

HISTORIC AND DESIGN REVIEW COMMISSION

October 07, 2015

Agenda Item No: 32

HDRC CASE NO: 2015-372
ADDRESS: 223 QUENTIN DR
LEGAL DESCRIPTION: NCB 8411 BLK 6 LOT 64 AT 223 QUENTIN DR
ZONING: R6 H
CITY COUNCIL DIST.: 7
DISTRICT: Monticello Park Historic District
APPLICANT: Robert Webber
OWNER: Robert Webber
TYPE OF WORK: Approval of front door replacement
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to replace the original wooden front door with a craftsmen style wood door.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- iv. *Screens and shutters*—Preserve historic window screens and shutters.
- v. *Storm windows*—Install full-view storm windows on the interior of windows for improved energy efficiency. Storm window may be installed on the exterior so long as the visual impact is minimal and original architectural details are not obscured.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.
- iii. *Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- iv. *Window design*—Install new windows to match the historic or existing windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair.
- v. *Muntins*—Use the exterior muntin pattern, profile, and size appropriate for the historic building when replacement windows are necessary. Do not use internal muntins sandwiched between layers of glass.
- vi. *Replacement glass*—Use clear glass when replacement glass is necessary. Do not use tinted glass, reflective glass, opaque glass, and other non-traditional glass types unless it was used historically. When established by the architectural style of the building, patterned, leaded, or colored glass can be used.

- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- viii. *Security bars*—Install security bars only on the interior of windows and doors.
- ix. *Screens*—Utilize wood screen window frames matching in profile, size, and design of those historically found when the existing screens are deteriorated beyond repair. Ensure that the tint of replacement screens closely matches the original screens or those used historically.
- x. *Shutters*—Incorporate shutters only where they existed historically and where appropriate to the architectural style of the house. Shutters should match the height and width of the opening and be mounted to be operational or appear to be operational. Do not mount shutters directly onto any historic wall material.

FINDINGS:

- a. The applicant has proposed to replace the existing front door of the house located at 223 Quentin with a craftsman style door. Based on the Guidelines for Exterior Maintenance and Alterations 6.A.ii. historic doors should be preserved including hardware, fanlights, sidelights, pilasters, and entablatures. Judging by photographs provided by the applicant the door appears to be original to the house and is in repairable condition. Repair would be consistent with the Guidelines.
- b. The Guidelines for Exterior Maintenance and Alterations 6.B.i. states that the replacement of doors and hardware should be in-kind when possible and only when they are deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element. The house at 223 Quentin is an example of modern architecture and post-dates the craftsman period. A craftsman style door would not be consistent with the Guidelines should replacement be necessary.

RECOMMENDATION:

Staff does not recommend approval based on findings a and b. Staff recommends that the door be repaired. Should the door require replacement staff recommends that the applicant provide detailed information regarding the replacement door, and any new door should be in-kind with the existing door.

CASE MANAGER:

Katie Totman





223 Quentin Dr

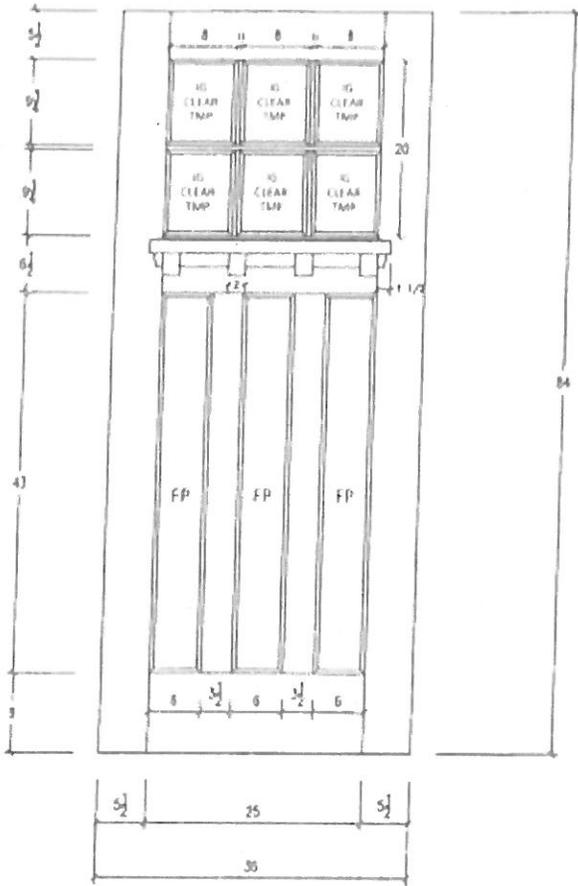
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Front Door
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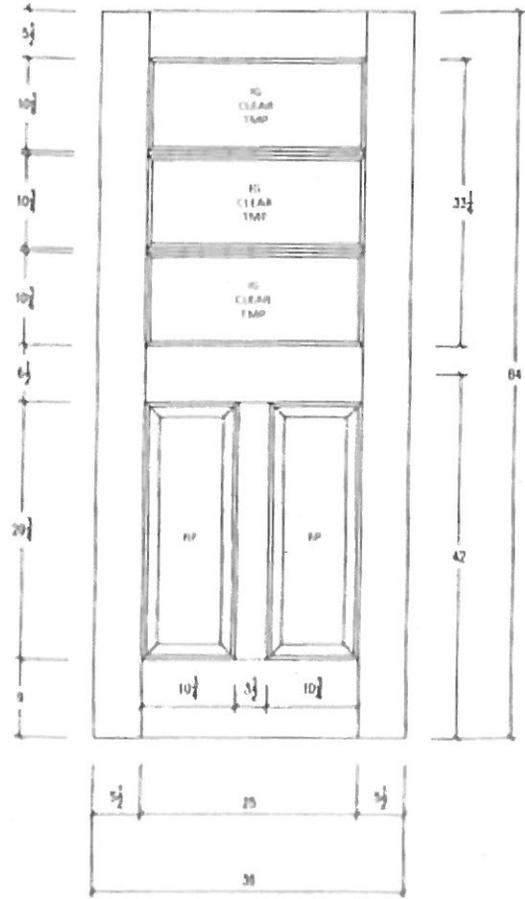


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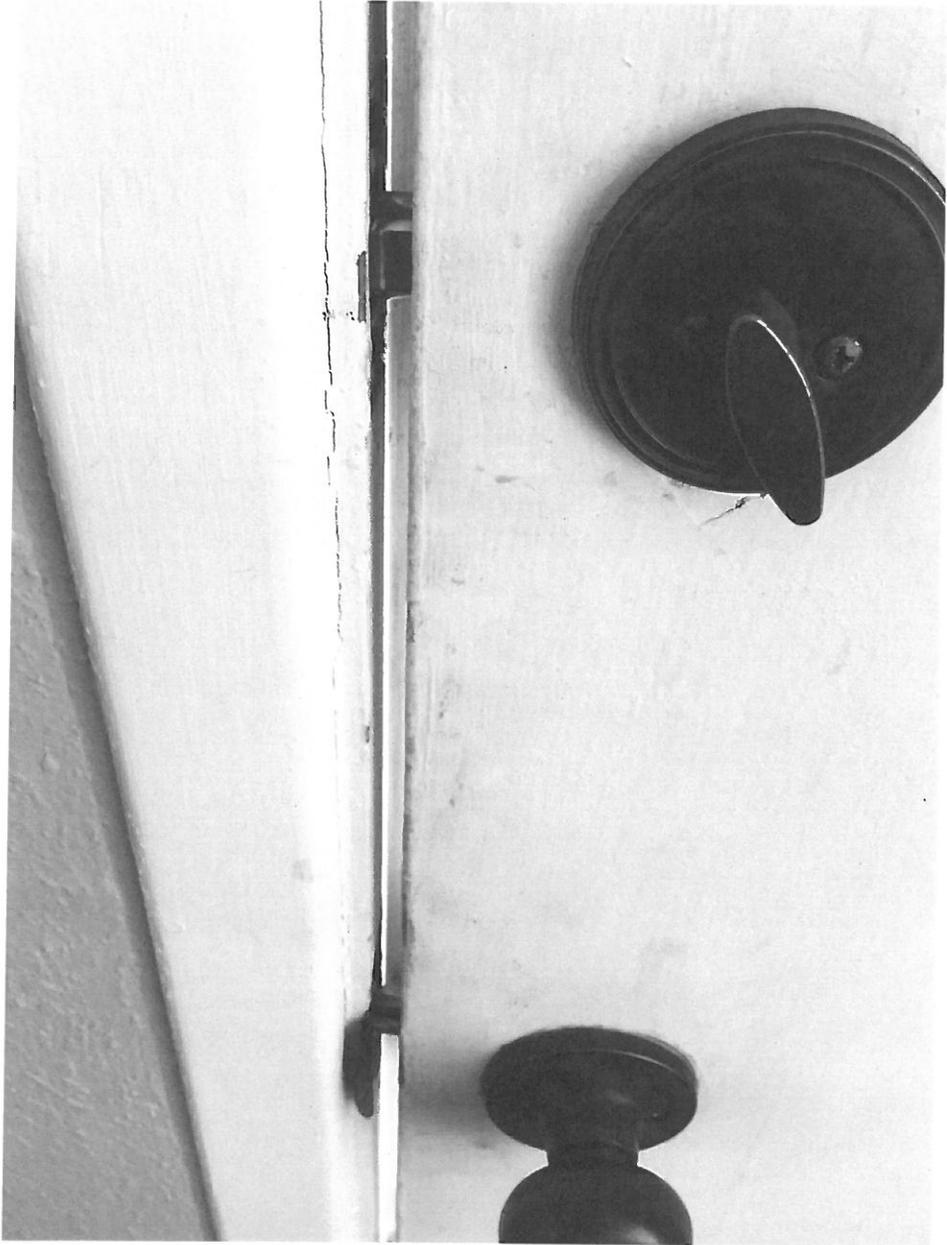
Soft Maple

Back Door
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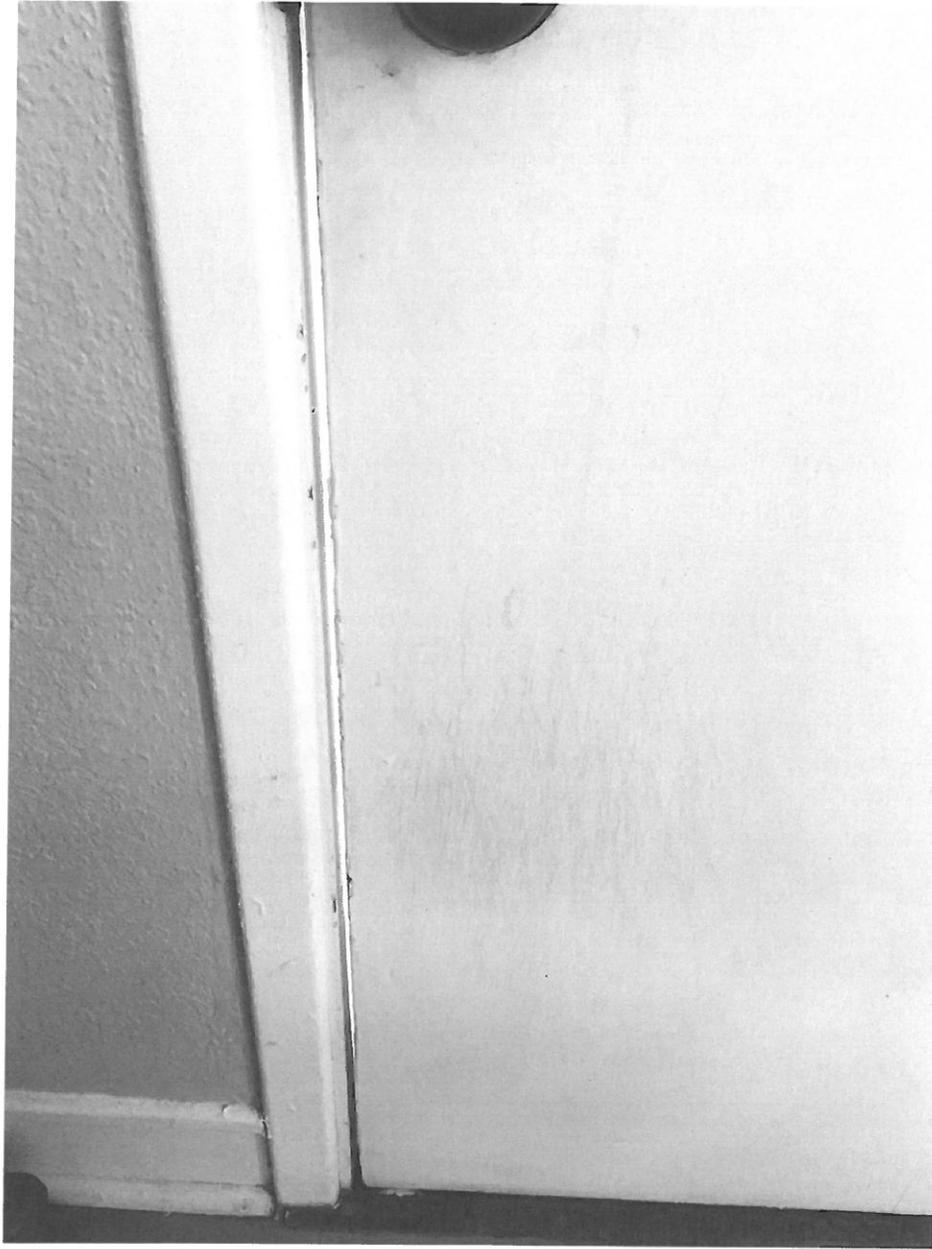


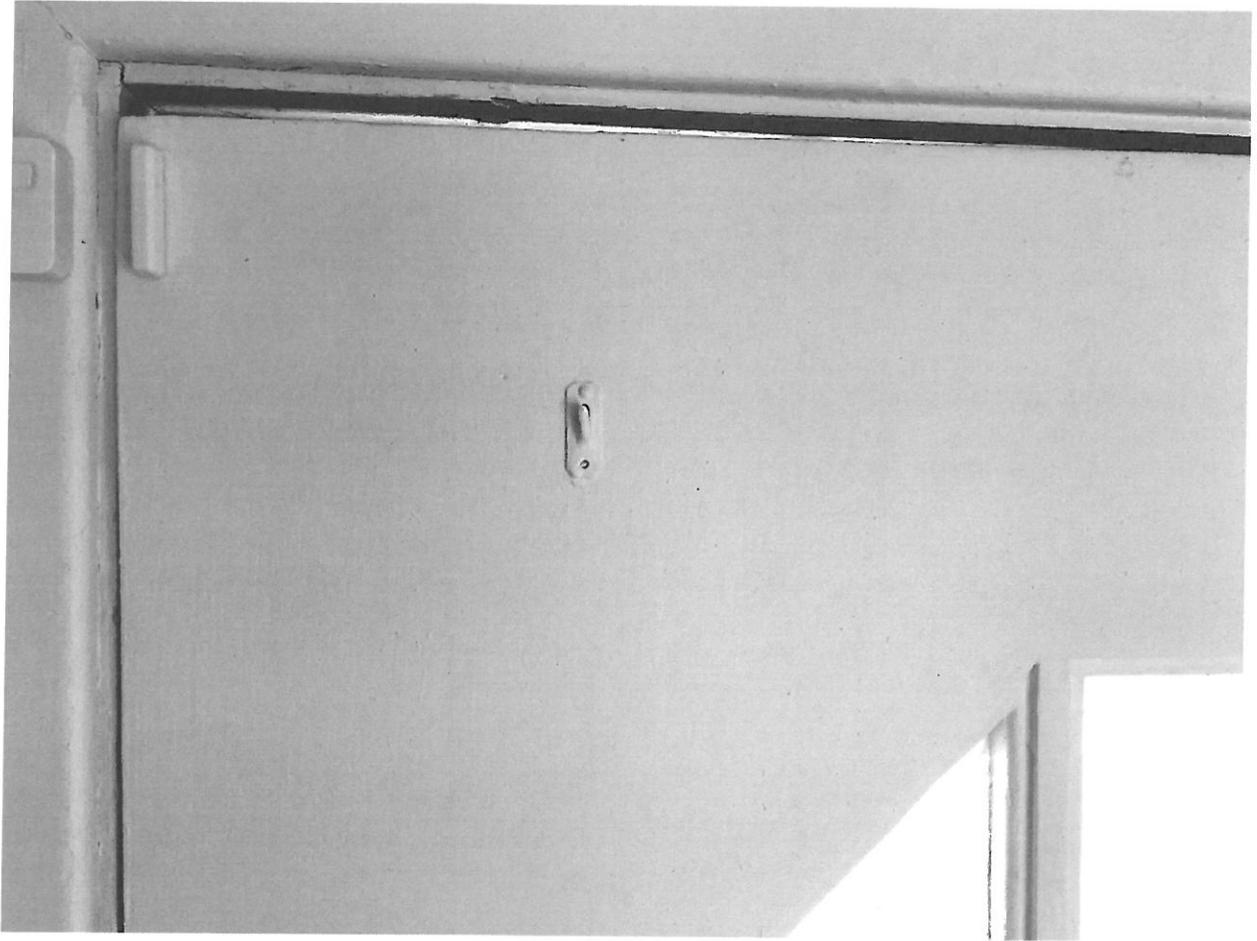
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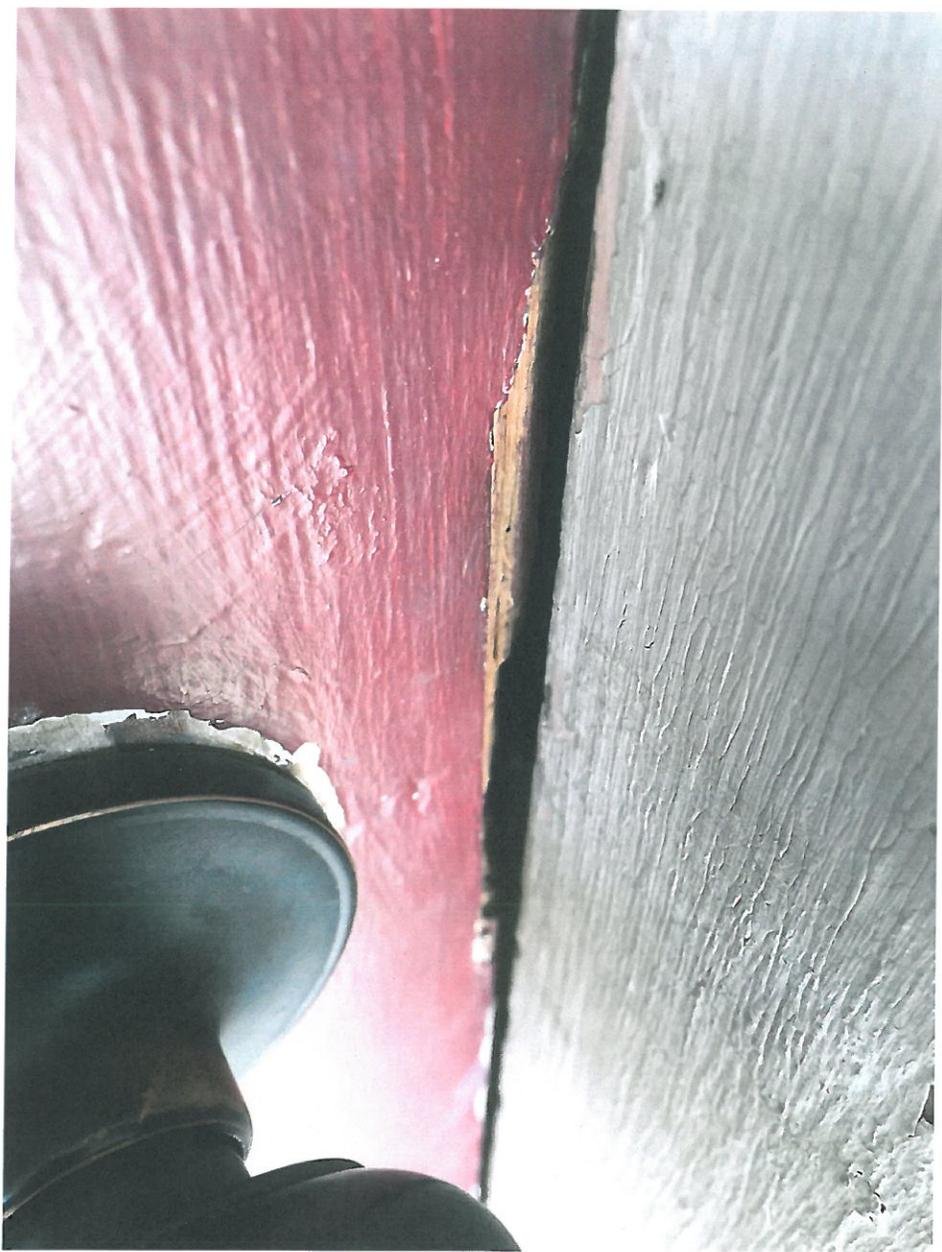
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