

HISTORIC AND DESIGN REVIEW COMMISSION

November 18, 2015

Agenda Item No: 10

HDRC CASE NO: 2015-368
ADDRESS: 1014 BURNET ST
LEGAL DESCRIPTION: NCB 1660 BLK 1 LOT 5 2012-LEGAL CORRECTION PER CR# 26590
ZONING: R6 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Daniel Diaz
OWNER: Fernando Marin
TYPE OF WORK: Final approval of deck, columns and new door
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Install a 13' x 13' front porch deck
2. Install a new craftsman style door.
3. Perform exterior medications to the primary historic structure, including repairing the original siding, trim and soffits.
4. Install vinyl windows into the primary historic structure.
5. Install wooden front porch columns.

APPLICABLE CITATIONS:

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

1. Materials: Woodwork

A. MAINTENANCE (PRESERVATION)

- i. Inspections*—Conduct semi-annual inspections of all exterior wood elements to verify condition and determine maintenance needs.
- ii. Cleaning*—Clean exterior surfaces annually with mild household cleaners and water. Avoid using high pressure power washing and any abrasive cleaning or stripping methods that can damage the historic wood siding and detailing.
- iii. Paint preparation*—Remove peeling, flaking, or failing paint surfaces from historic woodwork using the gentlest means possible to protect the integrity of the historic wood surface. Acceptable methods for paint removal include scraping and sanding, thermal removal, and when necessary, mild chemical strippers. Sand blasting and water blasting should never be used to remove paint from any surface. Sand only to the next sound level of paint, not all the way to the wood, and address any moisture and deterioration issues before repainting.
- iv. Repainting*—Paint once the surface is clean and dry using a paint type that will adhere to the surface properly. See General Paint Type Recommendations in Preservation Brief #10 listed under Additional Resources for more information.
- v. Repair*—Repair deteriorated areas or refasten loose elements with an exterior wood filler, epoxy, or glue.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Façade materials*—Avoid removing materials that are in good condition or that can be repaired in place. Consider exposing original wood siding if it is currently covered with vinyl or aluminum siding, stucco, or other materials that have not achieved historic significance
- ii. Materials*—Use in-kind materials when possible or materials similar in size, scale, and character when exterior woodwork is beyond repair. Ensure replacement siding is installed to match the original pattern, including exposures. Do not introduce modern materials that can accelerate and hide deterioration of historic materials. Hardiboard and other cementitious materials are not recommended.
- iii. Replacement elements*—Replace wood elements in-kind as a replacement for existing wood siding, matching in

profile, dimensions, material, and finish, when beyond repair.

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.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

A. MAINTENANCE (PRESERVATION)

- i. Existing porches, balconies, and porte-cocheres*—Preserve porches, balconies, and porte-cocheres. Do not add new porches, balconies, or porte-cocheres where not historically present.
- ii. Balusters*—Preserve existing balusters. When replacement is necessary, replace in-kind when possible or with balusters that match the originals in terms of materials, spacing, profile, dimension, finish, and height of the railing.
- iii. Floors*—Preserve original wood or concrete porch floors. Do not cover original porch floors of wood or concrete with carpet, tile, or other materials unless they were used historically.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch

or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.

iii. Replacement—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.

iv. Adding elements—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

v. Reconstruction—Reconstruct porches, balconies, and porte-cocheres based on accurate evidence of the original, such as photographs. If no such evidence exists, the design should be based on the architectural style of the building and historic patterns.

FINDINGS:

- a. The applicant received a Certificate of Appropriateness to construct an addition at the rear of the primary historic structure at 1014 Burnet on November 5, 2014. Since that approval, the applicant has performed exterior modifications to the primary historic structure, constructed a front porch and constructed a rear deck without a Certificate of Appropriateness. While the requested work has been completed, Office of Historic Preservation staff reviews all requests as if they are new requests where work has not started.
- b. This request was heard by the Historic and Design Review Commission on November 4, 2015, where it was referred to the Design Review Committee. This request has been scheduled to be reviewed by the DRC on November 17, 2015.
- c. According to the Guidelines for Exterior Maintenance and Alterations, in kind materials should be used when original wood siding and other wood elements are deteriorated beyond repair. The applicant has repaired the existing wood siding, trim and other wood elements in a manner that is consistent with the Guidelines.
- d. The applicant has installed a new, Craftsman style door to replace the existing, non contributing door. Staff finds this appropriate and consistent with the Guidelines.
- e. At the front of the primary historic structure, the applicant has constructed a front deck measuring 13' x 13' as well as constructed front porch columns. The applicant has constructed the front deck of wood and has installed Craftsman style columns. While the applicant's proposal of a craftsman style column is appropriate, the constructed dimensions, particularly the width is not appropriate. Staff recommends the applicant modify the constructed width of the front porch columns to be proportionally accurate and architecturally consistent with the Craftsman style.
- f. The existing windows in the primary historic structure were aluminum casement windows. The applicant has removed these windows and installed vinyl windows, which are not consistent with the Guidelines for Exterior Maintenance and Alterations. Staff recommends that the applicant install wood windows to be consistent with the Guidelines.
- g. A stipulation of the approval of the addition was to install wood window screens to cover the new, vinyl windows, which the applicant has not yet met. Staff recommends that the applicant install wood screens on the addition be adhere to the previously approved design and stipulations.

RECOMMENDATION:

Staff recommends approval of items #1 through #3 with the following stipulation:

- i. That the applicant install wood window screens on both the addition as originally stipulated.

Staff does not recommend approval of items #4 and #5, the installation of the vinyl windows and the front porch columns. Staff recommends that the applicant install wood windows as well as modify the width of the proposed columns to include an architecturally and historically correct proportion.

CASE MANAGER:

Edward Hall



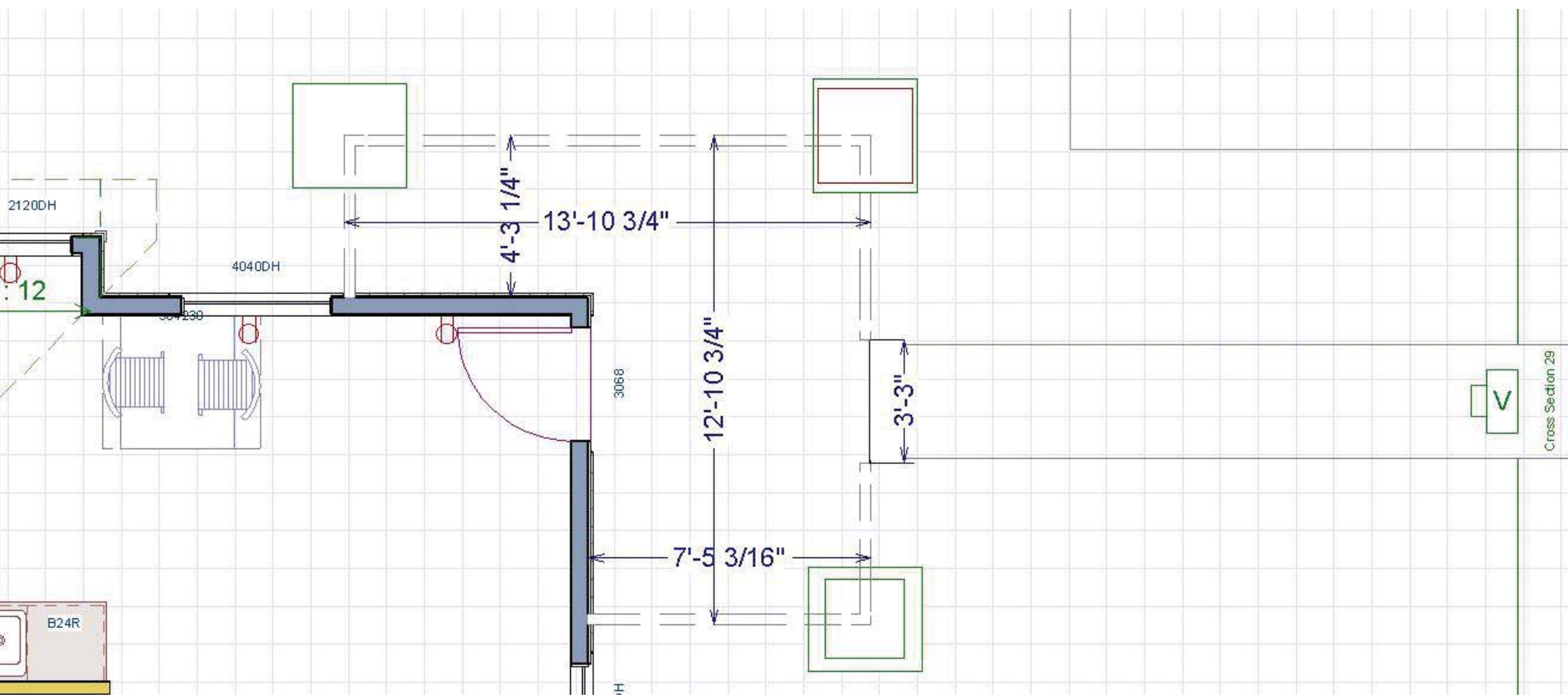


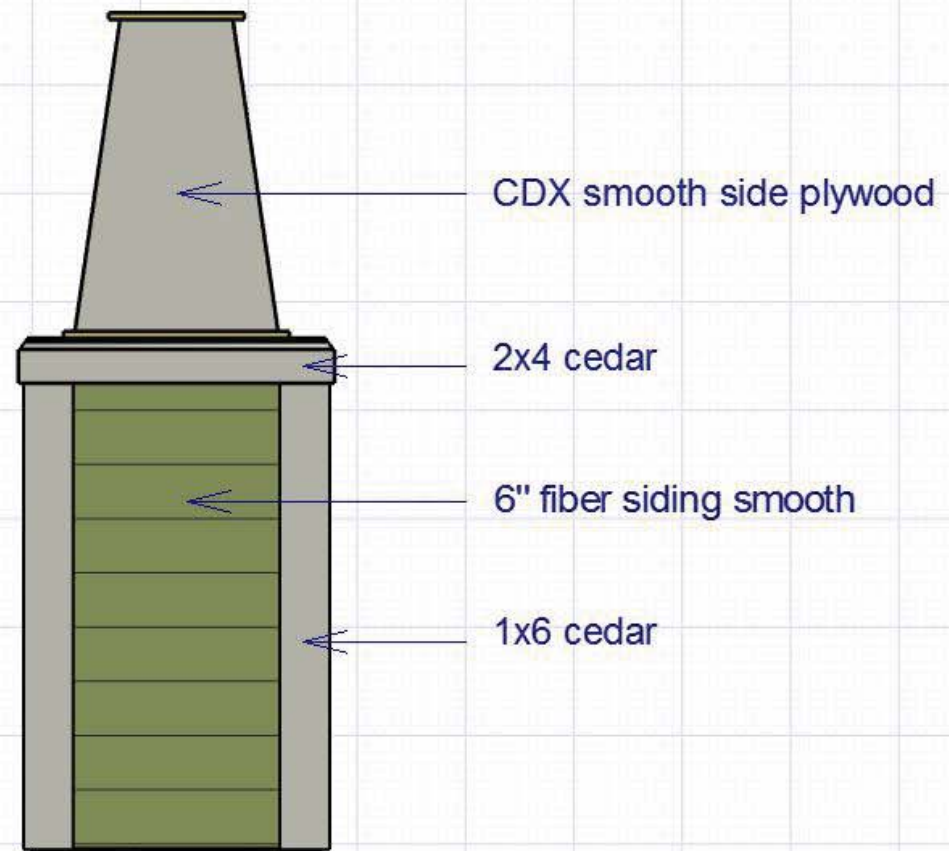
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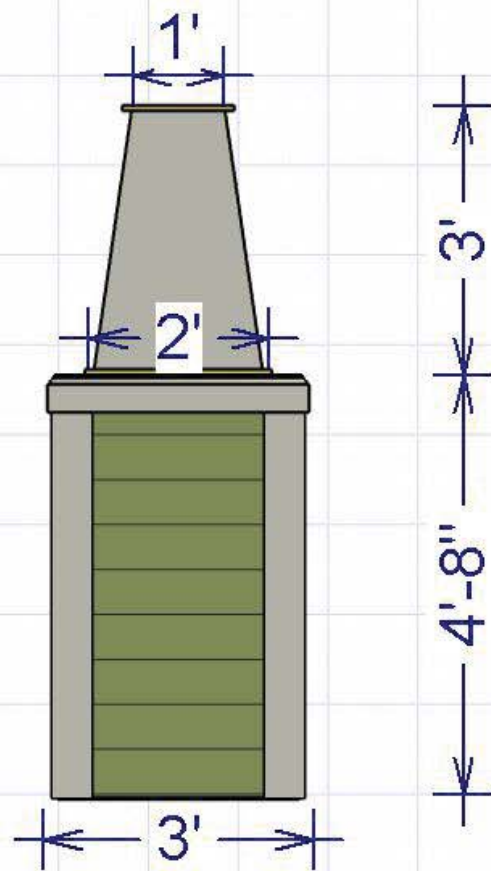
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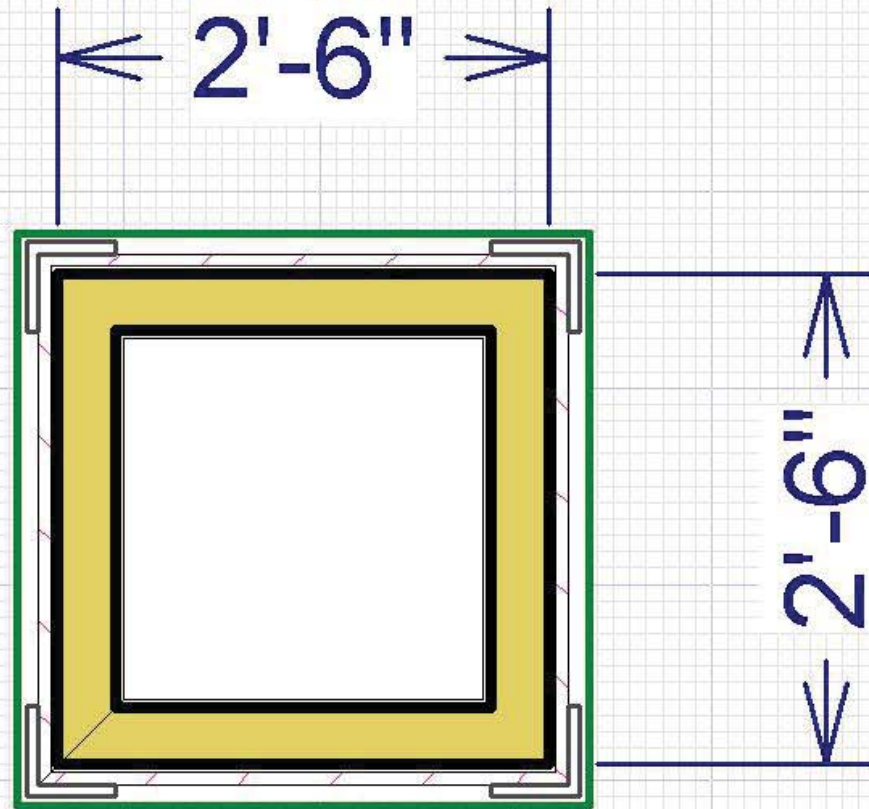
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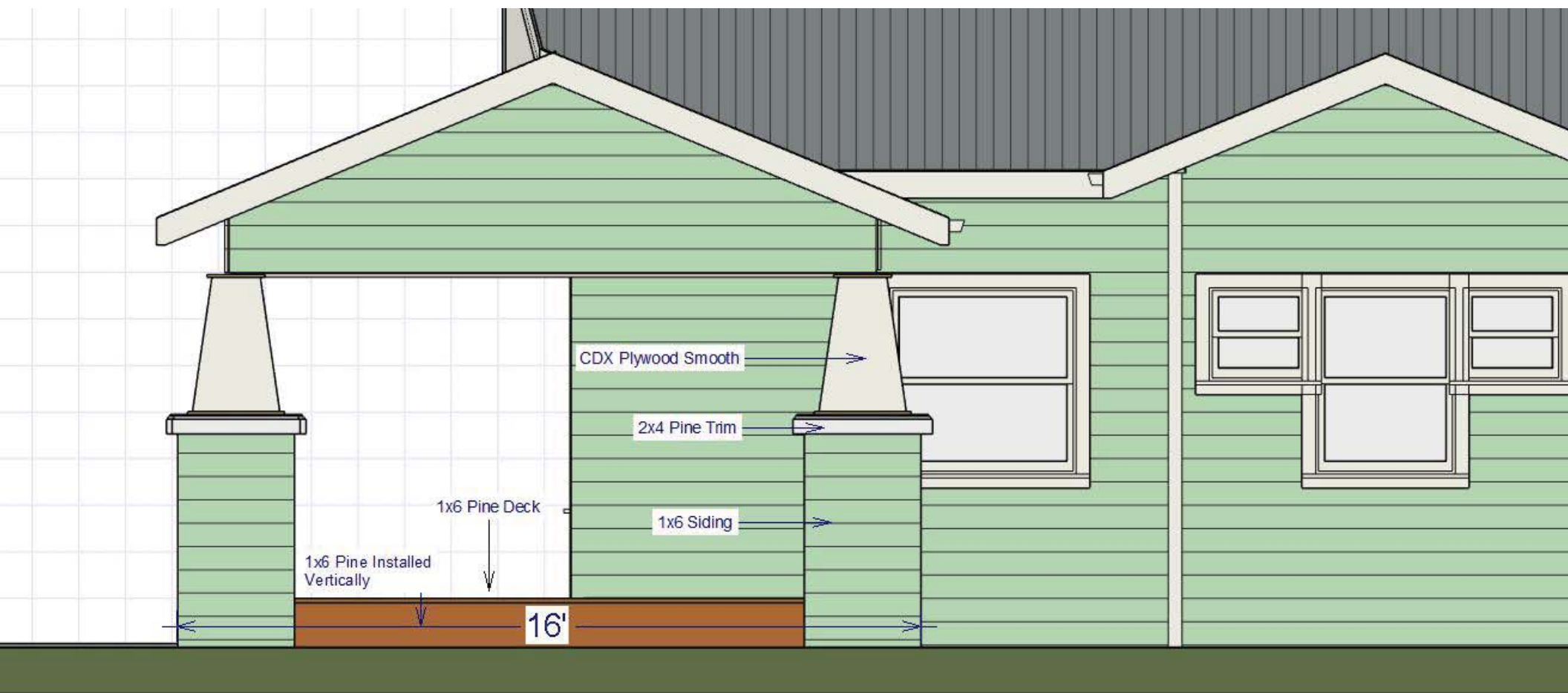


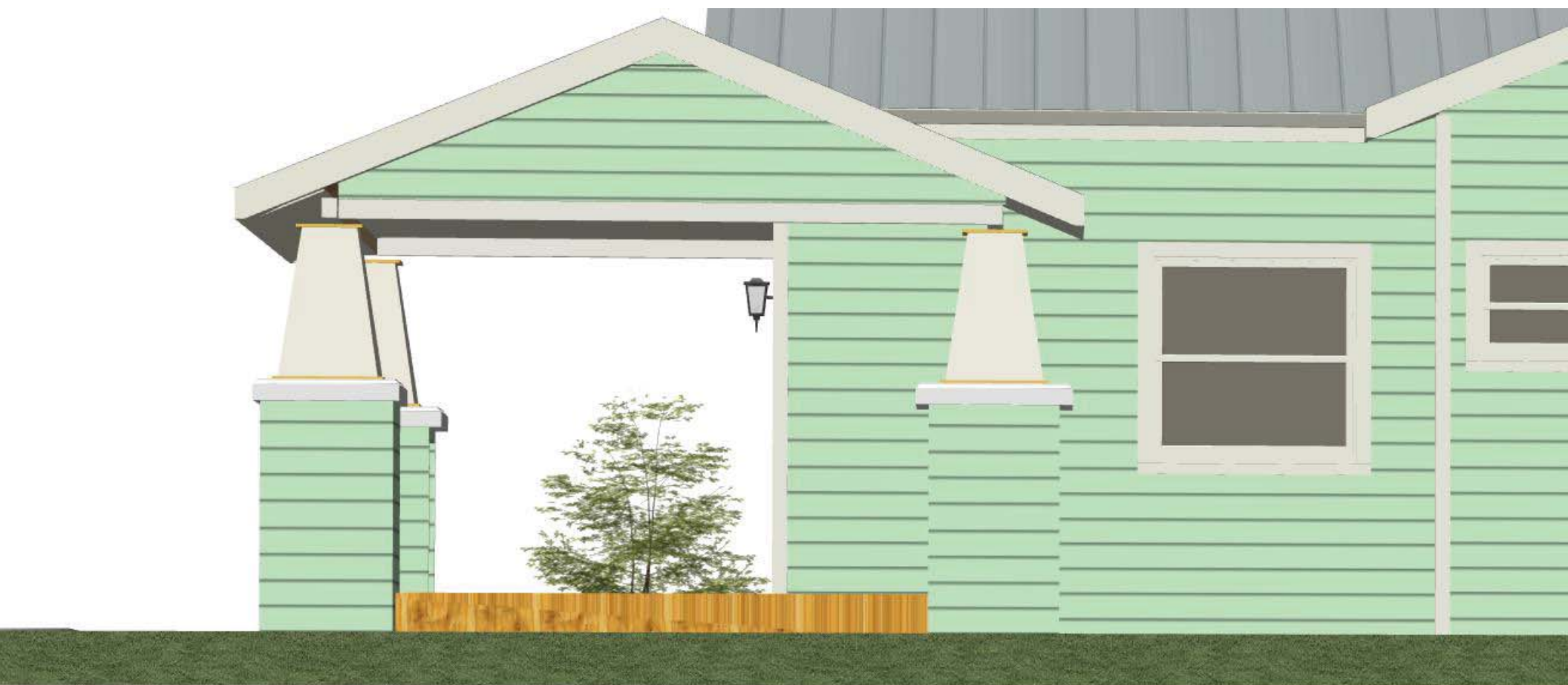


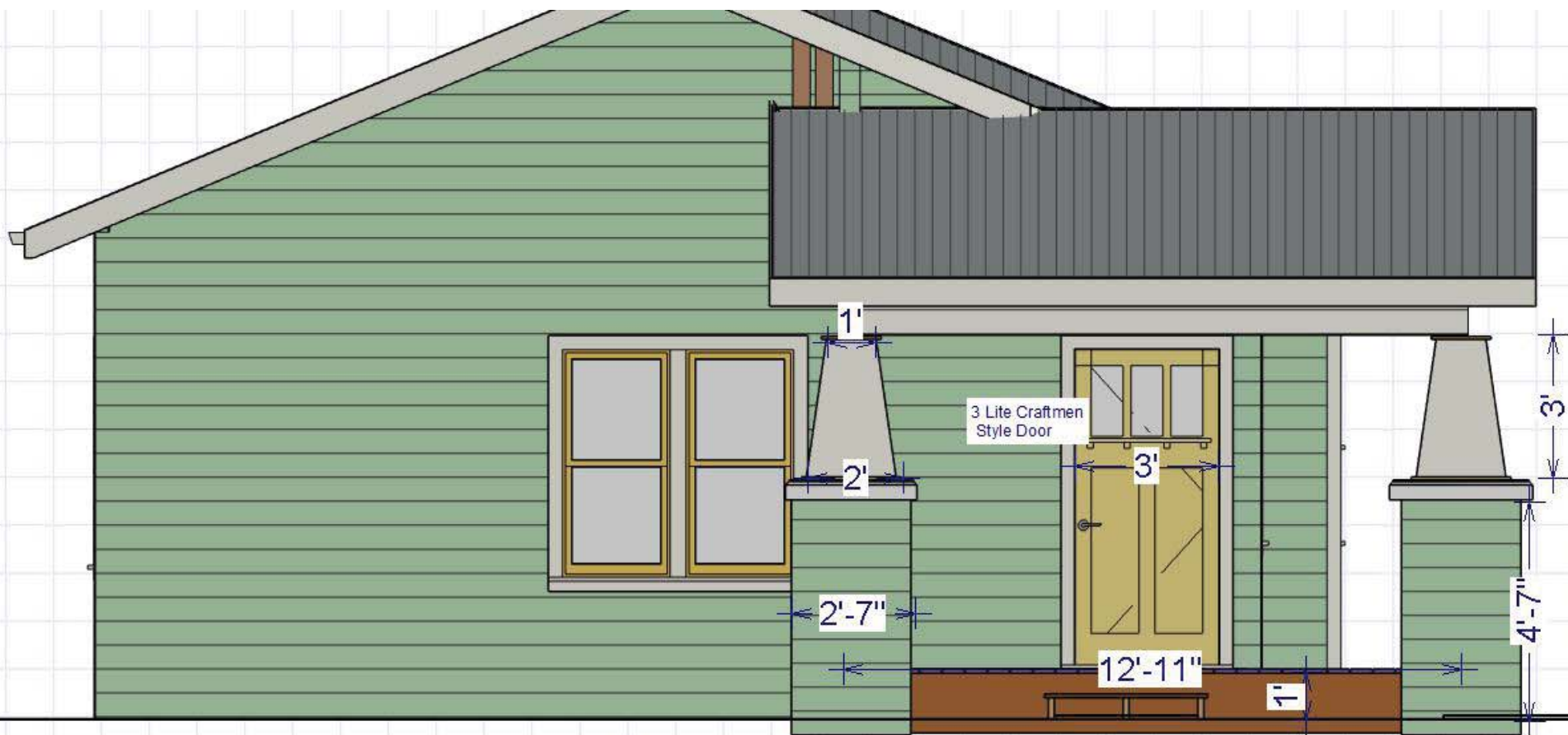


















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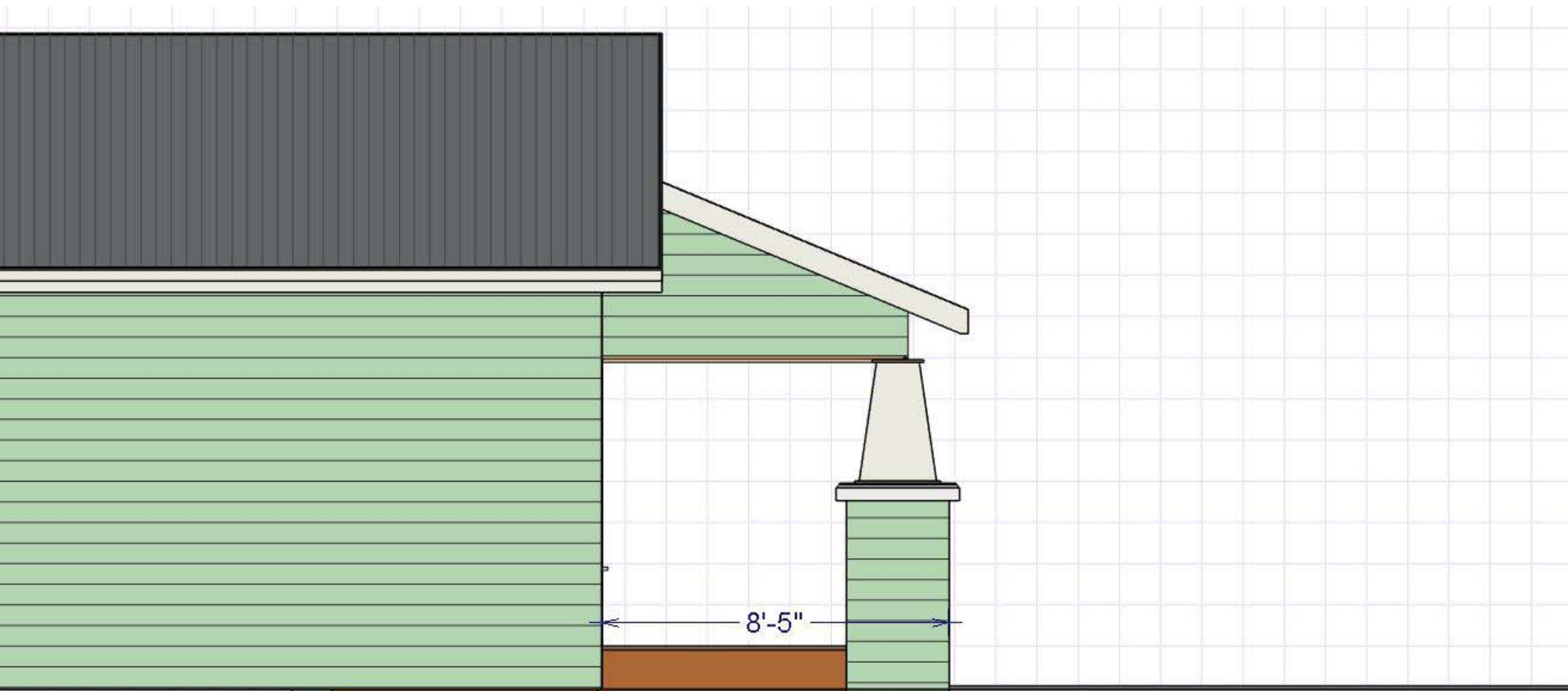
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