

HISTORIC AND DESIGN REVIEW COMMISSION

April 05, 2017

HDRC CASE NO: 2017-136
ADDRESS: 1023 HAYS ST
LEGAL DESCRIPTION: NCB 1655 BLK C LOT 15
ZONING: R-5
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Sarah Edwards
OWNER: Sarah Edwards
TYPE OF WORK: Exterior modifications, fenestration modifications, installation of transom window and side lights

REQUEST:

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

1. Relocate the original front door opening and install a new door, transom window and sidelights.
2. Install a new window opening in the location of the original front door opening.

APPLICABLE CITATIONS:

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

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- Screens and shutters*—Preserve historic window screens and shutters.
- 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)

- 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.
- 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.
- Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- 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.
- 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.
- Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.
- 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 structure at 1023 Hays was constructed circa 1915 and features traditional architectural elements including a standing seam metal roof, a one story, wrap around porch, a front facing roof dormer and hipped roofs. Between 2011 and 2013, the original front facing door openings was moved from the left side of the front porch to the middle of the porch to be located between the two middle porch columns. Historic window openings and materials were modified from their original profile, the front walkway was modified and the standing seam metal roof was painted red.
- b. At this time, the applicant has proposed to replace the existing front door and sidelights with a front door to feature four window lights, sidelight windows to feature lights half of the height of the door and a transom window to feature five window lights. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that historic window and door openings should be preserved. Staff finds that the applicant should return the front door opening to its original location, reopen the original transom window and restore the window opening to its original size that was modified for the current front door based on photo evidence.

RECOMMENDATION:

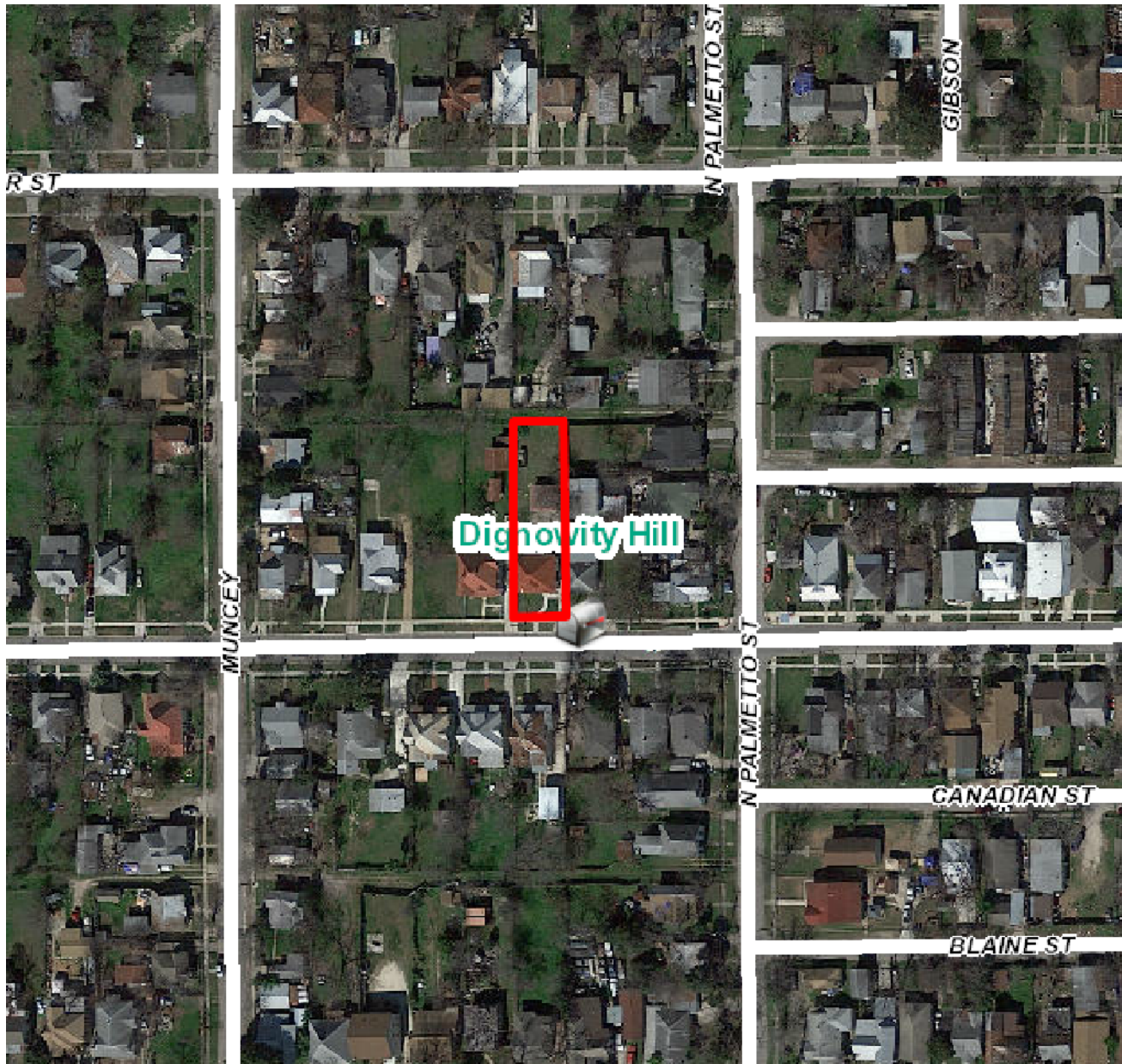
Staff does not recommend approval of items #1 and #2. Staff recommends the applicant return the front door opening to its original location, reopen the original transom window and restore the window opening to its original size that was modified for the current front door. Staff finds the proposed door with four window lights appropriate; however, the proposed side lights and proposed transom are inappropriate for the original location.

CASE MANAGER:

Edward Hall

CASE COMMENT:

Modifications to the primary historic structure were done without approval or permits by a previous owner.



Flex Viewer

Powered by ArcGIS Server

Printed: Mar 27, 2017

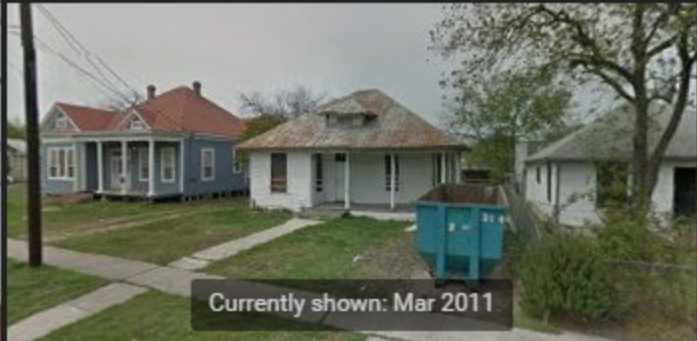
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1991 SURVEY PHOTO

Street View - Mar 2011



Currently shown: Mar 2011

2007



2016

2013 PHOTO



2013 PHOTO





CAD Drawing

Quote # SQCU003297_1

Southwest Moulding Co.

9209 Old Hickory Trail

Suite 180

Dallas, TX 75237

ROGUE VALLEY
Door

Entered By: Wanda Nelson wanda@southwestmoulding.com

3/7/2017

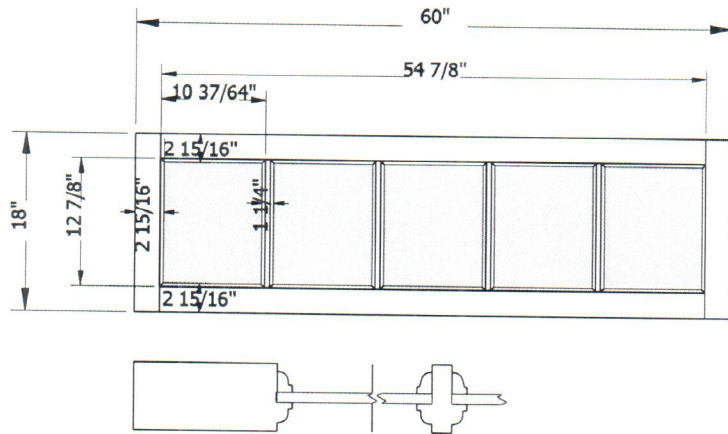
Door Info

Thickness	1-3/4
Pattern	3705T
Species	DF
Width	5/0
Height	1/6
Stile	2-15/16
Sticking	Ovolo Sticking
Top Rail	2 15/16
Bottom Rail	2 15/16
Glass Type	SGM
Panel Type	
Rogue Premium	Standard 1/16 Veneer

Additional Details

Door Model - TRANSOM, Lites Wide 5,
Lites High 1, Glass Thickness 1/8",
Bar Profile 1 1/4" TDL, Stile and Rail
Dimensions Includes 3/8" Sticking
Width, Standard Lead-Time

Name : Roddis



P-114324-4

Our Valued Customer

SWM

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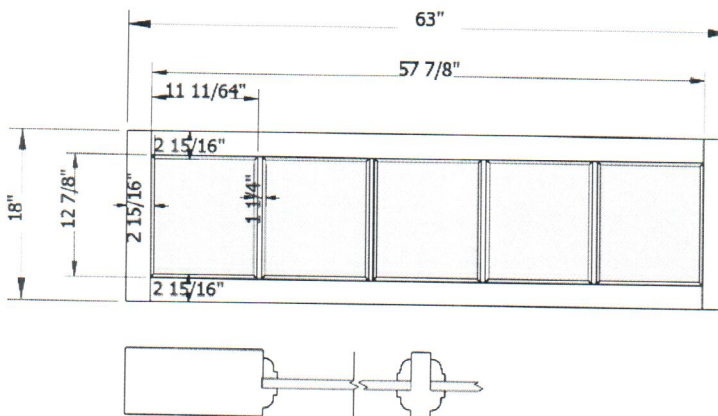
Door Info

Thickness	1-3/4
Pattern	3705T
Species	DF
Width	5/3
Height	1/6
Stile	2-15/16
Sticking	Ovolo Sticking
Top Rail	2 15/16
Bottom Rail	2 15/16
Glass Type	SGM
Panel Type	
Rogue Premium	Standard 1/16 Veneer

Additional Details

Door Model - TRANSOM, Lites Wide 5,
Lites High 1, Glass Thickness 1/8",
Bar Profile 1 1/4" TDL, Stile and Rail
Dimensions Includes 3/8" Sticking
Width, Standard Lead-Time

Name : Roddis



P-114324-5

Our Valued Customer

SWM

CAD Drawing

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Southwest Moulding Co.

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ROGUE VALLEY
Door

Entered By: Wanda Nelson wanda@southwestmoulding.com

3/7/2017

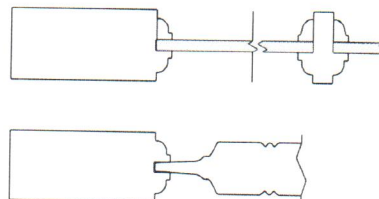
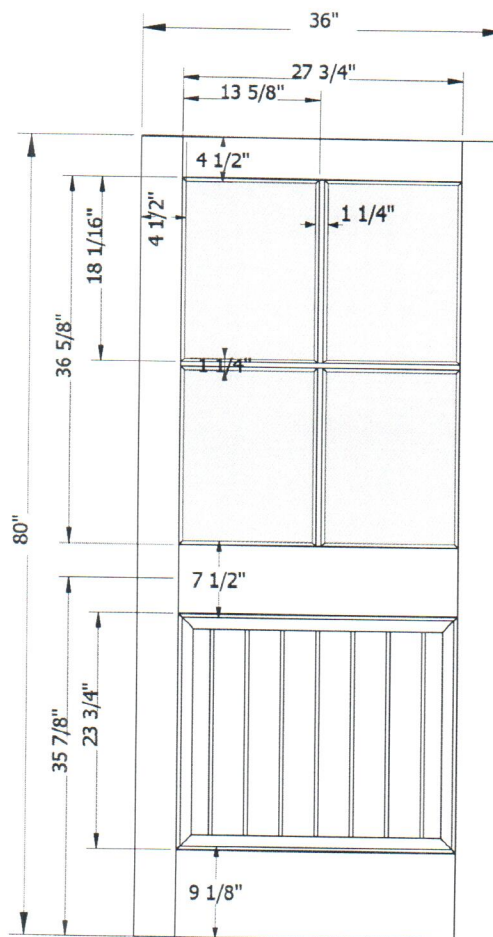
Door Info

Thickness 1-3/4
Pattern 0482V
Species DF
Width 3/0
Height 6/8
Stile 4-1/2
Sticking Ovolo Sticking
Top Rail 4 1/2
Bottom Rail 9 1/8
Glass Type SGM
Panel Type 1-1/8 HRP
Rogue Premium Standard 1/16 Veneer

Additional Details

Door Model - 982 V 04-LT, Groove
Option Beaded Groove, Glass
Thickness 1/8", Bar Profile 1 1/4" TDL,
Stile and Rail Dimensions Includes 3/8"
Sticking Width, Standard Lead-Time

Name : Roddis



P-114324-3

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SWM

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3/7/2017

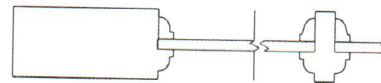
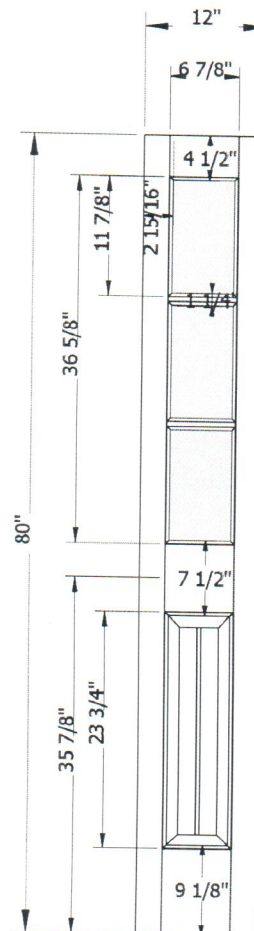
Door Info

Thickness	1-3/4
Pattern	1703V
Species	DF
Width	1/0
Height	6/8
Stile	2-15/16
Sticking	Ovolo Sticking
Top Rail	4 1/2
Bottom Rail	9 1/8
Glass Type	SGM
Panel Type	1-1/8 HRP
Rogue Premium	Standard 1/16 Veneer

Additional Details

Door Model - 1703 V, Groove Option
Beaded Groove, Glass Thickness 1/8",
Bar Profile 1 1/4" TDL, Stile and Rail
Dimensions Includes 3/8" Sticking
Width, Standard Lead-Time

Name : Roddis



* P- 114324- 6*

P-114324-6

Our Valued Customer

SWM

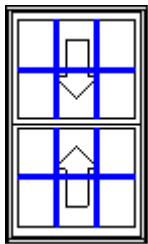
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QUOTE BY: MIKE PERKINS
SOLD TO: LULU FRANCIOS

QUOTE #: JJMP02016
SHIP TO:

PO#:
Ship Via: Ground/Next Truck

PROJECT NAME: 1023 HAYS STREET
REFERENCE:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	NET UNIT PRICE	QTY	EXTENDED PRICE
Line-1					
	Rough Opening: 36 3/4 X 60 3/4	Frame Size : 36 X 60 Siteline Wood Double Hung, Auralast Pine, Primed Exterior, Primed Interior, No Exterior Trim, Standard Sill Nosing, Extended Nosing(Beyond Frame) 6 Inch, 4 9/16 Jamb, Standard Double Hung, No Finger Plows, White Jambliner, Concealed Jambliner White Hardware, US National-WDMA/ASTM, PG 35, Insulated Low-E 366 Annealed Glass, Neat, Preserve Film, Standard Spacer, Argon Filled, Traditional Glz Bd, 7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Wood SDL, Light Bronze Shadow Bar, Colonial All Lite(s) 3 Wide 2 High Top, 3 Wide 2 High Btm, No Screen, *Custom-Width*, GlassThick=0.698, **Screens on Wood Double Hung/Slide-By Units Without Trim Have No Method for Attachment. Clear Opening:32.2w, 26.4h, 5.9 sf PEV 2016.3.2.1573/PDV 6.280 (11/25/16) NW			
					
	Viewed from Exterior. Scale: 1/4" = 1'				
			\$727.71	1	\$727.71

Total: \$727.71
SALES TAX(8.25%) \$60.04
NET TOTAL: \$787.75
Total Units: 1



Protect yourself when you choose JELD-WEN® Auralast® pine products backed by a limited lifetime warranty against wood rot and termite damage.