

# HISTORIC AND DESIGN REVIEW COMMISSION

April 19, 2017

**HDRC CASE NO:** 2017-148  
**ADDRESS:** 503 DONALDSON AVE  
**LEGAL DESCRIPTION:** NCB 6696 BLK 5 LOT 1  
**ZONING:** R-6 H  
**CITY COUNCIL DIST.:** 7  
**DISTRICT:** Monticello Park Historic District  
**APPLICANT:** Richard Galik  
**OWNER:** Jean Hall  
**TYPE OF WORK:** Exterior alterations to an existing accessory structure

## REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to make several exterior alterations to an existing rear accessory structure, including replacing existing double garage doors with siding, adding windows and French doors, reconstructing the porch, and painting the structure light gray with trim that will match the house and existing garage color.

## APPLICABLE CITATIONS:

*Historic Design Guidelines, Chapter 2, 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. *Facade 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 facade 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.

## 9. Outbuildings, Including Garages

### A. MAINTENANCE (PRESERVATION)

- i. *Existing outbuildings*—Preserve existing historic outbuildings where they remain.
- ii. *Materials*—Repair outbuildings and their distinctive features in-kind. When new materials are needed, they should match existing materials in color, durability, and texture. Refer to maintenance and alteration of applicable materials above, for additional guidelines.

### B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Garage doors*—Ensure that replacement garage doors are compatible with those found on historic garages in the district (e.g., wood paneled) as well as with the principal structure. When not visible from the public right-of-way, modern paneled garage doors may be acceptable.
- ii. *Replacement*—Replace historic outbuildings only if they are beyond repair. In-kind replacement is preferred; however, when it is not possible, ensure that they are reconstructed in the same location using similar scale, proportion, color, and materials as the original historic structure.
- iii. *Reconstruction*—Reconstruct outbuildings 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 primary building and historic patterns in the district. Add permanent foundations to existing outbuildings where foundations did not historically exist only as a last resort.

## FINDINGS:

- a. The primary structure located at 506 Donaldson Ave is a single-family home designed with Tutor style elements.

The structure is mostly multicolored brick with terra-cotta colored trim, a brown shingle roof, and decorative iron window bars. The property is located on a corner lot and contains a garage accessory structure that faces Lake Blvd. The property is contributing to the Monticello Park Historic District. The applicant has proposed exterior modifications to the accessory structure to convert it from a garage to a casita, with modifications to include the removal of an existing garage door to be infilled with siding, porch reconstruction, fenestration modifications, and painting.

- b. GARAGE DOOR REMOVAL – The applicant has proposed to remove the metal existing garage door facing Lake Blvd. The existing garage door is not characteristic of the district and is inconsistent with the guidelines. Staff finds its removal acceptable.
- c. FENESTRATION MODIFICATIONS ON LAKE BLVD – The applicant has proposed to replace the existing garage door opening with siding and three operable windows. The proposed siding will match the existing dimension and profile, measuring approximately 5 ½ inches, and will be wood. The proposed windows will be 6 over 6 double hung wood windows. Staff finds this proposal consistent with the guidelines and acceptable given its location fronting Lake Blvd.
- d. FENESTRATION MODIFICATIONS FACING PRIMARY STRUCTURE – The applicant has proposed to replace existing metal doors and aluminum windows with wood French Doors and a double hung window. The modifications on these elevations will not be visible from the public right-of-way. Staff finds the material and specifications consistent with the guidelines.
- e. PORCH RECONSTRUCTION – The applicant has proposed to remove and replace the existing porch facing the primary structure in-kind, with the exception that the porch columns will be made of 8x8” lumber posts to provide increased structural stability. The roofing material will match the existing structure and the pitch, as well as eave rafter details, will be retained. Staff finds this proposal acceptable.
- f. PAINTING – The applicant has proposed to paint the accessory structure light gray with trim that will match the existing house and garage color. The current structure is painted two different colors. Staff finds the proposal to paint the structure one consistent color acceptable.

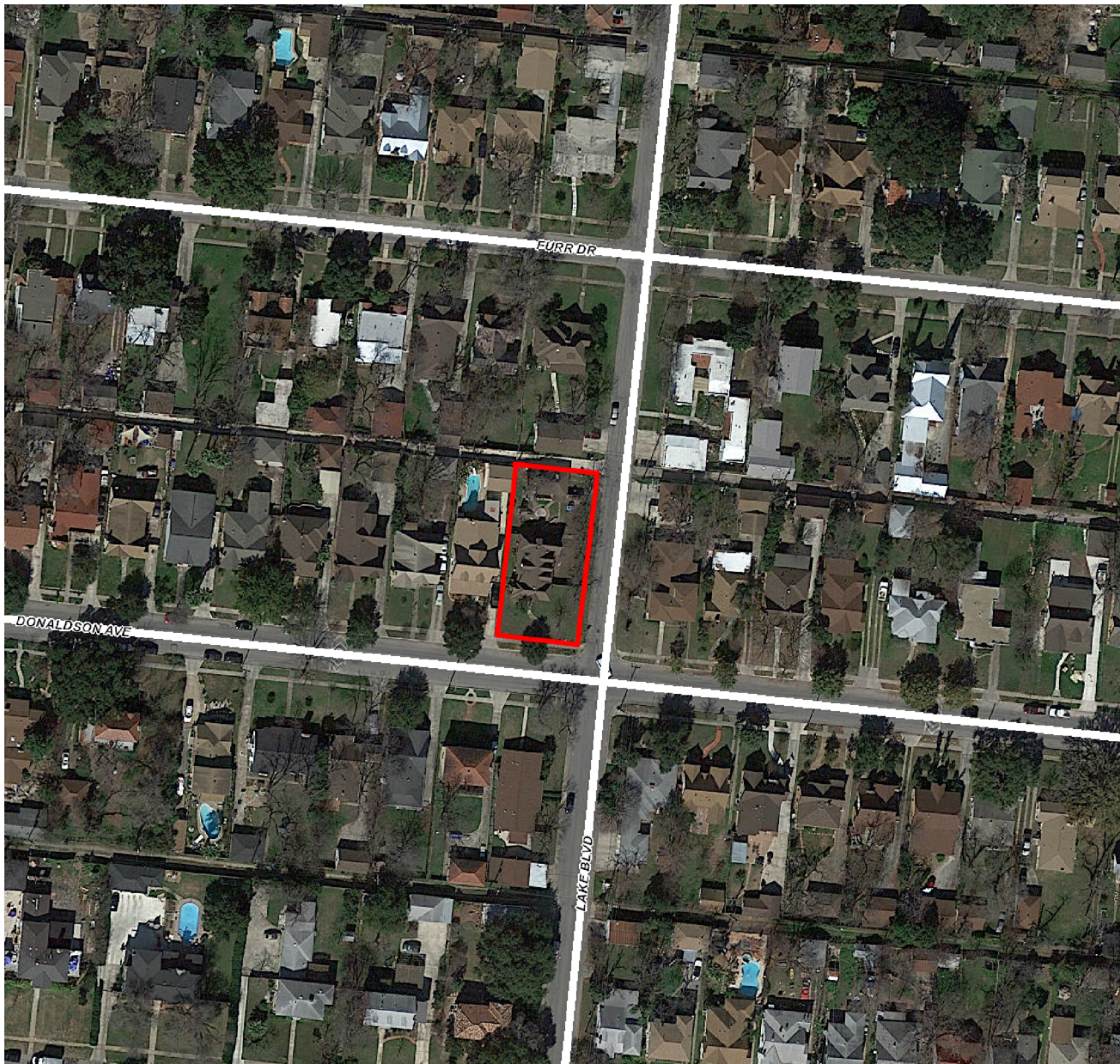
## **RECOMMENDATION:**

Staff recommends approval as submitted with the following stipulations:

- i. That the applicant complies with all Unified Development Code zoning regulations.

## **CASE MANAGER:**

Stephanie Phillips



## Flex Viewer

Powered by ArcGIS Server

Printed: Apr 14, 2017

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## **503 Donaldson Avenue – Garage to Casita Project**

The Garage to Casita project at the corner of Donaldson Ave. and Lake Blvd. will convert an existing two car garage to a casita for a mother-in-law residence.

The large double garage door will be replaced with siding that matches the existing structure and three equal size, and equally spaced windows. (see E-W elevation drawing)

The Alley side of the casita will have one window added. That window will be in the bathroom of the casita. (see N-S elevation drawing)

The side of the casita that faces the back of the house – hidden from view from either the Donaldson side or the Lake Blvd. side, will have equally space french doors to provide access to the yard.

The interior of the casita will have a bedroom, living room, bathroom, and kitchen, all with appropriate and permitted electric and plumbing.

The exterior will be painted a light grey with trim that will match the house and existing garage color.



**View of the House from Donaldson – Corner of Donaldson and Lake**



**View of Garage From Lake Blvd.**



**Alley view off of Lake Blvd.**





**Lake Blvd. and Alley View**

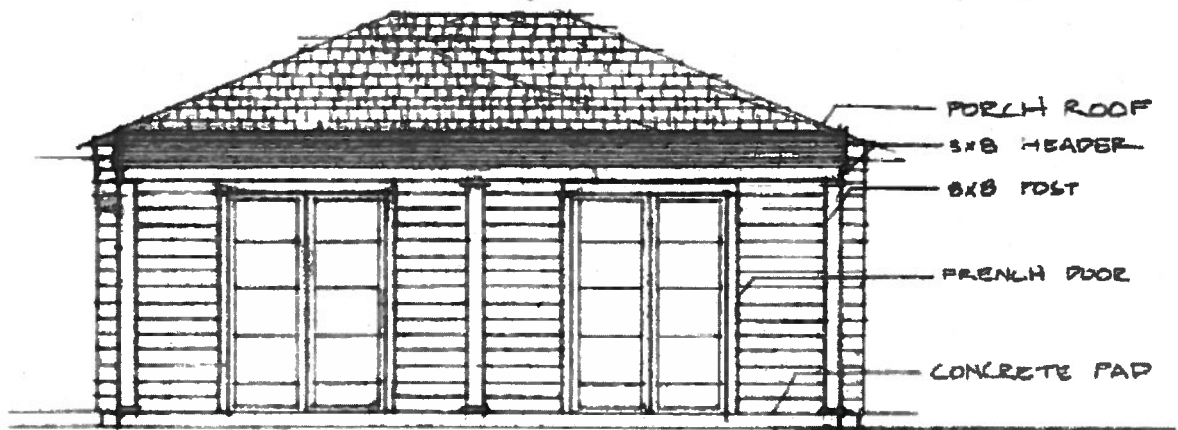
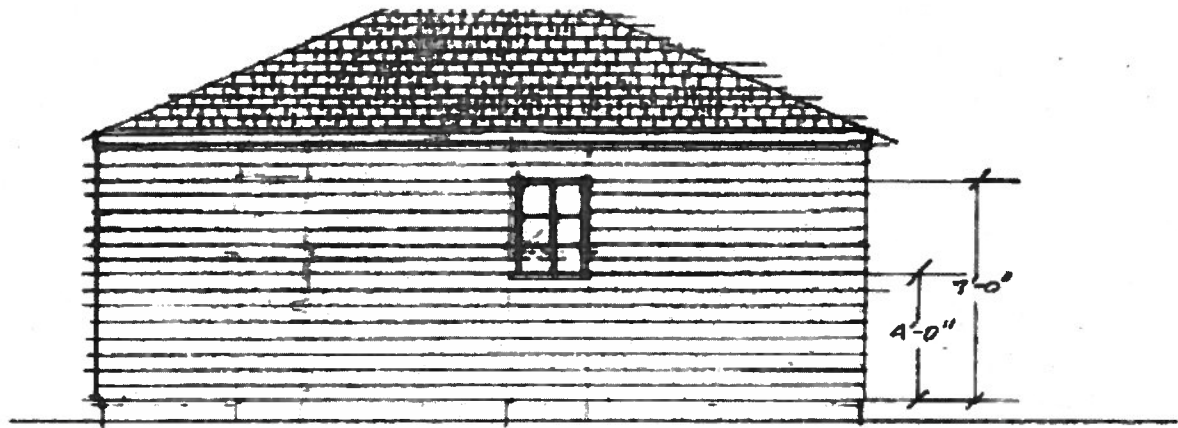


**View From Back of House to Garage**

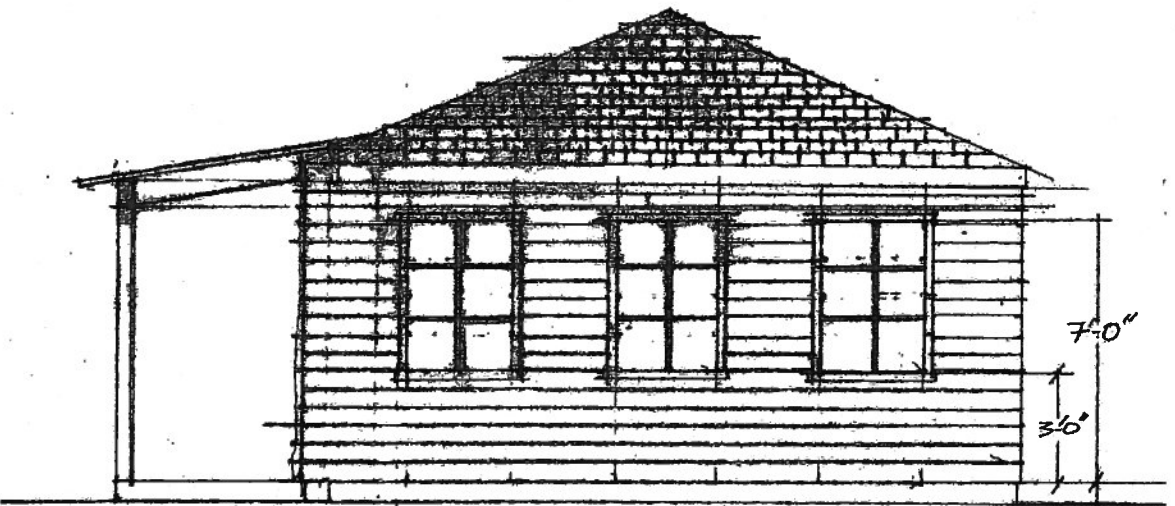


**View of Back of Garage**

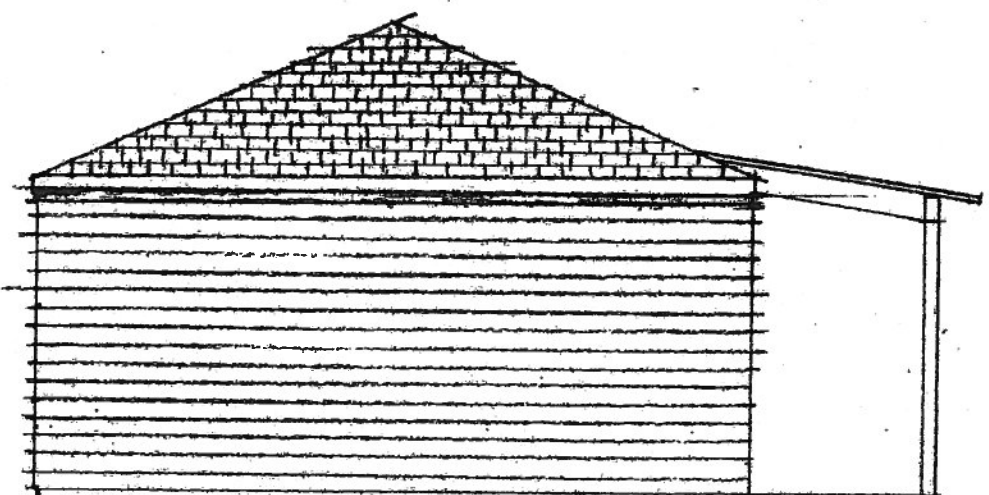




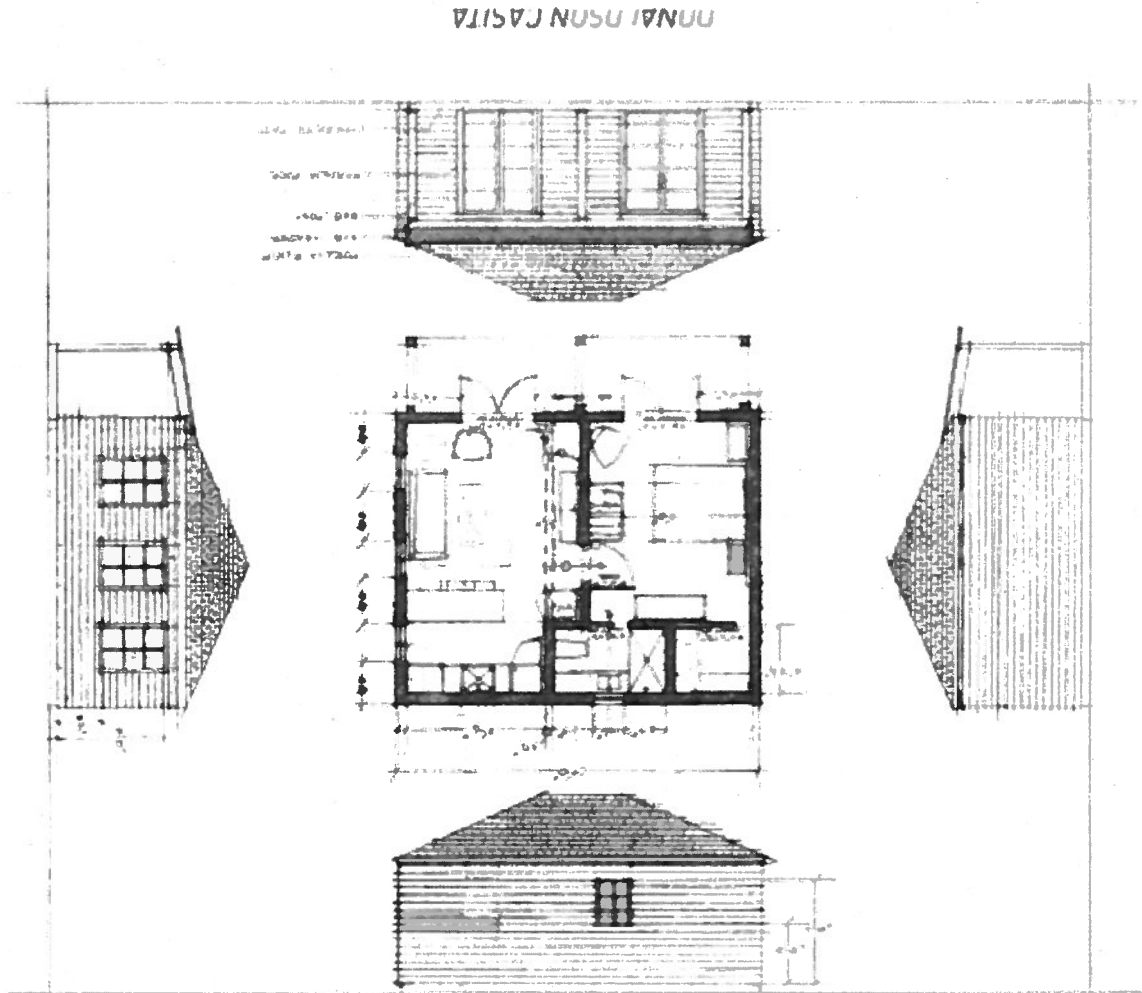
**N-S Elevation**



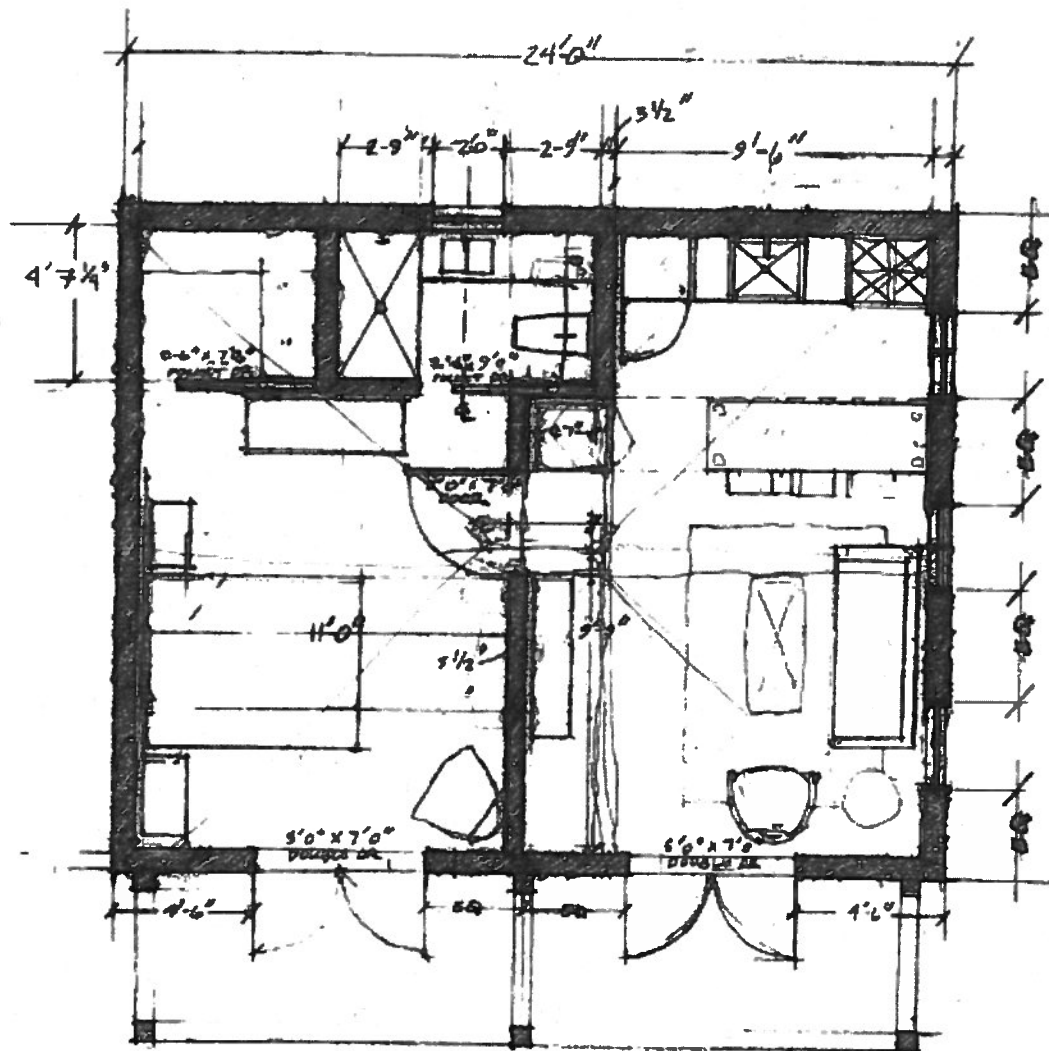
**E-W Elevation**





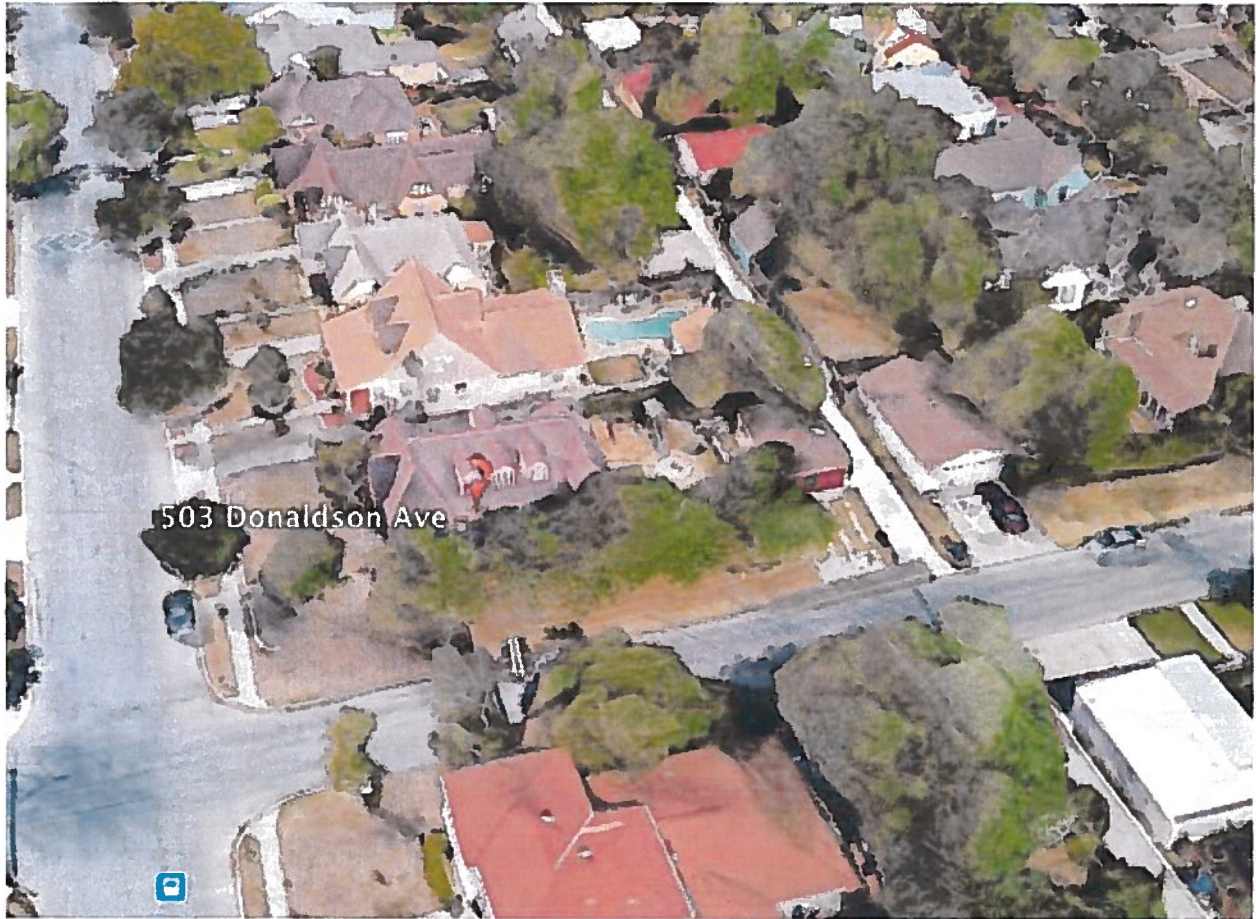


**Top Down View - 4 Sides and Interior**



Floor Plan





**Google Earth View of the Corner of Donaldson Ave. and Lake Blvd.**

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