

HISTORIC AND DESIGN REVIEW COMMISSION

September 20, 2017

HDRC CASE NO: 2017-453
ADDRESS: 618 DAWSON ST
LEGAL DESCRIPTION: NCB 569 BLK 17 LOT 5
ZONING: RM-4, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Dustin Brisco
OWNER: Fulco Properties, LLC
TYPE OF WORK: Exterior modifications, fenestration modifications, porch modifications

REQUEST:

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

1. Replace all original wood windows on the house with one-over-one wood insert replacement windows
2. Install a new, additional window opening on the front facade
3. Reinstall sidelights and transom at front entrance to resolve unapproved removal of front entry elements.
4. Introduce a new deck and railing to the front porch and replace existing non-original columns with large cedar-wrapped columns.

APPLICABLE CITATIONS:

2. Guidelines for Exterior Maintenance and Alterations

6. Architectural Features: Doors, Windows, and Screens

B. ALTERATIONS

- 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.
- vii. *Non-historic windows*—Replace non-historic incompatible windows with windows that are typical of the architectural style of the building.

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

B. ALTERATIONS

- 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.

FINDINGS:

- a. The structure at 618 Dawson was constructed circa 1920 in a vernacular style and is a contributing structure to the Dignowity Hill Historic District. The original front porch has been removed, but would have likely featured simple turned columns or wood columns with chamfered corners. Prior to work without approval, the house featured a symmetrical façade with two windows and a central front entrance with sidelights and transom.
- b. **WINDOW REPLACEMENT-** According to the Guidelines for Exterior Maintenance and Alterations 6.A.iii., and 6.B.iv., in-kind replacement of windows is only appropriate when the original windows are beyond repair. The applicant has not furnished substantial evidence that the windows were deteriorated beyond repair, and they have been replaced without approval. Reinvesting in original material would have yielded a longer lifespan. Furthermore, the proposed window trim (brickmould only with no sill detail) does not utilized traditional dimensions or trim types and is not appropriate. Staff does not find the proposal to be appropriate or consistent with the Guidelines.

- c. **WINDOW OPENINGS** – According to the Guidelines for Exterior Maintenance and Alterations, new window openings should not be installed where they did not historically exist, especially on the primary façade. The proposed additional window opening on the front façade interrupts the character-defining symmetry of the front façade and is not appropriate.
- d. **FRONT ENTRANCE** – The applicant has proposed to install sidelights and a transom window around the front door, to replace the original entry elements that have been removed. The Guidelines for Exterior Maintenance and Alterations 2.6.B.iv. notes that new windows are 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. Guidelines 2.6.B.vii. notes that non-historic windows be replaced with windows that are typical of the architectural style of the building. The applicant has not provided sufficient information to verify whether the proposed sidelights and transom will be a match for the original. Detail architectural drawings must be submitted prior to final approval.
- e. **PORCH MODIFICATIONS** – The applicant has proposed to install wood decking over the existing concrete porch foundation and to install a 38 inch high rail kit on both sides of the porch steps. The applicant cites similar porch designs within the district. While the design of the railing is appropriate, the porch foundation of this structure is not aligned with the front door steps and it is unclear whether the proposed modifications will result in a condition that is consistent with the Guidelines. The addition of new elements is not appropriate at this at this time due to insufficient information regarding the porch foundation and proposed decking.
- f. **PORCH COLUMNS** – The applicant proposed to replace the existing wood columns with larger cedar wrapped columns. The Guidelines Exterior Maintenance and Alterations 2.7.B.iii notes that the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish when in-kind replacement is not feasible. Because the existing columns are not original, replacement may be appropriate where the proposed replacement is compatible with the style of the home. Box columns are more typical of the Craftsman Style and are not appropriate. This house would have likely featured simple turned columns or wood columns with chamfered corners. Until the overall porch design can be fully assessed by staff, a recommendation regarding the sizing and placement of columns cannot be made.

RECOMMENDATION:

There are a number of unresolved issues regarding the structural integrity and proposed design of the front porch. Staff remains concerned with the quality of work performed without approval, and lack of architectural detail provided in the drawings.

1. Staff does not recommend approval of window replacement at this time. The applicant has not provided an appropriate trim detail, or sufficient evidence that would warrant the replacement of the original windows with wood insert windows.
2. Staff does not recommend approval of the new window opening on the front façade. Staff recommends that the original window configuration and symmetrical appearance be preserved.
3. Staff recommends that the original sidelights and transom at the front entry be restored to their original appearance. Accurate drawings that depict a custom, wood-framed solution with appropriate detailing must be provided to staff prior to work proceeding.
4. Staff does not recommend any changes to the front porch at this time. The structural conditions need to be fully assessed and an overall design that restores the likely original appearance of the raised front porch should be submitted before individual porch elements are proposed.

CASE MANAGER:

Huy Pham

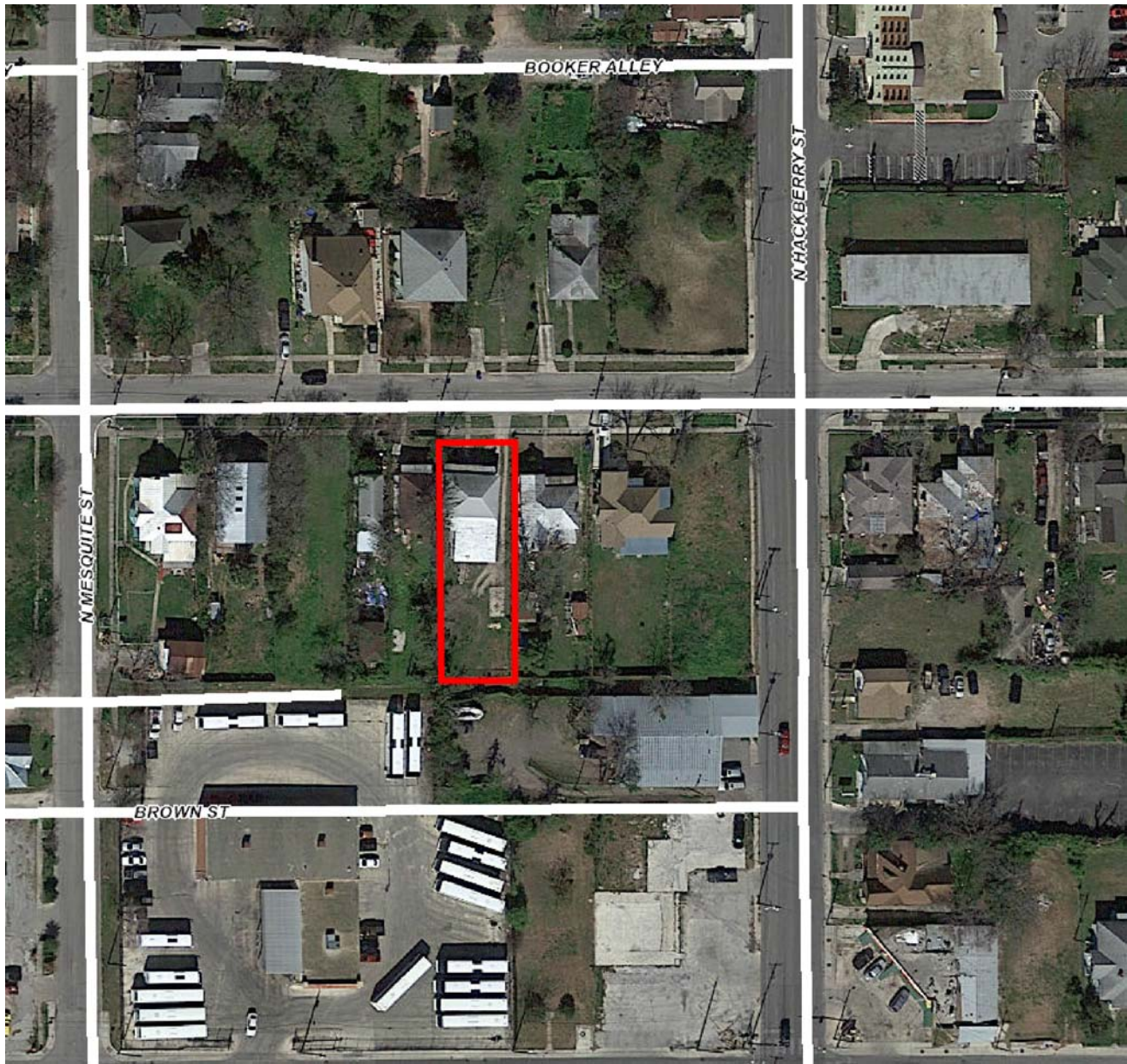
CASE COMMENTS:

A Stop Work Order was issued on August 28, 2017 for unapproved work prior to receiving a Certificate of Appropriateness for exterior modifications including windows, doors, and architectural details.

The property has obtained Certificates of Appropriateness for the following work:

1. Skirting installation (5/13/2016)
2. Siding repair and replacement (5/13/2016)
3. Foundation repairs including installation of concrete piers (5/13/2016)

4. Installation of HVAC system in the rear yard (1/3/2017)



618 Dawson

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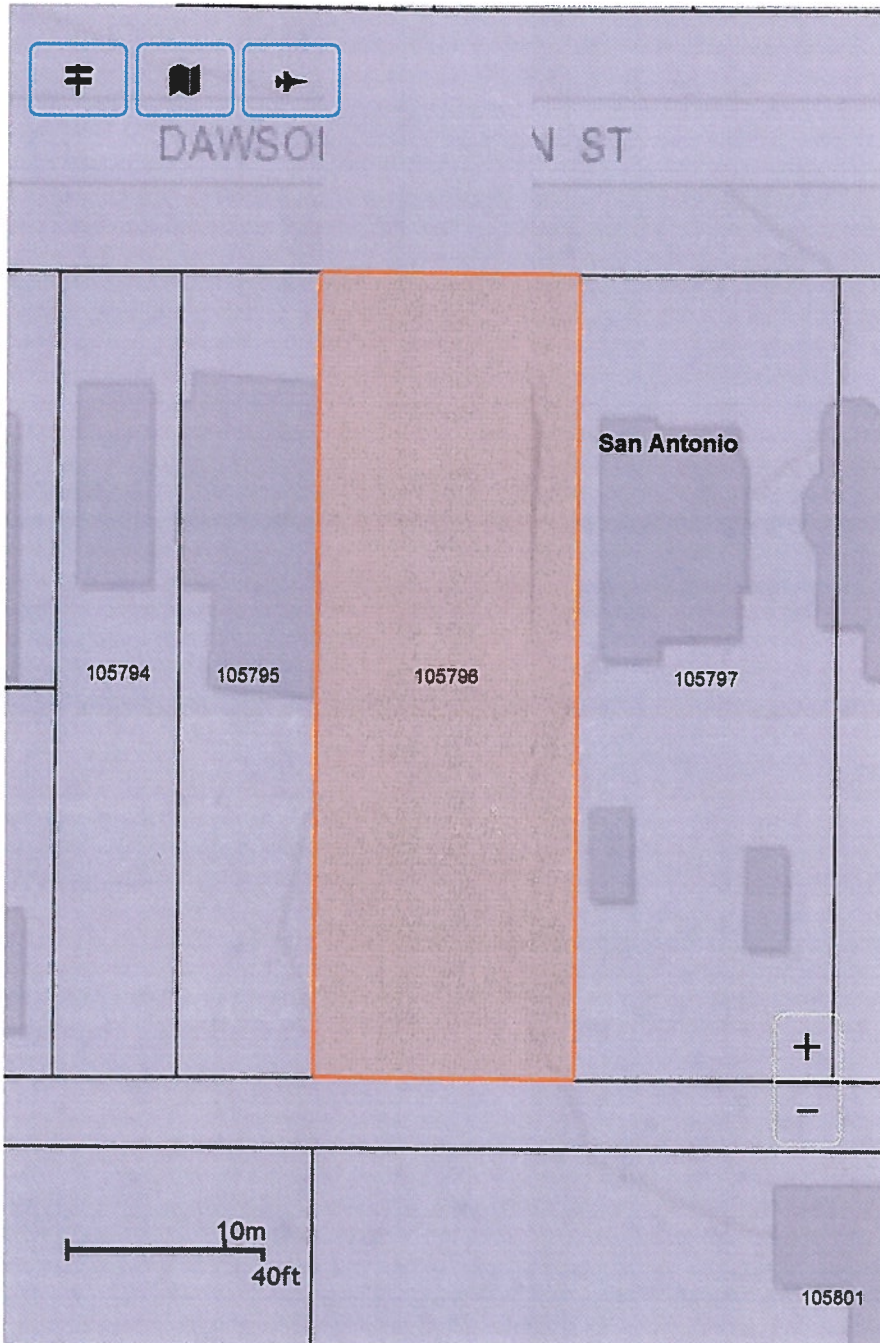
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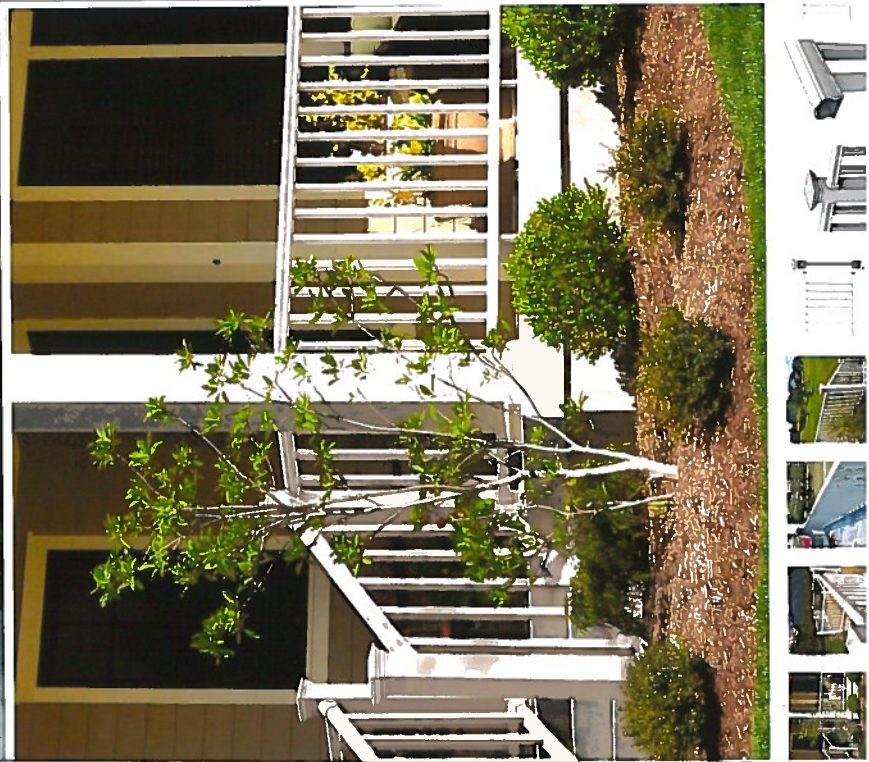
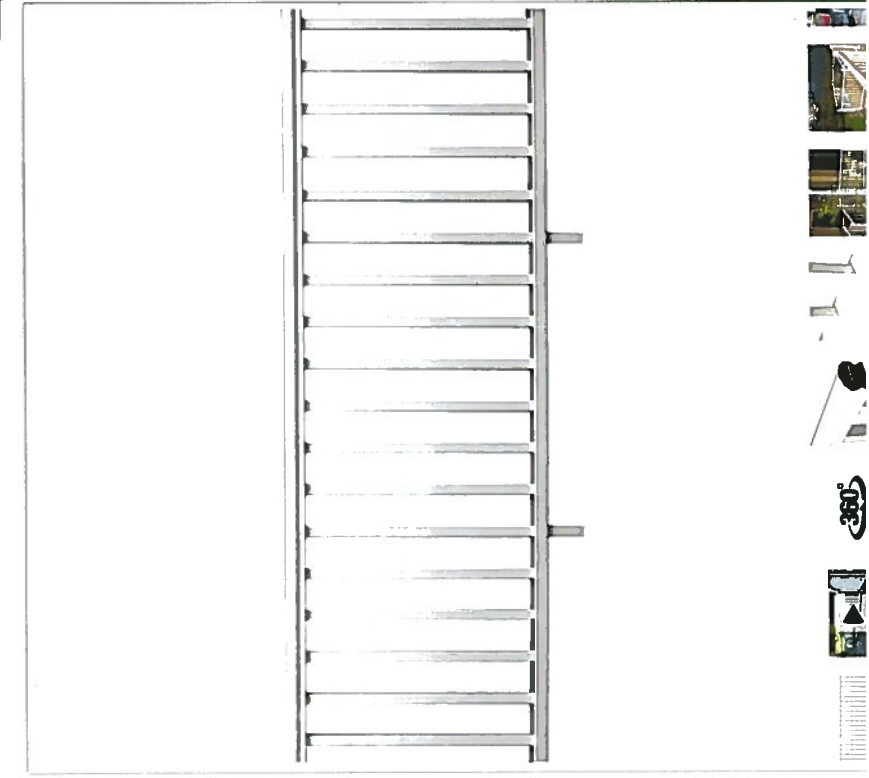
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