

HISTORIC AND DESIGN REVIEW COMMISSION

November 15, 2017

HDRC CASE NO: 2017-453
ADDRESS: 618 DAWSON ST NCB
LEGAL DESCRIPTION: 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, rehabilitation
APPLICATION RECEIVED: August 28, 2017
60-DAY REVIEW: October 27, 2017
POSTPONED BY APPLICANT: November 26, 2017

REQUEST:

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

- 1) Replace existing windows with wood one-over-one windows.
- 2) Install wood porch deck and rail over concrete porch.

APPLICABLE CITATIONS:

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.

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 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. **TIMELINE** - 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 applicant had stopped work and submitted an HDRC application on the same day. The applicant was heard at the September 20, 2017 hearing which resulted in postponing by the HDRC due to insufficient information. The applicant also requested additional to provide a proper and thorough application. The applicant has since worked with staff to gather updated drawings and documents to rectify the violation and continue with the project. An administrative Certificate of Appropriateness was issued on November 9th, 2017 for the following items: (1) restore the façade to its original symmetrical configuration, (2) restore the non-historic shingle roof to the historic standing seam metal roof, (3) repair or replace in-kind to wood siding and metal patio roof elements, (4) and painting. The HDRC must make a decision on the remaining request items, windows and porch, originating from the August 28, 2017 hearing by November 26, 2017.
- c. **WINDOWS** – The applicant had installed new wood windows and discarded the existing wood windows prior to being informed that a Certificate of Appropriate is required. The applicant had noted the previous windows were rotted. In cases where repair is not possible, the Guidelines for Exterior Maintenance and Alterations

2.6.B.iv notes that new windows should match the historic windows in terms of size, type, configuration, material, form, appearance, and detail. The applicant has proposed to install wood one-over-one windows (JELD-WEN W-2500) with 1x6 wood trim. Staff finds the following: The proposed window should feature meeting rails that are no taller than 1.15" and stiles no wider than 2.25". There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

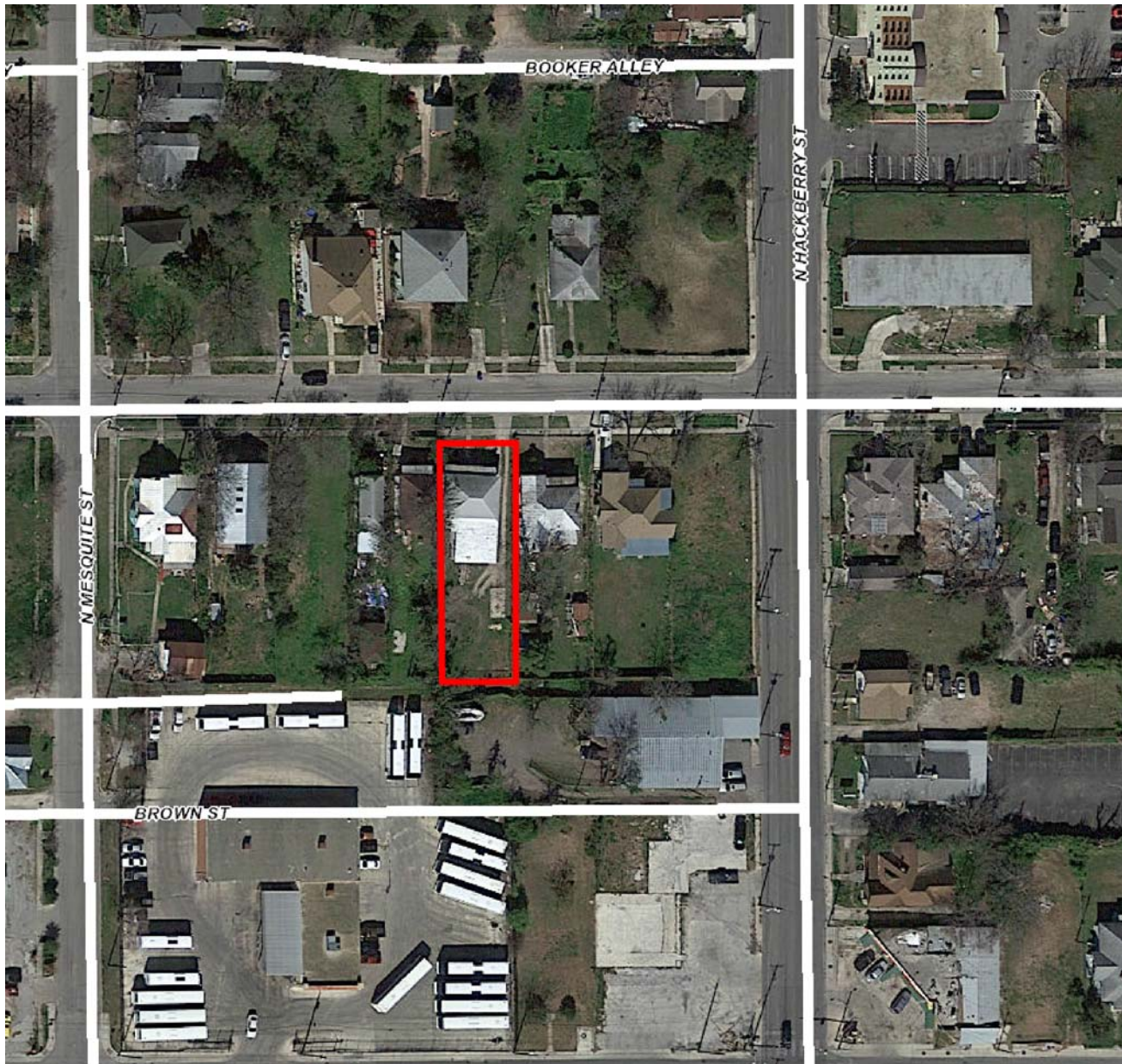
- d. PORCH – The applicant has proposed to install a new wood deck over the existing front porch concrete slabs and steps. The existing concrete porch has begun separating from the concrete foundation of the historic structure and is uneven in respect to the front doorway. The proposed deck would level the front porch to the front door, approximately 3 feet from grade. The deck would be constructed with 2x6 treated and stained lumber and feature 3 feet tall railing, wood steps, and wood skirting. Staff finds the proposed porch modifications consistent with the Guidelines for Exterior Maintenance and Alterations 2.7.B.i through v.

RECOMMENDATION:

Staff recommends approval of window replacement and wood porch installation based on findings b through c. Staff reiterates the following window specifications: The proposed window should feature meeting rails that are no taller than 1.15" and stiles no wider than 2.25". There should be a minimum of two inches in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional trim to add thickness. Window trim must feature traditional dimensions and an architecturally appropriate sill detail. Window track components must be painted to match the window trim or concealed by a wood window screen set within the opening.

CASE COMMENT:

Reiterating finding b: 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 applicant had stopped work and submitted an HDRC application on the same day. The applicant was heard at the September 20, 2017 hearing which resulted in postponing by the HDRC due to insufficient information. The applicant also requested additional to provide a proper and thorough application. The applicant has since worked with staff to gather updated drawings and documents to rectify the violation and continue with the project. An administrative Certificate of Appropriateness was issued on November 9th, 2017 for the following items: (1) restore the façade to its original symmetrical configuration, (2) restore the non-historic shingle roof to the historic standing seam metal roof, (3) repair or replace in-kind to wood siding and metal patio roof elements, (4) and painting. The HDRC must make a decision on the remaining request items, windows and porch, originating from the August 28, 2017 hearing by November 26, 2017.



618 Dawson

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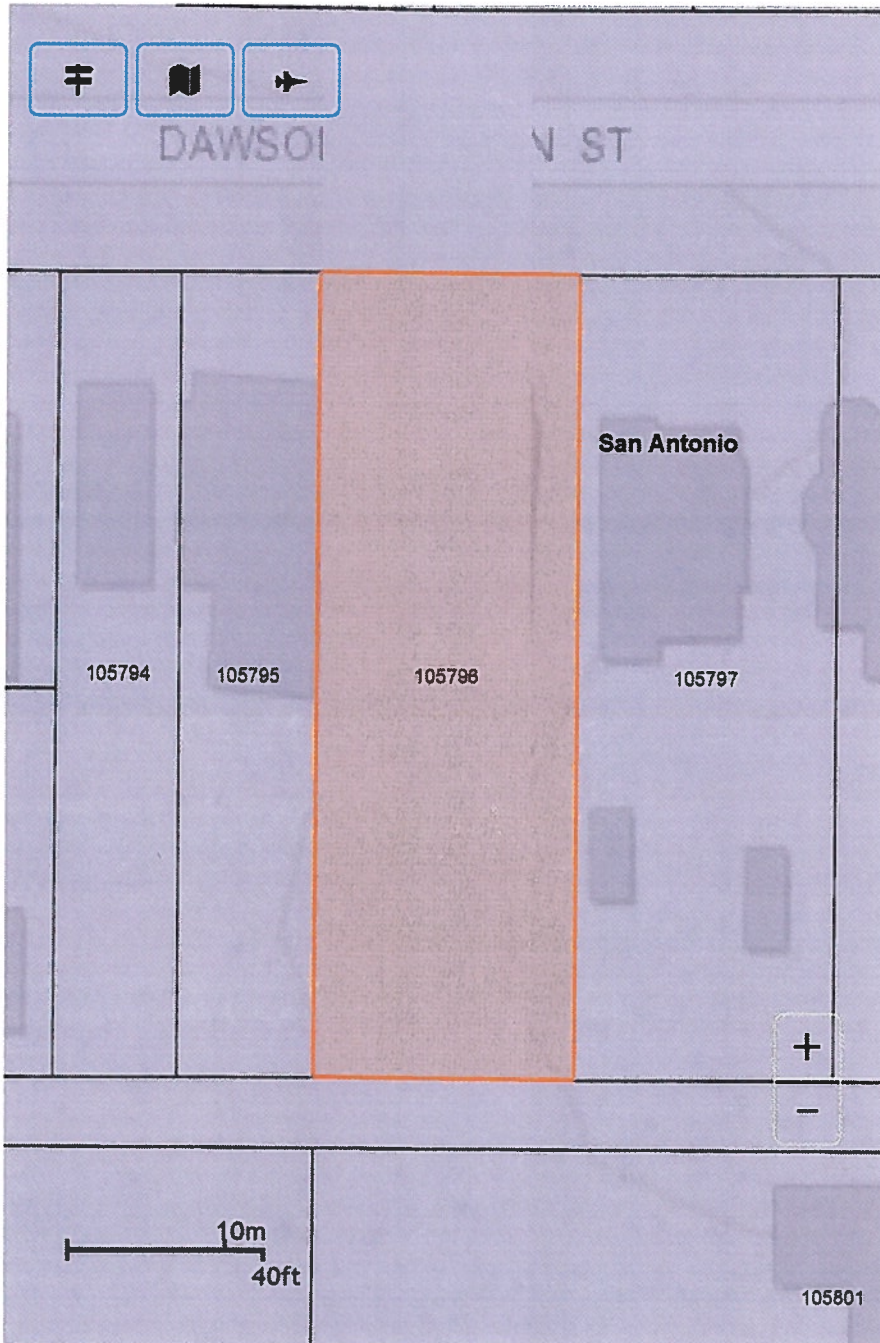
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618 Dawson Street

YORK
LIC...



Specs for Proposed Repairs at 618 Dawson St.

Repair patio roof as needed

- Install new metal standing seam roof
- Reinforce and level the roof where it is rotted and sagging down
- Leave existing columns or replace with new columns that have the same dimensions (8 ½ feet tall)

Build New Deck over concrete

- Raise right and left side of deck to a height of 3ft to be level with the middle section in front of the door.
- Go over existing steps with wood steps-yellow pine
- Use 2x6 treated wood to build a new deck that is 3 feet off the ground with stucco skirting (gray-natural) */or use 2x6's to match decking /or siding to match house*
- Stain Wood to keep natural color
- Deck will be 3 feet from the ground and be level with the floor in the house.
- Deck will have 3ft yellow pine wooden balusters
- Dimensions are 2.75 inches x 32.25 inches x 6ft.
- Deck will have 1x3 yellow pine for the top of the railing
- New Porch will be built 2 feet off the ground

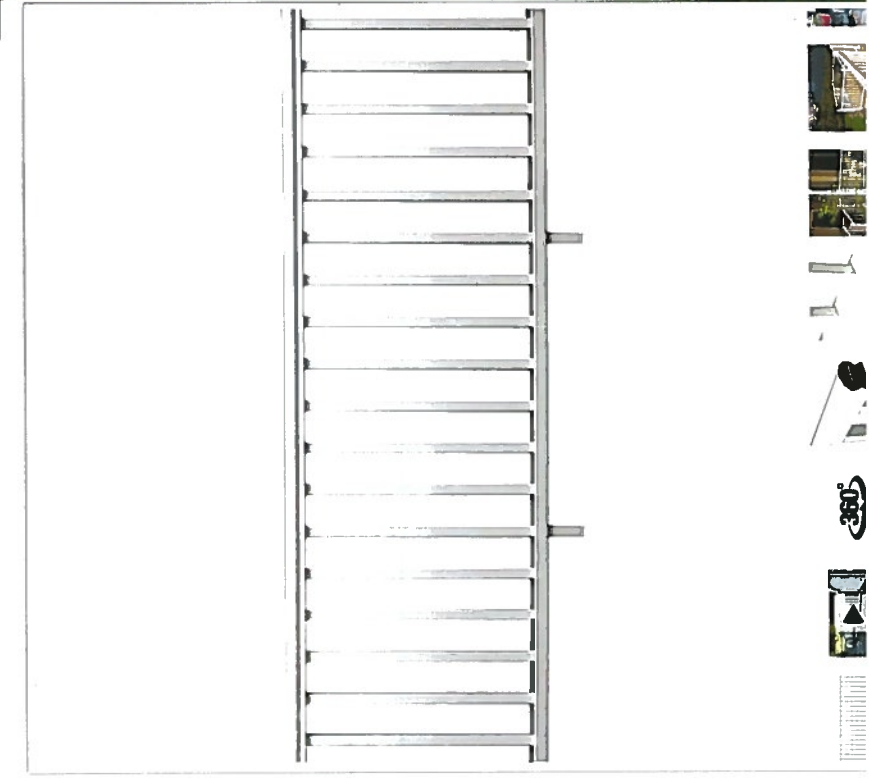
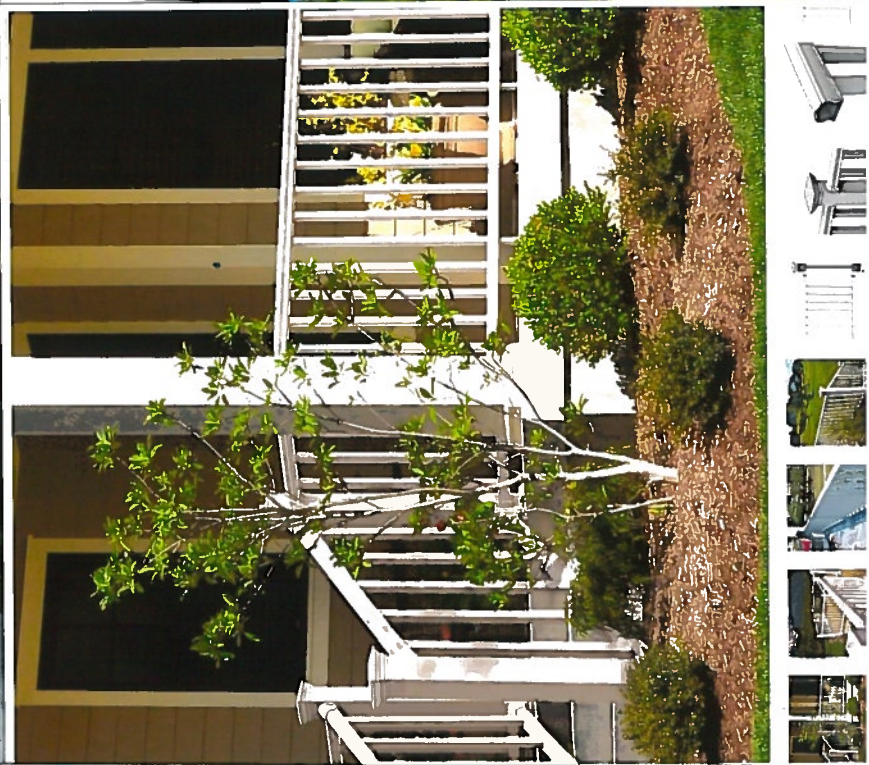
Add Transoms around Front Door

- add 12 inch wide, ¼ inch thick glass (non tinted) around the front door
- include 1x4 trim around glass (5 ft x 12 inches-top of door), (7ft x 12 inches-left and right side of door)

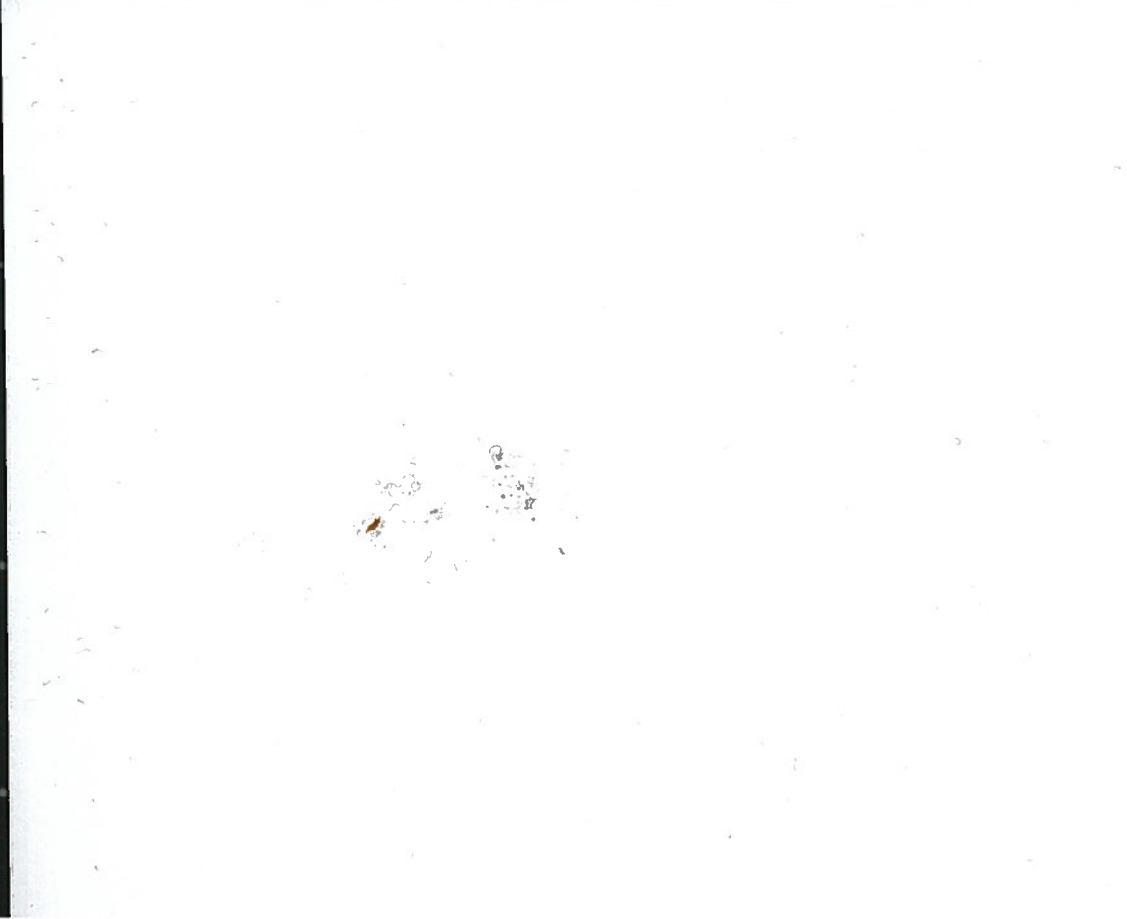
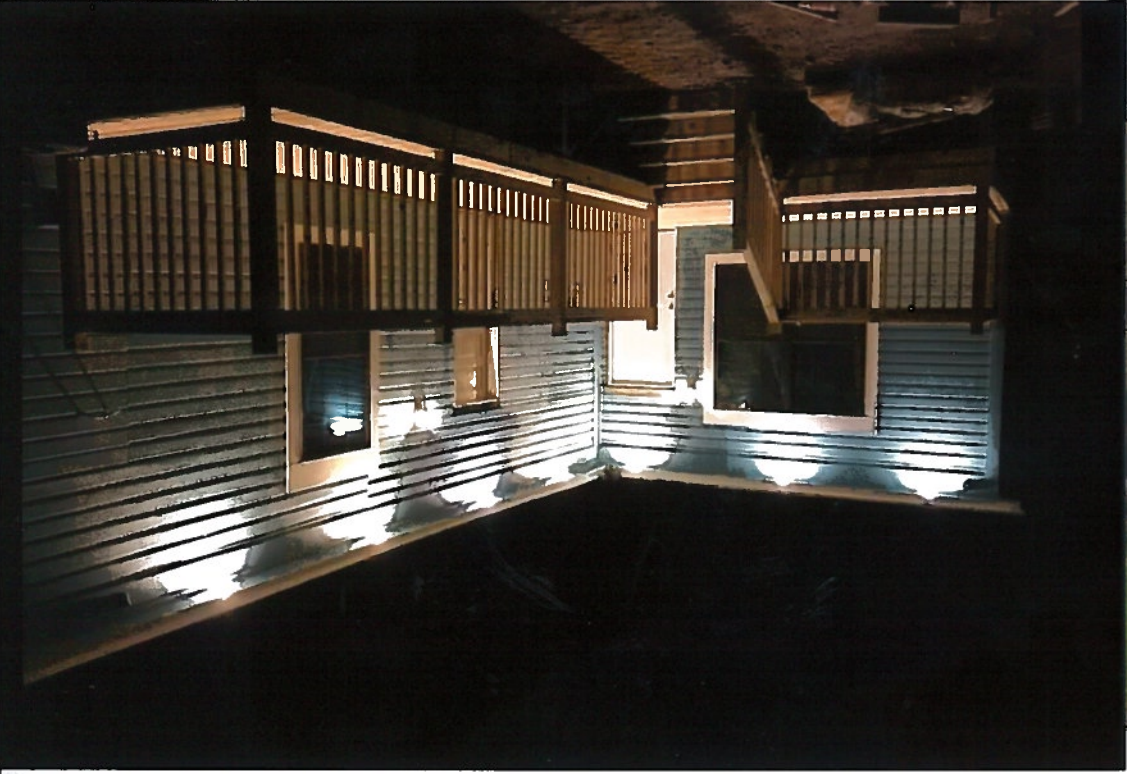
Window Trim

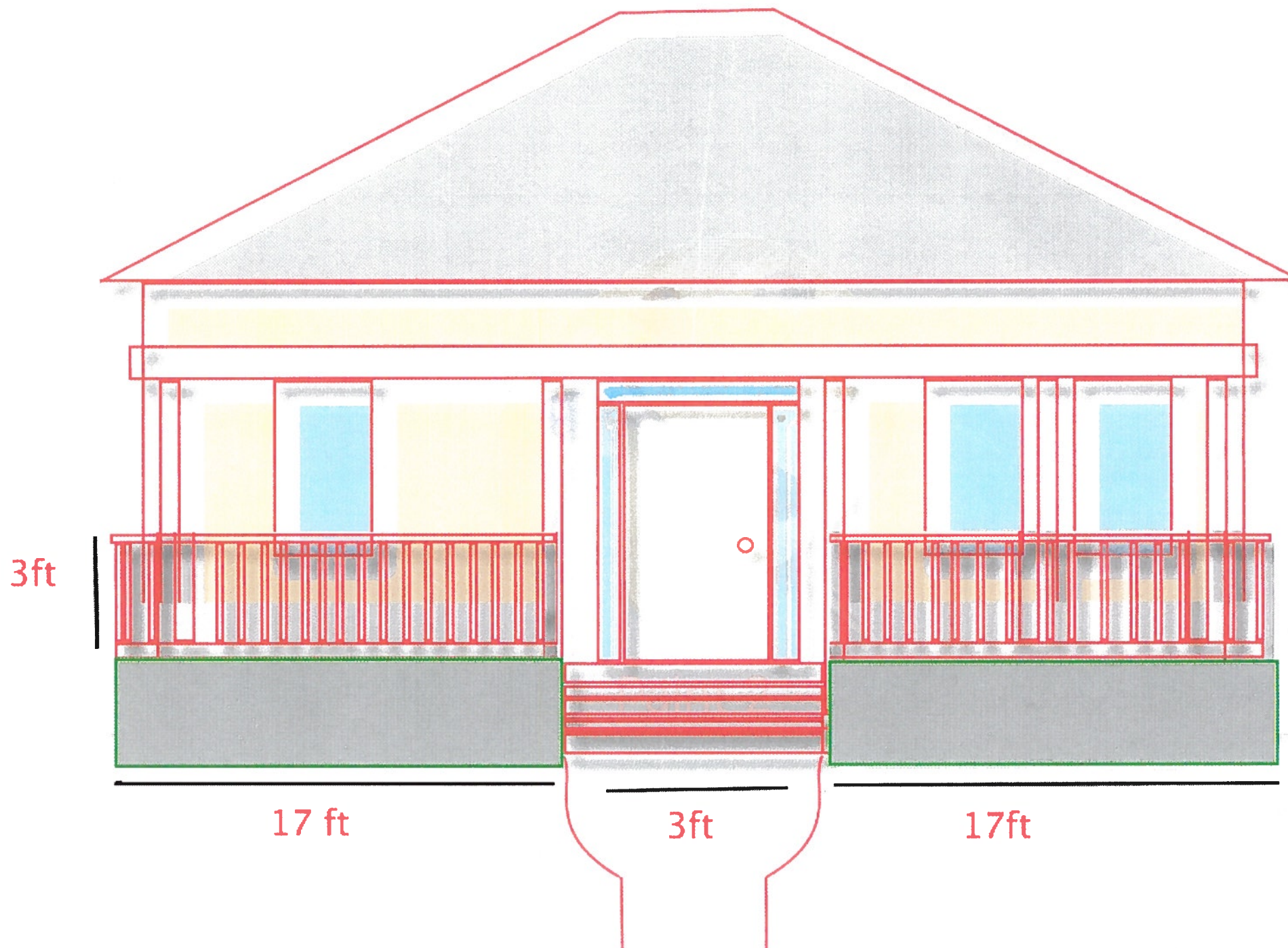
- add 1x6 window trim around all windows (yellow pine)

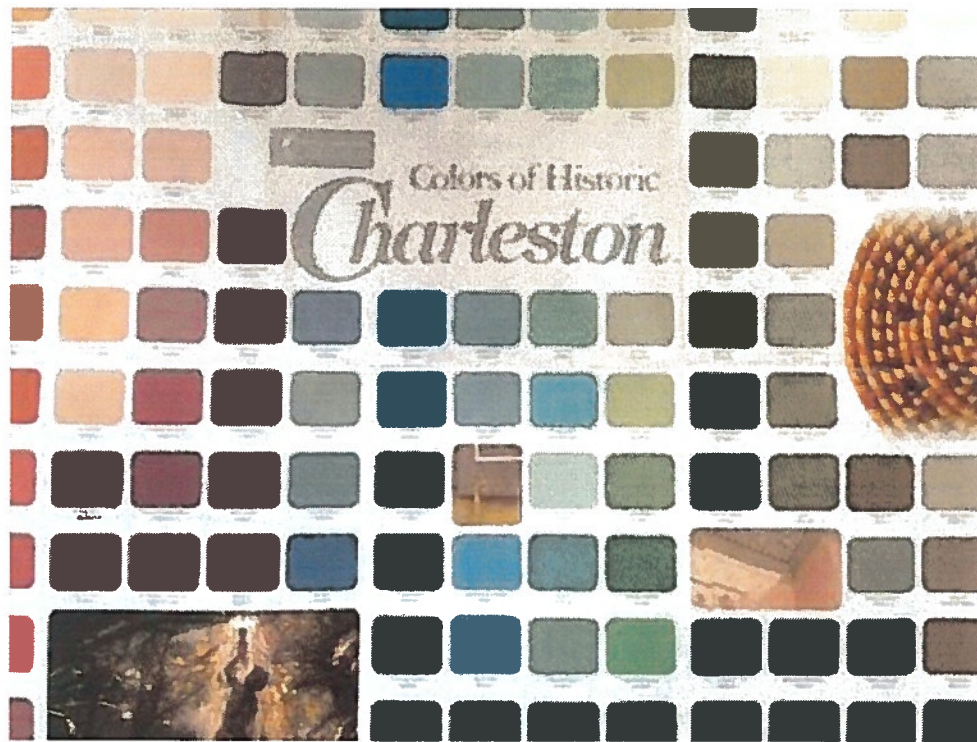




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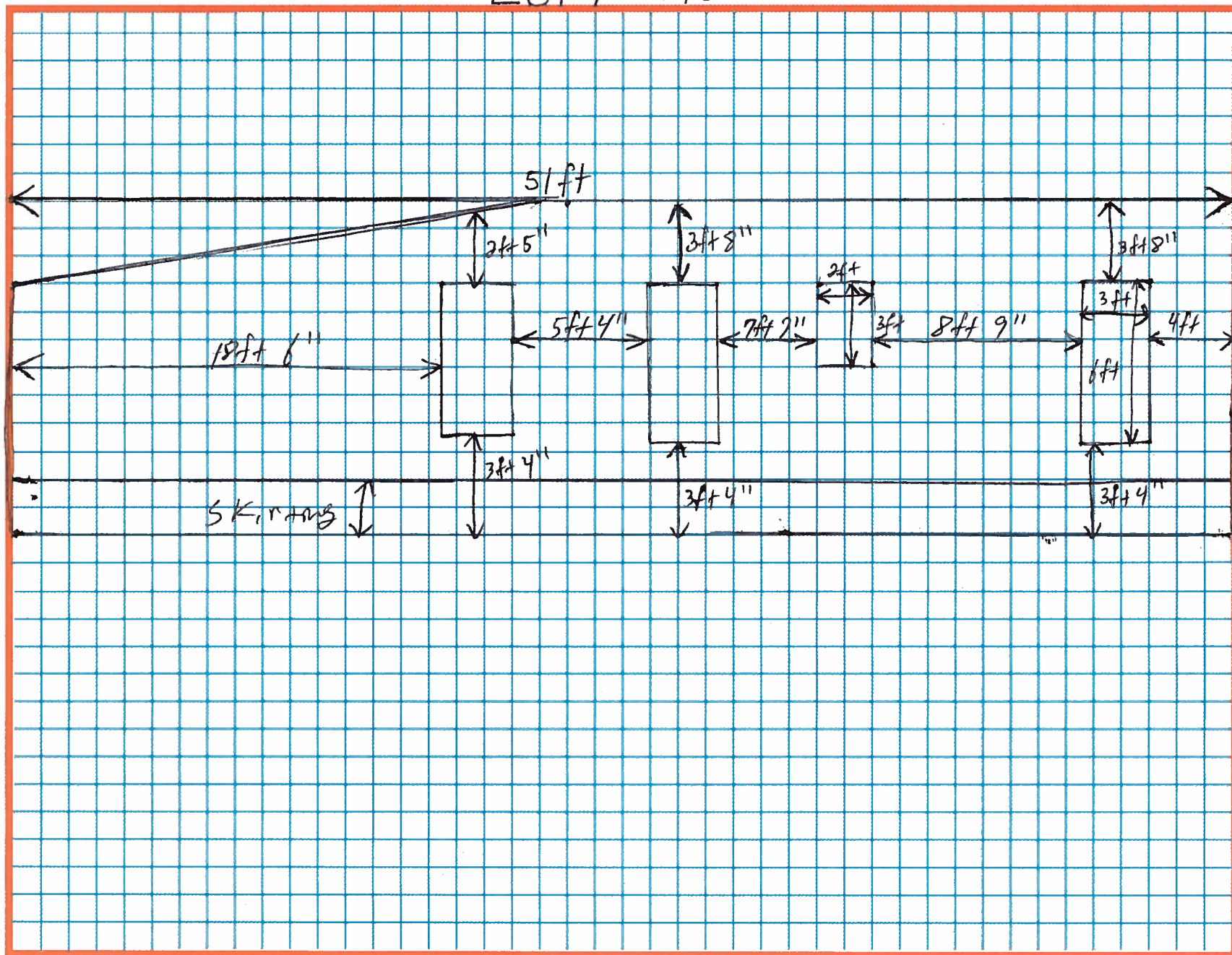
Aisle 23, Bay 005

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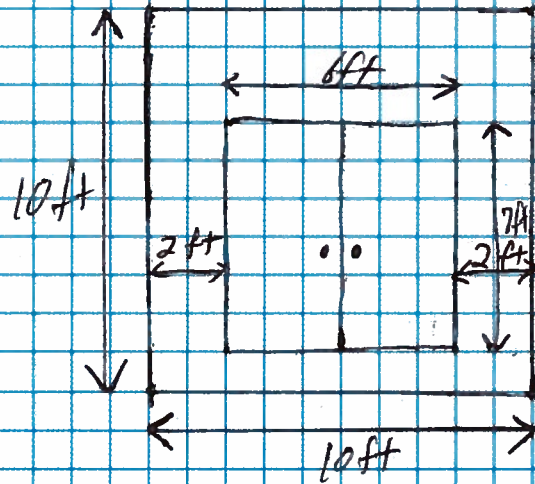
Pressure-Treated 6 ft. Handrail

★★★★★ (16)

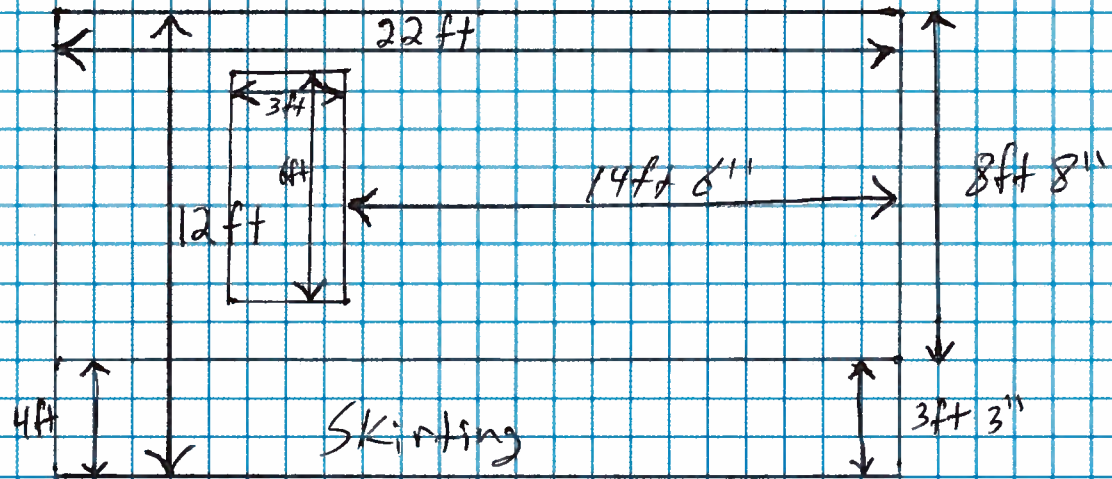
Left Side



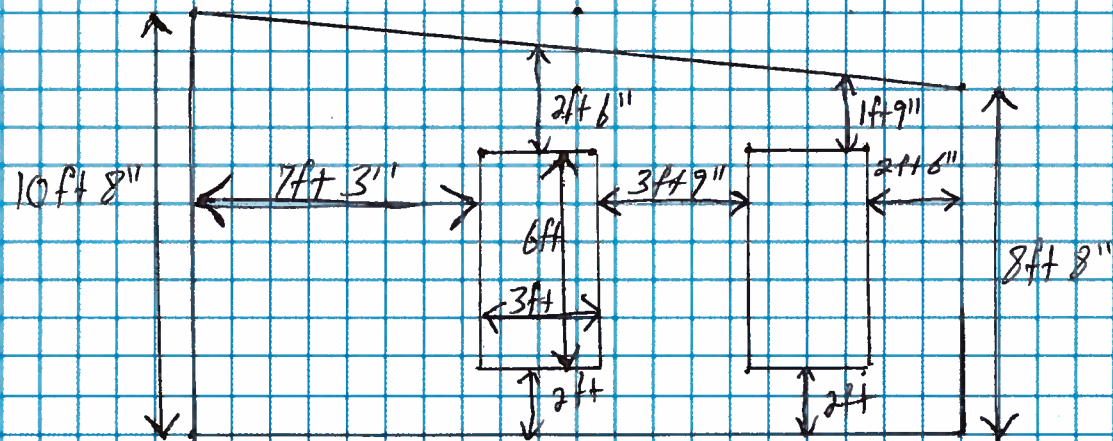
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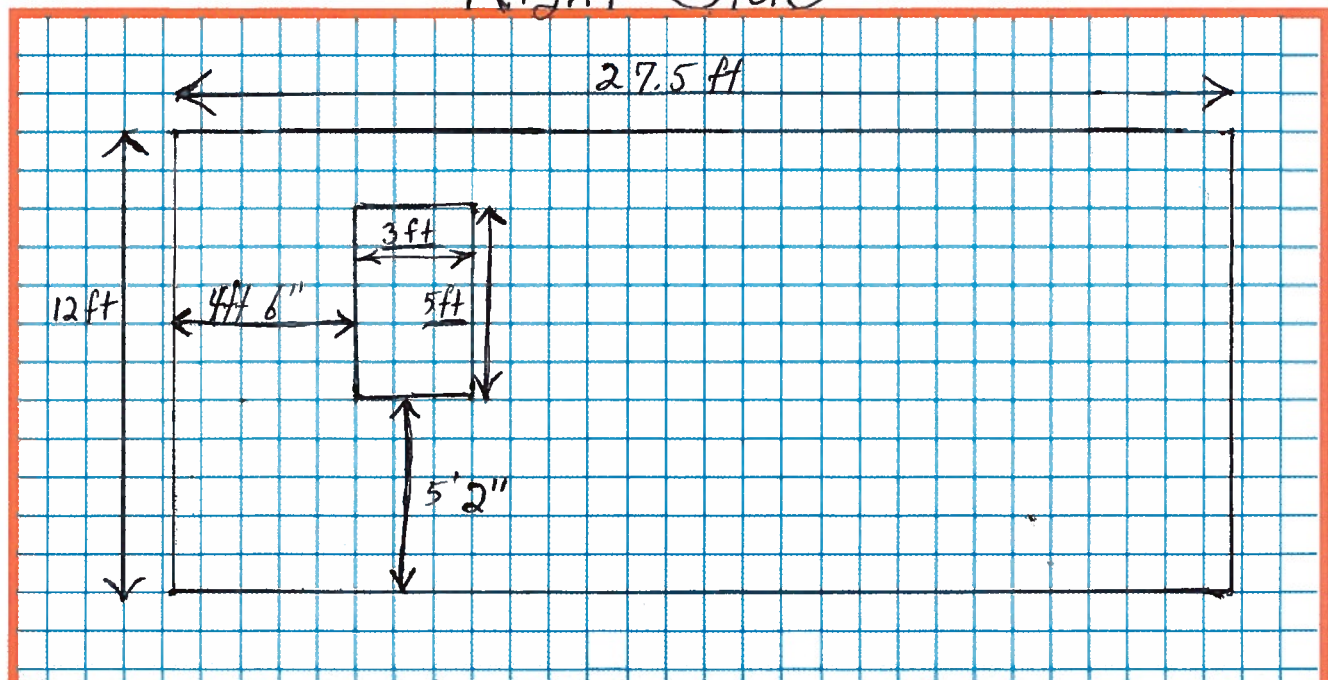
Back



Right Side



Right Side



Front View

