

HISTORIC AND DESIGN REVIEW COMMISSION

July 18, 2018

HDRC CASE NO: 2018-345
ADDRESS: 2209 N ST MARYS
LEGAL DESCRIPTION: NCB 1735 BLK 14 LOT 14
ZONING: C-3NA,H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Davis Sprinkle/Sprinkle & Co.
OWNER: Urban Grid LLC
TYPE OF WORK: Exterior modifications
APPLICATION RECEIVED: June 29, 2018
60-DAY REVIEW: August 28, 2018
REQUEST:

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

1. Replace an existing central front door opening with a fixed wood window.
2. Replace an existing side front door opening with salvaged wood French doors.
3. Replace an existing side front door opening with a salvaged wood door.
4. Replace existing fixed side lites with new fixed wood side lites.
5. Install wood pilasters on the first floor to match the second floor.
6. Install new downspouts and gutters.

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 striping 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 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.
- 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 primary structure located at 2209 N St Mary's is a 2-story building with a residential form constructed in approximately 1928 in the Neoclassical style with Craftsman influences. The structure features a wood lap siding, ganged one over one wood windows, an eyebrow and gable above the central entry, and wooden pilasters on the second floor. The structure has been modified over the years, particularly the front façade openings and front porch enclosure. The structure is contributing to the Tobin Hill Historic District.
- b. **CENTRAL FRONT DOOR MODIFICATIONS** – The applicant has proposed to replace an existing front door with a new fixed wood window. The window will be a single panel and will not feature divided lites. According to the Historic Design Guidelines, new windows should match the historic windows in terms of size, type, configuration, material, form, appearance, and detail when original windows are deteriorated beyond repair or missing. Historically, windows on this style of home and of this size featured multiple divided lites, and there are several examples within the district and across the city of homes that have retained this character defining detail. Staff finds that a new window installed in this location should feature divided lites based on its location and size.
- c. **SIDE FRONT DOOR MODIFICATIONS** – The applicant has proposed to install salvaged French doors in the two side openings on the first floor of the front façade. Presently, the southernmost opening features a single door with fixed side lites and window stools. The northernmost opening features a pair of wide solid doors. The applicant has proposed to retain the southernmost door opening configuration and install a single salvaged wooden door with multiple lites. The applicant has proposed to retain the overall size of the northernmost opening, but install a French door with side lites with multiple lites. According to the Historic Design Guidelines, existing opening should be retained. Replacement doors and windows should match the size, material, and profile of historic elements. Staff finds the proposal appropriate for the structure.
- d. **SIDE LITE REPLACEMENT** – The applicant has proposed to replace two existing side lites on the southernmost entrance with new wood side lites. The existing side lites are fixed and the new side lites will match. Based on the existing condition of the opening, staff finds the proposal appropriate.
- e. **FRONT PORCH MODIFICATIONS** – The applicant has proposed to install new wooden pilasters on the first floor to match the existing historic pilasters on the second floor. The new pilasters will flank the central opening of the structure. According to the Historic Design Guidelines, pilasters should be replaced in-kind when possible. Staff finds the proposal appropriate based on the existing historic pilasters on the second floor.
- f. **NEW GUTTERS AND DOWNSPOUTS** – The applicant has proposed to install new gutters and downspouts on the front façade. The gutters will be located in the eaves and the downspouts will run on either side of the façade. Staff finds the proposal generally consistent with the stipulations listed in the recommendation.

RECOMMENDATION:

Item 1, Staff recommends approval of the central door modifications based on findings a and b with the following stipulations:

- i. That the new wood window features a one over one configuration to be more consistent with the style of the historic structure as noted in finding c. The applicant is required to submit updated drawings that reflect this change to staff.

Items 2 and 3, Staff recommends approval of the installation of salvaged French doors in the side entrances based on finding c.

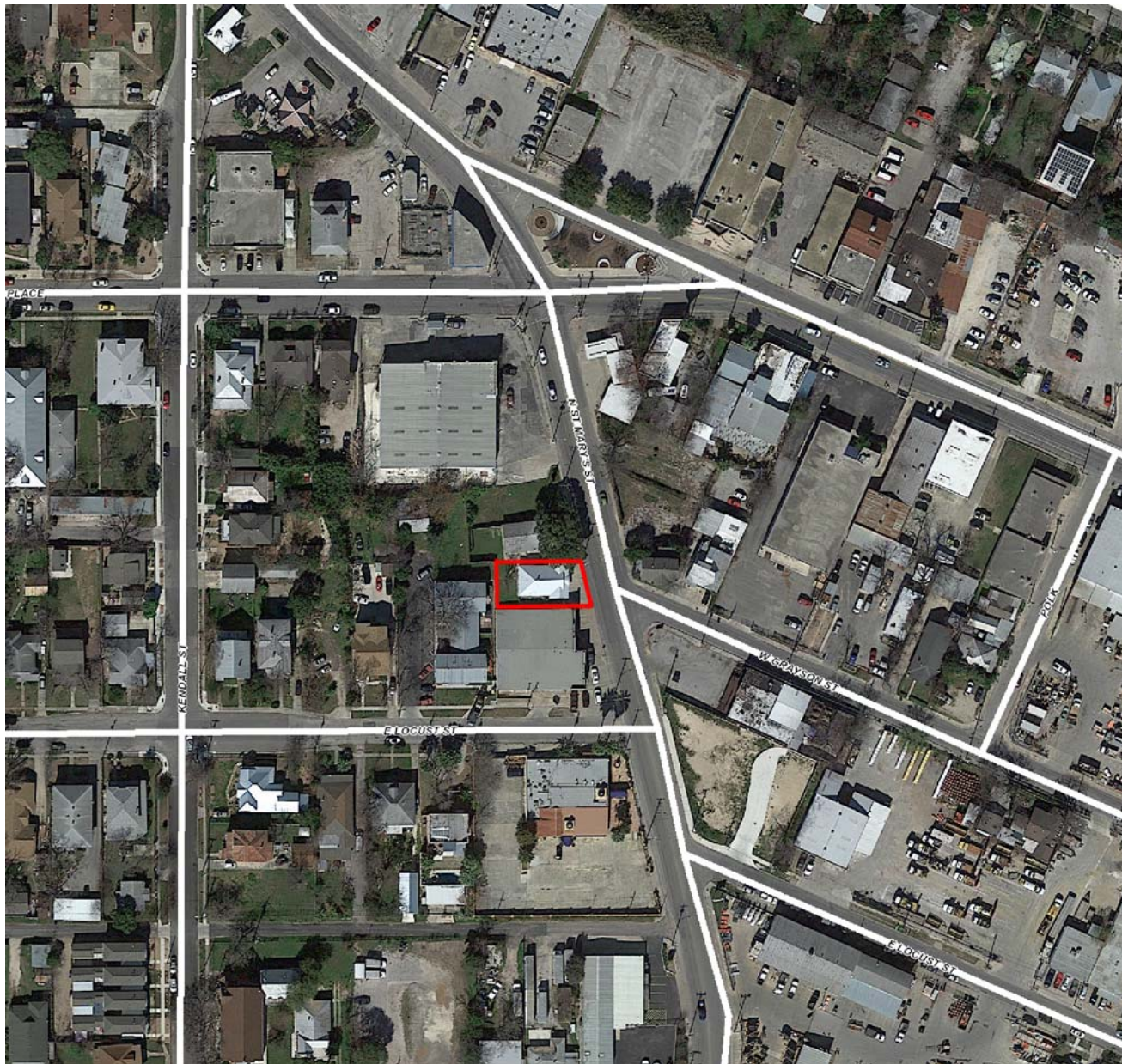
Item 4, Staff recommends approval of the side lite replacement based on finding d.

Item 5, Staff recommends approval of the installation of pilasters based on finding e.

Item 6, Staff recommends approval of the gutter installation based on finding f with the stipulation that the applicant submits specifications to staff for approval, to include the gutter color, profile, and fastener information.

CASE MANAGER:

Stephanie Phillips



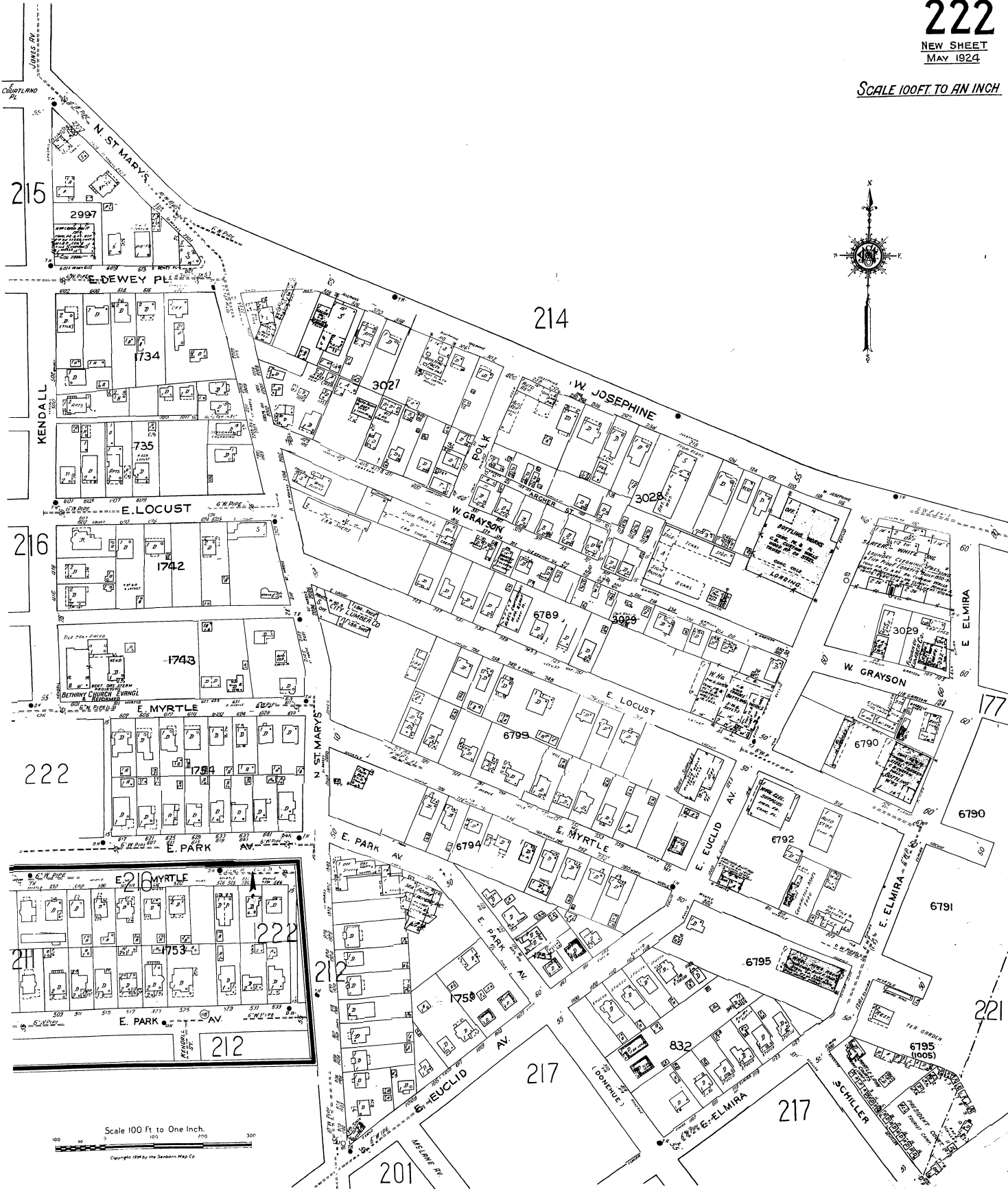
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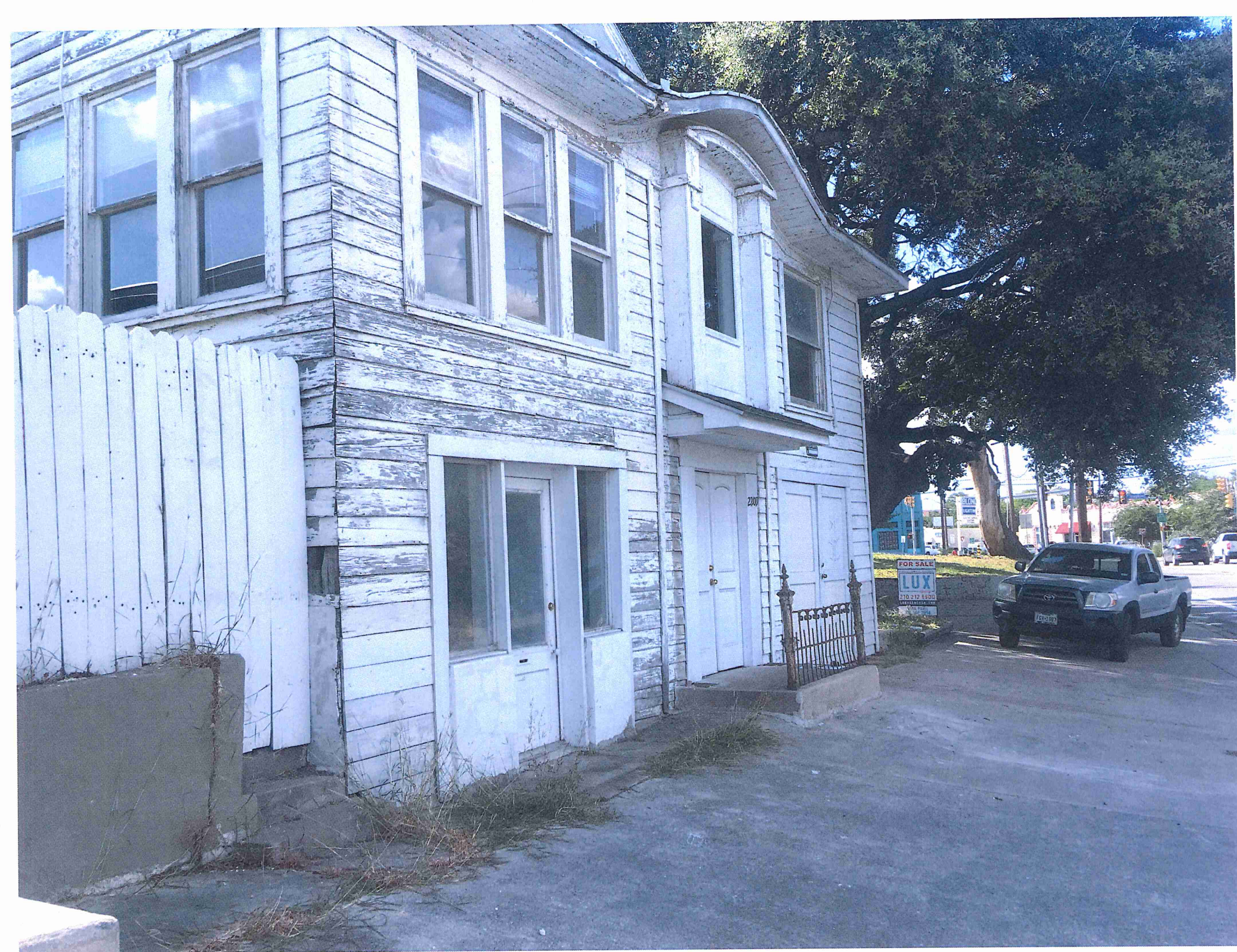
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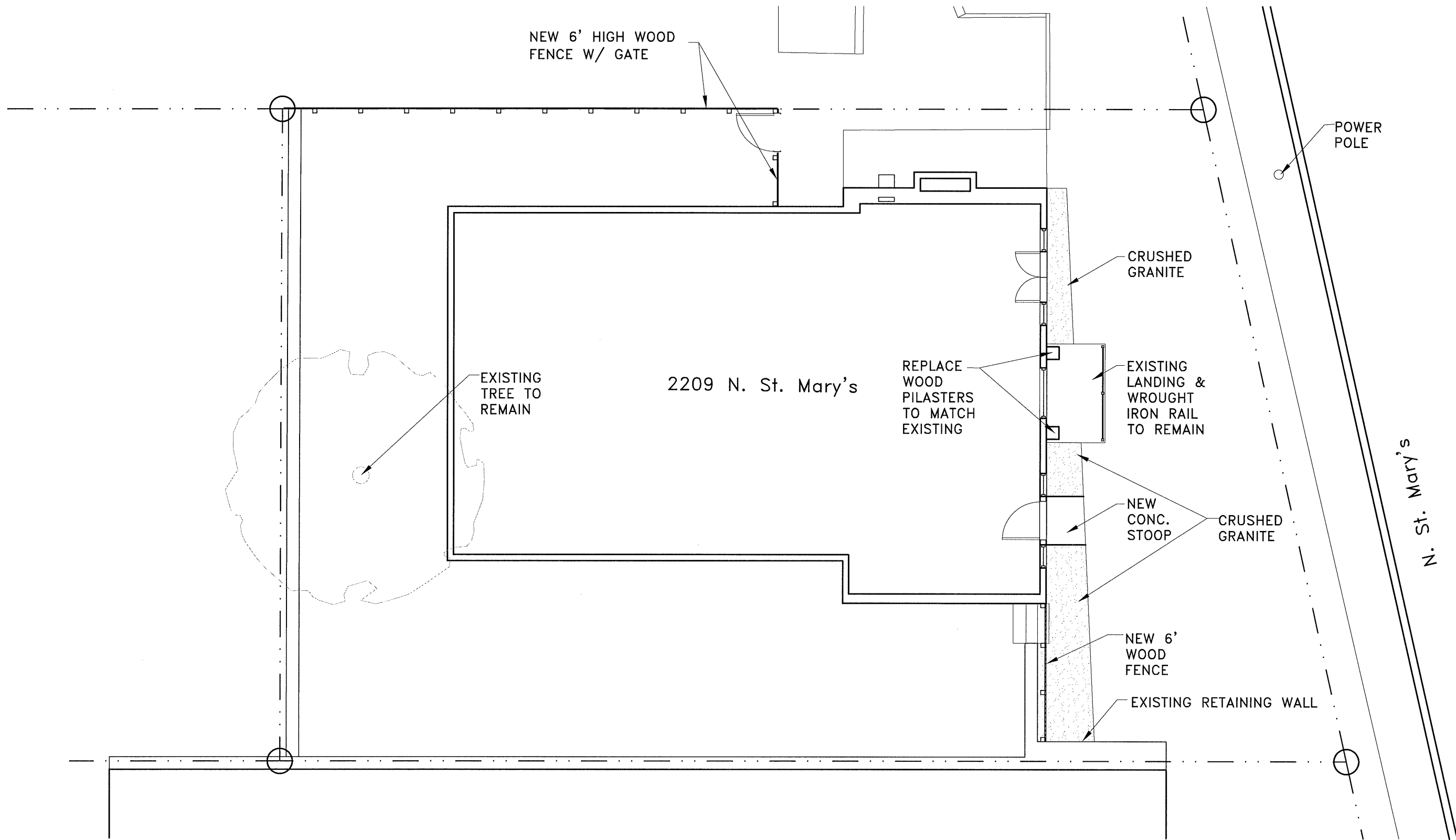
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SCALE 100 FT TO AN INCH









6.29.18

2209 N. St. Mary's Site Plan

1/8" = 1'-0"

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