

HISTORIC AND DESIGN REVIEW COMMISSION

September 05, 2018

HDRC CASE NO: 2018-408
ADDRESS: 320 E COURTLAND PLACE
LEGAL DESCRIPTION: NCB 2999 BLK 1 LOT 11 AND 12
ZONING: R-6 H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Ryan Shramek
OWNER: Laura Barnes
TYPE OF WORK: Installation of handrails on front and side porches
APPLICATION RECEIVED: August 09, 2018
60-DAY REVIEW:
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to one handrail to each set of three stairs. Each handrail will be made of 1.5 inch galvanized metal pipe.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

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 primary structure located at 320 E Courtland Place is a 1-story single family structure constructed in approximately 1925 in the Queen Anne style. The home features several gable roofs with decorative wood shingles, a front bay configuration with a prominent wood window with geometric detailing on the top sash, and an integral asymmetrical front porch. The home is contributing to the Tobin Hill Historic District.
- b. HANDRAILS – The applicant has proposed to install new handrails on three existing sets of stairs. handrail will

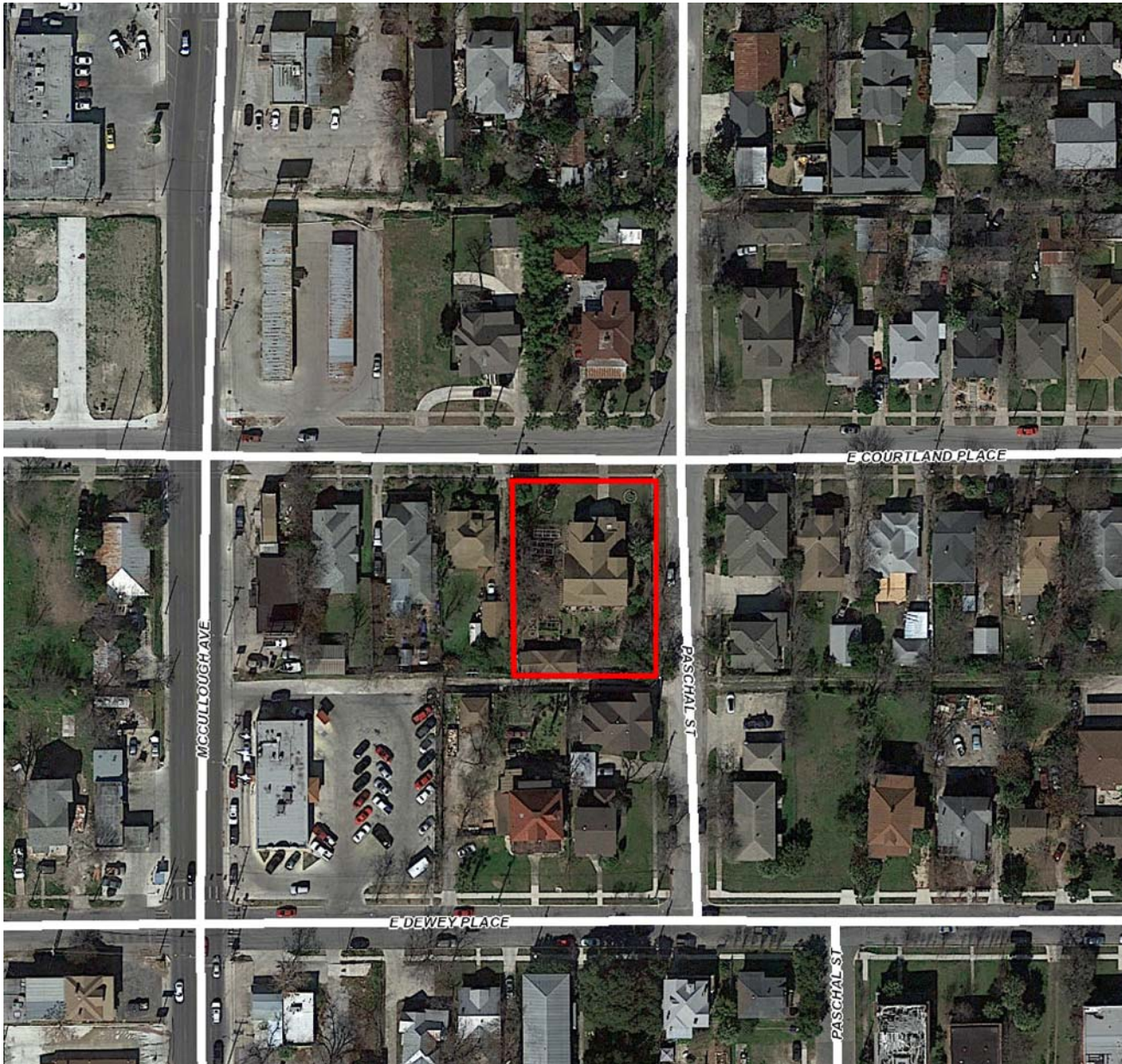
be made of 1.5 inch galvanized metal pipe. Each handrail will be 36 inches from the ground and anchored by two posts, one at the top stair and one at the bottom stair. The handrails will be painted black. The handrails associated with the stairs at the rear of the house will be on the left side of the stairs. The handrail with the front stairs will be in the middle of the stairs because these stairs are very wide. According to the Historic Design Guidelines, new balusters should match the original in terms of materials, spacing, profile, dimension, finish, and height of the railing. If no such evidence exists, new elements should be simple so as to not distract from the historic character of the building and should not create a false sense of historic appearance. The proposed railings are simple in design, will not detract from the significance of the building, and are fully reversible. Staff finds the proposal acceptable based on these considerations.

RECOMMENDATION:

Staff recommends approval based on findings a and b.

CASE MANAGER:

Stephanie Phillips



Flex Viewer

Powered by ArcGIS Server

Printed: Aug 31, 2018

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Description of project:

There are currently three exterior sets of stairs that have more than four risers but no handrail. By building code, these stairs should have at least one handrail. We plan to add one handrail to each set of stairs. Each handrail will be made of 1.5 inch galvanized metal pipe. Each handrail will be 36 inches from the ground and anchored by two posts, one at the top stair and one at the bottom stair. The handrails will be painted black. The handrails associated with the stairs at the rear of the house will be on the left side of the stairs. The handrail with the front stairs will be in the middle of the stairs because these stairs are very wide.













Rear stairs 1



Rear stairs 1





Rear stairs 2







Proposed Work to 320 E Courtland Pl

We are proposing adding three exterior handrails. There are three exterior entrances with more than four stairs, one in the front and two in the rear of the house. Building code requires a railing when more than four risers are present. We are proposing using the same design for all three railings, with the two in the rear being identical. We propose using 1.5" galvanized steel pipe with a height of 36". The posts and handrail will both be 1.5" galvanized steel pipe. We will secure the railing into the concrete with concrete screws. We would like to paint the railing black. We propose having a single railing at each site. The railing at the front of the house will run in the middle since the stairs are wide. The railings in the rear of the house will run along the left side. The inspiration for this design came from a similar house (photos attached), and we plan to replicate their design.

Proposed changes (Site Plan/Floor Plan)





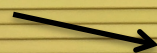


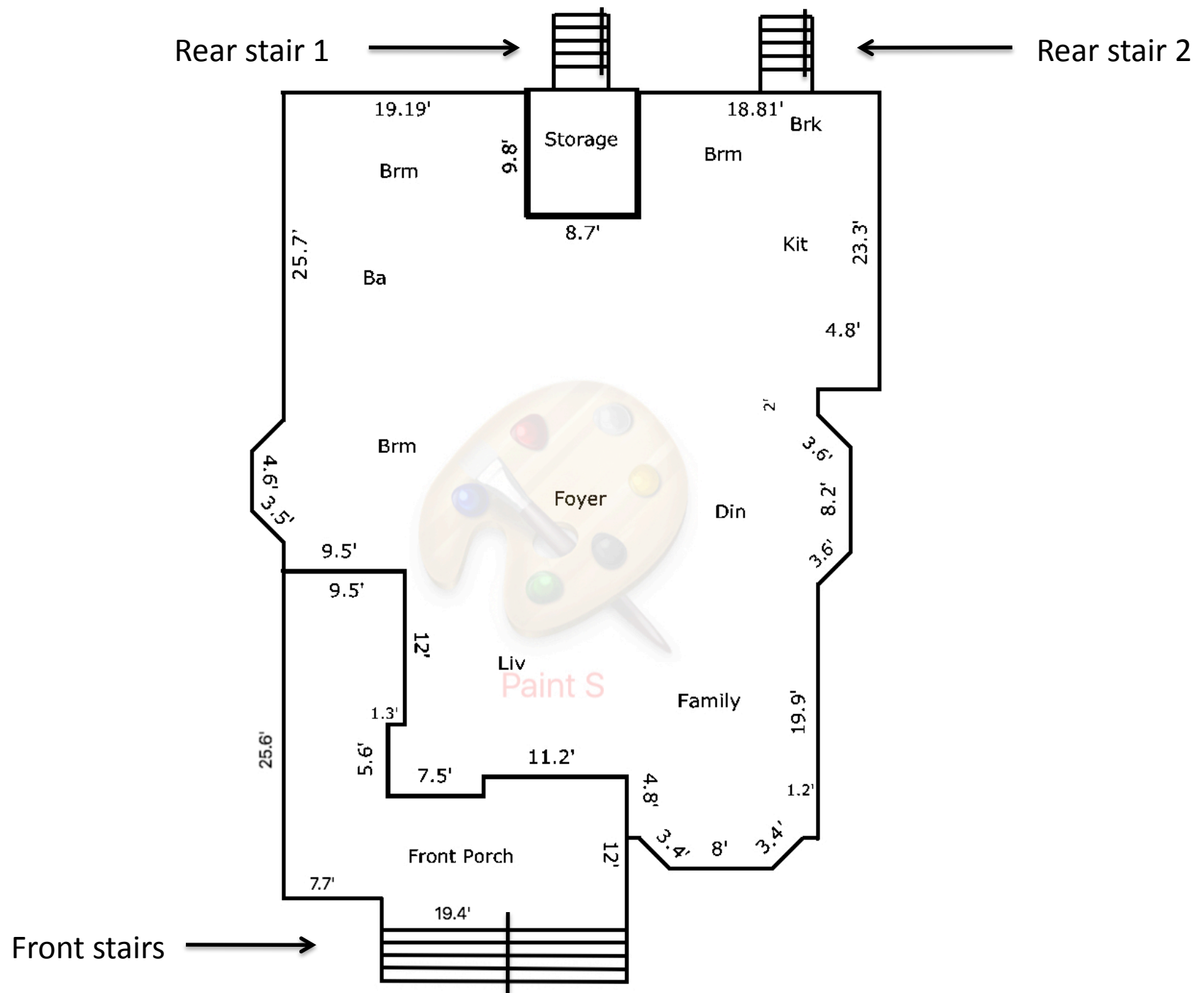
Rear entrance 1

36" tall

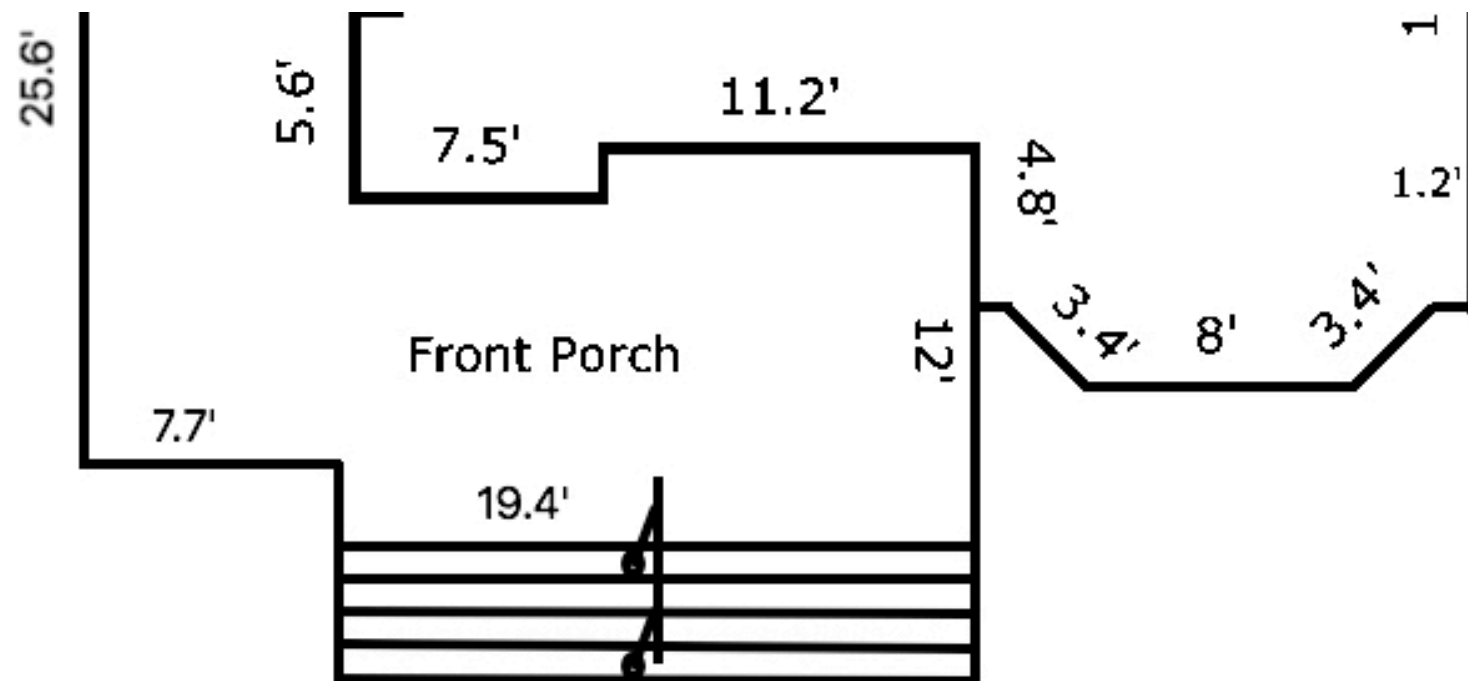
Rear entrance 2

36" tall

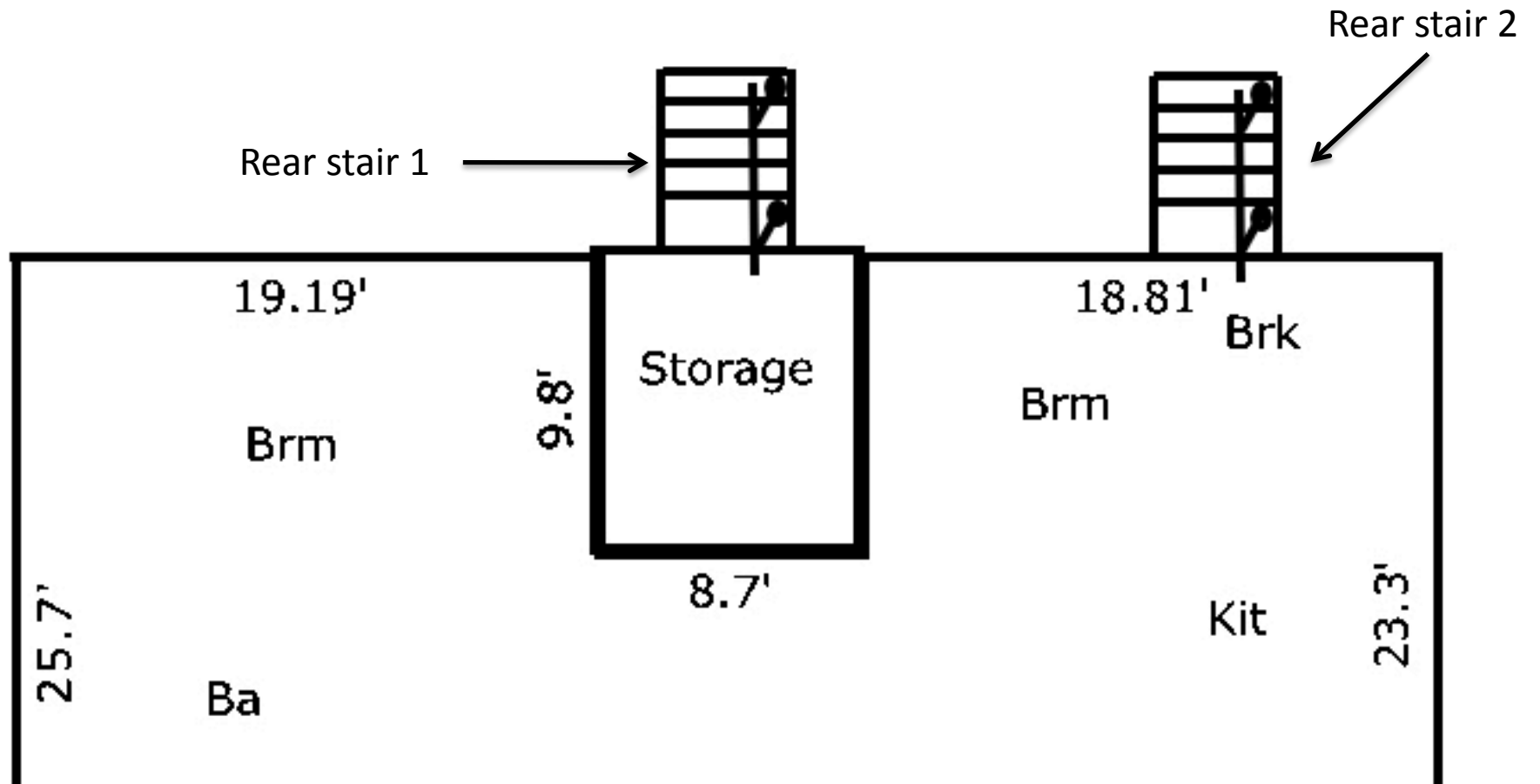




Front entrance



Rear Stairs



Proposed handrail design







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Material Specification and Documentation





Krylon COVERMAXX Brushed Metallic Paint

★ ★ ★ ★ ★

Not Yet Rated

[Write a Review](#)

Provides excellent coverage and brilliant color.

Options	Price
Container Size: 12 oz. 	Save 10% Every Day with PaintPerks® List Price: \$5.49
Sheen: <div>N/A </div>	
Base: Oil Rubbed Bronze Metallic Change Base	Sales Number: 1006-35903 Product Number: K09191000

All prices displayed are for U.S. Sherwin-Williams locations and are in U.S. Dollars. Prices do not include taxes or other fees as applicable.



Product Details



- Popular brushed metallic finish with rust protection
- Ideal for indoor furniture, accessories, crafts and decor
- Dries in 10 minutes or less
- For use on Wood, Metal, Wicker, Plastic, Glass, and Ceramic

Available Sheens

N/A

Satin

With its slight gloss, this finish offers the benefits of a richer look.

Product Specifications



Handrail paint

ings / Galvanized Pipe & Fittings / Galvanized Fittings / Nipples

Store SKU #182982



Mueller Global >

1-1/2 in. x 10 in. Galvanized Steel Nipple

★★★★★

[Write the first Review](#)

[Ask the first question](#)

\$8⁹⁸ /each

Overview

Use the MUELLER GLOBAL 1-1/2 in. x 10 in. Galvanized Steel Nipple to repair pipe or make an extension from a fitting or existing pipe. Featuring galvanized construction, this nipple can be used for residential potable water and drainage app... [See Full Description](#)

Handrail
and posts

100536541

Store SKU #664375



LDR Industries >

1-1/2 in. x 10 ft. Galvanized Steel Pipe

★★★★★ (7) ▾

[Write a Review](#)

[Questions & Answers \(9\)](#)

- Durable steel pipe built to last for heavy-duty use
- Made to fit residential and light commercial applications
- Plastic end caps offer protection during transport

\$52⁹⁴ /each

Store SKU #181749



Mueller Global >

1-1/2 in. Galvanized Malleable Iron 90 degree FPT x FPT Elbow

★★★★★ [Write the first Review](#) [Questions & Answers \(1\)](#)

\$7²¹ /each

Choose Your Options

Inlet Diameter (in.): 1.5

0.5	0.75	1	1.25	1.5	2
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I Store SKU #182044



LDR Industries >

1-1/2 in. Galvanized Iron Cap

★★★★★ [Write the first Review](#) [Questions & Answers \(1\)](#)

\$5³⁸ /each

Choose Your Options

Inlet Diameter (in.): 1.5

1	1.25	1.5	2
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Store SKU #181978



Mueller Global >

1-1/2 in. Galvanized Malleable Iron Tee

★★★★★

[Write the first Review](#)

[Questions & Answers \(1\)](#)

\$10⁹⁸ /each

Overview

Designed to join 3 lengths of pipe in a 90° branch connection, the Mueller Global 1-1/2 in. galvanized iron tee is zinc coated, meets low lead requirements, and is suitable for use in drainage and potable water systems. This tee is designed to... [See Full Description](#)

Store SKU #182168



1-1/2 in. Galvanized Malleable Iron Floor Flange

★★★★★

[Write the first Review](#)

[Questions & Answers \(2\)](#)

\$15⁹⁸ /each

Choose Your Options

Inlet Diameter (in.): **1.5**

[.375](#)

[0.5](#)

[0.75](#)

[1](#)

[1.25](#)

[1.5](#)

[2](#)