

HISTORIC AND DESIGN REVIEW COMMISSION

August 07, 2019

HDRC CASE NO: 2019-400
ADDRESS: 930 HAYS ST
LEGAL DESCRIPTION: NCB 1657 BLK E LOT N 141 FT OF 8 & N 141 FT OF E 16.2 FT OF 7
ZONING: RM-6, H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Chris Coker/BLUE LINE HOUSING LLC
OWNER: Chris Coker/BLUE LINE HOUSING LLC
TYPE OF WORK: Fenestration changes; door replacement
APPLICATION RECEIVED: July 16, 2019
60-DAY REVIEW: September 14, 2019
CASE MANAGER: Edward Hall
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to perform various exterior modifications to the historic structure at 930 Hays. Within this request, the applicant has proposed the following:

1. Modify the east elevation by enclosing an existing, non-original door in the rear addition, and modify an original window opening into a door opening.
2. Replace the existing, wrought iron columns with turned wood columns.
3. Install porch railings on the existing porch.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for Exterior Maintenance and Alterations

A. MAINTENANCE (PRESERVATION)

- 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.
- Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.
- Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.
- Screens and shutters*—Preserve historic window screens and shutters.
- 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)

- 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.
- 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.
- Glazed area*—Avoid installing interior floors or suspended ceilings that block the glazed area of historic windows.
- 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.
- 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.

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 historic structure at 930 Hays was constructed circa 1910 and is found on the 1912 Sanborn Map. The structure was constructed in the Folk Victorian style and features a hipped roof with a front facing gabled roof and a standing seam metal roof. The structure features modifications including rear and side additions, a concrete front porch, wrought iron porch columns, replacement windows and other non-original elements that reflect the structure's time as a multi-family residential structure. The structure is contributing to the Dignowity Hill Historic District.
- b. FENESTRATION MODIFICATIONS – The applicant has proposed to modify the east elevation by enclosing an existing, non-original door in the rear addition, and modify an original window opening into a door opening. The Guidelines for Exterior Maintenance and Alterations 6.A.i. notes that existing window and door openings should be preserved. Additionally, the Guidelines note that new window and door openings should not be created on a primary façade, or where visible from the public right of way. While not original to the structure, the rear addition is found on the 1951 Sanborn Map. Staff finds that existing window and door openings should remain as they currently exist, to be consistent with the Guidelines. Existing door openings may be covered from the interior through the construction of a furr wall.
- c. COLUMN REPLACEMENT – The applicant has proposed to replace the existing (four) wrought iron columns with five turned wood columns. At this time, the applicant has not provided a detailed columns sketch. Staff finds the replacement of the non-original columns with turned wood columns to be appropriate; however, a column detail is to be submitted to OHP staff for review and approval prior to the issuance of a Certificate of Appropriateness. Columns should feature capital and base trim as well as chamfered corners.
- d. PORCH RAILINGS – Per the submitted application documents, the applicant has proposed to install porch railings. Staff finds the installation of porch railings to be inappropriate with the existing concrete porch, as this combination is not found in a historic nature in the district.

RECOMMENDATION:

Staff does not recommend approval of item #1, fenestration modifications to the east façade based on finding b. Staff recommends that at least one door opening remain as it currently exists.

Staff recommends approval of item #2 with the following stipulations:

- i. That a column detail is submitted to OHP staff for review and approval prior to the issuance of a Certificate of Appropriateness. Columns should feature capital and base trim as well as chamfered corners.

Staff does not recommend approval of item #3 based on finding d.

148

158

HAYS

930

147

BURNETT

135

N. PINE

WILLOW

MUNCEY

134

135

NOLAN

Scale of Feet.

50 40 30 20 10 0 50 100 150

158

HAYS

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AAV Renovations

930 Hays St Renovation

1. Remove back door due to this house being a multifamily and now is being converted to single family.
2. Remove the awnings and use 1 awning for the new door location.
3. New door location will be on side where kitchen is located. It will have stairs and will be the door for side.
4. The opening for the new door will be the same opening it is now for window that is currently there. We will just modify the height to be an 82” high opening and a 32” door (exterior – historic door).
5. Installing 5 curved columns 5” each in width.
6. Building an enclosed deck using existing patio.

Muncey St.

SIDE WALK

SIDEWALK.

opening

fence

fence

fence

930 Hays

porch

Hays

St.

























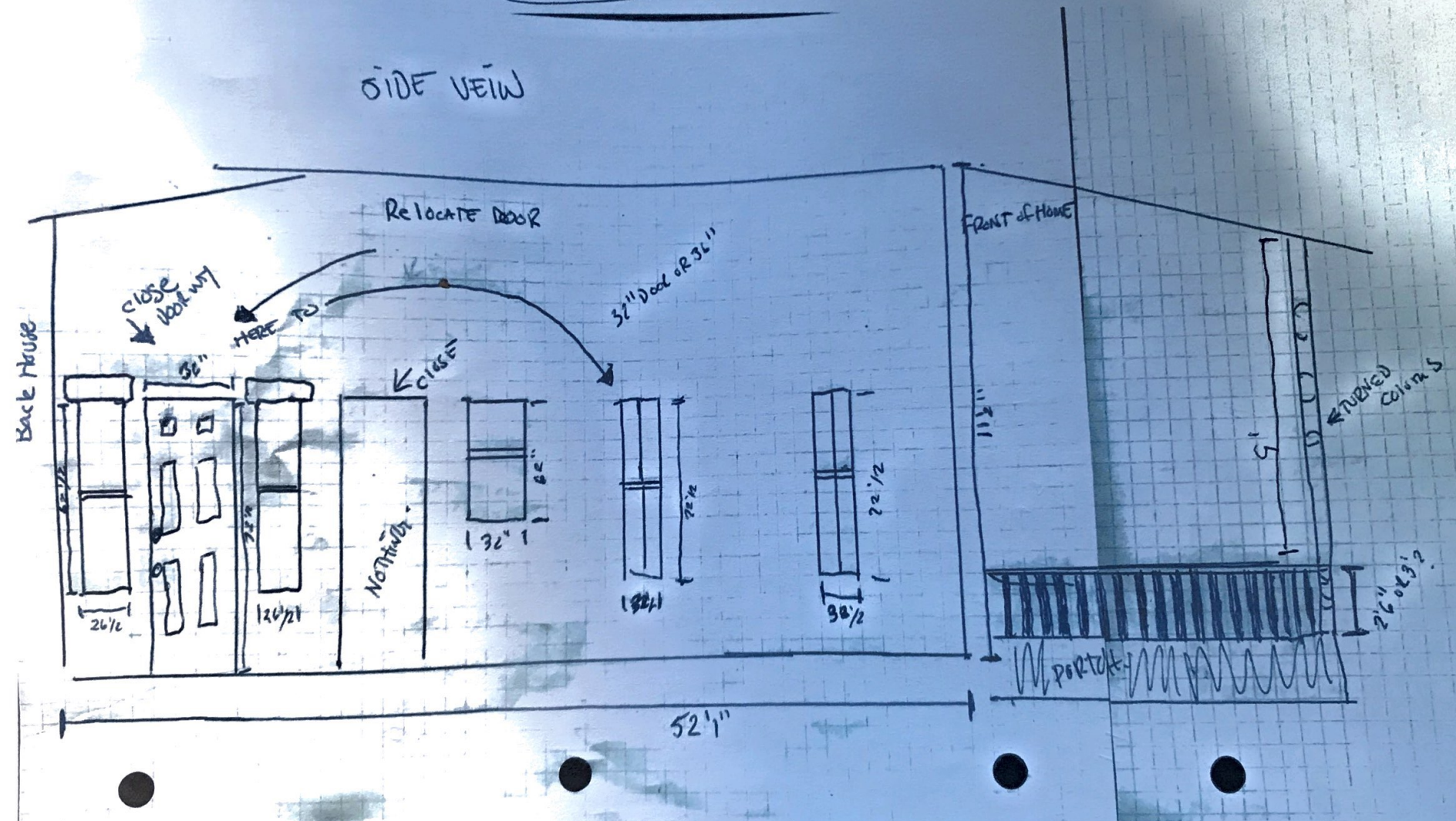


40'3

BEFORE

930 HAYS

SIDE VIEW



AFTER

FINISHED SIDE VIEW

930 HRS

Root

Back Home

 $\frac{1}{2}$ $2c \frac{1}{2}$

29.2

 $x/2$
$$\frac{721}{2}$$

F-32-1

1129

3" DOOR
32"
using existing opening

32

1108

32"

Steps

52' 11"

$$\frac{121}{2}$$
$$\frac{1}{26 \frac{1}{2}}$$

13, 14

1.

Renewed column 5

10.

2'6" 15'3"

poloh