HISTORIC AND DESIGN REVIEW COMMISSION

August 21, 2019

HDRC CASE NO: 2019-451

ADDRESS: 523 BURNET ST

LEGAL DESCRIPTION: NCB 537 BLK 22 LOT W 52 FT OF 13

ZONING: RM-6, H

CITY COUNCIL DIST.: 2

DISTRICT: Dignowity Hill Historic District

APPLICANT: Travis Wagner/WAGNER TRAVIS & STEPHANIE L **OWNER:** Travis Wagner/WAGNER TRAVIS & STEPHANIE L

TYPE OF WORK: Exterior alterations
APPLICATION RECEIVED: August 05, 2019
60-DAY REVIEW: October 04, 2019
CASE MANAGER: Edward Hall

REQUEST:

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

- 1. Repair damaged fascia, trim and wood elements and paint the exterior of the historic structure.
- 2. Perform exterior modifications including the restoration of the front porch to include door and window installation, column installation and porch deck construction.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Guidelines for 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 historic structure at 523 Burnet was constructed circa 1910 and is found on the 1912 Sanborn Map. The historic

structure was constructed in the Folk Victorian style. The structure has been modified from its original form and currently features a front porch that has been enclosed. At this time, the applicant has proposed to restore the front porch.

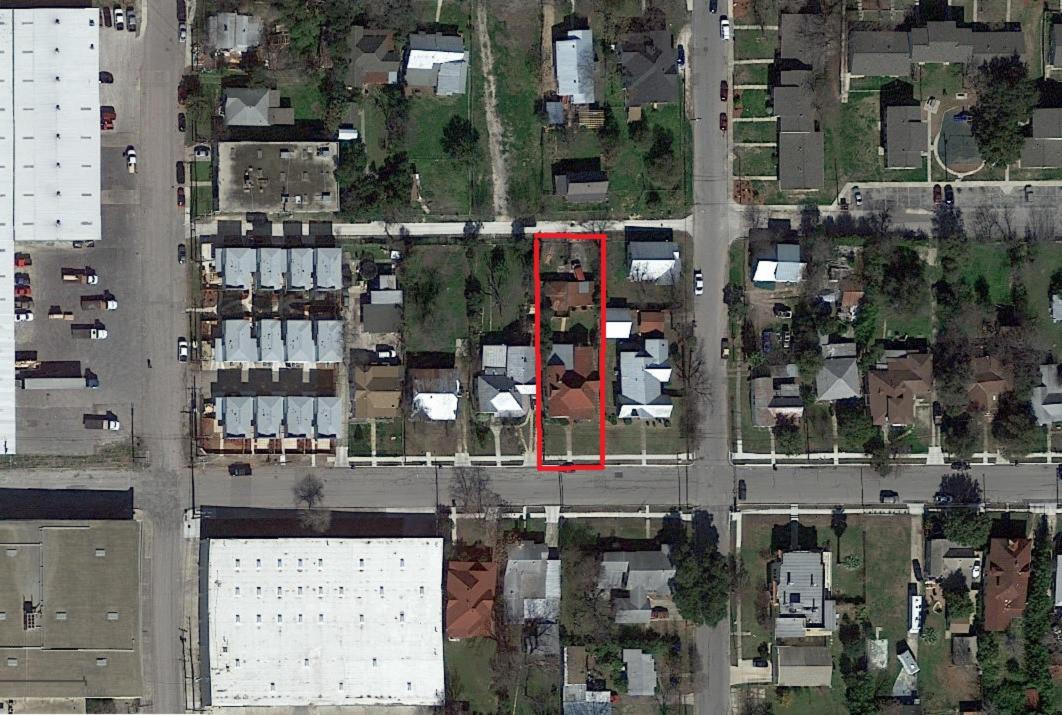
- b. REPAIRS The applicant has proposed to repair damaged fascia, trim and wood elements and paint the exterior of the historic structure. The applicant has noted that all wood repair will be done in-kind. Staff finds this to be appropriate and consistent with the Guidelines.
- c. PORCH RESTORATION The applicant has proposed to restore the front porch, which has previously been enclosed. Per the application documents, the porch deck will feature an overall height of twenty-eight (28) inches. The applicant has noted porch dimensions of twenty-two (22) feet in width and 10° 7" in depth. The applicant has not specified materials for decking and skirting at this time. Staff recommends that the applicant install lap skirting with a profile that is consistent with that found on the historic structure, and that porch decking consist of 1x3 tongue and groove decking that is installed perpendicular to the porch wall.
- d. PORCH RESOTRATION (Columns) The applicant has noted the installation of three square porch columns, one of which is to feature a pediment. Staff finds this to be inappropriate for the Folk Victorian style. Staff finds that the applicant should install porch columns to the immediate right of the porch and at the corner of the porch. If original columns are sourced, the half wall columns at the left and rear corner of the porch should also be installed. Replacement columns should feature a size six inches square with both capital and base trim and chamfered corners.
- e. PORCH RESTORATION (Railings) The applicant has proposed to install porch railings. While they may not have original existed, staff finds that railing may be appropriate in the proposed porch reconstruction; however, staff finds that the porch railings should be simple in design as to not appear original. The proposed railings should feature both a top and bottom rail. The bottom rail should feature a vertical orientation and should be installed approximately three to four inches above the porch decking. Both top and bottom rails should be constructed from 2"x4" members. The proposed railing should not feature an overall height of more than three (3) feet.
- f. PORCH RESTORATION (Fascia) The applicant has noted a porch header, but has not specified dimensions. Staff finds that the applicant should install porch fascia and soffit materials that match those found historically on the structure.
- g. PORCH FAÇADE (Fenestration) The applicant has not included windows in the proposed porch reconstruction. Staff finds that windows should be added to the front façade and should be installed to be consistent with the historic window depth found on the structure. Staff finds the front windows should be paired and spaced evenly between the right wall and front door. The windows should feature widths, head height and sill height that match that of those found historically on the structure. Regarding window materials, staff finds that a double-hung, one-over-one wood be used. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. 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 window trim to add thickness. Window trim must feature traditional dimensions and 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.

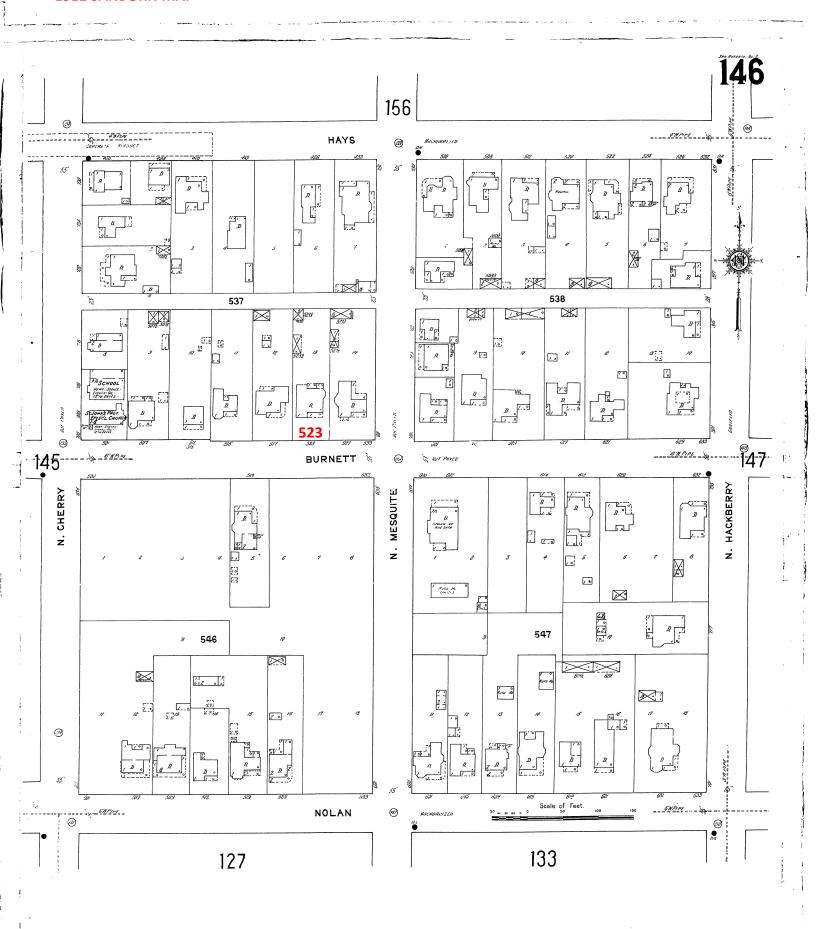
RECOMMENDATION:

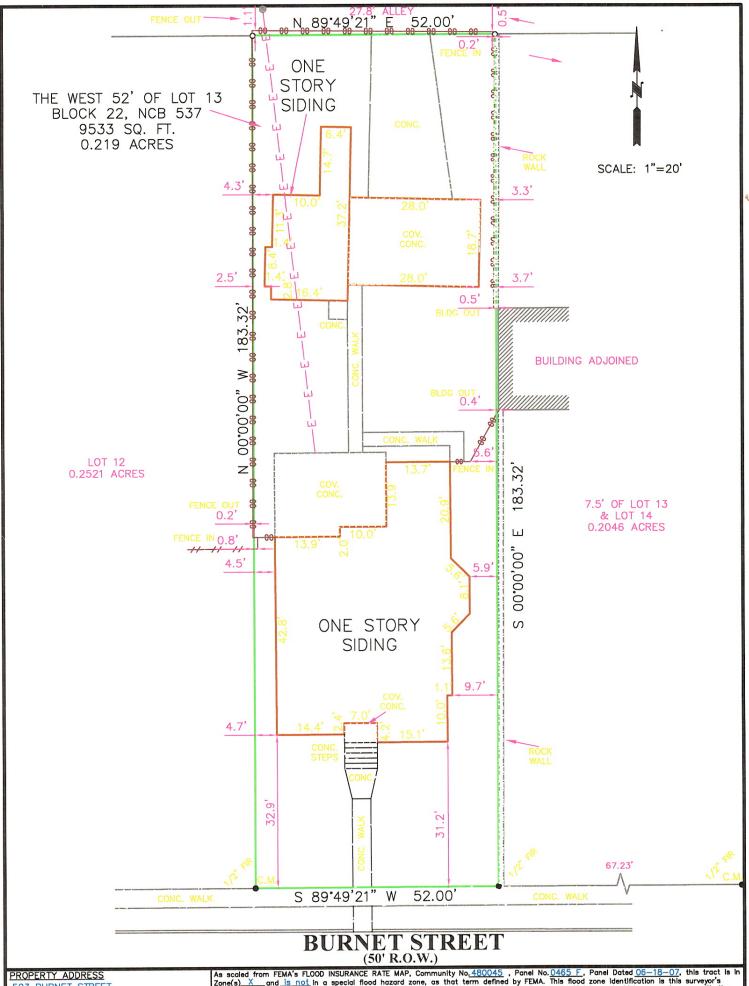
Staff recommends approval based on findings a through g with the following stipulations:

- i. That the applicant install lap skirting with a profile that is consistent with that found on the historic structure, and that porch decking consist of 1x3 tongue and groove decking that is installed perpendicular to the porch wall, as noted in finding c.
- ii. That the applicant install porch columns to the immediate right of the porch and at the corner of the porch. If original columns are sourced, the half wall columns at the left and rear corner of the porch should also be installed. Replacement columns should feature a size six inches square with both capital and base trim and chamfered corners. The proposed column with a pediment should be eliminated.
- iii. That the proposed railings feature both a top and bottom rail. The bottom rail should feature a vertical orientation and should be installed approximately three to four inches above the porch decking. Both top and bottom rails should be constructed from 2"x4" members. The proposed railing should not feature an overall height of more than three (3) feet.
- iv. That the applicant install porch fascia and soffit materials that match those found historically on the structure.
- v. That windows be added to the front façade and should be installed to be consistent with the historic window depth found on the structure. Staff recommends that the front windows be paired and spaced evenly between the right

wall and front door. The windows should feature widths, head height and sill height that match that of those found historically on the structure. Regarding window materials, staff finds that a double-hung, one-over-one wood be used. Meeting rails must be no taller than 1.25" and stiles no wider than 2.25". White manufacturer's color is not allowed, and color selection must be presented to staff. 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 window trim to add thickness. Window trim must feature traditional dimensions and 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.

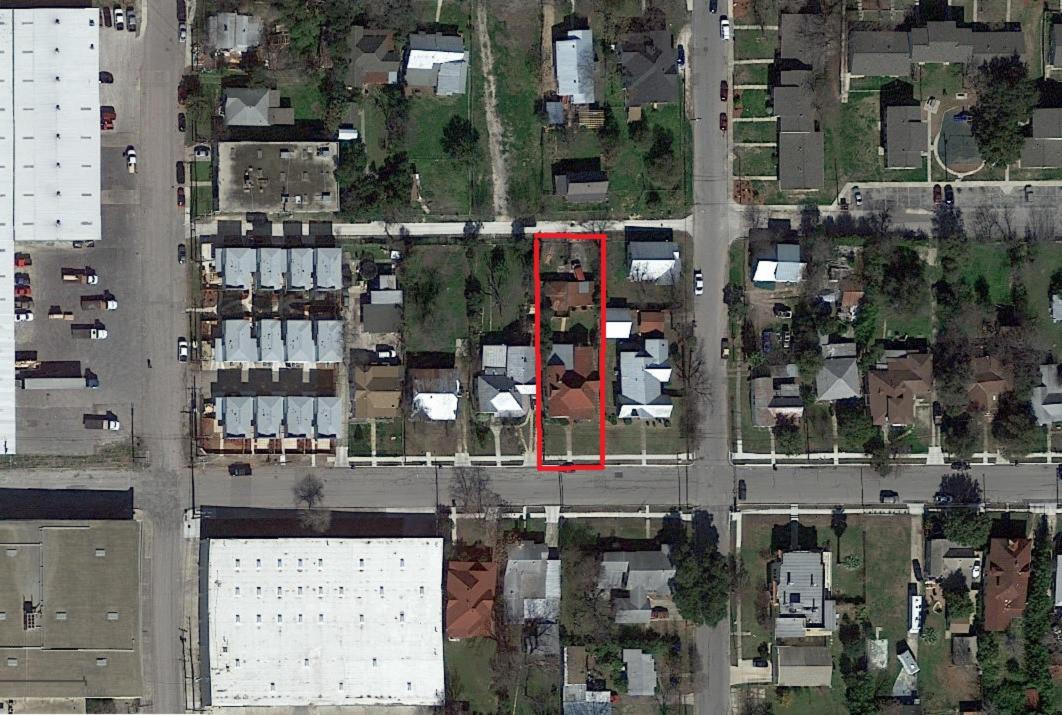






523 BURNET STREET

As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No. 480045 , Panel No. 0465 F. Panel Dated 06—18—07, this tract is in Zone(s) X and is not in a special flood hazard zone, as that term defined by FEMA. This flood zone identification is this surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state of local officials, and which may not agree with the tract's actual conditions. This surveyor does not certify the accuracy of this flood zone designation. It is the responsibility of any interested bersons to verify the accuracy of the flood zone designation with FEMA and state and local officials. Because this is a boundary survey, the



<u>523 Burnet, 78202 – Scope of Work</u>

- Owner intends to paint the home exterior with Sherwin Williams historic colors. Primary exterior color will be Sheraton Sage (SW 0014), with trim & accents being Downing Sand (SW 2822). Any repair/maintenance of fascia and/or trim that is needed will be repaired before painting, and repaired in such a manner to keep it in it's original design.
- Owner intends to open up the original front porch which is now enclosed. This will involve
 relocating the current front door and moving it back about 4 feet, returning it to it's original
 location. The two front porch walls which consist of wood siding and windows that now enclose
 the porch will be removed. Once removed, if there are hidden original columns still there,
 owner will utilize and/or match existing columns. If no columns are there, then owner will use
 the following from Home Depot.

https://www.homedepot.com/b/Building-Materials/Wood/N-5yc1vZaqnsZ1z0vir2/Ntk-ProductInfoMatch/Ntt-porch%2Bcolumn?NCNI-5&storeSelection=581,588,586,6547,6544

There will be 2 columns on each side of exterior stair entry, 1 on right corner, and 1 on back right corner against house.

Railings and balusters will be added between columns around perimeter of front porch utilizing the following:

Balusters - 34 in. x 1-3/4 in. 5105 Primed Square Top Baluster

 $\underline{\text{https://www.homedepot.com/p/Stair-Parts-34-in-x-1-3-4-in-5105-Primed-Square-Top-Baluster-5105X-034-0000F/205890154}$

The inside back wall of the porch will be enclosed with wood siding to match existing. The original bead board porch ceiling will be repaired where needed, cleaned up, and painted a pale blue consistent with historic porches. The porch floor will also be painted the same pale blue. The inside and exterior of the porch currently has pitched/decorative trim on the front of the porch, and right side of the porch. These will be left as they are assuming they are original to the structure. Upon demoing walls, if they are found to not be original, they will be removed.













FRONT ELEVATION BASE 96" FULL (8"4"), 51/4 x51/4 WILL
POSTS = COLUMNS EAST ELEVATION
PORCH ROOF PORCH HEADER