
DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
EVALUATION SHEET
Case #

ADDRESS: 1401 Hampton Street

APPLICANT: William Yandell

TAX MAP REFERENCE: 11402-03-02 thru 06 & 08-11

USE OF PROPERTY: apartments

REVIEW DISTRICT: Design/Development District

NATURE OF REQUEST: Request for Certificate of Design Approval for repairs and renovations to existing buildings.

FINDINGS/COMMENTS:

The proposal is for repairs and renovations to an existing structure, which is historically significant.

CITY CENTER DESIGN/DEVELOPMENT GUIDELINES

5.9 Building Additions, Renovations, and Demolitions

When an existing structure is to be renovated or expanded, care should be taken to complete the work in a manner that respects the original design character of the structure. The appropriate design guidelines in this section are to be implemented whenever a structure is to be renovated or expanded.

5.9.1 Preservation of Traditional Features and Decoration

Sensitive response to existing materials, details, proportions, as well as patterns of materials and openings is strongly recommended when any such work will affect the appearance of an existing buildings exterior.

The building's exterior architectural features and details will be preserved as they exist today and are in excellent condition.

5.9.2 Removal of Elements Inconsistent with the Original Facade

Buildings are often altered over time in an effort by owners or shopkeepers to "keep up with changing times" or to "remake a tired image." Unfortunately, such changes are often done in a "tack-on" manner and result in gradual, but severe, erosion of the original character and cohesion of an area. Restoration of buildings which have been substantially or carelessly altered is strongly encouraged.

- *Existing building elements incompatible with the original façade design of the building should be removed. These include: excessive use of exterior embellishments and "modernized" elements such as metal grilles or rusticated materials.*

There are a few changes that have been made over the years which are inconsistent with the original architecture; decorative cast bronze light fixtures were removed and replaced with modern spot lights. The renovation proposal includes having replicas made from detailed drawings that exist from the original plans, and installing them in the original locations on either side of the main entry.

The entrance canopy on Hampton Street is not original to the building, but is not incompatible with the architecture. The applicants would like to keep the canopy and staff does not think it is necessary to remove the canopy at this time.

On the rear elevation, a mechanical room that was added in the 1960's will be removed, and infill windows will be installed to match the pattern and profile of existing windows.

5.9.4 Window replacement

The impact of windows on the façade is determined by the size, shape, pattern of openings, spacing and placement within the façade. When altering or reconstructing windows, consideration of these elements is crucial to retaining the structure's original architectural balance and integrity.

The original windows in the older, 3-story part of the building are mostly wood casement windows. There are also some double-hung metal windows at the ground level that match the metal double-hung windows in the 1930's addition. All of the windows have been protected with multiple layers of paint and are in good condition, although mostly not operating.

- *If possible, save and restore the original windows and frames. Replace missing, rotting, or broken sash, frames, mullions, and muntins with similar material.*

The original windows are in good condition and will remain in place. Louvers that have been placed in window openings will be removed to restore the window to its original configuration.

- *If the original window openings have been altered, developers are encouraged to restore the openings to their original configuration and detail. Blocking or filling window openings that contribute to the overall façade design is discouraged.*

Several of the lower level windows have been blocked in along the sidewalk. Fortunately, the windows are still in place behind the blocking. The proposal is to remove the block and reveal the original windows in their current locations.

- *When replacing windows, consideration should be given to the original size and shape detailing and framing materials. Where practical, replacement windows should be the same operating type as the original window.*

There is a window on the second floor, northwest corner of the Marion Street elevation that has been removed and blocked in with stone. The applicant plans to replace the window with a new window to match the wood casement originals.

5.9.5 Door Replacement

- *Where possible, original doors and door hardware should be retained, repaired and refinished, provided they can comply with the requirements of the Americans with Disabilities Act (ADA).*

The original doors will remain. ADA access will be provided at the rear of the building, where there is an existing ramp.

Replacement of two garage style roll-up doors on a small mechanical building on the north side (parking lot side) of the building is intended. The doors will be replaced with a prefinished aluminum window system with clear glass instead. A small air conditioning unit will be removed and the hole it leaves will be infilled with brick matching the existing brick.

5.9.8 Repair and Cleaning

- *Surface cleaning should be undertaken with the gentlest means possible. Sandblasting and other harsh cleaning methods that may damage historic building materials is strongly discouraged.*

It has not been determined yet whether cleaning of the limestone will be part of the scope of work. If so, the applicant should discuss methods with preservation staff and get approval in advance of any cleaning.

5.9.9 Replacement of Unavailable components

When historic construction materials cannot be replaced or matched, care should be taken to match the original pattern, thickness, color, and texture as closely as possible. Sandblasting and other harsh cleaning methods that may damage historic building materials is strongly discouraged.

A few components are being replaced, as mentioned earlier: missing windows, decorative light fixtures. Plans are to replace with details and materials to match originals. Paint will be removed from the glass in the arched windows to reveal clear glass, and any rotten wood will be replaced with wood to match profile of existing.

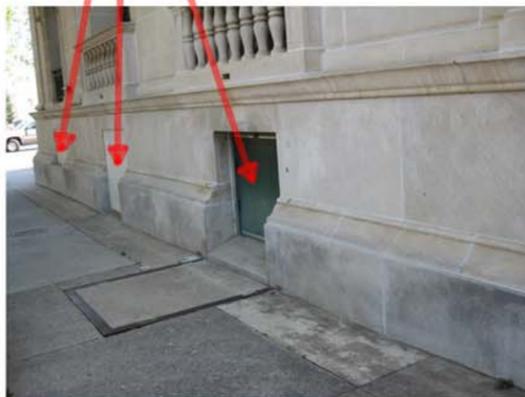
STAFF RECOMMENDATIONS: Staff recommends approval of the Request for Certificate of Design Approval, as the project meets Section 5.9 of the City Center Design Guidelines, and conditional upon any changes to proposed plans or additional details to be reviewed as they become available; all details deferred to staff.



1



2



2



Photo of existing (original) conditions in



3



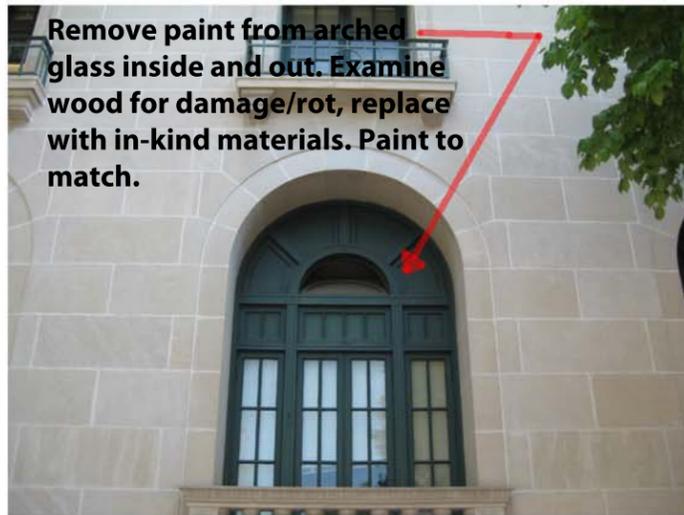
4



3

Elevation Notes

Sheet 1



Remove paint from arched glass inside and out. Examine wood for damage/rot, replace with in-kind materials. Paint to match.

1



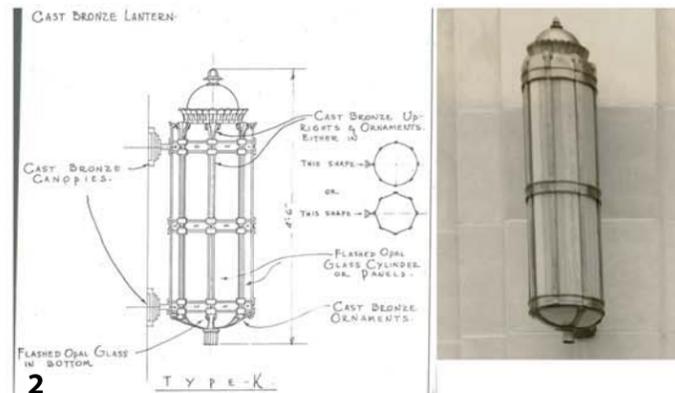
Existing light fixture to be removed and replaced with replica historic fixture.

2



Existing canopy to remain, paint to match existing color.

3



2

Elevation Notes

Sheet 2



Remove portion of paint to expose original metal. If brass remove paint and polish to match center rail.

4



Mural is to remain intact
no work in this area.

Elevation Notes

Sheet 3



Remove pilaster infill,
restore/replace windows
to original condition.

Remove Bars from windows.

Elevation Notes

Sheet 4



Before



After

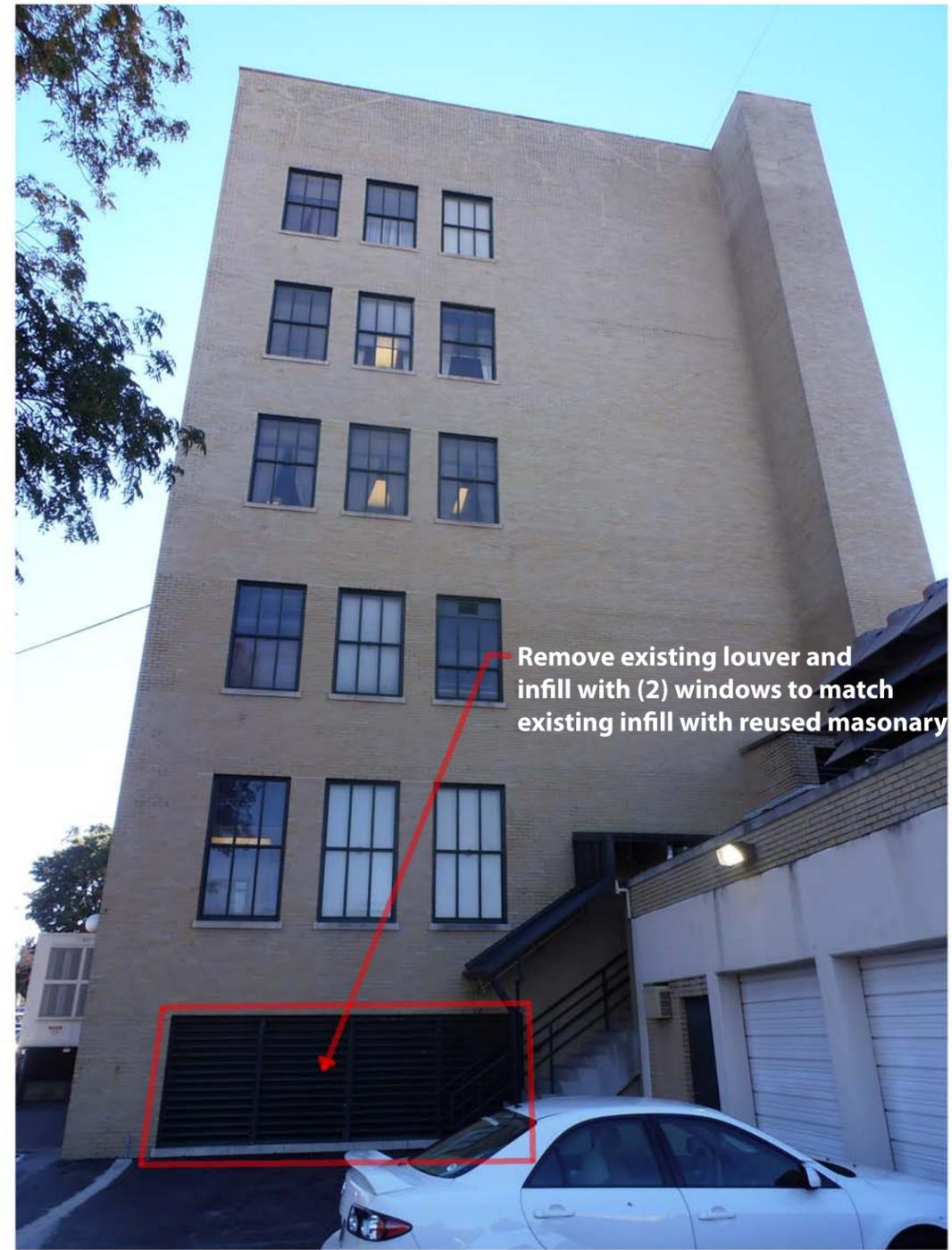
Elevation Notes

Sheet 5



Elevation Notes

Sheet 6

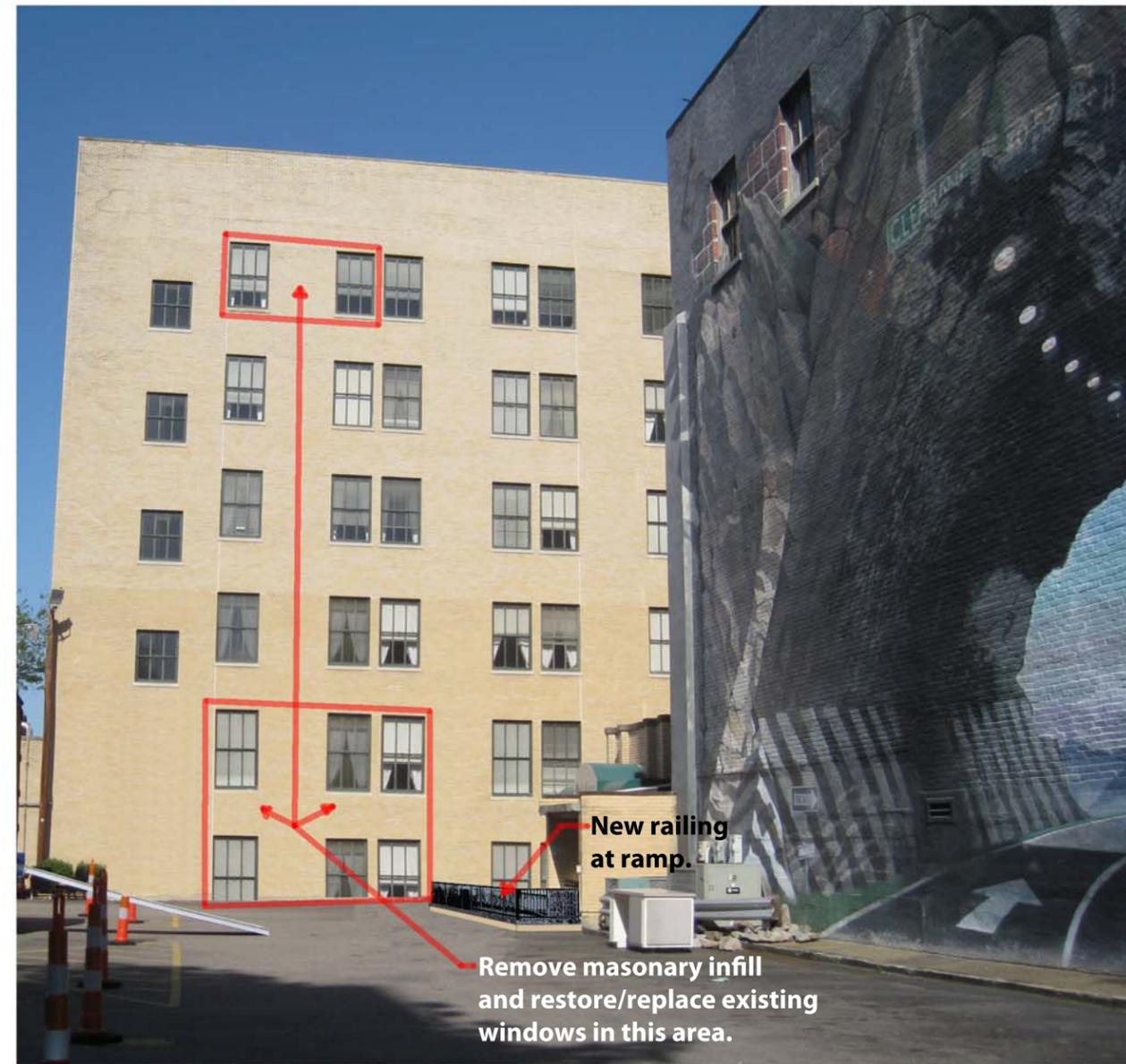


Elevation Notes

Sheet 7



Before



After

Elevation Notes

Sheet 8