
DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC AGENDA
EVALUATION SHEET
Case #11

ADDRESS: NX2210 Wayne Street (Project 1)

APPLICANT: Harbinger Homes, LLC
George W. McManus IV, builder

TAX MAP REFERENCE: TMS#09011-02-24

USE OF PROPERTY: Residential

REVIEW DISTRICT: Elmwood Park Architectural Conservation District

NATURE OF REQUEST: Request for a Certificate of Design Approval for
new construction

FINDINGS/COMMENTS:

The applicant owns a vacant parcel next to 2210 Wayne Street that he intends to subdivide into two lots and build two new houses upon. The lots will be approximately 53' x 150' each, which is slightly wider than average lot widths in the Elmwood Park Architectural Conservation District. This evaluation is for Project #1 of the two new houses being proposed. The design for the house is based on the typical American Foursquare style with a central main entry, which can be found throughout the neighborhood in various forms. It features a hipped main roof with a one-story front porch supported by tapered post-on-pier columns. The proposed two-story, single-family residence is approximately 2,500 square feet.

PERTINENT SECTIONS FROM THE CITY ORDINANCE

Section 17-674(d) Criteria for review of design of structures and sites.

- (1) *Height: Construct new buildings to a height that is compatible with the height of surrounding historic buildings.*

The lot upon which the proposed house will be constructed is currently flanked by a one-story house on the right and a two-story house on the left. The height of the proposed house is two-stories and is compatible with the height of surrounding historic buildings.

- (2) *Size and scale: The size and scale of a new building shall be visually compatible with surrounding buildings.*

The proposed house is two-stories in height and approximately 31' in width. This size and scale is visually compatible with surrounding buildings.

- (3) *Massing: Arrange the mass of a new building (the relationship of solid components (ex. walls, columns, etc.) to open spaces (ex. windows, doors arches)) so that it is compatible with existing historic buildings on the block or street.*

The massing of the proposed house is compatible with existing historic buildings on the block or street. The fenestration pattern is balanced and generally consistent with other configurations found within the district. Staff recommends vertically aligning (stacking) the windows on the first and second floors near the rear of the house on both sides to be more in keeping with historic patterns found in the district.

- (4) *Directional expression: Site the entrance of the building so that it is compatible with surrounding buildings.*

The proposed house has a similar orientation to other houses on the street and the main entrance is compatible with surrounding buildings.

- (5) *Setback: Locate the new building on the site so that the distance of the structure from the right-of-way is similar to adjacent structures.*

The applicant's site plan shows a 30' setback. Staff recommends making the new house flush with the existing houses at 2210 and 2226 Wayne Street in order to keep the setbacks on the street consistent.

- (6) *Sense of entry: Place the main entrance and the associated architectural elements (porches, steps, etc.) so that they are compatible to surrounding structures. The main entrance shall be constructed with covered porches, porticos, or other architectural forms that are found on historic structures on the block or street.*

The proposed house features a 1-story full-façade, half-hip porch with a central gable on hip portion that is arched underneath. The porch is supported by tapered columns resting on brick piers. While the central arched gable on the porch is an unusual feature, there is at least one historic house in the district with a similar front porch design.

- (7) *Rhythm of openings: Construct new buildings so that the relationship of width to height of windows and doors, and the rhythm of solids to voids is visually compatible with historic buildings on the block or street. Maintain a similar ratio of height to width in the bays of the façade.*

The rhythm of openings for the proposed house is visually compatible with other historic buildings found in the district. The relationship of width to height of windows and doors, and the rhythm of solids to voids are visually compatible with historic buildings on the street. The fenestration pattern is balanced and generally consistent with other configurations found within the district. Staff recommends vertically aligning (stacking) the windows on the first and second floors near the rear of the house on both sides to be more in keeping with historic patterns found in the district.

- (8) *Roof shape:* Use roof shapes, pitches, and materials that are visually compatible with those of surrounding buildings.

The front elevation shows a 5/12 pitch for the primary hip roof, but the rear elevation shows the same roof with a 6/12 pitch. Staff recommends the 6/12 pitch to be used as it is more visually compatible with other historic roof pitches found within the district. All roofing surfaces will feature 30-year architectural shingles.

- (9) *Materials, textures, details:* Use materials, textures, and architectural features that are visually compatible with those of historic buildings on the block or street.

Entire house: Plastic, vinyl or PVC products are not permitted for any architectural feature as these products are not visually compatible with historic materials found in the district.

Windows: The applicant is proposing 1/1 wood windows. Alternatively, aluminum-clad wood windows can be used as they are permitted for new construction in Elmwood Park. All windows will be trimmed out with 6" headers and 4" surrounds. Materials used for trim will be wood or smooth cement fiberboard products to comply with the guidelines.

Walls: The elevations submitted to staff show smooth horizontal cement fiberboard siding with a 7.25" reveal on all sides, and wood or smooth cement fiberboard fascia, cornice, and corner boards.

Brackets: The front elevation shows eight brackets adjacent to the windows on the upper portion of the façade. These brackets are placed below the frieze board and do not appear to be supporting the eaves. Staff recommends removing the brackets as this is not typically an architectural feature seen on historic 2-story Foursquare houses in the Elmwood Park Architectural Conservation District.

Door: The proposed front door design features a rectangular upper glass insert over two vertical raised panels with matching sidelights on each side. The door will be constructed of insulated fiberglass and/or wood. Frosted, leaded or stained glass is not consistent with the character of the neighborhood; therefore, the glass in the upper insert and inserts will be clear.

Porch columns: The columns feature Craftsman style tapered porch supports with brick pier bases. The tapered supports will be constructed of wood and may be wrapped in smooth cement fiberboard. The column bases will be constructed of brick with concrete or brick caps. The front porch steps will be constructed of wood and the porch floor will feature tongue and groove wood boards.

Foundation: The entire house will rest on a built-up stem-wall slab. Staff recommends for the foundation to be clad in brick veneer to be more consistent with historic buildings in the district and to match the brick piers used for the front porch.

Fencing: The location of a proposed wooden privacy fence is shown on the site plan. Staff will work out any fence and gate details with the applicant if required as fences and walls can be reviewed by staff.

Driveway: The concrete driveway will extend from the curb cut to just over midway of the right side of the house. While the driveway is indicated at 11 feet on the site plan, it is allowed a maximum total width of 12 feet per City ordinance. A concrete walkway will connect the driveway to the front steps.

STAFF RECOMMENDATIONS:

*Staff finds that the proposed new construction generally complies with Section 17-674(d) Criteria for review of design of structures and sites in the City's Code of Ordinances. Staff **recommends granting a Certificate of Design Approval** for the construction of a new two-story single-family residence on NX2210 Wayne Street (Lot 15 or 17) with the following conditions:*

- The primary roof pitch shall be increased to 6/12
- Cornice line brackets on façade shall be removed
- Windows shall be wood or aluminum-clad
- Windows on the first and second floors near the rear of the house on both sides shall be vertically aligned
- Setback of the house shall be flush with existing adjacent houses
- All details deferred to staff.

HARBINGER HOMES

BUILDING & REMODELING

Material Specification Sheet

Foundation

10" deep concrete footings w/ Rebar
Built-Up Stem-wall Slab w/
Parged Exterior Veneer or High
Vent Crawl with Brick Curtain.

Floor system

Firs Floor – Concrete Slab of Wood
Framed
Second Floor- Floor Trusses
Double 2x10 girders
23/32" Advantec sub-floor

Exterior walls

Studs: 2x4-16" on center
Solid 2x4 top and bottom plates
Sheathing: 7/16" OSB Tall Wall
Wood Single hung windows, Lo-E
double Payne

Interior walls

Studs: 2x4-16" on center
Solid Double 2x4 top and bottom
plates

Roof

Trussed Roof with Stick Built
Dormers or Porches
7/16" ply roof decking
15lb felt paper
30 year architectural shingles
Continuous ridge vent

Plumbing

CPVC/Pex water lines
PVC sewer lines
Tank-less hot water heater
Stainless steel kitchen sink
Tile shower/ garden Tub in master
2 lavatory Sinks in master
Water-Closet
Elongated commodes
Clothes washer connection

Two outside water spigots
Washer-less faucets
Ice-maker hook-up

Heat and air system

Heat pump – Energy Efficient
14-seer Split Unit
Automatic thermostat control
All ducts insulated
Clothes dryer vent

Wiring

200 AMP panel
All cooper wiring except entrance
cable, electric range, and electric
furnace.
Two exterior receptacles
Ample receptacles in all rooms
Clothes dryer connection and vent
Lights in all bedroom closets
Attic light and crawl space light
Door chime
2 double food light
Phone outlets in all rooms
TV outlets in all rooms
Braced fan boxes in rooms

Insulation

Ceiling insulation R 33
Wall insulation R 13
Floor insulation R 19
Insulated baffles
Caulking – outer sills, doors,
windows, heat boots, plumbing
pipes and wires.

Exterior finish

All exterior wood to be treated
lumber
Insulated-Fiberglass/Wood front
door
Deadbolts on entrance doors
Smooth-Fiber Cement- siding
Insulated-Fiberglass Back door

Lo-E Insulated Windows Inserts

Interior finish

5/8" sheetrock on ceiling
1/2" sheetrock walls with smooth
finish
Raised panel cabinets and vanities
with furniture finish
Interior door – paint grade masonite
5 1/4 " baseboards throughout house
Mirrors above all vanities

Appliances (Energy Star Rated)

Self cleaning gas range with oven
and timer
Dishwasher
Refrigerator
Vented range hood
110 volt smoke/carbon monoxide
alarms with battery backup

Warranty

1-year Limited Warranty with
available 1-2-10 Supplemental

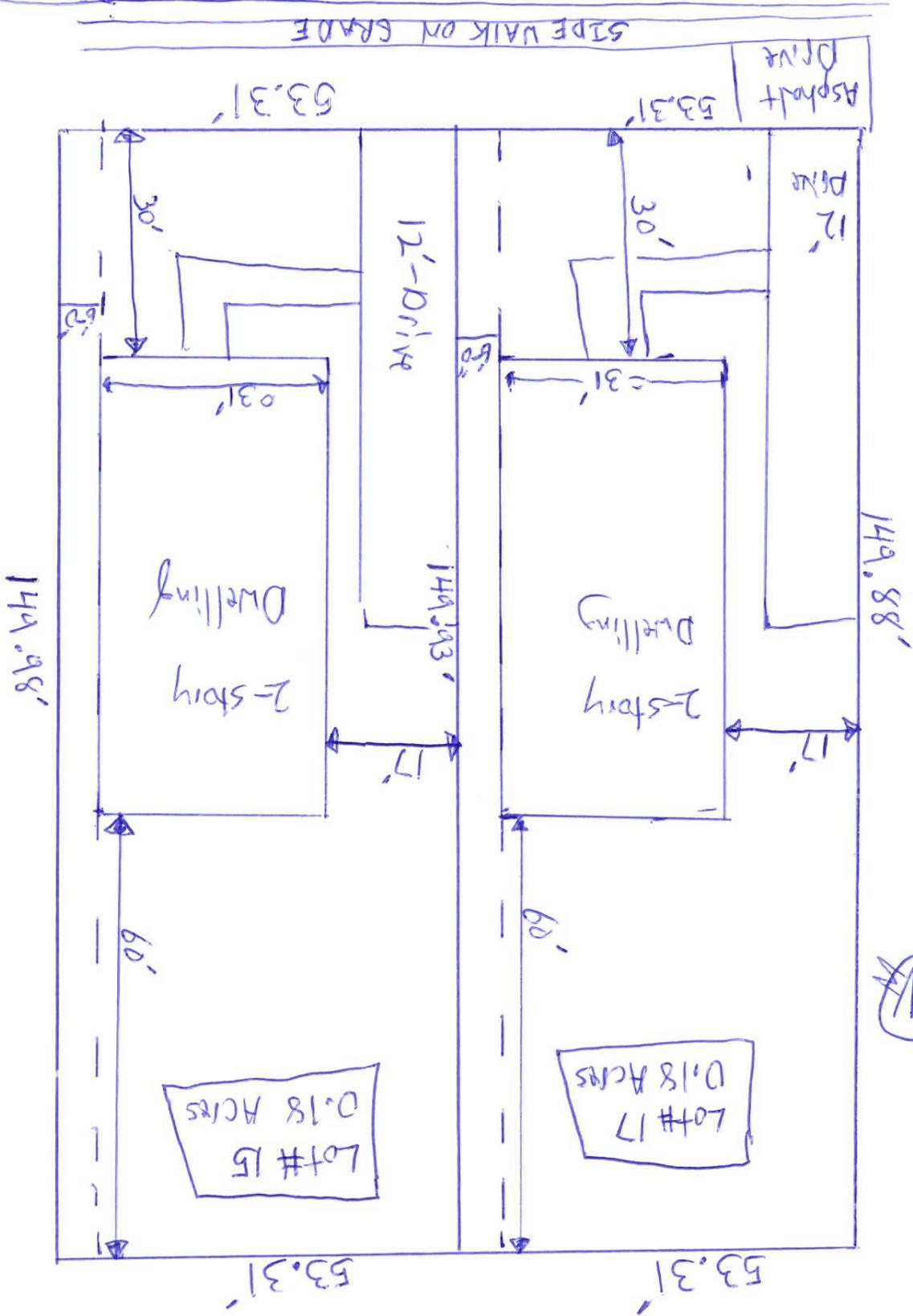

Builder _____ Date 6/3/2014


Owner _____ Date

Owner _____ Date

* Harbinger Homes, LLC reserves the
right to substitute materials of equal
value and quality.

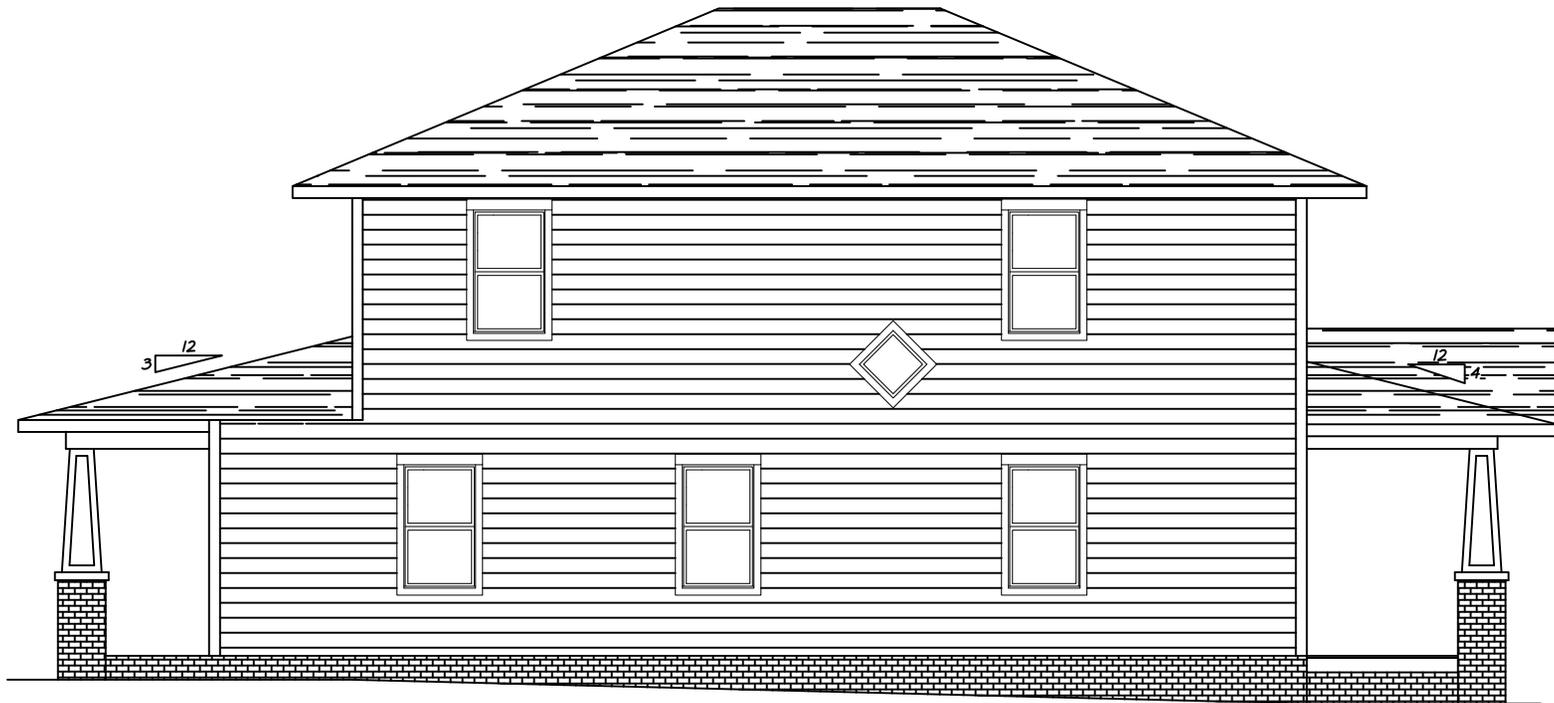
Scale: 1/4" = 5-feet
 5-40-1277
 WAYNE STREET





Front Elevation

Option #1



Lt. Side Elevation
Option # 1



Historic houses (2-story) located on the left side of the proposed building site.





Historic houses (1- and 2-story) located on the right side of the proposed building site.





Parcel of land to be divided into two lots for new construction.



D/DRC approved houses in the Elmwood Park PUD across the street from the proposed new construction site.