

D/DRC Case

1403 Confederate Avenue

Cottontown Architectural Conservation District

TMS: 09113-05-07

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
CONSENT AGENDA
EVALUATION SHEET
Case #5

ADDRESS: 1403 Confederate Avenue

APPLICANT: Sean Rankin, homeowner

TAX MAP REFERENCE: TMS#09113-05-07

USE OF PROPERTY: Residential

REVIEW DISTRICT: Cottontown/Bellevue Architectural Conservation District

NATURE OF REQUEST: Request for a Certificate of Design Approval for exterior changes.

FINDINGS/COMMENTS:

The two-story brick Prairie style house located at 1403 Confederate Avenue was built in ca. 1925 and is a contributing structure in the Cottontown/Bellevue Architectural Conservation District. Significant architectural features on the symmetrical primary façade include the original 6/1 historic wood windows, square brick porch piers and port cochere. Overall the exterior of the house has remained relatively unchanged over the years and retains a high degree of architectural integrity.

The applicant's proposal is to remove a non-original doorway located to the left of the original doorway on the façade. Two double hung windows mirroring ones found on the other side of the front door will be added back to the facade. Wood siding, matching the existing siding in profile, reveal, and material, will be used to infill below the windows, where the door opening was. This doorway was added to allow the home to operate as a triplex in the mid-20th century. The home is now a single family residence.

PERTINENT SECTIONS FROM GUIDELINES

SECTION VII: Guidelines for Maintenance & Rehabilitation

A. GENERAL PRINCIPLES

Rehabilitation is a practical approach to historic preservation. It is the process of repairing or altering a historic building while retaining its historic features. It represents a compromise between remodeling, which offers no sensitivity to the historic features of a building, and restoration, which is a more accurate but costly approach to repair, replacement, and maintenance.

Rehabilitation guidelines are limited to the review of exterior elements visible from the public right-of-way. The priority of the guidelines is to ensure the preservation of a building's character-defining features while accommodating an efficient contemporary use.

GUIDELINES

2. WINDOWS

a. Principles

Windows are a significant character-defining feature of any structure. They are like a piece of good furniture. Original windows were constructed so that individual components could be repaired, instead of requiring an entire new unit if one piece breaks or rots. This often means that an existing, historic window can be repaired for far less cost than a replacement. See the resource section for instructions on window repair and upgrade.

Repair of a historic window is the best first step when confronted with a damaged or deteriorated unit. If after careful evaluation, window frames and sash are so deteriorated they need replacement, new windows may be installed.

Replacement windows must be selected with care. They should generally match the original sash, pane size, configuration, glazing, materials, muntin and mullion detailing, and profile. Small differences between replacement and historic windows can make big differences in appearance.

If 50% or more are deteriorated or missing, then wholesale replacement of windows is allowable. When choosing replacements, the qualities of the original windows should be used as criteria. Consider the following features of the original:

- *trim detail;*
- *size, shape of frame, sash;*
- *location of meeting rail;*
- *reveal or set-back of window from wall plane;*
- *materials, reflective qualities of glass.*
- *muntin, mullion profiles, configuration.*

The new windows need not be exact replicas of the originals. In the Cottontown/Bellevue Architectural Conservation District, it is appropriate to substitute a window configuration found during the home's period of significance for the original. For instance, many homes have four slender panes over a single pane.

b. Guidelines

i. When technically and economically feasible, repair of deteriorated or damaged windows shall be preferred over replacement.

Not applicable.

ii. If replacement of a small number of units is deemed necessary after evaluating the sill, frame, sash, paint and wood surface, hardware, weatherstripping, stops, trim, operability, and glazing, replace with units that match the original in detailing, size, reflective quality, and materials.

Not applicable.

iii. If wholesale replacement is found to be necessary, either match the original unit or substitute a unit appropriate to the home's period of significance, maintaining the use of historic materials where possible. Replacement windows should either match the original or substitute new materials sympathetic to the original. At the time of publication of these Guidelines, wood and aluminum clad windows are the most appropriate

replacement materials. The usage of other materials, including vinyl, will be reviewed and evaluated based upon their compatibility/ appropriateness with the historically accurate materials. All approved materials must be a good visual substitute to wood/ the historically accurate material. Every material reviewed shall be evaluated based on the detailing, size, reflective quality, and materials when compared to wood and the original unit. The items listed below will be used to determine the appropriateness of proposed windows and materials.

- trim detail;
- size, shape of frame, sash;
- location of meeting rail;
- reveal or set-back of window from wall plane;
- materials, reflective qualities of glass.
- muntin, mullion profiles, configuration.

The new windows will match the existing windows in material, trim detail, reveal, proportion, muntin configuration, mullion profile and configuration, and all other details existing on the historic windows.

iv. Improve the thermal performance of existing windows and doors through adding or replacing weather stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.

Not applicable.

New Construction

9. Materials, Texture, and Details:

Use materials, textures, and architectural features that are visually compatible with those of historic buildings on the block or street. When selecting architectural details, consider the scale, placement, profile, and relief of details on surrounding structures for the basis of design decisions. If horizontal siding is to be used, consider the board size, width of exposure, length, and trim detail such as corner boards on adjacent historic structure for specifications of the new material.

The new windows will match the characteristics and detailing of the existing windows located on the façade of the home. These characteristics include matching the existing windows in material, trim detail, reveal, proportion, muntin configuration, mullion profile and configuration, and all other details existing on the historic windows.

STAFF RECOMMENDATIONS:

*Staff finds that the proposed exterior change complies with Section 7 and Section 9. Staff **recommends granting a Certificate of Design Approval** for this project with the following recommendations:*

- All details deferred to staff
- Replacement windows must match existing historic windows in material and all detailing.
- Wood siding in-fill must match the existing wood siding in material and all other detailing.

- 1403 Confederate Avenue – Cottontown Architectural Conservation District



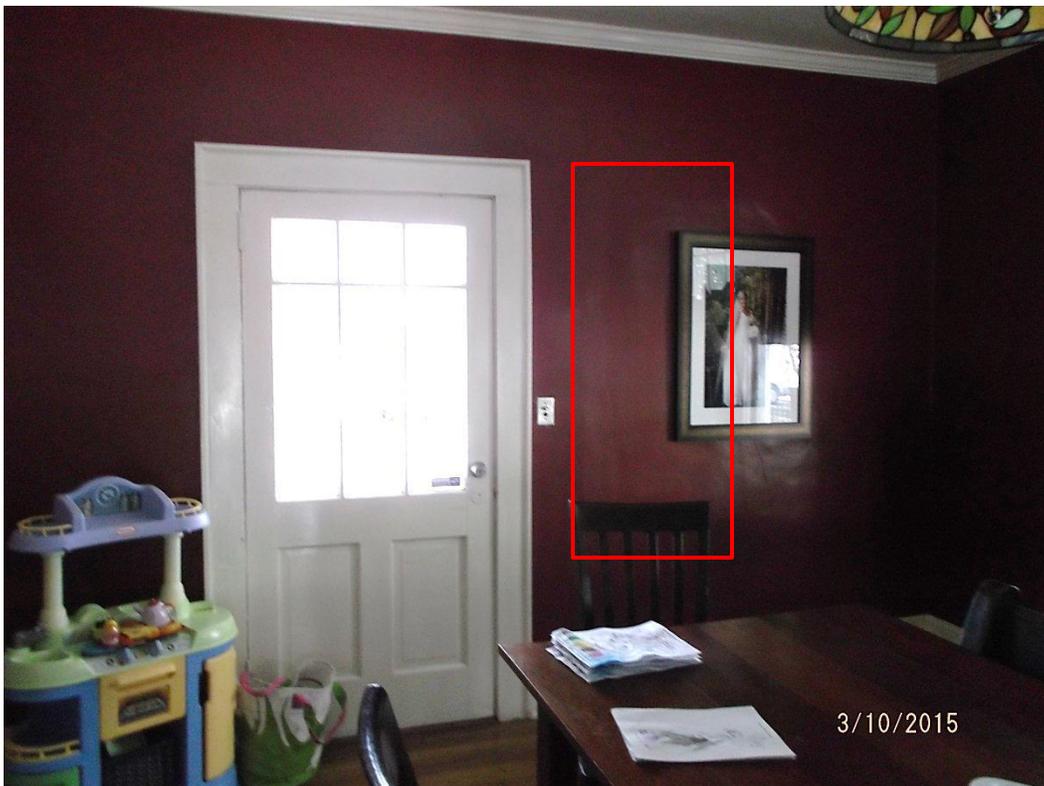
1403 Confederate Avenue



Door to be replaced with windows



Door to be replaced with windows



Interior of door. Ghost lines from previous opening can be seen to the right of door.