

D/DRC Case

914 Abbeville Street

Elmwood Park Architectural Conservation District

TMS: 09012-11-04

**DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC CONSENT AGENDA
EVALUATION SHEET
Case #2**

ADDRESS: 914 Abbeville Street

APPLICANT: Jeremy Rowe, property owner

TAX MAP REFERENCE: TMS#09012-11-04

USE OF PROPERTY: Residential

REVIEW DISTRICT: Elmwood Park Architectural Conservation District

NATURE OF REQUEST: Request Certificate of Design Approval for rear addition

FINDINGS/COMMENTS:

The wood/synthetic sided 2-story house located at 914 Abbeville Street was built ca. 1914 and is a contributing structure in the Elmwood Park Architectural Conservation District. It features a full-façade 1-story front porch supported by masonry columns on the corners and post-on-pier columns that flank the front steps. The applicant is proposing to construct a 2-story addition on the rear of the house that utilizes the footprint of the existing 1-story addition, which is already inset from the main portion of the house. Only the upper right side of the addition will be visible from the public right-of-way. The existing 1-story addition has significant water damage to the internal structural framework, which means that it will need to be rebuilt from the inside out to restore structural integrity and to support the load of the proposed second story. The proposed addition will feature wood siding to match the existing thickness and reveal of the original siding. The roof will be a hipped roof covered in architectural shingles to match the existing shingles on the house. The windows will be wood and will be trimmed with wood detailing consistent with the original windows.

Review of projects in the Elmwood Park Architectural Conservation District falls under Section 17-674(d) of the Ordinance.

Pertinent Sections from the Guidelines

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

- (1)b. *In architectural conservation districts and protection areas, the historic character of a district shall be retained and preserved through the preservation of historic materials and features which characterize the historic district.*

The rear addition is primarily Masonite siding, so there is very little historic material remaining in this area that is visible from the public right-of-way. The applicant's proposal to use horizontal wood siding is more in keeping with the character of the district.

- (5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

The existing 1-story addition is currently lacking in distinctive features, finishes, and construction techniques; however, the applicant intends to use detailing and architectural elements found on the rest of the house to promote visual compatibility.

- (6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The framing members and sills of the rear 1-story addition have a significant amount of water damage and deterioration. The applicant intends to repair and replace any water damaged, rotted, or deteriorated structural components to restore the structural integrity of the existing addition and to provide support for the additional weight of the second story addition. The exterior walls of the existing 1-story addition are clad in Masonite, so this material will be removed and replaced with wood siding to match the reveal and visual qualities of historic wood siding found throughout the district.

- (7) *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

If necessary, the exterior of the building shall be cleaned using the gentlest methods possible. Low to medium pressure water, non-ionic detergents and natural bristle brushes is the preferred method. High pressure water, harsh chemicals or sandblasting is not permitted. If high pressure equipment is used, it should be regulated to no more than 400psi, or mitigated by using higher degree nozzle tips to produce a wider fan pattern. In addition, the distance between the spray and the historic material should be increased to prevent irreversible damage to historic materials. Nozzle tips that could abrade or destroy historic material should not be used. Any proposed cleaning method should be tested in an inconspicuous area on the building to determine effectiveness and compatibility.

- (8) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

The proposal includes adding a second story to an existing 1-story addition on the rear of the house, which will utilize the existing footprint. The existing addition is already inset at least 12" from the main portion of the house, which is what staff typically recommends to differentiate the new from the old.

- (9) *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed addition will not impair the essential form and integrity of the house. Once constructed, it is unlikely that the second story addition will ever be removed; however, it could easily be removed in the future if necessary.

For new construction, the standards shall be used in conjunction with the following review items used for new construction in historic districts with established guidelines:

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

The proposed second story addition will utilize a half-hip roof to be consistent with the main roof. All roofing surfaces will feature 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: All structural, architectural, and trim components for the proposed rear addition will be constructed of wood. No plastic, vinyl, or PVC products will be used. All painted surfaces will use traditional paint. No ceramic coating systems or liquid sidings of any type will be used.

Windows: The applicant is proposing 1/1 wood windows for the addition.

Walls: The existing siding on the house is Masonite, which will be removed and replaced with 1/2" x 6" horizontal wood siding to match the thickness and reveal of historic wood siding commonly found in the district. Wood corner boards and trim will be used with sizing and profiles to match the rest of the house.

STAFF RECOMMENDATIONS:

*Staff finds that the proposal meets Section 17-674 (d) Criteria for review of design of structures and sites, and **recommends granting a Certificate of Design Approval** for 914 Abbeville Street as proposed with the following conditions:*

- *All details deferred to staff.*

914 Abbeville Street – Elmwood Park Architectural Conservation District



Visibility of the existing 1-story addition from the public right-of-way on the right side



914 Abbeville Street – Elmwood Park Architectural Conservation District



Existing 1-story addition is not visible from the public right-of-way on the left side



914 ABBEVILLE STREET

Material List

- **Foundation Wall:** Painted masonry to match the foundation walls at the rear of the house
- **Exterior Siding:** ½" x 6" pine siding to be painted (size and profile to match the house)
- **Trim:** ¾" and 1" pine trim (size and profile to match the house)
- **Windows:** Jeld-wen all wood (interior and exterior) windows with the sash sizes and a one-over-one configuration to match the house windows
- **Roofing:** Architectural Asphalt Shingles

HIPPED SHINGLE ROOF

914 ABBEVILLE ST.

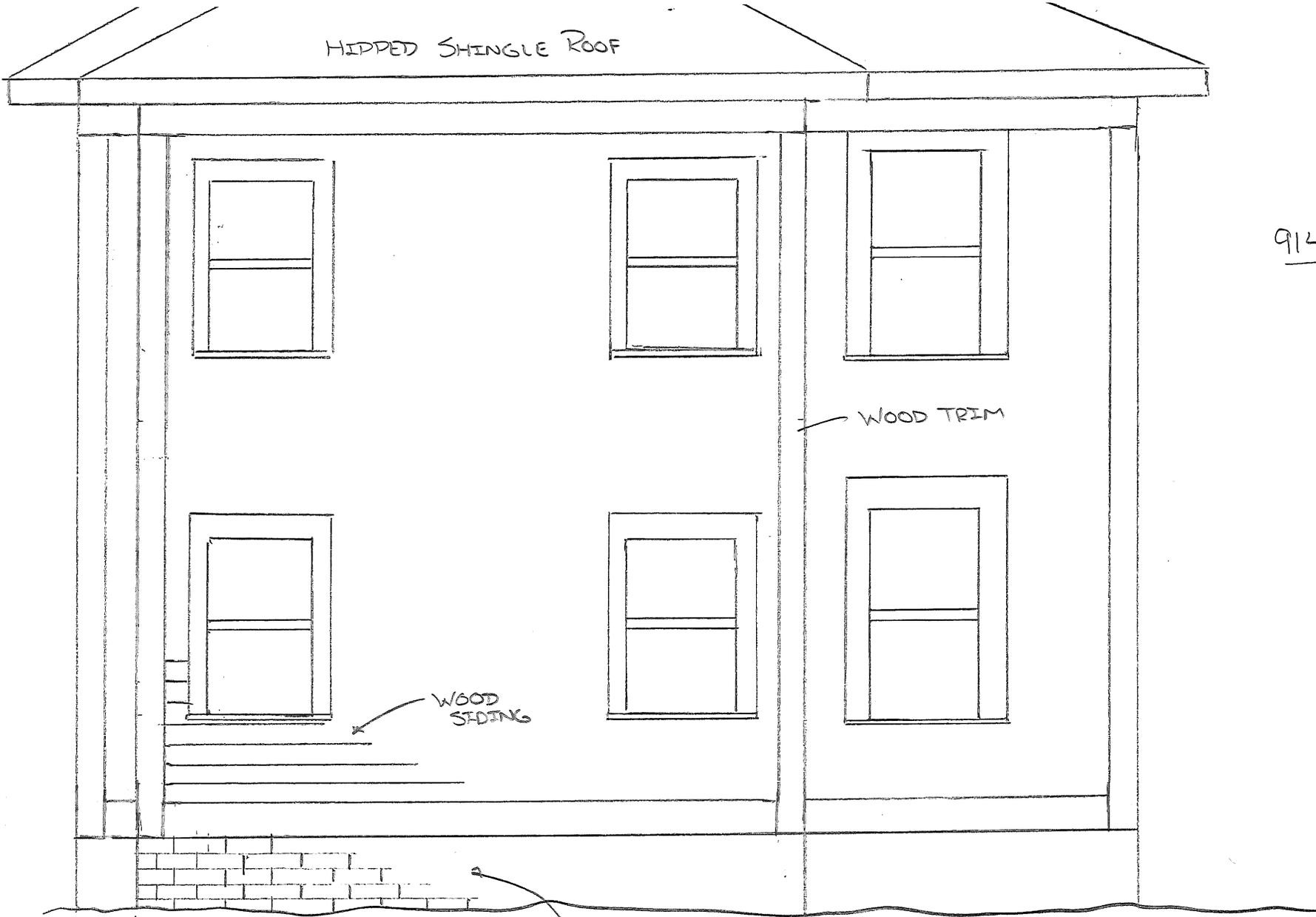
WOOD TRIM

WOOD SIDING

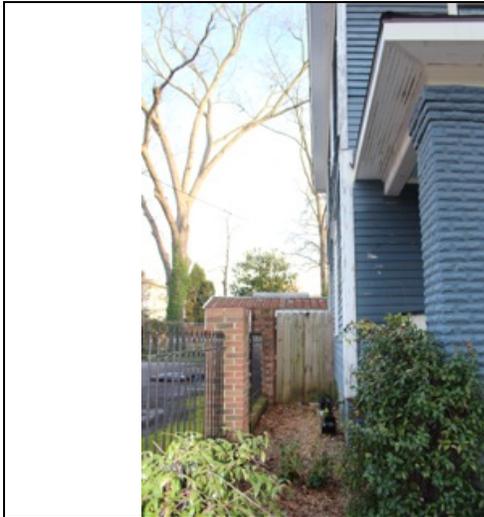
EXISTING HOUSE

PAINTED BRICK FOUNDATION WALL

THIS AREA IS THE EXISTING HOUSE AND IS TO REMAIN



914 ABBEVILLE STREET



Front left view down property line



Front view to left rear from Abbeville Street



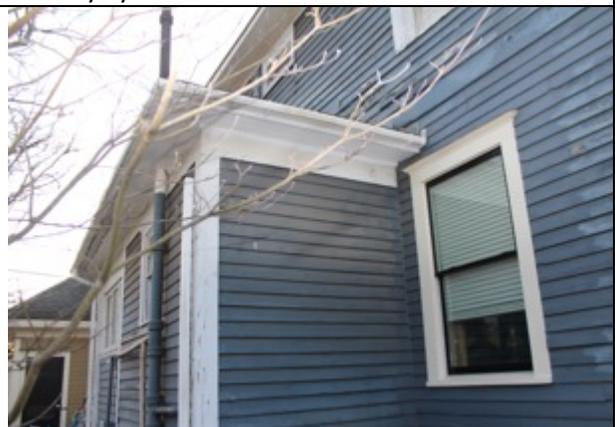
Front Right view from Abbeville Street



Front Right view to rear from sidewalk outside the Roy Lynch Park



Single story addition to be replaced (right side view)



Single story addition to be replaced (left side view)