

D/DRC Case

1218 Daly Street

Melrose Heights/Oak Lawn Architectural Conservation District

TMS: 13901-04-19

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC AGENDA
EVALUATION SHEET
Case # 1

ADDRESS: 1218 Daly Street

APPLICANT: Lowell E. Bernstein, owner

TAX MAP REFERENCE: TMS#13901-04-19

USE OF PROPERTY: Residential

REVIEW DISTRICT: Melrose Heights/Oak Lawn Architectural Conservation District

NATURE OF REQUEST: Request Certificate of Design Approval for exterior change

FINDINGS/COMMENTS:

This is a c.1934 single-family single-story Bungalow-style house that is contributing to the Melrose Heights/Oak Lawn architectural conservation district. Recently the original front door was replaced without prior approval and the request is to retain the new door.

PERTINENT SECTIONS FROM GUIDELINES

Section 7-1. DOORS

Principles

Significant features such as doors and entrances should be preserved wherever possible. Changes to door size and configuration should be avoided. Replacement doors should either match the original or substitute new materials and designs sympathetic to the original.

Sometimes new entrances are required for practical reasons or to satisfy code requirements. Placement of new entrances on principal facades should be avoided. New entrances can result in loss of historic fabric and detailing and change the rhythm of bays. New entrances should be compatible with the building and be located on side or rear walls that are not readily visible from the public right-of-way. If a historic entrance cannot be incorporated into a contemporary use for the building, the opening and any significant detailing should, nevertheless, be retained.

Guidelines

i. Install new openings so that they carry on the same rhythm of existing openings and are compatible in size, materials and design.

Not applicable.

ii. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, sidelights, pediments, and hoods, where they contribute to the architectural character of the building.

The owner's application indicates that they replaced the door "because the locks no longer worked and the locksmith determined that the locks couldn't be replaced so a new door was

required.” It also stated that “The replacement door is as similar to the original door as possible. It had to be custom made because of the dimensions. The new door is fiberglass with a full glass view. The prior door also had rot damage.”

This guideline indicates that the door should have been repaired rather than replaced. Staff was not able to see the door prior to its replacement but its protection from the elements by the front porch suggests that rot should have been minimal. The door that was recently installed appears to have been a pre-hung, meaning that it required the removal of original trim in the opening. Finally, the new door appears to be a few inches shorter than the original, which has resulted in the addition of a sort of lintel above the door that is not reflective of the original trim design on the house.

The replacement of the door and trim does not meet this guideline.

iii. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.

Had the door been deteriorated then a door that “closely” matches the original is necessary to meet this guideline. The applicant has indicated that the door is “as similar to the original as possible,” and while the muntin design in the glass does attempt to repeat the pattern found on the original door, it fails to replicate the exterior muntins found on the original glass and instead has a faux muntin sandwiched between the glass. This creates what appears to be a large span of uninterrupted glass, with the faux muntins largely invisible in the reflective glare on the glass. The faux muntins also are much narrower than what existed on the original door; they do not have the width or dimensions of the original. The bottom rail of the original door was also taller than that of the replacement door.

Staff has found a few manufacturers who supply this door type in a contemporary design that is largely compatible with the original door in that they have the exterior muntins that better replicate the original door. Home Depot and door companies carry these doors.

Staff finds that the door installed does not meet this guideline.

iv. Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.

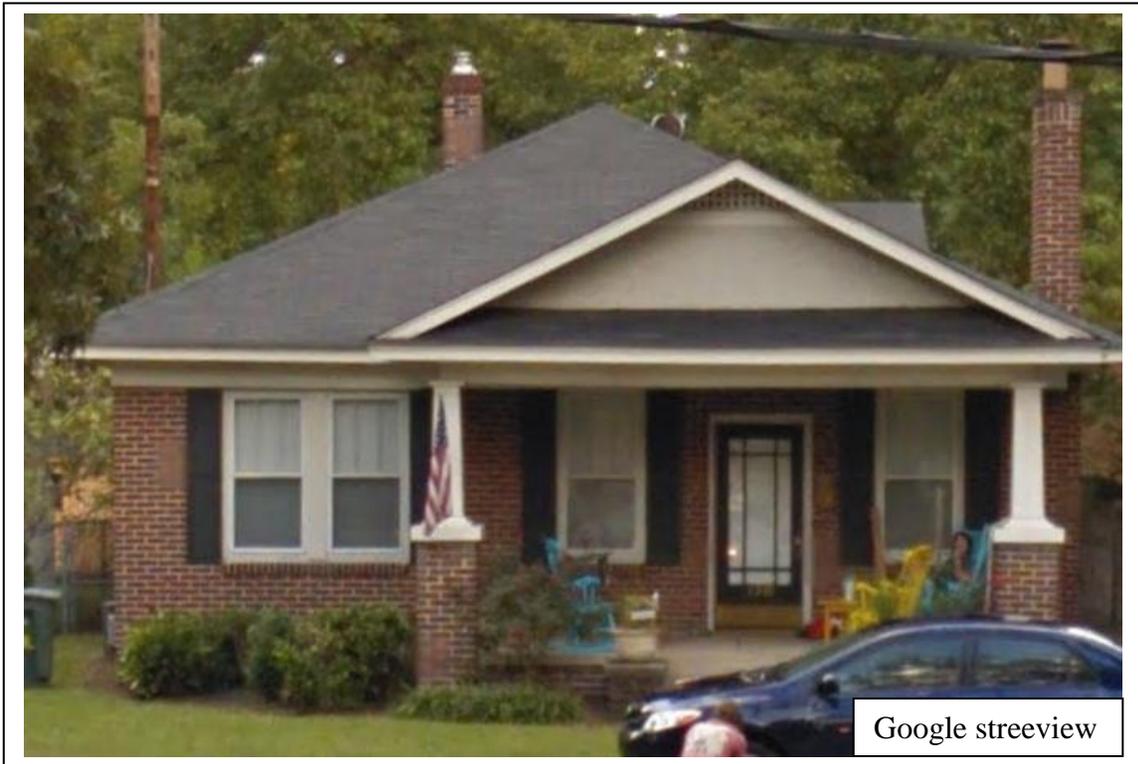
Not applicable.

v. Add simple or compatibly designed wooden screen doors when necessary.

Not applicable.

STAFF RECOMMENDATIONS:

Staff finds that the proposal does not meet Section 7 of the guidelines and recommends the request for the new door be denied.



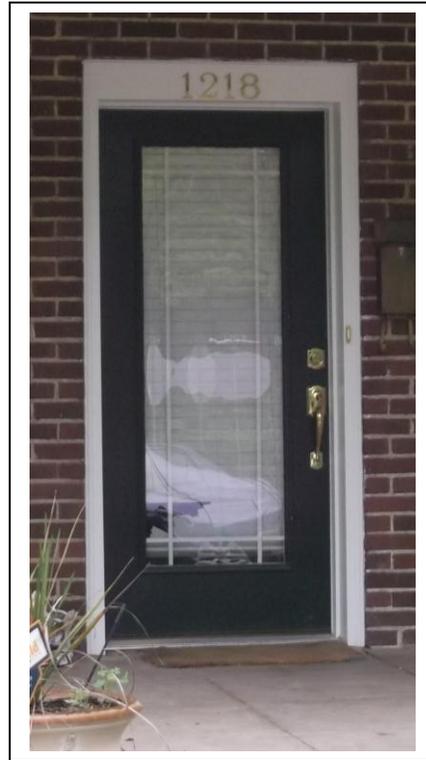
Google streeview



Staff photo



Original door, Google view



New door, staff photo



Similar historic door, shown here to provide detail



Southern Custom Doors, example of new door



Simpson Door, example of new door