

## D/DRC Case

1319 Summerville Avenue

**Cottontown/Bellevue Architectural Conservation District**

TMS: 09113-02-06

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**DESIGN/DEVELOPMENT REVIEW COMMISSION  
DESIGN REVIEW DISTRICT  
REGULAR AGENDA  
EVALUATION SHEET  
Case #9**

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**ADDRESS:** 1319 Summerville Avenue

**APPLICANT:** Tripp Swicord & Angie Jones, Owners  
Michael Haigler, Owner Agent

**TAX MAP REFERENCE:** TMS#09113-02-06

**USE OF PROPERTY:** Residential

**REVIEW DISTRICT:** Cottontown/Bellevue Architectural Conservation District

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

**FINDINGS/COMMENTS:**

The two-story Prairie style house located at 1319 Summerville Avenue was built in ca. 1925 and is a contributing structure in the Cottontown/Bellevue Architectural Conservation District and has preliminary certification for the Bailey Bill. Significant architectural features include the original 9/1 and 8/1 historic wood windows, square brick porch piers with column supports, and port cochere.

The applicants are requesting the approval of removing one historic window located close to the southwest side of the home, visible from the sidewalk, to accommodate an interior stairway. Staff has suggested that as an alternative to the removal of the window, the homeowners could leave the window in place, but cover the interior with gypsum board.

The applicants obtained a Certificate of Design Approval for Exterior Changes in October 2014, of which one condition for approval was that *“The paired historic wood windows located on the first floor on the west elevation, closest to the sidewalk, will remain in place.”*

The applicants have submitted photos of 1313 Elmwood as evidence that this condition exists on another property that looks like 1319 Summerville. Those photos are included below.

It is important to note that while the homeowners have been granted preliminary certification for the Bailey Bill, this work would also be reviewed under the Cottontown/Bellevue Architectural Conservation District Guidelines.

**PERTINENT SECTIONS FROM BAILEY BILL ORDINANCE**

**Sec. 17-698. Eligible rehabilitation.**

(a) Standards for rehabilitation work. To be eligible for the special tax assessment, historic rehabilitations must be appropriate for the historic building and the historic district in which

it is located. This is achieved through adherence to the following standards:

- (1) *The historic character of a property shall be retained and preserved; the removal of historic materials or alterations of features and spaces that characterize each property shall be avoided.*

Staff does not recommend removing one of the historic paired windows located on the south west corner of the house.

- (7) *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 historic property and its environment.*

The construction of the new interior stairs should not dictate the proposed removal of the historic window.

- (8) *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.*

## **PERTINENT SECTIONS FROM THE 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.

## **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.*

Overall, windows are in good condition and will be retained.

*ii. If replacement of a small number of units is deemed necessary after evaluating the sill, frame, sash, paint and wood surface, hardware, weather-stripping, 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.

Not Applicable

*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

**STAFF RECOMMENDATIONS:**

*Staff does not recommend granting a Certificate of Design Approval for this project. However, staff could approve leaving the window in place and covering up the window on the interior, should the homeowners find that a viable option.*



1319 Summerville Avenue



1319 Summerville Avenue Paired windows from sidewalk



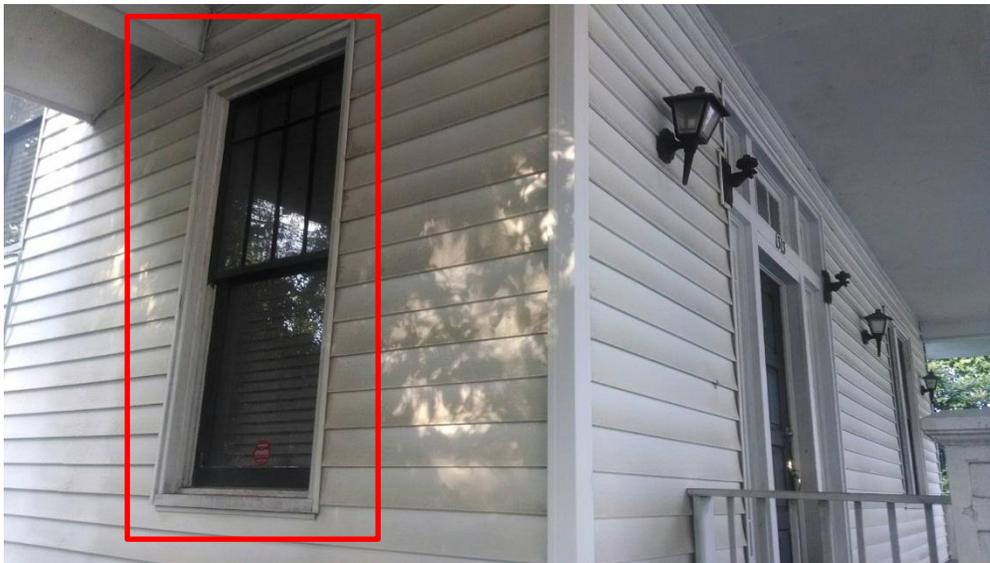
Side View of 1319 Summerville Avenue



Interior view of windows



1313 Elmwood Avenue “look alike”



Single window at 1313 Elmwood Avenue “look alike”