



## D/DRC Case

2210 Wallace Street

Cottontown/Bellevue Architectural Conservation District

TMS: 09016-05-02

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

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**ADDRESS:** 2210 Wallace Street

**APPLICANT:** Robin Spaniel, homeowner

**TAX MAP REFERENCE:** TMS#09016-05-02

**USE OF PROPERTY:** Residential

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

**NATURE OF REQUEST:** Request for a Certificate of Design Approval for exterior changes and preliminary certification for Bailey Bill.

**FINDINGS/COMMENTS:**

The one-story bungalow house located at 2210 Wallace Street was built in 1925 and is a contributing structure in the Cottontown/Bellevue Architectural Conservation District.

The applicant is requesting preliminary certification for the Bailey Bill for a rehabilitation proposal that includes a new roof, making repairs to the plumbing, repairing and repainting existing siding, repairing and reglazing windows, and removing the non-historic screen from the currently screened-in front porch.

The removal of historic materials or alterations of features and spaces that characterize the property shall not be permitted. The applicant estimated that qualified rehabilitation expenses for this project will meet or exceed the 20% minimum investment threshold needed to make the project eligible for the Bailey Bill. Any work done prior to receiving preliminary certification for the Bailey Bill by the D/DRC will not be included in the cost estimate used to determine eligibility.

**PERTINENT SECTIONS FROM GUIDELINES**

**SECTION VI: Guidelines for Additions/Enclosures to Existing Buildings**

**A. PRINCIPLES**

It is often necessary to increase the space of a building in order for it to continue to adapt to the owner's needs. Over time, a family's/business's space needs change and, in order to accommodate these needs, a building may need to be enlarged. While these additions are permitted, they should serve to reinforce and not detract from the existing architectural form and design of the building.

Additions shall not significantly alter original distinguishing qualities of buildings such as the basic form, materials, fenestration, and stylistic elements. They shall be clearly distinguished from original

portions of the building and shall result in minimal damage to it. Character defining features of the historic building shall not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. The size and scale of the new addition shall be in proportion to the historic portion of the building and clearly subordinate to it. Additions should be attached to the rear or least conspicuous side of the building. They should be constructed so that if removed in the future, the essential form and integrity of the building will be unimpaired.

## **B. GUIDELINES**

### **Additions**

- 1. Site additions so that they do not detract from or obstruct important architectural features of the existing building or others around it, especially the principle façade.*  
Not Applicable
- 2. Design additions to be compatible with the original structure in materials, style and detailing.*  
Not Applicable
- 3. Limit the size and scale of additions so that the integrity of the original structure is not compromised.*  
Not Applicable
- 4. Additions are also subject to the guidelines for new construction.*

## **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.

## **GUIDELINES**

### **1. DOORS**

#### **a. 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.

#### **b. 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 transoms, sidelights, pediments, and hoods, where they contribute to the architectural character of the building.*  
Not Applicable
- iii. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.*

Not Applicable

*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.*

## 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

## **7. PORCHES**

### **a. Principles**

Porches serve as a covered entrance to buildings and a transitional space between the interior and exterior and are an important design feature on a house. They are often the principal location for ornamentation and detailing, such as brackets, posts and columns, and balustrades. Size, style, ornateness or simplicity, sense of openness, and detailing are all important attributes of porches. Such features should be preserved during the course of rehabilitating a building.

Because they are open to the elements, porches also require frequent maintenance and repair. Deteriorated porch features should be repaired rather than replaced. If replacement proves necessary, replacement features and materials should approximate the originals as closely as possible. If wholesale replacement is required, the new porch should be rebuilt based on historical research and physical evidence. If a porch or individual features of it are missing and no documentation or physical evidence is available, a new porch design that is compatible with the scale, design, and materials of the remainder of the building is appropriate. It is appropriate in the Cottontown/Bellevue district to replace missing or deteriorated features with compatible ones found on similar structures in the district. Owners are often tempted to enclose porches for additional year round living space. Porch enclosures are strongly discouraged, they must be done in an appropriate manner, and will only be permitted after all other options have been examined and determined to not be attainable. Transparent materials, such as clear glass enclosures or screens that are set behind balustrade and structural systems and maintain the visual openness of a porch are permitted.

### **b. Guidelines**

*i. Retain porches and steps that are appropriate to a building.*

The first floor porch will be returned to its original open configuration by removing non-historic screen.

*ii. If replacing deteriorated or missing features, it is appropriate to use other homes of the same style and period for the design of the new feature, as long as it is compatible with the structure.*

Not Applicable

*iii. If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing, so that the detailing is not obscured.*  
Not applicable.

### **Pertinent Review Criteria from the Bailey Bill Ordinance**

(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.*

Historic materials will be retained. Historic features, including the historic windows, historic chimney, and historic brick piers with wooden columns will remain unchanged.

(2) *Each property shall be recognized as a physical record of its time, place and use; changes that create a false sense of historical development shall not be undertaken.*

Their goal is to rehabilitate this house to be more in keeping with the historic nature of the district.

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

The porch and other distinctive features, including the windows, front door & door surround, chimney, and all brick piers and wooden columns will be retained.

(5) *Deteriorated historic features shall be repaired rather than replaced; where the severity of deterioration requires replacement of a distinctive feature, the new should 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 wood siding will be repaired and repainted where necessary /

(6) *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.*

The applicants are not proposing any sandblasting or other chemical or physical treatments.

(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.*

Not Applicable

(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.*

Not Applicable

### **STAFF RECOMMENDATIONS:**

*Staff finds that the proposal meets Section 6 and Section 7. Staff **recommends granting a Certificate of Design Approval** for this project with the following recommendations:*

- *All details deferred to staff*

*Staff recommends that 2210 Wallace Street be given preliminary certification for the **Bailey Bill**, conditional upon qualified rehabilitation expenses meeting or exceeding the 20% investment requirements*



2210 Wallace Street