

AGENDA

STAFF REPORT 6-26-2019 MEETING

APPLICATION NUMBER 19-6256

ADDRESS: 2010 ATKINSON

HISTORIC DISTRICT: ATKINSON AVENUE.

APPLICANT: KEISHA MCKINNEY

DATE OF STAFF VISIT: 06-21-2019

PREPARED BY: B. CAGNEY

PROPOSAL

The building at 2010 Atkinson Avenue is a brick, 2-1/2 story, Prairie style, single-family home. The home has a balanced front façade with a simple covered porch on the east side and four windows grouped together on the west side. The second floor window openings are symmetrically arranged and retain ornamental storm shutters. The hip-roof has a dormer on the south façade and east faces. The applicant states that the home currently has a mix of original wood windows and replacement vinyl windows. At some point, the rear sun room was clad in aluminum siding. The concrete patio on the rear of the home has decayed beyond repair. It is unclear when the detached garage was removed. HDC records have no COA's on file for this work, although it appears to have happened before the current home owners purchased the property.

HDC staff has been working with the applicant in their effort to rehabilitate the home over the last two months. On 5-13-2019, staff issued a Certificate of Appropriateness to remove and replace the asphalt shingle roof. On 5-23-2019, staff issued a COA for the following items: restore the front porch in-kind, to replace the concrete driveway to match the existing footprint, remove and replace the gutter system to match existing and to construct an 8' pressure treated pine panel fence along the rear property line (alley) that matches the adjacent fence style.

The applicant seeks the Commission's approval to continue the rehabilitation of the home with the following proposed items:

- Replace all original windows (16) and vinyl replacement windows (2)
 - Proposed: Royal Plus II double-hung, single-pane windows (vinyl)
- Remove the existing rear doorway (kitchen) and infill with matching brick
- Remove (3) windows (wood) & Create new doorway into sunroom at same location
 - Proposed: Mastercraft French Patio Door with Exterior Grilles, 72" W x 80"
- Replace exterior siding
 - Proposed Material Unspecified, location unspecified
- Demolish deteriorated concrete porch (rear)
- Build new wood deck / porch
 - Treated wood, 22' x 12'
- Build 20'x20' two car garage
 - Roof shingles to match home
 - Siding to match home
 - As shown in submitted rendering

ELEMENTS OF DESIGN

- (3) *Proportion of openings within the facade.* Window openings are almost always taller than wide; several windows are sometimes grouped into combinations wider than tall. Window openings are always subdivided, the most common window type being double hung sash, whose area is sometimes further subdivided by muntins. Facades have approximately fifteen (15) to thirty-five (35) per cent of their area glazed. Dormer windows exist in a variety of shapes and sizes.
- (7) *Relationship of materials.* The major building materials in the district are brick and stucco, sometimes used in combination, wooden functional trim and window frames and sash are common, and wood is used in many examples as decorative trim as well. Wood sheathing is occasionally used on the attic story and/or dormers. Stone is occasionally used as a material for window sills, porch trim and other functional trim. Roughcut stone is the main material used on a rustic porch in the district. Roofing materials include asphalt shingles, slate, and Mediterranean tiles, asphalt shingles being by far the primary roofing material in the district.
- (10) *Relationship of architectural detail* These generally relate to style; neo-Georgian and Colonial revival buildings display classical details, mostly in wood. Areas commonly but not always treated are porches, shutters, window frames, cornices, and dormer windows. Details on Mediterranean style or vernacular buildings include arched windows, door openings, and porches. Buildings of medieval inspiration tend to have details in the form of half-timbering and leaded windows. In general, the various houses on Atkinson Avenue range from scarce to rich in architectural detail.
- (13) *Relationship of significant landscape features and surface treatments.* The typical treatment of individual properties is a flat or slightly graded front lawn area in grass turf, subdivided by a walk, usually straight but sometimes curving, leading from the curb to the steps of the front entrance. There is sometimes a sidewalk beginning at the public sidewalk leading to the rear when a driveway does not exist. Materials for such walks are primarily concrete. Foundation plantings, often of a deciduous character, are present. Hedges between properties are occasional; few extend along the side yard to the front lot line. The most prominent type of fences in the district are the chain linked fence and wire mesh with wooden posts. Fences extending to the front yard are rare; most back yards are fenced. Some large American elm trees remain on the tree lawns in the district, although they are virtually extinct. Replacement trees should be characteristic of the era and period in which the houses were built (1915-1930); if elm, only a disease resistant cultivar would be a practical choice. Many straight side driveways from the street to the rear yard are present; a common treatment of the surface of the driveway is two (2) concrete strips with grass in between or all concrete. On corner lots, garages and driveways face the side streets. Tree lawns along Atkinson are uniformly wide, about eight (8) feet. Street pavements are asphalt; curbs are concrete. Alleys are also paved in concrete. Lighting poles on Atkinson are of the wood telephone pole variety.

STAFF OBSERVATIONS:

Windows: Based on the provided information, it is staff's opinion that the proposed vinyl windows are not appropriate for the home. Staff is unable to recommend in favor of the current window replacement proposal.

Rear elevation: The applicant proposes to fill in an existing door frame that appears to have been previously modified. Additionally, the applicant seeks to replace historic rear windows with new French Doors in the sun room. However, the applicant has not specified any replacement siding material. It is staff's opinion that the removal of historic windows to be replaced with the proposed door is not appropriate. Staff is unable to recommend in favor of the current rear elevation proposal.

Proposed Deck

HDC staff finds the removal of the deteriorated concrete porch and the construction of a new treated wood deck to be appropriate. However, staff finds inconsistent dimensions proposed on the submitted site plan when compared to the deck design submitted after staff requested more detail. Staff recommends approval of the current deck proposal with the condition that the applicant provides more detailed information is specified about the size.

Proposed Garage

HDC staff finds the erection of a garage in the same footprint of the existing garage to be appropriate. However, no documentation has been provided about the previous garage, or when it was removed. The current proposal does not specify height, or siding beyond to match house, which is not specified. Staff recommends approval of the current garage proposal with the condition that the applicant provides more detailed information, including height, materials, roof and size. Additionally, staff would like to see specifications for all doors, roofing and siding materials.

RECOMMENDATION (1 of 2)

WINDOWS AND REAR ELEVATION MODIFICATIONS:

It is staff's recommendation that the Commission do not issue a Certificate of Appropriateness for the proposed work based on the Secretary of the Interior's Standards for Rehabilitation Number 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* AND 9) *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.*

RECOMMENDATION (2 of 2)

PROPOSED DECK AND GARAGE:

Staff conditionally recommends that the Commission do not issue a Certificate of Appropriateness for the proposed work based on the Secretary of the Interior's Standards for Rehabilitation Number 9) *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.* This approval is contingent upon the applicant providing more information to the satisfaction of the Commission regarding the construction of the porch and garage.



2010 Atkinson Front Elevation, applicant photo



2010 Atkinson Front Elevation, applicant photo



2010 Atkinson Side Elevation, applicant photo



2010 Atkinson Side Elevation windows, applicant photo



2010 Atkinson West Side Elevation, applicant photo

REPORT



2010 Atkinson Rear Door, applicant photo

REPORT

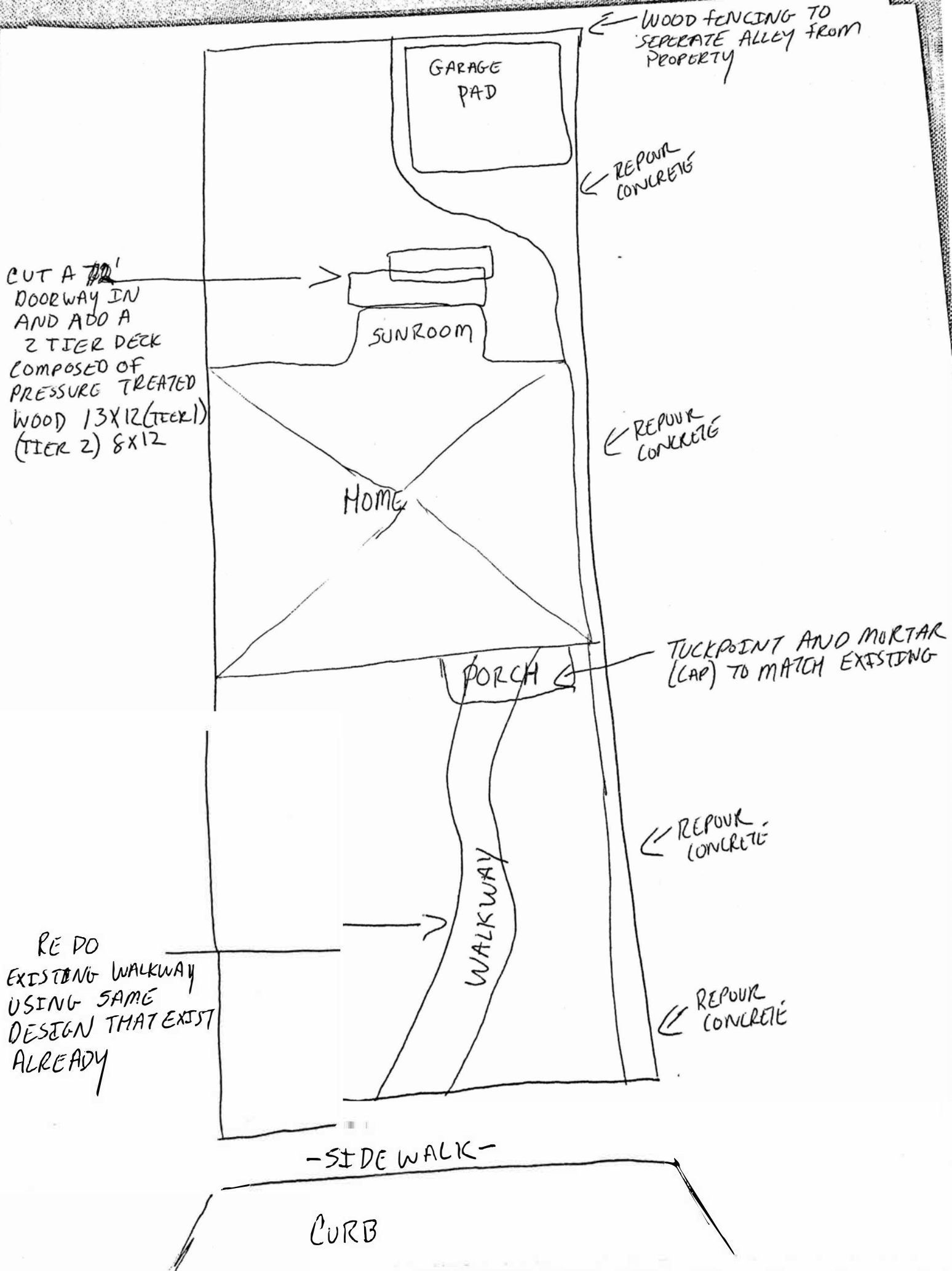


2010 Atkinson Rear Windows, applicant photo



2010 Atkinson Rear Windows, applicant photo





REPORT





ROYAL PLUS II WINDOWS

Available in White Only

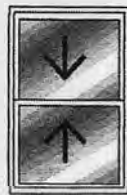
REPORT

Plus II Windows

- 3 1/4" welded mainframe
- Exterior frames have matching profiles for seamless appearance through all operating types
- Installation holes with screws and hole plugs included



Single Hung



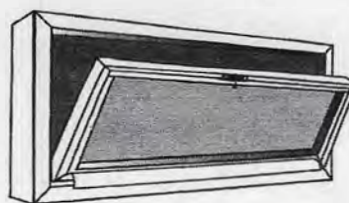
Double Hung



One-Lite



One-Lite with Double Hungs mullied together



Glass Options

Glass option square footage is based on overall window size

- Obscure Glass \$ 12.00/lite
- Tinted Glass- Gray or Bronze \$ 4.25/sq. ft.
- Tempered Glass \$ 12.00/sq. ft.

W.O.C.D. For Code \$ 10.00

Single & Double Hung

- 1 1/2" welded sash with continuous interlocking meeting rails
- Extruded rib for top sash retention
- Tilt-in sash for easy cleaning with recessed tilt latches
- Color matching low profile lock with concealed screws

Hopper Windows

Sash easily lifts out and tilts in for ventilation and cleaning. Screen is easily removable from the inside.

Custom sizes are available at \$ 2.65/U.I..
Minimum \$ 128.50 including screen.

Royal Plus II windows are made on the odd eighth; 1/8", 3/8", 5/8", 7/8" in both width and height.

Head expander and sill angle available at no additional cost. Must be specified.

Note: It is the dealer's responsibility to ensure that windows meet local building codes and egress requirements.

	SINGLE HUNG		DOUBLE HUNG		1 - LITE FIXED	
United Inch	CA 49 D	CA 31 D	CA 49 D	CA 31 D	CA 49 D	CA 31 D
0 - 63	171.00	171.00	190.00	190.00	189.00	189.00
64 - 73	209.00	209.00	227.00	227.00	229.00	229.00
74 - 83	214.00	214.00	239.00	239.00	240.00	240.00
84 - 93	248.00	248.00	269.00	269.00	269.00	269.00
94 - 101	265.00	265.00	287.00	287.00	292.00	292.00
102 - 108	309.00	309.00	332.00	332.00	338.00	338.00
109 - 116	328.00	328.00	351.00	351.00	355.00	355.00
117 - 124	361.00	361.00	388.00	388.00	396.00	396.00
125 - 132	-	-	-	-	459.00	459.00
133 - 144	-	-	-	-	QUOTE	QUOTE
145 - 156	-	-	-	-	-	-
157 - 168	-	-	-	-	-	-

Fractional sizes are rounded up to the next inch in width & height for pricing purpose.

REPORT

2010 atknson

Current

(6)Living Room

27x57 double hung (vinyl)4

27x22 double hung (wood)2

(6)Dining room

24x54 double hung (vinyl)2

23x34 double hung (vinyl)3

34x54 double hung (wood)1

(5)sunroom

28x57 double hung (wood)5

(1)kitchen

36x45(wood)1

2(front stair)

28x20 double hung(wood)1

30x57 double hung (vinyl)1

(1) rear stair

24x45 double hung(wood)1

(2)bed 1

36x57 double hung (wood)1

28x57 double hung(vinyl)1

(2)bed 2

36x57 double hung(wood)1

22x57 double hung(wood)1

(1) bath 2

28x45 double hung (wood)1

(1) master bath

26x41 double hung (vinyl)1

(2) master bed

30x57 double hung (wood)2

(8) master br sunroom

23x36 double hung (vinyl)8

(2) attic stair

22x33 double hung (vinyl)2

(3)attic

20x29 double hung (vinyl)3

REPORT

2010 atkinson

Current

Replaced with

(6)Living Room

27x57 double hung (vinyl)4

27x22 double hung (wood)2

(6)Dining room

24x54 double hung (vinyl)2

23x34 double hung (wood)3

34x54 double hung (wood)1

(5)sunroom

28x57 double hung (wood)5

(1)kitchen

36x45(wood)1

2(front stair)

28x20 double hung(wood)1

30x57 double hung (vinyl)1

(1) rear stair

24x45 double hung(wood)1

(2)bed 1

36x57 double hung (wood)1

28x57 double hung(vinyl)1

(2)bed 2

36x57 double hung(wood)1

22x57 double hung(wood)1

(1) bath 2

28x45 double hung (wood)1

(1) master bath

26x41 double hung (vinyl)1

(2) master bed

30x57 double hung (wood)2

(8) master br sunroom

23x36 double hung (vinyl)8

(2) attic stair

22x33 double hung (vinyl)2

(3)attic

20x29 double hung (vinyl)3

grid pattern 6/1

27x22 double hung grid pattern 6/1

grid pattern 6/1

grid pattern 6/1

34x54 double hung grid pattern 6/1

28x57 double hung grid pattern 6/1

36x45 double hung grid pattern 6/1

28x20 double hung grid pattern 6/1

grid pattern 6/1

24x45 double hung grid pattern 6/1

36x57 double hung grid pattern 6/1

grid pattern 6/1

36x57 double hung grid pattern 6/1

22x57 double hung grid pattern 6/1

28x45 double hung grid pattern 6/1

grid pattern 6/1

30x57 double hung grid pattern 6/1

grid pattern 6/1

grid pattern 6/1

grid pattern 6/1

REPORT

Mastercraft® Premier Primed Steel 72" W x 80" H Low-E 15-Lite Right Hand Inswing French Patio Door with Exterior Grilles
Model Number: 4212037 | Menards® SKU: 4212037




Online Price 📌




\$529.00 each

Door Swing: Right Hand ▼

Qty: − 1 + ADD TO CART



MENARDS®
ONLINE DOOR STORE
CLICK HERE TO SIMPLY EDIT THIS DOOR
OR DESIGN YOUR DOOR, YOUR WAY

☐ Compare ☐ Add to Lists   

2010 Atkinson Proposed Door

Pro Deck Design™



3D View

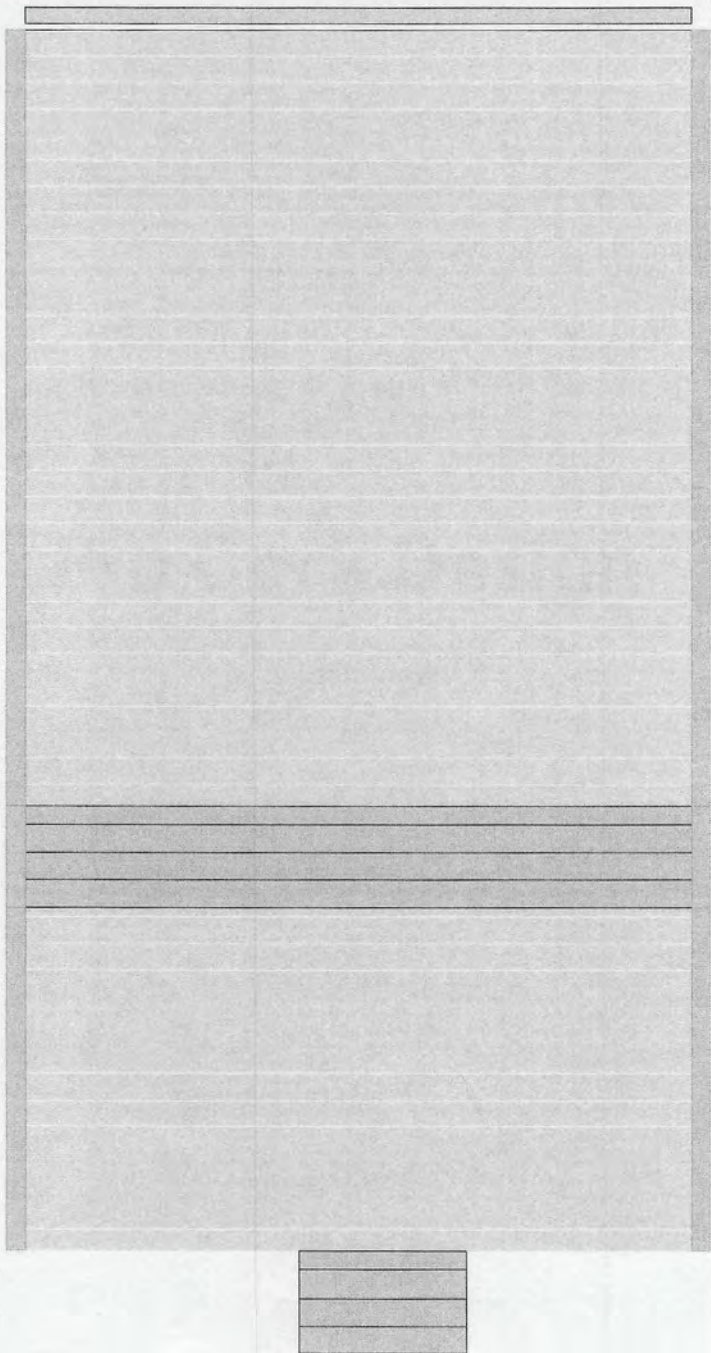


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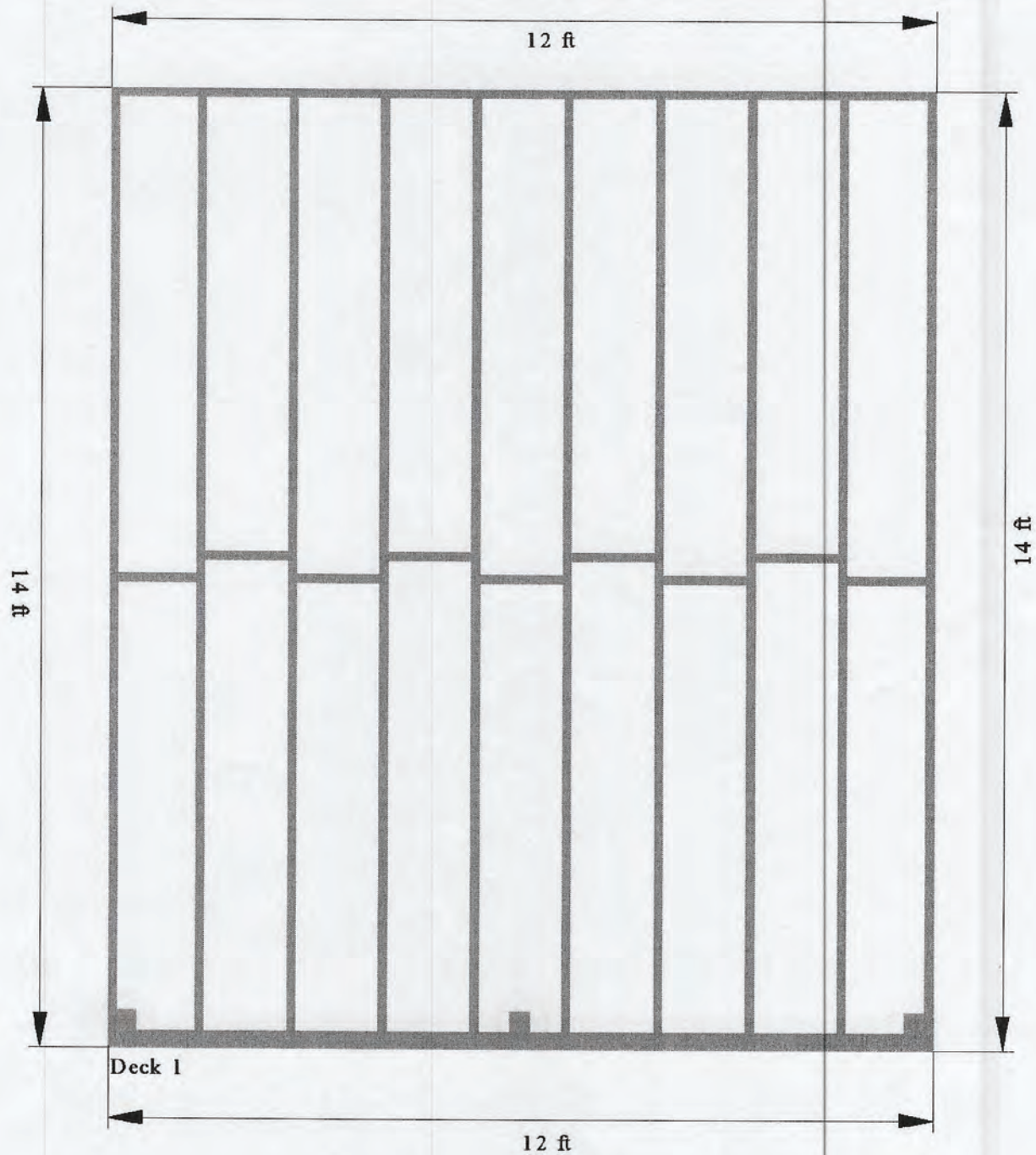
Plan View



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Dimension View - Deck 1

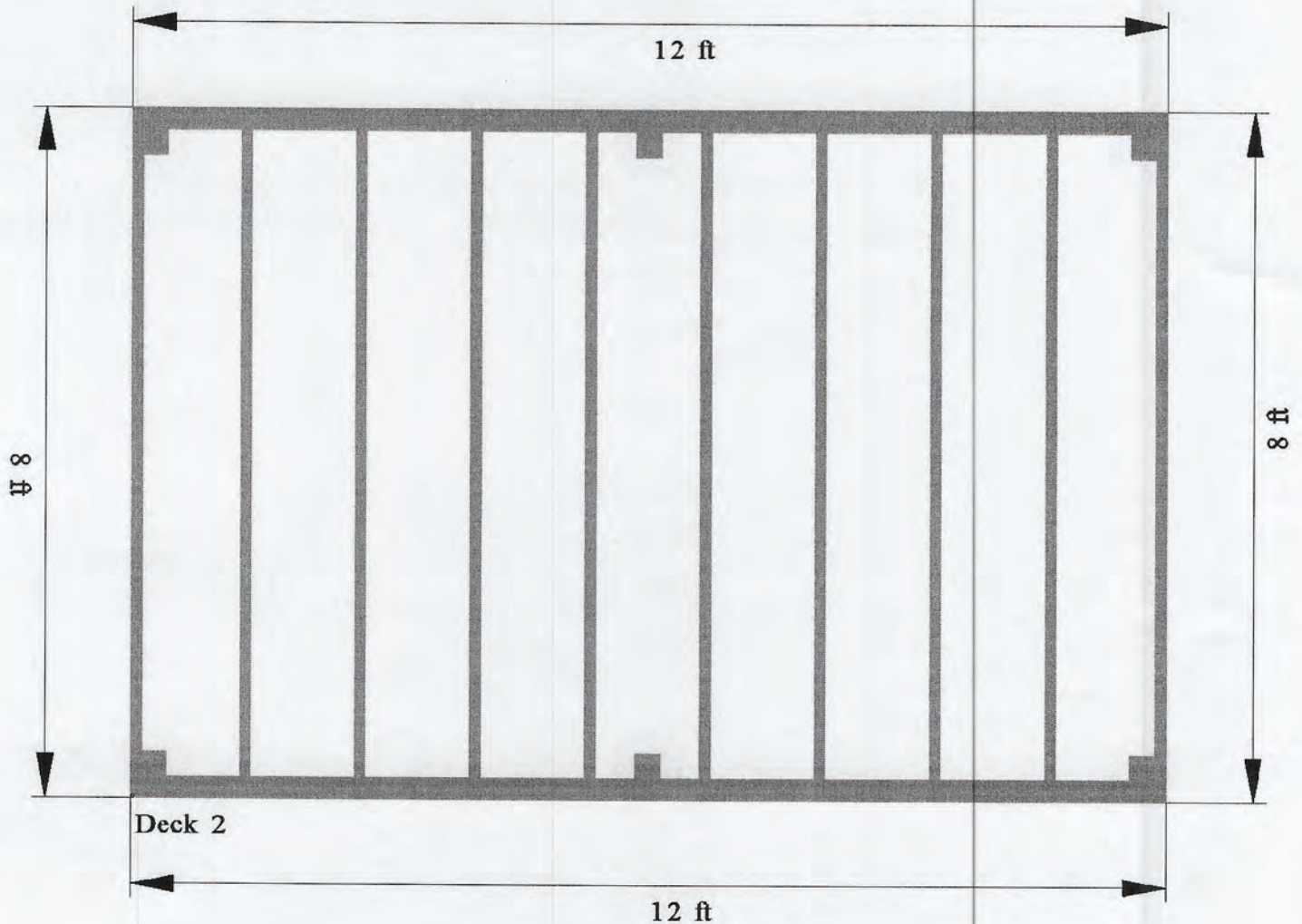


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Dimension View - Deck 2



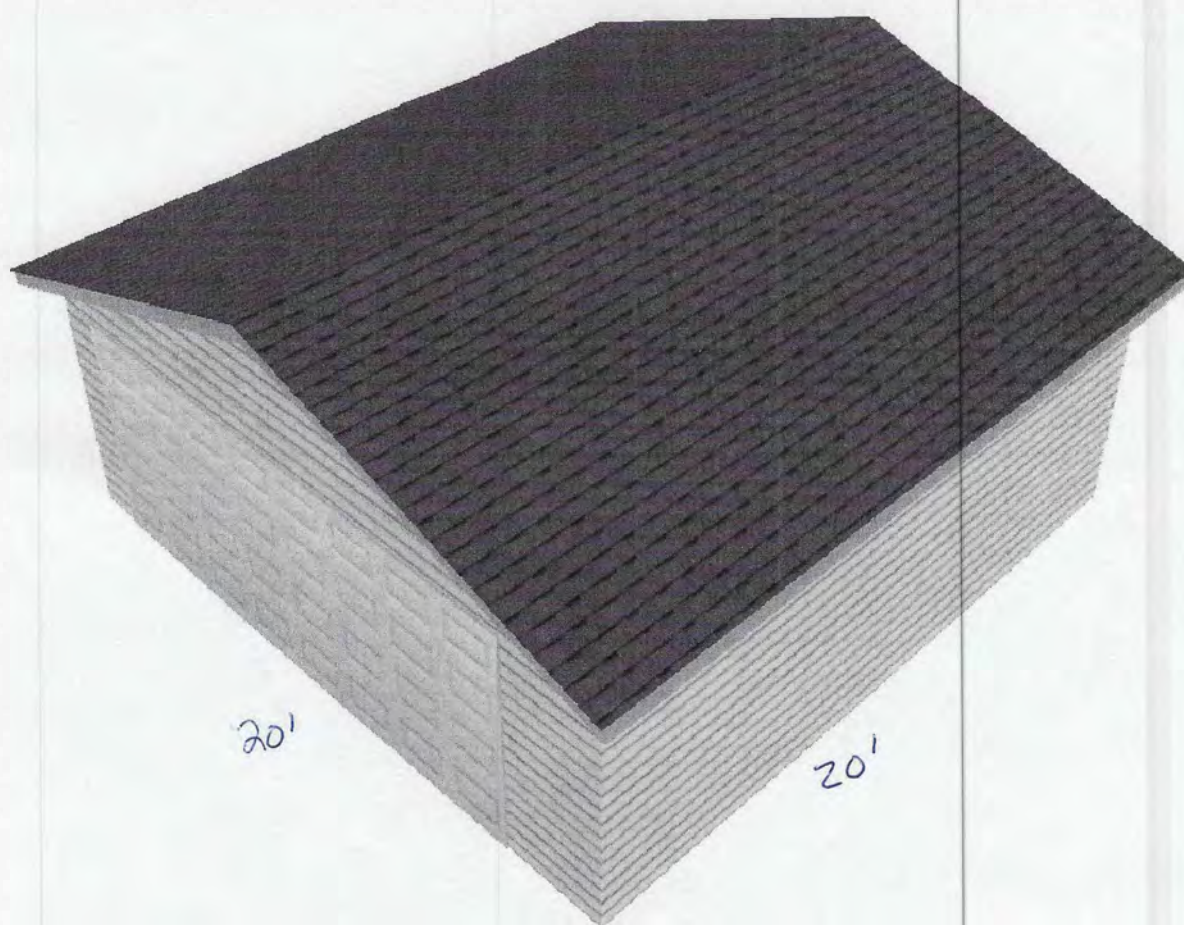
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Pro Garage Design™



3D View



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