

**ADDRESS: 3964 W. LAFAYETTE**

**APPLICATION NO: HDC2023-00141**

**HISTORIC DISTRICT: HUBBARD FARMS**

**APPLICANT/OWNER: JAMIE PEREZ**

**DATE OF STAFF SITE VISIT: 7/30/2023 & 12/8/2023**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: 11/20/2023**

**SCOPE: REBUILD WING**

**EXISTING CONDITIONS**

The building located 3964 W. Lafayette is structural clay tile dwelling that was erected ca. 1915. The home features a two-story, hipped-roof central/main mass with a projecting, two-story, hipped-roof wing at the rear. Arched and shed-roof dormers and a prominent stucco clad chimney top the building's main roof. The roof's deep, overhanging eaves include wood beadboard soffits and decorative jigsawn wood rafter tails. A shed-roof wing is located at the west side while a shed-roof porte cochere is at the building's facade elevation. The west side wing and the east side porte cochere both display decorative jigsawn wood rafter tails within their eaves and distinctive clay tile parapets which are clad with stucco. Stucco clads the building's exterior walls while red brick is present at the foundation and windowsills. Lapped wood siding is located within several window openings and a door opening at the front of the west wing. Historic double-hung and casement wood windows with wood trim/brickmould remain at all facades, although some have been covered with plywood. Also, a small number of non-historic vinyl slider windows are visible. A review of files maintained by the HDC indicate that these non-historic windows were present at the time of designation. A partial width, brick and concrete porch with stone steps and historic-age iron railing is located at the building's primary facade. A 6'-0" high, metal chain-link fence encloses the property.

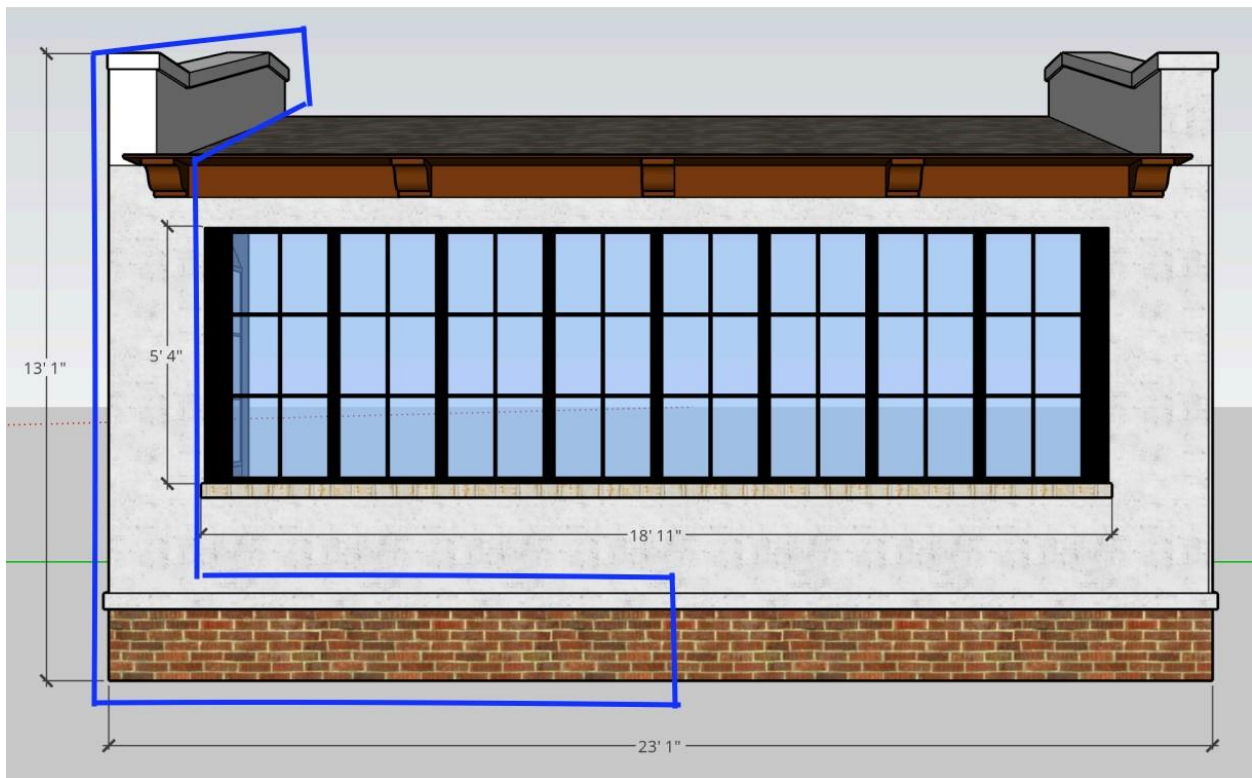


**3964 W. Lafayette, current appearance. Staff photo taken 12/8/2023**

## PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval to rehabilitate/rebuild the existing west elevation sunroom wing per the following description:

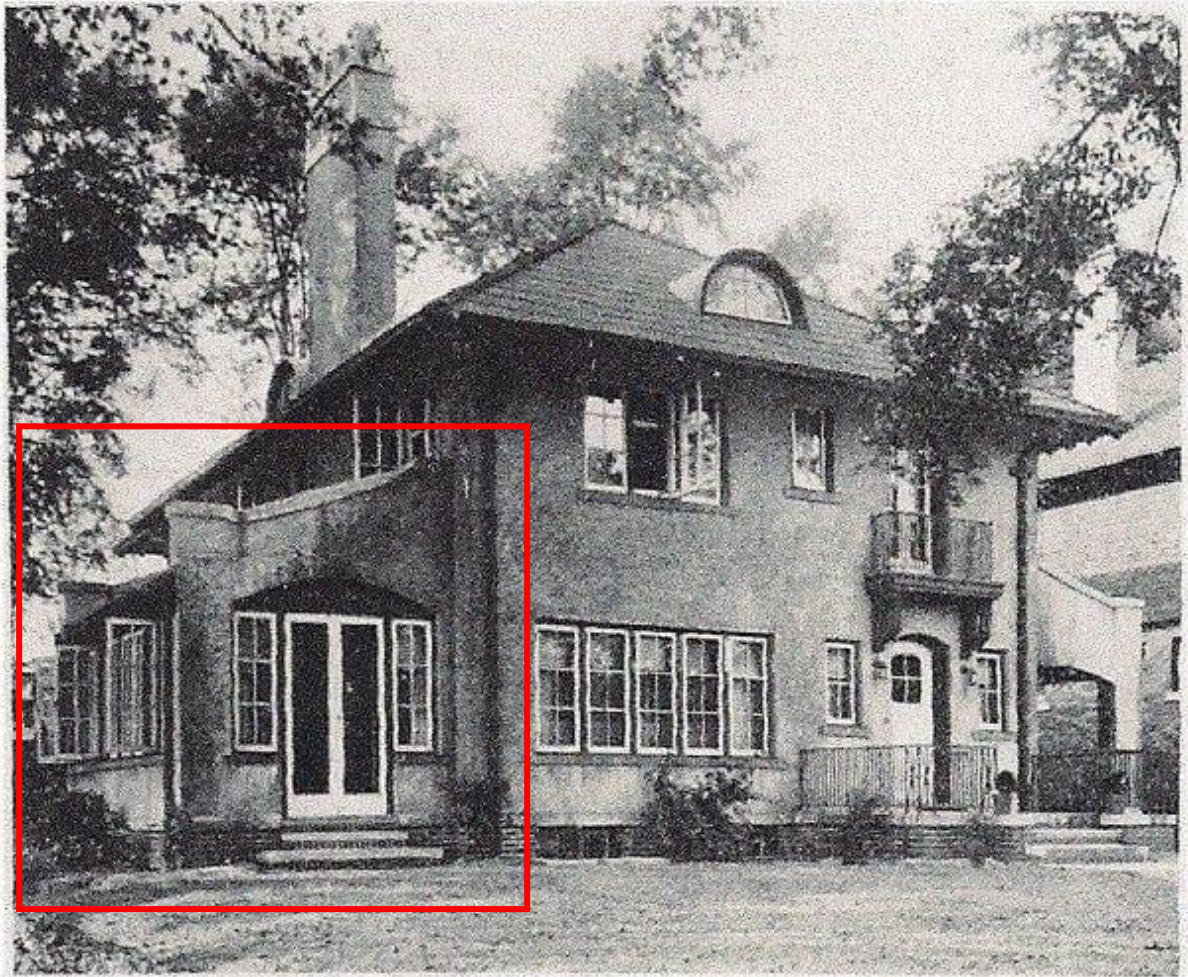
- Remove and rebuild the southern front wall (to include the removal of the existing historic doors and windows). The new southern wall will match the existing in in dimension, cladding and detailing. However the current door opening will not be replicated. Instead, the wall will include four milled, aluminum-clad, wood casement windows (Andersen E Series), topped with arched trim.
- Remove bottom portion of the west wall per the below graphic and rebuild with in-kind materials to match existing in dimension, cladding, and detailing
- Repair deteriorated areas at the north wall with in-kind materials where necessary
- Remove existing wood windows and wood trim to rough opening throughout and replace with new aluminum-clad, wood casement windows (Andersen E Series)
- Install new asphalt shingles at porch roof and replace deteriorated wood soffit and decorative rafters tails with new to match existing in design, materials, and dimension



Area outlined in blue indicates the portions of the walls that will be replaced in kind (entire south wall and parapet and bottom portion of the west wall)

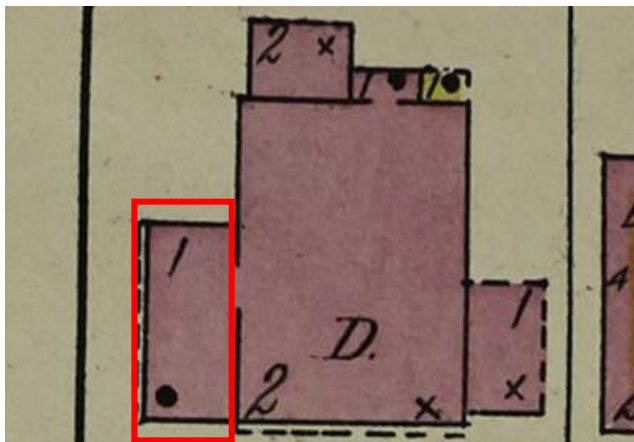
## STAFF OBSERVATIONS AND RESEARCH

- As noted above, the home was erected ca. 1915. Per the below historic photo dated 1916, the wing proposed for rehabilitation was present at the time of the home's date of construction.



RESIDENCE DR. LEO HERBERT  
ALVIN E. HARLEY, ARCHITECT

Western Architect Magazine, dated 1916. Wing proposed for rehabilitation



Sanborn Fire Insurance map, 1921, showing location of the wing proposed for rehabilitation

- Per the previous point, the wing proposed for rehabilitation was extant an enclosed space since its initial construction. See the photos which demonstrates that the wing mirrors the appearance of the porte cohere and provides a distinct sense of symmetry when viewing the home’s primary elevation from Lafayette Street. The wing also includes a number of distinctive architectural details which are associated with the Spanish Colonial Revival style to include arched window openings, stucco cladding, and deep overhanging eaves with decorative jigsawn wood rafter tails at its roof. The wing also retains its original wood windows and trim (see below photos) and is highly visible as the home is located as an intersection. For these reasons, the wing, to include its remaining fenestration, is a distinctive character-defining element of the building, in staff’s opinion.



**3964 W. Lafayette, designation slide, wing proposed for rehabilitation**

- Note that the applicant previously submitted a different proposal to demolish the wing and replace it with a new shed-roof wing, which was reviewed at the Commission’s 8/9/2023 regular meeting. The Commission denied that application for the following reasons:
  - The application did not include adequate graphic documentation of the proposed new addition.
  - The proposed work would result in the” removal of distinctive materials” and “alteration of features, spaces and spatial relationships that characterize” the property.
  - The application did not adequately demonstrate that the distinctive, character-defining west wing which is proposed for demolition is deteriorated beyond repair
  - The proposed new addition did not adequately replicate the distinctive, character-defining west wing that was proposed for demolition

With the current application, the owner has revised his initial proposal to instead rehabilitate the wing by rebuilding the south wall, a portion of the west wall, and the roof to match existing with in kind materials. The existing fenestration will also be replaced.

- The applicant has stated that he wishes to replace the wing’s roof, south wall and character-defining windows and associated exterior woodwork (frame, mullions, and arched lintels) due to their level of deterioration. Please see the submitted documentation which highlights the wing’s areas of structural failure. Re: the wing’s fenestration, structural failures at the walls and roof have caused bucking and racking of the windows and trim requiring

replacement throughout. Also, see the below photos which indicate the high level of wood rot/deterioration of the roof's soffit and decorative rafter tails. It is staff's opinion that the submission has supplied the level of documentation necessary to establish that the elements which the application is seeking to replace and replicate are deteriorated beyond repair.

- Per the submission, the existing windows are 24"x60" have basic 3/4 brick molding, with jambs that measure 3-1/2" in width. The sash of each window (rails stiles) is made of 1-7/8" wide pieces except the bottom rail, which is 3" wide. The muntins are a very standard window sash mill at 1/2" width. The new windows (aluminum-clad wood Andersen E Series left had outswing casement) will have basic 3/4 brick moulding and will be 24"x60" to match the existing. Staff reviewed the window specifications and determined that the proposed new windows will provide an adequate replication of the existing historic windows.



**Staff photo, facing northeast showing wing proposed for rehabilitation, taken 12/8/2023**



**Staff photo, facing northeast showing wing proposed for rehabilitation, taken 12/8/2023**



**Staff photo, facing southeast showing wing proposed for rehabilitation, taken 12/8/2023**

**Staff photos, showing wing proposed for rehabilitation, taken 7/30/2023**



**Facing east**



**Facing northeast**



**Facing northeast. The south wall shown here will be rebuilt to match the existing in materials and design with the exception that it will only include window openings**



**Facing southeast. The north wall shown here will be retained**





Facing southeast. The north wall shown here will be retained. The lower portion of the west wall will also be replaced to match existing in material, dimension, and detailing

## ISSUES

None

## RECOMMENDATION

### **Section 21-2-78. Determination of the Historic District Commission – Certificate of Appropriateness**

It is staff's opinion that the proposed work is appropriate as it preserves distinctive character-defining features and repairs/replaces features only as necessary with acceptable reproduction, thus maintaining the property's historic character. Staff therefore recommends that the Commission issue a Certificate of Appropriateness (COA) for the project because it conforms to the Elements of Design for the Hubbard Farms Historic District and meets the Secretary of the Interior's Standards for Rehabilitation. However, staff does recommend that the Commission issue the COA with the condition that the new windows be true divided lite or simulated divided lite (muntin applied to the exterior surface of the glass) units.