

ADDRESS: 1819 LEVERETTE

APPLICATION NO: HDC2024-00560

HISTORIC DISTRICT: CORKTOWN

APPLICANT/OWNER: ELENA HERRADA

DATE OF STAFF SITE VISIT: 11/20/2024

DATE OF PROVISIONALLY COMPLETE APPLICATION: 10/14/2024

SCOPE: ERECT A REAR ADDITION

EXISTING CONDITIONS

The building located at 1819 Leverette is a 2-story, single family dwelling that was erected ca. 1910. Exterior walls are clad with synthetic siding, present since the district was designated in 1981. The roof is side gabled, with a projecting front gable at the primary façade and a projecting hipped roof wing at the rear. A partial width porch with round wood columns, wood steps, and wood handrails is at the primary façade. A deteriorated wood porch is located at the rear. Windows are wood at the front and side walls and vinyl at the rear.



1819 Leverette, Staff photo of current conditions. Photo taken on 11/20/2024

PROPOSAL

With the current submission, the applicant is seeking the Commission's approval for the following work items:

- Demolish the existing rear wood porch
- Install a one-story, hipped roof bathroom extension/addition with an attached porch. The new bathroom wing with attached porch will have a 16'-8"x14'-0" footprint. The addition/extension's walls will be clad with wood siding and a new wood French door will be installed at the south wall. The attached porch will include wood columns, steps, decking, handrails, and guardrails.

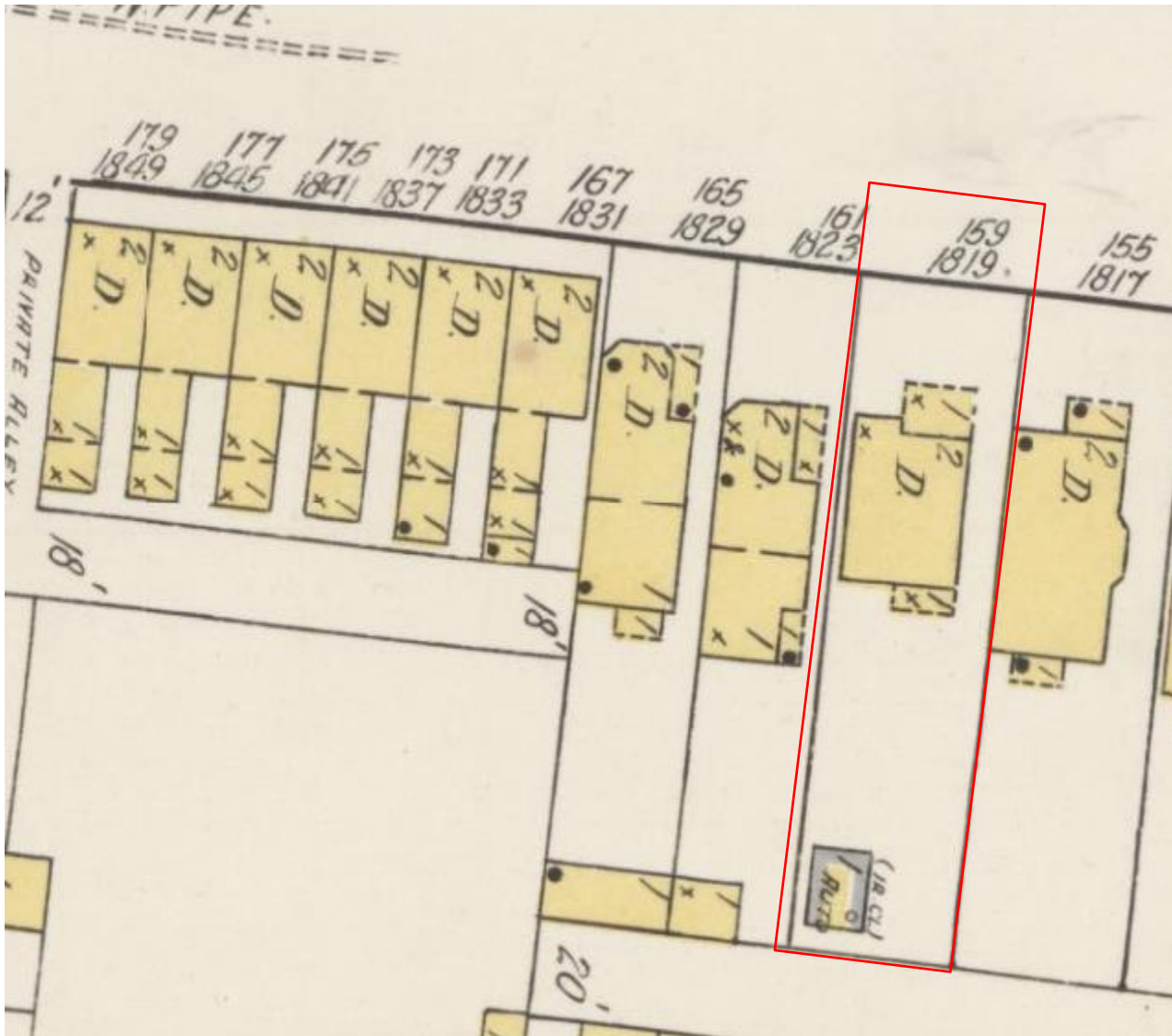
STAFF OBSERVATIONS AND RESEARCH

- The Corktown Historic District was designated in 1981
- Per the below photo which was provided by the applicant, the new addition will result in the removal of one vinyl window, an historic-age wood door, the existing wood porch, and a portion of the rear wall and roof.



1819 Leverette, rear. Area outlined by the black dashed line indicates location of proposed new addition/area of historic house. Photo provided by applicant

- The below Sanborn Fire Insurance map indicates that a small rear porch was present as early as 1921. Subsequent Sanborn Maps indicate that a porch of the same footprint and size remained at the rear through the 1970s.



Sanborn Fire Insurance Map, 1921. 1819 Leverette (parcel outlined in red).

- Please see the below photos of the rear porch, door, and window that will be removed as a result of the current addition. A review of the photos revealed the following:
 - The existing rear porch is utilitarian in nature and includes wood steps (wood risers, treads, and stringer), wood decking, plywood skirting, and an open wood handrail. The porch appears to have been haphazardly constructed, is in poor condition, and likely does not date from the building's original construction. It is staff's opinion that the porch proposed for removal is not a distinctive character-defining feature which merits retention.
 - The vinyl window which is proposed for removal is not historic age and detracts from the building's historic character
 - While the door is of historic age, it is utilitarian in nature and does not display detailing which meaningfully contributes to the building's historic character

As stated previously, the house has always had a rear porch and the new addition will include a porch space, thus ensuring that this historic condition will be maintained. It is therefore staff's opinion that the proposed work will not result in the removal of distinctive character defining historic materials, spaces or features that characterize the property

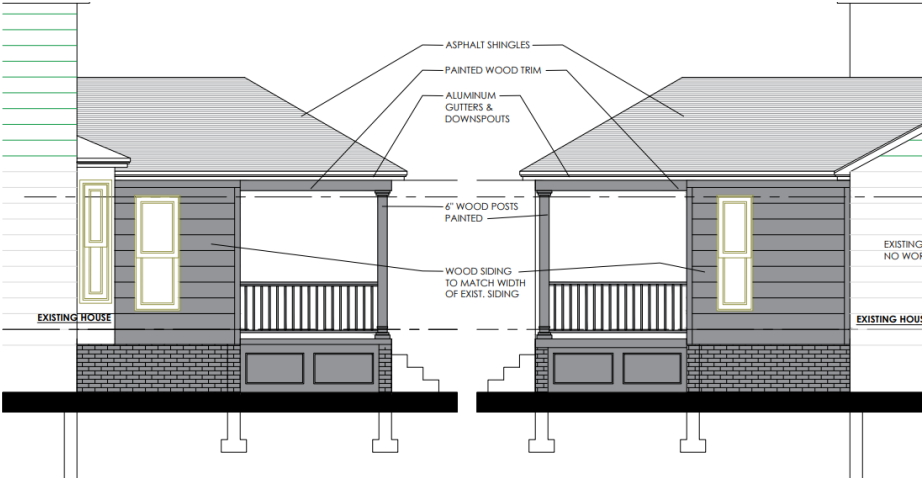
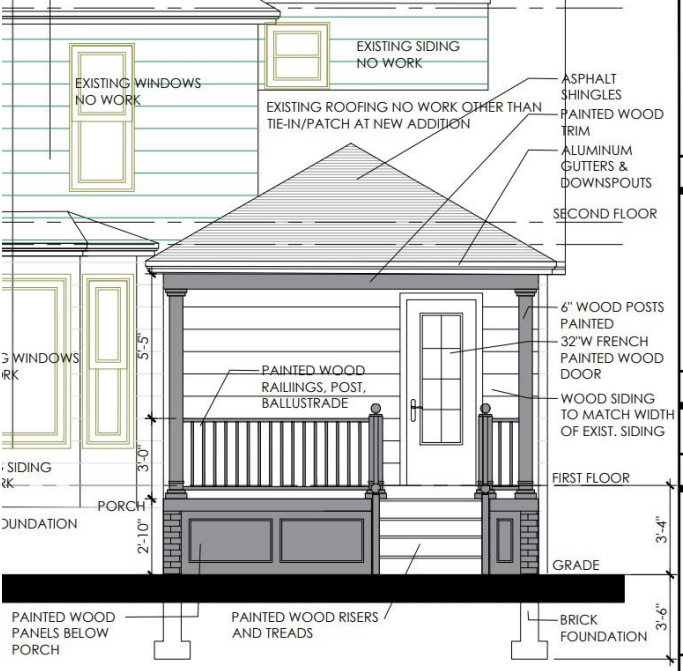


Rear porch (left) and window (right) proposed for removal. Photos provided by applicant



Interior. Vinyl window (left) and wood door (right) which will be removed as a result of the erection of the new addition. Photos provided by applicant

- Please see the below images which outline the new addition's design. It is staff's opinion that the new addition is generally compatible with the historic character of the house in terms of scale, location, roof shape, material, height and architectural details. However, note that the architectural drawings do not provide the material of the addition's 1/1 windows, nor do they specifically outline window operation. Staff did reach out to the property owner and requested that she provide information which would outline the material and operation of the windows at the addition. Although the elevation drawings indicate that the windows will display a 1/1 configuration, the owner sent the below image, which indicates that she wishes that the windows be vinyl, horizontal-sliding units. It is staff's opinion that the 1/1 configuration depicted in the project drawings is more compatible with the house's historic character versus horizontal sliding units. Also, vinyl is less sturdy than other window materials when exposed to physical stress, such as harsh weather and temperature changes, and can become brittle and crack. Vinyl can also fade over time when exposed to direct sunlight. Staff therefore recommends that the addition's windows not be vinyl and match the design outlined in the submitted drawing set.



Proposed new rear bathroom extension/porch. Provided by applicant



Rear addition window type proposed by owner/applicant. Not compatible with the historic character of the building

ISSUES

- The applicant/owner has submitted documentation which note that she wishes that the windows at the new rear addition be vinyl. Note that vinyl as it is less sturdy than other window materials when exposed to physical stress, such as harsh weather and temperature changes, and can become brittle and crack. Also, vinyl can fade over time when exposed to direct sunlight. Staff therefore recommends that the addition's window not be made of vinyl.
- Sliding operation is not a compatible window type for additions to an historic property.

RECOMMENDATION

Recommendation - Section 21-2-78. Determination of the Historic District Commission – Certificate of Appropriateness: Erect a rear addition

It is staff's opinion that the proposed project generally meets the Secretary of the Interior's Standards for Rehabilitation and conforms to the district's Elements of Design. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the project with the following conditions:

- The windows at the new addition shall not be made of vinyl nor shall they have a horizontal sliding operation. Rather that should be single or double-hung units. The applicant shall revise her project drawings/proposal to outline the windows' materiality, subject HDC staff approval.