

1180 Vinewood Historic Proposal

RE: Application HDC2023-00066: 1180 Vinewood, Hubbard Farms Historic District

This proposal looks to amend the cited issues in the July 5, 2024 Notice of Denial from the April 10, 2024 HDC meeting.

Project History / Evolution

The building is a 2-½ story wood-frame structure with a brick foundation. The original building dates back to 1900. In the 1940s, the building was converted to a 4 unit apartment building for either a single family home or a duplex. Most of the original Victorian elements were replaced at that time. At some point, the Front/West side's original wood siding was replaced with Perma-stone (now painted) up to the second floor and then covered with aluminum siding up to the roof line. The Front porch was replaced along with a concrete stair and metal railing. The North, South, East side's original wood siding was covered over with asbestos shingle siding except for one peak on the Rear/East side that retains the original wood siding. Photo evidence also revealed scalloped wood shake shingle siding had existed in the upper (attic) gable area at the front. Wood exterior stairs existed on the Rear/East and the North sides. The interior has had multiple remodels over time, making the original layout difficult to decipher. At some time, the building looks like it was illegally divided up into possibly 8 units resulting in 8 exterior door openings. The building had a unique roof with multiple steep gables at different pitches and a square pyramidal tower roof at the Northwest corner that are character defining elements.

In 2018, the Historic District Commission issued a Certificate of Appropriateness for a proposal to substantially rehabilitate the house. However, the work was never performed.

Since then, the property has switched ownership and has been worked on without the proper approvals. Recent attempts have been made to seek the proper approvals for the work completed, however, the Historic District Commission has issued the notice of denial and the project currently sits with a stop work order for its violations.

Ultimately, this proposal looks to amend these cited issues - See below & all attached updated drawings.

Proposed Work

The intent of this rehabilitation is to bring back the historical character defining elements that once remained to the most possible extent. This includes removing non-compliant elements at the front facade, and rebuilding the pyramidal tower roof, front gable roof & box-bay window, and front porch roof to resemble what was historically there. The scope also includes the update of the North (side) elevation, where the footprint of the north wall was expanded slightly, eliminating a recessed central section and creating a solid plane. An attempt is made to provide the sense of the former side gable & box-bay window, while maintaining the infill work completed to date. The proposed roof line of the side cross gable will match what was there before. Additionally, the formerly proposed wood stair on the north side was removed from this proposal.

All non-compliant vinyl windows will be removed, and new Aluminum clad wood windows are to be installed throughout. New painted wood siding is to be installed throughout to match the existing wood

siding that remains. Anywhere there is existing wood siding that remains, it will be restored and painted. The interior remodel will result in 5 apartments that allows for some of the 8 former door openings to be either closed or replaced with windows. The exterior stairs in the rear will be rebuilt with a more historical look and with the intent to avoid having a stair cross in front of the windows where possible. The roof will receive a new asphalt shingle roof throughout. Site work consists of pouring a new parking pad and providing new sod.

Explanation for Changes to Exterior Envelope

Several door and window openings are either new, to be filled in, or change in size. The two front doors and two rear doors will remain. The majority of the windows to be modified are kept to the South side of the building which is less than (4) feet from its neighbor and not easily seen from the street. One of the windows to be closed is a newer addition and the rest are required to accommodate the new kitchens. In other areas the modified windows are required to meet egress for sleeping rooms.

COLOR SYSTEM B

- BODY B15 - DARK GRAYISH YELLOW
- TRIM B6 - MODERATE BROWN
- SASH B18 - DARK REDDISH BROWN (Anderson: Dark Bronze)
- CORNICE B6 - MODERATE BROWN
- IRON B19 – BLACK
- STAIRS AND RAILINGS B6 – MODERATE BROWN

Windows

- All windows will be Anderson 400 series double hung windows with dark bronze exterior finish.
- Windows will be double hung unless otherwise noted.
- Where trim is remaining, it will be repaired or replaced as necessary.
- Where no trim is remaining, 4" wood trim will be provided.

Doors

- All new exterior doors will be Anderson Staightline series style #193 in Mahogany or similar. See attached submittal

Stairs and Railings

- All new stairs and railings will be wood and painted to match the trim color.

Front/West Elevation

- Remove non-compliant elements at the front facade, including main roof, box-bay window roof, and porch roof.
- Rebuild the pyramidal tower roof, front gable roof & box-bay window, and front porch roof.
- The existing perma-stone will be cleaned of paint and restored as necessary.
- New painted wood siding to match existing wood siding in size and exposure.
- All non-compliant windows installed will be replaced with new aluminum clad wood windows in the same style and size as the originals.
- The two doors on the first floor will be replaced with new wood doors.
- A new wood railing at the porch and stairs.
- A new decorative iron railing will crown the porch roof.
- Note the two small windows in the attic space are fixed, not double hung.
- All wood trim and decorative details will be repaired or replaced as necessary. Provide new wood trim to match where existing trim does not remain.

North Elevation

- Restore and paint existing wood siding (where it remains).
- New painted wood siding to match existing wood siding in size and exposure.
- All non-compliant windows installed will be replaced with new aluminum clad wood windows.
- All wood trim and decorative details will be repaired or replaced as necessary. Provide new wood trim to match where existing trim does not remain.
- The footprint of the north wall was expanded slightly, eliminating a recessed central section and creating a solid plane. An attempt is made to provide the sense of the former side facing cross gable & box-bay window, while maintaining the infill work completed to date.

East Elevation

- Restore and paint existing wood siding (where it remains).
- New painted wood siding to match existing wood siding in size and exposure.
- All non-compliant windows installed will be replaced with new aluminum clad wood windows.
- All wood trim and decorative details will be repaired or replaced as necessary. Provide new wood trim to match where existing trim does not remain.
- New wood stair and railing, paint to match trim.
- Two new doors will go in existing door openings.

South Elevation

- Restore and paint existing wood siding (where it remains).
- New painted wood siding to match existing wood siding in size and exposure.
- All non-compliant windows installed will be replaced with new aluminum clad wood windows.
- All wood trim and decorative details will be repaired or replaced as necessary. Provide new wood trim to match where existing trim does not remain.
- A total of (3) window openings will be enclosed for the new layout
- A total of (3) window openings will be made smaller for new kitchen windows
- A total of (3) window openings will be made larger to meet egress code.