

Historic Preservation Commission

May 28, 2020

Zoom Meeting

- Commissioners should mute their phones/computers when they are not speaking
- Attendees will automatically be muted, but can raise their hands via computer or by pressing *9 on their phone



Demolition Review

2604 Grand Ave SE– Accessory Structure



2604 Grand Ave SE



2604 Grand Ave SE



Project Description

- Garage built in 1934. It is listed as above normal condition per City Assessor
- This property was surveyed in the 2014 Citywide Reconnaissance Survey and was recommended for intensive survey



Staff Recommendation

- No evidence of historic significance and poor candidate for local landmarking
- Staff recommends immediate release



Certificate of Appropriateness

1720 3rd Avenue SE – Window and Door Replacement



1720 3rd Avenue SE



1720 3rd Avenue SE



1720 3rd Avenue SE



Project Description

- Home built in 1921
- Located in the 2nd and 3rd Avenue Historic District
- The applicant would like to replace 14 windows on the enclosed front porch, to make it a four seasons porch. The proposed window would be a wood window with a similar sash pattern as the original window with thin aluminum cladding on the front side
- The applicant would also like to replace the front porch door with a new wood door



Project Description

- 1995 Site Inventory Form lists the defining features as the: side-gable roof with no dormers; narrow clapboard siding; broad gable roof porch with closed balustrade and screen windows; double-hung windows with uneven divided sash
- The home contributes to the historic district, but is not individually eligible for the National Register of Historic Places



Sample Window



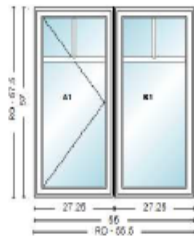
Front



Back



Sash Pattern



<u>Item</u>	<u>Qty</u>	<u>Operation</u>	<u>Location</u>	<u>Unit Price</u>	<u>Ext. Price</u>
100	1	Right-Stationary	None Assigned	\$1,940.93	\$1,940.93

RO Size = 55 1/2" x 57 1/2"

Unit Size = 55" x 57"

Mull: Andersen Vertical Priority Ribbon Mull, 1/2 Inch Mull Material, Factory Mull
 CAX 2' 3 1/4"X4' 9"-CAX 2' 3 1/4"X4' 9", Unit, E-Series Casement, 2 7/8" Frame Depth, Rigid Vinyl w/Integral Vinyl Drip Cap,
 Sandtone 2604 Exterior Frame, Sandtone 2604 Exterior Sash/Panel, Pine w/Golden Hickory - Stained Interior Frame, Pine
 w/Golden Hickory - Stained Interior Sash/Panel, Unit 1: Right, Unit 2: Stationary, Sash Set (2 Piece), Align w/Operating Stops,
 Standard Hinge, Dual Pane Low-E4 Standard Argon Fill Contour Finelight Grilles-Between-the-Glass Custom Division, 2 Wide, 1
 High, Specified Equal Light Fractional Pattern, Sandtone, w/Sandtone, 1" Grille Bar, Ovolo Glass Stop Handle w/Cover, Oil Rubbed
 Bronze, Standard, High Performance Keeper, Bronze, 2604, Full, Fiberglass, Clear, Golden Hickory - Stained
 Wrapping: 6 9/16" Interior Extension Jamb Pine / Golden Hickory - Stained Standard Perimeter Complete Unit Extension Jambs,
 Factory Applied

Hardware: CAX Handle w/Cover Oil Rubbed Bronze PN:9078354 Hardware

<u>Unit #</u>	<u>U-Factor</u>	<u>SHGC</u>	<u>Clear Opening/Unit #</u>	<u>Width</u>	<u>Height</u>	<u>Area (Sq. Ft)</u>	<u>Comments:</u>
A1	0.32	0.26	A1	19.0625	52.3125	6.92500	
B1	0.31	0.3					



Design Guidelines

APPROPRIATE:



- Retain and repair historic window sashes, exterior cap moldings, sills and frames
- Windows should be repaired rather than replaced. If non-original or beyond repair and replacement is necessary, the replacement should be in-kind to match the original in material and design.
- Replace windows with the home's original window material (e.g. wood for wood)
- Replacement windows should match the originals as closely as possible
- Repair or install new storm windows
- Vinyl or aluminum products may be allowed at the rear of a house
- Windows should be preserved in their original location, size, and design and with their original materials and glass pattern.
- Windows may have screens and/or storm windows. See Screen, Storm and Security Windows Section, on [page 31](#).

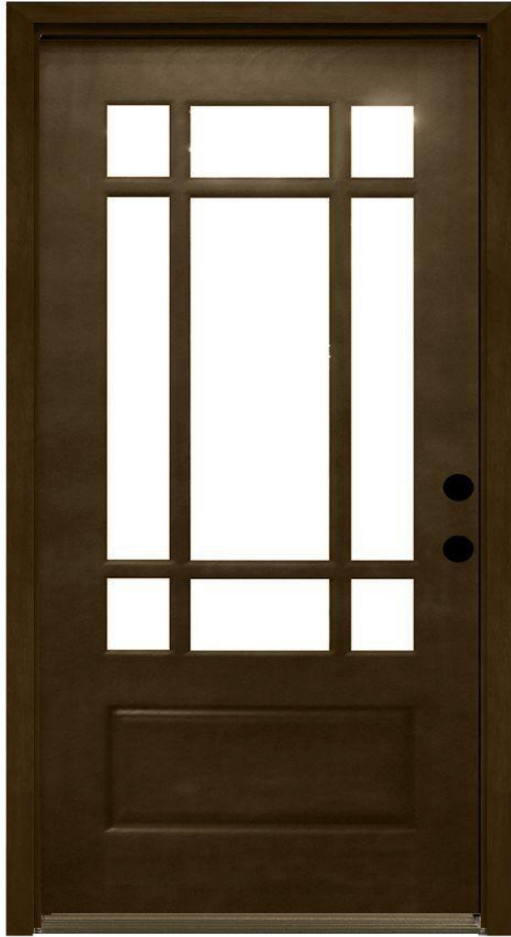
NOT APPROPRIATE:



- Windows constructed of modern building materials, such as vinyl or aluminum on the front and sides of homes
- Decreasing the size of the window opening
- Altering window openings on front facades or side facades visible from the street to accommodate new windows of different size, proportion or configuration.
- Adding window openings that are not original to front facades or elevations visible from the street.
- Altering character defining window openings on all facades.
- New windows on front facades and sides visible from the street with snap-in or flush muntins.
- Enclosing or concealing basement windows on the exterior.



Sample Door



Design Guidelines

APPROPRIATE:

- Repairing the original wood door
- Replacing doors visible from the public right of way with wood doors
- Storm or screen doors retaining the same door size
- Retaining historic trim around doors
- Retaining original door opening
- Doors that are missing or deteriorated beyond repair on the front or side facades visible from the street should be replaced with doors appropriate for the style and period of the building. Replacement doors should be similar in design to the original in style, materials, glazing (glass configuration) or appropriate to the architectural style of the building.
- Unless they are historic to the building, doors of flush wood, fiberglass or steel design may be considered for use only at rear entrances or side entrances that are not visible from the street.

NOT APPROPRIATE:

- Replacing doors visible from the street with metal or vinyl doors
- Replacement doors not of the era of the home's architectural style
- Unusual shaped glass panes (such as star bursts)
- Increasing or decreasing the original door size.
- Installing storm doors that cover the original wood door
- Doors and/or original door features such as surrounds, sidelights, and transoms should not be removed, altered or covered. Door openings should not be enlarged, reduced, or shortened for new door installation.
- Doors should not be added at locations where they did not originally exist, unless needed to meet safety codes or to enhance the use of a property.
- Windows should not be turned into doors.



Staff Recommendation

- Staff recommends approval of the COA for the windows because the Design Guidelines allow for wood windows with aluminum storm windows and these proposed windows match the design as closely as possible.
- Staff also recommends approving the COA for the door because the guidelines allow replacement wood doors.

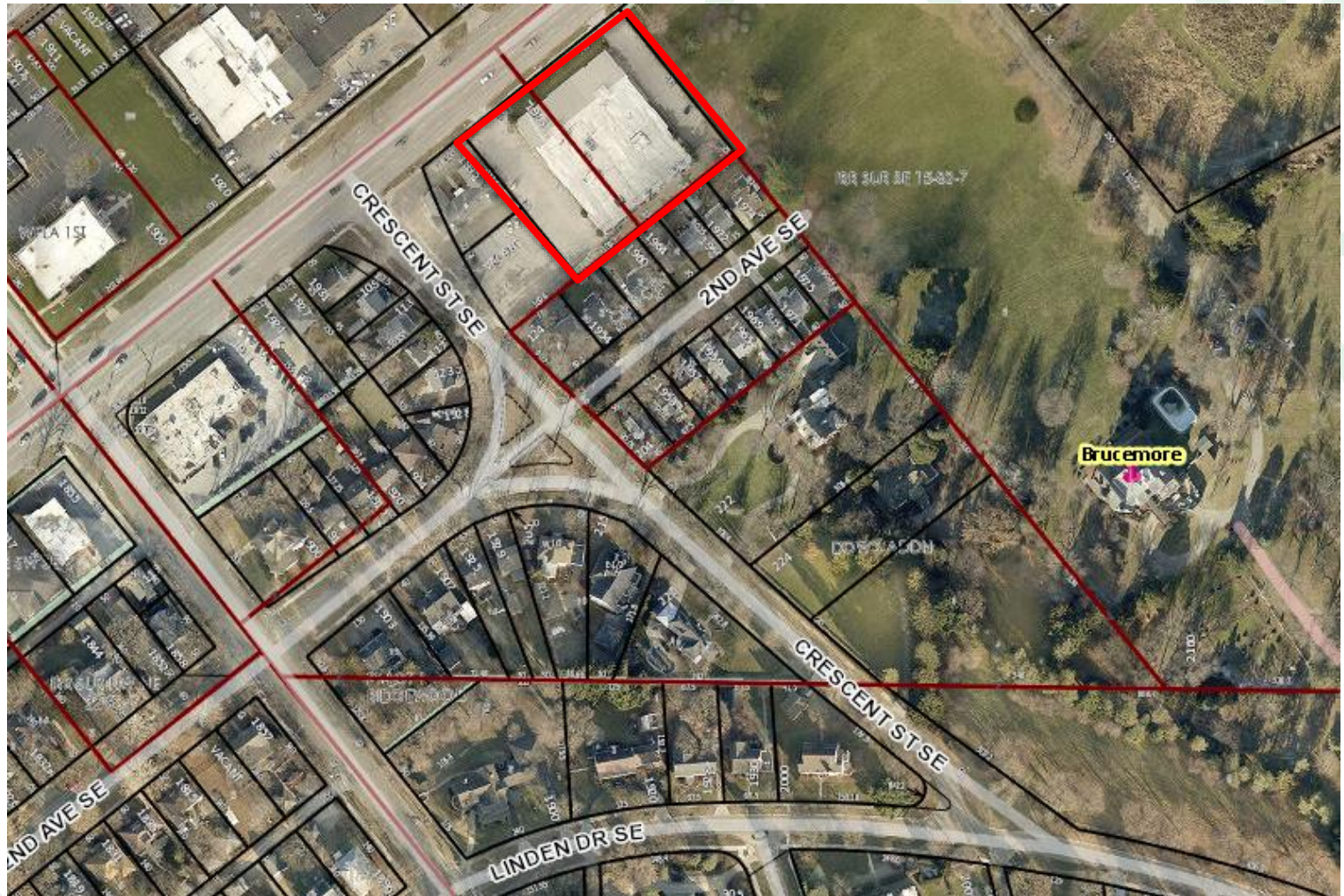


Demolitions on Hold

1953 1st Avenue SE – Primary Structure



1953 1st Avenue SE



1953 1st Avenue SE



Historic Preservation Commission

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