

STAFF REPORT: 07/08/2020 MEETING

PREPARED BY: J. ROSS

APPLICATION NUMBER: 20-6758

ADDRESS: 1439 VAN DYKE

HISTORIC DISTRICT: WEST VILLAGE

APPLICANT: KRISTY KEEN

DATE OF PROVISIONALLY-COMPLETE APPLICATION: 6/22/2020

DATE OF STAFF VISIT: 7/02/2020

SCOPE: REHAB PORCH, PAINT HOME, REPAIR TRIM, AND INSTALL NEW STORM WINDOWS

EXISTING CONDITIONS

The building located at 1439 Van Dyke is a two-story, Queen Anne style, single-family dwelling that was erected ca. 1895. The home features a front-gabled roof with side-gabled and shed-roof wings at the side elevations. The exterior walls are primarily clad with horizontal wood clapboard siding. Wood, fish-scale shingles are located at the home's front gable at the primary elevation. Additional decorative elements are located at the front elevation and includes the wood sunburst vergeboards at the gable end and porch. The front porch is inset and has a wood deck, steps, square columns/supports, and balustrade. It is unlikely that the front porch steps, columns, and balustrade date to the home's original date of construction.



PROPOSAL

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

Repairs

- At the front elevation, remove 2 rows of horizontal clapboard directly below the fish-scale shingles and replace with 2 rows of fish scale shingles (materiality not specified)
- Repair or replace any other water damaged areas of siding new wood siding to match existing for a seamless appearance
- Skirt board at foundation is missing or badly water damaged in several areas around the house. Replace deteriorated areas of skirt board with new wood skirting to match and blend seamlessly with original sections that are still in good condition
- Where window sills are missing, install new wood at exterior wall surface (cosmetic application) so that it replicates appearance of existing sills

Porch and window bracket replacement

- At front porch, replace existing railing and columns with new wood picket balustrade, turned porch posts and spindework detailing as per the attached
- At front bay window, install new jigsawn wood sunburst brackets

Windows

- Replace all storm windows. New storm windows will be Allied “Invisible” Operable Historic One Lite aluminum units at the sides and back of house, in black color to blend with window sashes. The new front storm windows will be wood storms, painted black.
- Original windows on the first floor are in need of reglazing, some broken pane replacements, which will be done with wavy glass to match, and will be repainted black to correspond with the new paint scheme.

Paint

- Paint the home as per the attached. Note, that the proposed colors correspond with HDC Color System B, with the exception of that selected for the body color.

STAFF OBSERVATIONS AND RESEARCH

- The applicant has asserted that the current front porch is a non-historic, relatively recent addition. Staff concurs with this observation.
- The applicant has noted that her team used “rubbings of paint scars” to determine the style of the new porch elements and brackets proposed for installation at the front elevation bay window.
- The applicant’s proposed paint scheme was developed by a professional architectural historian/historic paint expert

ISSUES

- As noted above, the applicant has noted that her team used “**rubbings of paint scars**” to determine the style of the new turned wood porch posts, and decorative spindework, and brackets proposed for installation at the front elevation bay window. Staff is unclear if the rubbings can be taken as adequate documentation of the appearance of the original porch elements and brackets. While the proposed new elements do seem appropriate to the style of the home, as per the SOI Standards #3) *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements*

from other buildings, shall not be undertaken. The Introductions to the Guideline, “Design for Missing Historical Features” <https://www.nps.gov/tps/standards/rehabilitation/rehab/guide.htm> states the following:

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Where an important architectural feature is missing, its recovery is always recommended in the guidelines as the *first* or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, **a second acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.**

It is staff’s opinion that the proposed new porch and bay window elements will be distinctive as a recent application because the current production methods result in architectural elements which differ in scale and wood species when compared to historic-age columns, spindlework, and brackets. Staff believes that the proposed new detailing will be compatible with the building’s historic appearance while distinctive as a recent addition.

RECOMMENDATION

It is staff’s opinion that the proposed project is appropriate to the defined elements of design for the West Village Historic District and the Secretary of the Interior's Standards for Rehabilitation (36 CFR Part 67). Staff therefore recommends that the Commission issue a Certificate of Appropriateness (COA) for the work as proposed.











1439 Van Dyke

Queen Anne Victorian, 1891

Exterior Restoration & Painting

Repairs: The house at 1439 Van Dyke has water damage to wood on exterior.

- 2 rows of fish scale shingles were removed from the bottom of the second story at some point and replaced with clapboard. As a result, water is not properly swept away from the front of the house and contributes to a leaking transom, as well as having an incorrect appearance on the front facade.
 - Remove 2 rows of clapboard at the bottom of the fish scales.
Replace with 2 rows of fish scale shingles.
- Repair or replace any other water damaged areas with matching pieces for a seamless appearance.
 - Skirt board is missing or badly water damaged in several areas around the house. Replace skirt board to match and blend seamlessly with original sections that are still in good condition.
- Window sills have all been cut off.
 - Repair window sills with a cosmetic application of missing pieces.

Porch and window bracket replacement: Many of the original Queen Anne details and exterior trim are missing, though old paint scars, holes and other information is present to describe what was originally on the house. Current porch design is estimated to be from the 1970's.

- "Rubbings" of paint scars left of the house have been taken to recreate the profiles of the original porch posts, balusters, spandrel, and bay window brackets.
 - Details that were attached to the house are clearly represented in the paint scars. The only element where the details of the specific design are undocumented is the bay window brackets. We have recreated the exact scale using the measurements of the paint scars, and repeated the sunburst design from the gable sunburst that are original to the house.
 - The spandrel is being recreated to the original size and spacing based on the original spandrel parts that remain on the house.

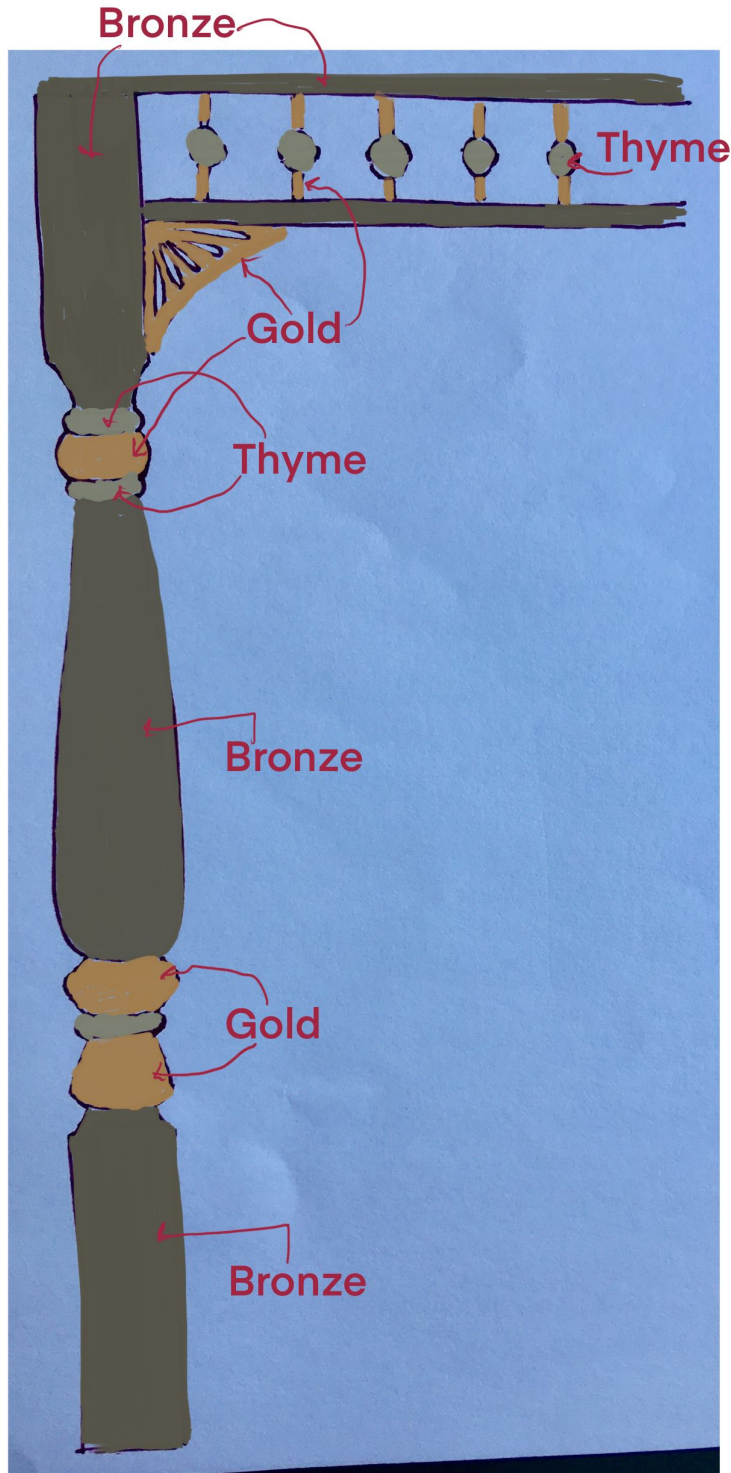
Windows: Replace all storm windows and complete full restoration of original windows.

- Storm windows will be Allied “Invisible” Operable Historic One Lite aluminum storms on sides and back of house, in black color to blend with window sashes. Front storm windows will be wood storms, painted black, for most appropriate historic appearance to the front facade.
- Original windows on the first floor are in need of reglazing, some broken pane replacements, which will be done with wavy glass to match, and will be repainted black to correspond with the new paint scheme.

Paint: Paint is peeling rapidly and current colors and color placement do not meet historic standards.

- New paint scheme was developed by expert in the field, Robert Schweitzer, to be historically appropriate.
 - Robert Schweitzer has taught architectural history and historic preservation at the University of Michigan, the University of Toledo and Eastern Michigan University for over 25 years and authored more than 60 articles in scholarly journals on American historic architecture and historic paint colors specifically.
 - In selecting paint colors for historic homes, Mr. Schweitzer uses a variety of historic sources from the era, including house plan books and paint brochures from regional companies.
 - More information on Robert Schweitzer’s color work, awards, and publications can be found on his website:
<http://historichousecolors.com/about-robert-schweitzer/>
- Colors correspond with HDC Color System B, except for body color.
 - Body color: Taken from an original Sherwin Williams brochure dating from around 1890. A tertiary color popular in the late Victorian era, chosen for this house by Robert Schweitzer.
 - Body color was pulled from a Sherwin Williams brochure that is estimated to be from around 1890.
 - Secondary body color (fish scale shingles): B:10
 - Trim: B:11
 - Window sashes/storm windows: B:19















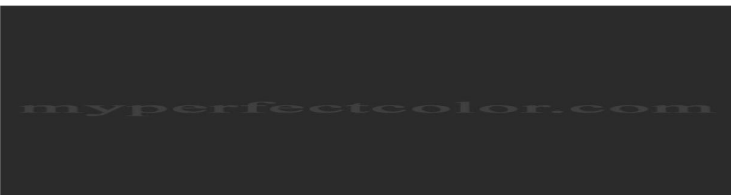
Rouge (Body)



Thyme (B:10 - Gable)



Bronze (B:11 - Trim)



Black (B:19 - Window sashes, front door)



Brown (Porch floor)



Marble (Porch ceiling)



Gold (B:2 - Porch accent)

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Item # HOL-B, Historic One Lite - Bottom Removable (HOL-B)

This is the normal and most popular unit for standard wood double-hung windows. The top is fixed and the bottom panel is removable to the interior. An interchangeable screen is available. The horizontal divider for the master frame of the (HOL) is aligned with the meeting rail on the existing window.



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