

**STAFF REPORT:** 08-12-2020 MEETING

PREPARED BY: A. DYE

**APPLICATION NUMBER:** 20-6783

**ADDRESS:** 1225-1227 HUBBARD

**HISTORIC DISTRICT:** HUBBARD FARMS

**APPLICANT:** HEIDI HANLON, LISA ROYER

**PROPERTY OWNER:** HEIDI HANLON, LISA ROYER

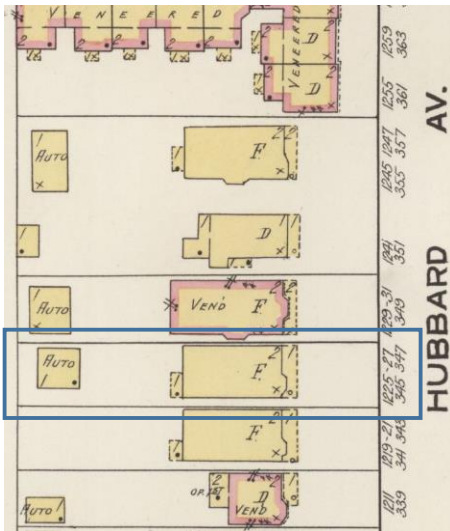
**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 07/27/2020

**DATE OF STAFF SITE VISIT:** 07/31/2020

**SCOPE:** ERECT NEW FENCES, REMOVE FRONT TWO-STORY PORCH AND CONSTRUCT NEW TWO-STORY PORCH, NEW ENTRY DOORS AND LIGHTING, NEW REAR PORCH

### EXISTING CONDITIONS

Constructed in 1910, this 2.5 story, two-family house features a hip roof with single dormers centrally located on the front and sides of the roof. The front elevation also has a two-story bay window, side-by-side front entrances, and a two-story porch extending the full width of the house. June 2009 - 2011 Google street view photos show the first floor porch with round columns (which appear to be Doric in design and possibly fluted), the second story porch has unadorned posts; both railings have straight balustrades. The front doors in the dated photos have full glass and the second floor leaded glass transom is still in place. Between 2011 and 2015, the second floor wood lap siding on the front elevation was covered with vinyl siding. The rear elevation is also covered in siding. The front yard had grass with an off-center concrete path connecting the sidewalk to the front entrance. Foundation plantings were near the porch and a chain link fence and gate enclosed the front yard.



Sanborn Map, Vol. 1, 1921, #78

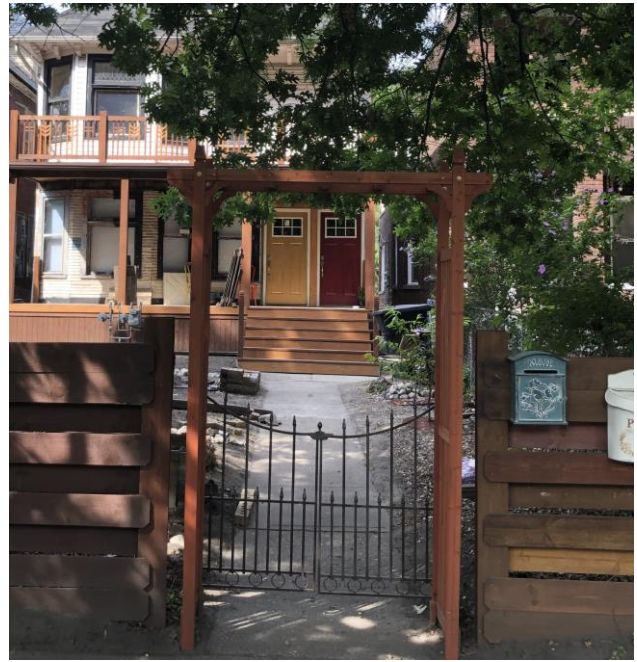


Google Street View, June 2011



Google Street View, July 2009





Current conditions show the house and lot in transition: grass has been removed from the front yard; the two-story porch was removed and rebuilt with square columns; a decorative perimeter railing with square posts has been installed at the second floor; the full glass entry doors were replaced with paneled entrance doors with rectangular windows at the top; and a horizontal wood panel perimeter fence, decorative arbor, and metal gate were installed at the sidewalk. None of this work was approved by the HDC.

## **PROPOSAL**

Please refer to the detailed narrative submitted by the applicant explaining the full scope of work, their reasons for the porch removal and material and design selections. Staff pulled excerpts from the narrative to identify the individual scope of work within this application:

### **Porch**

- Deteriorated front porch removed. Porch footprint and elevation remain the same.

- Square columns and perimeter railing (with Prairie chevrons and Mission hatches) installed. Columns will be trimmed out. Columns and railings will have a semi-transparent stain, similar to B:18 (dark reddish brown).

## **Fence / Yard**

### Fence

- Front: The existing steel posts (anchoring the previous chain link fence) were used; the existing fence height was retained to match the line of fencing on the block. Stained horizontal wood pickets replaced the chain link. The arbor came pre-stained in a redwood tint and can be stained or painted. An Empire decorative metal gate was installed. Chain-link fencing runs along the side property lines from the sidewalk to the front corners of the house and will remain in place.
- Rear: The fence along the back alley was a 7' raw wood stockade fence and has been removed. The north side is chain-link and the south side is a 6' or taller stockade wood fence; the applicant believes it was erected by the adjacent property owner. The applicant also reports sections are missing. Two options proposed for the rear yard fence include:
  - installing chain-link to match the majority of existing material, or
  - installing a gabion base (2') and a shadow-box wood fence (4'), using 4"x4" wood posts (photos confirming these designs are following this report). The total height would stand 6'; 30' in length; with 2 entrance gates. The wood will be stained (owner's preference).

### Yard

- Front: The property owner removed the grass in preparation for additional work planned to reduce flooding in the house. A small fountain and an edible garden, illuminated by at-grade solar lighting, is planned. A landscape plan was submitted and follows this report.
- Rear: Immediately adjacent the alley will be three parking spaces on an existing concrete surface (spanning the width of the rear lot). Between the parking and the house will be landscaped area of raised planting beds. Lighting will consist of at-grade solar lights.

## **House Exterior**

- Siding: The rear elevation and second floor of the front elevation have been clad in vinyl siding that will be removed; the wood cladding or trim repaired as needed. No changes in original form or material are planned.
- Second Floor, Front: An external door from the upper flat to the upper porch was covered with plywood and then vinyl, but the interior frame with trim and exterior threshold remain visible. Once the vinyl is removed, the door will be replaced.
- First Floor Front: Exterior front entry doors and entry lighting were installed; all are Craftsman Mission style in design.
- Paint and Trim: The structure is currently white; the windows and casings are painted black.
  - *Body of house* - The owner states her preference is to use a blue hue or sage consistent with historic paint color wheels. Further explained in the owner's narrative, she says the identified colors coordinate with B:12 Grayish Green and E:4 Grayish Yellow Green.
  - *Trim* - All major wood trim will be a dark reddish brown semi-transparent stain (coordinating with B:18 Dark Reddish Brown); a cedar tint stain was selected as an accent for minor trim and coordinates with E:2 Strong Yellowish Brown. In cases when staining is not possible, a matching paint will be used.
  - *Sash* - Sashes will be in the trim color and there are no shutters.
  - *Gutters/downspouts* - The gutters will be dark brown. The gutter mounted on the underside of the porch roof is dark brown.
- Roof – The applicant said she expects to replace the asphalt shingle roof within a year. The current roof is 3-tab asphalt shingles. Architectural asphalt shingles are planned. *This project is not included in the current application.*

## **STAFF OBSERVATIONS AND RESEARCH**

- The Hubbard Farms Historic District was established in 1992.
- Excerpts from the district's Final Report and Elements of Design describe a dense, urban neighborhood with a variety of streetscapes:

- ...a mixed-use community with architecture spanning 1870 – the first quarter of the 20<sup>th</sup> century
- ...a variety of rich textural relationships exist in the district—those created by the juxtaposition of various materials, such as brick, stone, stucco, and/or wood, and those created by the repetition of the materials themselves, such as clapboard, wood fish scale shingles or decorative brick...
- ...because property was subdivided by different individuals and sold as house lots at different times under different restrictions, a great variety of building types became available to serve the differing needs of people...
- ...the majority of fences are chain-link, and are typically four-feet in height...
- ...front yards are seen through the district; few houses have hedges along lot lines...
- ...its mixed-use and multi-density character survives to this day...
- The lots on the east side of Hubbard are predominantly single-family houses (there is one large courtyard apartment building on the SE corner of Hubbard and Porter) placed on large (relative to this urban setting) lots so the houses are set farther back from the street and have slightly-to-greatly wider distance between neighboring houses. These houses don't have front yard fences and only a few have chain-link side fences.
- The west side of Hubbard, where 1225 Hubbard is sited, has single-family, two-family, attached housing, and a three-story apartment building. The seven lots mid-block on Hubbard, between the apartment building and attached housing, have shallower setbacks and are on the narrowest lots of the entire the street. This applicant's property is the second of the seven (from the north). The front yards of the seven lots, as well as the two lots to the north of the apartment building (spanning a two-family house and the second attached housing development at the SW corner of Hubbard and Porter) are enclosed with chain-link fencing (probably 4'-0" in height).
- It is staff's opinion the density of the seven lots, which likely gave cause to the installation of front yard fencing, creates a micro-district in which front yard landscape design and fencing style offers greater freedom. Staff's site visit was integral into forming the opinion the front yard fencing, as constructed, and proposed front yard landscape design, fits within the eclectic atmosphere of this section of Hubbard.
- The massing of the house is akin to the American Foursquare, which was a design reaction to move away from the towers and applied ornamentation of the Queen Anne style. Foursquare houses offer minimal exterior detailing and straight-forward/economical massing (the box) to maximize interior space as they were often constructed on narrow lots, such as this property.
- Common to this building type, Colonial Revival styling was added through the pattern of the decorative leaded glass transom window, the applied eave brackets, and the Doric porch columns. The protruding large bay windows necessitated a deep overhang on the front elevation, it was not carried around the other sides.
- The city's (HDAB) identification database lists this house as Prairie. It is staff's opinion the only Prairie feature is the front elevation overhang therefore the structure should be identified as 20<sup>th</sup> Century Composite (1900 – 1940), in which Foursquare vernacular houses with Classical elements are mentioned.
- Staff believes even if the architectural identification was changed, it would still fall under Color System E.
- The exterior color selections the owner is considering for the body of the house are B:12 Grayish Green and E:4 Grayish Yellow Green, and B:18 Dark Reddish Brown for the trim and window sash, coordinates with Color System E and will offer a visual depth missing from the current, white and black exterior.
- Per the applicant's narrative, the color E:2 Strong Yellowish Brown was selected for a cedar tint stain that would serve as "an accent for minor trim where applicable". Upon inquiry, the applicant confirmed this stain will only be used on the wood for the first floor porch ceiling. As the porch ceiling is a secondary design element and not seen from the right-of-way, staff believes a stain for this wood is sufficient.
- The applicant specified the porch railing would be stained to match the trim color (B:18), but it is staff's opinion the railings should be painted.

- The asphalt roof is not under review at this time. As the house currently has an asphalt roof, this project can be reviewed at a staff level once the property owners are ready to begin this project. A permit application stating their asphalt shingle selection will be submitted for staff review.

## ISSUES

- According to Google street view, the full glass front entry doors were replaced with the current doors sometime between July 2016 and July 2017. A COA was not issued for this project.
- At the time of the staff report, staff did not have access to the designation photo.
- The property owner did not submit information to substantiate the advanced deterioration of the porch and columns she said necessitated the full removal of these elements.
- The introduction of the Secretary of the Interior's Standards state, "*the treatment 'rehabilitation' assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character.*" Staff believes the change in design of elements original, or of historic age, to the front elevation of the house does not meet the Standards for Rehabilitation.
- A photograph of the rear elevation of the house shows a two-story porch was removed at some point in time. Drawings showing what will be constructed need to be submitted for staff review.

## RECOMMENDATION

### 1. Front Porch and First Floor Entry Doors

As the proposed projects caused the removal of historic materials and altered the features and spaces that characterized this property, HDC staff recommends the Commission deny the issuance of a Certificate of Appropriateness for the projects, as proposed and constructed, as they do not meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards:

- 2) *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
- 5) *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
- 6) *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
- 9) *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

### 2. Fences, Exterior Painting, Removal of Vinyl Siding, Second Floor Porch Door, Rear Porch

As these projects will not remove historic materials nor alter features or spaces that characterize the property, HDC staff recommends the Commission issue a Certificate of Appropriateness for these projects as proposed as they meet the Secretary of the Interior's Standards for Rehabilitation.

*Staff recommends the COA be issued with the following conditions:*

- The porch railing (regardless of the approved design) will be painted, not stained, to match the trim (B:18, Dark Reddish Brown). This will allow the railing to play a more neutral role against the house.
- A catalog cut of the proposed second story porch door will be submitted for staff review.
- Drawings showing how the rear porch will be re-constructed will be submitted for staff review. The porch will also be painted to match the house trim.



Front

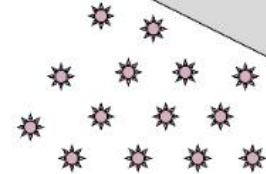
The comments below are excerpts from the property owner's email to HDC staff.

*The parcel is heavily water logged and remediation is necessary to help avoid flooding in the basement.*

*The gray sections illustrate an infiltration trench for water control in line with DWS's policies around water management.*

*The water element will be a fountain, no fish. It's 4x4 wood construction (no concrete).*

*Herbs and edibles will be planted; it's all permaculture based. Round objects are planters. So far, only solar stake lights, no wiring.*



The applicant offered the following photographs of permaculture, or a more natural looking yard on the 1500 block of Hubbard.









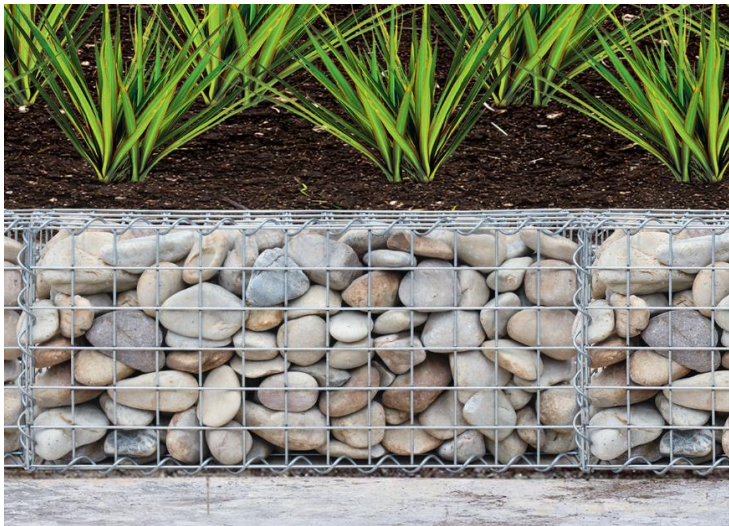
Rear Yard is outlined in yellow. The red star identifies the rear elevation of 1225 Hubbard.

From the applicant's email to HDC staff: *"Here are a few pictures of the backyard in progress (shown on the following page), an overhead, and surrounding fences. You'll see that to the south, there is a literal metal wall which is, I think, 8' high. There are a couple of garages, one of which is muraled. I don't know what the apt building at 1241 Hubbard has proposed. Most of the places against the alley perpendicular are fortified."*

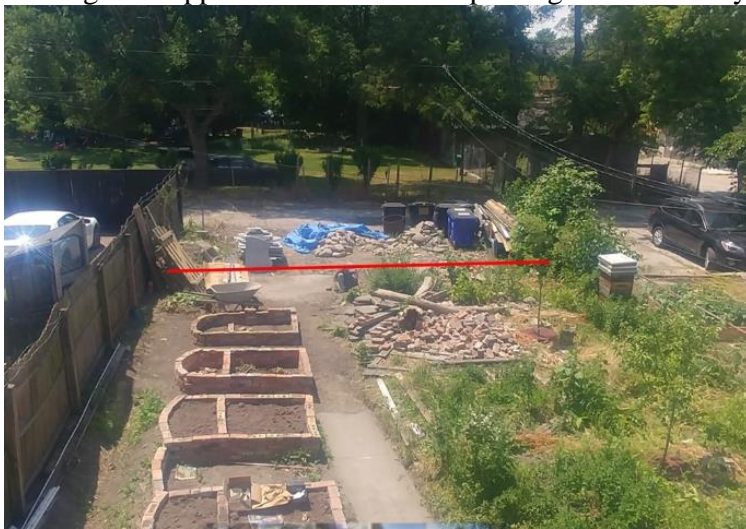


### Rear Yard

Fence: A gabion base (18-24" in height); the top portion will be shadowbox (vertical) wood picket panels (4' height); supports will be wood posts (4x4). The applicant supplied the below photographs of the two elements for the fence design.



Parking: The applicant confirmed the parking area is already paved. Three parking spots are planned to start where the red lines are shown.



Yard: Areas enclosed in brick are raised planter beds. Excerpts from the applicant's email to HDC staff: *"I will not be adding any poured concrete slabs ever, of any kind, since it would be contrary to a sustainability and water plan... we've had trouble getting water service so we didn't get to start the garden as planned, thus their bareness. All lighting in the yard is so far just expected to be solar stakes. I don't have any expectation of building a gazebo; in general, I wouldn't put in anything which requires a slab."*

## ***Introduction***

This application comes in response to an individual's complaint about repair work done in May 2020 and a change to fence facing. Based on neighborhood practice, which has been extremely informal about HRC review, I understood that HRC approval was only needed for substantive original material substitutions or structural changes. If I am in the wrong, please accept this application as corrective.

In the instant case, work substantively completed includes ordinary repair of rotten or missing wood, making no changes to the footprint or elevation, and consistent with the era while meeting current building requirements (eg, railing height). Below describes the work completed, with a request for retroactive approval for changes in color (stain) and added railing design, with forbearance for any procedural error.

More, I take this opportunity to have anticipated future work reviewed. I have included information on further steps planned, though not likely to be executed until much later this year or perhaps 2021.

## ***Property Background***

1225/1227 Hubbard Street is a classic wood-frame American Four Square, two-family structure common for its location, probably built in 1910. However, the home was a clear upgrade, featuring architectural hallmarks in its bridge era by incorporating design elements from both Queen Anne and Art & Crafts styles. All of my proposals take into context both the baseline structure and its modest embellishments.

Consistent with its primary Prairie Box style, the original exterior is lapboard with a masonry foundation. It has a pyramid hip roof with dormer windows on 3 sides, common to both Prairie and Craftsman homes.

The Craftsman aesthetic is carried into the porch, which is a large, deep, wood-frame porch running the entire front, with prominent posts and a second level which services the upper unit. (The Craftsman influence is clearer inside, with original woodwork and built-in storage.)

Victorian echoes are evidenced by asymmetry in the stacked bay windows and decorative cornice-line brackets on the front, which are more embellished than typical Craftsman brackets.

## ***Work Description***

### ***Porch***

#### *Summary*

- Ordinary wood repairs or wood replacement (as needed) to existing wood porch.
  - > **No** material or form (footprint and elevation) changes.
- Dark reddish brown stain (B:18) for background/major trim; cedar tint stain (E:2) for minor trim accent.
- Railing design additions for coherence among structure's mixed style.
- Trim lower half of square support posts.

The front porch required emergency repair intervention during the COVID-19 shut down. Property maintenance was deferred during protracted adjudication over title. Now resolved, attention is being focused on ensuring the integrity of the home. The porch had sustained considerable water and insect damage, leading to rotted decking and wood; insecure railings with most fallen off the upper deck; and a footer shift, which caused the northeast corner to sag. (See photos)

The ordinary repairs to the woodwork make no changes to the footprint and profile of the porch. It spans the front, with four posts and an 8' stairway leading to the entry doors. The second story remains as-is in form, with secure posts and railings. All materials used remain natural wood and are being fully stained as curing allows.

Approval for palette and minor design changes in the railings is sought. The porch parts were a hodgepodge of non-original paint where it remained, including white, grey-blue and black, and raw, weather-beaten wood. The scheme did not adhere to any guideline per se, and residual trim layers show the technicolor history of the structure. The use of a semi-transparent stain is in higher conformity with the period and Craftsman style of the porch: I have used a dark reddish brown (B:18) for the major trim, with a secondary cedar tint (E:2). These two tints are in the same color spectrum and are consistent with era-contemporary color wheels, although of course the wood varies in how it takes up the stain.

Two era-accurate design changes were made or planned. Because this house was built in the Transitional Period and already integrates several styles, I have added Prairie chevrons and Mission hatches to the square spindles on the upper railing. (See photos) These elements were added to bring greater *coherence* to the architectural "mash-up" of the house. The exterior door and entry arbor are Craftsman Mission style, as are the porch lighting fixtures. While these are wholly compatible with the historic appearance, the scale, wood type and production make it evident that these are not original and therefore avoid any replica error, per historic district standards.

Additionally, it was planned to trim the square post, consistent with the porch's Craftsman aesthetic and most posts in the neighborhood. Because the majority of posts in the area are masonry, they are square, but even the few wood posts tend to be square. Previously, there were neo-classical, round, ribbed, Doric-style columns. They could not be salvaged for structural re-use. While "Free Classic" round columns were sometimes used in the home's era, these were unlikely original; they were not properly sized for the beam and were jarringly out of sync in ornateness, compared to the structure's overall Prairie essentialism.

## ***Fence***

### *Summary*

- Material changed: stained wood pickets replaced pre-existing chain link.
  - > Existing posts and frame used, retaining existing height to match the line of fencing on the block and provide necessary security for the area.
- Added wood arbor at entrance.
- Changed metal (chain link) gate to metal (wrought iron) decorative gate.

From my reading of the HRC's guidelines, I believed the fence was a non-issue since it was existing and the material was period consistent; but I did change the facing material, which may trigger a review. The pre-existing fence was chain link. (See photos) Although chain link is pervasive in the area, I would advocate that it is not aesthetically appealing nor has 1910 historical value. We used wood with the existing post-frame. The wood was then stained. All steps taken were in conformity with the fence guidelines, *given the existing frame* (ie, height was unchanged). (See photos)

The neighborhood has many types of front and street-facing fencing in the area, ranging from no fencing to covered chain link. Fences range from 4'-8' in height. Stockade privacy fences are common for yards which abut alleys and sometimes are also seen street-facing. Shadow-box or creative street-front wood fences are present, as are vinyl pickets and wrapped chain link, which sometimes completely obscure the house frontage. There is no defining or overall fencing characteristic in Hubbard Farms. (See photos)

This particular property has a set-back deep enough (approximately 40') that it is not obscured by the pre-existing fence height, and the use of wood versus chain link is more wholesome for the historic character. This house is in a line of fenced properties, and eliminating a fence altogether or significantly reducing its in-line height would be visually jarring and subject the property to considerable opportunistic trespassing, debris and security concerns. (See photos)

There is an arbor and gate at the entry. The Empire gate is admittedly not wholly era-consistent, but given that many people of every era use gates for decorative purposes, it is not a startling anachronism nor attempt at reproduction. The arbor came pre-stained in a redwood tint and I am happy to stain or paint this differently if the stain stands out inappropriately. The neighboring house has a new white plastic arbor attached to a chain link fence, so our bona fide wood, Mission arbor seemed reasonable as-is.

### ***Additional Notes, Future Work***

Considerable care is being taken and planned to *improve* the historic integrity of this structure for owner occupancy. The condition of the house had become quite degraded over time and was vacant for several years before we purchased it; there is little evidence that any consideration had been previously given to its historical character. Included in our future plans are the following steps.

***Siding.*** The exterior cladding currently has two vinyl siding "patches" that will be removed, and the wood cladding or trim repaired as needed. No changes in original form or material are planned.

#### *Summary*

- Repair wood lapboard and trim.
  - > **No** design changes.

***Upper Flat Door.*** Consistent with two-family flats in the area, an external door from the upper flat to the upper porch is part of the original structure. At some point – seemingly no earlier than 2009, and perhaps as late as 2014 – this doorway was simply covered with plywood and then the vinyl, but the interior frame with trim and exterior threshold remain visible. Once the vinyl is removed, the exterior door will be replaced.

#### *Summary*

- Replace missing exterior door for upper flat.
  - > **No** design changes.

***Rear Fence.*** The fence along the back alley was a 7' raw wood stockade fence. It was in very poor condition, with insufficient support in its post spacing and condition; the large swinging gate panel kept bending the hinges and some panels were falling down. It was undoubtedly not original, since it was not even stained to weather-protect the wood and would not have been sufficiently durable.

This is planned to be replaced with a structurally sound shadow-box wood fence (4') on a gabion base (2'), using 4"x4" wood posts. The total height would stand 6', 30' in length, with 2 entrance gates. Again, the wood will be stained in our palette. The gabion base will allow proper water flow on the property, which slopes toward the alley and main sewer drain. This is only a re-set of the pre-existing fence, using comparable materials, and therefore is not a substantive change. Fences along the alley in Hubbard Farms run the gamut, often using 6'-8' wood stockade fences for fortressing. The immediate neighbor to the south has a solid metal wall. Since we are working toward a very nice fruit and herb garden in our rear yard, we would prefer a less imposing property line marker than is typical.

*Summary*

- Replace unstable, poor condition wood stockade fence abutting alley with stained wood pickets on a gabion base.

**Completion of Side Fencing.** Currently, the property has fencing on the north and south property lines, abutting neighboring properties. In the front, both sides are chain-link. In the rear, the north side is chain-link and the south side is a 6' or taller stockade wood fence, believed to have been erected by the adjacent property. Sections are missing, and we would like to complete it for continuity, reduced liability, safety and sanitation. I am willing to install chain-link to match the majority of existing material, or to use wood pickets and posts as an era-appropriate material, which I would prefer. The fence is not likely to be visible from either the front street or the back alley.

*Summary*

- Complete side fencing.

> Use material as directed: chain-link to match existing or substitute wood for era appropriateness.

**Paint and Trim.** We had planned to repaint the house within the next year. The structure is currently white with black window trim. This paint is clearly not original, obvious due to age and layers revealed with wear and scraping. (See photos) The paint is in horrible condition, with large chunks revealing bare wood underneath, and the current color is not period-consistent. The owner preference is to use a period-appropriate blue hue or sage (still deciding – see our swatch photo) consistent with historic paint color wheels. These colors/shades are found on multiple 1910s swatch boards, such as Aladdin, Montgomery Wards, and Seroco, and now found in the Sherwin-Williams' Preservation Palette. Within the Detroit guide, they are marked B:12 or E:4.

In conformity with the style guide and guidance, all major wood trim is expected to be a dark reddish brown semi-transparent stain with a cedar tint stain as an accent for minor trim where applicable. These correspond to B:18 and E:2. In cases when staining is not possible, a matching paint will be used. The transitional style of the house is not fully conforming with the simple/singular Prairie type and there are decorative wood elements with relief details. Both complementary wood tones would have been widely seen and used in the period and are wholly consistent with the autumnal spectrum in the Art & Crafts style. Sashes will be in the trim color and there are no shutters. The gutters, too, will be dark brown to camouflage against the trim; the initial gutter mounted on the underside of the porch roof is dark brown.

*Summary*

- Body of house to be a sage or blue hue, in conformity with 1910 paint wheels (B:12 or E:4).
- Major trim to be dark reddish brown stain or paint (where staining is not possible) (B:18).
- Cedar tint stain for minor trim (E:2).

**Roofing.** We expect to replace the asphalt shingle roof within a year. The current roof is not original, but low-end, 3-tab asphalt shingles. Architectural asphalt shingles were planned in a color consistent with the trim of the house. Depending on brand options, the color would be something similar to Owens Corning Sedona Canyon, Brownwood, Aged Cedar or Timber – a variegated brown that will unify the two stains and conform with the overall palette. The option will be in this band of color, but will depend on manufacturer, performance, and a physical swatch for a visual test. Please advise if I must have the specific choice approved once made, or if the spectrum described is sufficient.

*Summary*

- Architectural asphalt roofing consistent with trim colors.
- Dark brown gutters, for camouflage against fascia boards.

### ***Conclusion and Background***

No structural nor material changes are at issue for any element except the fence. The fence material has been changed from chain link to conforming natural wood, using the existing posts and frame. We request that you let it stand since it is not incompatible with the wide variation of fencing found in the district. We also request that the height remain as-is, since it is in the middle of a long line of fences at that same height and the area does have security, litter and encroachment concerns which necessitate the current height.

Color changes are requested, which will improve the home's historic character. All stains and paints cited comply with guidelines and a palette appropriate to both era and style.

Retroactive approval of minor railing design embellishments is requested to increase coherence among the architectural features of multiple styles in this Transitional Period structure.

Our sincere efforts are bringing the house more in alignment with its origin era than it has been for some decades. One of the owners has been involved with historic preservation and neighborhood boards in multiple states, including preparing structure inventories for designation applications. From 1800s adobe to mid-century residences, she has been an active advocate in maintaining historic inventory while navigating the value and necessity of current code and materials, especially on the sustainability and energy edge.

For all items which needed prior review, please accept this corrective application in good faith.

Thank you for your consideration.

1225/1227 Hubbard Street

**Porch Portfolio**

**2007, Right.** Sourced from Google Maps.

Visible 2nd story deck and railings, probable door frame, typical of all two-family flats in the area (red arrow). Resolution is insufficient to evaluate woodwork condition, though some damage to fascia may be visible.



**2011, Left.** Sourced from Google Maps.

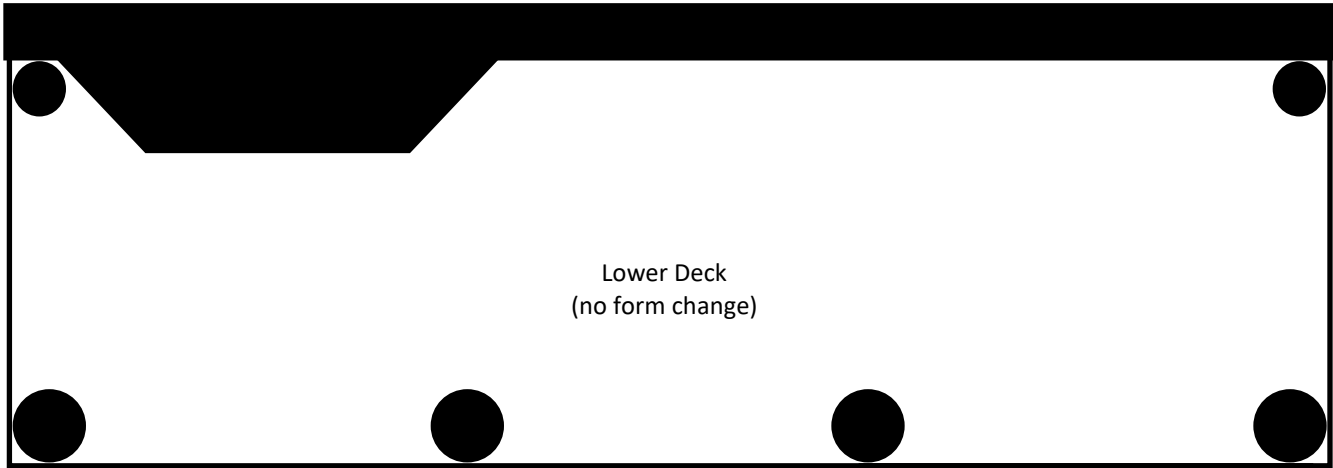
Visible 2nd story deck and railing. Probable upper exterior door (typical of housing type) obscured by tree. Some visible deterioration of woodwork. NE sag becoming evident.



**2016, Right.**

Some 2nd story railing still in place. Significant deterioration visible in woodwork, including cracked fascia, broken stiles, water damage, notable water damage, etc. NE stair sag. Vinyl siding patch on upper level, covering door.

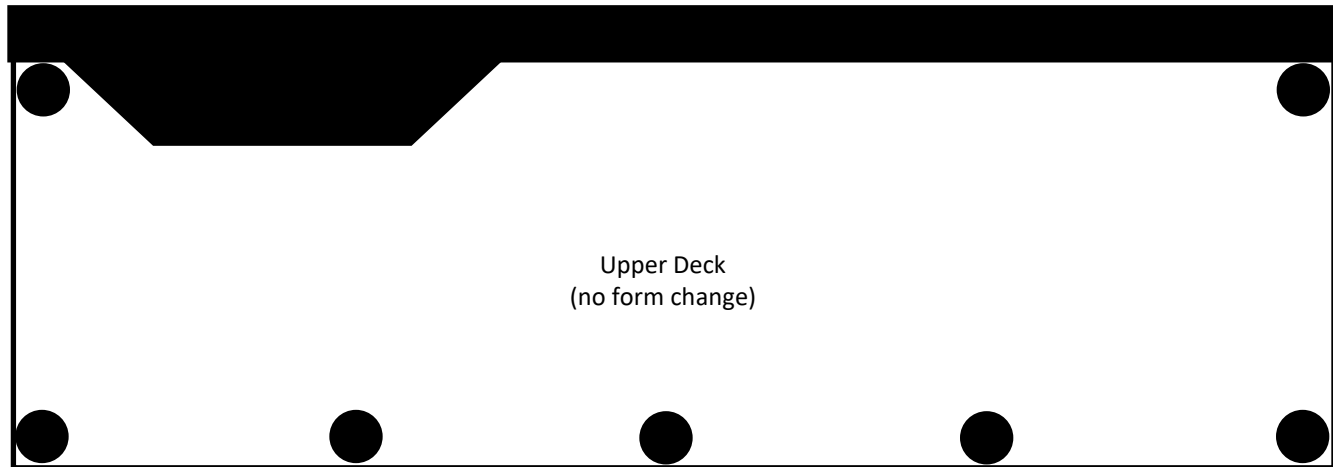
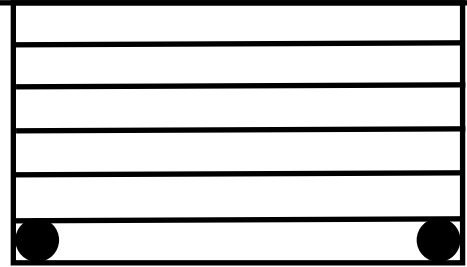




**Footprint.** Original and current, unchanged footprint of the porch. There are four 6" support posts at approximately 8' intervals. The lower deck floor is 40" above grade. An 8' stairway has 6 steps, with 12" treads and 6.75" closed risers.

The upper deck retains five posts on the front, with four 6' railing sections.

The footprint and profile are congruent with all original woodwork. The current railing height and baluster spacing conform with building codes for safety.



**Porch with Current Repairs, Replaced Railing**  
(existing and proposed)



Proposed railing, modified to palette trim color, with Mission hatch as the above railing to pair with upper deck and create design continuity.

Proposed Trimmed Post *Concept*  
(to be modified with palette colors)



Square spindles planned for stair railing, gradually simplifying the pattern from highest to lowest visual point.

**Notes.** Dangerous and rotten wood has been repaired or replaced. Wood stained in palette as curing allows. Railing between posts and on stair edge added with approval of trimmed post concept, since the rails must be fastened to the final support post treatment. Please see work description attachment for full discussion.

Existing, original exterior door on upper deck, currently hidden behind vinyl siding patch, outlined in red.

Miscellany



Aerial view and rough dimensions of structure and parcel. Parcel is bound by E-Hubbard St, S-Lafayette, W-Clark Ct and N-Porter. Sourced from Google Maps.



**Additional roof line photos.**

*Upper left.* Flat pyramid plane. Rear of house; west side.

*Lower left.* Dormer. South side.

*Lower right.* Dormer. North side.





**"Hide the Above-Ground Pool" Wrapped Iron**



**Wood Shadowbox with Masonry Posts**

**Windshield Survey**

Typical Fences in  
Hubbard Farms



**Full Redrum Fortress—Wood**



**Wrapped Chain Link**



**Vinyl Picket**



Decorative Wrought Iron



Decorative Wrought Iron and Masonry Posts



Gothic Wood Pickets



Wood Lattice



Afternoon Wood Quickie — Box Store Panels in Foam Footers



"You Must Be This Tall to Enter" Chain Link



Decorative Iron and Masonry



Wood Decoupage  
Putting the "craft" in Craftsman



Kudzu Wood Picket Hi-Lo



Wood Salvage Stockade with Dagger Top



Raw Wood Stockade



Chain Link Monolith

## 1225/1227 Hubbard Fence



Pre-existing Fence



Wood Facing - Current Fence



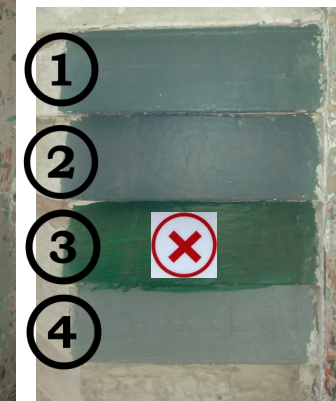
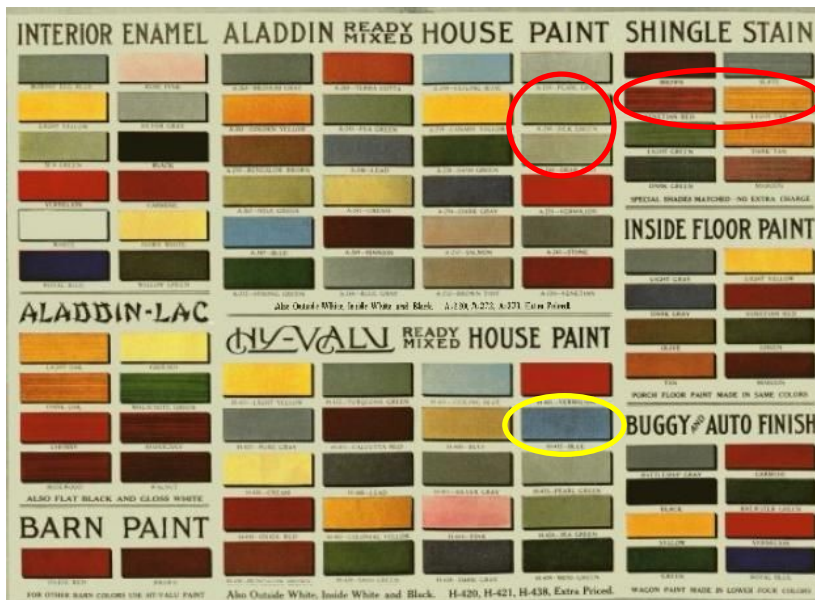
Continuity of Current Fence with Surrounding Fence Lines

**Notes.** View of pre-existing chain link fence (*top right*). View of current wood pickets which replaced chain link material, using same posts and frame (*bottom left*).

Height and scale are congruent with pre-existing fence. Height continuity with line of fences along west side of street (*top right*).

Decorative arbor addition consistent with neighbor's addition (*top right*).

Wood materials are in conformity with area and period requirements.



Notes. Real swatches of historical blue hues.

Preferences (in order) are (2), (1), or (4), with sage green (above) as the alternative to a blue.

























TRASH

FREDRICK

FREDRICK

