

STAFF REPORT 04-14-2021 MEETING
APPLICATION NUMBER: 21-7156
ADDRESS: 4709 SECOND (AKA HOLLENDEN APTS)
HISTORIC DISTRICT: WARREN-PRENTIS
APPLICANT: JOEY TROISI
DATE OF COMPLETE APPLICATION: 02-28-2021
DATE OF STAFF SITE VISIT: 03-29-2021

PREPARED BY: G. LANDSBERG

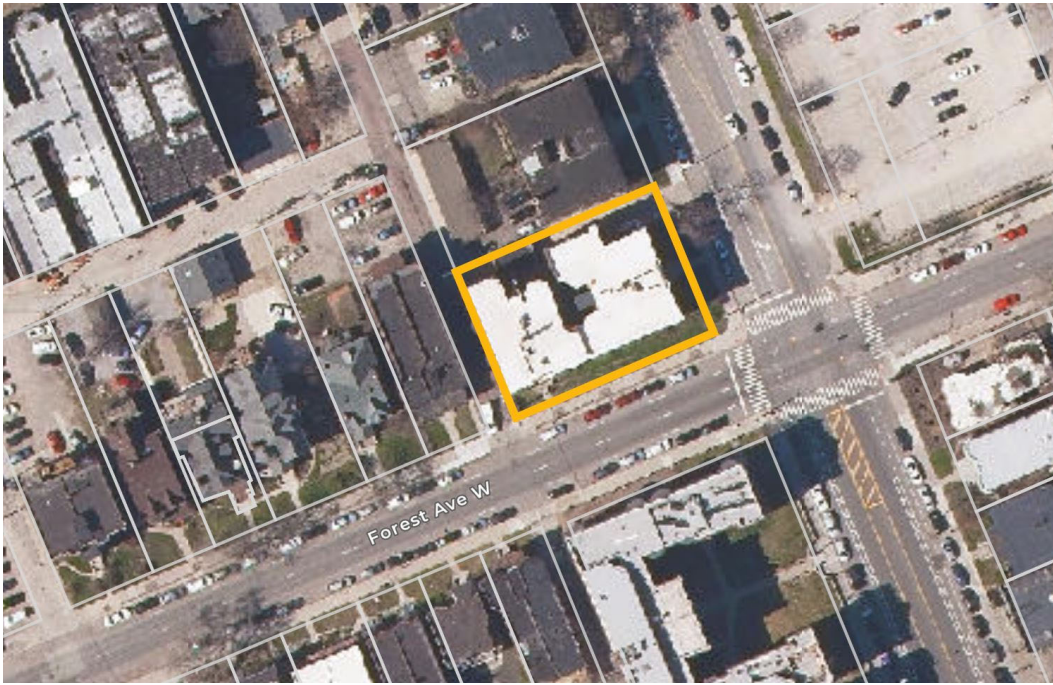
SCOPE: REMOVE AND REPLACE REAR STAIR

EXISTING CONDITIONS

The project location is at the rear of the Hollenden Apartments, a building with a high degree of historic integrity located at the corner of Second and West Forest Avenue in the Warren-Prentis Historic District. The three story, brown brick building is ornamented with stone and incorporates decorative brickwork along both the Second and West Forest Elevations. At the alley, the higher quality brown brick defers to common brick, a treatment that continues around the rear of the building in the vicinity of the existing rear stair. The existing rear stair is non-historic, built of pressure-treated lumber, serves a purely utilitarian function, and appears to be at least 20-30 years old. It has deteriorated and appears to require repair or replacement.



View of existing conditions at 4709 Second, view to the southwest. Staff photo, March 29, 2021.



Parcel view of vicinity, subject parcel outlined in yellow.



View to the east along West Forest Avenue towards Second. Note the relocated David Mackenzie House across Second.

PROJECT DESCRIPTION

Per the submitted drawings, narrative, and photographs, the applicant is proposing to remove the existing non-historic rear stair and rebuild it to the same general design, using new pressure-treated lumber. In the applicant's words, the project is described as such:

The staircase is dilapidated, and wood is rotting. The paint is chipping, and the overall condition of the staircase is starting to become unsafe.

Project Description: Removal of existing staircase and construction of a new wood framed staircase. The main reason staircase is being removed ILO of be repaired, the wood has begun to deteriorate and has become unsound. Much of the paint is peeling.

DETAILED SCOPE OF WORK:

- *Demo of Existing Staircase*
- *Construction of new Staircase*
 - *Wood framed*
 - *Painting with Exterior Paint*



View of existing conditions at rear, showing existing stair. Staff photo, March 29, 2021.

STAFF OBSERVATIONS AND RESEARCH

- The Warren-Prentis Historic District was established in 2001.
- Although staff has administrative authority to approve in-kind repair and replacement of deteriorated historic features via Resolution 20-03, staff does not currently have authority for in-kind replacement of non-historic features.
- The proposed stair is appropriate within the historic context and does not impact the property's historic character or destroy historic materials

ISSUES

- No issues. Staff will recommend criteria to the Commission to allow administrative approval of future applications involving the appropriate replacement of non-historic features, in-kind.

RECOMMENDATION

Section 21-2-78, Determinations of Historic District Commission

The proposed removal and replacement of the non-historic rear stair retains and preserves the historic character of the property, and does not destroy any distinctive features or historic materials that characterize the property.

Staff therefore recommends that the proposal should qualify for a Certificate of Appropriateness, as it meets the Secretary of the Interior's Standards and the Warren-Prentis Historic District's Elements of Design.