

STAFF REPORT: FEBRUARY 9, 2022 MEEETING

PREPARED BY: J. ROSS

ADDRESS: 1535 LEVERETTE

APPLICATION NO: #22-7656

HISTORIC DISTRICT: CORKTOWN

APPLICANT: JASON FLIGGER/ARCHITECT

OWNER: JOSEPH KELECHA

DATE OF PROVISIONALLY COMPLETE APPLICATION: 11/30/2021

DATE OF STAFF SITE VISIT: 1/29/2022

SCOPE: ERECT NEW ADDITION AT REAR; REHABILITATE DWELLING

EXISTING CONDITIONS

The property located at 1535 Leverette includes a single-family, detached dwelling that was erected ca. 1896 and a garage that was built to the rear of the home in 2005. The dwelling is two-stories in height and is topped with a gabled roof. A hipped roof porch with wood columns and wood deck at the front elevation shelters the primary entrance. HDC records indicate that the composite porch and second-story deck which are located at the rear elevation were installed in 2002. The rear elevation first and second story doors were also likely added during the 2002 renovation. Windows are wood. Lapped wood siding is located at the building's front elevation, while the rear and side elevations are clad with vinyl siding.



1535 Leverette, current appearance

PROPOSAL

With the current proposal, the applicant is seeking the Commission's approval to rehabilitate the dwelling at 1535 Leverette. Per the submitted drawings, the specific work items associated with the current application include the following:

Rear Elevation

- Demolish the existing composite first-story porch and the second-story wood and composite deck
- Erect a new one-story mud-room addition with partial width porch/deck at first story and a roof-top deck at second story
- Add one new casement window at the first story (Andersen 400 Series/wood with vinyl exterior cladding)
- Replace existing vinyl siding with new lapped wood cedar siding (exposure to match existing wood siding at front elevation)
- Replace existing vinyl foundation skirting with new cedar wood foundation skirting

West Elevation

- Install two new casement windows (Andersen 400 Series/wood with vinyl exterior cladding) in new openings
- Replace existing vinyl siding with new lapped wood cedar siding (exposure to match existing wood siding at front elevation)
- Replace existing vinyl foundation skirting with new cedar wood foundation skirting

East Elevation

- Replace existing vinyl siding with new lapped wood cedar siding (exposure to match existing wood siding at front elevation)
- Replace existing vinyl foundation skirting with new cedar wood foundation skirting

Front/North Elevation

- Replace existing T1-11 siding at porch foundation with new cedar wood foundation skirting

General Repair

- On all elevations, repair areas of deteriorated wood trim at walls, doors, windows, and foundation where necessary with new wood to match existing
- Paint per submitted drawings

STAFF OBSERVATIONS AND RESEARCH

- HDC records indicate that the property's original one-story rear wing was demolished and replaced with a two-story addition in 1985 (see below sketches from 1985 application). The existing second-story porch, siding, doors, and windows at the rear elevation date from the 1985 rehab. Also, all of the home's exterior siding (to include the insulbrick/asphalt siding and original wood siding beneath) was removed. In 2002, the existing front elevation porch and the rear first-story porch were installed, vinyl siding was added at the side and rear elevations, and new lapped wood siding was installed at the front elevation.

- It is staff's opinion that the existing porches/decks at the rear elevation are not character-defining features of the home as they were added in 2002
- As noted, the front porch was also rebuilt in 2002. The existing T1-11 siding at front porch foundation which is proposed for replacement is not of historic age and therefore not character defining.
- The new casement windows proposed for installation at the west and rear elevations are vinyl-clad wood units (Anderson 400 series). The new windows proposed for installation at the rear elevation will not be visible from the public right-of-way and will be installed within a non-original portion of the home. The new windows proposed for installation at the west elevation will be located towards the rear of the wall, in the portion of the building that was erected in 1985.
- Staff supports the proposed removal of the vinyl siding at the side and rear elevations and the restoration of lapped wood cladding of an appropriate exposure and profile. As previously noted, all insulbrick/asphalt cladding and remaining historic clapboard siding were removed in 1985. The new wood siding will not result in the removal of historic-age cladding.

ISSUES

- Although the new windows proposed for installation at the west elevation are located towards the rear of the wall, in the portion of the building that was erected in 1985, they will be visible from the public right-of way. The single, rectangular casement at the first story appears to be of a regular/compatible scale/size and shape. However, it is staff's opinion that the orientation of the new window proposed for the second story is not compatible to the building's historic character. Staff recommends that the shape of this window match the new casement proposed for the first story.
- The new casement windows proposed for installation at the rear and side elevation are vinyl-clad wood units. The new casement windows at the rear elevation will not be visible from the public right-of-way. Also, the areas of the building where the new casement windows will be installed are not original to the building/historic fabric and the new windows will not replace existing historic windows. Note, however, that that staff has little experience with vinyl-clad wood windows in re: to how closely they replicate historic wood windows and/or their long-term fitness versus low-grade full-vinyl extruded window units, which have rarely gained the Commission's approval. The Anderson 400 cutsheet/product information material does not speak to the use of this product within the context of historic architecture/buildings and the project architect has noted that he did not know of any examples where this product has been used in an historic home rehab. Staff therefore cannot proffer a recommendation for this product due to its lack of a track record for use within historic districts. A late request for a sample of this product was made but is not expected to be made available for Commission review.

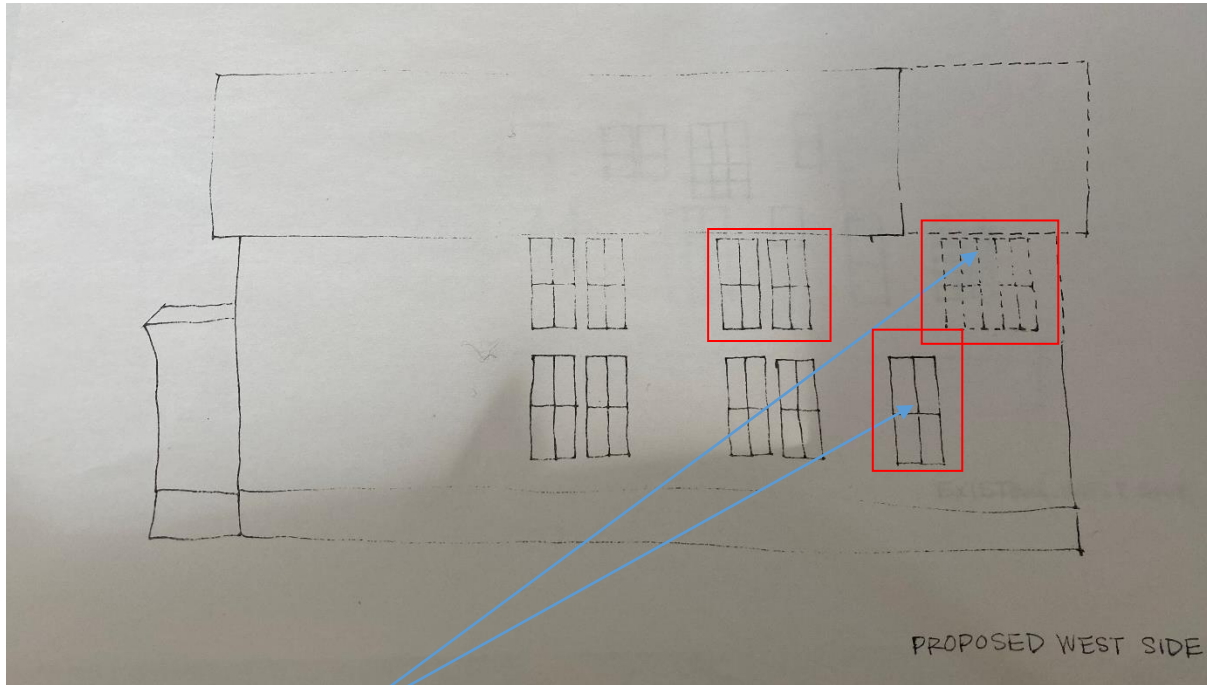
RECOMMENDATION

Staff recommends that the Commission issue a Certificate of Appropriateness (COA) for the project because it conforms to the Corktown Historic District's Elements of Design and meets the Secretary of the Interior Standards for Rehabilitation. However, staff recommends that the project's COA be grated with the following conditions:

- The new wood wall cladding proposed for installation at the side and rear elevations shall match the dimensions of the exposure and profile of the wood siding which exists at the front elevation
- The shape of the new casement window proposed for the second story, west elevation, shall match the shape of the new casement window proposed for installation at the first story.
- The new windows proposed for installation at the front and side elevations should either be wood or wood with aluminum cladding. The new windows cannot be clad with vinyl.



1535 Leverette, current appearance, New vinyl-clad windows to be installed at these locations. Area outlined in red shows location of 1985 addition



Sketch of west elevation from 1985 application, depicting area of rear addition (not to scale). New windows to be added in these locations. Note that the windows/window openings outlined in red were proposed in 1985 but were not added during the rehab.

