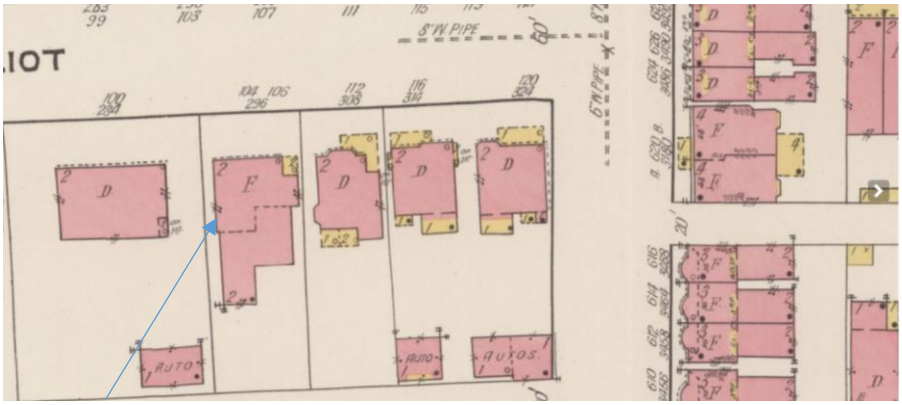
STAFF REPORT: 3/16/2022 SPECIAL MEETING **PREPARED BY**: J. ROSS
ADDRESS: 296 ELIOT
APPLICATION NO: #22-7663
HISTORIC DISTRICT: BRUSH PARK
APPLICANT: JOHN BIGGAR
OWNER: DEAN SIGLER
DATE OF STAFF SITE VISIT: 3/11/2022
DATE OF PROVISIONALLY COMPLETE APPLICATION: 2/14/2022

SCOPE: REHABILITATE BUILDING

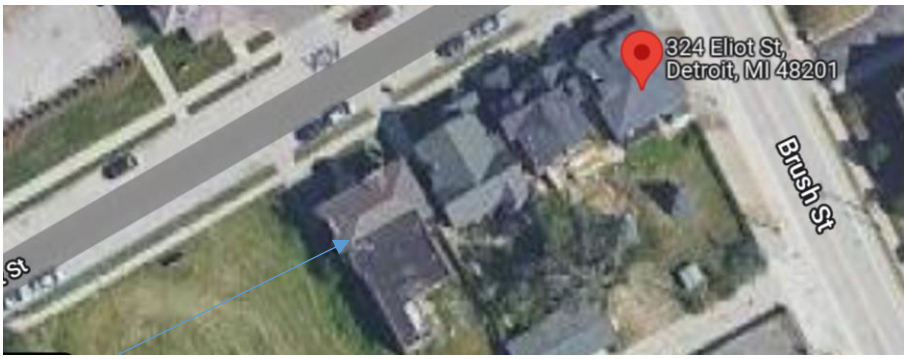
EXISTING CONDITIONS
The building located at 296 Eliot is a multiple-family dwelling. The original/northernmost portion of the dwelling was erected ca. 1905. Per the below Sanborn Fire Insurance map, the building's rear additions had been erected by 1921. The building is two stories in height and is topped with a hipped roof which is covered with asphalt shingles. Exterior walls are brick with stone detailing at window openings. Windows are non-historic, 1/1 aluminum-clad wood units with wood trim/brickmould which were added ca. 2001. The front elevation includes two entrances at the first story and a set of paired, hinged doors at the second story.

296 Eliot, current appearance



296 Eliot, Sanborn Fire Insurance Map, 1921

296 Eliot, Sanborn Fire Insurance Map, 1951



296 Eliot, Google Earth, 2022

PROPOSAL

Per the submitted proposal, the applicant is seeking this body's approval to rehabilitate the building according to the below description:

Front/North Elevation

- Erect a new porch at primary entry to include wood columns which are clad with Azek /composite cladding and a hipped roof
- Repair both existing porch steps/landings in kind where necessary

- At second story, western most windows, remove existing non-historic sash and trim while retaining existing wood surround. Replace with new windows and trim and repair retained wood surround
- Replace all remaining existing wood windows and trim with new windows and trim
- At second story, replace existing paired French doors and trim above and install with new wood French doors to fit within existing opening

East/Side Elevation

- At original building, east elevation:
    - Remove all existing non-historic wood windows and wood trim and install new 1/1, double hung windows and trim. At second story, northernmost remove windows, trim, and wood infill. New windows will be taller than existing. It is unclear if new windows are fixed or double hung.
    - Remove one window and trim at second story and infill opening with brick

- At central addition, east elevation
    - Remove four windows, sills, and trim and enclose openings with brick
    - Replace remaining non-historic windows and trim and replace with new windows and trim
    - Install new concrete stairs to basement, to include a masonry sidewall above grade which shall be clad with brick and topped with a limestone cap and 2" round metal guardrail. A new doorway and door in the south wall of the original house will lead to these stairs (door type, dimensions not specified)

- At rear/southernmost addition, east elevation:
    - Remove one door, infill opening and cover with cement fiberboard
    - Replace remaining non-historic windows and trim and replace with new windows and trim
    - Cover existing brick walls with new cement fiberboard siding

Front/North Elevation

- Erect a new porch at primary entry to include wood columns which are clad with Azek /composite cladding and a hipped roof
- Repair both existing porch steps/landings in kind where necessary
- At second story, western most windows, remove existing non-historic sash and trim while retaining existing wood surround. Replace with new windows and trim and repair retained wood surround
- Replace all remaining existing wood windows and trim with new windows and trim
- At second story, replace existing paired French doors with new wood French doors

West/Side Elevation

- At original building, west elevation:
    - Remove all existing non-historic wood windows and wood trim and install new 1/1, double hung windows and trim.

- At central addition, west elevation:

- Remove all existing non-historic wood windows and wood trim and install new 1/1, double hung windows and trim.

- At rear/southernmost addition, west elevation:
  - Remove non-historic windows, trim, and historic sills, enclose openings, and cover with cement fiberboard siding
  - Replace remaining non-historic windows and trim with new 1/1 double-hung windows and trim
  - Cover all existing brick walls with new cement fiberboard siding

Rear/South Elevation

- At central addition, south elevation:
  - Erect a new wood porch at second story to include composite lumber deck boards (Trex Enhance series, Foggy Wharf color) with Trex composite 4 x 4 post sleeves, skirt and top cap. Trex top rail with cable rails below.
  - Remove all existing non-historic wood windows and wood trim. Expand openings and install three sets of sliding glass doors and one set of swinging glass doors
  - At first story, new sliding glass doorway, install a concrete steps with brick wingwalls

- At rear/southernmost addition, south elevation:
  - Remove two non-historic windows, trim, and historic sills and partially enclose openings. Create new lower openings and install new 1/1 double-hung windows and trim
  - Cover all existing wall with new cement fiberboard siding

Roof

- At rear, erect a new rooftop penthouse (to be clad with cement fiberboard) to lead to new rooftop deck.
- At hipped roof, replace existing asphalt shingle roof with new asphalt shingles (Certainteed XT-25 shingles, Nickel Gray color)
- Install new K-style aluminum gutters and round downspouts (dark bronze color)
- At flat roof, install a new TPO roof membrane (Firestone Ultraply TPO on 3" poly-isocyanate insulation)
- Install 2-piece metal coping/wall cap at parapet walls (dark bronze anodized finish color)

All Elevations

- Repoint/tuck existing masonry where necessary

Site

- Add 4 new concrete parking spots at rear
- Re-seed rear yard

STAFF OBSERVATIONS AND RESEARCH

- Per the above Sanborn maps, the two masonry rear additions were erected prior to 1921 and are therefore over 100 years old. The rear brick additions remain as a tangible link to the City's period of rapid industrial expansion and associated population growth in the

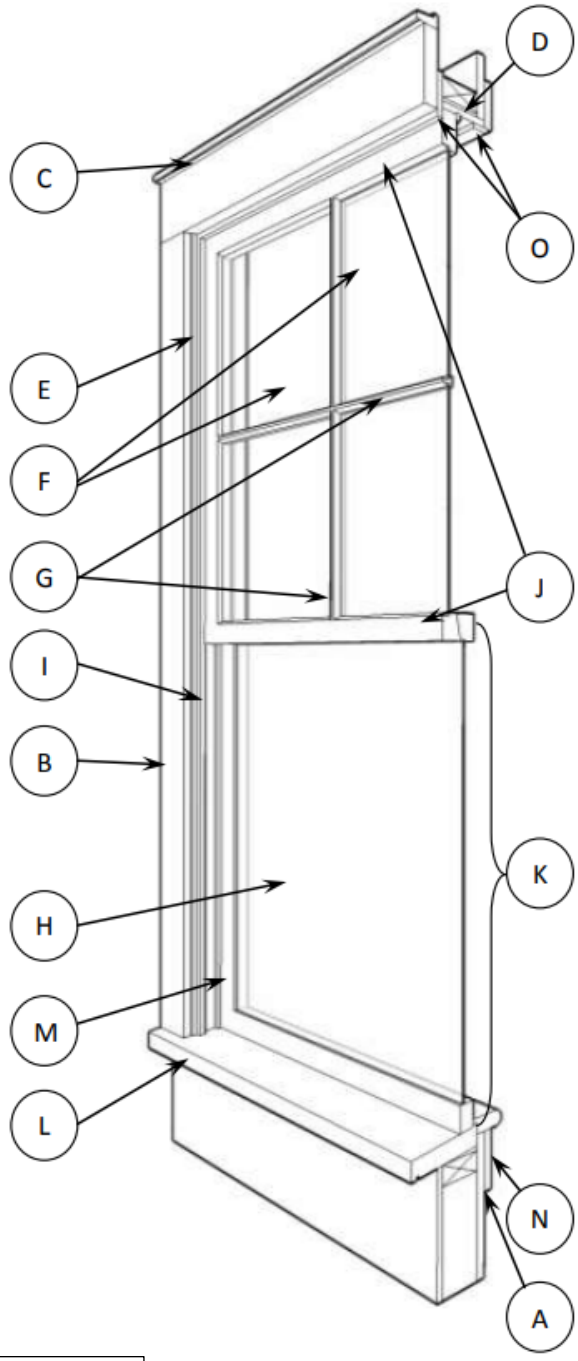
early 20th century and the neighborhood's efforts to accommodate this influx of new residents. It is staff's opinion that these additions are significant, character-defining features of the property.

- A review of the building's property file indicated the City owned this property in 1983 and that a fire damaged the building's interior at this time. During the 1990s, the building was targeted by the HDC's Demolition by Neglect process as it was in poor condition and sat vacant for many years. The building was rehabilitated in the early 2000s.
- The current wood windows and trim which are proposed for replacement were installed in 2001 per HDC files. Although the windows and trim which were installed are wood, it is staff's opinion that they are incompatible with the building's historic appearance as wood blocking/trim was added in order to allow for the sash to fit into the building's window openings. Please see the below photo detail which depicts the typical current window conditions and the below graphic which depicts the window components of a typical historic wood window. Staff supports the removal of these incompatible windows and recommends that the new replacement windows better approximate the appearance of an historic window.

Window Components

The graphic below highlights a window's numerous components, shown in a section through a 4/1 double hung window, viewed from the exterior.

A. **Apron**: Non-moving, interior portion of the window below the sill.
B. **Casing**: The finished, visible framework around a door or window.
C. **Drip cap**: A usually small, horizontal molding strip located above a door or window casing; designed to shed water, causing it to drip beyond the outside of the frame.
D. **Frame**: The fixed, outer portion of the window that holds the sash.
E. **Jamb**: The vertical member at each side of the window frame.
F. **Lights**: The glass within the window; can refer to the number of divided areas of glass.
   Mullion (not pictured): A vertical member between window units set in a series.
G. **Muntins**: Secondary framing members that hold the panes of glass within a window or window wall.
H. **Pane**: A single piece of window glass.
I. **Parting Bead**: The vertical strip on each jamb that separates the sashes of a double-hung window.
J. **Rail**: Horizontal members of the sash.
K. **Sash**: The framework into which panes are set.
   Sash lock: (not pictured): mechanism that, in the locked position, pulls the upper and lower sash together. Also called a Cam lock
L. **Sill**: The exterior horizontal portion at the bottom of a window. The sill keeps the jamb boards lined up properly and is angled to drain water off the surface. The sill should be watched for moisture damage and rot.
M. **Stile**: Any vertical member of a sash.
N. **Stool**: The interior casing or molded piece running along the base of a window and contacting the bottom rail on the inside of a building. Also known as the interior sill.
O. **Stop**: The removable vertical strip against which a window sash rest
   Brick mould (not pictured): external trim that frames windows and doors in masonry walls.



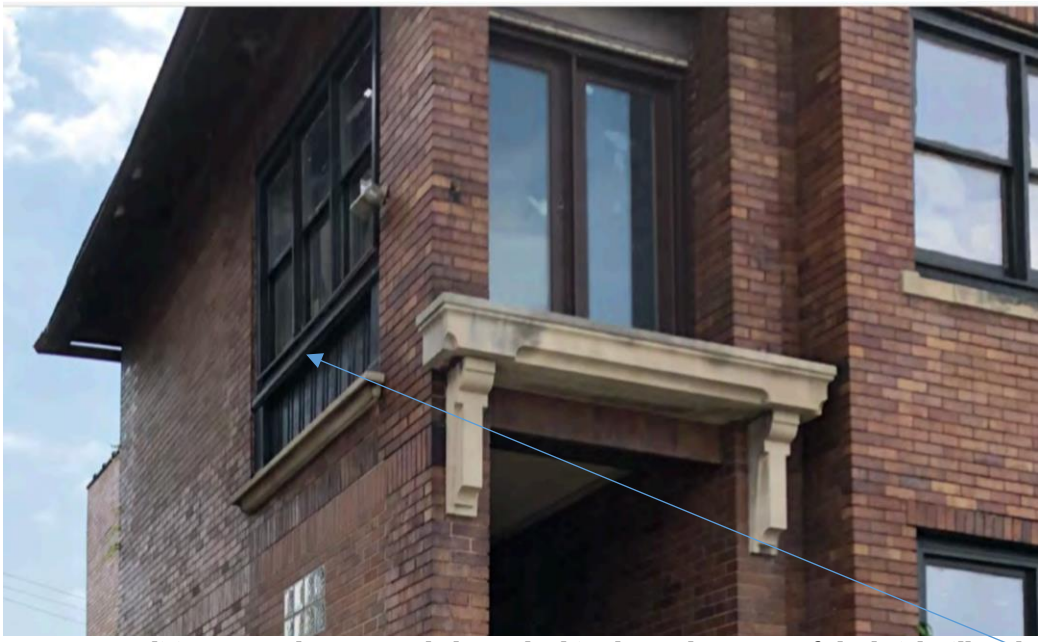
Note that the bottom stile of the window sits flush on the sill

- See the below designation photos and photos of the building which were taken prior to the 2001 building rehab and note that the original primary entry surround was removed sometime between 1980 and 2001.
- While in the field, staff did note that a "stop work order" from 4/2021 had been posted on the building's primary entrance. Building Department records indicate that the order was issued to address work done without permit however, staff does not have record of work undertaken on the building's exterior without approval from the HDC.

ISSUES

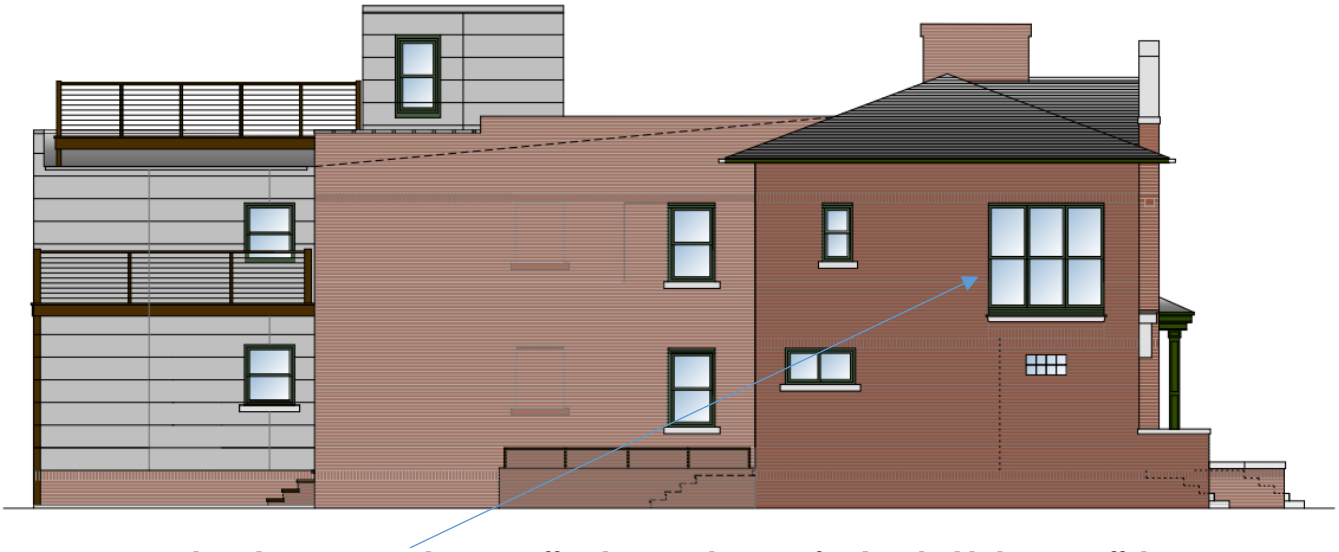
- As previously noted, it is staff's opinion that the rear brick additions are character defining. The applicant proposes to undertake a number of alterations at the building's rear, the majority of which will not significantly impact the historic character of the building. However, it is staff's opinion that the proposed cement fiber siding installation will drastically/negatively alter the historic character of these additions as it changes the masonry expression of their exterior walls. The applicant has submitted a photo of the property next door which has a similar siding, but that building is not historic age/was erected in 2018. Staff recommends that the Commission ***DENY*** the addition of siding to the over the brick exterior walls of the building's historic-age additions.
- As previously noted, the wood windows and trim which are proposed for replacement are not of historic age and are not compatible with the building's historic appearance. The applicant is proposing to remove these non-historic windows and replace them with new fiberglass windows with fiberglass trim. Per the National Park Service, where historic windows are missing or non-historic windows are proposed for replacement, the new *"…**windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building***." The applicant has provided brochures for their desired window product and elevation drawings which indicate the operation, material, and light configuration of the proposed new windows and trim. However, the proposal does not include dimensioned details around the specific manner in which the new windows and trim (to include brickmould and mullions) will be installed within the openings at this property so that staff can accurately determine if the windows will be compatible. Specifically, section details and elevation drawings which depict the dimensions of the trim (to include brickmould and mullions), window sash, etc. and the manner in which each new window unit will fit in the wall/window opening have not been provided. Staff does not recommend that the current inappropriate/noncompatible windows be replaced with new inappropriate/noncompatible windows as this work item would not meet the SOI's Standards.
- See the below photos. Re: the northernmost window opening at the second story, east elevation, the applicant is proposing to remove the existing windows, trim and wood panel below to create a large window opening with 3, 1/1 mulled units. It is unclear if these windows will be fixed or double hung. It is staff's opinion that the proposed introduction of large 1/1 windows at this location in inappropriate as it is unlikely that the proposed matches the original window configuration. As the original configuration is unknown, staff recommends that the size, light configuration, and operation of the current windows be maintained and that the area below, which is currently enclosed with wood panel, be infilled with brick and the current decorative stone sill be maintained at its current location.

Condition in 2000. Note that this location included 4, double-hung, mulled windows within this opening. There is a brick sill with an opening below that is infilled with wood paneling. Also, note location of historic/original stone sill



Current condition. Note that 2001 rehab resulted in the replacement of the brick sill with wood trim and the installation of 3, double-hung windows.

Drawing, current condition



Drawing, proposed condition. It is unclear to staff is these windows are fixed or double hung. Staff does not recommend that fixed windows be added at this location. Also, note the large size of these windows which will result from the removal of the existing windows, trim, and wood enclosure beneath the original window opening, It is staff's opinion that these windows are too large. Any new windows should be installed within/confined to the original opening size

- The 2001 COA approved the installation of aluminum-clad, wood windows which matched the operation and light configuration of the original. Note that the current, centrally-located, small window at the second story is a 1/1 unit. Per the 2000 photo (and the designation photo), the windows at that unit consisted of a set of mulled, double hung units. The current application is seeking to install a single 1/1 unit at that location. However, staff recommends that the new window at this location meet the 2001 COA/that the windows shall be paired, mulled, 1/1 units.

Designation slide. Appearance in 1980. Note window operation, light configuration and remaining surround at front-elevation, second-story western triple-sash window bay

Photo taken in 2000. COA required that new windows match designation slide conditions

Current condition. New windows proposed to match existing

RECOMMENDATION

Recommendation #1 - Section 21-2-78. Determination of the Historic District Commission – Certificate of Appropriateness

It is staff's recommendation that the Commission approve the issuance of a Certificate of Appropriateness for the project as proposed, with the exception of new cladding to the rear additions' exterior walls, because it conforms to the Brush Park Historic District's Elements of Design and meets the Secretary of the Interior Standards for Rehabilitation. However, staff does recommend that this COA be issued with the following conditions:

- The applicant shall provide HDC staff with dimensioned details around the specific manner in which the new windows and trim (to include brickmould and mullions) will be installed within each opening at the building prior to the issuance of the project permit. Staff shall be afforded the opportunity to review and approve the new windows. Should staff determine that the proposed new windows are not compatible with the building's historic appearance, staff shall forward the work item to the Commission for review at a regular meeting
- The new window proposed for installation at the northernmost window opening at the second story, east elevation, shall maintain the size, light configuration, and operation of the current windows. The area be maintained below the windows which is currently enclosed with wood pane and trim, shall be infilled with brick and the current decorative stone sill be maintained at its current location.
- If the current, centrally-located, small 1/1 window unit will be removed, it shall be replaced with paired, mulled, 1/1 units

Recommendation #2 - Section 21-2-78. Determination of the Historic District Commission – Certificate of Appropriateness

It is staff's recommendation that the Commission DENY the issuance of a Certificate of Appropriateness for the project as proposed new cladding to the rear additions' exterior walls, because it does not conform to the Brush Park Historic District's Elements of Design or the Secretary of the Interior Standards for Rehabilitation, in particular Standard# 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*

Designation slides, taken in 1980. Note the level of deterioration at the building's windows

296 Eliot, photo taken in 2000, prior to rehab

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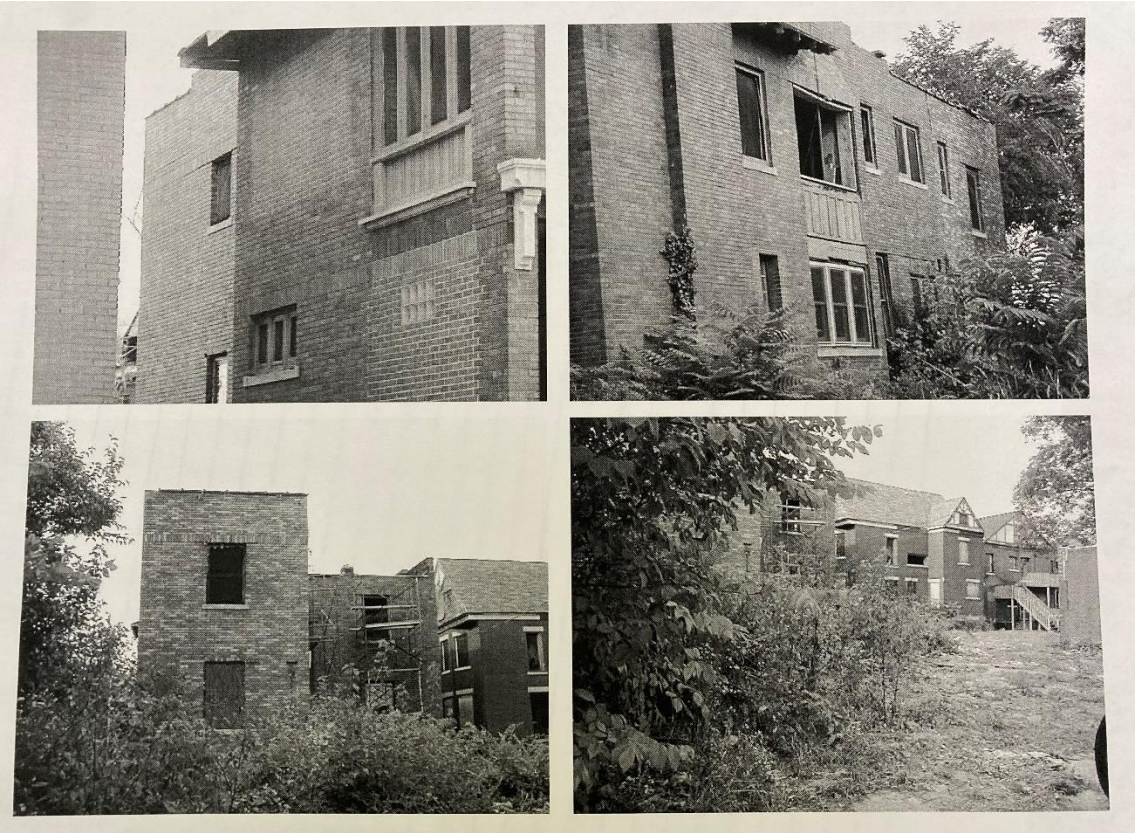

296 Eliot, photo taken in 2000, prior to rehab

296 Eliot, photo taken in 2001, during rehab

296 Eliot, photo taken in 2001, during rehab

296 Eliot, photo taken in 2001, during rehab