

STAFF REPORT: 3/16/2022 REGULAR MEETING

PREPARED BY: J. ROSS

ADDRESS: 86-92 E. FOREST

APPLICATION NO: #22-7716

HISTORIC DISTRICT: SUGAR HILL/JOHN R MUSIC AND ARTS

APPLICANT: JEFF KLATT (ARCHITECT)

OWNER: NEIL CHECK

DATE OF STAFF SITE VISIT: 3/11/2022

DATE OF PROVISIONALLY COMPLETE APPLICATION: 2/14/2022

SCOPE: DEMOLISH AND REBUILD EAST/SIDE ELEVATION ADDITION; REPLACE SLATE ROOF; REHABILITATE BUILDING; AND ESTABLISH NEW PARKING LOT

EXISTING CONDITIONS

The building located at 92 E. Forest is a church that was erected in 1915 to house the New Jerusalem (Swedenborgian) congregation. See the below Sanborn Map which indicates that the gabled-roof portions of the building and the side/east elevation, flat-roof wings had been erected by 1921. By 1950, the rear flat-roof portion of the building had been erected and the New Grace Baptist Church congregation had purchased the property. The northern mass/sanctuary has a slate roof while asphalt shingles are located at the rear, gabled-roof addition and the shed-roof, one-story additions at the east and west elevations. The material at the east elevation, flat-roof wings is an asphalt roll. Red brick clads the walls of the building's northern mass and the rear/southwest addition, while stucco walls are located at the southernmost rear gabled portion. The large fixed arched original windows at the building's sanctuary remain at the east, west and north elevations but are covered with wood panels. All other windows are 1/1, double hung wood units. The building's original, monumental front/north elevation doors have been removed and the opening has been enclosed with plywood. A single door has been added within the plywood. A masonry accessible ramp at the west elevation leads to a secondary set of paired, non-historic metal doors. The parcel at 86 E. Forest is a vacant gravel lot. Three trees remain within the lot. An asphalt approach leads from the street to the lot.

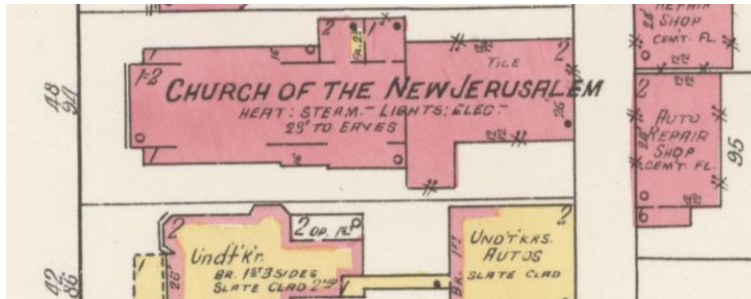




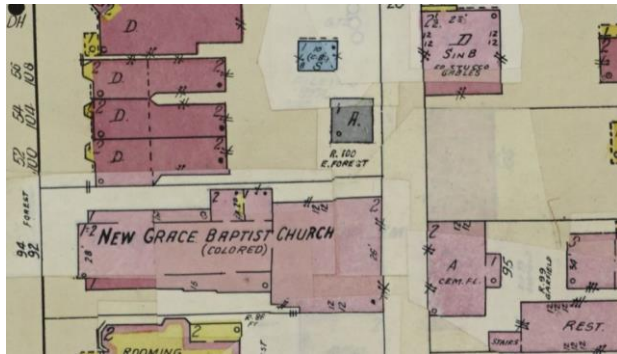
92 E. Forest, current conditions



86 E. Forest, current conditions



Sanborn Fire Insurance Maps, 1921



Sanborn Fire Insurance Maps, 1950

PROPOSAL

With the current submittal, the applicant is proposing to rehabilitate the building so that it might house a number of apartment units. Specifically, per the submission, the application proposes to undertake the following work items:

Front Elevation

- Remove, repair, and reinstall the existing stone trim surround the primary entry door
- Install new light fixtures
- Remove repair and reinstall the existing front porch steps, cap and sidewalls
- Install new metal handrails and front porch
- Remove the non-historic wood infill at the primary entrance

Rear Elevation

- Remove 4 windows and enclose to match adjacent wall surface
- At second story, remove one existing window and trim and shift opening slightly and install a new 1/1 aluminum window, trim, and sill

Side/East Elevation

- Demolish existing flat roof one and two-story brick wing. Build new addition according to same footprint and same height at one-story portion. The height at the two-story portion of the wing will be higher than the current wing. The new wing will include three sets of paired, 1/1 aluminum windows. The brick at the existing wing will be retained and reused to clad the new wing. Remaining/infill brick will be salvaged and shall match to the reused brick.

- Remove three historic windows at the third story as a result of increasing the height of the flat roof wing
- Add an opening and new set of sliding glass doors at the second story to open upon the roof/patio atop the one-story flat roof wing. Install a new metal handrail to enclose the patio
- At south end of wall, first story, remove two existing windows and two existing pedestrian doors, widen openings and install three sets of sliding glass doors in the new openings
- At the south end, second story, remove window and enclose opening to match adjacent wall surface

Side/West Elevation

- At existing accessible ramp, install new metal handrails, rebuild ramp support wall, and reclad ramp sidewalls with new brick to match that found at the existing ramp
- Install new metal handrails at basement steps
- At southern portion, below grade, add new stairwell with concrete exterior basement stairs. Also add doorway to lead to interior basement area (new door type/material not specified)

All Elevations

- Install new light fixtures per submission at front, rear, and side elevations
- Clean existing masonry throughout
- Repair damaged masonry where necessary using new mortar to match existing

Roof

- At gabled roofs, remove the existing historic slate roof system and asphalt roofing. Install new GAF Timberline Slateline asphalt shingles
- At shed roofs, replace existing asphalt shingle roofing with new GAF Timberline Slateline asphalt shingles
- At flat roof, remove and replace membrane roofing in kind
- Repair and replace in kind of existing gutter system (specific material, size, and type of gutters/downspouts not specified)
- Repair and replace in kind existing wood trim, eaves, and fascia. To be painted white to match existing
- Remove existing brick chimney
- Remove abandoned exhaust system (exhaust caps and vents in roof and walls)
- Remove exterior wall fan in rear addition

Site Modifications

- Add new striped concrete paving within 86 E. Forest. This will result in the removal of three existing trees
- Add trash enclosure with concrete apron (material/elevation not provided) to parking area at 86 E. Forest
- Add light poles at parking area at 86 E. Forest (location, height, and style not specified)
- Add 6'-0" high, metal ornamental fencing and gates at 86 E. Forest to enclose new parking area. Parking gate to be operable. This fence will be located at the edge of the sidewalk
- Add 6'-0" high, metal ornamental fencing and gates at 92 E. Forest to enclose side yards

- Erect monument identification sign in lieu of building mounted signage (final design, dimensions, and location not specified)
- Add four exterior patio spaces and dog run at side yards. Patio spaces to be exposed aggregate concrete finish
- Add new lawn at front and landscape (specific landscape plan/plant species not provided)
- Remove and replace existing sidewalks with new to match existing

STAFF OBSERVATIONS AND RESEARCH

- Please note that a proposal for new front/north elevation primary entry doors, the secondary side wing north elevation paired doors, in addition to the repair of the building's windows will be submitted to this body for review in a future application. **The current application does not address these elements.**
- It is staff's opinion that wing at the side/east elevation which is proposed for demolition is not character-defining as it appears as a utilitarian, flat-roof appendage on the main, gabled-roof portion of the building. The new wing will be built according to the same plan as the existing and will utilize brick which will be salvaged from the existing wing.
- As the original portion of the building/the sanctuary was erected in 1915, the current slate roof system is over 100 years old
- It is staff's opinion that the current slate roof is a character-defining feature of the building
- The applicant has noted that they are seeking to replace the existing slate roof with a new asphalt shingle roof because it has met the end of its serviceable life. Specifically, they have stated that slate tiles are missing, with many more in poor condition (cracked, chipped, loose, etc). They have also noted that the roof has a number of holes and it is sagging in many areas. See the annotated photos and roof plans which outlines the roof's areas of concern. However, the current application materials lack clear photographic documentation of these issues so staff is unable to concur with the applicant's assessment.
- The applicant has submitted statements from two roofing companies (Esko Roofing and Rubber Baby Roofing) which recommend the wholesale replacement of the slate roof system due to its condition. These contractors also provided quotes for in-kind replacement, replacement with new "synthetic slate", and replacement with new asphalt shingles. Specifically, the quote include the following:
 - Esko Roofing:
 - New Slate Roof - \$340,000.00
 - New Synthetic Slate Roof (material not specified) - \$250,000.00
 - New Asphalt Shingle Roof - \$130,000.00
 - Rubber Baby Roofing:
 - New Slate Roof - \$300,000.00
 - New Synthetic Slate Roof (material not specified) - \$190,000.00
 - New Asphalt Shingle Roof - \$98,000.00
- See the below Google Streetview image, dating from 2007, which indicates that 86. E. Forest was used for parking prior to the designation of the district. The Sugar Hill/John R. Arts District was designated in 2009.



86 E. Forest, Google Streetview, 2007. Note presence of curb cut

- The application proposes to install a 6'-0"-high metal gate/fence at the northern edge of the 86 E. Forest's parcel, adjacent to the sidewalk. The proposed fence/gate location and height is appropriate, in staff's opinion, because a similar fence is located directly across the street. Also, several commercial buildings within the block are located at zero lot line/directly adjacent to the sidewalk. The proposed fence continues a pattern which has been previously established within the block.

ISSUES

- It is staff's opinion that the brick chimney at the building's rooftop which is proposed for removal is character-defining and therefore should not be removed. It is highly visible when viewed from the right-of-way and does not to be in poor condition
- Staff has not yet received documentation which clearly demonstrates that the current slate roof is deteriorated to an extent that merits its wholesale replacement. Staff therefore does not recommend its replacement at this time
- The proposed new windows (to be installed at the new east elevation wing, and at the rear elevation, second story) are an extruded aluminum product with PVC trim. It is staff's opinion that the windows are not compatible with the historic character of the building and therefore does not recommend their installation.
- As noted in the above-outlined staff observations, the application has not provided the specific cladding that shall be installed at the new east elevation, flat-roof wing. Staff would recommend against the use of a brick product that does not match the quality and or appearance of the brick found at the building's sanctuary

RECOMMENDATION

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

HDC staff recommends that the Commission issue a Certificate of appropriateness for the project as presented, *with the exception of the proposed slate roof replacement*, because it meets the Secretary of the Interior's Standards and conforms to the Elements of Design for the Sugar Hill/John R. Music and Arts Historic District. However, staff does recommend that the Commission issue this COA with the following conditions:

- The existing brick chimney shall be retained/shall not be removed
- Details for the new gutters and downspouts shall be submitted to HDC staff for review and approval prior to the issuance of the project's permit. If staff determines that these elements do not meet the SOI standards, the work items shall be submitted to the Commission for review at a regular meeting
- A final landscape plan for 86 and 92 E. Forest shall be submitted to HDC staff for review and approval prior to the issuance of the project's permit. If staff determines that any of these elements do not meet the SOI standards, the work items shall be submitted to the Commission for review at a regular meeting
- RE: the proposed new parking lot at 86 E. Forest, the applicant shall provide details for the lightpoles, the dumpster enclosure, and any landscaping to HDC staff for review and approval prior to the issuance of the project's permit. If staff determines that any of these elements do not meet the SOI standards, the work items shall be submitted to the Commission for review at a regular meeting
- Staff shall be afforded the opportunity to review and approval the project's final signage prior to the issuance of the project's permit. If staff determines that the proposed signage does not meet the SOI standards, the work items shall be submitted to the Commission for review at a regular meeting
- The proposed Windsor brand windows shall not be installed at the building. The applicant shall work with HDC staff to identify an appropriate/compatible window for installation at the new east elevation wing and at the proposed single replacement at the rear elevation, second story. HDC staff shall be afforded to review and approve the new window product prior to the issuance of the project's permit. If staff determines that the proposed window product does not meet the SOI standards, the work item shall be submitted to the Commission for review at a regular meeting

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

HDC staff recommends that the Commission deny the issuance of a Certificate of appropriateness for the proposed slate roof replacement, because it does not meet the Secretary of the Interior's Standards, in particular Standards #:

5). Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

and

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*





This wing will be demolished, with new wing to be built within the same footprint. The second-story portion of the new wing will be higher than the current. The existing brick will be reused to clad the new wing.



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