

ADDRESS: 1402 VINEWOOD

APPLICATION NO: #22-7948

HISTORIC DISTRICT: HUBBARD FARMS

APPLICANT/OWNER: JANET RAY

DATE OF STAFF SITE VISIT: 7/27/2022

DATE OF PROVISIONALLY COMPLETE APPLICATION: 7/14/2022

SCOPE

REMOVE VINYL SLIDER WINDOW AND ENCLOSE OPENING WITH VINYL SIDING (WORK COMPLETED WITHOUT APROVAL; PAINT FRONT-ELEVATION PORCH

EXISTING CONDITIONS

The subject building, 1402 Vinewood, is located at the northeast corner of the intersection of Vinewood and Porter Streets. The ca. 1900 building features a central, 2 ½-story, side-gabled mass, a rear 2-story, hipped-roof mass, and a front-gabled 2 ½-story bay at the front elevation. A lower/1 ½-story, gabled-roof, enclosed porch is located at the rear elevation. A non-historic wood porch deck with wood railing extends the width of the front/west elevation. Exterior walls are clad with vinyl siding and windows are 1/1, double hung units.





1402 Vinewood, current conditions, 7/27/2022 staff photos. Location of current project. Note work has been completed (slider windows have been removed and the area has been covered with vinyl to match adjacent)

PROPOSAL

In July 2022, HDC staff received a complete submission from the property owner/applicant to remove a set of vinyl sliding windows from the south/side elevation of the building, at the rear enclosed former porch. The opening would be covered with vinyl siding to match the adjacent conditions/exterior wall cladding. When staff visited the site on 7/27/22 to document the existing conditions, they noted that the work had already been completed. See the above photo for current conditions and below photos of the rear enclosed porch prior to the unapproved work. The applicant is also seeking the Commission’s approval to paint the wood porch at the front elevation. Please see the narrative for the specified colors. Specifically, the porch will floor will eb painted “MS Greyish” and the railings “”2846 Roycraft Bronze Green”. Note that staff does not have color swatches which depicted the applicant’s desired color choices.





Vinyl windows at rear enclosed porch, HDC staff photos dating from 2020, prior to the unapproved work.

STAFF OBSERVATIONS AND RESEARCH

- In 2021, staff noted that a rear yard fencing been erected at the property without HDC approval. HDC staff issued a Certificate of Appropriateness for the fence in February 2022.
- Note that the applicant has stated that she has recently added the current “spindles” or balusters to the front porch handrails that line the steps. This work completed without HDC approval
- The Hubbard Farms Historic District was designated in 1993
- A review of Google Streetview images indicates that the building’s exterior walls were clad with vinyl and that the former slider windows were present as far back as 2007.
- Staff determined that the rear, 1 ½-story, gabled-roof wing originally served as a porch. It is likely that the porch was enclosed and clad with vinyl siding prior to the district’s designation. See the below photo which shows the existing wood porch decking and concrete block foundation walls at the rear enclosed porch



Porch decking and concrete block foundation wall

- It is staff's opinion that the rear enclosed porch had lost its historic integrity prior to the current unapproved work due to its enclosure and cladding with vinyl siding. Therefore, the removal of the inappropriate white vinyl slider windows and installation of vinyl siding to cover the opening will have no additional negative impact on the property. Also, the work contributes to a more uniform appearance at this highly-visible elevation.
- Staff supports the painting of the unpainted sills and front porch as long as the color is complementary to the building's existing color palette.

ISSUES

None

RECOMMENDATION

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

HDC staff recommends that the Commission issue a Certificate of Appropriateness (COA) for the project as proposed because it conforms to the district's Elements of Design and meets the Secretary of the Interior's Standards. However, staff recommends that the Commission issue a COA for the project with the condition that staff be afforded the opportunity to review and approve the final paint color swatches for the front porch prior to the applicant undertaking the work.