

STAFF REPORT: DECEMBER 14, 2022 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 22-8151

ADDRESS: 1451 BAGLEY

HISTORIC DISTRICT: CORKTOWN

APPLICANT: DEVON CALDWELL, BALLPARK BAGLEY, LLC; ALLAN MACHIELSE, INFUZ ARCHITECTS

PROPERTY OWNER: DEVON CALDWELL, BALLPARK BAGLEY, LLC

DATE OF PROVISIONALLY COMPLETE APPLICATION: NOVEMBER 21, 2022

DATE OF STAFF SITE VISIT: NOVEMBER 30, 2022

SCOPE: ERECT ADDITION, REPLACE WINDOWS, REPLACE STOREFRONT, ADD LIGHTING

EXISTING CONDITIONS

The two-story structure at 1451 Bagley is located on the southeast corner of Bagley and Trumbull. The front half (facing Bagley) is a masonry structure; the rear half is a wood frame building. Brick veneer covers the entire west wall of the frame structure (facing Trumbull) and the front half of the east wall. Grooved plywood siding (T1-11 siding) covers the remainder of the east wall as well as the southern/rear wall.



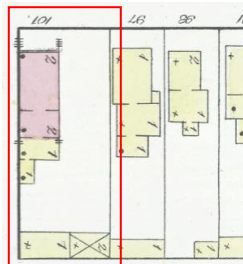
Bagley elevation looking southwest. Staff photo, November 29, 2022

Previous changes to the exterior elevations are evident through the ghost outline of a removed front-facing second floor door, white brick flanking two first floor entrances and the southwest corner of the building. A metal coping system offers a finished edge at the roof. A non-historic storefront system wraps the corner of the building; the historic supporting column remains in place. The window openings have vinyl sash; the wood brick mold remains intact and uncovered within many of the existing openings.

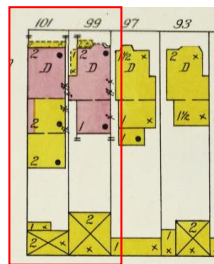


Trumbull elevation looking northeast. Staff photo, November 29, 2022

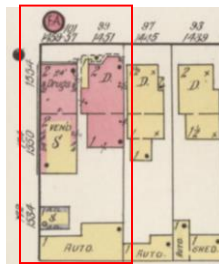
Evidence of additions to the original structure are noticeable through changes in roof height, vertical joints within the masonry, and differing window openings and decorative masonry details. According to the Sanborn maps, all of the Trumbull facing additions were in place by 1884; whereas the addition at the southeast corner was in place by 1897.



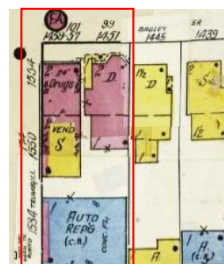
1884



1897



1921



1921 - 1950

Sanborn maps show the material and structural changes to the corner building, and evidence of the now-demolished dwelling to the east (to the right).



Staff photo: Current streetscape.

A wood privacy fence encloses the vacant portion of the lot, and a curb cut remains in the tree lawn.

PROPOSAL

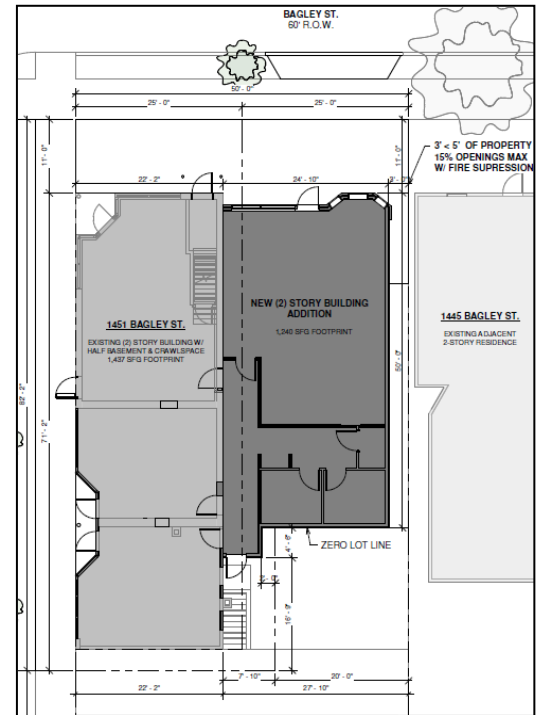
Per the applicant's cover letter, the existing building is to be rehabilitated and a two-story addition erected at the east elevation. Staff has listed the larger elements included in the application.

Rehabilitation Scope of Work

- Repoint and clean masonry
- Replace T1-11 plywood siding with Tru-Exterior V-Rustic Siding, Smooth Fiber Cement
- Remove paint from limestone elements
- Replace existing storefront system with Kawneer Trifab 451 storefront system
- Replace all existing windows with Anderson E series (aluminum-clad wood double-hung units)
- Retain original brickmould, replace in-kind if beyond repair
- Erect new canopy/balcony and install new door at second floor on Bagley elevation
- Lighting – Gooseneck and sconce fixtures

Addition Scope of Work

- Erect two-story structure on vacant lot
- Storefront window system at Bagley elevation – Kawneer Trifab 451
- Windows – Anderson E series (wood, aluminum-clad fixed pane single lites)
- Masonry cladding – Ravenswood Ironspot Velour
- Wall cladding – Tru-Exterior V-Rustic Siding, Smooth Fiber Cement



**Placement of signage and a mural are referenced in this application. As design details and installation drawings were not submitted – they are not considered a part of this application.*



Applicant site plan and rendering

STAFF OBSERVATIONS AND RESEARCH

- This portion of the Corktown Historic District was established in 1984.



Designation photos, HDAB, 1984

- The storefronts in place at time of designation were not historic and not character-defining features.
- The dwelling at 1451 Bagley was constructed before 1897; a permit was issued for its demolition in 1977.
- Existing Structure - The existing structure has been altered, but the form of the building and many exterior elements (supporting corner column, visible additions, window openings with original headers and sills) remain. The building's historic relationship to the neighborhood remains intact (corner two-story building with ground level commercial space) and offers a clear identification as a 19th century structure.
- Staff did not identify historic window sash within any visible window opening. The wood brickmould is intact within the openings and can be retained and repaired. The applicant's narrative states this will be done.
- New Construction - The new construction is an addition due to its attachment to the existing building spanning the east wall. However, its placement at the street and building design reads as a new structure. Therefore, when reviewing the district's Elements of Design, the addition should be reviewed in the context of a new building. It is staff's opinion the new construction meets the district's Elements of Design. As a guide, the elements that relate directly to the application are listed below.
 - **Element 1, Height:** Most residential buildings in the district range from one (1) story to two and one half (2½) stories tall
 - **Element 2, Proportion of buildings' front facades:** Proportion varies in the district, depending on the age, style, and type of building
 - **Element 3, Proportion of openings within the facades:** Window openings are usually taller than wide, but there are also square openings and transom window openings which are wider than tall. Window openings are almost always subdivided... Façades have approximately five percent to 75 percent of their area glazed; residential buildings generally fall into the 30 to 35 percent range
 - **Element 4, Rhythm of solids to voids in front facades:** ... Pre-1880's buildings in the Italianate and Greek Revival styles display a great regularity in the rhythm of solids to voids, with one opening placed directly above the other. The post-1880's Queen Anne-style buildings exhibit a greater freedom, with their bay windows and combinations of windows in gables.
 - **Element 5, Rhythm of spacing of buildings on streets:** The original pattern of spacing of buildings on streets was that of houses placed very close together. Houses on narrow lots were usually placed on or closer to a side property line, providing more space on one side of the building.
 - **Element 7, Relationship of materials:** The great majority of buildings in the district are wood frame structures originally clad in clapboard with wooden skirting or brick foundations... There are some brick residential buildings in the district, the majority of these being duplexes and multi-unit dwellings
 - **Element 10, Relationship of architectural details:** These generally relate to style, and the styles in Corktown run from early Victorian to late Victorian and Colonial Revival. The earliest houses in the

Greek Revival and Vernacular styles contain a minimal amount of architectural detail ...In general, Corktown is rich in its diversity and quality of architectural styles and detail.

- **Element 12, Walls of continuity:** *The major wall of continuity is created by the buildings, with their fairly uniform setbacks within blocks.*
- **Element 13, Relationship of significant landscape features and surface treatments:** *The typical treatment of individual properties is a shallow flat front lawn area in grass turf, subdivided by a concrete walk leading to the front entrance and sometimes a concrete walk leading to the side entrance.*
- **Element 14, Relationship of open space to structures:** *Open space in the form of front yards to buildings is generally very shallow*
- **Element 15, Scale of facades and façade elements:** *The majority of buildings in the district are small in scale...Façade elements...are moderate in scale. Details within these elements are generally small in scale.*
- **Element 16, Directional expression of front elevations:** *Two-story Italianate and Greek Revival single-family residences are vertical in directional expression...*
- **Element 17, Rhythm of building setbacks:** *Setbacks vary from area to area...although they are usually consistent within blocks. In general, buildings have very shallow front yards...*
- **Element 18, Relationship of lot coverage:** *Lot coverage ranges from zero percent to 100 percent, the average residential coverage being approximately forty (40) percent.*
- **Element 19, Degree of complexity within the façade:** *Early buildings are simple and straightforward. Queen Anne buildings are more complex in massing and detail but are not overly complex.*
- **Element 20, Orientation, vistas, overviews:** *The general overview is that of small-scale mixed-use neighborhood.*
- **Element 21, Symmetric or asymmetric appearance:** *Most buildings in the district are asymmetrical in appearance, but result in balanced compositions.*
- **Element 22, General environmental character:** *The Corktown Historic District, with its narrow lots, shallow front yards, and small-scaled buildings, has a low-density, urban, mixed-use character of a pre-automobile city...*
- It is staff's opinion the slightly recessed building and the contemporized detailing creates a deferential and sympathetic structure that fits within the vernacular of the district while not emulating the detailing and patina of the historic buildings.



Applicant rendering

ISSUES

- It is not clear if historic wood siding remains under the T1-11 siding. Staff understands that with a building of this age, the original 19th century wood siding would have been milled from old growth lumber which is exceptionally dense and highly durable. Staff recommends the T-111 siding be removed, and if original siding and trim is present, then it should be retained, cleaned, and repaired. If there are areas where original cladding is missing, new wood siding can be cut to match the dimension, profile, and reveal of the original siding.
 - If no siding is present, staff believes the installation of the composite siding will be appropriate at this location. The rear wall is minimally visible from the Trumbull sidewalk due to the proximity of the neighboring structure and sidewalk privacy fence. The east elevation wall of the original building will be entirely hidden from view at Bagley by the new construction.
- It is staff's opinion the expanse of glass within the fixed window openings at the front elevation's second story creates highly contemporary voids, and are contrary to the overall form and style of the proposed addition. ***Element 3, Proportion of openings within the facades*** states "*windows are almost always subdivided*". Staff believes the addition of a transom, necessitating a horizontal mullion, creates a straightforward subdivision of a window, as shown within the first floor openings, and is consistent with historic window openings in the district.

RECOMMENDATION

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

It is staff's opinion the proposed application will not alter the features and spaces that characterize the property. Staff therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district.

Staff recommends the Certificate of Appropriateness be issued with the following conditions:

- Photo documentation of the existing exterior walls will be submitted to staff for review once the grooved plywood (T-111) siding is removed.
 - If original wood cladding is present, it will be retained. Paint color to be approved by HDC staff.
 - If no historic cladding is present, the composite siding specified for the new construction walls shall be approved.
- When the project is submitted for permit, the signage and mural will be removed from the drawing set.