

STAFF REPORT: JULY 12, 2023 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 23-8442

ADDRESS: 1419 SEYBURN

HISTORIC DISTRICT: WEST VILLAGE

APPLICANT: ASHLEY DAVIDSON

PROPERTY OWNER: ASHLEY DAVIDSON

DATE OF PROVISIONALLY COMPLETE APPLICATION: JUNE 19, 2023

DATE OF STAFF SITE VISIT: JUNE 30, 2023

SCOPE: REHABILITATE DWELLING, REPLACE WINDOWS

EXISTING CONDITIONS

The 2-1/2 story dwelling at 1419 Seyburn is an American four-square house. The front elevation hip roof is punctuated by a wider than tall dormer which is capped by an extremely low-pitched hipped roof. The rear wall dormer cuts through the eave and extends back to the house and is covered by a deep, shallow shed roof. The house sits on a raised brick foundation; stucco covers the first floor exterior walls and wood shake shingles cover the second floor and both dormers. Wood solid panel shutters flank the double-hung windows at the front elevation, second floor.

A raised and covered wood front porch extends across the front elevation and is accessed by a set of wood steps. Square posts with applied trim support the shed roof; a low wood railing with wide wood slats as balusters, enclose the porch.



Above: Staff photo, June 30, 2023.

Right: Applicant photo.

A variety of window operations and glass patterns exist on each side of the house.

Front-East Elevation:

First Floor

- One large one-over-one double-hung
- A mullied three window opening with narrow, tall cottage-style sash with a six-over-one pattern.



Second Floor

- Two single double-hungs with six-over-one pattern.
- One central mullied opening with two small double-hung windows with one-over-one pattern.

Dormer

- One central mullied opening with two small double-hung windows with six-over-one pattern.

Side-South Elevation

First Floor

- Two single, wider than tall, fixed windows with diamond shaped muntin pattern.

Second Floor

- Two single double-hungs with six-over-one pattern.

Side-North Elevation

First Floor

- A mullied three window opening with square fixed windows with diamond shaped muntin pattern.
- Three single double-hungs with one-over-one pattern.
- One small non-historic slider.

Second Floor

- Two single double-hung windows with six-over-one pattern.

Rear-West Elevation

First Floor

- Two narrow, tall cottage-style sash with a six-over-one pattern.
- Three single double-hungs (two small) with one-over-one pattern.
- One single door opening with non-historic door.

Second Floor

- One single double-hung with six-over-one pattern.
- One mullied double window opening with double-hung units with six-over-one pattern. (One window is missing and boarded over.)
- One single door opening with non-historic door.

Dormer

- One central mullied opening with two small double-hung windows with six-over-one pattern.



North elevation

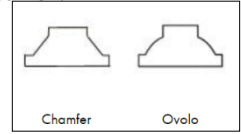


South elevation

Applicant photos

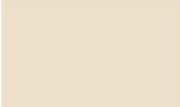


PROPOSAL

- Rehabilitate house.
- Replace all windows (except small diamond paned units and mulled front porch units) with Anderson 400 series windows. The 400 series product consists of a wood frame with vinyl exterior.
 - Double-hung and cottage-style, six-over-one pattern
 - Front elevation, second floor, small units, one-over-one pattern
 - Color: sandstone
 - Two exterior grill profiles are offered: Chamfer and Ovolo.



Applicant information on Anderson windows and exterior color palette.

- Install storm windows to cover retained historic diamond patterned wood windows
- Stabilize front porch
- Repair stucco
- Paint exterior
 - Body of house (stucco and wood shingles) – C:4, Yellowish White
 - Trim and Windows – A:2, Light Olive Gray
 - Shutters – A:8, Blackish Green

• Base color:		C:4 Yellowish White MS: 5Y 9/1 (or a cool white if permitted)
• Trim:		A:2 Light Olive Gray MS: 10Y 6/1
• Shutters:		A:8 Blackish Green MS: 2.5BG 2/2

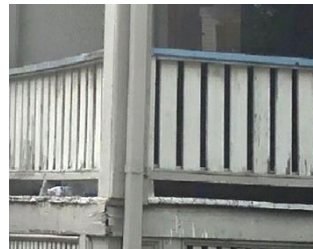
Rear Elevation



Applicant photos. Far right photo is taken from upper porch, showing interior of knee wall. Bottom right is the north-side elevation.



- A. 53" h x 32" w window to be changed to 53" h x 60" w window.
- B. Replace door with new window, header height, size, and operation to match adjacent window.
- C. Replace small window opening with French Door – JELD-WEN 60-in x 80-in Tempered External Grilles Primed Steel Left-Hand Inswing French Patio Door.
- D. Install fiberglass double-hung (six-over-six) window due to new shower location. Marvin Infinity, Cottage 1-High Casement specified.
- E. Install new window where previous was removed.
- F. Remove eave and reopen full window opening (to match adjacent existing condition).
- G. Erect perimeter railing at second floor deck. Design to match front porch railing. install 12" railing at top of 24" knee wall.

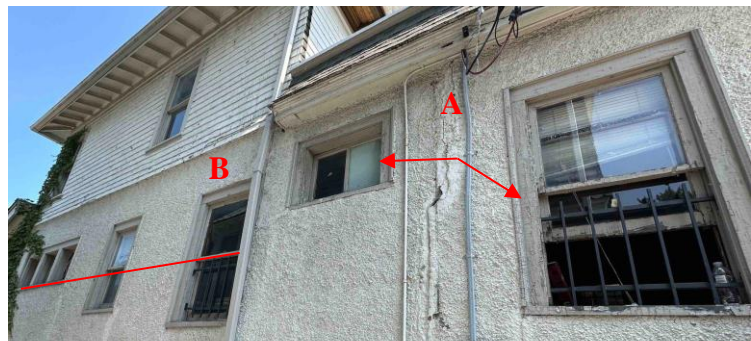


JELD-WEN French door and Marvin Infinity Casement Cottage 1-High window copied from applicant document. Staff photo of front porch railing.

COTTAGE 1-HIGH

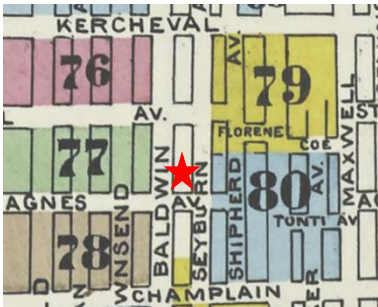
North-Side Elevation

- A. Remove small sliding and double-hung windows. Enclose openings and apply stucco finish.
- B. Remove window and enclose bottom half of opening. Apply stucco finish. Sill height to match adjacent windows near front of house.

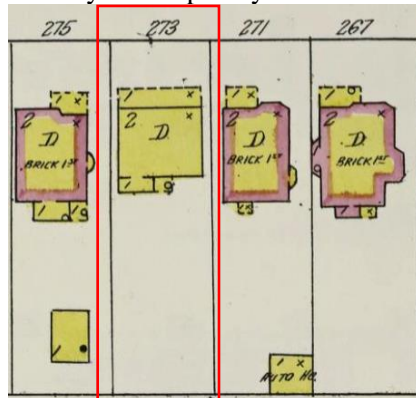


STAFF OBSERVATIONS AND RESEARCH

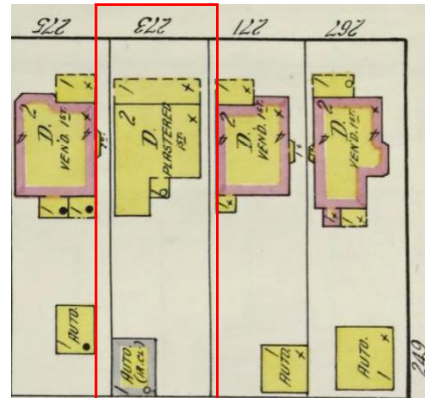
- The West Village Local Historic District was enacted in 1983.
- The Sanborn maps show the development of this block. This section of Seyburn didn't have structures in 1897, whereas the street was mostly developed by 1910.



Vol. 6, 1897, Main Map

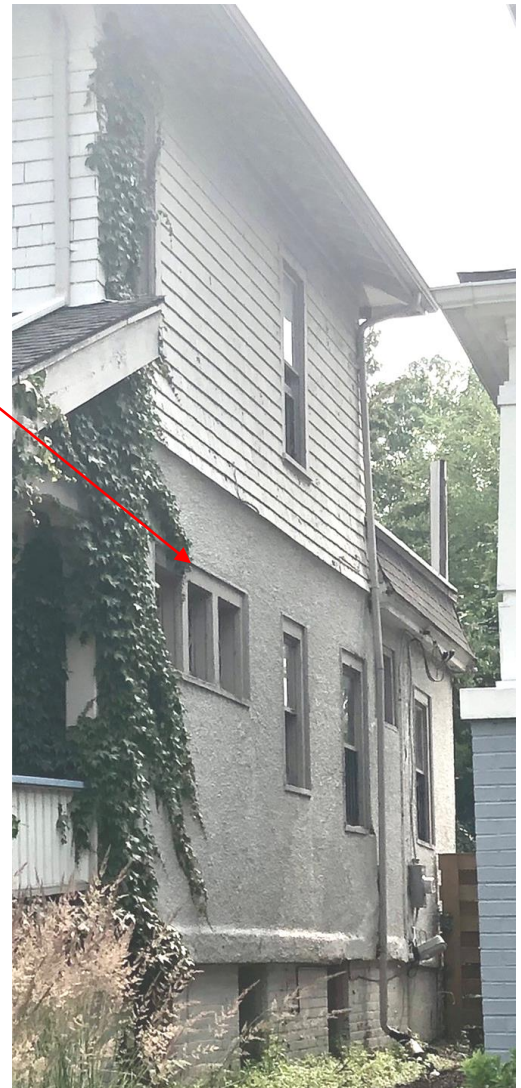


Vol. 8, 1910, Image 64



Vol. 8, 1915, Image 81

- As staff illustrated in a previous report for 7908 St. Paul (03/08/23 meeting), between 1910 and 1915, a large number of houses within West Village underwent renovation. Changes documented on Sanborn maps included buildings and/or porches being enlarged, and bay windows added.
 - The historical study at 1419 Seyburn shows it was enlarged at the rear, which remains its current footprint.
 - The yellow color denotes a wood frame/wood sided structure. By 1915, the note “Plastered 1st” was added to indicate stucco had been applied to the first floor exterior walls. Staff assumes the stucco was applied over the wood siding, as the first floor window openings have wood casings which are now recessed within the stucco walls.



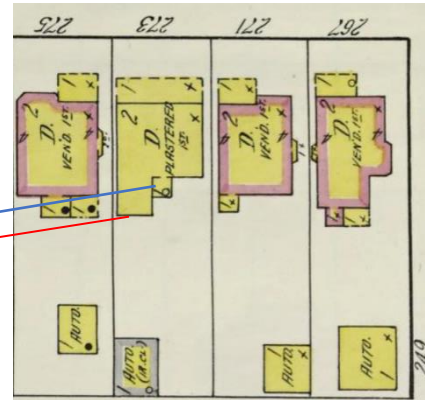
Staff photo, June 30, 2023.

- Comparing existing conditions of the front porch to that captured in the designation photo, confirms much of the existing porch structure and detailing is original and/or historic. However, some changes have occurred without Commission approval, including a replacement porch railing and the removal of the front steps wing walls, both of which are distinctive character-defining features. A 2000 violation notice was found in the property file, but no documentation on further enforcement was located.
 - The wing walls were an effective way to enclose the stairs in lieu of a railing. Prior to designation, pipe railings at the stairs and front walk were installed. It is staff's opinion the pipe railings are not historic nor appropriate for the property. As the wing walls were removed decades ago, this is not a current violation and is not addressed within this application.
 - The existing railing is sympathetic in styling, height (taller than the historic railing, but likely lower than a contemporary 36-inch railing), material and finish, but doesn't meet Secretary of the Interior Standard 6, which requires exact replacement of deteriorated character-defining features.



1983 Designation photo, HDAB. Wing walls that were removed without Commission approval.

- While the rear extension and retention of a small portion of the 1910 narrow wood porch is documented in the 1915 Sanborn map, it is staff's opinion that these areas of the structure are not distinctive character-defining features of the property. Therefore, staff believes the proposed alterations to these wall surfaces will not alter features and spaces that characterize the property.



ISSUES

Window Replacement

- Window replacement applications have two equal parts subject to the review by the Commission: First, the condition of the existing windows must be understood. Only after confirmation that the windows have deteriorated beyond repair (whether by staff/Commission's visual assessment and/or site visits, or the submission of a repair estimate created by a company experienced in window repair), should the Commission consider whether the selected replacement windows are appropriate for the structure and window locations.
 - At time of writing the staff report, a repair estimate (which staff was told was in process) had not been submitted, nor had interior and exterior photos showing more closely the condition of the existing windows. While repair is very likely needed, the exterior photos of the house show intact windows (with one or two exceptions). The remarks about ropes and other hardware being missing can be replaced, and the painted shut condition can also be remedied through repair.

- It is staff's opinion the wood windows are distinctive character-defining features. The materiality matches the historic wood siding; the cladding finish of the new windows would create a stark contrast to the wood and stucco walls. Additionally, the dimensionality of the existing windows cannot be matched by the full frame fabrication of a replacement window. The thicker meeting rail (and likely bottom rail) and muntins (thinnest width available is 3/4"), coupled with cladding joints at every exterior surface of the replacement window, create a highly noticeable difference from the historic windows.



400 Series Double-Hung Window



Left: Rear, second story window, new bathroom location. Right: Jeld-Wen catalog.

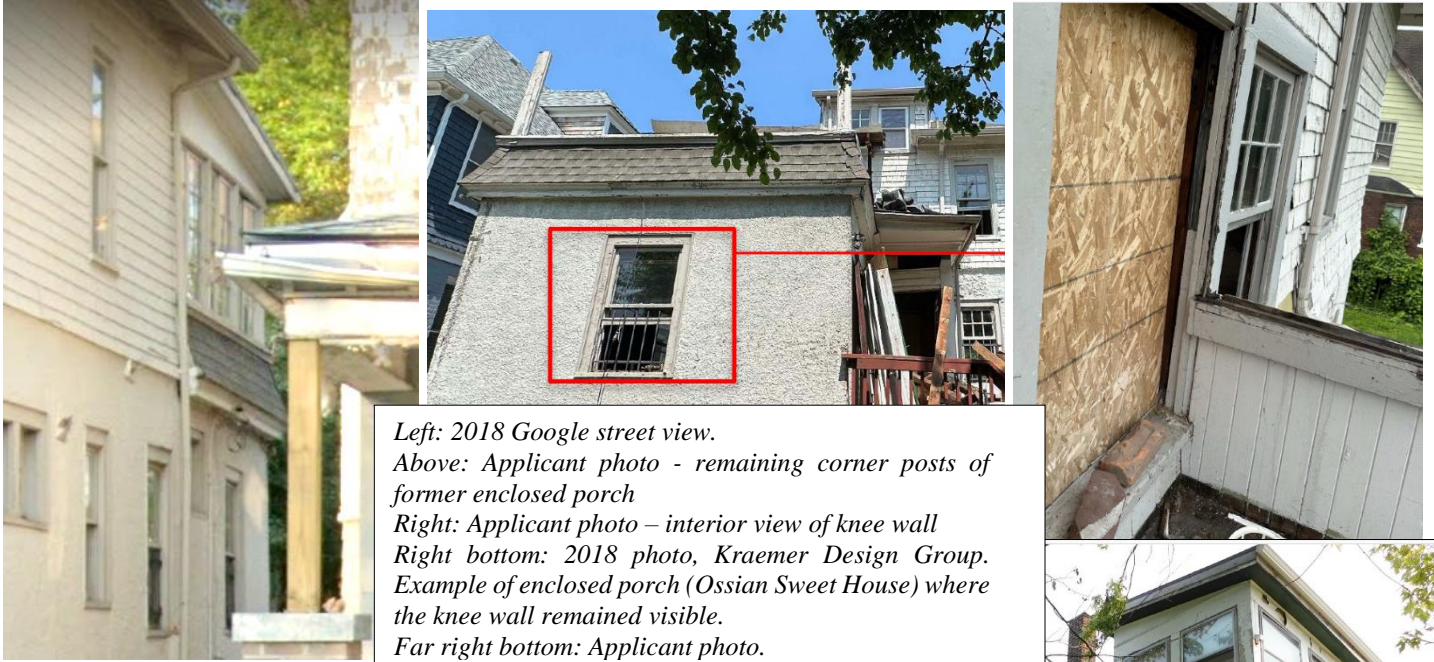
- For the window at the rear elevation shower location, it appears the Marvin Infinity line offers a custom simulated divided-light six-over-one pattern, as well as a "simulated check rail to give the look of a double-hung on a casement window". The applicant specified white opaque glass. Staff assumes this glass would create an opposing contrast of the divided light/check rail pattern than is typical of historic window openings. Should the Commission consider the fiberglass unit at this location, Marvin offers obscure glass. This would retain the typical relationship of darker glass and lighter colored frame while offering privacy at this second story rear elevation location. A dimensioned rendering of the custom window should be submitted before a

final decision is made on this window opening.

- On July 10, the applicant submitted a repair estimate that was created by Window Diverse Services. The costs are broken down into two prices.
 - The first estimate of \$13,650 is for the repair of the five fixed windows with diamond pattern glass (three on the north elevation, two on the south) as well as three cottage-style windows at the first floor front elevation (front porch). *Retention of the diamond-paned windows are listed within the submitted scope of work.*
 - The second estimate, on page three, is for \$53,082. This covers restoration of all of the windows that are present (with exception of the openings that will require new windows where sash are missing, as well as the one opening on the north elevation that is proposed to be made smaller).
 - As the applicant has confirmed to repair eight windows, taking the \$13,650 out of the \$53,082, leaves a balance of \$39,432 for the remaining sixteen windows. This creates an average restoration price of \$2,464.50. Fabrication of storm windows are not included in this price.
- The repair estimate offers a description of services that confirms the existing windows are not deteriorated beyond repair. Due to the material and architectural importance of the existing windows within the house, and the potential alteration of features the replacement windows could create, it is staff's opinion that the replacement of the wood windows does not meet the Secretary of the Interior Standards 6.

Rear Porch Railing

- The 2018 Google street view shows the upper porch was enclosed prior to its removal. Remnants of this construction are evident in the remaining corner posts and the cutaway area of the eave. This leads staff to believe the enclosed upper porch was not part of the original circa 1915 design, due to the conflicting way the shed roof meets the house, and that open air porches were a ubiquitous element of early 20th century, pre-airconditioned houses.



*Left: 2018 Google street view.
 Above: Applicant photo - remaining corner posts of former enclosed porch
 Right: Applicant photo – interior view of knee wall
 Right bottom: 2018 photo, Kraemer Design Group. Example of enclosed porch (Ossian Sweet House) where the knee wall remained visible.
 Far right bottom: Applicant photo.*

- It is not clear to staff whether the sloping exterior element, which is covered in asphalt shingles, is original to the 1915 construction of this extension. It is possible that the outer walls could be vertical panels, matching what is seen on the exposed interior walls. A similar condition occurred at the Ossian Sweet House.
- The existing design at 1419 Seyburn effectively masks the appearance of the knee wall. Therefore, it is staff’s opinion, that the proposed 12” wood railing to run at the top of the wall/roof is not demonstrably inappropriate for this area. However, staff suggests thin boards be used so that the railing is more transparent against the supporting structure. However, it might be possible for the retention of the knee wall without a railing, should the rehabilitation code be used to review this proposal.

New Rear Window Opening

- The applicant proposes to place a window where the door is to be removed. Applicant confirmed the new window would match the size and operation of the adjacent window and would have the same head height.
 - It appears that the window proposed for removal (where the French door is to be placed) may be identical, or close, to the dimension of the window to remain in place. As these openings will be adjacent each other, the most appropriate solution is for the two window units to match in material and finish. As staff suggests the original wood windows should be repaired, relocation of the existing window may be a viable solution.



Window to be removed; French door to be installed. New window location. Window to remain.

RECOMMENDATION

Recommendation One – Denial – Replacement of wood windows

Staff finds that the proposal for the replacement of the complete replacement of the wood windows does not meet the Secretary of the Interior's Standards for the following reasons:

- The windows on the dwelling are distinctive character-defining features; the uniformity and relationship between the window openings on each floor and elevation is an important architectural component of the structure.
- The restoration estimate confirms the existing windows are not deteriorated beyond repair.
- The proposed replacement window is not an adequate match to the historic sash.
- A dimensioned drawing and visual of the glass specification for the single fiberglass unit for the bathroom location was not submitted.

Staff therefore recommends that the Commission issue a Denial for the work as proposed, as it does not meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards 1, 2, 5, and 6:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

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.

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

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.

Recommendation Two – COA – Install storm windows, stabilize front porch, repair stucco, paint exterior, raise sill at north elevation window, install French door, enlarge window, remove slider and double-hung window, relocate double-hung window, install new windows in empty window openings, rebuild eave where missing, perimeter railing at second floor rear porch,

Staff finds that the proposal for the remaining work items will not alter the features and spaces that characterize the property and district and therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed as it meets the Secretary of the Interior's Standards and the Elements of Design for the district.

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

- Catalog cut of the selected storm windows will be submitted for staff review.
- Specifications for stabilizing the front porch will be submitted for staff review.
- Color selection for French door will be submitted for staff review.
- A measured drawing of the rear and north-side elevation walls where the window and door alterations are to occur will be submitted for staff review. Where new stucco will be applied, a specification stating the material shall match the existing stucco in composition, application and finish pattern will be stated on drawings.
- A dimensioned window order showing design/window operation of new large window at rear will be submitted to staff for review.
- Dimensions of existing double-hung window for comparison with proposed replacement window to be installed at empty window openings will be submitted.
- Dimensioned drawing of rear upper porch railing, using narrow balusters and corner posts will be submitted for staff review. The railing will be painted light olive gray.