

STAFF REPORT: AUGUST 14, 2024 MEETING – *Revised 8/14/24*

PREPARED BY: A. DYE

APPLICATION NUMBER: HDC2024-00421

ADDRESS: 2244 WABASH

HISTORIC DISTRICT: CORKTOWN

APPLICANT: JILL BLEEDA

PROPERTY OWNER: JILL BLEEDA

DATE OF PROVISIONALLY COMPLETE APPLICATION: JULY 22, 2024

DATE OF STAFF SITE VISIT: JULY 26, 2023

SCOPE: DEMOLISH REAR OF HOUSE* (WORK COMPLETED WITHOUT APPROVAL);
ERECT REAR ADDITION

EXISTING CONDITIONS

The structure at 2244 Wabash is a single-story wood-framed dwelling. The building is rectangular in shape and has a front-facing gable roof. Wood clapboard siding covers the west-front and south-side elevations. The north-side elevation is covered with wide flat boards which may be late 19th century or early 20th century sheathing to which the clapboard siding was attached. The façade includes a single-entry door with transom, and a wide window opening, both of which have decorative contemporary “Victorian-styled” pilasters and hoods. The remaining details include a non-historic small circular window near the peak of the gable, a wide flat rake board, and dimensional dentil trim which is placed on the north side only.

The dwelling sits on a partially raised lot; the grade slopes downward from the south side yard toward the northwest corner of the lot at Wabash. The partially elevated front porch consists of a concrete pad, which is cracked and sloping inward, and sits on a concrete block foundation wall. Extending south from the porch is an at-grade concrete walkway that turns at the SW corner of the house and runs along the south side wall to the side entry.



*Center: Front elevation facing Wabash. Staff photo, July 26, 2024.
Above left: Exposed sheathing on north wall. Staff photo, Sept. 26, 2023.
Right: Looking northeast from Wabash sidewalk; garbage cans are sitting on the at-grade walkway. Side entrance is covered with plywood*

panel. Staff photo, September 12, 2023.



Current view from Wabash sidewalk looking northeast toward alley. Staff photo, July 26, 2024. The stockade fence was erected without HDC approval. Applicant states it was installed temporarily to enclose the lot which has an excavated and open foundation wall at the rear of the structure.



View looking west toward Wabash from alley. Staff photo, July 26, 2024. The erected concrete block foundation walls

(completed in 2023) are visible behind the plastic construction fencing.

In 2023, the property owner demolished the historic wing of the dwelling that extended from the south wall, as well as dug out the rear yard for a concrete block foundation (partially completed) for an addition. This work was done without HDC approval and a stop work order was issued by BSEED on October 27, 2023.

The Commission reviewed a proposal for an addition (which didn't include the rebuilding of the side wing) at the October 11, 2023 meeting and issued a denial for the project. The staff report for that application went into great detail on the historical development of this site and dwelling. The October 2023 report is posted on the current property page for reference, as is the Notice of Denial.

PROPOSAL

- Erect a one-story addition that will extend directly from the existing rear corners of the house.
- Rebuild the cross-gable wing that had previously extended from the south wall.
- A new concrete block foundation for the existing house will be erected.
- Repair concrete block footing at front porch; pour new concrete porch cap.
- Erect wood side entry porch, with wood railing and skirting.
- The new construction will be faced with wood siding or Hardie board 8.25-inch Cedarmill siding.
- Dimensional asphalt shingles, matching the existing, will be installed on the new roofs.
- Install Pella Lifestyle wood-clad one-over-one double-hung windows.
- Install solid wood three-panel entry doors, paint color not identified.
- Paint the wood siding yellow with white trim.
- The existing raised lawn will be lowered to match the property's tree lawn and the adjacent properties.
- Installation of temporary wood fence at front lot line.
- **Removal of existing concrete walkway connecting front and side entrances; new concrete walkway to be poured in same location.**

STAFF OBSERVATIONS AND RESEARCH

- The Corktown Historic District was established in 1984.



1984 designation photo – view from Wabash showing front and south-side elevations, HDAB. The pre-1921 rear addition, which had a shed roof, is partially visible in this photo (red arrow).

- Aluminum siding covered the house at time of designation. The front elevation's window opening appears to have a non-historic window. The pointed window in the side gable is a shape that was common on Gothic Revival structures. Staff doesn't know when this window was removed and replaced with a rectangular fixed window.

- In 2008, the Commission approved an application for the following scope of work: removal of aluminum siding at the front and side of the house and replace with wood siding to match, install two doors, replace three vinyl windows to match, build hood over door, paint building A:1 and trim A:8 & A:9. There are no documents or drawings in the Commission's records to confirm the specific scope of work, and whether the square window opening in the side wing gable and bay window were included in the project.
- Staff doesn't know when the shed roof rear extension was demolished; however, it was gone prior to June 2009.



Google street view, July 2009.

- The 2009 image above shows the property as exterior work was nearing completion.
- With the current application, the wing will be rebuilt to match the historic footprint, form and window openings, thereby complying with the following Elements of Design:
 - 6) Rhythm of Entrance and/or porch projections: *Most houses in the district have projecting front porches, usually on one side of the front façade and sometimes wrapping around to the side, especially on corner lots. Some Victorian houses have a secondary porch at the side.*
 - 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. Some have more recently been sheathed in aluminum, vinyl or asphalt siding, and original skirting has often been replaced with metal skirting or concrete block foundations.*
 - 11) Relationship of roof shapes: *Pitched roofs with frontal gables predominate in the district, although pitched roofs with side-facing gables, hip roofs, and hip roofs with intersecting gables also exist...*
- The scope of work listed on the HDC application states the yard will be re-graded/lowered to match the tree lawn and adjacent yards. The proposed south side elevation drawing shows stairs leading to the side entrance, offering a visual confirmation the yard will be lowered. The current condition has an at-grade side porch due to the raised lawn. Staff doesn't know if the raised yard is original to the site, or if it was added in 1954 (or some other date) along with the retaining walls. Staff doesn't object to the idea of lowering the grade so that the lawn is at a consistent height on all sides of the house, as well as with the other houses on the street. Staff doesn't know if the applicant proposes to cover the exposed foundation walls with some type of skirting. Wood skirting is a typical detail for houses in the district which are of similar age.
- The National Park Service's preservation brief #14 [New Exterior Additions to Historic Buildings: Preservation Concerns](#), offers guidance on the design and placement of additions to historic buildings:
 - A new addition should preserve the building's historic character by being located on a secondary side or rear elevation. The addition should be less visible; a secondary elevation is usually simpler and less distinctive, and the addition will have less of a physical and visual impact on the historic building. Such placement will help to preserve the building's historic form and relationship to its site and setting.
 - Avoid designs that unify the two volumes into a single architectural whole. The historic building must be clearly identifiable, and its physical integrity must not be compromised by the new addition. The new

structure should be subordinate in size and clearly differentiated and distinguishable so that the identity of the historic structure is not lost in a new and larger composition.

- Use building materials in the same color range or value as those of the historic building. The materials need not be the same as those on the historic building, but they should be harmonious; they should not be so different that they stand out or distract from the historic building.
- Base the size, rhythm and alignment of the new addition's window and door openings to those of the historic building.
- When comparing an aerial view of the circa 2005 house against the elevation of the proposed project, the massing of the house will be similar to the previous footprint, with the exception of the change from shed to gable roof at the rear of the structure.



EagleView aerial photo, 2005



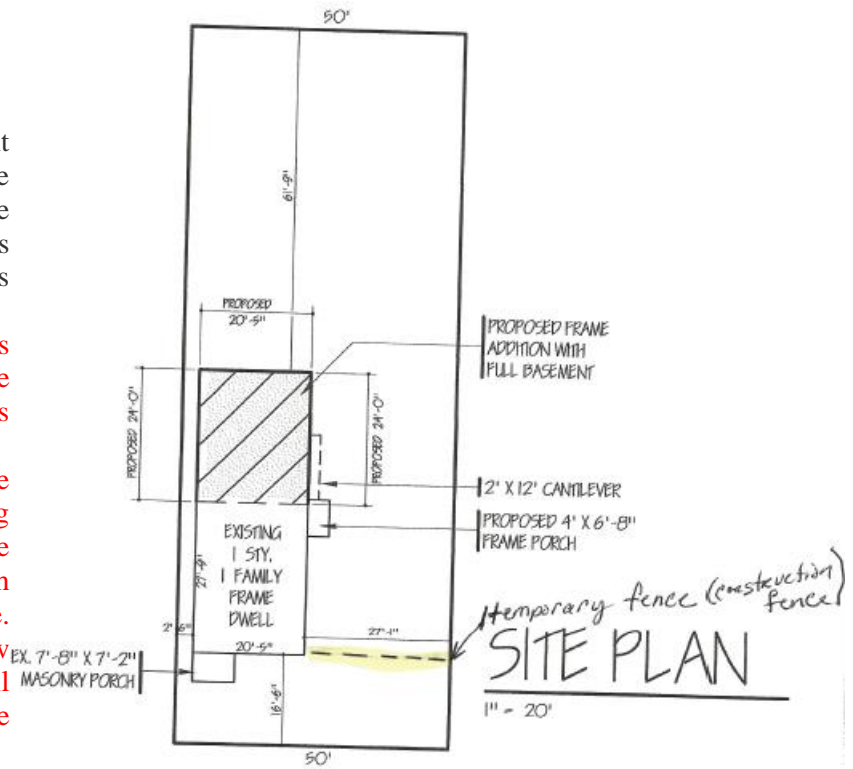
Applicant elevation view of south wall.

ISSUES

- The submitted site plan shows the front yard fence to be located in line with the house, however it was erected at the front lot line. Staff has inquired if this is a drawing error, or if the fence is proposed to be relocated.

The applicant confirmed the fence as drawn on the site plan is not correct; the location where it was installed is correct.

The applicant also confirmed that the existing concrete walkway connecting the front and side entrances will be removed and a new concrete path poured after construction is complete. The site plan does not indicate a new concrete walkway will be poured. All site work must be included on the site plan.



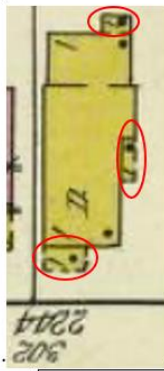
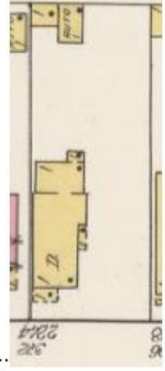
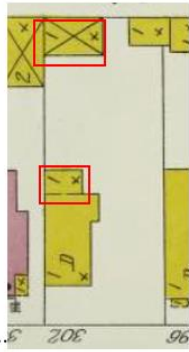
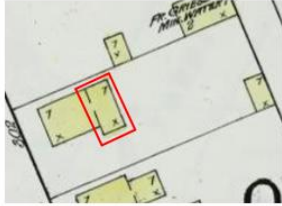
- The current proposal is for the addition to directly extend from the historic house, joining the north side wall and roof/roof ridge height.
 - This is appropriate for the reconstruction of the cross-gabled side wing as it was a historic character-defining feature as discussed in staff’s previous analysis of the 1884 – 1950 Sanborn maps; but it is not appropriate for the new construction addition.

STAFF OBSERVATIONS AND RESEARCH

→ The Corktown Historic District was established in 1984.

Sanborn symbols

- 1...Single-story structure
- X...Shingle roof
- D...Dwelling
- ...Composite roof



Staff comments on Sanborn maps:
 --The location and number of windows were not noted on any map.
 --The composite roof symbol is shown at the three porches on the 1921 map, identifying each porch had a roof.



1884 Sanborn
 The drawing depicts a wood framed structure with a wider than deep rear area that possibly was an addition.

1897 Sanborn
 The former addition is integrated into the body of the structure (now identified as a dwelling). Another rear addition was erected, as well as another outbuilding at the alley.

1921 Sanborn
 It is possible the rear addition was enlarged, and a front, side and rear porch were added.

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1921-1950 Sanborn
 No changes to dwelling; changes to rear of lot structures, first shown in 1921 remain in place, but not visible in this image.

2023 Google aerial
 It appears the additions shown in the 1897 and 1921 maps are gone, and a bay window had been added. All rear lot structures are gone. Staff located seven permits for rear yard commercial parking, beginning in 1954.

Excerpt from staff report for HDC2023-00023, 2244 Wabash application reviewed by the Commission at its October 11, 2023 meeting.



Applicant's current proposal. According to the National Park Service, the new construction addition should be deferential to the historic property, it should be compatible with, but distinguished from, the historic dwelling.

- National Park Service's Standards #9 and #10 relate directly to new construction and additions.
 - 9) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
 - 10) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- As staff discussed under Staff Observations and Research, an addition should not be erected to create a single architectural whole. The historic building must be clearly identifiable, and its physical integrity must not be compromised by the new addition. The new structure should be subordinate in size and clearly differentiated and distinguishable so that the identity of the historic structure is not lost in a new and larger composition.
 - To differentiate and be subordinate to the historic dwelling, the addition's new north wall should be recessed from the existing north wall 3" – 6". The roof height should be lowered a similar dimension to create an independent roof system for the new addition.

- The undated applicant photo and a 2005 aerial photo of the rear of 2244 Wabash, before the shed addition was demolished (sometime between 2006 and 2009), shows how the side wing cross gable roof and the rear of the front gable roof came together. The rear gable wall should be replicated on the existing structure. This would allow the lower height roof of the new addition to easily and clearly meet the gable wall of the historic dwelling, as indicated by the red lines on both photos.

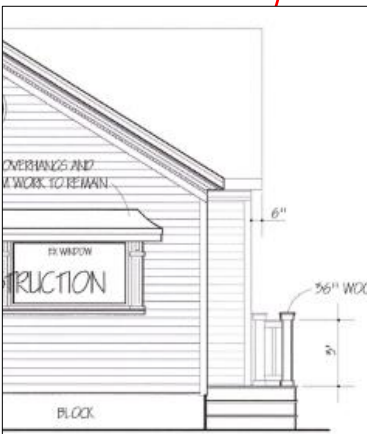


Undated applicant photo



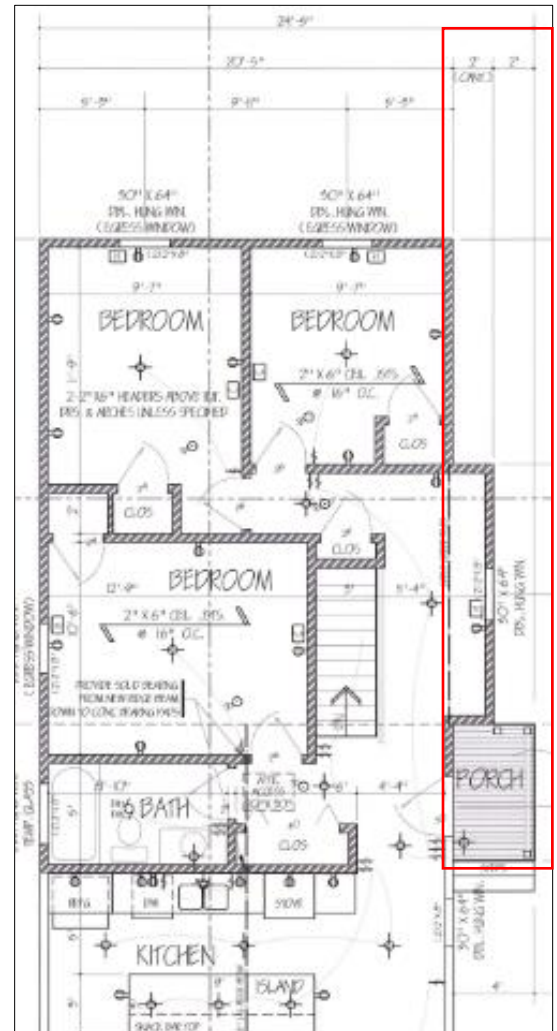
EagleView aerial photo, 2005.

- The historic side wing extended from the house further than what is proposed for the rebuild. Based on the below photos and the elevation drawing.



The above photos, copied from earlier in the staff report, show the side wing extended further than what is proposed, when compared with the elevation drawing and floor plan. The wing is indicated to extend 2' from the house's south wall.

It is staff's opinion the side wing should extend at least to the depth of the side porch, which is noted as four feet wide (area in red box) and closely in line with the historic footprint .



- Regarding the temporary wood stockade fence, staff has authority to approve the installation of a temporary, chain link construction fence for a period that does not exceed nine (9) months. The narrow spear-like pickets used in the stockade fence is a design generally not approved by the Commission. The solid fencing disrupts the viewshed of the property within the Wabash streetscape and alters its physical relationship with the surrounding dwellings, and conflicts with the following Corktown Elements of Design:

12) Walls of continuity. The major wall of continuity is created by the buildings, with their fairly uniform setbacks within blocks. Mature and recently planted trees along the tree lawns create a secondary wall of continuity.

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. Short concrete walks from the curbline to the public sidewalk are also frequent in the district. Foundation plantings and evergreens are typical plantings in front yards. Hedges are occasionally planted along the side lot lines in the front yards and sometimes along the front lot line; this treatment usually occurs on corner lots when it exists. Chain-link fences predominate as rear yard enclosures; few continue into the front yards. Wood posts and rails with wire mesh are also common fence types found in the district, and a few of these fences enclose the front yard as well as the rear.



Staff photo, July 26, 2024.



Wabash looking south. Google street view, September 2023. The lack of solid fencing at front and side yards allows for a broad view of densely placed buildings in this mixed-use, late-19th and early 20th-century neighborhood. The red star indicates the location of the recently-installed stockade fence shown above in-situ.

RECOMMENDATION

Staff recommends that the proposed addition should qualify for a Certificate of Appropriateness, as it meets the Secretary of the Interior's Standards and the Corktown Local Historic District's Elements of Design.

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

- Wood siding, matching the dimension, profile and exposure of the existing wood siding will be used on the reconstructed south wing's three walls.
- Wood siding or cementitious siding (smooth finish only), matching the dimension, profile and exposure of the existing siding, will be selected for the addition's walls. The applicant will submit a photo confirming the exposure of the existing wood siding to be matched.
- Color samples of the exterior paint color palette, listed within the scope of work as yellow siding and white trim, will be submitted for staff review and included on the set of drawings.
- A wood railing, whose design is as shown on the south side elevation drawing, will be erected at the side porch. The side entrance is a historic character-defining feature so a manufactured railing product will not be approved. The railing will be painted (color noted on drawings) after the wood has dried out.
- The drawings must be revised to show how the new construction addition will be differentiated from and subordinate to the historic structure.
 - The north side wall will be recessed 3" – 6" inches from the historic dwelling's north wall.
 - The roof of the new construction addition will be slightly lower than the historic house's roof.
 - **The south wall of the side wing will extend 4' (not 2') from the main house.**
 - Wood skirting will be installed to cover the foundation's concrete blocks. A cut sheet of the skirting will be submitted for staff review; selected paint color will be listed.
 - The existing temporary fence will be removed and a temporary fence, that conforms with the Commission's Fence Guidelines, will be erected and placed in line with the front of the house (as shown on the applicant's submitted site plan) and will be removed no later than nine months from the date of the August 14, 2024 Commission meeting.
 - **The site plan will be revised to show and dimension all proposed site work, and includes, but is not limited to, the location of the temporary fence and the location/path of the new concrete walkway that will connect the front and side entrances.**