

**CAPITOL ZONING DISTRICT COMMISSION
STAFF REPORT
8/24/2016
TDM / BIM**



Location: 1814 South Spring Street
Applicant: Jason Jacob
Permit Type: Certificate of Appropriateness

Project Description: This application is for a Certificate of Appropriateness to allow the applicant to enclose several windows on a rear sleeping porch with lapped siding to match the adjacent walls, replace other windows, and replace siding on the porch.

Historic Significance: The ca. 1913 American Foursquare house at 1814 Spring was originally the home of Edward C. Newton, a special agent with the Western Union Telegraph Company. A small rear addition was constructed at the northwest corner of the house sometime before 1939, along with the detached garage at the southwest corner of the property, and the two-story rear porch was enclosed in 1979. The house's configuration appears otherwise unchanged since its construction. The driveway was previously part of an alley that cut through the block between Broadway and Spring, but the right-of-way was abandoned in 1983. The Edward Newton House is listed in the National Register as a contributing resource in the Governor's Mansion Historic District. The current owners acquired the property in 2007.

Previous Action: In 1979, staff issued a permit to the previous owner to enclose the back porch. Numerous permits have been issued to the current owners for minor improvements and maintenance: roof repair, fence replacement, driveway paving, deck construction, etc.

Zoning: This structure is located in Zone "M". This residential zone comprises most of the Mansion Area.

Review Standards for Certificates of Appropriateness:

Capitol Zoning District Rule, Section 2-105. C. 1. (a) A Certificate of Appropriateness must be obtained prior to effecting any major modification or addition to a structure, site or improvements within the District. *Major modifications* are those which substantially alter, from the public right-of-way, the appearance of a structure or site feature. Applications for major modifications requiring Commission review will first be scheduled for a review by the Design Review Committee which will make a recommendation regarding proposed work's appropriateness of the modification to the historical style of the structure and neighboring structures; compatibility with its architectural, historical or cultural significance and level of intactness; and its consistency with the goals of the Commission's Master Plan and Standards.

Staff finds proposed work constitutes a request for a major modification and requires a Certificate of Appropriateness that must be reviewed by the Design Review Committee and approved by the Commission.

Capitol Zoning District Commission Rule, Section 2-105. C. 1. (e) When considering an application for a Certificate of Appropriateness, the Commission shall consider any applicable review Standards and Master Plan goals, the recommendations offered by the committees and staff, as well as any public testimony or evidence presented at the public hearing.

Capitol Zoning District Commission Rule, Section 2-105. F. ... All changes in the Capitol Zoning District will be evaluated according to the General Standards and the applicable Area Framework Plan. Changes to historic structures or site features shall be evaluated according to the Rehabilitation Standards for Historic Properties. Structures and site features 40 years or older are assumed to be historic, unless they have been significantly altered, and reversing the alteration(s) would be impossible or wholly unreasonable ... Changes to all other structures and site features, as well as new construction, shall be evaluated according to the applicable Design Standards.

Staff finds the property to be historic because of house's age and historic integrity. Staff finds the proposal should be evaluated using the General Standards, the Rehabilitation Standards, the Mansion Area Design Standards, and the Mansion Area Master Plan.

Capitol Zoning Rehabilitation Standards for Historic Properties, Interpretation of Terms Related to Compliance

Historic - In general, a historic property is one that is at least 50 years old or older and largely unchanged, and some properties less than 50 years old may also be considered historic if they are of exceptional significance. The CZDC is especially concerned with those properties that are associated with significant people or events or convey a character of building and design found during the District's period of significance, roughly 1880-1940. Note that in some cases, a CZDC-designated property may also be listed in the National Register of Historic Places.

Staff finds the property to be historic because of the documentary and physical evidence indicating the main house was constructed within the District's period of significance and has retained much of its historic integrity.

Capitol Zoning Rehabilitation Standards for Historic Properties, Preservation Principles

Principle 1: Respect the historic design character of the building.

Principle 3: Protect and maintain significant features and stylistic elements.

Principle 4: Preserve any existing ... original building materials and features.

Principle 5: Repair deteriorated historic features, and replace only those elements that cannot be repaired.

Staff finds the proposal is partially consistent with these principles. Further enclosure of the rear sleeping porch will not detract from the historic design character of the building. Staff believes, however, that the vertical bead board is likely an original building material to be preserved.

Capitol Zoning Rehabilitation Standards for Historic Properties, Historic Building Materials

Policy: Primary historic building materials should be preserved in place whenever feasible. When the material is damaged, limited replacement which matches the original should be considered.

Staff finds the proposal is consistent with this policy.

Typical Materials: In the Capitol and Mansion Areas, painted wood siding and brick were typical primary building materials used historically. A variety of lap profiles were used, but a clapboard siding, with a four-inch exposure, was the most typical.... In each case, the distinct characteristics of the primary building material, including the scale of the material unit, its texture and finish, contribute to the historic character of a building.

Repairing Materials: When deterioration occurs, repairing the material rather than replacing it is preferred. In other situations, however, some portion of the material may be beyond repair. In such a case, consider replacement. The new material should match the original in appearance. If wood siding had been used historically, for example, the replacement also should be wood. It is important, however, that the extent of replacement materials be minimized because the original materials contribute to the authenticity of the property as a historic resource. Even when the replacement material exactly matches that of the original, the integrity of a historic building is to some extent compromised when extensive amounts of original materials are removed. It is also important to recognize that all materials weather over time and that a scarred finish does not represent an inferior material but simply reflects the age of the building. Preserving original materials that show signs of wear is therefore preferred to their replacement.

Treatment of Materials

***R2.1 Preserve original building materials.**

- Avoid removing siding that is in good condition or that can be repaired in place.
- Remove only siding which is deteriorated and must be replaced.

***R2.5 Repair deteriorated primary building materials by patching, piecing-in, consolidating or otherwise reinforcing the material.**

- Avoid the removal of damaged materials that can be repaired.

*** R2.8 Match the original material in composition, scale and finish when replacing materials on primary surfaces.**

- If the original material was wood clapboard, for example, then the replacement material should be wood as well. It should match the original in size, the amount of exposed lap and in finish.
- Replace only the material that is required. If a few boards are damaged beyond repair, then only they should be replaced, not the entire wall.

Staff finds the proposal to replace the vertical bead board siding is NOT consistent with these standards. Staff believes the existing siding is likely original to the house.

Capitol Zoning Rehabilitation Standards for Historic Properties, *Windows*

Policy: The character-defining features of historic windows and their distinctive arrangement on a wall should be preserved. In addition, a new window should be in character with the historic building. This is especially important on primary facades.

***R3.2 Preserve the position, number and arrangement of historic windows in a building wall.**

- Enclosing a historic window opening in a key character defining facade is inappropriate, as is adding a new window opening. This is especially important on primary facades where the historic ratio of solid-to-void is a character-defining feature.

- Greater flexibility in installing new windows may be considered on rear walls.

***R3.3 Preserve the size and proportion of a historic window opening.**

- Reducing an original opening to accommodate a smaller window or increasing it to receive a larger one are inappropriate measures.

***R3.4 Preserve the historic ratio of window openings to solid wall on a primary facade.**

- Significantly increasing the amount of glass on a character-defining facade will negatively affect the integrity of the structure.

***R3.5 Match a replacement window to the original in its design.**

- If the original is double-hung, then the replacement window also should be double-hung or, at a minimum, appear to be so. Match the replacement also in the number and position of glass panes.

- Matching the original design is particularly important on key character-defining facades.

***R3.6 In a replacement window, use materials that appear similar to the original.**

- Using the same material as the original is preferred, especially on character-defining facades. However, a substitute material may be considered if the appearance of the window components will match those of the original in dimension, profile and finish.

- The finish must appear similar to that of painted wood.

- Match, as closely as possible, the profile of the sash and its components to that of the original window.

Staff finds that the existing windows proposed for replacement or enclosure are neither original nor historic. Therefore, the proposal to replace them is consistent with these standards.

Capitol Zoning Rehabilitation Standards for Historic Properties, *Porches*

***R5.1 Preserve an original porch.**

- Maintain the basic porch structure as well as its distinctive trim features.

***R5.2 Avoid removing or covering historic materials and details on a porch.**

***R5.3 Enclosing a historic front porch is inappropriate.**

- Enclosing a porch destroys the openness and transparency of the porch and is inappropriate. This applies to front porches and to significant side porches that are visible from the street.

- Enclosing a subordinate side porch or one in the rear may be considered, if the enclosure maintains the height and shape of the historic roof and if the size of the openings and materials match those of the main structure. The Capitol Zoning District Commission will consider such approaches on an individual basis.

Staff finds the proposal is consistent with these standards. The rear sleeping porch was enclosed sometime in the past, and this application will further enclose some of the windows. The replacement casement windows appear similar to those commonly found on other enclosed rear sleeping porches in the neighborhood.

Capitol Zoning Rehabilitation Standards for Historic Properties, *About This Document*

An asterisk adjacent to a statement in the text indicates that it is a standard that will not be waived by the Capitol Zoning District Commission for historic structures or site features built during the District's period of significance ... For other historic structures or site features, these standards may be waived if it is demonstrated to the Commission's satisfaction that such a waiver will not adversely affect the historic integrity of the property or the surrounding neighborhood. Other text, without an asterisk, will also be considered in the Commission's reviews, but may be waived if it is demonstrated to the Commission's satisfaction that such a waiver will not adversely affect the historic integrity of the surrounding neighborhood.

Staff finds, based on documentary and physical evidence, the structure is historic and was built during the District's period of significance. Because the current windows are not historic and because the walls being altered are not character-defining nor on the primary façade, no standards need to be waived for the window replacement and enclosure. However, the proposal to replace the bead board siding is inconsistent with Standards R2.1 and R2.5 and these cannot be waived.

The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties

2. The historic character of a property should be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will 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.

Staff finds the proposal to is consistent with these standards.

Mansion Area Master Plan, *Urban Design Goals*

1. To preserve the character of the Mansion Area neighborhood and individual historic buildings.
3. To establish a sense of visual continuity within the Mansion Area neighborhood.

Staff finds the proposal is consistent with these goals.

Neighborhood Reaction: None

Proposed Findings: Based on the materials submitted by the applicant, historic maps, and architectural surveys, staff finds that:

- 1) This application represents a request for a major modification, substantially visible from the public right-of-way, and cannot be permitted at the staff level;
- 2) The house is historic and was built during the District's period of significance;
- 3) The windows to be enclosed or replaced on the rear sleeping porch are not historic;
- 4) The character-defining primary façade will not be affected by the proposed work; and
- 5) The bead board siding under the windows is in good condition.

Proposed Conclusions of Law: Based on the findings above, staff concludes:

- 1) The proposal to replace and enclose the windows is consistent with Rehabilitation Standards;
- 2) The proposal replace and enclose the windows is consistent with the Mansion Area Master Plan;
- 3) The proposal replace and enclose the windows is consistent with the requirements for approving a Certificate of Appropriateness; and
- 4) The proposal to replace the bead board siding is **not** consistent with the applicable review criteria.

Staff Recommendation: Based on the above findings, staff recommends ~~denial~~ of the bead board replacement and ~~approval~~ of the window replacement and window enclosure and with the following conditions:

- 1) That all applicable State and City codes be followed at all times; and
- 2) That the property be maintained in a neat and safe condition at all times.

See updated recommendation on the following page.

Design Review Committee Recommendation: The committee voted unanimously (4-0) to concur with Staff's recommendation (above), but with the added condition that bead board be used to cover the enclosed areas instead of horizontal lap siding. Members discussed the possibility of using windows with frosted glass and/or windows that were only enclosed on the interior side in order to maintain the open feel of the porch. The applicants cited the cost involved with purchasing additional windows, and the committee did not make the suggestion a condition.

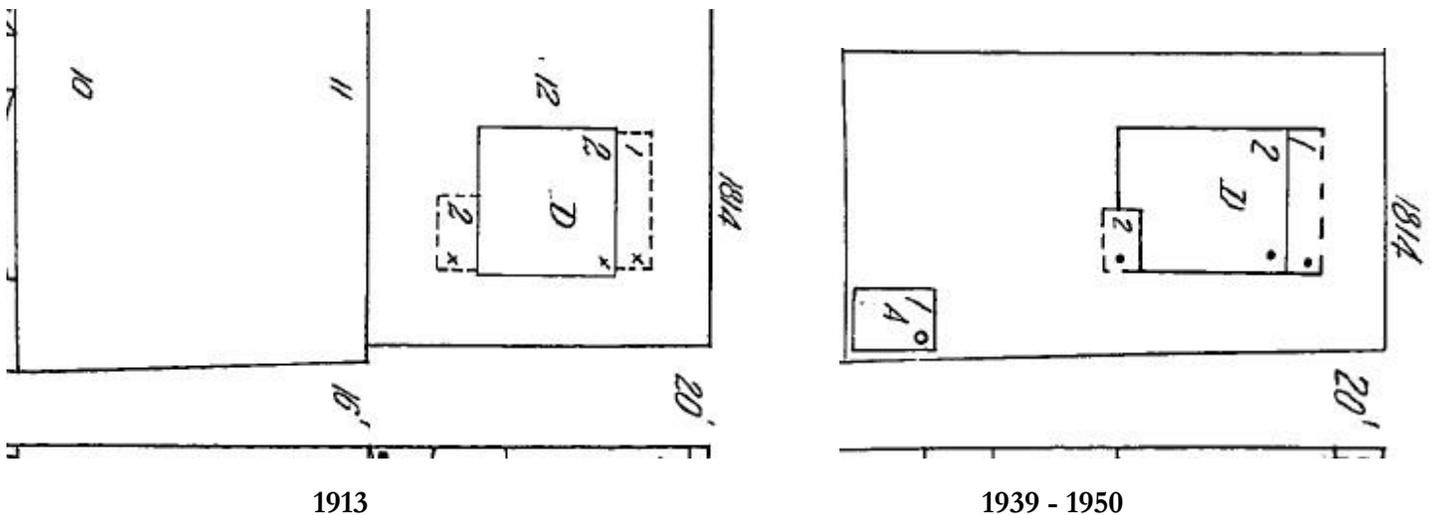
Mansion Area Advisory Committee Recommendation: The committee voted unanimously to recommend approval. The applicant stated that he would follow the suggestion of preserving the existing siding and using new board and batten to enclose the window openings.

****UPDATE** 9/9/2016**

Based on the above findings, conclusions, committee recommendations, and the statement from the applicant that he plans to preserve the historic board and batten siding and will use board and batten siding in the window enclosures, staff recommends **approval** of the proposal with the following conditions:

- 1) That all applicable State and City codes be followed at all times;
- 2) That the property be maintained in a neat and safe condition at all times;
- 3) That the historic board and batten siding be preserved and that only damaged sections be replaced; and
- 4) That the windows to be removed be replaced with board and batten siding.

Details from historic Sanborn maps



Note the small addition at the northwest (upper left) corner of the house that occurred between 1913 and 1939. The rear addition was still mostly unenclosed as late as 1950 (designated by the dashed line.) Note also the alley that formerly ran east-west through the middle of the block.

Archive photos of property

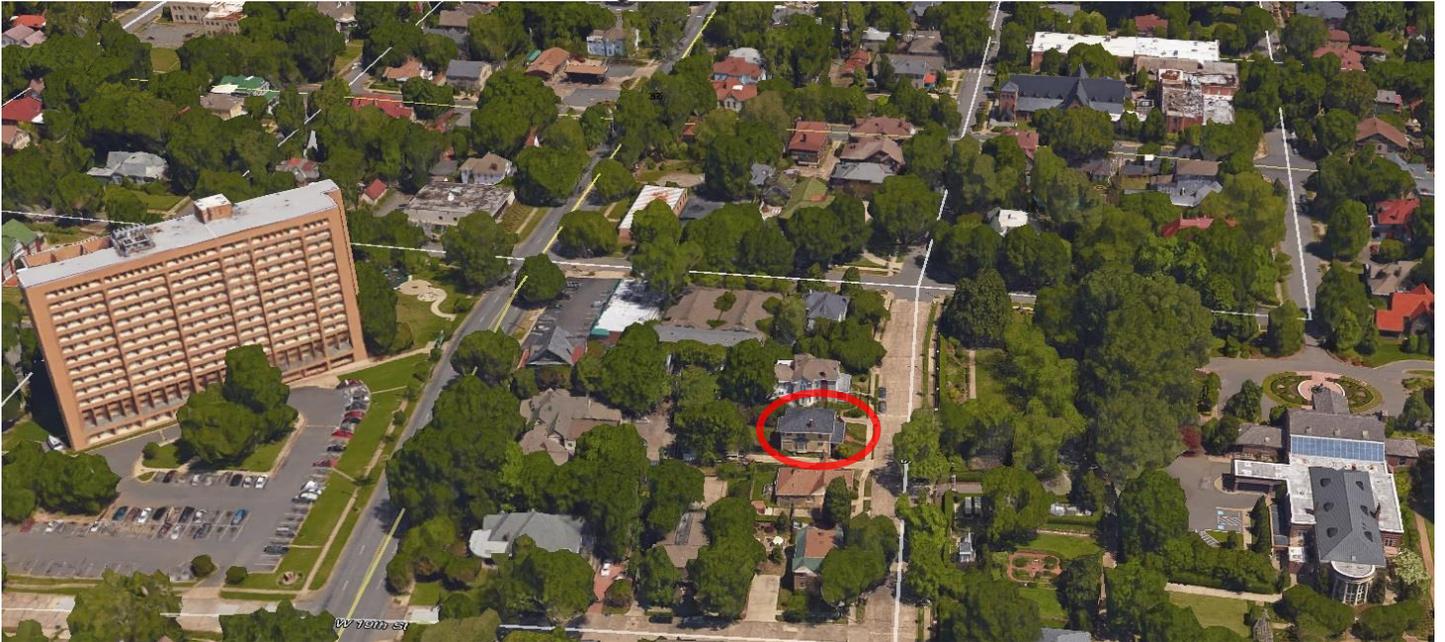


1987

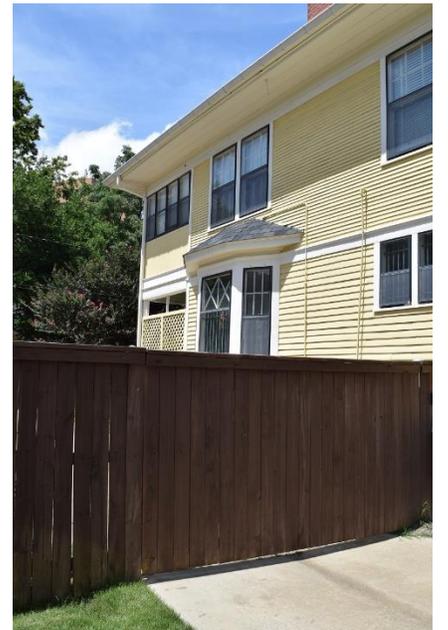


1998

Neighborhood context



Current photos of property





Rear sleeping porch to be altered, as visible from the private driveway.



CAPITOL ZONING DISTRICT COMMISSION

APPLICATION FORM

PROPERTY ADDRESS 1814 South Spring Street

PROPERTY OWNER Jason and Autumn Jacob

PERSON FILING APPLICATION Jason Jacob
if other than owner

APPLICANT PHONE AND EMAIL [REDACTED]

APPLICANT SIGNATURE AND DATE 
Signature certifies that applicant is authorized to represent this property, and that all information presented in this application, as well as in any supporting materials, is true and correct to the best of the signatory's knowledge.

DESCRIPTION OF PROPOSED WORK AND / OR USE Interior renovation of the sleeping porch that affects existing facade and windows.
Change existing added storm windows to a casement windows with simulated divided lights with exterior muttons. All windows to open outward. See attached specifications.

North side of porch (photo illustration provided by applicant)



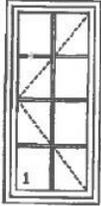
West and south sides of porch (photo illustration provided by applicant)



Window Specifications

(Narrow window: one on north, three on south; Wide window: two on west)

Line	Label	Quantity	UOM	Part Number	Unit	Extended
1		4	EA	Quaker Unit		\$422.31
						\$1,689.25



** Viewed From Exterior **

Series: Brighton

Exact Size: 24 X 51 Rough Opening: 24 3/4 X 51 1/2

WHITE

Color: ~~Dark Bronze~~, Paint Type: 2604, Interior Finish: Natural Finish,
 Glass: Energy3S (Triple Silver), Argon Filled, Muntin: SDL-7/8" MBG-916,
 Hardware: Gold, Ship Hardware: With Product,
 Screen: Full Screen, Screen Color: Gold, Material: Better View (TM), Ship: Screen With Product,
 Install Acc: Hinged Nailing Fin, Depth: 4 9/16" Jamb Depth,

Unit: 1-Casement Hinge Left Exact Size: 24 X 51, NOT Egress,

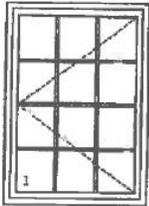
NFRC - U-Factor: 0.30 SHGC: 0.17 VT: 0.39 CR: 61

Rating: LC-60

Left Glass: LowE (Triple Silver) - DSB - Cardinal / Clear - DSB, Strength: Annealed Glass

Overall Rating: DP-60

2		2	EA	Quaker Unit		\$538.72
						\$1,077.44



** Viewed From Exterior **

Series: Brighton

Exact Size: 36 X 51 Rough Opening: 36 3/4 X 51 1/2

WHITE

Color: ~~Dark Bronze~~, Paint Type: 2604, Interior Finish: Natural Finish,
 Glass: Energy3S (Triple Silver), Argon Filled, Muntin: SDL-7/8" MBG-916,
 Hardware: Gold, Ship Hardware: With Product,
 Screen: Full Screen, Screen Color: Gold, Material: Better View (TM), Ship: Screen With Product,
 Install Acc: Hinged Nailing Fin, Depth: 4 9/16" Jamb Depth,

Unit: 1-Casement Hinge Left Exact Size: 36 X 51, Meets Egress

NFRC - U-Factor: 0.30 SHGC: 0.17 VT: 0.39 CR: 61

Rating: LC-60

Left Glass: LowE (Triple Silver) - DSB - Cardinal / Clear - DSB, Strength: Annealed Glass

Overall Rating: DP-60