

To: SHPC
From: Kristi Chase, Preservation Planner and
Brandon Wilson, Executive Director
RE: Staff Recommendations 05/15/12

HPC 12.041 -- 47 Columbus Avenue – 1882 Philip Eberle House

04/25/12

Applicants: Dominique Stassart & David Dinklage, Owners

Historic and Architectural Significance

See attached survey form.

Existing Conditions

Many who live on the Hill or in Union Square pass this house on a busy corner in a residential area of Prospect Hill on their way into Union Square. The house has no back yard but does have a sizable side yard. It has been undergoing many recent repairs and up-dating under new ownership.

Proposed Work

The Applicant would like to:

1. Lengthen basement door opening to meet code for an entry door (C/A);
2. Replace existing plywood basement door under front bay with a full height steel door (C/A);
3. Redefine threshold and expose foundation with bricks to match existing (C/A);
4. Enlarge 2 existing basement windows (C/A);
5. Install new Harvey Vicon brown 24210 30"x36" sash to match the windows on the bays (C/A);
6. Extend existing walkway to form a brick patio outside rear entry (C/A);
7. Regrade side and front yards (C/A);
8. Construct retaining walls to match stone retaining wall along the driveway (C/A);
9. Repair rotten and damaged trim on doors and windows to match existing (C/NA)
10. Install soffit vents (C/A); and
11. Repair rear porch and remove coal bin (C/NA).



Recommendations

General HPC Guidelines:

- A. The design approach to each property should begin with the premise that the features of historic and architectural significance described in the Study Committee report must be preserved. In general, this tends to minimize the exterior alterations that will be allowed.
- B. Changes and additions to the property and its environment that have taken place over the course of time are evidence of the history of the property and the neighborhood. These changes to the property may have developed significance in their own right, and this significance should be

- recognized and respected (LATER IMPORTANT FEATURES will be the term used hereafter to convey this concept).
- C. Whenever possible, deteriorated material or architectural features should be repaired rather than replaced or removed.
 - D. When replacement of architectural features is necessary, it should be based on physical or documentary evidence of the original or later important features.
 - E. Whenever possible, new materials should match the material being replaced with respect to their physical properties, design, color, texture and other visual qualities. The use of imitation replacement materials is discouraged.
 - F. The Commission will give design review priority to those portions of the property which are visible from public ways or those portions which it can be reasonably inferred may be visible in the future.
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HPC Guidelines for windows and doors state

1. *Retain original and later important door and window openings where they exist. Do not enlarge or reduce door and window openings for the purpose of fitting stock window sash or doors, or air conditioners.*
2. *Whenever possible, repair and retain original or later important window elements such as sash, lintels, sill, architraves, glass, shutters and other decorative elements and hardware. When replacement of materials or elements is necessary, it should be based on physical or documentary evidence. If aluminum windows must be installed, select a baked finish that matches as closely as possible the color of the existing trim. Investigate weather-stripping and storm windows with a baked enamel finish as an alternative to the replacement of historic sash.*
3. *Any such detail elements must be consistent with the design of the structure. Adding details typical of one historic period may be inconsistent with a structure typical of the style of another period.*

These are the original openings on the Philip Eberle house. Basement windows are generally small since they were not intended to let in a lot of light but to provide ventilation. The proposed alterations are those needed to add living space to the house and do not meet the above Guidelines. However, the General Guidelines note that changes do occur over time and can acquire significance; that sometimes change is necessary and that so long as the alteration does not negatively impact the historic fabric, it may be allowed.



The installation of a second full-sized door on the main façade would indicate a major change in the perception of the house. This was a bulkhead and basement access point. A door here would give it prominence that takes away from the main entry especially with additional landscaping and grading and the give it more prominence than it should have.







Enlarging the basement windows in the main block of the house also gives them more prominence. Staff does **not recommend** granting a **Certificate of Appropriateness** for either of these proposed changes and therefore is not going to discuss either the proposed window style or material or the proposed door details.

To quote from the introduction of the draft Guidelines underway: “While the building is clearly the dominant feature of most sites, a historic property is more than just the structure itself. Similarly, the property as a whole must be considered as part of its neighborhood and streetscape context. The landscape provides a setting for a historic building and should complement its historic character.

“Walkways, ramps, and stairs are influenced by the historic patterns of use of the site. Driveways and parking areas, where original, speak to the transportation of the City and the property; where these features are later alterations to accommodate modern lifestyles; care should be taken to ensure that they do not distract from the site’s historic nature. Paved patio areas and other formal spaces form outdoor rooms and contribute to a site’s overall character.”

HPC Guidelines for landscaping are

H. Landscape Features and Paving

1. *The general intent of this section is to preserve the existing or later essential landscape features that enhance the property.*
2. *It is recognized that often the environment surrounding the property has a character, scale and street pattern quite different from that existing when the building was constructed. Thus, changes must frequently be made to accommodate the new condition, and the landscape treatment can be seen as a transition feature between the structure and its newer surroundings.*
3. *The existing landforms of the site should not be altered unless shown to be necessary for maintenance of the structure or site. Additional landforms will only be considered if they will not obscure the exterior of the structure.*
4. *The original layout and materials of the walks, steps and paved areas should be maintained if significant grade changes constitute an important feature of the structure or site. Consideration will be given to alterations if it can be shown that improved site circulation is necessary and that the alterations will accomplish this without altering the integrity of the structure.*

New paving features and related elements should be constructed of historically appropriate materials. Traditionally, paths might have been laid out in stone dust, pea stone or flag stones. Patios or open areas when not grass would have been pea stone, brick or flagstone. The proposed work will not alter any of the landforms or obscure the historic building. The new patio and retaining walls will render the side-yard more usable.

Because the proposed alterations meet the Guidelines noted above, Staff recommends **granting** a **Certificate of Appropriateness** for most of the proposed patio and terracing.