

21-COA-0268
155 N. Keats Ave.



Clifton Architectural Review Committee
Public Hearing

Kat Groskreutz, Planning and Design Coordinator
Continued January 12, 2022

Request

- **Certificate of Appropriateness:** Multiple changes to the front façade due to severe fire damage
- After-the-fact alterations to the front gable structure
- Alterations to the front porch supports
- Front window replacement
- Conversion of a secondary front entrance opening to a window

Case Summary / Background

- Zoned R6 within the TNZD
- One-and-a-half story Victorian T-plan cottage
- Recent fire destroyed entire roof and gables; no historic fabric on the roof remained; caused significant damage to other portions of home
- Staff found the windows and doors to be severely deteriorated during a 11/17/21 site visit
- Multiple side, rear, and front façade changes approved at staff level (21-COA-0269), including second floor addition to meet current codes

Site Location



Site Photos




Site Photos

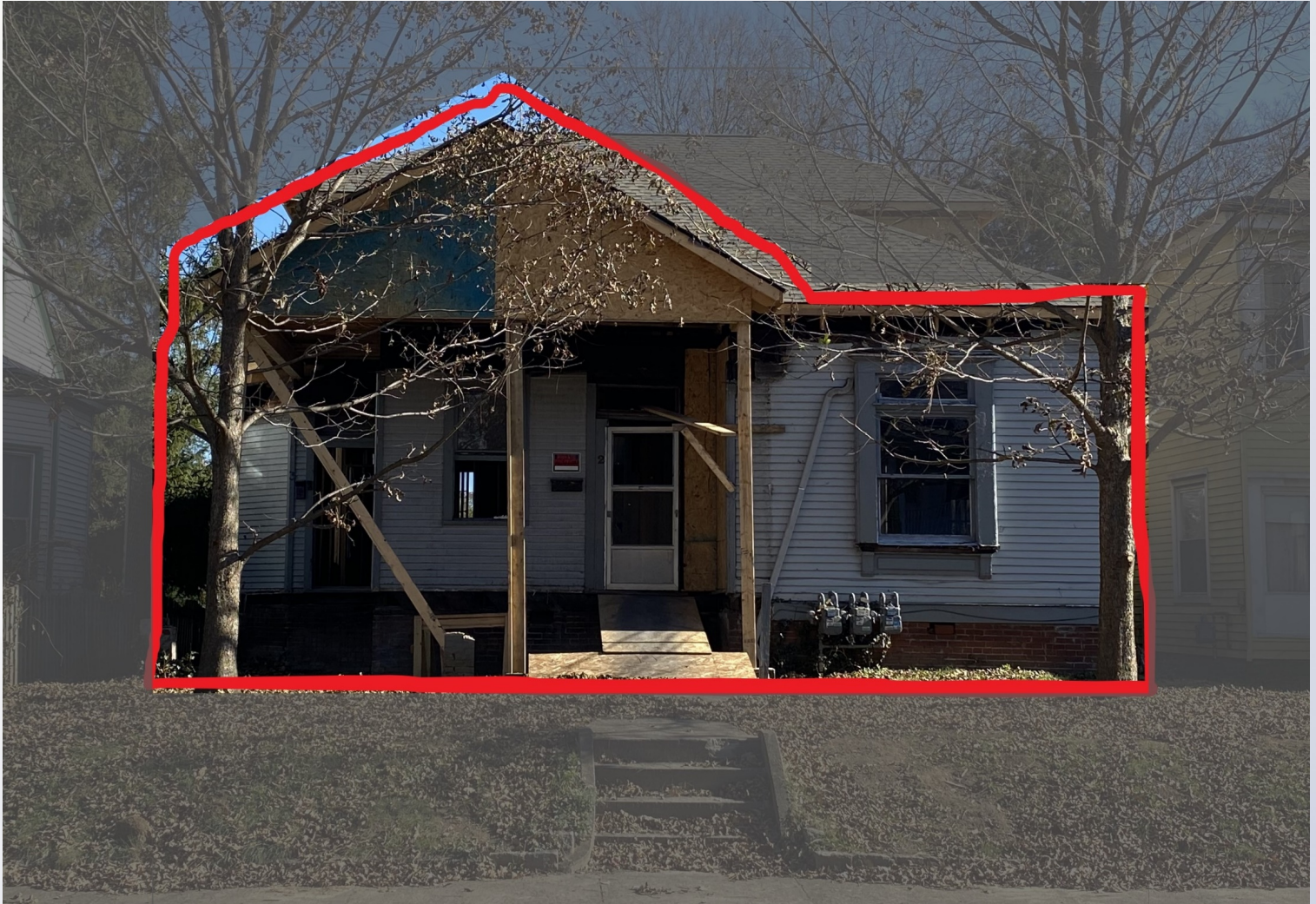



Site Photos



 Existing Property Front – Staff Photo 2021

Site Photos



 Scope of ARC review – Staff illustration 2022

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Site Photos



 Existing Property Front – Staff Photo 2021

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Site Photos



 Existing Property Front – Staff Photo 2021

Site Photos



Site Photos




Site Photos



Site Photos



 Secondary Entry Door/Kitchen Area Interior

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Site Photos



Conclusion

- Roof changes generally meet Clifton design guidelines for **Porch and Roofing**:
 - Previous multi-gabled roof destroyed by fire, was causing water damage;
 - No historic roof/gable fabric remained to retain and had to be rebuilt to secure building
 - New design similar but simplified to address drainage
 - Compatible and in proportion with building; does not overwhelm the façade
 - Delineates new construction from historic
 - Applicant proposes addition of gable end vent, small window, or gable trim to echo previous design details

Conclusion

- Door-to-window conversion generally meets the Clifton design guidelines for **Door and Entrance and Windows**:
 - Not primary entrance
 - Deeply recessed
 - Existing door severely damaged
 - New window to match other front façade replacement windows
 - Opening width and transom to be retained
 - New height to accommodate kitchen cabinets

Conclusion

- Porch design generally meets the Clifton design guidelines for **Porch and Siding and Trim**:
 - Previous porch floor completely removed due to fire damage
 - Previous material and board dimensions unknown
 - Will keep same footprint as previous porch with treated wood
 - Previous columns destroyed
 - Applicant can install new porch supports based on ARC recommended size, delineates new from historic construction, posts located in same locations
- Compatible in design and scale to home and district

Conclusion

- Replacement windows generally meet the Clifton design guidelines for **Windows**:
 - Existing windows are severely deteriorated
 - Replacements to be wood clad, double hung, 1 / 1
 - All transoms to be retained
- Overall project meets applicable design guidelines; thoughtful design to revive property after fire and address drainage; an attempt to retain what can be saved of the structure rather than complete demo and new construction; proportional, compatible, appropriate design for building and district

Recommendations

- Staff recommends the application for a Certificate of Appropriateness be **approved with the following conditions:**
 1. All wood elements shall be opaque painted or stained within 12 months of construction.
 2. Porch floor boards shall be under 2" thick. 3/4" to 1" tongue-and-groove boards are generally appropriate.
 3. The new porch steps shall be reconstructed with in-kind materials (wood). They shall be of the same general scale and dimensions as the original. 5/4" deck boards shall not be used for front porch stair treads.

Recommendations

4. All wood trim shall be retained and repaired/replaced where necessary to match the same dimensions as existing.
5. Any exposed wooden trim shall not be wrapped in vinyl, metal, or siding material and shall remain exposed.
6. The replacement sashes shall fit the historic window openings. Original openings shall not be blocked-in to accommodate stock-sized windows.
7. All transom windows on the front façade shall be retained.
8. The replacement windows shall be double-hung with a 1/1 muntin pattern.

Recommendations

9. If the glass is to be Low-E, the coating shall be clear with no tinting.
10. All other required permits and approvals shall be obtained prior to any work taking place.
11. If the design or materials changes, the applicant shall contact staff for review and approval.