



MEMORANDUM

TO: ARCHITECTURAL REVIEW BOARD
FROM: Chuck Johnston, Director, Community Planning & Building
DATE: September 13, 2021 (for the September 20, 2021 meeting)
RE: Certificate of Appropriateness for exterior alteration at 715 Caroline Street

ISSUE

715 Caroline Street, LLC requests to replace the existing front entry door with a new full-view, wood door.

RECOMMENDATION

Denial of the request to replace the entry door because it does not meet the standards in City Code § 72-23.1(D)2, specifically standard 6, which states that deteriorated architectural features shall be repaired rather than replaced, wherever possible; and, if replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities.

APPLICABLE HISTORIC DISTRICT DESIGN STANDARDS & GUIDELINES

Historic District Design Guidelines, Chapter 3. D. Doors, Items 1, 3, and 4:

1. Historic doors must be retained and preserved wherever possible.
3. Do not remove or radically change doors important in defining the building's overall historic character.
4. Do not strip doors of historic material and details. These should be retained in any repair or partial replacement.

DISCUSSION

Notice of the last meeting to the property owner was inadvertently omitted. The item was readvertised and the owner has been provided the materials for this meeting. The recommendation and findings are unchanged.

The building at 715 Caroline Street was constructed c.1827 in the Federal style. The two-and-one-half story building is of parged brick construction and is topped by a slate-clad side-gabled roof. Character-defining features include nine-over-six, wood, double-hung sash windows on the upper story topped by stone jack arches with keystones, a slate-clad central dormer, and a simple brick cornice. The ground-floor storefront features large plate-glass windows framed by flat pilasters supporting a projecting molded cornice. The central entry door is a nine-light paneled wood door. This is a contributing structure in the Historic District.

Survey records indicate that the storefront is most likely a late 19th or early 20th-century alteration to this historic structure. The alterations may have occurred as late as 1952, when building permit records indicate that a number of repairs were made to the building, including "straighten[ing] the front." No records or photographs were found that definitively date the entry door; however, the solid wood door is consistent with other storefronts of the mid-20th century.

The applicant proposes to replace the entry door with a new, full-view, wood-framed door for the restaurant at this location. The request is being made due to deterioration of the existing door. Pictures indicate that the door's joinery is splitting apart adjacent to the handle and at the top rail. Previous repairs include plates across these areas. In general, the wood appears to be in good condition, without any evidence of rot, and the muntins are intact. The door appears to be in repairable condition using appropriate fillers and potentially limited replacement of individual wood elements. The door most likely dates to within the period of historic significance for the district and, in accordance with the standards, must be repaired or replaced with a door matching the materials and details of the existing.

APPROVAL CRITERIA

Criteria for evaluating proposed changes are found in City Code § 72-23.1(D)2 and are based on the United States Secretary of the Interior's Standards for Rehabilitation.

S	D	NA	S – satisfies D – does not satisfy NA – not applicable
X			(1) Every reasonable effort shall be made to provide a compatible use for a property by requiring minimal alteration of the building, structure, or site and its environment, or by using a property for its originally intended purposes.
	X		(2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historical material or distinctive architectural features should be avoided when possible.
X			(3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no basis and which seek to create an earlier appearance shall be discouraged.
	X		(4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
	X		(5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
	X		(6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. If replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Replacement of missing architectural features should be based on historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
		X	(7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
		X	(8) Every reasonable effort shall be made to protect and preserve archaeological resources affected by or adjacent to any project.

	X		(9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
X			(10) Wherever possible, new additions or alterations to structures shall be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Applicable Historic District Design Guidelines:

S	D	NA	S – satisfies D – does not satisfy NA – not applicable
	X		1. Historic doors must be retained and preserved wherever possible.
		X	2. Masonry and frame openings for doors should be maintained. Infilling original openings is strongly discouraged. Original door surroundings should be retained.
	X		3. Do not remove or radically change doors important in defining the building's overall historic character.
		X	4. Do not strip doors of historic material and details. These should be retained in any repair or partial replacement.
	X		5. Hardware and locks that are original or important to the historical evolution of the building should be reused.
		X	6. Existing doors should not be removed when an historic structure has been reoriented to accommodate a new use. They may be fixed in place, if necessary, so that the door may be returned to use if circumstances change.
		X	7. A primary door should not be altered to give an appearance that was not originally intended, such as adding a pediment to a simple vernacular entry door.
		X	8. Replacement doors and door surrounds with stamped or molded faux paneling or leaded, beveled, or etched glass are strongly discouraged and rarely permitted.
		X	9. Screen or storm doors placed in front of original, primary residential doors should be simple, full-view styles with clear glass that do not hide the features and detailing of the primary door.
		X	10. Installation and use of exterior storm doors should not damage either door or door frames.

Attachments:

1. Aerial photograph and front elevation view
2. Photographs of existing conditions
3. Replacement door specifications



AERIAL



FRONT (WEST) ELEVATION



Separation of joinery at door handle



Existing conditions; note repair plates at top rail.



Existing conditions; note repair plate on interior of door