

LOCAL HISTORIC DISTRICT: Dilworth

PROPERTY ADDRESS: 2114 Dilworth Road East

SUMMARY OF REQUEST: Front Door/Painted Brick

APPLICANT/OWNER: Amanda Gray, applicant

Details of Proposed Request

Existing Conditions

The existing structure is a 1.5 story Craftsman bungalow house constructed c. 1925. Architectural features include a partial width front porch supported by triple square columns atop wood piers, batten siding in the front gable, and 6/1 wood windows. The lot size is approximately 66' x 162'. The HDC approved the painting of the house "to unify disparate parts of the building exterior" on January 14, 2015. Existing front entry doors appear to be original or perhaps early replacements due to hardware and glass.

Proposal

The proposal also includes the request to paint a new brick fireplace/chimney on the rear of the structure. All other portions of the addition are approvable at the staff level

The proposal is changes to the front entry doors. The applicant is requesting to enlarge the height of both sets of front doors, install a transom above each and replace both front doors with new doors in a similar design.

Design Guidelines – Front Doors and Entrances, page 4.10

1. Retain and repair all existing features and materials of the historic entrance and front door.
2. Replace historic doors that are beyond repair with a new door of the same size, design, material, and types as used originally, or sympathetic to the building style, including number and orientation of panel and location and size of any glass. Do not use generic or "stock" doors with details that provide a false sense of historical accuracy.
3. Do not replace original trim with trim that conveys a different period, style, or theme.
4. Do not reduce or enlarge entrances or door openings.
5. A storm door, if used, should meet the following guidelines:
 - a. Construct storm doors of wood, clad, or a composite material that can be sawn and painted, or painted metal.
 - b. Relate openings for screen or glass panels to the proportions of the door. Storm doors should avoid obscuring the design of the front door.
 - c. Paint the storm door the same color as the main door or the trim color.
6. Do not relocate the primary front entrance. Conversions to other uses that require relocation will be evaluated on a case by case basis.

Design Guidelines – New Construction: Materials, page 6.15

1. Use compatible traditional materials such as brick, stucco, stone, and wood. Avoid split-faced block, and any material, color, or texture that is in stark contrast to the historic context.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

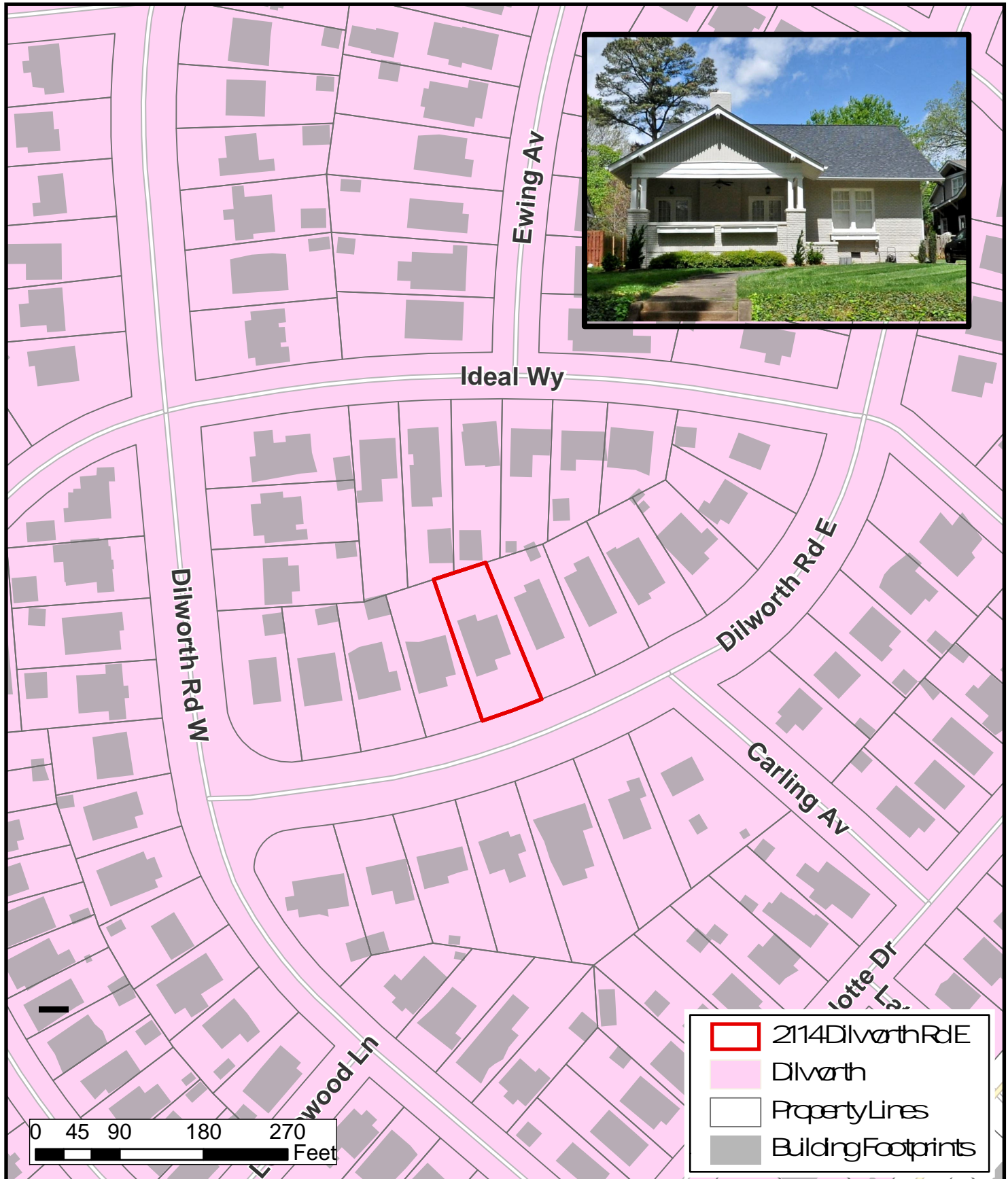
Staff Recommendation

Staff has the following concerns with the proposal:

1. Guidelines for Masonry, 5.5 item 3, and Paint 5.8, item 7, require unpainted brick to remain unpainted; however, the reference is to historic masonry. The guidelines are silent on whether or not new brick can be painted, only referencing brick as a traditional material appropriate for new construction in Materials, 6.15, item 1.

Therefore, the Commission will make a determination if new addition of an outdoor fireplace/chimney element may be painted to coordinate with the painted brick house as previously approved by the Commission in 2015 under the old guidelines.

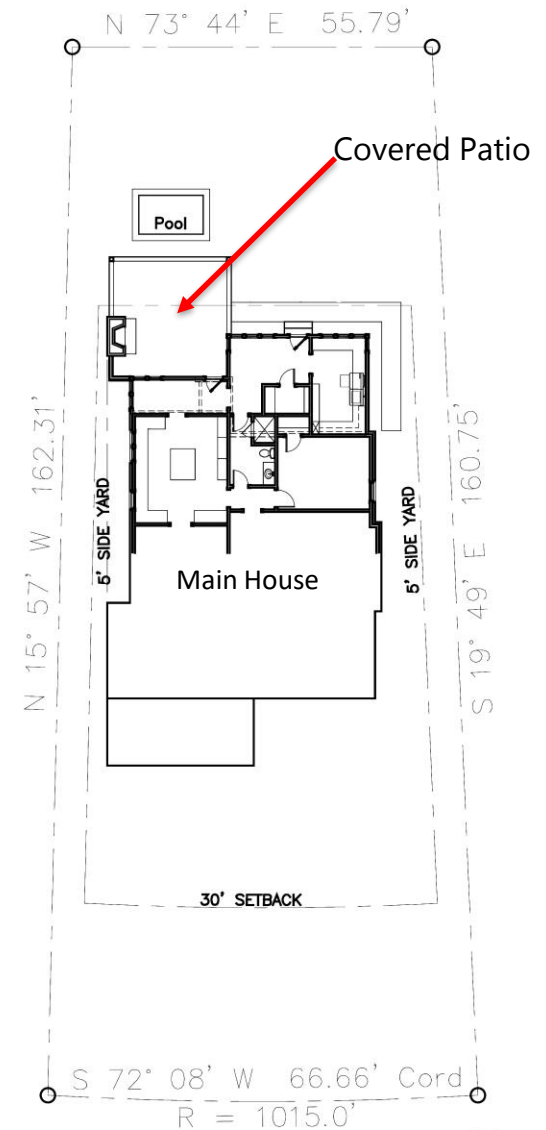
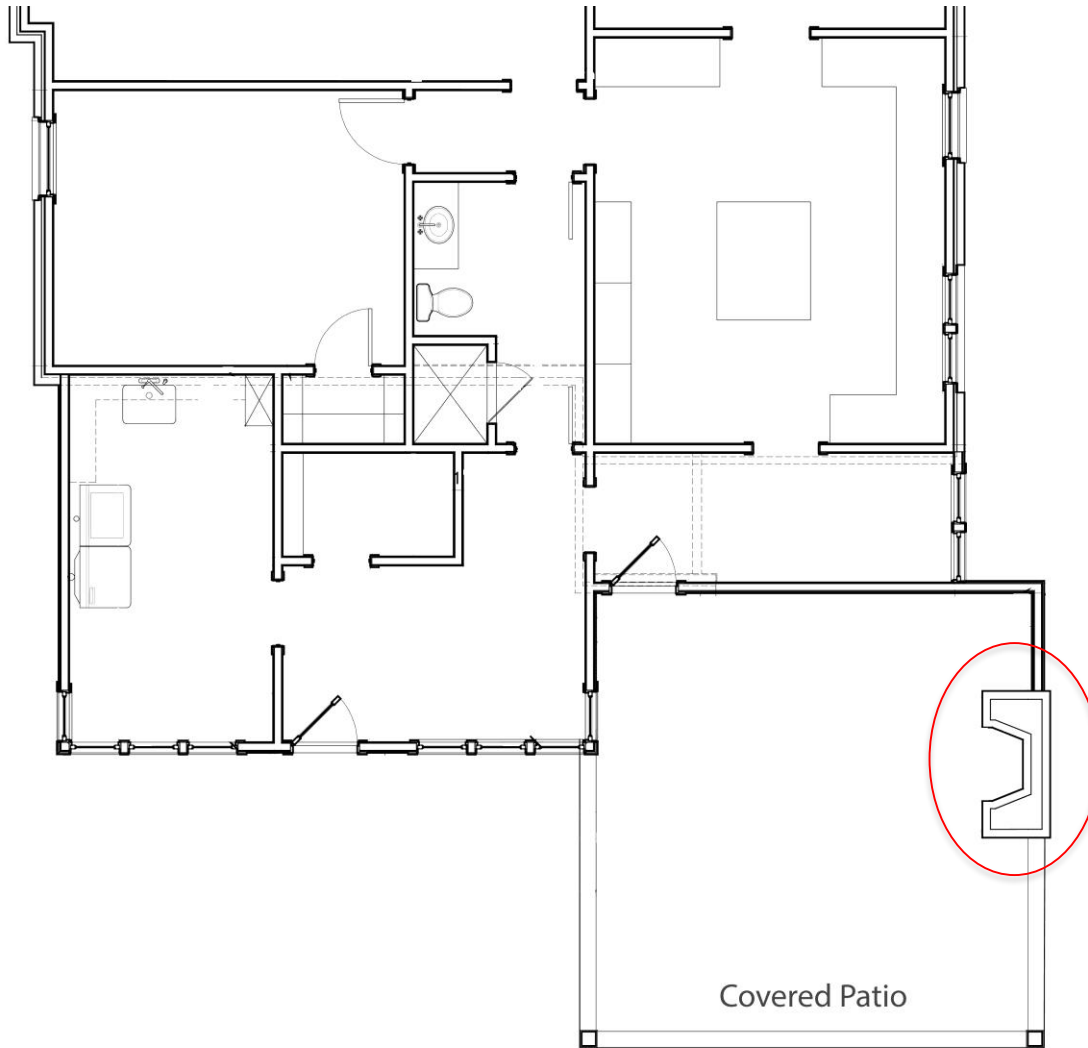
2. The rear entry door/transom is not original to the house. A previously open rear porch was infilled at a later date.
3. The front doors appear to be original, including the heights.
4. Minor revisions may be reviewed by staff.



Request to paint new brick
fireplace to match existing brick
painted house.

Request to replace damaged
doors that have inoperable and
irreplaceable hardware.

New fireplace off back of house



Painting the fireplace will allow it to blend in and match existing house:

Arrow shows where new fireplace will sit in line with front side of house.

Front side of house will be in line with new fireplace on back side of house.





**Existing
painted
chimney
on house**

Surrounding conditions...various
painted chimneys.





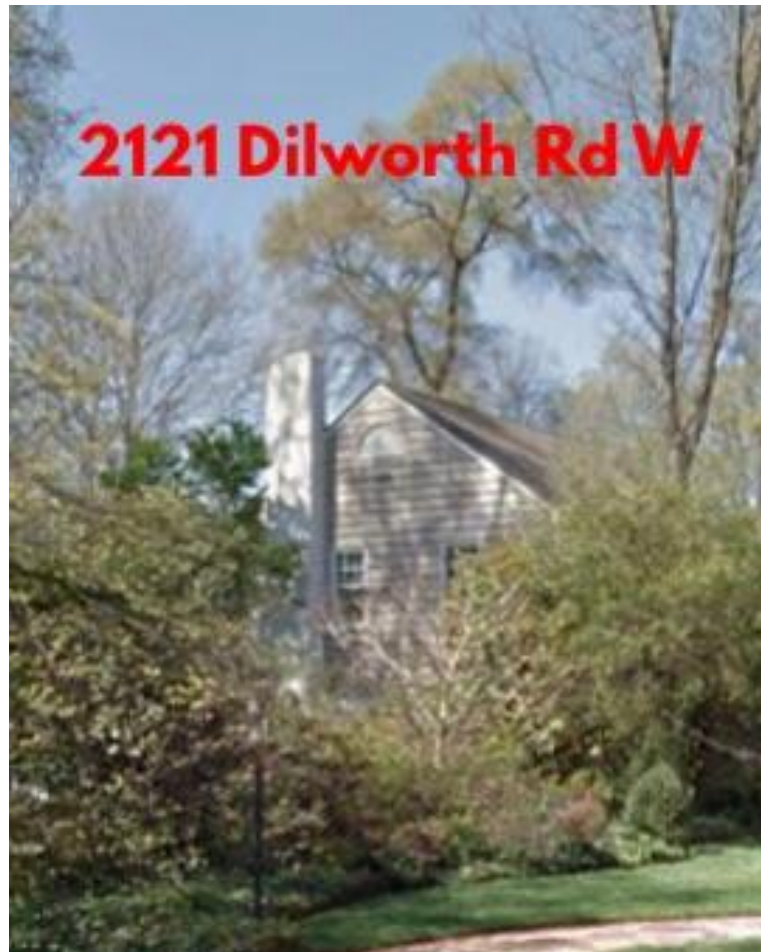
1923 Dilworth Rd E



2107 Dilworth Rd W



2121 Dilworth Rd W



1816 Dilworth Rd E



2007 Dilworth Rd E



Request 2

Existing front elevation



EXISTING

Requesting to raise doors to 8 feet.
Proposed new doors:



PROPOSED A



PROPOSED B

House directly across the street:



House right next door:



Other surrounding homes where windows and door height align...







815 E. Worthington



932 Ideal Way

Other surrounding homes with two sets of french doors on the front of the house...





1911 Dilworth Rd E

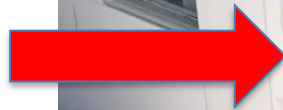


2111 Dilworth Rd E

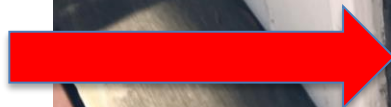


Conditions of current doors,
exterior side...

Large gap



Large gap



Large gap close-up



Consistent battle to keep bugs and drafts out and heat and air in. Regular replacement of triple layers of weather stripping is maintained. Nearly impossible to remedy for longer periods of time with the constant use of the entry door. The most practical solution would be full door replacement.



**Badly gouged
wood by the
handset (side
view-closed door).**

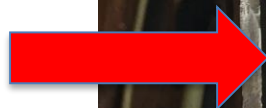


**Badly gouged
wood by the
handset (front
view-closed door).**

**Weather stripping
hanging out.**

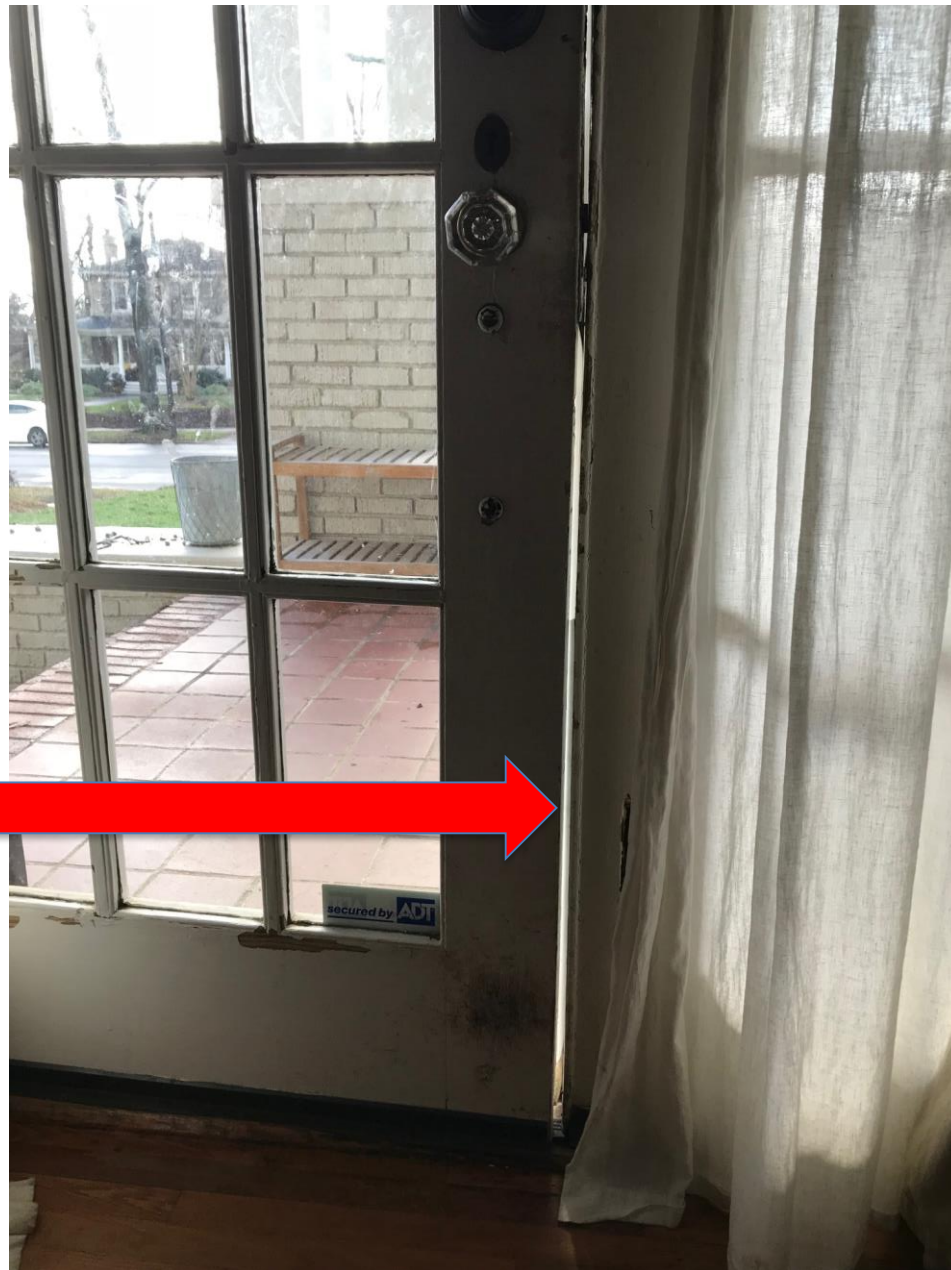
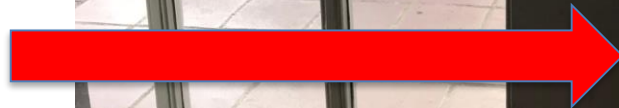


**Badly gouged
wood by the
handset (open
door view).**



Conditions of current doors,
interior side...

Large gap



Large gap





Large gap

½ inch gap



**Multiple areas
where wood has
splintered, especially
on the bottom. Had
some previous rot.**

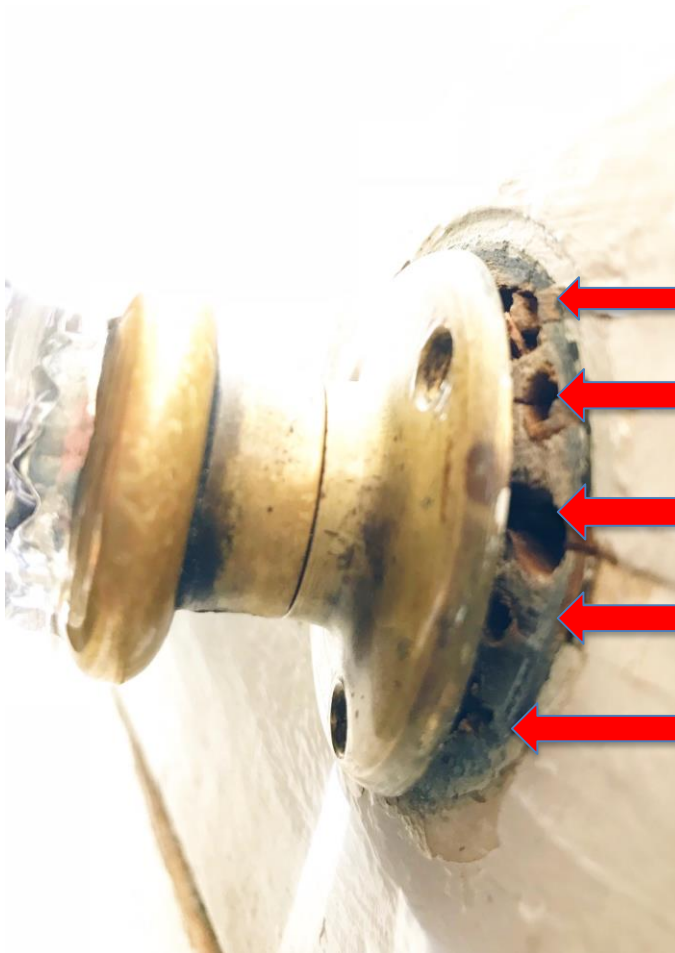


**Operable stationary
door lock. While this
works, the door itself
moves back and forth
an inch in each
direction.**



Inoperable stationary door lock. This door does not lock into place as it does not have all of it's parts. A big safety concern.





Wood is completely worn out around the entire knob. Locksmiths say our only option is to replace our doors or install a new knob set above our current set. This is not a practical option as it would be too high to comfortably operate and unreachable for our children. All around, it just would not be aesthetically pleasing.



Safety issues include:

Children getting their hands stuck in gap.

Easy doors to break into (and we have had attempted package theft as well as loiters in our yard in the middle of the night).

Interior view of doors next to window:



Our back door with transom:



In conclusion of examining a multitude of homes in our neighborhood, we find that most of the homes door and window height are aligned or are only slightly off (and with the door being higher). Our doors are considerably lower than our windows. Given that there were no headers above our doors and that we have a transom over our back door (appears to be original), we believe our doors must have originally been taller or had a transom. It would seem more consistent with our 10 foot ceiling height. If you were to do a Google image search of “craftsman bungalow” or “bungalow” you would find that the window/door alignment is a consistent, distinctive feature.