

155 West Bell Court
Bell Court Historic District

Rachel & Chip Hill, Applicant/Owner

Scope of Work

Enclose rear porch and construct deck.

Background

The applicant is requesting that the Board grant a Certificate of Appropriateness to enclose the existing rear porch of the structure; the exterior of the enclosure is proposed to be windows doors and siding. The existing porch roof is to remain. An ell shaped wood deck is also proposed that will wrap around the corner of the porch that is proposed to be enclosed.

Guidelines

I. Guidelines for Rehabilitation and Renovation

13. Porches

DESIGN PRINCIPLE: Porches are one of the most important defining characteristics of historic residences. Original porches should be repaired and maintained. Openness is an important characteristic of porches, and the enclosure of porches with wood or glass panels is not recommended. If replacement of porch elements is required, use materials to closely match original or historic components. Rebuilt, replacement or new porches need to be compatible to the structure on which they are built and to those on adjacent properties. In some cases houses have porches of a later architectural period than the main building. These porches reflect the building's historical evolution and may be significant features in their own right.

Porches:

- A. should be maintained in their original configuration and with original materials and detailing. Porches should not be removed if original.
- B. and their details should be retained intact with repair work and replacement of missing parts, such as columns, posts, railings, balusters, decorative molding and trim work, to match the original in design, materials, scale and placement.
- C. on the fronts of houses should not be enclosed with wood or glass. If enclosing a porch is allowed by the BOAR, infill glass and materials shall be detailed to maintain the integrity of the porch elements. Infill glass shall be clear.
- D. on the rear and sides of buildings may be enclosed if the height and shape of the porch roof is maintained and the "open" character of the porch is retained with a maximum amount of glass area and a minimum amount of solid area.
- E. of brick, concrete or tile may have similar materials used for rebuilding front steps and stairs if needed.
- F. may be screened if the structural framework for the screen panels is minimal and the open appearance of the porch is maintained. Wood framing for the screen panels is preferred, however, anodized or baked enamel aluminum frames may be considered. The use of "raw" or milled aluminum framing is not appropriate.

Guidelines Cont'd

- II. Guidelines for New Construction
- A. Guidelines for Additions to Buildings
- 1. Decks/Patio/Verandas/Balconies

DESIGN PRINCIPLE: Decks and patios or verandas are non-original additions to historic buildings and should be designed to be as compatible as possible. When building a new deck or patio it should be placed at the rear or side elevations. Decks and patios are not appropriate for placement on primary elevations. Second story balconies may also be added, but are limited to rear elevations and should be as unobtrusive as possible.

Decks/Patios/Verandas/Balconies:

- (II.A. 1.A) should be located at the rear of buildings.
- B. should be stained or painted to match. (Note: treated lumber should season for an adequate time prior to applying finish.)
- C. should be simple rather than ornate in design. It is recommended that wood decks have square wood balusters set no more than three inches apart. Balusters should be no more than 2" in width and depth.
- D. railings should continue the line and spacing of existing balustrades.

Findings

- I.13.D. The porch to be infilled is located “on the rear and sides of buildings may be enclosed if the height and shape of the porch roof is maintained and the “open” character of the porch is retained with a maximum amount of glass area and a minimum amount of solid area.”
- II.A.1.A. The proposed deck is “located at the rear of the building.”
- II.A.1.C The proposed deck is “simple rather than ornate in design” and is constructed of wood.

Recommendations

Staff recommends approval with the following conditions:

1. Submit exterior detailing such a panels, pilasters, windows that refer to the historic openness and rhythm of the porch to the staff prior to the issuance of a COA.
2. Provide window details and specifications to the staff for review prior to the issuance of a COA.
3. After review by other LFUCG divisions submit any changes to staff for review and approval prior to the start of any work.

Deadline for Board Action
September 26, 2016