

7.5.528.C.2.b.(3) Historic Preservation Board Project Statement
for 1317 N Tejon North Window & East Door

The purpose of this historic preservation board hearing request is to review a proposed revision of the existing north window and conversion of two east facing windows to a double patio door for the single-family residence located at 1317 N Tejon St.

Scope of Work

- 1) Convert existing glass bay window on north side of house to a traditional style wood awning window.
- 2) Convert existing double windows on east side of house to tradition style wood double door.
- 3) Proposed stairs at new door – 4 risers with 12” deep treads across full 8’ width of door.
- 4) Proposed stair handrail – per code on north edge of stairs.

7.5.528.C.2.b.(3) Review Criteria

Review Criteria #1 Response: “The effect of the proposed work upon the general historical and/or architectural character of the historic preservation overlay zone.”

The effect of the proposed work upon the general historical and/or architectural character of the Old North End historic preservation overlay zone is negligible, as the intent of the project is to substitute a more traditional style window on the north wall in lieu of the current contemporary glass bay window, and install a traditional style double door in place of the current double windows. These modifications take place at/near the back of the house and are difficult to see from the street, therefore having minimal impact on the character of the house.

Review Criteria #2 Response: “The architectural style, arrangement, texture and materials of existing and proposed structures, and their relation to the structures in the historic preservation overlay zone.”

The architectural style, arrangement, texture and materials of the proposed window and door with steps will be cohesive with the existing house, including high-end composite decking with the appearance of stained wood, iron baluster guardrails and a lattice skirt. The window will be Marvin wood window with divided light grilles and the door will be a Marvin wood double door with divided light grilles. These features are consistent with many houses in the overlay zone.

Review Criteria #3 Response: “The effects of the proposed work in creating, changing or destroying the exterior architectural features of the structure upon which such work is to be done.”

The effects of the proposed work in creating or destroying the exterior architectural features of the structure are negligible, as the intent of the project is to restore the appearance of the north wall by eliminating a contemporary glass bay window that is not original to the house, and installing a traditional wood window with divided light grilles. The wood double doors replacing the current double windows will look very similar in their overall aesthetic, and will be accented with steps constructed of high- end composite decking with the appearance of stained wood, iron baluster guardrails and a lattice skirt.

Review Criteria #4 Response: “The effect of the work upon the protection, enhancement, perpetuation and use of the historic preservation overlay zone.”

The effect of the proposed work upon the protection, enhancement, perpetuation and use of the Old North End historic preservation overlay zone is maintained, as the intent of the project is to restore the appearance of the north wall by eliminating a contemporary glass bay window that is not original to the house, and installing a traditional wood window with divided light grilles. The wood double doors replacing the current double windows will look very similar in their overall aesthetic, and will be accented with steps constructed of high- end composite decking with the appearance of stained wood, iron baluster guardrails and a lattice skirt.

Old North End Historic Preservation Overlay Zone District Design Criteria

As the appearance of the structure will remain essentially unchanged, and consistent with the historical appearance of the home, many design criteria are met.

Notable Design Criteria Standards, and the manner in which the project meets the review criteria, are as follows:

Area Wide Standards, Criteria A2: “Maintain the visual integrity of the North End Historic District.”

This project will maintain the visual integrity of the Old North End by using traditionally styled wood windows and door with divided light grilles and creating steps off the back door with features consistent with the overlay zone, such as decking with the appearance of stained wood, iron guardrails, and a lattice skirt.

District Standards, Criteria B2: “Building materials used in new construction and rehabilitation of the existing buildings should be similar in size, composition, quality and appearance to that used historically. These include plaster, wood, stonework, masonry, metalwork, outdoor fixtures, gingerbread ornamentation and undereave brackets. For roofing materials, metal, clay tile, wood and certain types of asphalt shingles are appropriate.”

This project will feature materials consistent with the appearance of that used historically, such as wood windows and doors with divided light grilles and decking with the appearance of stained wood, iron guardrails, and a lattice skirt.

Nevada-Tejon Subarea Standards, Criteria C2.c: “Maintain the variety of side yard setbacks of buildings, ranging from under 5 to 15 feet and the pattern of smaller setbacks on the north side and larger setbacks/yards on the southern side of houses.”

The east wall patio door and steps will be oriented along the southern side of the house. This setback is consistent with that of the existing house arrangement where porch features tend along the southern side of the house.