SUMMARY

COA 18-56

2500 N. Fritz Drive: Matlock Heights
Petitioner: Ian Yarbough

Contributing IHSSI #: 105-055-34516 c. 1955

Background: The house located at 2500 N. Fritz Drive is a contributing slightly altered ranch structure in good condition that was constructed c. 1955. The property is located within the Matlock Heights Local Historic District and is zoned RS-Residential Single Family.

Request: Replacement of vinyl windows on the front of the house and expansion of window openings to meet egress requirements. Replacement of siding under existing windows with hardy board siding.

Guidelines:
Secretary of the Interior's Standards for Rehabilitation*:*
Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize property shall be avoided.

Matlock Heights Local Historic District Design Guidelines
Primary Structures – Materials
Recommended

- Building materials, whether natural or man-made should be visually compatible with surrounding contributing buildings.
- When hardboard or concrete board siding is used to simulate wood clap board siding, it should reflect the general directional and dimensional characteristics found historically in the neighborhood. No products imitating the "grain" of wood should be used.
- Limestone/sandstone, brick, clapboard, wood, and cement board are appropriate materials.

Primary Structures – Openings/Fenestration
Recommended

- Paying attention to the proportion of openings in a wall visible from the street can help blend new construction into the streetscape.
- Horizontal shapes and combinations of windows are integral to the look of the wall. Creative use of commercial available window shapes and sizes can help mimic typical mid-century modern patterns.
- Creative expression with fenestration is not precluded, but should not conflict with or draw attention from the basic fenestration pattern or adjacent contributing buildings.
- Doors are important to the overall design as well. They usually feature small glass panes in various geometric patterns. Entryways are often hidden, but distinctive.

Recommendations: Staff recommends approving COA 18-56. Staff believes that expanding the windows openings will create a different façade appearance, the house is still readable as a midcentury ranch. The use of hardy board siding is an approved action within the district and will not detract from integrity of the house.

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JUL 19 2018
BY: RKE

APPLICATION FORM
CERTIFICATE OF APPROPRIATENESS

Case Number: COA 18-56

Date Filed: July 19, 2018

Scheduled for Hearing: August 9, 2018

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Address of Historic Property: 2500 N Fritz Dr

Petitioner's Name: Ian Yarbrough

Petitioner's Address: same

Phone Number/e-mail: 832-858-9278

Owner's Name: Ian Yarbrough & Kelsey Thetonia

Owner's Address: same

Phone Number/e-mail: 832-858-9278

Instructions to Petitioners

The petitioner must attend a preliminary meeting with staff of the Department of Housing and Neighborhood Development during which the petitioner will be advised as to the appropriateness of the request and the process of obtaining a Certificate of Appropriateness. The petitioner must file a "complete application" with Housing and Neighborhood Department Staff no later than seven days before a scheduled regular meeting. The Historic Preservation Commission meets the second Thursday of each month at 5:00 P.M. in the McCloskey Room. The petitioner or his designee must attend the scheduled meeting in order to answer any questions or supply supporting material. You will be notified of the Commission's decision and a Certificate of Appropriateness will be issued to you. Copies of the Certificate must accompany any building permit application subsequently filed for the work described. If you feel uncertain of the merits of your petition, you also have the right to attend a preliminary hearing, which will allow you to discuss the proposal with the Commission before the hearing during which action is taken. Action on a filing must occur within thirty days of the filing date, unless a preliminary hearing is requested.

Please respond to the following questions and attach additional pages for photographs, drawings, surveys as requested.

A **"Complete Application"** consists of the following:

1. A legal description of the lot. _____

2. A description of the nature of the proposed modifications or new construction:
Replacement vinyl windows with accommodations for fire egress in the bedrooms, hardy board replacement siding. With the windows in bedrooms being expanded down, we will bring the horizontal siding portion down to lower edge of window as it is now. Front 3x3 window panel replaced with 3 offset double hung windows (dividing line 1/3 from bottom, 2/3 top). Bedroom windows changed to sliders because it's the easiest way to get to egress standards without bringing the windows really low in the bedrooms (will still be able to put furniture on those walls). Preserving awning style on east end of home.

3. A description of the materials used.
See forwarded materials from Apex windows. I'm still looking for a quote on siding, but I want to go with a hardy board material (not aluminum or vinyl).

4. Attach a drawing or provide a picture of the proposed modifications. You may use manufacturer's brochures if appropriate.

5. Include a scaled drawing, survey or geographic information system map showing the footprint of the existing structure and adjacent thoroughfares, Geographic Information System maps may be provided by staff if requested. Show this document to Planning Department Staff in order to ascertain whether variances or zoning actions are required.

6. Affix at least three photographs showing the existing full facade at each street frontage and the area of modification. If this petition is a proposal for construction of an entirely new structure or accessory building, include photographs of adjacent properties taken from the street exposure.

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If this application is part of a further submittal to the Board of Zoning Appeals for a Conditional Use or development standard variance, please describe the use proposed and modification to the property which will result.