

STAFF REPORT

CONCERNING APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS



Date: December 7, 2023

Application Number: 2023-1205A

Property Location: 1401 East Wayne Street

Architectural Style/Date/Architect or Builder: Neo-Period Revival / 1959 / "Gilbert House"

Property Owner: Anita and Clint Thompson

Landmark or District Designation: East Wayne Street Local Historic District, Ordinance #7796-87

Rating: *Non-Contributing*

DESCRIPTION OF STRUCTURE/ SITE: One and a half story frame Neo-Period Revival rectangular-plan structure; gabled roof with plain rake trim, asphalt shingle corner boards and frieze line of rectangular sections of wood molding trim; large rear shed roof dormer; two front gable roof dormers; multipaned double hung windows; composite double hung and stationary sashed picture window; ornamental louvered shutters; entry with paneled trim; simple brick corbelled chimneys. Detached 2-car garage with gable roof, louvered cupola with flared, concave hip roof topped with weathervane.

ALTERATIONS: COA 2003-0818 allowed for asphalt shingle roof replacement. COA 2018-0802 allowed for asphalt shingle roof replacement. AA 2021-0726 allowed for replacement of fence sections and a new gate on the east side. AA 2023-1205 allowed for the installation of wooden storm windows and replacement of the shutters with new wooden shutters.

APPLICATION ITEMS: *"Proposal #1—Build a Gable Style porch roof over front entry. Reframe entry to accommodate new front door with sidelights. Proposal #2 Paint/stain brick on front façade. ~~Proposal #3 Add storm windows to existing wood windows on main level front elevation and both dormer windows.~~ Proposal #4 Remove existing garage door and install new Therma-Tru Factor pre-finished Smooth Start Fiberglass Door. Proposal #5 Install (4) wood shutters to match existing. Proposal #6 Replace sliding Door with a French Door."*

DESCRIPTION OF PROPOSED PROJECT: The applicant has requested approval to:

- Construct a small front-gabled entrance porch roof over the front entrance. Per e-mail correspondence, the brackets are to be made out of Cedar, soffit material would be 1x4 tongue and groove beaded pine (stained). Fascia material is proposed to be painted wood ("cedar or other"). Roofing material will match main structure asphalt shingle roof.
- Paint/stain the brick with "Arborcoat Waterborn Exterior Stain".
- Replace the existing garage door with a new Therma-Tru Factory pre-finished Smooth Start Fiberglass door) (no product details provided)
- Replace a rear sliding door with a French door (no product details provided),

STANDARDS AND GUIDELINES: See *Standards and Guidelines*:

- Doors — pages 10-11
- Paint and Coatings — page 16
- Porches — pages 17-18

- Roof, Gutters/Downspouts, Soffits — pages 19-21
- Walls — pages 26-28
- Paint — “Masonry and Stucco Painting” — page 92

SITE VISIT REPORT:

N/A

STAFF RECOMMENDATION:

Staff recommends dividing the project into multiple components:

COA 2023-1205A-1 *Gabled Roof Entrance Porch* — Staff makes a favorable recommendation.

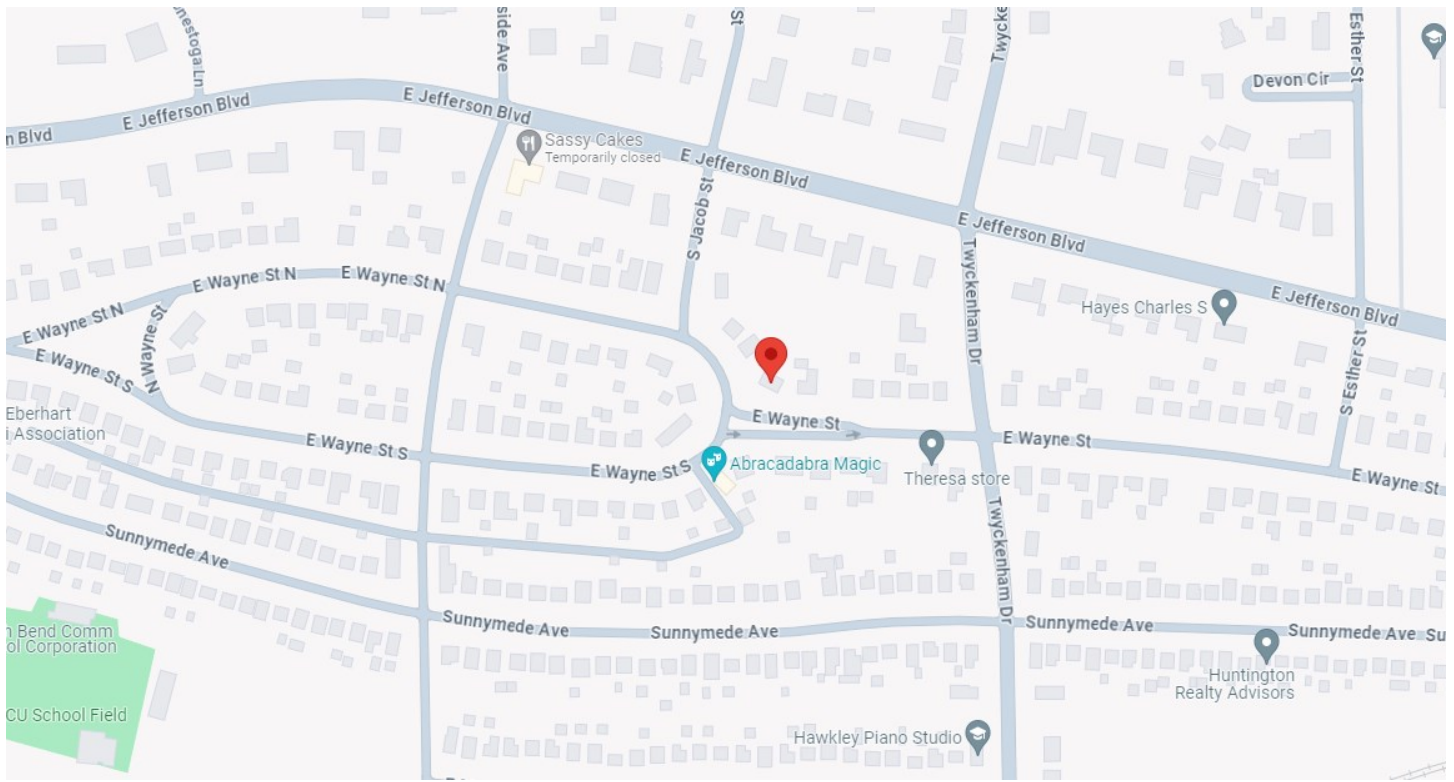
COA 2023-1205A-2 *Paint/Stain Brick* — Staff makes a unfavorable recommendation.

COA 2023-1205A-3 *Garage Door Replacement* — Staff makes no recommendation due to lack of information.

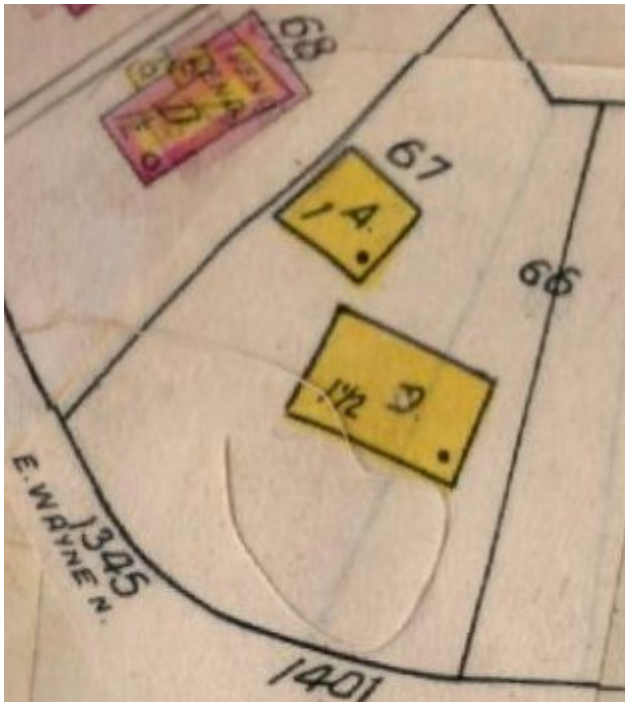
COA 2023-1205A-4 *Sliding Door Replacement with French Door* — Staff makes no recommendation due to lack of information.

Prepared by Adam Toering, Historic Preservation Administrator

MAP OF THE AREA — Google Maps view of the subject area.



SATELLITE/SANBORN IMAGERY — Sanborn Maps:1960, imagery from 2016.



IMAGERY — Front façade.



IMAGERY — Front Facade.



IMAGERY — Front Facade.



IMAGERY — Rear view of property, including horizontal fencing.

IMAGERY — Original siding beneath aluminum siding.