

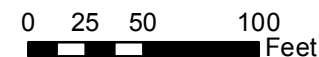


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025-18-CA

709 HINDSDALE STREET

GLENWOOD-BROOKLYN  
HISTORIC DISTRICT (HOD-S)



Nature of Project:  
Remove paired windows on  
left side; replace with paired  
windows from same side  
behind 50% line

APPLICANT:  
JASON RENZAGLIA AND  
KEITH LUNDAY



## APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

025-18-CA 709 HINSDALE STREET

Applicant: JASON RENZAGLIA AND KEITH LUNDAY

Received: 2/7/2018

Meeting Date(s):

Submission date + 90 days: 5/8/2018

1) 3/22/2018 2) 3)

### INTRODUCTION TO THE APPLICATION

Historic District: GLENWOOD-BROOKLYN HISTORIC DISTRICT

Zoning: Streetside Historic Overlay District (HOD-S)

Nature of Project: Remove historic window; install salvaged historic window

#### Staff Notes:

- The applicants have received approval for previous COA applications:
  - Minor work application (183-17-MW): Remove vinyl siding; remove ramp and replace with steps at side of front porch; remove aluminum handrails from front steps
  - Major work application (174-17-CA): Construct 2nd story rear addition; replace roofing; restore/replace exterior materials in kind; replace windows and front door; restore chimney; replace mail box and light fixture, and install ceiling fan on front porch; install driveway; remove and replace shrubbery
- COAs mentioned are available for review.
- Streetside HODs are "...established to provide for protection of the traditional development patterns of an area and to preserve historic resources found in it. The focus is on maintaining that character and on preserving those key character-defining features of individual historic resources within the district as viewed from the street right-of-way, excluding alleys..." (Section 5.4.2.A.1. of the Unified Development Ordinance)
- Section 5.4.2.B. of the Unified Development Ordinance governs the applicability of the COA process in Streetside HODs. Changes within the first 50% of the depth of any existing principal building from the facade adjacent to a public right-of-way requires a COA. For the sake of this measurement the house runs from the front wall (not the front of the front porch) to the rear wall (also not including porches).
- Only one of the pair of windows is within the first 50% of the depth of the house. Although the application requests replacement of the pair, the Staff Report only addresses the window within the regulated area of the house.

### APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
2.7	Windows and Doors	Remove window; install salvaged historic window

## STAFF REPORT

Based on the information contained in the amended application and staff's evaluation:

- A. Removal of a historic window and installation of a salvaged historic window is incongruous according to *Guidelines* 2.7.1, 2.7.11, and the following suggested facts:
- 1\* According to the Glenwood-Brooklyn Historic Overlay District Inventory, the house was built circa 1928 and was classified as contributing. The architectural description from the report reads: "One-story frame Craftsman bungalow with vinyl siding and an asphalt-shingled front-gable roof. The porch has tapered wood posts on brick pedestals. Other features include a brick foundation and exterior side chimney, a parged interior flue, and 3/1 windows."
  - 2\* From Design Guidelines section 2.7 Windows and Doors, in the Things to Consider as You Plan section: "Changing existing window and door openings, closing existing openings, or adding new openings on a historic building should be carefully considered and undertaken only for compelling reasons. Changes to original openings in a character-defining facade should never be considered. For less significant facades, the pattern of proposed openings should be characteristic of and complementary to the historic building and the historic district context."
  - 3\* The applicants propose removing one of a pair of 3-over-1 windows centered on the gable-end bump-out on the east side (left) of the house. The window is the same height as two windows that flank the fireplace towards the front of the house, but are narrower.
  - 4\* The applicants propose replacing the existing window with one of a pair of 3-over-1 windows of different dimensions that will be removed from elsewhere on the house. The "replacement" window appears to be nearly square and is much wider in proportion than the existing window.

Staff suggests denial of the application.

# Raleigh Historic Development Commission – Certificate of Appropriateness (COA) Application



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services  
Customer Service Center  
One Exchange Plaza  
1 Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
eFax 919-996-1831



- ☐ Minor Work (staff review) – **1 copy**
- ☒ Major Work (COA Committee review) – **10 copies**
- ☐ Additions Greater than 25% of Building Square Footage
- ☐ New Buildings
- ☐ Demo of Contributing Historic Resource
- ☒ All Other
- ☐ Post Approval Re-review of Conditions of Approval

## For Office Use Only

Transaction # 544208

File # 025-18-CA

Fee \$147.00

Amount Paid \$147.00

Received Date 7 FEB 18

Received By SWI

Property Street Address 709 Hinsdale Street

Historic District Glenwood-Brooklyn

Historic Property/Landmark name (if applicable) NA

Owner's Name Keith Lunday and Jason Renzaglia

Lot size 0.11 acres

(width in feet) 50'

(depth in feet) 100'

For applications that require review by the COA Committee (Major Work), provide addressed, stamped envelopes to owners of all properties within 100 feet (i.e. both sides, in front (across the street), and behind the property) not including the width of public streets or alleys ([Label Creator](#)).

Property Address	Property Address
705 Hinsdale Street, Raleigh, NC 27605	714 West Peace Street
706 Hinsdale Street, Raleigh, NC 27605	710 West Peace Street
707 Hinsdale Street, Raleigh, NC 27605	706 West Peace Street
708 Hinsdale Street, Raleigh, NC 27605	
710 Hinsdale Street, Raleigh, NC 27605	
711 Hinsdale Street, Raleigh, NC 27605	
712 Hinsdale Street, Raleigh, NC 27605	
713 Hinsdale Street, Raleigh, NC 27605	

I understand that all applications that require review by the commission's Certificate of Appropriateness Committee must be submitted by 4:00 p.m. on the application deadline; otherwise, consideration will be delayed until the following committee meeting. An incomplete application will not be accepted.

Type or print the following:

**Applicant** Keith Lunday and Jason Renzaglia

**Mailing Address** 709 Hinsdale Street

**City** Raleigh

**State** NC

**Zip Code** 27605

**Date** 8-Feb-2018

**Daytime Phone** 919.79.7599 / 919.741.0946

**Email Address** keith.lunday@gmail.com / jrenzag@gmail.com

**Applicant Signature**

*Keith Lunday / Jason Renzaglia*

Will you be applying for rehabilitation tax credits for this project? ☐ Yes ☒ No

Did you consult with staff prior to filing the application? ☒ Yes ☐ No

Office Use Only

Type of Work

84, 85

**Design Guidelines** - Please cite the applicable sections of the design guidelines ([www.rhdc.org](http://www.rhdc.org)).

Section/Page	Topic	Brief Description of Work (attach additional sheets as needed)
2.7 / 50	Windows and Doors	<ul style="list-style-type: none"> <li>Remove the original double window underneath the gable on the left side of the house (a portion within the front 50% of the house) (PHOTO #1), and replace it with the smaller, original double kitchen window that is located further back (behind the 50% line) on the same side of the house (PHOTO #2).</li> </ul>



### Minor Work Approval (office use only)

Upon being signed and dated below by the Planning Director or designee, this application becomes the Minor Work Certificate of Appropriateness. It is valid until \_\_\_\_\_. Please post the enclosed placard form of the certificate as indicated at the bottom of the card. Issuance of a Minor Work Certificate shall not relieve the applicant, contractor, tenant, or property owner from obtaining any other permit required by City Code or any law. Minor Works are subject to an appeals period of 30 days from the date of approval.

Signature (City of Raleigh) \_\_\_\_\_ Date \_\_\_\_\_

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
	YES	N/A	YES	NO	N/A
Attach 8-1/2" x 11" or 11" x 17" sheets with written descriptions and drawings, photographs, and other graphic information necessary to completely describe the project. Use the checklist below to be sure your application is complete.			✓		
<b>Minor Work</b> (staff review) – 1 copy					
<b>Major Work</b> (COA Committee review) – 10 copies					
1. <b>Written description.</b> Describe clearly and in detail the nature of your project. Include exact dimensions for materials to be used (e.g. width of siding, window trim, etc.)	<input checked="" type="checkbox"/>		✓		
2. <b>Description of materials</b> (Provide samples, if appropriate)	<input checked="" type="checkbox"/>		✓		
3. <b>Photographs</b> of existing conditions are required. Minimum image size 4" x 6" as printed. Maximum 2 images per page.	<input checked="" type="checkbox"/>		✓		
4. <b>Paint Schedule</b> (if applicable)	<input type="checkbox"/>	<input checked="" type="checkbox"/>			X
5. <b>Plot plan</b> (if applicable). A plot plan showing relationship of buildings, additions, sidewalks, drives, trees, property lines, etc., must be provided if your project includes any addition, demolition, fences/walls, or other landscape work. Show accurate measurements. You may also use a copy of the survey you received when you bought your property. Revise the copy as needed to show existing conditions and your proposed work.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			X
6. <b>Drawings</b> showing existing and proposed work <ul style="list-style-type: none"> <li><input type="checkbox"/> Plan drawings</li> <li><input type="checkbox"/> Elevation drawings showing the façade(s)</li> <li><input type="checkbox"/> Dimensions shown on drawings and/or graphic scale (required)</li> <li><input type="checkbox"/> 11" x 17" or 8-1/2" x 11" reductions of full-size drawings. If reduced size is so small as to be illegible, make 11" x 17" or 8-1/2" x 11" snap shots of individual drawings from the big sheet.</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
7. Stamped envelopes addressed to all property owners within 100 feet of property not counting the width of public streets and alleys (required for Major Work). Use the <a href="#">Label Creator</a> to determine the addresses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
8. <b>Fee</b> ( <a href="#">See Development Fee Schedule</a> )	<input checked="" type="checkbox"/>		✓		



PHOTO #1

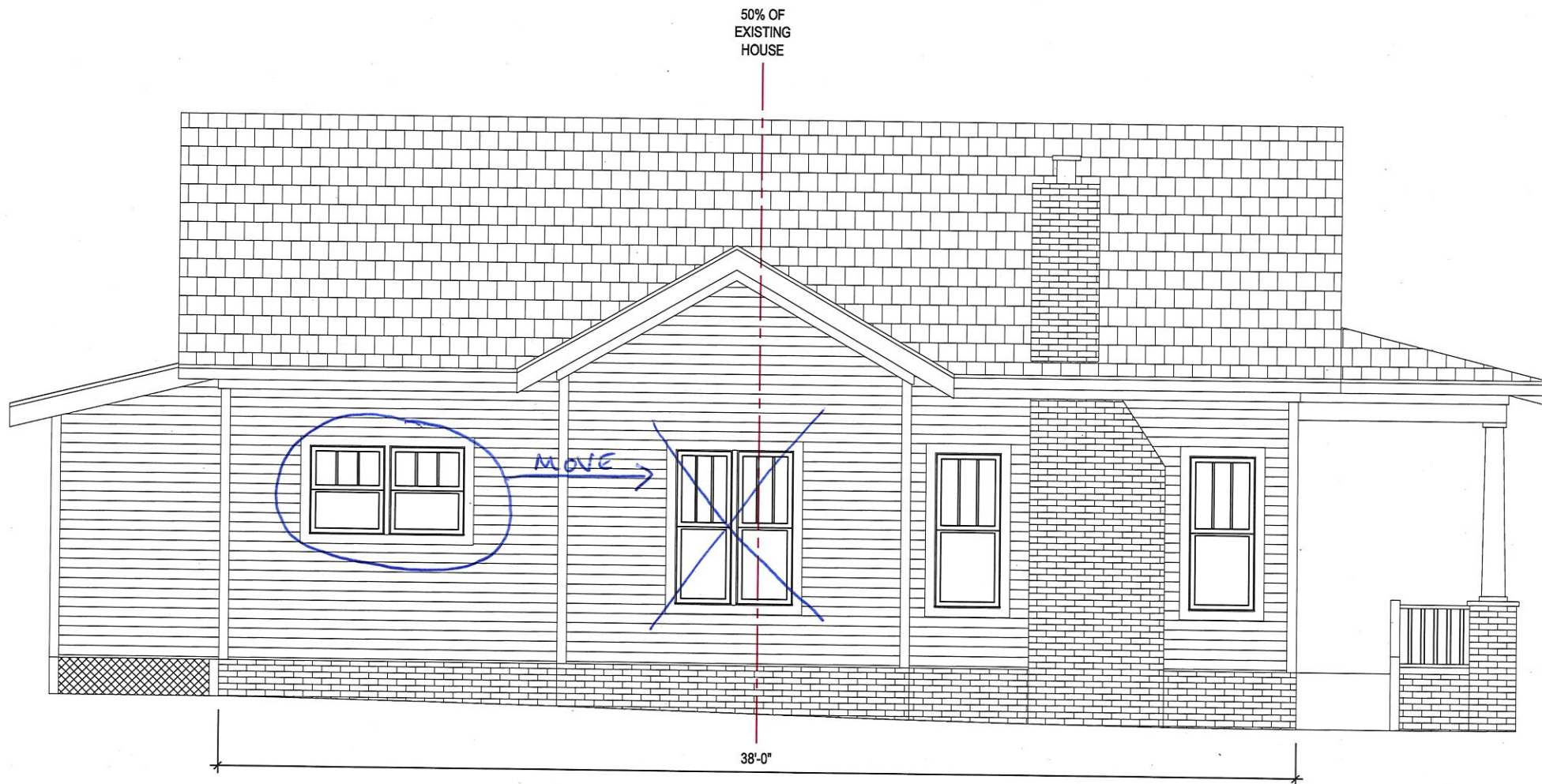


PHOTO #2

To accommodate a floor plan that moves the kitchen closer to the front of the house, we propose to remove the original double window underneath the gable on the left side of the house (a portion within the front 50% of the house) (PHOTO #1), and replace it with the smaller, original double kitchen window that is located further back (behind the 50% line) on the same side of the house (PHOTO #2). See attached sketch for more detail.

- This change in opening would be on the left side of the house, a less character defining location than the front façade.
- This proposal retains the windows from the original kitchen, for use in the new kitchen floorplan, keeping the charm and imperfections in the historic glass.
- All materials used would be original and in-kind (original wood frame windows, trim, sills, and original glass).
- The opening that would appear after replacing the original double window with the smaller original double kitchen window would be covered with original wood siding taken from the rear of the house, keeping the siding in kind with both sides and front façade of the house. This proposal would not interrupt the look/feel of the original wood siding.
- Since the proposed window replacement is original, the pattern of the final opening underneath the gable on the left side of the house would be patently characteristic and complementary to the historic building.

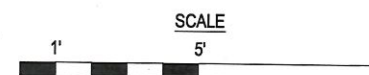




## **EXISTING LEFT ELEVATION**

1/4" = 1'-0"

BLUE INK IS PROPOSAL





709 Hinsdale St: Front and left side





709 Hinsdale St: Front façade





709 Hinsdale St: Left side





709 Hinsdale St: Rear





709 Hinsdale St: Front and left side





709 Hinsdale St: Front and left side





709 Hinsdale St: Front façade





709 Hinsdale St: Left side





709 Hinsdale St: Rear





709 Hinsdale St: Front and left side

