

**Responses from McKinney York Architects to CoA Cara Bertron (CB) in response to an email sent to contractor James Nolan '3803 Avenue H – historic review questions' dated 06.15.2020:**

Prepared by Charles Horn at MYA on 06.16.2020

**CB COMMENT:**

A) *The new dormer should replicate the historic dormer in roof shape and slope; window size and configuration; and roof, wall, and window materials. This is especially important since the house is a historic landmark.*

- *The roof shape isn't clear from the photos—is there evidence in the roof construction where it tied in?*
- *The window configuration and lite patterns should match the photograph exactly.*
- *The roof covering should be shingles to match existing.*

**MYA RESPONSE:**

**The new dormer** on the west facing roof of the house was designed directly from the historic architectural drawings prepared by Roy L Thomas for Otto Bengtson on June 19<sup>th</sup>, 1925. This dormer was removed during a renovation done prior to the current owners, and no known photographs of it exist other than this historic image provided by the current owners:



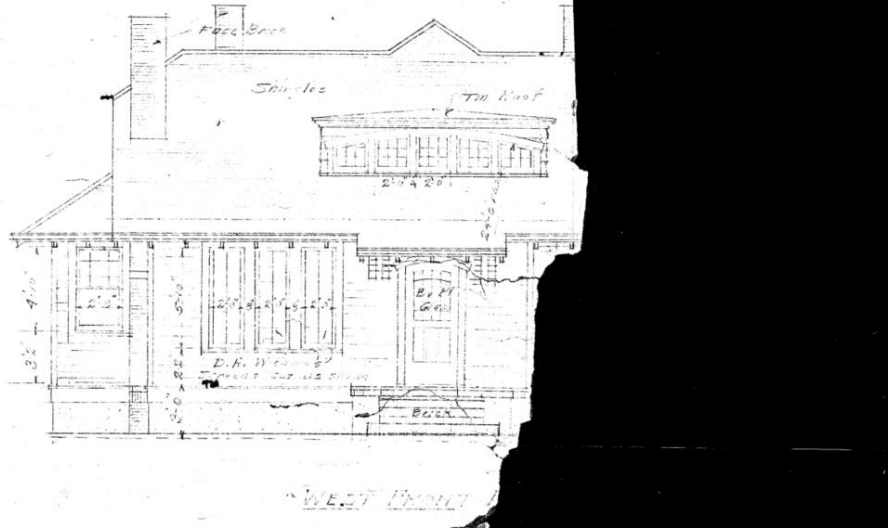
The only change from the original design our current proposal makes is to raise the roof of the dormer to lift the interior ceiling of the dormer. The attic in its original configuration was not intended to be occupied and the original dormer ceiling height would not have been occupiable by a resident. Aside from raising the ceiling, all other dimensions are the same as the 1925 drawings. The sill of the dormer is set in the same location as the original design drawings show, and the width of the dormer is identical. The curvature of the header is also reproduced, and the trim and cornice conditions are recreated. Additionally, **the window configuration** is drawn directly from the original, the sashes used are the original sashes, discovered in the garage on the property by the current owners of the house. Our design documents submitted for permit show a double hung sash window. On April 23<sup>rd</sup> of this year the drawings were revised to be casement

windows. This change was made both for constructability, and to more closely match the original dormer, as the windows were all in one plane and likely fixed. Two rows of glass lites identically proportioned to the original have been added to accommodate the change in ceiling height. Here is a photo of one of the original windows being extended:

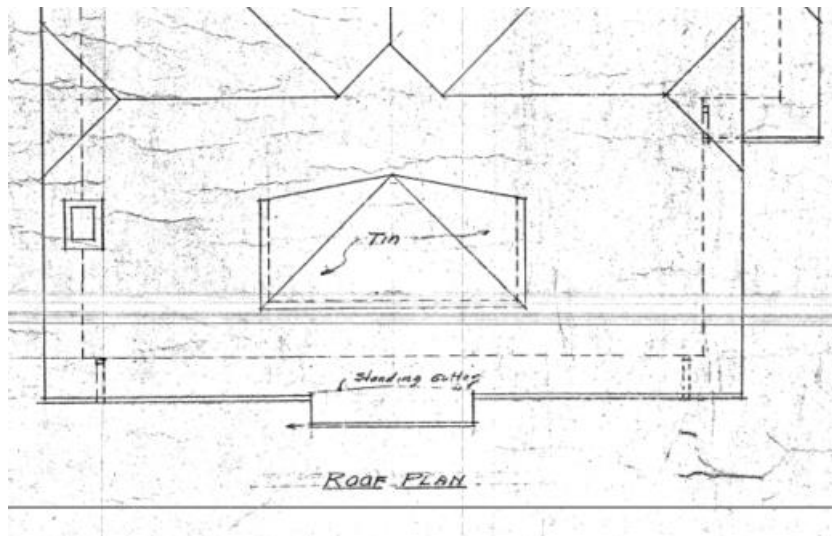
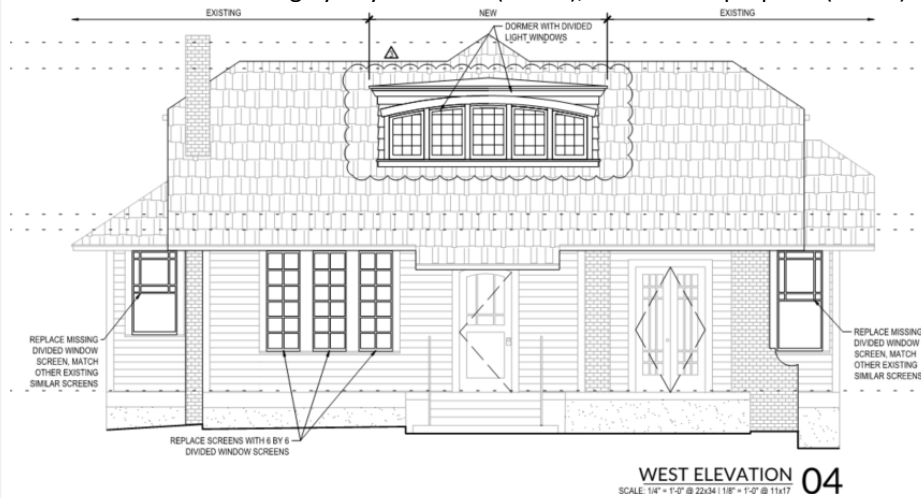


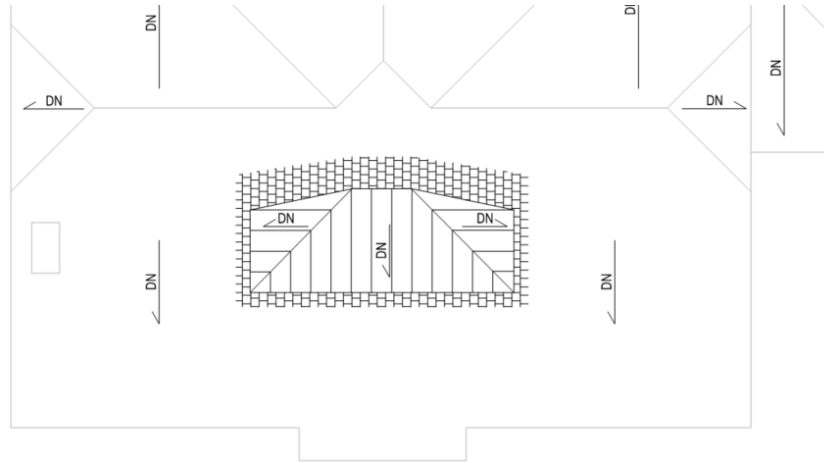
Please see the following drawings for a graphic comparison of the original documents to the present proposal. All other cladding materials on the dormer are to be replicated per the original design drawings.

**The roof shape** of the new dormer is drawn directly from the original drawings. While we do not know if it was actually constructed by the 1925 design documents, we are replicating the original design intent using a standing seam metal roof. "Tin" is noted on the original drawings for the west dormer. While our tie in is shaped somewhat differently for constructability, the materials match the original documents: Shingle on the main volumes of the house, and metal roofing at the dormer. The original roof plan and our proposal's roof plan is below.



1925 architectural drawing by Roy L Thomas (above), and current proposal (below)





ROOF PLAN 01  
SCALE: 1/4" = 1'-0" @ 22x34 | 1/8" = 1'-0" @ 11x17

**CB COMMENT**

B) I want to make sure the rear one-story addition is slightly differentiated as new construction. The distinction doesn't have to be obvious, but should be discernable if someone is trying to figure out how the house has changed over time. Some possible ways to do that:

- Make the addition window screens simpler, just 1-over-1.
- Make the window and door trim slightly different dimensions.
- Make the addition siding type or width slightly different from that of the existing teardrop siding.

**MYA RESPONSE:**

Understood. The rear one-story addition will include simple window screens instead of the more ornate ones shown to differentiate it more clearly from the other windows. Additionally, on the north elevation, a vertical trim board currently exists where a past modification was made to the siding. This transition will remain as a demarcation of original fabric and new.

**CB COMMENT**

C) If the side gable windows are new (see question 1 below), a similar approach should be taken to differentiate them slightly as non-historic elements.

**MYA RESPONSE:**

The side gable windows are non-operable. They are horizontally positioned to fit in between an original eave bracket detail. They do not match any windows currently on the house. To differentiate them further from original fabric, they could be a single pane rather than divided light. A horizontal window screen could be added to the exterior (different from other screens in configuration) to simulate a divided light pattern and be clearly of a different era than the rest of the house.

**CB QUESTIONS**

1) Can you send photographs of the rear and side elevations, please? I'd especially like to know what the existing porch and rear wall look like, and if there are windows in the side gable ends.

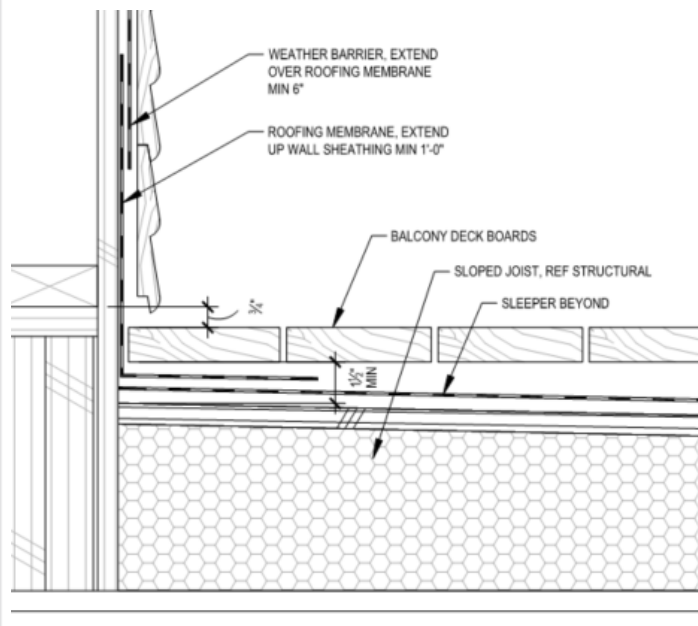
**MYA RESPONSE:** Photos of all elevations of the house will be returned to you along with this document.

2) What are the proposed wall and window sash materials for the new dormer?

**MYA RESPONSE:** All wall and window sash materials for the new dormer are to be either original sashes, rot resistant wood and glass and with metal flashings as necessary that will be painted to match the wood trim. See discussion above about the west facing dormer for additional detail.

3) What is the proposed wall material for the second-floor addition wall, to the west of the balcony?

**MYA RESPONSE:** The second-floor balcony dormer that faces east has walls that are visible in the south and north elevations. They are to be clad with wider wood siding material to match the historic materials on the west dormer. On the interior of the balcony, the wall facing east is to be clad with wood teardrop siding to match other areas of the house. Please reference the following detail:



### BALCONY AT INTERIOR WALL 03

SCALE: 3" = 1'-0" @ 22x34 | 1-1/2" = 1'-0" @ 11x17

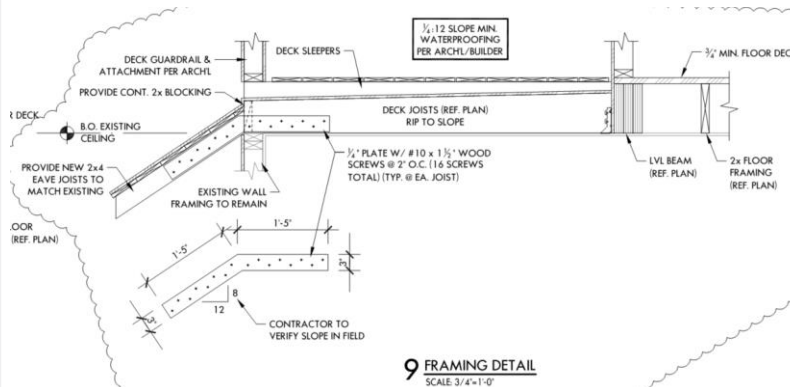
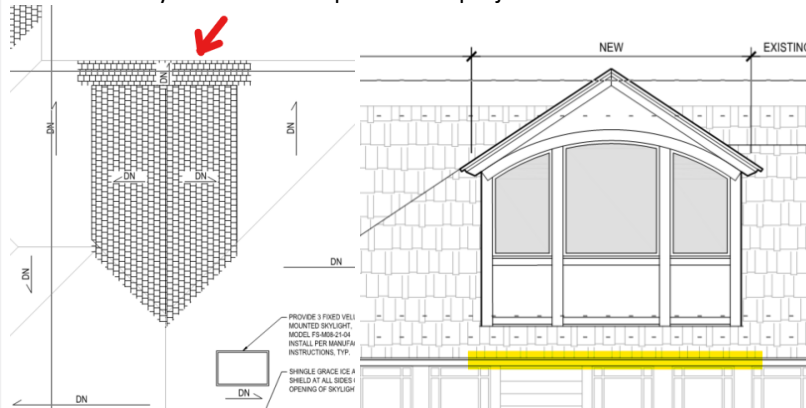
4) What is the proposed material for the second-floor balcony's solid railing? Will the balcony be screened in?

**MYA RESPONSE:** The railings on the second-floor balcony are to be a rot-resistant species of wood, such as mahogany. The infill panels are to be plywood, all is to be painted. The balcony will be screened in.



5) The roof plan shows a shallow shed roof at the east end of the rear second-floor gable, but I don't see that on the elevation. Can you clarify?

**MYA RESPONSE:** I believe you are seeing the area of the original roof eave below the balcony, which we have designed in concert with the structural engineer, so this original eave remains. This move would not be readily apparent in the elevation, as it is in plane with the rest of the existing roof eave. It is shown this way to illustrate areas receiving new shingles. The house will not be entirely re-roofed as a part of this project. See the next few drawings for clarification.



6) Here's what I have for the description of the rear one-story addition. Can you confirm it's correct?

*The addition will have a hipped roof covered with shingles to match existing, teardrop wood cladding to match existing, and 1-over-1 wood-sash windows with decorative screens to match existing.*

**MYA RESPONSE:** This description was written by the contractor, James Nolan, and MYA agrees with it.

7) If the side gable-end windows are new, are they proposed to have wood sashes? Will they be operable or fixed?

**MYA RESPONSE:** These new gable-end windows are new. They will be fabricated from a rot resistant wood, and they will be fixed.

8) *The new skylights on the south roof slope appear on the roof plan but not the elevation – which is correct? If they are proposed, will they be visible from the street?*

**MYA RESPONSE:** The skylights are included in our proposal. They have been added to the elevation for your reference and attached to this document. The skylights would be entirely invisible from the straight-on view of the west facing façade from the street.







STREET VIEW NORTHWEST  
SCALE: NTS 09



STREET VIEW SOUTHWEST  
SCALE: NTS 08



EAST ELEVATION  
SCALE: NTS 07



SOUTHEAST CORNER  
SCALE: NTS 06



PARTIAL SOUTH ELEVATION  
SCALE: NTS 05



SOUTHWEST CORNER  
SCALE: NTS 04



NORTHEAST CORNER  
SCALE: NTS 03



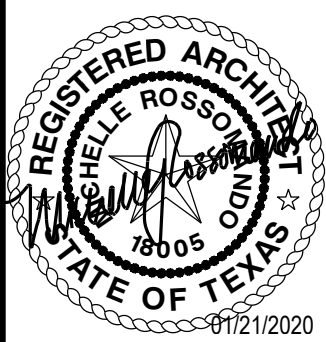
PARTIAL NORTH ELEVATION  
SCALE: NTS 02



NORTHWEST CORNER  
SCALE: NTS 01

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PLEASE RECYCLE

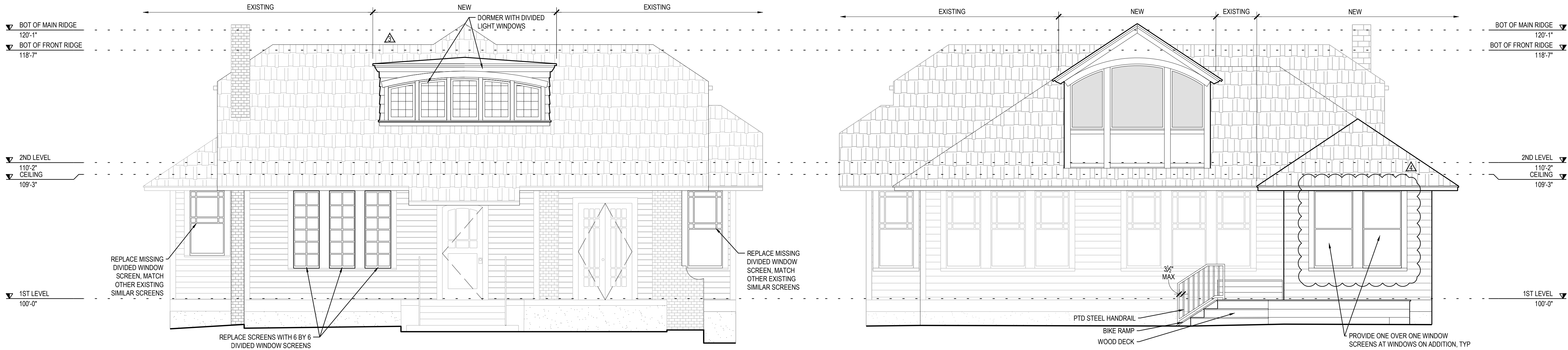
REVISION DATE

CONSTRUCTION DOCUMENTS  
PROJECT NO. 1903  
DATE 01/21/2020

EXISTING CONDITIONS  
PHOTOS

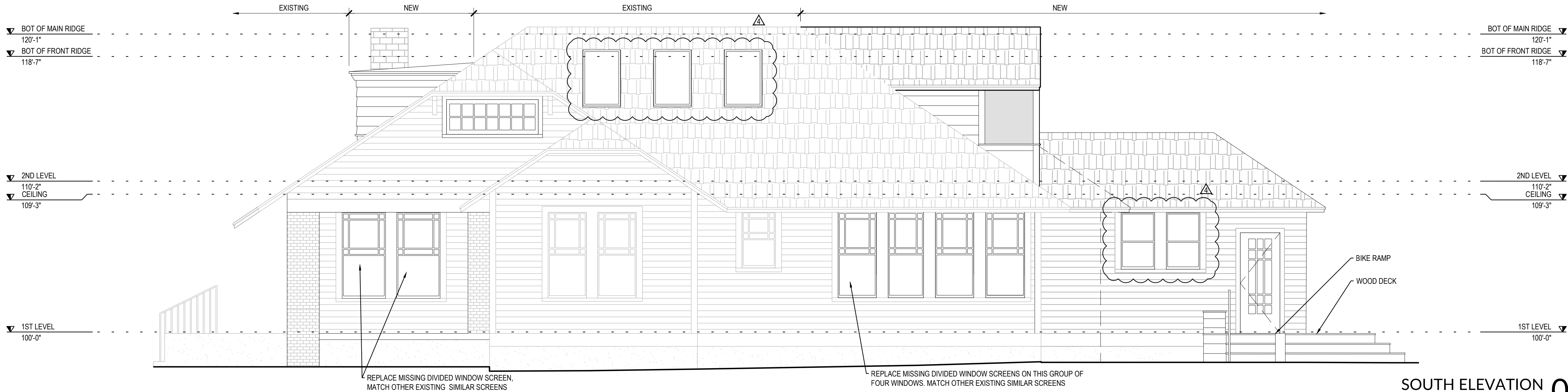
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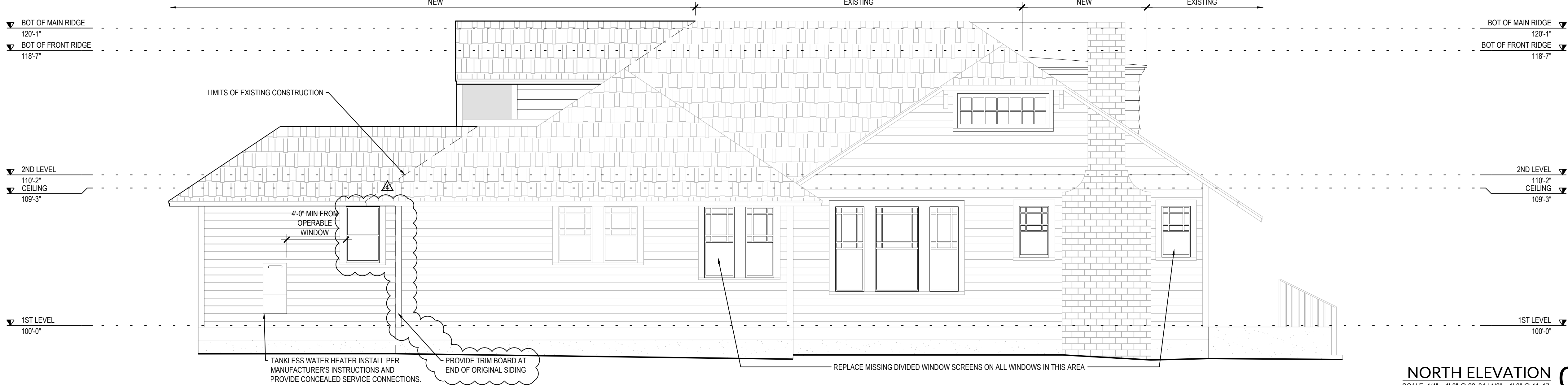


WEST ELEVATION 04  
SCALE: 1/4" = 1'-0" @ 22x34 | 1/8" = 1'-0" @ 11x17

EAST ELEVATION 03  
SCALE: 1/4" = 1'-0" @ 22x34 | 1/8" = 1'-0" @ 11x17



SOUTH ELEVATION 02  
SCALE: 1/4" = 1'-0" @ 22x34 | 1/8" = 1'-0" @ 11x17



NORTH ELEVATION 01  
SCALE: 1/4" = 1'-0" @ 22x34 | 1/8" = 1'-0" @ 11x17