

**CITY HISTORIC PRESERVATION COMMISSION
REQUEST FOR CERTIFICATE OF APPROPRIATENESS**

STAFF RECOMMENDATION

PETITIONER: Gales Architects
Elizabeth A. Gales
32 S. Broad Street
City, GA 33333

FILE NO: HBR 01-2588

ADDRESS: 322 W. Broughton Street

DATE: June 29, 2001

NATURE OF REQUEST

The petitioner is requesting approval to rehab the storefront and make general exterior repairs to the exterior of 322 W. Broughton Street as follows:

- Replace windows with Marvin SDL 2/2 clad windows
- Replace existing CMU sill
- Replace metal canopies with new flat canopy
- Replace mezzanine windows
- Add cornice to top parapet, and repair existing metal cornice at storefront level
- Add divider columns to storefront

FINDINGS

1. The present building at 322 W. Broughton Street was built or altered in 1912 and housed the M. K. Jones furniture company. Occupying the entire lot, the building features an internal mezzanine construction which is clearly visible on the 1916 Sanborn Map. This commercial structure replaced or altered and added to a pair of four story high stoop townhouses, which had remained occupied until 1912. Previously there has been a pair of two story servant' dwellings on the alley side of the lot with a courtyard between the front and rear buildings.

The style of the building is Greek Revival with typical parapet and dentil molding, square headed sand stone lintels and sills, suggesting a mid-19th century construction date. On site details suggest that the building was gutted and doubled in size and rebuilt within the 19th century walls. The 1892 Kelly view of City clearly shows the two 19th century townhouses with the existing parapet.

A dated 1935 photograph indicates that the windows in the upper stories were 1/1 at the time. This suggests that the original window sashes were replaced in 1912. The storefront was divided into three bays with the outer bays housing recessed entries. By 1940, there is the current entry only, which is not recessed. The material of the sill under the storefront windows are a more recent change.

The 1940 photograph also shows the interesting mezzanine detail of the casement windows which appear to date to the 1912 alteration.

2. The building is located within the boundaries of the Broughton Street Historic District, therefore the Secretary of the Interiors Standards for Rehabilitation, in addition to the Broughton Street Historic District Design Guidelines, also apply.

STAFF COMMENTS

1. Windows: The Secretary of the Interior's Standards for Rehabilitation recommend protecting and maintaining the original frames, sashes, surrounds, etc, of historic windows. If the window is too deteriorated to preserve, the new window should follow the overall form and detailing of the existing. Staff recommends the use of one over one windows which would reflect the 1912 commercial alterations and would mitigate the problem of visually and historically inaccurate simulated divided light windows. Please provide more information on the proposed design of the hinged wood shutters. They would traditionally have been louvered when it was a residence and probably not used when it changed to commercial. Will they on the South elevation only?

Regarding the mezzanine windows, retain or rebuild to match the casement windows which are an interesting feature of the façade and a contributing feature of the commercial use of the structure. Any rebuilt windows should match exactly the proportion of the current windows. The drawing does not appear to be accurate in its representation of the mezzanine space both above and below the windows.

2. Cornice: The Secretary of the Interiors Standards recommend against creating a false historical appearance by introducing a feature based on insufficient historical, pictorial, and physical documentation. The addition of a top cornice should not be done based on the 1892 Kelly view, 1935 and 1940 photographs and 1920s postcard view. This parapet was always a plain Greek Revival feature and reflects the residential use of the property in the 19th century.
3. Storefront: An aluminum storefront system is proposed with a stucco over CMU sill, wood infill columns between the existing iron columns. Regarding the sill, it is evident from photographs that the current sill is not original, however stucco is not appropriate visually or from a durability standpoint. Stone or ceramic is recommended. The design of the wood infill columns with a flat piece attached to the wood base column is not a historically accurate detail. It is understood that the columns are for structural support, however metal would be more appropriate. There are at least 4 different materials used in this proposed storefront.

RECOMMENDATION

Staff recommends that the 1912 commercial features of this structure be retained, including the mezzanine casement windows, use of one over one upper story windows, and deletion of proposed upper cornice based on historical evidence that one did not formerly exist on this building. Reconsideration of the infill columns on the storefront, the sill and the shutters.

City Preservation Officer