



## Historic Preservation Commission

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### September 25, 2024 Historic Preservation Commission Meeting

**Title**

Petition of Hansen Architects, P.C., Patrick Phelps | 24-004724-COA | 2517 Bull Street & 2517 West 42nd Street |  
Rehabilitations / Alterations and Special Exception Request

**Description**

The applicant is requesting approval for selective demolition and alterations to the properties located at 2517 Bull Street and 2517 West 42nd Street. This staff report will cover both properties and address them separately in each section.

## **Recommendation**

**Approve** the request for selective demolition and alterations to the non-contributing properties located at 2517 Bull Street and 2517 West 42nd Street with the following conditions because the work is otherwise visually compatible and meets the standards:

1. Provide a sample / mock-up of the proposed Hardie fiber cement panels that are proposed to be installed on the side / rear portion of 2517 Bull Street in order to ensure that they are visually compatible. If found to not be, then substitute fiber cement siding which is an approved material.
2. Provide additional information on the proposed mechanical equipment and refuse storage area in order to ensure that the standards are met for 2517 Bull Street.
3. For 2517 West 42nd Street, either change the proposed exterior material of metal panels for the building to a permitted one, or alternatively request a Special Exception.
4. Provide additional information on the proposed mechanical equipment and refuse storage area in order to ensure that the standards are met for 2517 West 42nd Street.

## **AND**

**Approval** of the two (2) Special Exceptions from the following standards:

**Exterior walls, New construction, alterations to non-contributing resources, and additions.**

**Permitted materials, Exterior walls, New construction, alterations to non-contributing resources, and additions.** Brick, stone, wood, true stucco, and wood or fiber cement siding.

**Prohibited materials, Exterior walls, New construction, alterations to non-contributing resources, and additions.** Vinyl siding, aluminum siding, rolled asphalt, EIFS, one-part stucco over insulation and/or wood or metal framing, T-111, corrugated metal, unpainted exposed CMU blocks, **fiber cement panels**, and metal panels.

To allow for the use of Hardie fiber cement panels on the rear portion of the building at West 42nd Street and DeSoto Avenue because the Special Exception criteria is met pending the review of a sample / mock-up.

**Windows, New construction, alterations to non-contributing resources, and additions.**

**Configuration, Windows, New construction, alterations to non-contributing resources, and additions.**

Windows shall be taller than they are wide, except for accent windows, which may be round or other shapes.

Windows shall be single-hung, double-hung, triple hung, awning, or casement, except for accent windows which may also be fixed or hopper.

Simulated divided light windows shall be permitted provided that the muntin is 7/8 inches or less, the muntin profile shall simulate traditional putty glazing, the lower sash rail shall be wider than the meeting and top rails, and there shall be a spacer bar in between double panes of glass. Between-the-glass, snap-in or applied muntins shall not be permitted.

Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.

Window sashes shall be inset a minimum of three (3) inches from the façade of a building, except for wood frame buildings.

Bay windows shall extend to the ground unless they are oriel, beveled or are supported by brackets.

All residential facades visible from a street shall incorporate transparent features (windows and doors) over a minimum of 30% of the ground floor façade.

**Retail uses shall incorporate transparent features (windows and doors) over a minimum of 70% of the ground floor façade.**

All other nonresidential facades shall incorporate transparent features (windows and doors) over a minimum of 50% of the ground floor façade.

To allow for the percentage of openings to be less than the required 70% on the ground floor facade due to the existing conditions because the Special Exception criteria is met.

## **Contact**

## **Financial Impact**

## **Review Comments**

## **Attachments**

☉ [Submittal Packet - 2517 Bull St..pdf](#)

☉ [Submittal Packet - 2517 W. 42nd St..pdf](#)

☉ [Staff Report - 24-004724-COA 2517 Bull St & 2517 West 42nd Street.pdf](#)