

Legislation Text

File #: 22-4879, **Version:** 1

HLC#22-011: Public hearing to consider a request for exterior improvements, including foundation work, new siding, new paint colors and other exterior work, to the Troy Hackler House at 507 E. Broad Street; Gene Tennison, applicant and Shirley Evans and Melanie Meeks, owners

The applicant is purchasing the Hackler House for use as an office. As part of the remodeling, the applicant is planning the following work on the exterior of the building:

- Leveling the foundation
- Replacing rotted fascia board
- Stabilizing the small porch on the right side of the house
- Painting the exterior and trim
- Moving the entry door to the end of the ADA ramp. The existing window will be relocated to one of the door locations.
- Removing the existing vinyl siding and replacing it with wood 3/8-inch by 5-inch lap siding.
- Restoring or repairing the Queen Anne trim in the front gables.
- Cleaning up the existing landscaping.

The exterior work is estimated to be \$75,000. Another \$127,000 is estimated for interior remodeling, for a total of \$202,000 spend on the rehabilitation of the house.

Although the house is being used for commercial purposes, the following guidelines from the *Design Guidelines for Historic Residential Properties* should be considered for changes or alterations to a landmark residential structure:

- **Chapter 3.8: Foundation and Skirting**

1. *The design guidelines cannot address the structural implications of foundation design of historic houses, as this can only be done by a qualified structural engineer with experience in historic residential buildings.*

The applicant has engaged a foundation contractor to repair and stabilize the foundation. The scope of work for the foundation is attached. The foundation repair includes shoring up the small side porch on the east side of the house.

2. *Where skirting has been removed, new skirting is appropriate to the historic house. Wood siding as a continuation of the siding on the walls above is appropriate for those houses with solid skirting.*

Skirting has not been addressed in the application. The Commission may wish to ask the applicant

- **Chapter 3.5: Wood Siding and Trim**

1. *Replacement wood siding on historic residences should match the size, profile and texture of the historic siding as close as possible. If this is not possible, consideration should be given to the use of new wood siding in a selected area, with the new siding matching the historic as close as possible and of a simple profile. New siding should not be more elaborate than the historic.*

The current siding on the house is vinyl siding. As shown in the applicant's photograph, there is particle board behind the vinyl. The applicant plans to replace the existing siding with new wood 3/8-inch by 5-inch siding like the wood siding on the Man House Museum.

2. *The trim used on a residence is typically wood, and can be door trim (or casing), window trim, corner boards, fascia trim, cornices, patterned siding (or shingles) at a gable, dormer trim, porch and roof trim. In situations where trim is deteriorated beyond repair, it may be necessary to remove the original trim and replace it with new. In this situation, the replacement should match the original in size and finish.*

The applicant plans to replace any rotted fascia board (rake trim) along the edge of the eaves. The gable trim in the front eaves also needs restoration or repair. Where the wood in the gable trim is beyond repair, wood replacement parts may be used if the parts have the same size, elements and finish as the original.

- **Chapter 3.2: Door Design Guidelines**

1. *Do not create a new door opening in the front or side façade of a house. If new openings are necessary due to code requirements or other reasons, consideration should be given to removal of a window and inserting a door at this location.*

The east side of the house accommodates the ADA wheelchair ramp. The ramp terminates at a narrow landing facing a window, with a door on either side of the ramp. Due to the narrow area, a disabled person must navigate a difficult turn to enter the building through one of these doors.

The applicant proposes to install an ADA compliant door where the existing window is currently located. The window will be removed and used to fill the doorway on the left side of the landing. The door on the right side will be closed in and covered with new wood siding. If possible, one of the existing doors should be used for the new entrance.

Because this part of the house is inset under a covered porch, it is not highly visible from the street. This modification should not negatively impact the historic character of the house.

- **Chapter 3.10: Color Design and Paint**

1. *Body and trim colors should not be similar in hue or tone intensity (i.e. 2 shades of colors that are closely related like green and red or 2 dark or light shades of the same color).*

The applicant proposes a body color of Downing Slate, a blue-gray shade, and Classical White for the trim. Both colors are on the approved Sherwin Williams paint palette for Victorian and Classical era houses and would be appropriate to the time of the Hackler House. The

paint finish would typically be matte or satin; a gloss paint is inappropriate for a historic house.

- **Chapter 3.14: Landscaping**

1. *The landscape design should reflect the historic landscape design appropriate for the historic house and should enhance its surroundings.*

The applicant plans to clean up the existing landscaping, including trimming trees near the house, trimming or removing shrubs along the fence and renovating the planter beds.

Historic Background

This multi-gabled house was the residence of Troy Hackler, a native of Virginia raised in Missouri and a veteran of the Confederate Army who moved to Tarrant County in 1865. He eventually procured a farm and went on to accumulate land in and around Mansfield.

It is not clear whether the original core of the house (built about 1880) was constructed on the site or moved from Hackler's farm. At any rate, the house was added to continually and probably achieved its present appearance by 1900. The house remained in the Hackler family until 1964. It is unusual in its play of gabled forms and is one of the key contributors to a potential historic district along E. Broad and Elm Streets.

The Troy Hackler House is a registered Mansfield historic landmark.

Staff recommends approval.

Attachments

Maps and Supporting Information
Applicant's Scope of Work
Foundation Repair Information
Applicant's Photographs
Proposed Paint Colors