

**HISTORIC LANDMARK COMMISSION  
AUGUST 25, 2014  
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS  
LHD-2014-0019  
912 BLANCO STREET  
CASTLE HILL**

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**PROPOSAL**

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Construct a two-story addition to a one-story contributing bungalow; move the house on the lot.

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**PROJECT SPECIFICATIONS**

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The applicant proposes to construct a two-story addition to an existing one-story bungalow that is contributing to the Castle Hill Historic District. The proposed addition will require the partial demolition of the rear of the house and roof to accommodate the addition. The addition will have hardi-plank smooth siding, hardi-trim around the wood, double hung windows, which will match the existing windows on the house in terms of size and pane configuration, and will have a shed-roofed dormer in the side-gabled roof. The tympanum of the gable in the proposed addition will be board-and-batten with hardipanel alternating with wood battens. The proposed addition will be set back approximately 15 feet from the front wall of the house and approximately 20 feet back from the front of the front porch. The depth of the existing house is approximately 40 feet.

The applicant further proposes the construction of a carport on the south side of the house. In order to accommodate the proposed carport and new driveway, the house will have to be moved approximately 5½ feet to the north of its current location. The front setback of the house will remain exactly the same as currently exists.

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**STANDARDS FOR REVIEW**

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The Castle Hill Local Historic District Design Standards state:

- Maintain the historic style and retain character-defining features, including exterior wall materials, windows, and window screens, doors and entryway details, roof form, porches, chimneys, railings, and trim.
- A new addition shall not visually overpower the existing building, compromise its historic character, or destroy any unique character-defining features. Large additions may be constructed as a separate building and connected to the existing building with a linking element such as a breezeway, as long as they comply with other section of these Standards.
- Two-story additions to one-story buildings must be set back a minimum of 1/3 the depth of the building measured from the front wall of the house (excluding the porch), or 15 feet measured from the front wall of the house, whichever number is greater.
- Design an addition using appropriate scale and detailing to avoid creating a top-heavy appearance.
- Materials of the additions shall be compatible with the original building, and may include use of modern materials such as fiber-cement siding, as appropriate.

- New roof forms must match the pitch of the roof on the existing house to the greatest extent possible.
- Windows shall be compatible w in form and materials with the existing buildings, and can be used to define contemporary design when determined appropriate to the particular application.
- Consider creation of usable space by finishing out an existing attic, including the addition of dormers on a side roof that is set back from the front of the building at least 15 feet or 1/3 the building depth.

The Commission's general standards for review of applications for Certificates of Appropriateness also include:

- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

#### **COMMITTEE RECOMMENDATIONS**

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Recommended for approval.

#### **STAFF RECOMMENDATION**

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Approve as proposed.