

HISTORIC LANDMARK COMMISSION
APRIL 24, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2017-0007
1105 W. 10th Street
Castle Hill Historic District

PROPOSAL

Construct a new rear addition, restore the original siding, steps, and porch floors, construct a new porch addition to the side.

PROJECT SPECIFICATIONS

The applicant proposes to remove non-original additions, as well as the current metal siding. The non-original concrete front steps will be replaced with wood steps and risers. The front porch floor will be restored with wood. Columns, windows, the entry details (transom and sidelights) will be restored.

The applicant further proposes the construction of a modern-styled rear addition, which will be lower in height than the main part of the house, and will not be visible from any public view of the property. The proposed addition will have stucco siding, a flat roof, and sliding glass doors. The applicant further proposes a porch addition to the side of the house, which will turn the existing porch into a wraparound porch; the porch will be constructed out of wood and will meet up with the proposed addition approximately 23 feet back from the front wall of the house. The current garage will be moved to the side of the house, and a steel planter will be installed along the slope of the front yard towards the side. The house will have a new standing-seam metal roof and a new chimney, currently proposed to have metal sheathing. In the original part of the house, the applicant proposes to remove one window from the side of the house, and install three new wood windows on the same side.

STANDARDS FOR REVIEW

The Castle Hill Design Standards applicable to this project are:

- Do not make changes to the public view of an existing contributing building that have no historic basis and/or that seek to create the appearance of an architectural style that is not original to the existing building.
- The allowable height for additions and new construction is the average height of the adjacent properties on either side of the subject property, or 32 feet, whichever is greater.
- Maintain the historic style and retain character-defining features. Character-defining features generally include exterior wall materials, windows and window screens, doors and entryway details, roof form, porches, chimneys, railings, and trim.
- Replacement windows, where permitted, must match the original in terms of size, profile, muntin shape, configuration, and details. Do not use vinyl-clad windows. Do not use false muntins attached to or inserted between insulated glass panels.
- Acceptable roof materials include but may not be limited to composition shingle, metal roofs of all types except corrugated metal, fiberglass shingles, metal shingles, as determined appropriate.

- For contributing buildings, a new addition shall not visually overpower the existing building, compromise its historic character, or destroy any unique character-defining features.
- Materials of the addition (walls, roofing materials, and windows) shall be compatible with the original building, and may include the 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 in form and materials with the existing building, and can be used to define contemporary design when determined appropriate for the particular application.
- 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

The Committee recommended approval of the project as proposed with the recommendation that the proposed new chimney be narrower so as to make it less visible.

STAFF RECOMMENDATION

Approve as proposed. The proposal meets the Design Standards for the historic district; while the addition itself varies from the design standards in its flat roof and siding, it is not visible from a public viewpoint.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: LHD-2017-0007
LOCATION: 1105 W 10TH ST.

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