

HISTORIC LANDMARK COMMISSION
APRIL 24, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
HDP-2017-0027
Spencer and Ora Lee Nobles House
2008 E. 8th Street

PROPOSAL

Realign the house on the lot and construct a two-story rear addition.

PROJECT SPECIFICATIONS

The applicant will be seeking historic zoning for this property next month, and is seeking the Commission's approval under a Certificate of Appropriateness for realigning the house on the lot and for the construction of a two-story rear addition.

Currently, the house sits at an angle to the street; the applicant proposes to realign the house on the lot so that it is perpendicular with the street, and therefore provides a driveway for off-street parking behind the house.

The applicant further proposes the construction of a two-story addition to the rear of the house. The proposed addition is modern in style. It will have horizontal lap siding on the ground floor and vertical wood tongue-and-groove siding on the second story, with prominent fascia boards outlining the elevations of the addition. The roofline of the proposed addition is a modified gable, with a 12:12 slope in the front facing the existing house and a 3:12 slope to the rear. Fenestration in the proposed addition will be large and irregularly-spaced, but the windows facing the house will reflect the traditional fenestration pattern.. The addition will be connected to the house via a glassed breezeway, requiring the removal of a non-historic rear addition to the house and the creation of a courtyard between the existing house and the proposed addition.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- 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 made recommendations regarding the roofline of the drawings then presented; the applicant has modified the roof design to accommodate the recommendations of the Committee. The Committee further appreciated the fact that the addition is connected to the house via a breezeway rather than tacked on to the back of the house.

STAFF RECOMMENDATION

Approve as proposed with the further recommendation that the applicant consider designing the windows in a more traditional configuration and pattern.