

HISTORIC LANDMARK COMMISSION
 FEBRUARY 26, 2018
 APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
 LHD-2018-0003
 501 W. 33rd Street
 Aldridge Place Historic District

PROPOSAL

Remodel an existing house and construct a one-story rear addition.

PROJECT SPECIFICATIONS

The proposed project includes replacing the existing metal roofing with asphalt shingles, repairing brick masonry, repairing the wood-sash diamond-pane windows on the primary façade, replacing wood-sash windows on the east and west elevations with new wood-sash windows, and removing a portion of the rear (south) wall to connect the addition. This is a contributing property in the Aldridge Place Historic District.

The proposed addition is located at the rear, with a roughly L-shaped plan capped by a front-gabled roof covered in asphalt shingles. It is clad in stucco with stucco skirting. Fenestration include single-hung wood-sash windows. Doors include laminated (fiberglass) insulated doors. The addition has a footprint of 1,670 square feet.

STANDARDS FOR REVIEW

The Aldridge Place Historic District design standards were used to evaluate the proposed project. Relevant standards include:

5.2.1 Front of Houses. Retain the historic character of a house in terms of door and window placement and exterior wall materials. Repair damaged or deteriorated exterior wall materials where reasonably possible.

The existing brick masonry will be repaired and existing wood-sash windows on the primary façade will be retained.

5.2.3.1 Windows and Screens. Repair or rehabilitation of the original windows and screens is the preferred option, following by replication, and then replacement.

Existing wood-sash windows on the primary (north) façade will be repaired. Wood-sash windows on the east and west elevations are proposed to be replaced.

5.2.3.4 Windows and Screens. If replacing windows or screens, use windows and screens that match the scale, profile, appearance, and configuration of existing historic windows. Aluminum-clad wood windows generally are appropriate for historic districts, but vinyl and aluminum windows or windows with interior vinyl pane dividers are not appropriate.

Existing wood-sash windows on the east and west elevations will be replaced with new wood-sash windows of the same dimensions.

5.2.5 Roofs. In replacing roof materials, consider first the use of the original material, then the use of a product that resembles the original material.

The proposed new roof material is compatible with the existing building.

5.3.1 Preservation of Historic Character. Construct additions so as to require the removal or modification of a minimum of the historic fabric of the structure. Design additions to reflect the form and scale of the existing house within the historical context of the neighborhood.

The proposed addition will be connected via the south (rear) wall, involving removal of a small area of the existing building. The addition's form and scale is compatible with the existing house.

5.3.2.1 General. Locate additions and alterations to the rear or rear side of the building.

The proposed addition is located at the rear of the building and will have a minimal impact on the character of the existing building.

5.3.3 Size and Scale of Additions

1. Design new additions so that they do not visually overpower the existing building, compromise its historic character, or destroy any significant historic features or materials. Additions shall appear subordinate to the existing house.

2. Locate additions as inconspicuously as possible, which is generally at the rear of the house.

3. Design additions to have the same scale as the existing house.

4. Locate second story additions at least 15 feet or one-third of the depth of the house back from the front house wall. The front house wall is the exterior wall closest to the street and not including the front porch walls or posts. Houses on corner lots have only one front wall.

The proposed addition meets these criteria for compatibility, location, and scale.

4.4: Roof, Fenestration, and Siding

1. Make the pitch and height, materials of the roof of the addition match or be compatible to that of the existing house.

2. Make windows visible from the street on any addition compatible with those on the existing house in terms of sash configuration, proportion, spacing and placement.

3. Use exterior siding materials on the addition that match or are compatible with that of the existing house.

The proposed addition meets these criteria. The stucco cladding is compatible with the existing building, and reflects the stucco foundation skirting of the existing building.

The proposed project meets some of the design standards for the historic district.




COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Encourage the applicant to retain the historic wood-sash windows on the side elevations.



 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

CASE#: LHD-2018-0003
LOCATION: 501 W 33RD ST

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PROPERTY INFORMATION

Photos



501 W. 33rd Street.