

HISTORIC LANDMARK COMMISSION
MAY 21 2018
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2018-0009
607 Harthan Street
Harthan Street Historic District

PROPOSAL

Construct an addition to the rear and side of the house; modify the front façade; increase parking at the front of the house.

PROJECT SPECIFICATIONS

The proposed addition will be built into the slope of the lot, so will not appear as a second story to the house from the street. The applicant proposes to re-use several existing windows in the addition, and will use siding and roofing materials to match the existing house. More modern features to the addition, such as a steel trellis and new stairs, will be on the back of the house.

The proposed modifications to the front of the house include removing the existing horizontally-oriented picture window and replacing it with a set of 1:1 windows that will be salvaged from the house. The existing metal porch posts will be replaced with 8 x 8 wood columns.

The applicant further proposes to expand the existing gravel driveway with a larger, concrete-paved driveway in the front of the house.

STANDARDS FOR REVIEW

The Harthan Street Historic District Design Standards applicable to this proposal include:

- Retain the original façade of the house. Do not change the character, appearance, configuration, or materials of the façade, except to restore buildings to their original appearance
- Design the addition to complement the scale, massing, materials, and fenestration patterns of the original part of the house.
- Design one-story additions to one-story houses whenever possible.
- Construct all addition toward the rear of the house. Do not locate an addition on the front of the house.
- Design side additions to minimize visual impact and avoid disruption of the compact building patterns in the district. The building's overall shape as viewed from the street should appear relatively unaltered whenever possible.
- Retain as much of the historic building as possible in the construction of the addition.
- The materials of an addition shall match or be compatible with those on the existing house.
- Use wood or cementitious fiberboard siding for an addition to a wood-sided house.
- Differentiate the addition from the existing house by means of trim boards or other means of separating the addition from the original architecture.
- Additions should have window-to-wall area ratios, floor-to-floor heights, fenestration patterns, and bay divisions compatible with those on the existing house.
- Use materials a simple roof style and slope which complements the roof on the existing house.,
- Use materials for the roof which match whenever possible or are compatible with the roof on the existing house.
- Use windows which complement those on the existing house in terms of size, shape, materials, pane configurations, and patterns or groupings.

- Do not use fixed-sash windows in place of double-hung windows on the front.
- New windows shall be wood or aluminum-clad wood.
- Avoid false mullions attached to or inserted between the glass in windows.
- Back porches and decks should not be visible from the street.

In addition, 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.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.

COMMITTEE RECOMMENDATIONS

The Committee was concerned about the front-yard parking, but recognized that the Harthan Street Historic District Design Standards do not address the issue. City Code Section 12-5-29 states:

"A person may not park a motor vehicle in the front yard or side yard of a residential property except in a driveway or a paved parking space depicted on an approved site plan."

STAFF RECOMMENDATION

Approve as proposed, with the recommendation that the applicant determine if historic photographs or other evidence exists of the original appearance of the house, and to modify the plans to comport with the original appearance if possible. This house was initially considered non-contributing due to the existence of the picture window and the metal porch posts, but that initial determination was overturned by the time the district was established. While the proposed modifications to the front of the house appear in line with what could have been the original appearance of the house, staff is not comfortable recommending a speculative treatment to the front window and porch posts in the absence of justifying evidence. However, the proposal is affecting the aspects of the house that led to the initial determination of non-contributing, so even if there is no proof of the original appearance of the façade, the proposed changes will not make the house even more non-contributing, but it would be preferable to base the changes on photographic or physical evidence. The remainder of the project complies with the design standards for the historic district and can be approved without reservation. Staff further recommends that the applicant ensure that the site plan is approved before modifying the existing parking in violation of City Code.





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-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: LHD-2018-0009

LOCATION: 607 HARTHAN ST

1" = 333'

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