

HISTORIC LANDMARK COMMISSION
NOVEMBER 19, 2018
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2000-0012
Stanley Homestead Outbuilding
1809 Newton Street

PROPOSAL

Construct two new houses on the rear of the lot; relocate the outbuilding to avoid the critical root zone of an adjacent tree.

PROJECT SPECIFICATIONS

The applicant proposes to build two houses on the rear part of the lot, which has been carved off from the original lots; the outbuilding, which is a historic landmark, was approved for relocation on the lot by the Historic Landmark Commission in order to accommodate the sale of the rear portions of the lots. However, the outbuilding is now in the critical root zone of an adjacent tree and in order to comply with the tree ordinance, there must be an offset of the building coverage for the proposed new houses in order to keep the historic outbuilding where it is.

The proposed houses are two-story structures that will have vertically- and horizontally-oriented cement-board siding, a standing seam metal roof, and fixed-sash fenestration. Both proposed houses are tall and narrow.

The applicant also proposes to move the historic landmark blacksmith shop closer to the historic house that it is associated with to avoid a critical root zone of an adjacent tree.

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.

COMMITTEE RECOMMENDATIONS

The Committee recommended review by the full Commission.

STAFF RECOMMENDATION

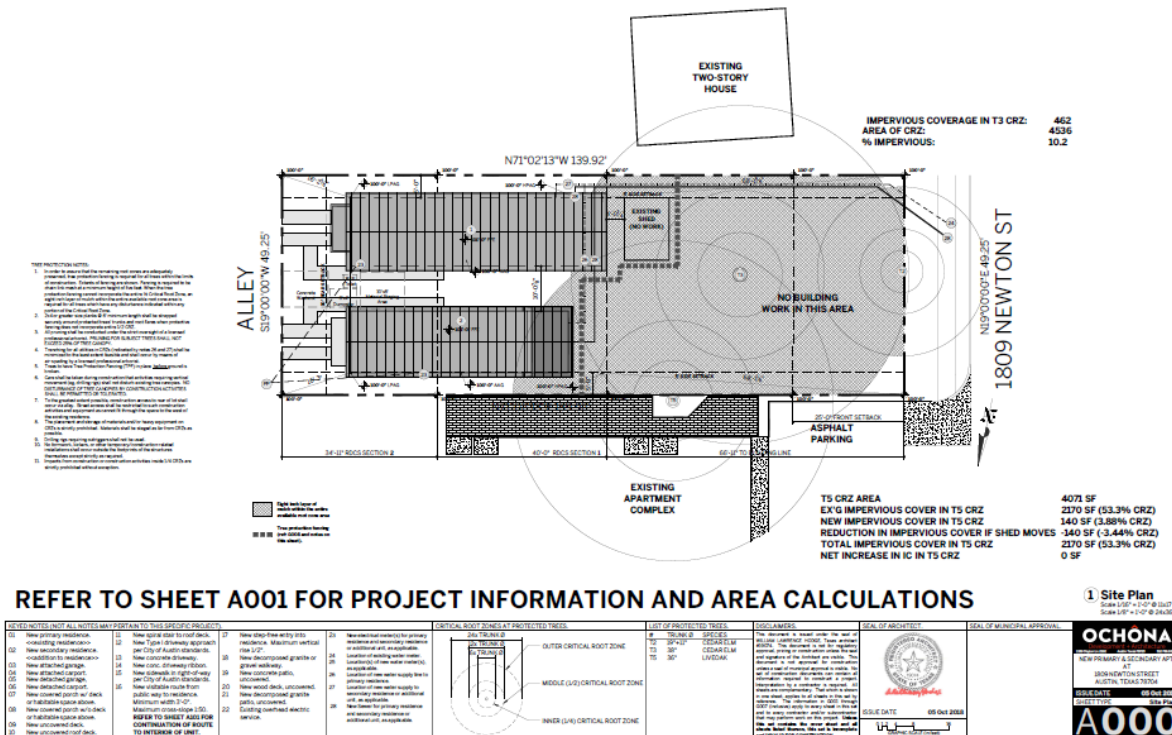
Require that the applicant reduce the square footage of the proposed new houses to offset the square footage of the historic outbuilding so that it can remain in its current location. To move the outbuilding to the proposed location will destroy the historic spatial relationships of the outbuilding to the landmark house, and will adversely affect the context of these two historic buildings. Staff cannot support another relocation of the outbuilding.



Current spatial relationship of the historic house (right) and the historic blacksmith shop (left)



The blacksmith shop



Proposed location for the site of the blacksmith shop. The historic landmark house is at the top of the diagram. This proposed relocation would avoid the critical root zone issues of a 300-year old live oak tree, but would destroy the historic spatial relationship between the house and the outbuilding. Staff cannot support this proposal.

The following is backup from the February 17, 2017 meeting when the stone outbuilding was proposed to be moved to accommodate the sale of the back sections of the lots.

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HISTORIC LANDMARK COMMISSION
FEBRUARY 27, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1993-0024 and C14H-2000-0012
Stanley Homestead and Out-building
1809 and 1811 Newton Street

PROPOSAL

Move the stone outbuilding 20 feet to the west and remove the historic zoning from 6,901 square feet of the back of Lots 7 and 8, Block 29, Swisher Addition.

PROJECT SPECIFICATIONS

The applicant is proposing to move the landmarked stone outbuilding 20 feet to the west and to remove historic zoning from the rear sections of both Lot 7 and Lot of Block 29, Swisher Addition to allow for the subdivision and sale of that property for an additional residence facing W. Mary Street. The applicant will provide the details for the move of the shed to the Commission pending approval of this application.

The applicant has submitted a detailed numbering plan for the dismantling of the shed and its reconstruction at its proposed new site as well as the foundation plan requested by the Commission.

STANDARDS FOR REVIEW

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- 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.

COMMITTEE RECOMMENDATIONS

The Committee recommended approval of the concept of moving the shed, but did not want to recommend release of the zoning until the Commission has had the opportunity to see the plans for any new construction on the back of the lot.

STAFF RECOMMENDATION

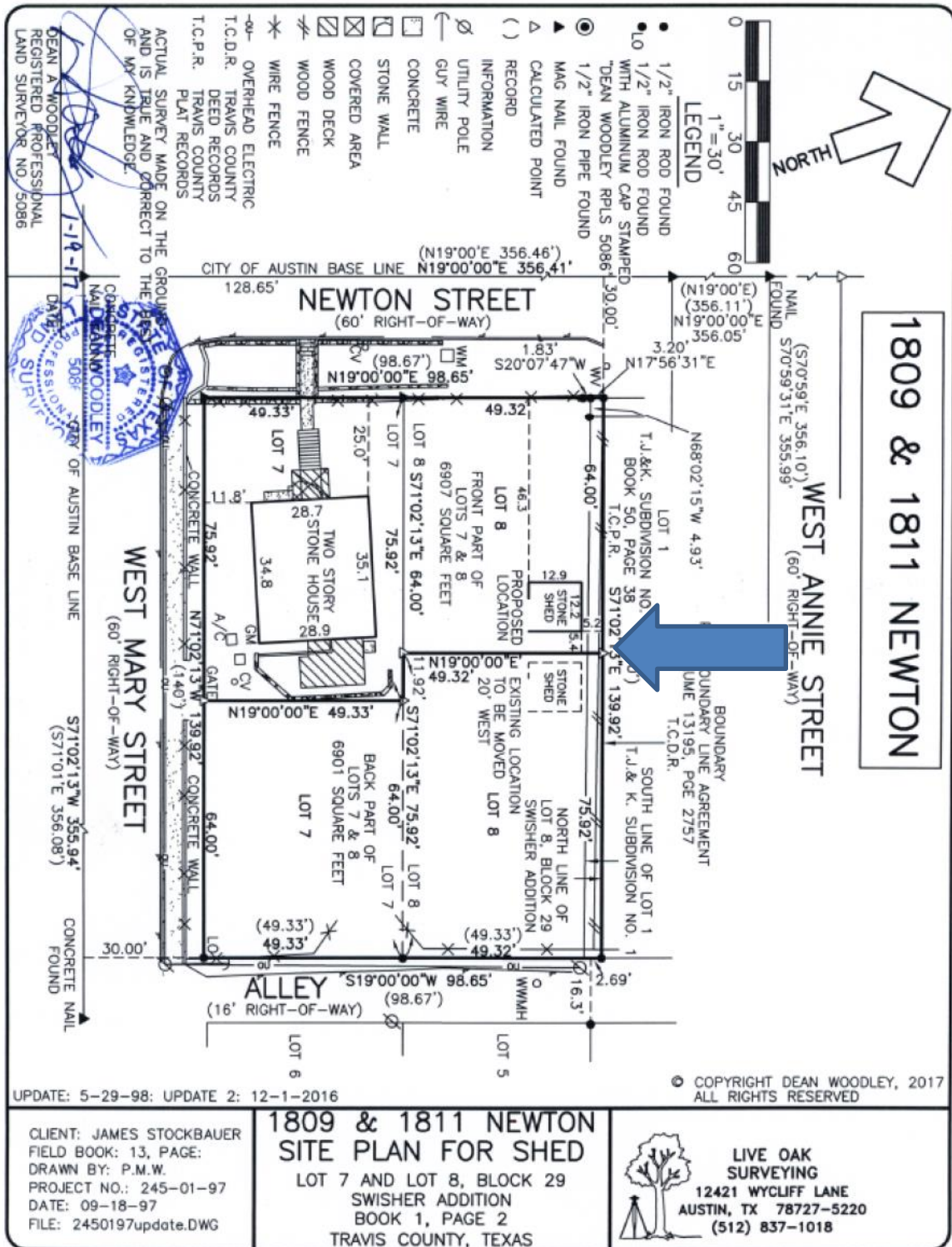
Approve as proposed. The proposed location of the outbuilding is 20 feet west of its current site and the move will not have any adverse effect on the context of the outbuilding vis-à-vis the homestead; the back section of both lots is currently undeveloped, absent a driveway and parking area. Removing the historic zoning from this land will not impact the historic character of the homestead or the relocated outbuilding. Staff does not concur with the Committee's recommendation that the Commission condition its approval of the removal of historic zoning on approval of a new house to be built on the back of the lot – this area is not contributing in character to the historic context of the house and outbuilding and, in staff's opinion, should not be tied to the ability to sell or develop that portion of the lots.



The outbuilding proposed for relocation 20 feet west (towards Newton Street) from its current site.



The existing driveway and parking area at the back of the homestead with the outbuilding, looking towards Newton Street (west).



2. **C14H-1993-0024 and C14H-2000-0012**

**Stanley Homestead and Outbuilding, 1809 and 1811 Newton Street.
Council District 9**

Proposal: Move the stone outbuilding 20 feet to the west (towards Newton Street) and remove historic zoning from the rear portions of both lots.

Applicant: Jim Stockbauer

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Provide a detailed foundation plan and plans for the new house on the rear of the lot before a recommendation regarding the removal of historic zoning.

Staff Recommendation: Approve as proposed.

Speakers in favor of the application:

Jim Stockbauer and Dean Woodley.

No speakers in opposition.

MOTION: Close the public hearing on a motion by Commissioner Myers, seconded by Commissioner Papavasiliou. Vote 9-0 (Valenzuela off-dais).

MOTION: Approve the relocation of the stone outbuilding in accordance with the applicant's proposal but postpone the decision on the application for removal of historic zoning until the Commission has reviewed the plans for any new construction on the portion of the property proposed for the removal of historic zoning on a motion by Commissioner Myers, seconded by Commissioner Reed. Vote 9-0 (Valenzuela off-dais).

Minutes from the February, 2017 meeting