

**HISTORIC LANDMARK COMMISSION**  
**DECEMBER 17, 2018**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**LHD-2018-0028**  
**703 Highland Avenue**  
**Smoot/Terrace Park Historic District**

**PROPOSAL**

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Construct a three-story house.

**PROJECT SPECIFICATIONS**

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The proposed project is a three- and two-story rectangular-plan house divided into three vertical bays, with the central bay set back approximately 5'. The side bays are clad in hardiplank lap siding and capped by gable roofs, with 1:1 single-hung windows; the central bay is clad in vertical wood siding and capped by a flat roof, with divided-lite fixed windows. All windows have aluminum sashes. A porch with a shallow shed roof supported by paired columns extends across the left and central bays. The right bay features a porte-cochere with the second story supported by corner walls at the ground level.

The building is set back 15'9" from the right-of-way, similar to its neighbors, and has a footprint of 1,895 square feet.

**STANDARDS FOR REVIEW**

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The Smoot/Terrace Park design standards outline the following requirements for new construction:

1. *New construction shall have the same street orientation and distance from adjacent buildings as the contributing buildings in the same block.*

The proposed project meets this standard.

2. *Setbacks for new construction in a principal building shall be consistent with setbacks of the district's contributing houses.*

The project has a modern style in keeping with its construction date and complies with this standard.

4. *Design new buildings so that they are compatible with, but differentiated from, historic buildings in the district.*

The project references historic buildings in the district through its front-gabled roofs, lap siding, single-hung windows, and projecting front porch. It is differentiated from historic buildings by its central bay, which has modern fixed windows and vertical cladding, and a flat roof. The house is taller and wider than nearby contributing buildings, but the three-story bay is adjacent to a noncontributing building, and the three-part massing visually breaks up the width.

5. *For new residential buildings, garages shall be set back at least 15 feet from the front wall of the building (excluding the porch).*

The porte-cochere is flush with the front wall of the building, but is largely open on the ground floor. This element is consistent with contributing buildings within the district.

The design standards also include the following recommendations for new construction (advisory):

- a. *Avoid using a historical style not found among the contributing buildings in the district.*  
The project references the Craftsman style with paired and triple banks of single-hung windows and front-gabled roof forms.
- b. *Consider using the same or similar front proportions and fenestration patterns as contributing buildings.*  
The side bays have similar roof pitches and fenestration patterns as nearby contributing buildings.
- c. *Consider the spacing, placement, scale, orientation, proportion, and size of window and door openings to be similar to surrounding contributing buildings.*  
Window openings are similar to nearby contributing buildings in spacing, placement, scale, proportion, and size. The primary entrance includes modern sidelights and transom windows, which are compatible with the building's scale and modern style.
- d. *For residential buildings, consider use of simple hipped or gabled roof forms at the primary façade where appropriate to be the same as or similar to existing adjacent buildings.*  
The project uses simple gabled roof forms that are similar to nearby buildings.
- e. *Consider designing new principal houses to include front porches that are at least 6 feet deep with an area of at least 70 square feet.*  
The front porch is 9' deep at the entryway and 4' deep across the left bay. It has an area of 247 square feet.

#### **COMMITTEE RECOMMENDATIONS**

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The committee felt that the design of the house was compatible with the neighborhood and kept the cadence of the street, particularly with the stepped-back central bay and its more modern style. The committee commended the design on its creative response to a unique site where a rear garage was not possible.

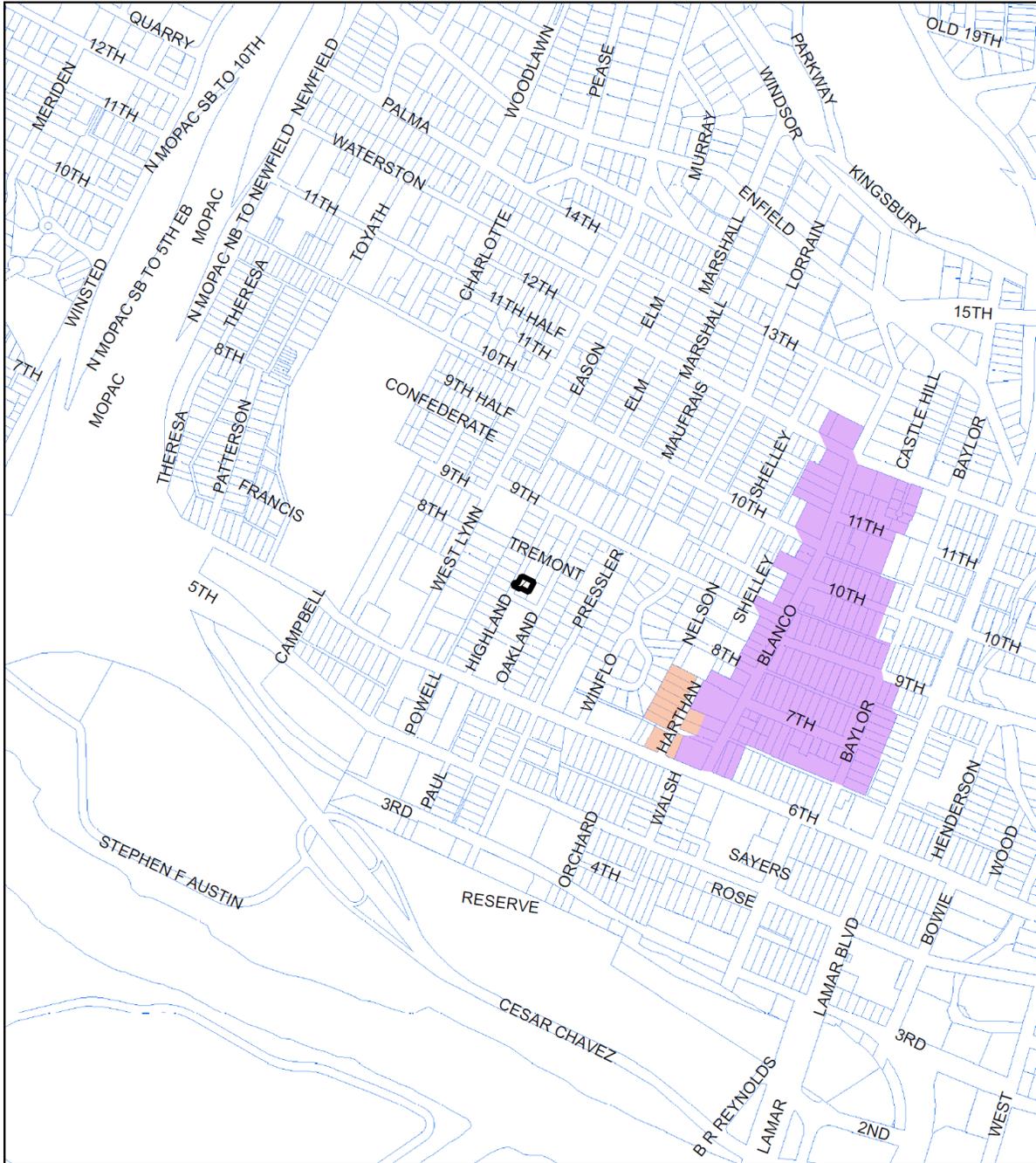
Committee members recommended approval of the plans contingent on adding articulation on the left bay, making windows on the primary façade consistent in size, adding detail and substance to the porte-cochere columns, and increasing the eave depth. The plans have been revised to respond to those recommendations.

#### **STAFF RECOMMENDATION**

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Approve the plans.

# LOCATION MAP



-  Subject Tract
-  Base Map

CASE#: LHD-2018-0028  
LOCATION: 703 HIGHLAND AVE

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PROPERTY INFORMATION

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*Photos*



*Property proposed for development.*



*Property proposed for development between neighboring properties. The property in the foreground is contributing to the district; the property in the background is noncontributing.*



*Neighboring properties to the north, looking southeast. The property in the foreground is contributing.*



*Neighboring property to the south (contributing).*



*Properties on the other side of the street to the south (contributing).*



*Properties on the other side of the street (contributing).*



*Property facing 703 Highland (contributing).*