HISTORIC LANDMARK COMMISSION
JANUARY 28, 2019
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2019-0001
508 E. Mary Street
Mary Street Historic District

PROPOSAL

Rehabilitate and relocate the first 15 feet of a contributing building forward on the lot, construct a rear addition, and construct a 2-story accessory building.

PROJECT SPECIFICATIONS

Proposed changes to the existing house include:

1. Relocation of the first 15 feet of the house approximately 4 feet south toward E. Mary Street and rotation 3.41 degrees clockwise to comply with setback requirements.
2. Reconstruction of the front entryway with a symmetrical front-gabled roof, arched vent opening, arched entrance, and hardiplank shiplap siding.
3. Reconstruction of the massing of the rear portion of the house to 36 feet back. Window openings will be different, though the grouping of windows will be similar to existing.
4. Removal and reconstruction of the roof with a slope and shingles that match existing.
5. Rehabilitation of existing wood-sash windows where possible and in-kind replacement with wood-sash or clad-wood windows where rehabilitation is not possible. Existing window openings will remain.
6. Rehabilitation of existing siding where possible and in-kind replacement with wood siding where rehabilitation is not possible.
7. Removal of the concrete steps, landing, and patio on the front of the house and reconstruction of the steps and landing in the new location.
8. Construction of a one-story addition set back 17 feet from the front entryway wall on the east and 36 feet on the west. The addition is capped by front- and side-gabled roofs set behind and lower than the ridgeline of the existing house. It is clad in hardiplank shiplap siding and features 1:1 multi-lite steel-sash windows. A carport is located on the east wall and covered with a side-gabled roof. The addition has a footprint of 551 square feet.
9. Construction of a covered breezeway to the accessory building with a standing-seam metal roof.

The proposed 2-story accessory building is located at the rear of the property and has a footprint of 387 square feet. It is capped by an asymmetrical front-gabled roof covered in standing-steam metal and clad in hardiplank lap siding, with 2:2, 1:1, and fixed steel-sash windows. Other features include a hipped pent roof shielding a fully glazed steel-sash sliding door.

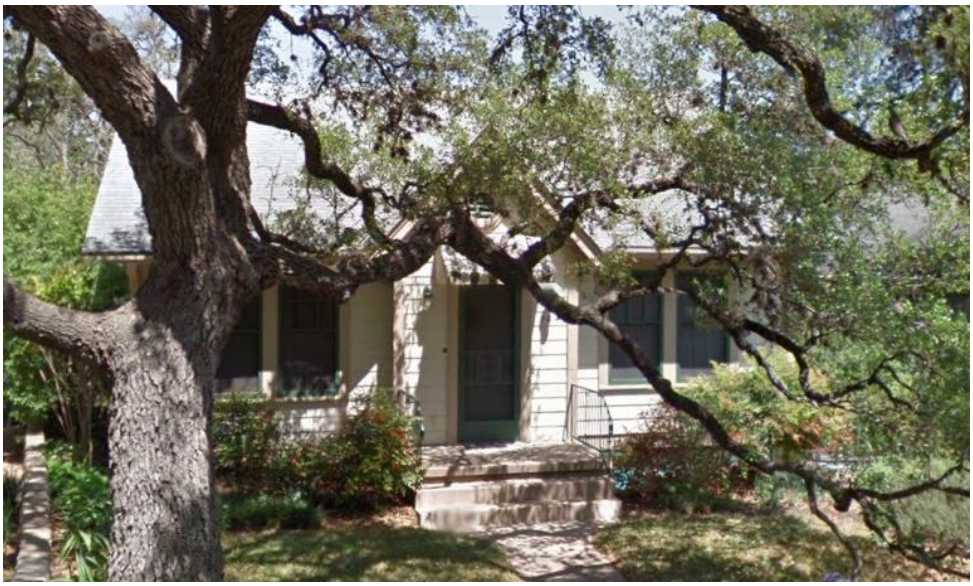
STANDARDS FOR REVIEW

The following requirements from the Mary Street Historic District design standards apply to the proposed alterations to and reconstruction of the contributing building:

1a. *Do not change the character, appearance, configuration, or materials of the primary façade, except to restore a building to its original appearance.*
The proposed project retains the character of the primary façade. See 1b. for discussion of the enclosed entry.

1b. *Do not add conjectural architectural features to the primary façade.*

The proposed project alters the enclosed entry, which appears to have been altered previously with new siding and non-centered vent and door openings. It is not clear if the cat-slide roof slope is original. The project adopts the visual language of 504 E. Mary Street, which has a similar roof shape and enclosed entry with a symmetrical front-gabled roof.



504 E. Mary Street. Source: Google Street View

1d. *Minimize changes to historic-age secondary elevations of the building that are visible from the principal street frontage.*
The proposed project reconstructs historic-age secondary walls beyond 15 feet from the front wall and shifts window openings. Existing or new identical wood siding and wood or clad-wood windows will be used in the reconstructed portion. The project does not comply with this standard.

2a. *Repair damaged exterior wall materials, details, and ornamentation to the greatest extent possible, using treatments that do not damage historic materials. Replace only materials and wall sections that are deteriorated beyond repair, and prioritize in-kind replacement if possible.*
The proposed project will reuse existing siding where possible and replace it in-kind with wood siding with the same dimensions where not possible.

4a. *Retain the shape and slope of the original roof as seen from the street, including original dormers.*
The proposed project proposes to reconstruct the roof but will retain the original roof shape and slope as seen from the street, with the exception of the front entry.

4b. *Maintain and repair original decorative roof elements such as exposed rafter ends, bargeboards, and cornices. Do not add decorative roof elements that were not historically present.*
The proposed project retains exposed rafter ends.

5a. *Do not enlarge, move, or enclose original window openings.*
The proposed project retains original window openings on the front wall and the first 15 feet of the side walls. Window openings in the reconstructed portion of the house will be shifted but have groupings similar to the original house. The project partially complies with this standard.

5b. Maintain and repair original wood-sash windows. Wood-sash windows will last for many decades, whereas new windows have a shorter lifespan and typically must be replaced entirely, as opposed to repairing or replacing components as needed.
The proposed project will reuse existing windows where possible and replace them in-kind with wood or clad-wood windows where not possible.

6a. Do not enlarge, move, or enclose original door openings.
The proposed project centers the door opening in the front entry, as discussed in 1b.

6b. Retain original doors, door surrounds, sidelights, and transoms, unless deteriorated beyond repair.
6c. If a replacement door is necessary, replace in-kind or select a new style of door that is appropriate for the building age and style. Steel and hollow-wood doors are not appropriate for main entries.
The existing front door is proposed to be replaced with a similar arched wood door.

The following requirements apply to the proposed addition:

1a. Retain all character-defining features on historic-age exterior façades that are visible from the principal street frontage.
The proposed addition is located behind the reconstructed portion of the existing building.

1b. Retain as much historic-age building fabric as possible by limiting the wall area where the addition connects to the existing building. Large additions may be constructed as separate buildings that connect to the existing building with a linking hallway or breezeway.
1c. Whenever possible, locate additions behind the existing building and design them to be neither taller nor wider than the existing building.
The proposed addition connects to the rear and side (east) wall of the reconstructed building. It is one story high and is lower than the existing building.

1d. Set additions back from the front façade at least 15 feet or one-third the depth of the building, whichever is greater.
The proposed addition is set back 17 feet on the east wall and 37 feet on the west wall of the reconstructed building.

1e. On buildings with a side-gabled, hipped, or pyramidal roof form, set back second-story additions behind the ridgeline of the original roof, in addition to the setback requirement in (d).
The rooflines of the proposed addition are set back behind the ridgeline of the original roof shape.

3a. Design additions to be inconspicuous and subordinate to the historic building.
3b. Design additions so that the existing building's overall shape appears relatively unaltered from the principal street frontage.
The proposed addition is somewhat subordinate to the historic and reconstructed portions of the existing building. It is lower than the existing building but also wider, which changes the building's overall shape. Stepping the addition in from the rear wall of the building and using more compatible windows would reduce its visual impact.
3c. Design additions to complement the scale, massing, materials, and fenestration

patterns of the original historic building. Design window-to-wall area ratios, floor-to-floor heights, window patterns, and bay divisions to be similar to the existing building.
The proposed addition has similar proportions to the historic building. See other items for discussion of massing, materials, and fenestration patterns.

3d. Differentiate the design of the addition so as not to be replicative or give a false sense of history. Additions do not need to mimic the architectural style of the original historic building, but they should be compatible in scale, design, and materials.
The proposed addition is designed in a modern style. It is compatible in scale and design.

4a. Use exterior wall materials that complement the existing building, as well as the collective character of the district.
The proposed addition is clad in hardiplank shiplap siding. Using a narrower siding could better complement the existing house, but the dimensions of the proposed siding are compatible with the character of the district.

4b. Differentiate an addition from the existing building by means of a hyphen or joint using a different material, varying trim boards, slightly varying dimension of materials, varying orientation of materials, or other means.
The addition is not separated from the existing building with a hyphen or joint. The project does not comply with this standard.

6a. Use a simple roof style and slope that complements the roof of the existing building.
The proposed addition has multiple front- and side-gabled portions. The project does not comply with this standard; however, the roof additions are located at the rear of the property behind the ridgeline of the existing house, and will not be visible from the public right of way.

6b. Use materials that match or are compatible with the roof materials on the existing building.
The roof of the proposed addition is covered in composition shingles to match existing.

7a. Use windows that complement the fenestration pattern, size, configuration, profile, and finish of windows on the existing building.
The proposed addition has multi-lite steel-sash windows that have different patterns, sizes, configurations, profiles, and finish than the existing building. This type of windows could be appropriate on the rear elevation, but windows on the side elevations should complement the existing building. The project does not comply with this standard.

8a. Use doors that are compatible with those on the existing building in terms of materials and lite configurations.
Rear doors were not reviewed, as a rear elevation was not submitted.

4a. Site Features: Attached garages are not compatible with the character of the district and are not permitted.
The proposed addition includes an attached carport set back 17' from the entryway's front wall. No attached garage is proposed.

The following requirements apply to the proposed accessory building:

4b. Locate new detached garages and accessory buildings at the side or rear of properties.
The proposed accessory building is located at the rear of the property.

4c. Design new garages and accessory buildings to be compatible in scale with and to have an appropriate site relation to the primary building, as well as surrounding buildings.
The proposed accessory building is two stories high, but set back far enough on the lot that this height is compatible with the existing house and surrounding buildings.

4d. When constructing new garages and accessory buildings or repairing existing garages and accessory buildings, use materials and finishes that are compatible with the primary building and the district. This includes garage doors.
The proposed accessory building is clad in hardiplank shiplap siding and has 1:1, 2:2, and multi-lite steel-sash windows. As noted above with the addition, using a narrower siding could better complement the existing house, but the dimensions of the proposed siding are compatible with the character of the district. The standing-seam metal roof is not compatible with the existing house.

The design of the building could be more compatible with the existing house in terms of proportions and massing.

The proposed project meets some of the applicable standards.

COMMITTEE RECOMMENDATIONS

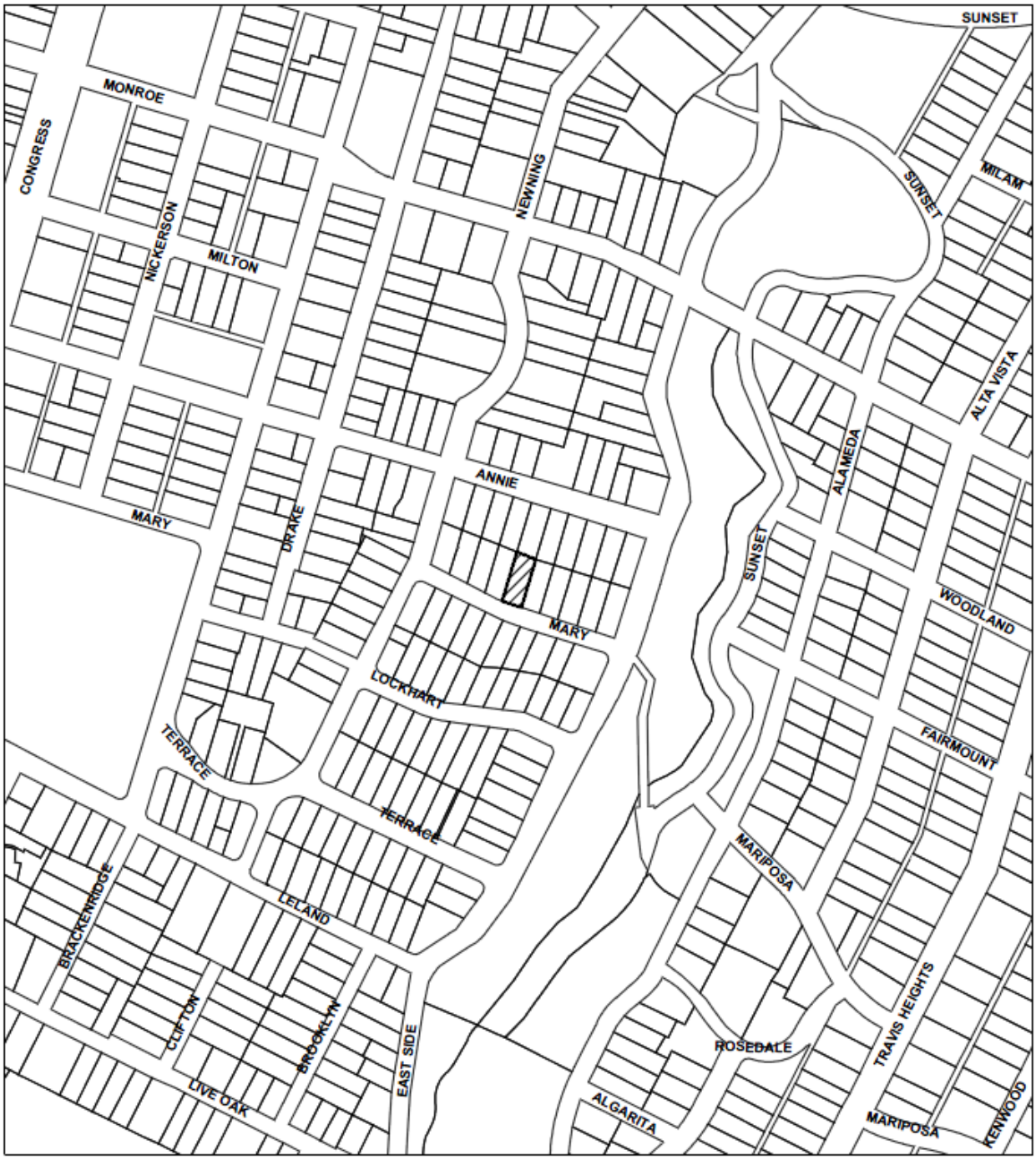
The committee was supportive of relocating the house forward on the lot and reconstructing the enclosed front entry, given the building's condition and prior modifications to the entry. Committee members recommended retaining character-defining features of the house, including existing windows if repair is possible.

STAFF RECOMMENDATION

Postpone the case to the February 25, 2019 commission meeting and request that the applicant provide: a plan to move the entire house structure, not just the first 15 feet, and retain existing window openings if possible; more details on which historic-age windows and areas of siding are to be retained and which replaced; documentation on the condition of the existing door; windows on the side walls of the addition that are more compatible with the existing house; and a rear elevation.

Recommend that the applicant come to a Certificate of Appropriateness Review Committee meeting to discuss how to better comply with the design standard for a hyphen or joint connecting the rear addition to the existing house, or recommendations for an exception to this standard; whether stepping back the addition from the side walls of the existing house is possible; and how to make the design of the accessory building more compatible with the historic house.

LOCATION MAP



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: LHD-2019-0001

LOCATION: 508 E MARY ST

1 " = 333 '

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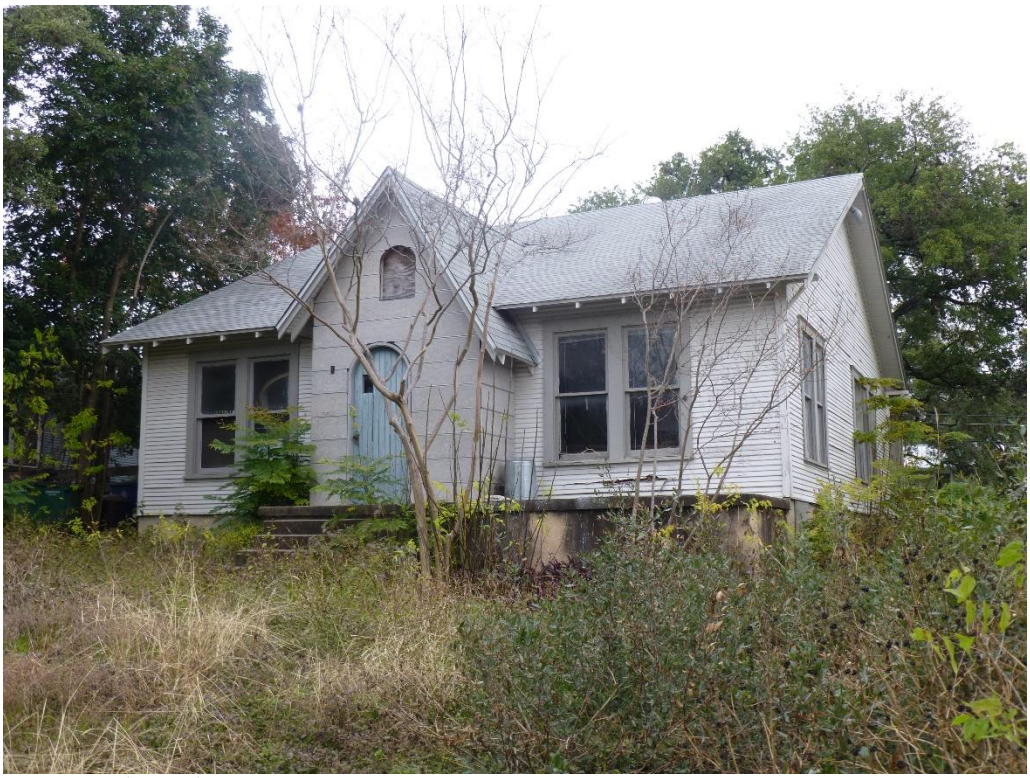
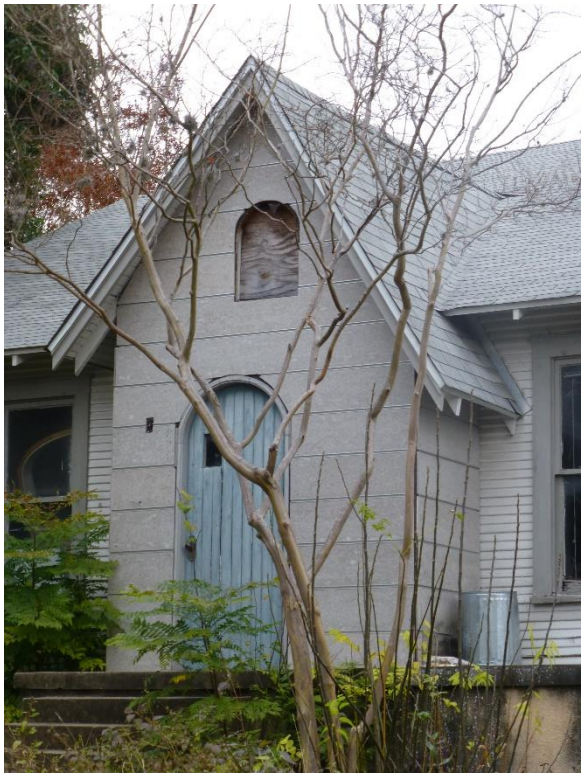
PROPERTY INFORMATION

Photos



Primary (south) façade and east elevation of 508 E. Mary Street.



Detail of front entry.