

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
FEBRUARY 22, 2021
GF-2021-014461
ROBERTSON-STUART & MAIR LOCAL HISTORIC DISTRICT
1008 EAST 9TH STREET

PROPOSAL

Construct a rear addition, add basement, perform repairs, and construct an accessory dwelling unit at the rear of the property.

PROJECT SPECIFICATIONS

- 1) Demolish non-original rear addition.
- 2) Construct a rear addition, pool, and basement. The proposed rear addition includes one- and two-story portions, with hyphen between original building and two-story section. It is clad in stucco and features a compound roofline with standing-seam metal roof. Fenestration includes fixed full-height windows, 4:4 paired and single sash windows, 2:2 paired and single casement windows, sliding glass doors, and partially glazed rear entry door to match main entrance at historic portion of house.
- 3) Restore windows, remove vinyl siding, and repair historic siding or replace in-kind where deteriorated beyond repair.
- 4) Restore front porch. Replace concrete porch floor with wood decking on piers.
- 5) Replace shingle roof with standing-seam metal roof.
- 6) Construct an accessory dwelling unit/garage apartment. The proposed ADU is one and one-half stories in height. It is clad in stucco and horizontal fiber cement siding. Its roof, clad in standing-seam metal, is side-gabled with shed-roof dormers at north, west, and south elevations. Fenestration includes partially glazed garage doors, partially glazed transom entry doors, 2:2 casement windows, and 4:4 sash windows.

ARCHITECTURE

One-story, wing-and-gable plan National Folk residence with 4:4 double-hung wood windows, inset porch with chamfered posts, transom front door, and horizontal vinyl siding.

STANDARDS FOR REVIEW

The Robertson-Stuart & Mair district design standards are used to evaluate projects on contributing buildings in the district. The following standards apply to the proposed project:

1.2.1.1. Do not alter or remove historic features unless they are deteriorated beyond repair.

1.2.1.2. If replacing deteriorated historic features, match the original as close as possible.

Historic windows and siding will be repaired, with in-kind replacement reserved for only those elements that are deteriorated beyond repair.

1.2.2.1. Front exterior walls: Retain and repair the historic exterior materials on front walls, as well as side walls and roofs within 15 feet of the front of the building. If replacement of historic exterior wall materials is necessary, choose a material identical in dimensions, profile, reveal, and texture to the historic material, and install the new materials so that they maintain the spatial relationships (including depth and dimension) and joint patterns as existed historically relative to window frames, doorframes, and other exterior features. Maintain and repair historic exterior walls according to accepted preservation techniques.

The application proposes removal of existing non-historic vinyl siding and restoration of original wood lap siding beneath. In-kind replacement of deteriorated elements will be performed, including custom milling of exact siding profile required.

1.2.2.2. Doors and door openings: *Do not enlarge, alter or relocate doorways, or add new door openings on front and side walls within 15 feet of the front of the building. Retain and repair historic doors and door frames according to accepted preservation techniques, unless deterioration is beyond repair. Retain and repair door glazing in its historic configuration. In cases where a historic entry door is missing or deteriorated beyond repair, choose a replacement door that is similar in terms of design and appearance with the historic character of the building. If a new door or door frame is required, install the new components so that they maintain the spatial relationships (including depth and dimension) and joint patterns as existed historically relative to door frames, exterior wall planes, and other exterior features.*

The proposal includes removal and replacement of a non-historic front door with a new wood door with a more traditional design, in keeping with the age of the home and the surrounding district. The proposed project does not include enlargement or other modifications to doorways within 15 feet of the building's front façade.

1.2.2.3. Windows and window openings: *Do not enlarge, alter or relocate window openings, or add new window openings on front walls, side walls, or roofs within 15 feet of the front of the building. Retain and repair all components of existing historic windows unless deteriorated beyond repair. If replacement of historic windows is necessary, use windows that are the same size and match the dimensions, profile, and configuration of the historic windows. Substitute materials are appropriate if they maintain the profile and finish appearance of the historic window; extruded aluminum and wood-clad aluminum are acceptable replacement materials; vinyl is not an acceptable material. If replacement windows are required, install the new windows so that they maintain the same spatial relationships (including depth and dimension) and joint patterns as existed historically relative to window frames, exterior wall planes, and other exterior features. Maintain and repair historic windows according to accepted preservation techniques.*

The proposal includes repair of original windows within 15 feet of the façade. No wholesale replacement is proposed for the historic portion of the building; deteriorated window elements will be replaced in-kind.

1.2.2.4. Roofs and roof features: *Retain the original roof shape, including pitches, profiles, and eave heights. Retain historic dormers, gable/attic vents, roof brackets and chimneys unless deteriorated beyond repair. Maintain and repair historic roof materials and features according to accepted preservation techniques.*

The proposed project retains the original roof shape and replaces the existing shingle roof with standing-seam metal.

1.2.2.5. Porches: *Retain and repair the historic front porch materials and features unless deteriorated beyond repair. If replacing deteriorated historic porch materials or features, use materials that are the same size and match the dimensions, profile, texture, and configuration of existing historic porch features. Maintain and repair historic porches according to accepted preservation techniques.*

The existing front porch's form and massing will be retained. Its existing non-historic concrete floor will be replaced with wood decking on piers.

1.3. Additions to Contributing Buildings: *New additions should be compatible with the historic building by reflecting the scale, massing, and/or materials of the historic building, but differentiated enough so that they are not confused as historic or original to the building. If designing an addition in a contemporary style, reflect the scale, massing, and/or materials of the historic building; if designing an addition in a style that reflects the style of the historic building, differentiate the scale, massing, and/or materials, at least slightly. Design new additions that are subordinate to and do not overpower the historic building. Construct additions that avoid the removal or obstruction of any historic exterior features on the front of the building or the sides within 15 feet of the front. Set back a new ground-level*

addition a minimum of 15 feet measured from the front wall of the building (excluding the porch). A new basement addition may extend to the front of the building. Design basement additions so that they do not raise the floor level of the building, or so that the new floor level of the building is not higher than either the average of the contributing buildings on the same block face, or the average of the adjacent buildings if contributing. Modern materials such as fiber-cement siding are appropriate for additions, provided that the overall design is compatible with the historic building.

The proposed addition is differentiated from the original building by its use of modern materials like stucco and fiber cement cladding, its two-story massing, and its position at the rear of the house. The addition is set back approximately 24 feet from the front wall of the house, with a two-foot hyphen and the two-story portion set back further so that it appears minimally visible from the street. The proposed addition's floor appears approximately three feet below the floor height of the historic building, thus lowering its roof height; however, the proposed basement will raise the original home's floor level by approximately one foot.

1.4 New Construction: *New construction shall have the same street-front orientation and distance from adjacent buildings as the contributing buildings in the same block. Setbacks for new construction shall be consistent with setbacks of the district's contributing buildings by taking the average of the existing setbacks of contributing buildings on the same block face, or by aligning with the setback of one adjacent contributing building; this may allow setbacks that are shallower than the base zoning. Design new buildings so that they are compatible with and differentiated from historic buildings in the district. If designing an addition in a contemporary style, reflect the scale, massing, and/or materials of the historic building; if designing an addition in a style that reflects a style borrowed from surrounding historic buildings, differentiate the scale, massing, and/or materials. New construction should have floor-to-floor heights and roof heights that are the same or similar to those on contributing buildings throughout the district. Select materials for new construction that are the same as or similar to those found on contributing buildings existing in the district. For new buildings, a garage shall not be located less than 15 feet from the front wall of the building (excluding the porch) or one-third of the depth of the building from the front wall of the building, whichever is greater; both attached and detached garages are permitted if set back accordingly.*

The proposed ADU is situated at the rear of the lot. It appears differentiated from the original building by its use of modern cladding materials and its multistory height. The roof form, height, and pitch are similar to those of contributing buildings, with subtle differentiation from the main house on the property via shed dormers and slight pitch variation.

The project mostly meets the applicable standards.

COMMITTEE FEEDBACK

Keep cornice returns. Include 3D rendering with presentation materials.

STAFF RECOMMENDATION

Concur with Committee feedback, approve the application, and certify tax abatement eligibility for applicable portions of the project.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: GF 21-014461
LOCATION: 1008 E 9TH STREET



1" = 208'

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