

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
JULY 26, 2021
HR-21-101060
ALDRIDGE PLACE HISTORIC DISTRICT
3105 WHEELER STREET

PROPOSAL

Construct a rear addition, construct a carport, and remove screens from front porch of a ca. 1927 contributing house.

PROJECT SPECIFICATIONS

- 1) Construct a 1-story addition and screened porch at rear of home. Remove and replace/reconfigure windows, patching and repairing siding in-kind where required, at north and east secondary elevations. The proposed addition is clad in vertical wood siding, with a standing-seam metal shed roof and exposed rafter tails at north and south eaves.
- 2) Add fully glazed door at north elevation for carport access.
- 3) Construct a detached carport. The carport is located to the south of the main building, set back approximately 3' from the front wall of the house. It is supported by 6 4" steel tube columns.
- 4) Remove screen from front porch. Remove and replace decking with painted tongue-and-groove wood decking; replace ceiling to match. Refurbish wood porch columns.
- 5) Replace corrugated metal roof with standing-seam metal roof.
- 6) Repair, repaint, and reglaze existing windows in-kind where deteriorated.

ARCHITECTURE

1-story cross-gabled Craftsman bungalow with partially inset front-gabled porch. The porch is supported by box columns and is partially screened. The building is clad in false beveled siding with stucco in the gable ends. Eaves feature exposed rafter tails. Two sets of tripartite windows are present on the main façade.

DESIGN STANDARDS

The Aldridge Place Historic District Design Standards are used to evaluate projects within the historic district. The following standards apply to the proposed project:

5.1.2: Retention of Historic Style

Respect the historic style of existing structures and retain their historic features, including character-defining elements and building scale.

The proposed project does not endanger character-defining elements of the building, though historic windows at secondary elevations will be removed to accommodate the addition and side door.

5.1.3: Avoidance of False Historicism

Respect each contributing structure as an example of the architecture of its time. Do not make alterations that have no historic basis, such as the addition of gingerbread trim to a 1920s bungalow. Do not give an existing contributing structure a "historic" appearance it never had.

The proposed project appropriately differentiates new elements from the historic building and its materials.

5.1.4: Appropriate Treatment Options for Contributing Structures

Preserve the historic fabric whenever possible by repairing deteriorated historic features and architectural elements. Reconstruct missing or un-repairable architectural features with recycled historic materials, if available, or new materials that approximate the size and match the scale, profile, and appearance of the deteriorated or missing feature. Reconstruct or rebuild missing architectural features using photographic or physical indications as a guide.

5.2.1: Front of Houses

Retain the historic character of a house in terms of door and window placement and exterior wall materials. Repair damaged or deteriorated exterior wall materials where reasonably possible. If replacement of exterior wall materials is necessary, choose a material identical/similar in size, profile, and appearance as the historic material.

The proposed project includes repair of historic wood windows and porch supports. Where historic siding is altered, it is patched in-kind.

5.2.2: Doors and Doorways

1. Do not enlarge, alter, or relocate doorways on the façade of the house.

The proposed project does not alter doorways on the façade.

5.2.3: Windows and Screens

1. Repair or rehabilitation of the original windows and screens is the preferred option, followed by replication, and then replacement.

The proposed project rehabilitates and repairs original windows at main and secondary façades, where new construction does not necessitate removal or reconfiguration at secondary façades.

5.2.4: Porches

Consider the architectural style of the house if making decisions about changes to the front porch. Preserve the original front and street-side porches. Do not enclose open front and street-side ground-floor porches with glass or other enclosure materials, except screening.

The proposed project removes non-original screening from the front porch and restores original wood columns. The proposed rear porch will not be visible from the street.

5.2.5: Roofs

1. Retain the original roof pitches and profiles on the building. Avoid changes to roofs on the front of the building. Avoid adding to the eave height of original roofs, especially at the front of the structure. Retain historic dormers.

2. In replacing roof materials, consider first the use of the original material, then the use of a product that resembles the original material, such as a fiberglass or other energy-efficient shingle. metal roofs are also acceptable. Preserve original gable/attic vents and roof brackets.

The roof's pitches and profiles will not change at the front of the building. Corrugated metal will be replaced with standing-seam metal.

5.3.1: Preservation of Historic Character

Construct additions so as to require the removal or modification of a minimum of the historic fabric of the structure. Do not construct additions that will require the removal of any portion of the front façade. Design additions to existing residential buildings to reflect the form and scale of the existing house within the historical context of the neighborhood. Set additions behind the ridgeline of the original roof if the original historic building has a side-gabled, hipped, or pyramidal roof form.

The proposed addition is located at the rear elevation and will not affect any portion of the front façade. Its construction will require removal of existing windows and siding. Its small scale and single-story height will reduce its visual impact, though it may be minimally visible beyond the carport.

5.3.2: General

1. Locate additions and alterations to the rear or rear side of the building so that they will be less visible from the street, and have less impact on the character and configuration of the contributing building.

Min front setback 25 feet; excluding porch

Min street side yard setback 15 feet; excluding porch

Minimum interior side yard setback 10 feet for principal structure on adjacent lot; 5 feet for all others

Minimum rear setback for a through lot, the rear setback is 15 feet; 10 feet for all others

The proposed addition and carport are located to the rear and side of the building, respectively. The proposed addition and carport are located within the 5' interior side yard setback.

5.3.3: Size and Scale of Additions

1. Design new additions so that they do not visually overpower the existing building, compromise its historic character, or destroy any significant historic features or materials. Additions shall appear subordinate to the existing house.

2. Locate additions as inconspicuously as possible, which is generally at the rear of the house.

3. Design additions to have the same scale as the existing house.

The proposed addition appears subordinate to the existing house and does not compromise its historic character, as it is located at the rear of the site and appears to be scaled appropriately.

5.3.4: Roof, Fenestration, and Siding

1. Make the pitch and height, materials of the roof of the addition match or be compatible to that of the existing house.

3. *Use exterior siding materials on the addition that match or are compatible with that of the existing house.*

The proposed material and height of the addition are compatible with the existing house, as is the proposed exterior siding. While the shed roof is less compatible, it will be minimally visible from the street, and the visible portion appears harmonious with the carport's roof slope.

5.3.5: Driveways and Parking

1. *Runners are preferred for driveways and parking. Driveways and parking are subject to an impervious cover restriction of 45% of the property.*

The proposed driveway utilizes runners.

5.3.7: Garages

1. *Garages should be placed behind primary residences. Construct new garages on the rear of the lot or out of view of the street. Design a new garage to be complementary to the main structure on the property. Do not locate garages or carports on the façade of a building.*

The proposed carport is not attached to the primary building. It is located in the side yard and is set back approximately 3' from the front wall of the house.

Summary

The project meets most of the applicable standards.

PROPERTY EVALUATION




The property contributes to the Aldridge Place Historic District.

STAFF RECOMMENDATION

Approve the application.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 292'

NOTIFICATIONS

CASE#: HR 21-101060

LOCATION: 3105 WHEELER STREET

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