

HISTORIC LANDMARK COMMISSION
JUNE 22, 2015
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1992-0016
Schmedes House
Castle Hill Local Historic District
804 Baylor Street

PROPOSAL

To construct a two- waterproof the story addition onto the rear of the structure, add a dormer onto the north elevation, raise the dormers to the same height at the main room. The project will also include various restoration work including, Restore the windows, doors, masonry, metal railings, and wood detailing completely. Repair and modify the roof as needed. Improve drainage and basement foundation. Paint the exterior.

PROJECT SPECIFICATIONS

On the original historic house, the major change will be to increase the height of the existing dormers to match the height of the roof ridge line. Windows and details on the dormer will also be raised to maintain their current relationship to the fascia board. The central window on the south elevation dormer will be converted to a door by adding a panel to the bottom of the window. A new dormer will be added to the north elevation to the rear of the existing dormer. The dormer will match the existing in scale and size and detailing and material. The window added will be slightly smaller, but of similar design as the window in the existing dormer.

Demolish existing 1 story rear (non-history addition) and construct a 2 story brick addition, 15'by25' on each floor) on the rear of the building. It is set back from the corners of the original house to not interfere with the roof brackets. Architectural elements from the house are repeated in the addition including materials, window details, brick patterns, door patterns, and balustrade design. The addition is not visible from the street.

A detailed scope of work detailing all of the restoration work, which has been administratively approved. is included in the back-up material.

STANDARDS FOR REVIEW

This building is a Local Historic Landmark and is located within the Castle Hill Local Historic District. Both the Castle Hill Local Historic District Standards and the Secretary of the Interior's Standards will apply to this project.

STANDARDS FOR REHABILITATION that apply are

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

CASTLE HILL LOCAL HISTORIC DISTRICT STANDARDS that apply are

D. ADDITIONS TO EXISTING BUILDINGS

This section applies to all additions with specific standards that apply to contributing and non-contributing buildings as noted.

1. Required Standards

(a) For contributing buildings, a new addition shall not visually overpower the existing building, compromise its historic character, or destroy any unique character defining features. Large additions may be constructed as a separate building and connected to the existing building with a linking element such as a breezeway, as long as they comply with other sections of these Standards and applicable codes.

(c) Design an addition using appropriate scale and detailing to avoid creating a top-heavy appearance.

(d) Materials of the addition (walls, roofing materials, and windows) shall be compatible with the original building, and may include use of modern materials such as fiber-cement siding, as appropriate.

(e) New roof forms must match the pitch of the roof on the existing house to the greatest extent possible.

(f) Windows shall be compatible in form and materials with the existing building, and can be used to define contemporary design when determined appropriate for the particular application.

2. Recommendations/Advisory Standards

(a) Consider creation of usable space by finishing out an existing attic, including the addition of dormers on a side roof that is set back from the front of the building at least 15' or 1/3 the building depth

COMMITTEE RECOMMENDATIONS

Reviewed and supports the proposal as submitted.

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness as raising the dormers does not affect any historic material and while the addition of the second dormer affects the roof shape, it is creating usable space and the dormer is set back from the front of the building more than 15" or 1/3 the building depth as is dictated by D.2(a) of the Castle Hill Local Historic District Standards.

The dormer addition is compatible with the building and has the same roof form as the other dormers (Castle Hill Local Historic District Standards D.1.(e)), but is differentiated by a smaller window than the historic dormers and is not visible from the street and does not affect the overall character of the property.

The rear addition is a two story addition on a 2 and half story building and is not visible from the street. The details and window pattern and fenestration on the addition are compatible with the historic building.

STANDARDS FOR REHABILITATION that apply are

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new dormer uses the same materials, size, scale and proportions as the historic dormers, but is differentiated by a slightly different window than the historic dormers.

The new addition is compatible with the historic building in materials, architectural detailing, window patterns and even the baluster on the roof line matches. The addition will not be toothed into the historic brick and the solid line transition between the addition and the historic building will differentiate the new building from the historic.

The project meets this standard

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Both the dormer and the addition are not highly visible from the street and they are being constructed that if they were removed, some historic material would have to be replaced, however the essential form and integrity of the property would be unimpaired.

The project meets this standard

CASTLE HILL LOCAL HISTORIC DISTRICT STANDARDS that apply are

D. ADDITIONS TO EXISTING BUILDINGS

This section applies to all additions with specific standards that apply to contributing and non-contributing buildings as noted.

1. Required Standards

(a) For contributing buildings, a new addition shall not visually overpower the existing building, compromise its historic character, or destroy any unique character defining features. Large additions may be constructed as a separate building and connected to the existing building with a linking element such as a breezeway, as long as they comply with other sections of these Standards and applicable codes.

Both the dormer and the addition are not highly visible from the street and do not overwhelm the historic building.

The project meets this standard

(c) Design an addition using appropriate scale and detailing to avoid creating a top-heavy appearance.

The rear addition is a two story addition on a two-and a half story building.

The project meets this standard

(d) Materials of the addition (walls, roofing materials, and windows) shall be compatible with the original building, and may include use of modern materials such as fiber-cement siding, as appropriate.

Both the dormer and rear addition are using the same materials found on the existing building.

The project meets this standard

(e) New roof forms must match the pitch of the roof on the existing house to the greatest extent possible.

The dormer addition is replicating the existing dormer roof forms and the rear addition is a flat roof which is found on the south elevation of the building.

The project meets this standard

(f) Windows shall be compatible in form and materials with the existing building, and can be used to define contemporary design when determined appropriate for the particular application.

The window on the dormer addition is not as wide as the other dormers, but its detailing and height is the same as the other dormers. The rear addition window sizes and patterns are found on the existing building.

The project meets this standard

2. Recommendations/Advisory Standards

(a) Consider creation of usable space by finishing out an existing attic, including the addition of dormers on a side roof that is set back from the front of the building at least 15' or 1/3 the building depth

The new dormer is set back more than 15 feet and 1/3 the depth of the building

The project meets this standard