

HISTORIC LANDMARK COMMISSION
AUGUST 24, 2015
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1993-0019
Cook - Sifuentes House
1009 E 9th Street

PROPOSAL

Expand the dormers on the sides and rear of the house and remove a non-historic addition on the rear, chimney and stone wall .

PROJECT SPECIFICATIONS

The original house has small dormers on all four sides of the building. The proposal is to expand the dormers on the sides and rear of the house. The dormers height will be raised on the sides and rear to just under the peak of the main roof. Each new dormer will match the roofing style/profile of the original dormer and will have 2 one over one wood clad windows. New siding will be installed on the dormers to match the existing siding of the house.

On the rear a new wood deck and sunroom will replace the existing addition. The siding will match the existing house and the roof line for the addition will be under the eaves of the main house. The rear of the sunroom will be a wall of casement windows.

Other work that is approved administratively is the removal of the non-historic stone wall and the chimney due to deterioration. The stone cladding on the front porch is also being removed and the front porch is being returned to its original design as shown in historic pictures.

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

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
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.

COMMITTEE RECOMMENDATIONS

Not Reviewed.

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness as raising and expanding the dormers does not affect any historic material. The expansion of the dormers help to it is create usable/ The dormer expansions are compatible with the building and has the same roof form as the original dormers.

The demolition and rebuilding of the rear addition and rear addition is also not destroying historic fabric as this addition was a non-historic addition. The new addition is compatible with the existing building is scale and siding material, but my using a different style of windows it has differentiated itself from the main house.

STANDARDS FOR REHABILITATION that apply are

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The building currently has dormers and the proposed project is expanding them. The spatial relationships will be retained. Also the applicant is proposing to restore the front porch to its original character. .

The project meets this standard

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Any materials that are being removed are not historically significant and have not retained historic significance as they are all less than 50 years old.

The project meets this standard

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The proposed project is not affecting any distinctive materials, finished or construction techniques.

The project meets this standard

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 dormers uses the same materials and roof shape as the original dormers.

The new addition is compatible with the historic building in materials, architectural detailing, and window size. It is a small addition on the rear of the structure where a non historic addition currently stands. It will be taking up the same footprint and will be attached to the house in a similar manner as the previous addition.

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 expansions 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