

HISTORIC LANDMARK COMMISSION
APRIL 24, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2017-0005
1108 W. 10th Street
Castle Hill Historic District

PROPOSAL

Construct a two-story addition to the back of the one-story stone house, and construction of a two-story accessory dwelling unit and a one-story detached garage.

PROJECT SPECIFICATIONS

The applicant proposes the construction of a two-story addition at the back of the one-story, stone house, the construction of a two-story accessory dwelling unit, and a one-story detached garage. All of the proposed new improvements will have hardie board-and-batten siding, standing seam metal roofs, in a hipped configuration on the addition and accessory dwelling unit, and in a pyramidal hip on the garage, and single-hung windows. On the historic house, the applicant is proposing renovations and modifications, including the installation of a wood railing system at the front porch, the installation of a new window on the side of the house to match existing windows, and the construction of a deck on the side of the house.

STANDARDS FOR REVIEW

The Castle Hill Historic District Design Standards applicable to this project include:

- Maintain the historic style and retain character-defining features. Character-defining features generally include exterior wall materials, windows and window screens, doors and entryway details, roof form, porches, chimneys, railings, and trim.
- Replacement windows, where permitted, must match the original in terms of size, profile, muntin shape, configuration, and details. Do not use vinyl-clad windows. Do not use false muntins attached to or inserted between insulated glass panels.
- Acceptable roof materials include but may not be limited to composition shingle, metal roofs of all types except corrugated metal, fiberglass shingles, metal shingles, determined appropriate.
- For contributing buildings, a new addition shall not visually overpower the existing building, compromise its historic character, or destroy any unique character-defining features. For contributing buildings, two-story additions to one-story building must be set back a minimum of 1/3 the depth of the building measured from the front wall of the house (excluding the porch), or a 15 feet measured from the front wall of the house, whichever number is greater.
- Design an addition using appropriate scale and detailing to avoid creating a top-heavy appearance.
- 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.

- New roof forms must match the pitch of the roof on the existing house to the greatest extent possible.
- Windows in the addition 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.
- Site new construction to be compatible with surrounding contributing buildings in terms of front setback, street-front orientation, and distance from adjacent buildings.
- Design new buildings to be compatible with surrounding contributing buildings of similar use in terms of form, massing, proportion, and roof form.
- Design new buildings so that they are compatible with but discernible from historic buildings in the district. Do not replicate a historic style in new construction.
- New construction should have window-to-wall area ratios, floor-to-floor heights, fenestration patterns, and bay divisions compatible with those seen on contributing buildings throughout the district.
- Select materials for new construction to be compatible with those existing in the district. Examples include but are not limited to wood siding, limestone, brick, fiber-cement siding, and stucco.
- In windows, do not use false muntins attached to or inserted between insulate glass panels.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

COMMITTEE RECOMMENDATIONS




The Committee recommends approval as proposed.

STAFF RECOMMENDATION

Approve as proposed. The project meets the applicable design standards for the historic district.





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: LHD-2017-0005
LOCATION: 1108 W 10TH ST.



1" = 333'

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