

**HISTORIC LANDMARK COMMISSION**  
**NOVEMBER 27, 2017**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**C14H-1984-0011**  
**Culver-Guinn House**  
**1102 Blanco Street**

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**PROPOSAL**

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Construct a two-story ADU at the back of the lot.

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**PROJECT SPECIFICATIONS**

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The applicant proposes the construction of a new detached 3-car garage and 550-square foot second-floor accessory dwelling unit. No work is proposed for the existing historic house. The proposed ADU will be 25 feet, 7 inches tall and will have a footprint of 1,000 square feet. It will be located at the very back of the lot, and will be accessed from the rear alley.

The proposed structure will have hardi-plank siding, a composition shingle roof, and a cross-gabled configuration. It will have a very traditional style with elements of Colonial Revival massing and detailing. The stair to the second story apartment will be external on the north side of the house; the elevation facing the back of the existing house will have a shed-roofed porch.

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**STANDARDS FOR REVIEW**

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The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- 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.

The property is also within the Castle Hill Historic District. The applicable sections of the Castle Hill Historic District Design Standards are:

- 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.
- Do not use false muntins attached to or inserted between insulated glass panels in windows.
- Do not locate a garage less than 15 feet from the front wall of the building (excluding the porch), or 1/3 of the depth of the building from the front wall of the building, whichever is greater.
- Locate a garage at the side, rear, or underneath structures. Whenever possible, a garage door or doors shall not face the principal street.
- Recommendations:
  - Consider the use of simple hipped or gabled roof forms at the primary façade where appropriate to be compatible with existing adjacent buildings.
  - Design the spacing, placement, scale, orientation, proportion, and size of window and door openings in proposed new construction to be compatible with surrounding contributing buildings.

#### **COMMITTEE RECOMMENDATIONS**

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Approve as proposed.

#### **STAFF RECOMMENDATION**

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Approve as proposed. The proposal complies with all applicable design standards.