

**HISTORIC LANDMARK COMMISSION**  
**APRIL 22, 2019**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**LHD-2019-0001**  
**508 E. MARY STREET**  
**MARY STREET HISTORIC DISTRICT**

## **PROPOSAL**

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Rehabilitate and relocate a contributing building forward on the lot, construct a rear addition, and construct a two-story accessory building.

## **PROJECT SPECIFICATIONS**

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The proposed rehabilitation of the existing house includes:

1. Relocation of the house approximately 4 feet south toward E. Mary Street and rotation 3.41 degrees clockwise.
2. Demolition of 366 square feet at the rear of the existing house.
3. Removal and reconstruction of the roof with a slope and shingles to match existing.
4. Rehabilitation of existing wood-sash windows on the primary (south) façade and first 15 feet of the side elevations.
5. Shifting of the window openings on the side elevations beyond 15 feet from the front wall; installation of 1:1 wood-sash or clad-wood windows.
6. Rehabilitation of existing siding where possible and in-kind replacement with wood siding where rehabilitation is not possible.
7. Reconstruction of the front entryway with a symmetrical front-gabled roof, arched vent opening, arched entrance, and hardiplank shiplap siding. The front door is proposed to be replaced with a similar, slightly wider door.
8. Removal of the concrete steps, landing, and patio on the front of the house and reconstruction of the steps and landing in the new location.

The proposed addition to the existing house includes:

1. Construction of a one-story addition set back 32 feet from the front entryway wall on the east and 34 feet on the west. The addition is capped by two front-gabled roofs set behind and lower than the ridgeline of the existing house. It is clad in hardiplank shiplap siding and features multi-lite steel-sash windows. On the east wall, a carport is set back 15' from the front wall and covered with a side-gabled roof. The addition has a footprint of 1,022 square feet.
2. Construction of a covered breezeway to the accessory building with a trellis structure above. The breezeway will have a slat screen wall on the east elevation.

The proposed 2-story accessory building is located at the rear of the property and has a footprint of 382 square feet. It is capped by a front-gabled roof covered in asphalt shingles and clad in hardiplank lap siding, with multi-lite steel-sash windows and a multi-lite steel-sash sliding door.

## **STANDARDS FOR REVIEW**

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The following requirements from the Mary Street Historic District design standards apply to the proposed alterations to and reconstruction of the contributing building:

- 1a. *Do not change the character, appearance, configuration, or materials of the primary façade, except to restore a building to its original appearance.*  
 The proposed project retains the character of the primary façade. See 1b. for

discussion of the enclosed entry.

*1b. Do not add conjectural architectural features to the primary façade.*

The proposed project alters the enclosed entry, which appears to have been altered previously with new siding and an off-center vent and door openings. It is unlikely that the asymmetrical cat-slide roof is original. The project adopts the visual language of 504 E. Mary Street, which has a similar roof shape and enclosed entry with a symmetrical front-gabled roof.



504 E. Mary Street. Source: Google Street View

*1d. Minimize changes to historic-age secondary elevations of the building that are visible from the principal street frontage.*

The proposed project retains secondary walls and original window configurations up to 15 feet from the front wall. Beyond 15 feet, it retains the secondary walls and shifts window openings. The project largely complies with this standard.

*2a. Repair damaged exterior wall materials, details, and ornamentation to the greatest extent possible, using treatments that do not damage historic materials. Replace only materials and wall sections that are deteriorated beyond repair, and prioritize in-kind replacement if possible.*

The proposed project will reuse existing siding where possible and replace it in-kind with wood siding with the same dimensions where not possible. Each wall will use all existing or all new, with priority given to existing. The project complies with this standard.

*4a. Retain the shape and slope of the original roof as seen from the street, including original dormers.*

The proposed project will reconstruct the roof but will retain the original roof shape and slope as seen from the street, with the exception of the front entry. The project complies with this standard.

*4b. Maintain and repair original decorative roof elements such as exposed rafter ends, bargeboards, and cornices. Do not add decorative roof elements that were not historically present.*

The proposed project retains exposed rafter ends. No conjectural decorative elements are proposed to be added. The project complies with this standard.

*5a. Do not enlarge, move, or enclose original window openings.*

The proposed project retains original window openings on the front wall and the first 15 feet of the side walls. Window openings in the rear portion of the side walls will be shifted but have groupings similar to the original house. The project somewhat complies with this standard.

*5b. Maintain and repair original wood-sash windows. Wood-sash windows will last for many decades, whereas new windows have a shorter lifespan and typically must be replaced entirely, as opposed to repairing or replacing components as needed.*

The proposed project will reuse existing windows on the primary façade and front 15' of the side elevations. Windows beyond that point will be replaced in-kind with 1:1 wood-sash or clad-wood windows. The project somewhat complies with this standard.

*6a. Do not enlarge, move, or enclose original door openings.*

The proposed project centers the door opening in the front entry, as discussed in 1b, and expands it slightly for visitability. As it is unlikely that the existing off-center door opening is original, staff feels that the project complies with this standard.

*6b. Retain original doors, door surrounds, sidelights, and transoms, unless deteriorated beyond repair.*

*6c. If a replacement door is necessary, replace in-kind or select a new style of door that is appropriate for the building age and style. Steel and hollow-wood doors are not appropriate for main entries.*

The existing front door is proposed to be replaced with a similar arched wood door. As it is not clear that the existing door is original, staff feels that the project complies with this standard.

The following requirements apply to the proposed addition:

*1a. Retain all character-defining features on historic-age exterior façades that are visible from the principal street frontage.*

The proposed addition is located behind the the existing building.

*1b. Retain as much historic-age building fabric as possible by limiting the wall area where the addition connects to the existing building. Large additions may be constructed as separate buildings that connect to the existing building with a linking hallway or breezeway.*

*1c. Whenever possible, locate additions behind the existing building and design them to be neither taller nor wider than the existing building.*

The proposed addition connects to the rear and side (east) wall of the existing building. It is one story high, with a roof ridge lower than that of the existing building.

*1d. Set additions back from the front façade at least 15 feet or one-third the depth of the building, whichever is greater.*

The proposed addition is set back 32 feet on the east wall and 34 feet on the west wall of the existing building.

*3a. Design additions to be inconspicuous and subordinate to the historic building.*

*3b. Design additions so that the existing building's overall shape appears relatively unaltered from the principal street frontage.*

The proposed addition is largely subordinate to the existing building due to its lower height and location in the rear. It is lower than the existing building but also wider,

which changes the building's overall shape. Stepping the addition in from the rear wall of the building and using more compatible windows would reduce its visual impact. The project largely complies with this standard.

- 3c. *Design additions to complement the scale, massing, materials, and fenestration patterns of the original historic building. Design window-to-wall area ratios, floor-to-floor heights, window patterns, and bay divisions to be similar to the existing building.* The proposed addition has similar proportions to the historic building. See other items for discussion of massing, materials, and fenestration patterns. The project complies with this standard.
- 3d. *Differentiate the design of the addition so as not to be replicative or give a false sense of history. Additions do not need to mimic the architectural style of the original historic building, but they should be compatible in scale, design, and materials.* The proposed addition is designed in a modern style. It is compatible in scale and design. The project complies with this standard.
- 4a. *Use exterior wall materials that complement the existing building, as well as the collective character of the district.* The proposed addition is clad in hardiplank shiplap siding, with dimensions that are compatible with the character of the district. The project complies with this standard.
- 4b. *Differentiate an addition from the existing building by means of a hyphen or joint using a different material, varying trim boards, slightly varying dimension of materials, varying orientation of materials, or other means.* The addition is clearly differentiated from the existing building with a change in cladding material and windows. The project complies with this standard.
- 6a. *Use a simple roof style and slope that complements the roof of the existing building.* The proposed addition has two front-gabled portions located at the rear of the house, behind the ridgeline of the existing house. The project complies with this standard.
- 6b. *Use materials that match or are compatible with the roof materials on the existing building.* The roof of the proposed addition is covered in composition shingles to match existing. The project complies with this standard.
- 7a. *Use windows that complement the fenestration pattern, size, configuration, profile, and finish of windows on the existing building.* The proposed addition has multi-lite steel-sash windows with different patterns, sizes, configurations, profiles, and finish than the existing building. They do not clearly complement the windows on the existing building, but they are set back 32 to 34 feet from the front wall of the building. Also, the only front-facing window on the addition is scaled similarly to the windows on the existing building. The project largely does not comply with this standard, but staff does not feel that is a major issue.
- 4a. *Site Features: Attached garages are not compatible with the character of the district and are not permitted.* The proposed addition includes an attached carport set back 15' from the entryway's front wall. No attached garage is proposed. The project complies with this standard.

The following requirements apply to the proposed accessory building:

- 4b. *Locate new detached garages and accessory buildings at the side or rear of properties.*  
The proposed accessory building is located at the rear of the property. The project complies with this standard.
- 4c. *Design new garages and accessory buildings to be compatible in scale with and to have an appropriate site relation to the primary building, as well as surrounding buildings.*  
The proposed accessory building is two stories high, but set back far enough on the lot that this height is compatible with the existing house and surrounding buildings. The project complies with this standard.
- 4d. *When constructing new garages and accessory buildings or repairing existing garages and accessory buildings, use materials and finishes that are compatible with the primary building and the district. This includes garage doors.*  
The proposed accessory building is clad in hardiplank shiplap siding and has multi-lite steel-sash windows. The dimensions of the proposed siding are compatible with the character of the district, and the siding and windows match the rear addition.

The proposed project largely meets the applicable standards.

#### **COMMITTEE RECOMMENDATIONS**

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The committee was supportive of relocating the house forward on the lot and reconstructing the enclosed front entry, given the building's condition and prior modifications to the entry. Committee members recommended retaining character-defining features of the house, including existing windows if repair is possible.




#### **STAFF RECOMMENDATION**

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Approve the project.

## LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

## NOTIFICATIONS

CASE#: LHD-2019-0001

LOCATION: 508 E MARY ST

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PROPERTY INFORMATION

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*Photos*



*Primary (south) façade and east elevation of 508 E. Mary Street.*



*Detail of front entry.*