



CASTLE HILL APARTMENTS: BROTHERS-RUPP RESIDENCE
1115 W. 11TH STREET

DESCRIPTION OF PROJECT SCOPE AND REVISIONS

To: Historic Landmark Commission

The property at 1115 W. 11th Street is a Multifamily-zoned (MF-4) lot of with an area of 13,838 sq ft (0.32 acres). There is an existing unit at the back of the property, which was reviewed and given a Certificate of Appropriateness by the Historic Landmark Commission in 2014, and completed construction in 2017.

The proposed development for the front of the property was also previously reviewed and approved by the HLC, which consisted of 3 units, totaling 7,328 sq ft and providing 4 covered parking spaces and 2 uncovered parking spaces.

This design was not constructed and is being revised by the new prospective owners, who wish to reduce the overall scope of the project to 2 units, totaling 3,500 sq ft and providing 2 enclosed parking spaces and 1 uncovered parking space. The new prospective owners are not developers seeking to maximize the development of the property, but rather will live in one of the units as their personal home and build the other as a smaller, secondary unit, which allows for a design more in scale with the existing fabric of the Castle Hill neighborhood than both the original design and other multifamily properties in the area.

In the new proposed design, the overall building footprint is smaller and has less total impervious cover. The building height and materials remain largely the same, although the massing and material placement has been adjusted in response to the revised layout.

The driveway & parking have been shifted to one side, allowing for a larger backyard / green space area at the back and a gracious front porch at the front. The driveway width, previously 20', has been reduced to 15' (the narrowest that parking & transportation will allow on this site), but the sidewalk and utility locations remain as previously designed. The garage placement is not as far back as the Castle Hill design guidelines call for, but we believe this is a case that is well-suited to an exception: the reduced size of the project requires that only half of the ground-level front façade be allocated to parking



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enclosure, while the previously-approved design had the entire ground-level front façade dedicated to parking. Furthermore, moving the garage back to 15' behind the front of the building would not reduce the visual presence of the garage, but would add 11' of additional pavement in front of the building, and consume a substantial portion of the open green space in the backyard area. In consideration of this, the garage has been set back 4' from the front of the building, and a 6' deep trellis for substantial greenery has been designed to obscure and soften the presence of the garage doors themselves. The owners and architects have assessed a number of design configurations for the site, and believe this is the strategy that satisfies the owners' need for enclosed and secure parking, in a way that is most compatible with the goals of the Castle Hill design guidelines.

We appreciate your consideration and look forward to discussing the project with you.

Sincerely,

Kim Power, AIA

Partner, Dick Clark + Associates