

HISTORIC LANDMARK COMMISSION
SEPTEMBER 23, 2019
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2019-0025
1118 W. 7TH STREET
CASTLE HILL HISTORIC DISTRICT

PROPOSAL

Infill a window opening and a door opening on secondary elevations; construct a new house at the rear of the property.

ARCHITECTURE

One-story, rectangular-plan house with side-gabled jerkinhead roof, teardrop wood cladding, and wood-sash windows; bracketed entry hood.

PROJECT SPECIFICATIONS

Proposed changes to the primary building are limited to the infill of one window opening on the east (side) wall and one door opening on the rear wall. The window opening is the central opening in a bank of five. It is located behind a small projection and is not visible from the street.

The proposed new rear building is a 2½-story structure with an entrance set back approximately 108' from the street. It is capped by an asymmetrical front-gabled roof covered in standing seam metal, clad in vertical wood siding at the ground floor and stucco and vertical hardiplank siding at the second story, and features fixed and casement clad-wood windows. Double-width and single-width garages are accessed from the alley via roll-up doors. The building is 27'10" high and has a roof deck.

The front yard of the historic house will be terraced to W. 7th Street with low rusticated concrete walls. An 8' tall masonry wall of board-formed concrete or cut stone will separate the front and rear buildings.

STANDARDS FOR REVIEW

The property is contributing to the Castle Hill Historic District. The following requirements from the Castle Hill Historic District design standards apply to the proposed rehabilitation work:

B.1(e) Driveway entrances shall be consistent with the pattern on contributing buildings on the same street.

The existing driveway will be retained.

B.2(b) Locate photovoltaic, solar thermal, wind power, and satellite dishes on ancillary/secondary structures or new additions to the maximum extent feasible.

Solar panels are located on the new construction at the rear of the property.

C.1(a) 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.

The proposed project retains the character-defining features of the historic house. The two proposed changes are on secondary elevations and will not adversely impact the building's historic character.

The following requirements from the Castle Hill Historic District design standards apply to the proposed new building:

E.1(a) Site new construction to be compatible with surrounding contributing buildings in terms of front setback, street-front orientation, and distance from adjacent buildings.
The new building is located behind and subordinate to the historic house. The pedestrian view from the sidewalk includes the top of the roof form, but little else.

E.1(b)1 Design new buildings to be compatible with surrounding contributing buildings of similar use in terms of form, massing, proportion, and roof form.

The new building is compatible with the historic house primarily in terms of its subordinate location. Its simple gable roof and paired front-facing windows are also compatible with the historic house.

E.1(b)2 Design new buildings so that they are compatible with but discernible from historic buildings in the district.

The new building is discernible from historic buildings through its modern form and modern materials.

E.1(b)3 New construction should have window-to-wall ratios, floor-to-floor heights, fenestration patterns, and bay divisions compatible with those seen on contributing buildings throughout the district.

The new building has window-to-wall ratios and floor-to-floor heights that are compatible with those of the historic house and other contributing buildings. Its fenestration patterns of single, paired, and triple-bank windows and window proportions loosely reference the fenestration of the historic house, but are clearly differentiated as new.

E.1(c)1 Select materials for new construction to be compatible with those existing in the district.

The new building employs wood, hardiplank, and stucco cladding. These are compatible with the district.

E.1(c)2 In windows, do not use false muntins attached to or inserted between insulated glass panels.

No false muntins are used.

E.1(c)3 Boxed wood chimneys are not permitted.

No boxed chimneys are included in the design.

E.1(e)2 Garages shall be located at the side, rear, or underneath structures. Wherever possible, a garage door or doors shall not face the principal street.

The garage is located under the new building, and the garage doors face the alley.

The proposed project meets the applicable standards.

COMMITTEE RECOMMENDATIONS

The committee was generally supportive of the project. It recommended using a masonry material such as rusticated concrete on the front retaining walls, which is now proposed.

STAFF RECOMMENDATION

Approve as proposed. The applicant will return to historic review for potential replacement of siding and window materials when the project is closer to construction and existing conditions are better known.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: LHD-2019-0025
LOCATION: 1118 W 7th Street



1" = 128'

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PROPERTY INFORMATION

Photos



Primary (south) façade and east elevation of 1118 W. 7th Street.



Primary (south) façade.