

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
NOVEMBER 18, 2019
LHD-2019-0026
ROBERTSON/STUART & MAIR HISTORIC DISTRICT
1207 E. 9TH STREET

PROPOSAL

Construct a two-story house.

PROJECT SPECIFICATIONS

Two-story L-plan building capped with a cross-gabled roof covered in asphalt shingles. It is clad in horizontal hardiplank siding and features 2:2 double-hung and casement windows with wood or vinyl sashes. Other features include an integrated garage set back from the front wall and a front porch covered by a shed roof supported by square columns. Ornament includes bargeboards at the eaves and a pent bracketed roof over the frontmost second-story window.

STANDARDS FOR REVIEW

The Robertson/Stuart & Mair Design Standards are used to evaluate projects within the district. The following standards apply to the proposed project:

- *New construction shall have the same street-front orientation and distance from adjacent buildings as the contributing buildings in the same block.*
 The building has the same orientation and distance as other contributing buildings on the block. The project meets this standard.
- *Setbacks for new construction shall be consistent with setbacks of the district's contributing buildings by taking the average of the existing setbacks of contributing buildings on the same block face, or by aligning with the setback of one adjacent contributing building; this may allow setbacks that are shallower than the base zoning.*
 The building's 13.7' setback aligns with the setback of adjacent contributing buildings. The project meets this standard.
- *Design new buildings so that they are compatible with and differentiated from historic buildings in the district.*
 The building is compatible with and differentiated from contributing buildings in the district. It adopts a traditional L-plan form and massing with a front-gabled roof and front porch. Its proportions are in keeping with contributing buildings in the district. It is also clearly new construction, with an attached/integrated garage and modern materials. The project meets this standard.
- *New construction should have floor-to-floor heights and roof heights that are the same or similar to those on contributing buildings throughout the district.*
 The project has similar floor-to-floor heights and roof heights as contributing buildings in the district. The project meets this standard.
- *Select materials for new construction that are the same as or similar to those found on contributing buildings existing in the district.*

The project uses horizontal hardiplank siding and 2:2 windows that are compatible with the siding and windows on contributing buildings. The project meets this standard.

- *For new buildings, a garage shall not be located less than 15 feet from the front wall of the building (excluding the porch) or one-third of the depth of the building from the front wall of the building, whichever is greater; both attached and detached garages are permitted if set back accordingly.*

The attached garage is set back 19'7" from the entrance wall and 26' from the front wall of the building. The project meets this standard.

- *Front porches shall be present on new principal residential buildings and must be at least 6 feet deep, with an area of at least 70 square feet.*

The front porch is 11'7" deep in front of the entrance, with a depth of 5'6" in front of the frontmost wall and an area of 169 square feet. The project meets this standard.

- *Protect large trees and other significant site features from damage during construction and from delayed damage due to construction activities.*

The Development Services Department will monitor treatment of heritage trees.

The project meets the applicable standards.

COMMITTEE RECOMMENDATIONS

The committee was supportive of the massing, double front gable, set back garage, and defined porch area. It recommended reducing the pitch of the roof, using horizontal siding at the second story, and emphasizing the verticality of the porch.




The applicant has revised the plans to respond to all comments.

STAFF RECOMMENDATION

Approve the project. The applicant has made changes in line with committee recommendations, and the building meets the Robertson/Stuart & Mair Historic District Design Standards.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

NOTIFICATIONS

CASE#: LHD-2019-0026
1207 E 9TH STREET

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