

PLANNING DIVISION STAFF REPORT

June 23, 2018

PREPARED FOR THE LANDMARKS COMMISSION



Project Name/Address: 2114 Van Hise

Application Type: PUBLIC HEARING
Certificate of Appropriateness for exterior alteration in University Heights Historic District

Legistar File ID # [52319](#)

Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Date Prepared: July 15, 2018

Summary

Project Applicant/Contact: Steven M Connor, Drafting Your Dreams

Requested Action: The Applicant is requesting a Certificate of Appropriateness for the construction of a side addition of in the University Heights Historic District

Background Information

Parcel Location: The subject site is located in the University Heights Historic District.

Relevant Historic Preservation Ordinance Sections:

- 41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.** A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.
- (1) New construction or exterior alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) Not applicable
 - (b) Not applicable
 - (c) In the case of exterior alteration or construction on any property located in a historic district, the proposed exterior alteration or construction meets the adopted standards and guidelines for that district.
 - (d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.
- 41.24 UNIVERSITY HEIGHTS HISTORIC DISTRICT.**
- (5) Standards for the Review of Exterior Alterations and Repairs in TR-C2, TR-C3, and TR-C4, Zoning Districts.
 - (a) Height. No alterations shall be higher than the existing structure; however, if the existing structure is already a nonconforming one, alteration shall be made thereto except in accordance with Section 28.192. Roof alterations resulting in an increased structure volume are prohibited unless they meet the requirements in Sec. 41.24(4)(a)5 . and are permitted under Chapter 28, or approved as a variance pursuant to Sec. 4 or approved as a conditional use or as part of a planned residential development.

- (d) Restoration. Projects that will restore the appearance of a structure to its original appearance are encouraged and will be approved by the Landmarks Commission if such projects are documented by photographs, architectural or archeological research or other suitable evidence.
- (f) Alterations Visible from the Street and Alterations to Street Facades. Alterations visible from the street, including alterations to the top of structures, and alterations to street facades shall be compatible with the existing structure in architectural design, scale, color, texture, proportion and rhythm of solids to voids and proportion of widths to heights of doors and windows. Materials used in such alterations shall duplicate in texture and appearance, and architectural details used therein shall duplicate in design, the materials and details used in the original construction of the existing structure or of other structures in University Heights of similar materials, age and architectural style, unless the Landmarks Commission approves duplication of the texture and appearance of materials and the design of architectural details used in the existing structure where the existing building materials and architectural details differ from the original. Alterations that exactly duplicate the original materials in composition are encouraged. Alterations that destroy significant architectural features are prohibited. Side alterations shall not detract from the design composition of the original facade.
- (h) Roof Shape. The roof shape of the front of a structure shall not be altered except to restore it to the original documentable appearance or to add a dormer or dormers in a location and shape compatible with the architectural design of the structure and similar in location and shape to original dormers on structures of the same vintage and style within the district. Alterations of the roof shape of the sides or back of a structure shall be visually compatible with the architectural design of the existing structure.
- (i) Roof Material.
 - 1. If the existing roof is tile, slate or other material that is original to the structure and/or contributes to its historic character, all repairs thereto shall be made using the same materials. In addition, in all cases any such roof must be repaired rather than replaced, unless the documented cost of repair exceeds the documented cost of re-roofing with a substitute material that approximates the appearance of the original roofing material as closely as possible, in which case re-roofing with a material that approximates the appearance of the original roofing material as closely as possible will be approved by the Landmarks Commission.
 - 2. If the existing roofing material is asphalt shingles, sawn wood shingles or a nonhistoric material such as fiberglass, all repairs shall match in appearance the existing roof material; however, if any such roof is covered or replaced, re-roofing must be done using rectangular sawn wood shingles or rectangular shingles that are similar in width, thickness and apparent length to sawn wood shingles, for example, 3-in-1 tab asphalt shingles. Modern style shingles, such as thick wood shakes, Dutch lap, French method and interlock shingles, that are incompatible with the historic character of the district are prohibited.
 - 3. Rolled roofing, tar and gravel and other similar roofing materials are prohibited except that such materials may be used on flat or slightly sloped roofs which are not visible from the ground.

Analysis and Conclusion

The original residence was constructed in 1919 in the English Cottage/Tudor Revival Style as designed by local master architect Frank Riley for James and Katherine Zimmerman. The house is known as “the Storybook House”. The owner has copies of the original Frank Riley drawings which show a wing to the west that was not constructed. The current property owners are proposing to construct this wing based on the intent shown in the original drawings.

A discussion of the relevant standards of 41.24(5) follows:

- (a) Height. The proposed construction of the west wing will not result in a roof that is higher than the existing roof ridge. The construction does increase the volume of the roof, but it will meet the requirements of Sec. 41.24(4)(a)5 (which is similar to standards 41.24(5)(i) 1-3 discussed below) and is permitted under Chapter 28.
- (d) Restoration. This project does not restore the building to a previous appearance since the west wing was not previously constructed. Staff included this language to show that projects that the Commission can use the documentation of the original design intent to help inform their review.
- (f) Alterations Visible from the Street and Alterations to Street Facades. The proposed addition will be visible from the street and is considered a side addition. The proposed work will match the existing structure in architectural design, scale, color, texture, proportion and rhythm of solids to voids and proportion of widths to heights of doors and windows. The proposed materials will duplicate the texture and appearance of the existing hand troweled stucco with stone accents, and architectural details will duplicate the design used in the original construction of the existing structure. The new construction is being proposed in an area that will not destroy significant architectural features. The proposed side addition may not detract from the design composition of the original façade because it was part of the original concept by the architect; however, the element was not constructed which is part of the history of this structure. Did the architect or property owner feel that the element detracted from the design composition or is there another reason the element was not originally constructed?
- (h) Roof Shape. The front of the structure is a gable end wall which is not being altered. The proposed construction of the west wing will add mass to the overall shape of the roof. This enlarged roof shape is shown in the original drawings and will be constructed to replicate the appearance of the existing adjacent roofs.
- (i) Roof Material. The roof material is proposed to be asphalt shingles to match the existing adjacent shingles.

A discussion of standard of 41.18(1)(d) follows:

The proposed side addition does not seem to frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City’s historic resources.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the proposed alteration are met and recommends that the Landmarks Commission approve the request.