



**Project Name & Address:** 704 E Gorham  
**Application Type(s):** Certificate of Appropriateness for an addition and exterior alterations  
**Legistar File ID #** [79564](#)  
**Prepared By:** Heather Bailey, Preservation Planner, Planning Division  
**Date Prepared:** September 12, 2023

## Summary

**Project Applicant/Contact:** Robert Klebba  
**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the construction of a rear addition and renovation of the historic building.

## Background Information

**Parcel Location/Information:** The subject property is a designated landmark.

### Relevant 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) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
  - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior's Standards for Rehabilitation.
  - (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.

#### Secretary of the Interiors Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

## **Analysis and Conclusion**

The proposed project is a modification of a previous approval. On January 31, 2022, the commission approved the exterior repairs, reroofing and a rear addition to the subject property. While staff can approve amendments to approved projects, per the Landmarks Commission Policy Manual, staff believed that this was a substantively different design and should go before the commission for their review again.

The updated design is for a reduced scope that does not include a garage and has the single-story rear addition shifted to the west edge of the north (rear) elevation rather than on the east edge in the previous design. There will still be a deck and an exterior stair leading to the ground as part of the roof of the addition. The central bay on the back of the second story of the house that would access the deck has been redesigned to better reflect the configuration of the existing windows on the bays that flank the entry. The third floor on the back of the historic house has reduced the number of door entries proposed as modifications to just one.

The proposed repairs remain largely the same from the 2022 proposal, except that the roof will be architectural shingles rather than the metal roofing previously proposed. Just as with the last proposal, many of the windows proposed for replacement are historic without the required windows assessment. Staff would ask for the same condition that the commission had previously approved, which was for staff to work with the applicant to determine which windows are deteriorated beyond repair.

A discussion of relevant standards follows:

### **Secretary of the Interiors Standards for Rehabilitation**

2. There is no proposed change of use, but the rehabilitation of this structure is due to the expansion of the current use to allow for more rentable units for this bed & breakfast in a way that requires minimal change to the defining characteristics of the building and its site and environment as most of the changes are to the rear of the building and will read as both being in character and as work of its time.

3. The renovation work proposed will rectify deterioration on the front porch and return it to its historic character. The only historic materials to be removed for most of the renovation work are those that are deteriorated beyond repair. The exception is the proposal to replace all of the historic windows, which this standard specifies that removal of historic materials shall be avoided. The commission's practice has been to follow our adopted window replacement assessment process.
4. The changes to the rear of the structure include newer materials and it will be separated visually from the historic building in such a way that it will not create a false sense of historical development and does not include the addition of conjectural features. The restoration of the front porch is based upon archival evidence.
5. None of the proposed changes are removing features that have acquired significance.
6. The only distinctive features proposed for removal are the historic windows. All other work proposed aligns with this standard.
7. Staff would like to work with the applicant to determine which of the historic windows are deteriorated beyond feasible repair rather than being replaced as proposed. The proposed replacements will need to replicate the features. While the application materials provide specifications on the new windows, there is no reference to how that compares to what they will replace. The other renovation work on the building will replicate the historic, or in the case of the introduction of venting, it will be painted to match adjacent materials to maintain the visual quality of the exterior of the building. The restoration of the front porch is based upon archival evidence.
8. N/A
9. There is no previously documented archaeological sites on this property.
10. The new addition is proposed to be clad in stucco, whereas most of the historic building is brick with occasional stucco elements. The addition will have brick piers that use a similar architectural vocabulary to the configuration on the historic building. But the new work will be differentiated from the old with both the newer materials and the more contemporary railings on the roof deck. The addition is smaller in scale than the historic resource and will read as secondary, while also not covering over any significant architectural or site features.
11. The new addition could be removed in the future without impacting the essential form and integrity of the historic property.

## **Recommendation**

Staff believes that the standards for granting a Certificate of Appropriateness could be met and recommends the Landmarks Commission approve the project with the following conditions:

1. Replacement brick match the historic in color, size, and composition with mortar to match historic/adjacent in profile, color, and composition.
2. New cladding be stucco, not EIFS.
3. Applicant will provide a complete windows assessment to staff to determine which historic windows need to be replaced.
4. Final specifications for retaining wall, railings, doors, and windows to be approved by staff.