



**Project Name & Address:** 1908 Arlington Place  
**Application Type(s):** Certificate of Appropriateness for an Addition  
**Legistar File ID #** [84805](#)  
**Prepared By:** Heather Bailey, Preservation Planner, Planning Division  
**Date Prepared:** September 5, 2024

## Summary

**Project Applicant/Contact:** Bryan Rieber  
**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness to construct an addition to a building located in the University Heights local historic district.

## Background Information

**Parcel Location/Information:** The subject property is located within the University Heights local historic district.

### 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.

#### **41.26 STANDARDS FOR ADDITIONS.**

- (1) General
  - (a) General
    2. A new addition shall be designed to be subordinate and compatible with the character of the structure.
    3. The addition shall be visually separated from the principal building.
    4. The alignment, rhythm, and size of the window and door openings of the new addition shall be similar to those of the historic building.

- (b) Materials and Features
  - 1. A new addition shall be constructed on a secondary or non-character defining elevation so that historic materials and features are not obscured, damaged or destroyed.
  - 2. New additions that destroy significant historic materials or character-defining features are prohibited.
- (2) Building Site
  - (a) General
    - 1. Exterior additions to historic buildings shall be designed to be compatible with the historic character of historic resources within two hundred (200) feet and to maintain the pattern of the district.
- (3) Exterior Walls
  - (a) General
    - 1. Materials used for exterior walls of the addition shall be similar in design, scale, architectural appearance, and other visual qualities of the historic building, but differentiated enough so that it is not confused as historic or original to the building.
- (4) Roofs
  - (a) General
    - 1. The form and pitch of the addition roof shall be similar to and compatible with the existing roof form and pitch.
  - (b) Materials
    - 1. Visible roof materials shall be similar to the historic roof materials on the structure.
- (5) Windows and Doors
  - (a) General
    - 1. Openings and the windows or doors in them shall be compatible with the overall design of the historic building.
    - 2. The new openings shall have similar dimensions, operation, components, and finish as the historic windows or doors of the structure.
  - (c) Entrance Doors and Storm Doors
    - 1. Doors shall be compatible with the overall design of the building.
    - 2. New door openings shall have a similar height to width ratio, components, and finish as the historic doors of the structure.
  - (d) Garage Doors
    - 1. Garage doors shall be similar in design, scale, architectural appearance, and other visual qualities prevalent within the historic district.

## Analysis and Conclusion

The proposed project is to construct an addition on the rear corner of the house at 1908 Arlington Pl. The addition will contain a forward facing garage with a hipped roof and a side pedestrian door. The form and pitch of the roof of the addition have precedent on the structure. The style of windows (both the pair of double-hungs and the single double-hungs) have precedent on the historic structure. There are no details on the framing of the windows, which will need to replicate the trim details of the historic, including a projecting sill. The pedestrian door is in keeping with the architectural character of the building. The choice of garage door is more in keeping with later period buildings and staff would recommend the Grand Harbor or Reserve Wood lines from the proposed manufacturer. Staff can work with the applicant to approve a final garage door design that is more in keeping with the character of the building. And the addition will be clad in stucco.

The addition is proposed for the northwest corner of the building, and attached to the west façade. The addition will cover over some of the existing windows and doors on this side of the building. On the existing structure, there are two double-hung windows that are proposed to be modified to the same dimensions as the smaller square windows on the floor above in order to accommodate windows into that level without intersecting with the roof of the addition. There are no specifications for those altered windows. They should replicate the four-lite windows above them and replicate all window trim details, including a projecting sill. Staff would also recommend including the decorative wood trim band that is above the foundation level of the existing structure, and continuing it around the addition to create a belt-band that then connects with that trim detail on the rest of the existing structure.

This proposed addition would supersede the approval last year for a detached garage at this property. See [Legistar 75616](#) for details on that project.

Below is a discussion of applicable standards:

**41.26 STANDARDS FOR ADDITIONS.**

- (1) General
  - (a) General
    2. The new addition is located on a rear corner of the existing structure, behind a projecting bay, and significantly stepped back from the street façade. It will read as a second story addition from the street level and is clearly subordinate to the existing structure.
    3. The addition appears to be visually separated from the principal building.
    4. The alignment, rhythm, and size of the window and door openings of the new addition appear to be similar to those of the historic building.
  - (b) Materials and Features
    1. The addition is proposed for a secondary elevation so that historic materials and features are not obscured, damaged or destroyed.
    2. The new addition is not destroying any significant historic materials or character-defining features.
- (2) Building Site
  - (a) General
    1. The application materials provide ample evidence that this addition is in keeping with the garage additions on other historic resources in the vicinity and it is design to be compatible with the existing structure.
- (3) Exterior Walls
  - (a) General
    1. The walls are proposed to replicate the stucco on the existing structure. Staff recommends extending the foundation level trim detail to the addition and wrap it around the back of the addition to read as a belt-band that helps to break up the mass of blank wall on the rear of the addition while also linking this to the architectural vocabulary of the existing structure.
- (4) Roofs
  - (a) General
    1. The form and pitch of the addition roof are similar to and compatible with the existing roof form and pitch.
  - (b) Materials
    1. The proposed roof shingle meets the standards of approval.
- (5) Windows and Doors
  - (a) General

1. The openings and the window and doors in them are largely compatible with the overall design of the historic building. Staff recommends details on the window trim and sills, specifications for the new windows on the existing building that accommodate the addition, and a new garage door design.
  2. The new openings have similar dimensions, operation, components, and finish as the historic windows or doors of the structure.
- (c) Entrance Doors and Storm Doors
1. The new pedestrian door on the exterior of the garage is compatible with the overall design of the building.
  2. The new pedestrian door opening have a similar height to width ratio and finish as the historic doors of the structure. We need details on the trim of the door.
- (d) Garage Doors
1. The proposed garage door is more appropriate to a later period style house. Staff has included some recommendations by the same manufacturer of the proposed garage door, but will work with the applicant to find a more architecturally compatible door design.

## Recommendation

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

1. Updated design to include extension of foundation-course trim band around the addition and window trim details.
2. Submit updated garage door and four-lite window specifications to be approved by staff.

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