



Project Name/Address: 1415 Spaight
Application Type: PUBLIC HEARING
Certificate of Appropriateness for an addition in the Marquette Bungalows Historic District
Legistar File ID # [47357](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
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Summary

Project Applicant/Contact: Susan Morrison
Requested Action: The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for an addition to a residence in the Marquette Bungalows Historic District.

Background Information

Parcel Location: The subject site is located in the Marquette Bungalows Historic District.

Relevant Landmarks Ordinance Section:

41.25 MARQUETTE BUNGALOWS HISTORIC DISTRICT.

- (5) Standards for the Review of Exterior Alterations and Repairs. All exterior alterations and repairs must be compatible with the historic character of the structure and the Marquette Bungalows Historic District.
- (a) Re-Siding. NA
 - (b) Roof Materials. *Replacement roofing language not applicable.*
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.
 - (c) Skylights. NA
 - (d) Dormers and Other Roof Alterations. *Dormer language not applicable.*
Other roof alterations shall be compatible with the roof shape and other features of the structure, such as siding and trim details, and shall not extend above the ridge line of the structure.
 - (e) Chimneys. NA
 - (f) Windows and Doors.
 - 1. General Standards. The original appearance of leaded glass and other non-rectangular decorative windows (e.g., curved top windows) on any facade of the structure shall be retained. Replacement of such windows shall duplicate the original in size, configuration and appearance. Picture windows are prohibited. Trim on new or remodeled windows shall match the original window trim on the structure.
 - 2. Street Facades. NA

3. Non-Street Side Facades. Retention of the original appearance of windows and doors on the sides of the structure is encouraged. However, if replacement or new windows are proposed, the muntin design of the original windows on the structure may either be replicated with true-divided lights or with exterior or interior applied grids or with grids applied between the panes of glass. New windows shall either be casement windows or double-hung windows. Sash on new windows over four (4) feet square shall be divided by muntins or mullions. Bay windows may be approved if they have sides perpendicular to the wall and if they do not extend beyond the eaves of the roof.
 4. Rear Facade. Replacement, remodeling or installation of new doors and windows on the rear facade will not be restricted except as discussed under "General Standards" above.
- (g) Porches. NA
- (h) Second Exits. NA
- (i) Additions and Other Alterations. New additions on the front of the structure are prohibited. Additions on the sides or rear shall be permitted if they are compatible with the 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 and architectural details used in additions and alterations shall duplicate in texture, appearance, and design, the materials and details used in the original construction of the structure or of other structures in the district. The Landmarks Commission may approve an exception to this policy where the existing structure materials and architectural details differ from the original. Additions and exterior alterations that exactly duplicate the original materials in composition are encouraged. Additions or exterior alterations that destroy significant architectural features are prohibited. Side additions shall not detract from the design composition of the original facade.
- (j) Foundations. NA
- (k) Tuckpointing and Brick Repair. NA
- (l) Storm Windows and Doors. NA

Analysis and Conclusion

The proposed addition has a footprint over 100 square feet and therefore requires that the Landmarks Commission hold a public hearing.

A brief discussion of the applicable standards of 41.25(5) follows:

- (b) The proposed addition has a very low pitched roof and while not noted in the submission materials, the roof material will likely be a membrane product which is similar in appearance to rolled roofing. This roof surface is not visible from the ground.
- (d) The roof of the proposed addition ties into the existing frieze board trim at the existing eave and does not extend above any portion of the existing roof.
- (f) According to 3., new windows on non-street side facades shall either be casement windows or double-hung windows and sash on new windows over four (4) feet square shall be divided by muntins or mullions. The proposed windows are casements, but the sash is over four feet square. Because the new windows are located in a new addition, staff is using this standard as a guide for the intent of compatibility and is instead using standard (i) to give more decisive weight to the appropriateness of the addition.
- (i) The proposed addition is a one story sunroom located on the rear and is likely not visible from the street. The addition is generally compatible with the existing structure in architectural design, scale, and color. Because a sunroom has a different function and a different appearance

than the existing structure, the rhythm of solids to voids and proportion of widths and heights to doors and windows, and the texture should be discussed in more detail.

The function of the sunroom is to have as much glass as possible and that is achieved by extensive use of windows (glass). The proposed sunroom addition shows large casement window units with sills at the floor and heads at a transom bar which is around 7' high.

The existing building has a wall surface of siding and foundation brick (solids) balanced with window and door openings and overall articulation in the massing (voids) to achieve a traditional residential bungalow appearance. The proposed sunroom has one solid brick exterior wall area and the rest of the building is essentially glass with mullion structure. The addition has a rhythm of solids and voids that is specific to a sunroom, but does not exactly match the rhythm of solids and voids present in the existing structure. Due to the function of the sunroom, the rhythm of the proposed solids and voids may be considered compatible with the existing structure.

The proportion of the large casement window units (approximately 3' wide by 7' high) is similar to the proportion of the smaller existing double hung windows on the front elevation. The front elevation also has a triple window where three double hung windows are grouped within shared trim. This similar pattern is present in the proposed sunroom where casement window units are grouped within shared trim.

The texture of the existing structure is of horizontal siding and brick. Because the sunroom is composed of windows and a related mullion structure, the texture of the proposed addition is different than the existing building. The use of numerous compatible elements in the proposed addition like the corner details that are similar to the existing front porch columns, the color scheme, the use of brick in a color that will match the existing, and the continuation of the frieze board may be enough to find that the addition is compatible without requiring a compatible texture.

The proposed addition would alter the existing rear wall of the structure by removing an exterior door and window and by opening portions of the existing rear wall. The rear door and window are not significant architectural features.

Recommendation

Staff believes that the standards for granting the Certificate of Appropriateness for the addition are met and recommends approval of the Certificate of Appropriateness for the proposed addition as submitted.