

HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2016

Agenda Item No: 11

HDRC CASE NO: 2016-059
ADDRESS: 938 DAWSON ST
LEGAL DESCRIPTION: NCB 1370 BLK 2 LOT 19
ZONING: RM4 H
CITY COUNCIL DIST.: 2
DISTRICT: Dignowity Hill Historic District
APPLICANT: Ruben Carrillo
OWNER: Focal Design Builders, LLC
TYPE OF WORK: Rear addition
REQUEST:

The applicant is requesting a Certificate of Appropriateness for final approval to add approximately 800 square feet to the rear of the house.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- i. *Minimize visual impact*—Site residential additions at the side or rear of the building whenever possible to minimize views of the addition from the public right-of-way. An addition to the front of a building would be inappropriate.
- ii. *Historic context*—Design new residential additions to be in keeping with the existing, historic context of the block. For example, a large, two-story addition on a block comprised of single-story homes would not be appropriate.
- iii. *Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- iv. *Transitions between old and new*—Utilize a setback or recessed area and a small change in detailing at the seam of the historic structure and new addition to provide a clear visual distinction between old and new building forms.

B. SCALE, MASSING, AND FORM

- i. *Subordinate to principal facade*—Design residential additions, including porches and balconies, to be subordinate to the principal façade of the original structure in terms of their scale and mass.
- ii. *Rooftop additions*—Limit rooftop additions to rear facades to preserve the historic scale and form of the building from the street level and minimize visibility from the public right-of-way. Full-floor second story additions that obscure the form of the original structure are not appropriate.
- iii. *Dormers*—Ensure dormers are compatible in size, scale, proportion, placement, and detail with the style of the house. Locate dormers only on non-primary facades (those not facing the public right-of-way) if not historically found within the district.
- iv. *Footprint*—The building footprint should respond to the size of the lot. An appropriate yard to building ratio should be maintained for consistency within historic districts. Residential additions should not be so large as to double the existing building footprint, regardless of lot size.
- v. *Height*—Generally, the height of new additions should be consistent with the height of the existing structure. The maximum height of new additions should be determined by examining the line-of-sight or visibility from the street. Addition height should never be so contrasting as to overwhelm or distract from the existing structure.

3. Materials and Textures

A. COMPLEMENTARY MATERIALS

- i. *Complementary materials*—Use materials that match in type, color, and texture and include an offset or reveal to

distinguish the addition from the historic structure whenever possible. Any new materials introduced to the site as a result of an addition must be compatible with the architectural style and materials of the original structure.

ii. *Metal roofs*—Construct new metal roofs in a similar fashion as historic metal roofs. Refer to the Guidelines for Alternations and Maintenance section for additional specifications regarding metal roofs.

iii. *Other roofing materials*—Match original roofs in terms of form and materials. For example, when adding on to a building with a clay tile roof, the addition should have a roof that is clay tile, synthetic clay tile, or a material that appears similar in color and dimension to the existing clay tile.

B. INAPPROPRIATE MATERIALS

i. *Imitation or synthetic materials*—Do not use imitation or synthetic materials, such as vinyl siding, brick or simulated stone veneer, plastic, or other materials not compatible with the architectural style and materials of the original structure.

C. REUSE OF HISTORIC MATERIALS

i. *Salvage*—Salvage and reuse historic materials, where possible, that will be covered or removed as a result of an addition.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design additions to reflect their time while respecting the historic context. Consider character defining features and details of the original structure in the design of additions. These architectural details include roof form, porches, porticos, cornices, lintels, arches, quoins, chimneys, projecting bays, and the shapes of window and door openings.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the architectural style of the original structure. Details should be simple in design and compliment the character of the original structure. Architectural details that are more ornate or elaborate than those found on the original structure should not be used to avoid drawing undue attention to the addition.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for additions. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the addition is new.

FINDINGS:

- a. The applicant is requesting a Certificate of Appropriateness for final approval to add an 800 square foot addition at the rear of the primary structure located at 938 Dawson. The addition will feature materials that are complementary to those found on the primary structure, including wood siding, wood windows and an asphalt shingle roof.
- b. The applicant received conceptual approval at the HDRC hearing on February 17, 2016, with staff's stipulations that the applicant simplify or lower the ridge height.
- c. The Guidelines for Additions 1.A. states that residential additions should be sited at the side or rear of the primary historic structure whenever possible, that views of the addition should be limited from the public right of way and that additions should be designed to be in keeping with the historic context of the block all while featuring a transition between the original structure and the addition. The applicant has proposed to site the addition to the side and rear of the original structure, has limited the amount of the addition that will be viewable from the public right of way and has designed the addition that is appropriate in regards to historic context all while featuring aspects that distinguish it from the original structure. This is consistent with the Guidelines.
- d. In regards to scale, massing and form, residential additions should be designed to be subordinate to the principal façade of the original structure, should feature a footprint that responds to the size of the lot and should feature a height that is consistent with the original structure. The applicant has designed the addition in a more modest form regarding detailing and has designed it at 800 square feet.
- e. The existing square footage of the living area is approximately 738 square feet. Although the addition would double the square footage of the living area of the primary structure, the lot is approximately 7,160 square feet. This is appropriate with the Guidelines for Additions 1.B.
- f. According to the Guidelines for Additions 1.B.v., the height of new additions should be consistent with the height of the existing structure; an addition's height should never be so contrasting as to overwhelm or distract from the

existing structure. The applicant has proposed an overall height that is in line with the existing ridge height. This is consistent with the Guidelines.

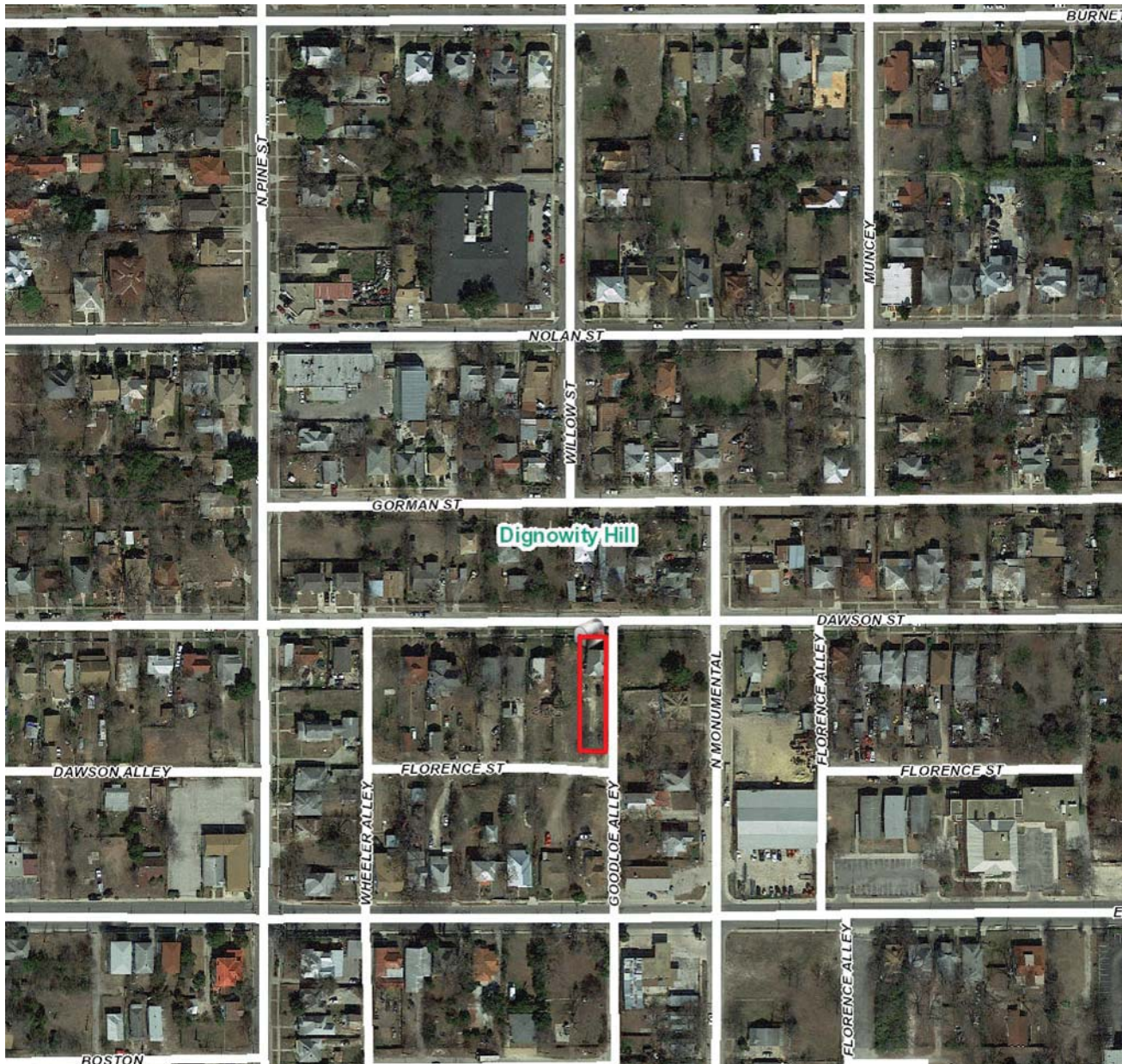
- g. The applicant has proposed an addition that is in keeping with the historic context of the block as well as an addition that incorporates appropriately scaled architectural details. This is consistent with the Guidelines for Additions 4.A.

RECOMMENDATION:

Staff recommends final approval based on findings a through g with the stipulation that a vertical trim piece is added on the east and west facades of the addition in order to differentiate between the original structure and the new addition.

CASE MANAGER:

Katie Totman



938 Dawson

Dignowity Hill

Printed: Mar 11, 2016

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938 Daswon

Scope of Work:

The applicant is requesting a Certificate of Appropriateness for approval to construct an 800 square foot addition to the rear of the house.

As per Staff Recommendations Applicant has change propsed plans:

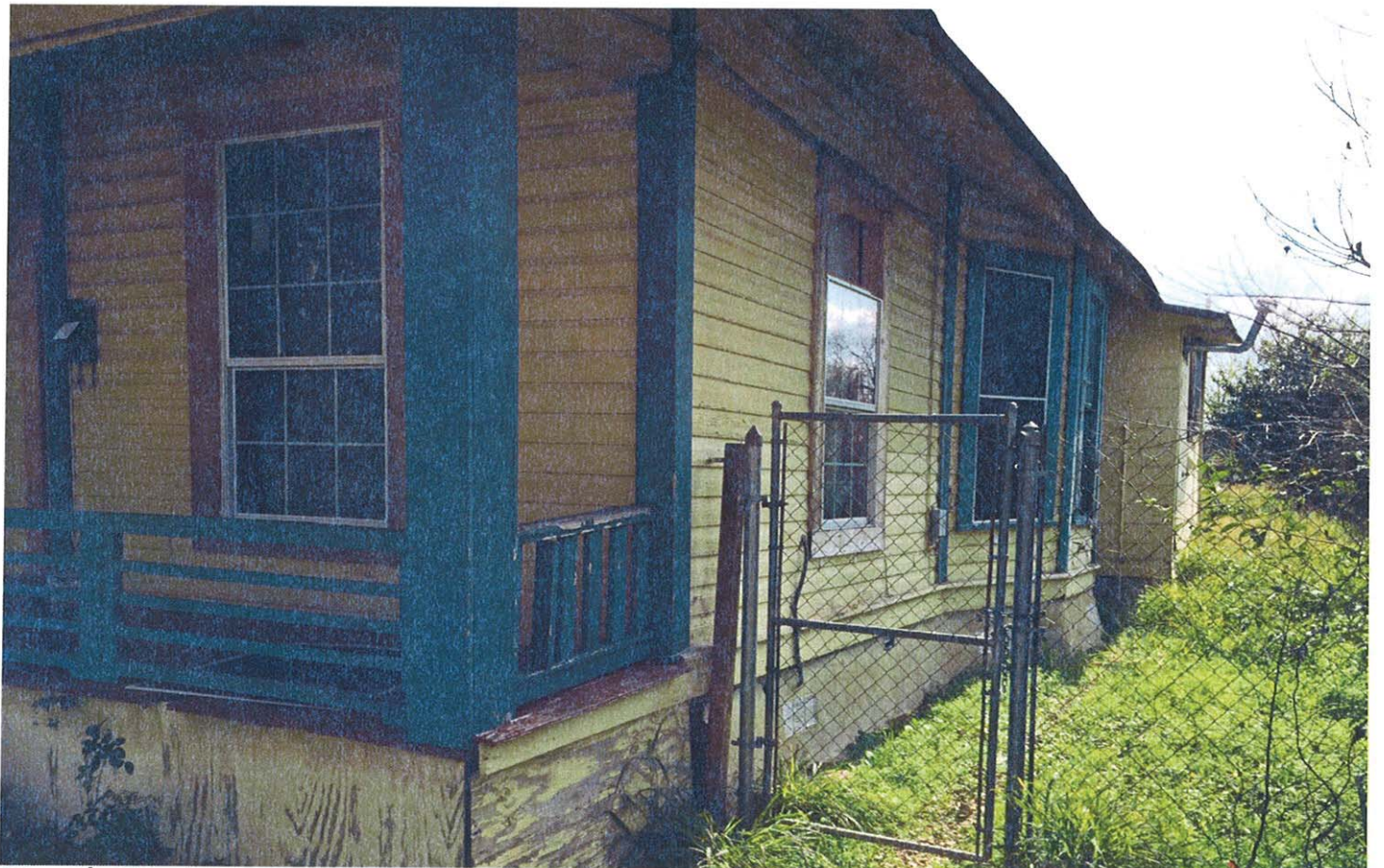
Roof has been been reduced in height and alined with existing roof

Addition will begin 6 inches inward to differenciate between existing dwelling and new addition.

Back part of roof is lower due to the width of the proposed floor plan.



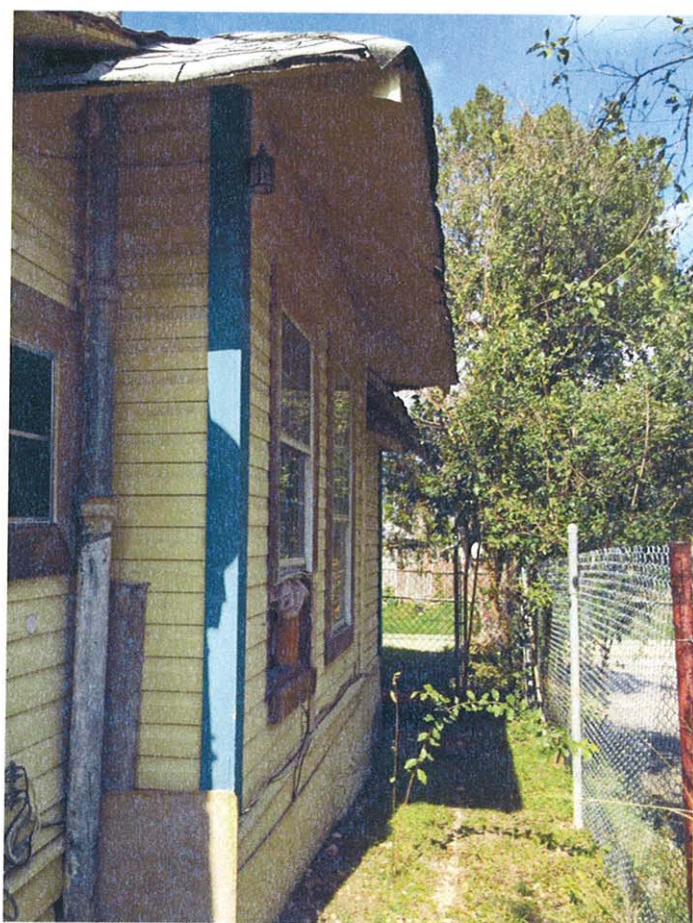
North



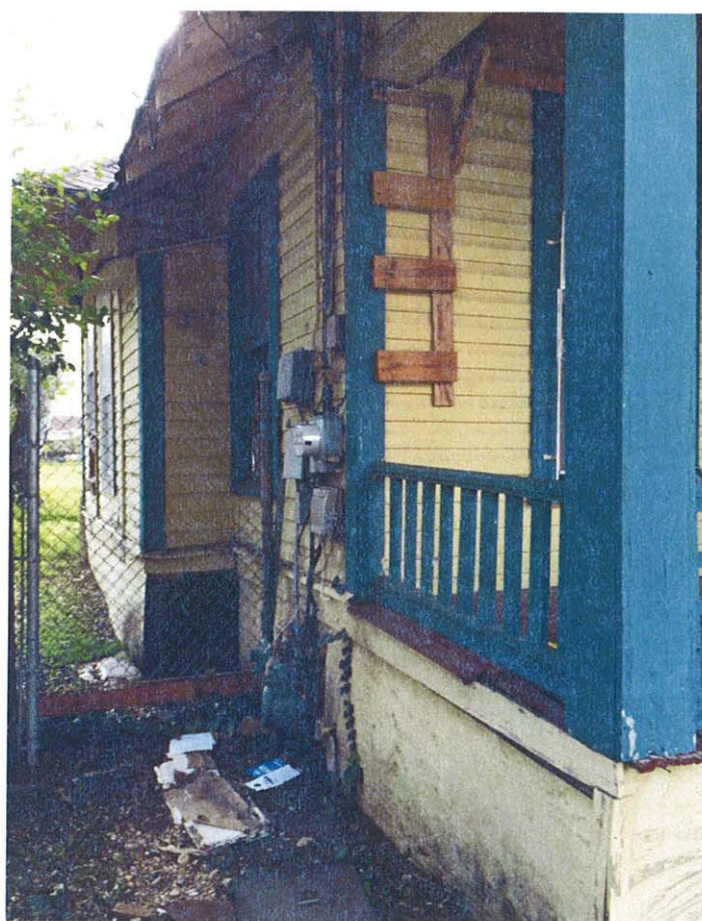
North East



South



South West



North West

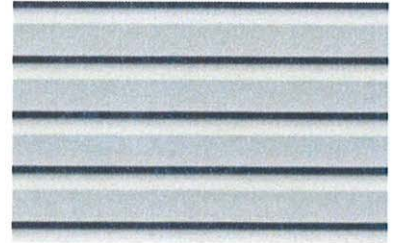






Materials

Wood Siding: **Dutch Lap**



Exterior Paint :

Siding : **Loft Space N500-2**



Details (window trim, columns,Fascia, etc.): **Behr White**

Roofing : **(similar to photo)**



New fence/ Gate: **Wood (similar to photo)**



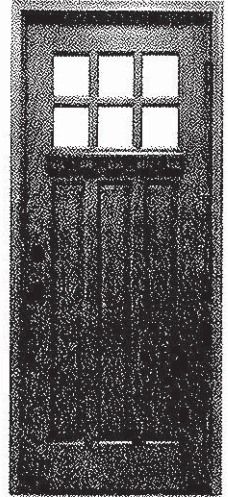
Drive Way: **Decomposed Granite**

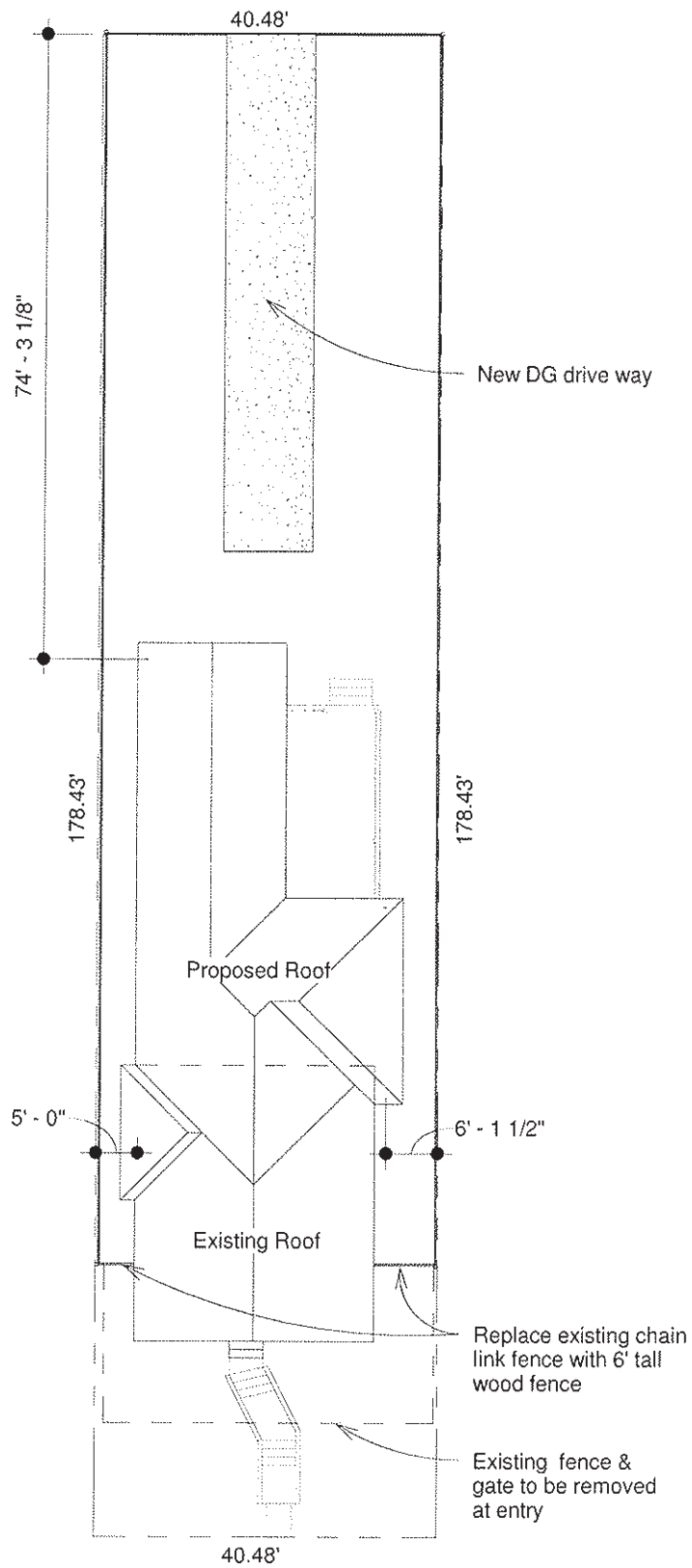


Materials

Front Door :

Craftsman 6 Lite Stained Mahogany Wood Prehung





Focal Design Builders
938 Dawson St.

Site Plan

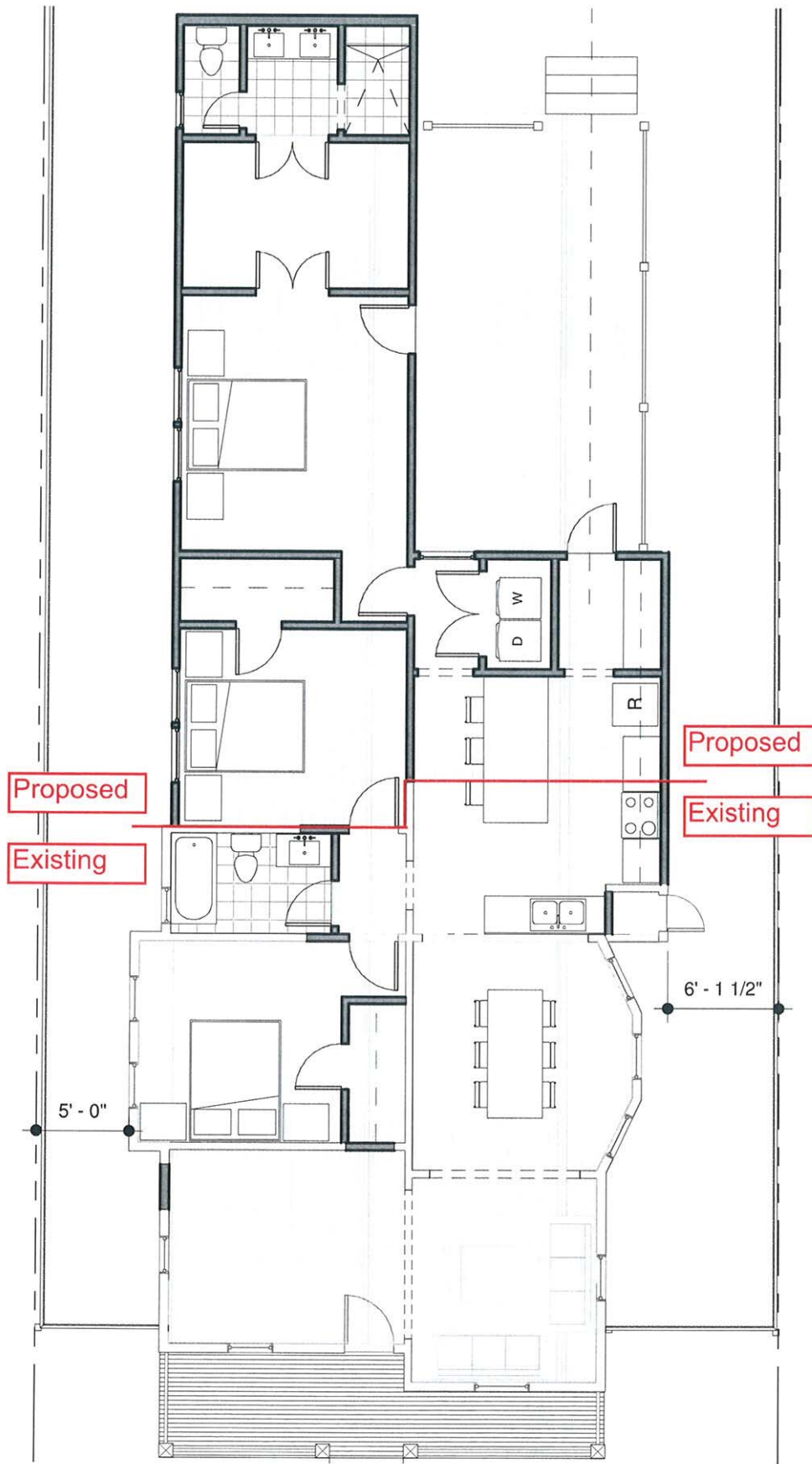
Date

02-24-2016

Scale

1.0

1" = 20'-0"



Focal Design Builders
938 Dawson St.

Floor Plan

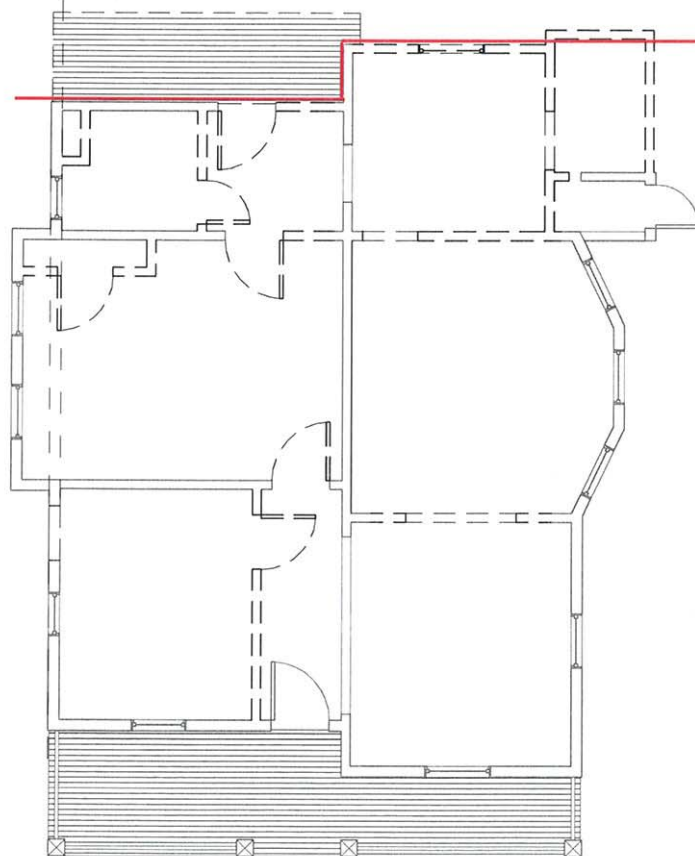
2.0

Date

02-24-2016

Scale

1/8" = 1'-0"



Focal Design Builders
938 Dawson St.

Existing/Demo

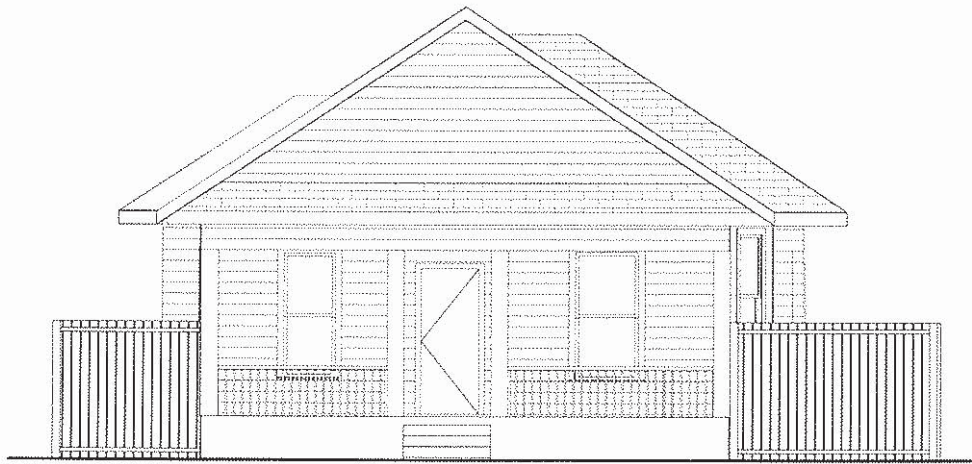
2.1

Date

02-24-2016

Scale

1/8" = 1'-0"



① North
1/8" = 1'-0"



② South
1/8" = 1'-0"

Focal Design Builders
938 Dawson St.

Ext. Elevations

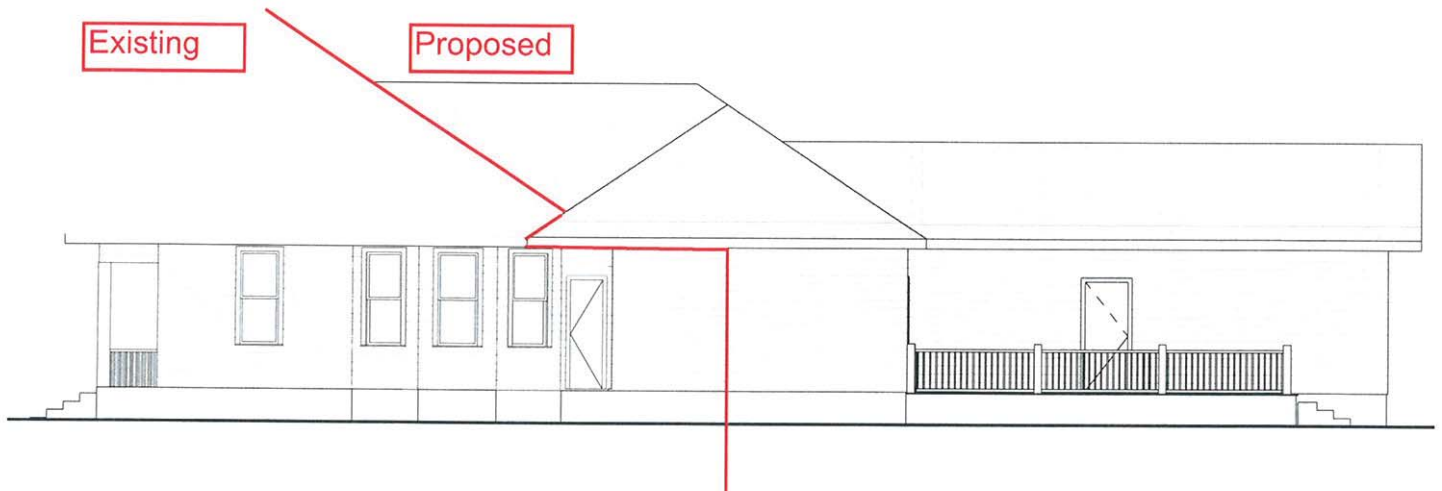
3.0

Date

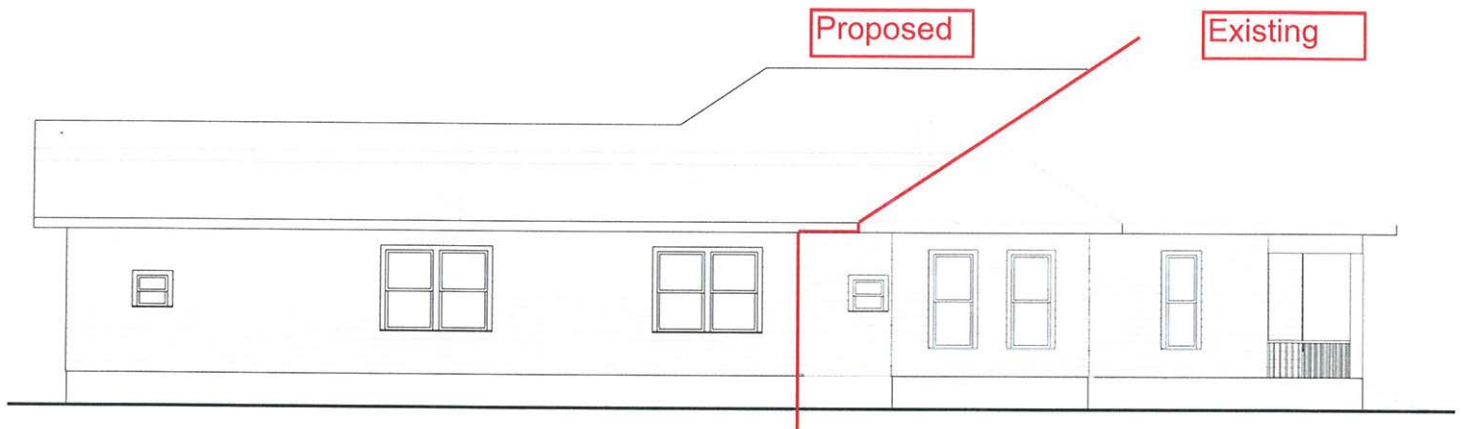
02-24-2016

Scale

1/8" = 1'-0"



① West
3/32" = 1'-0"



② East
3/32" = 1'-0"

Focal Design Builders
938 Dawson St.

Ext. Elevations

3.1

Date

02-24-2016

Scale

3/32" = 1'-0"