

HISTORIC AND DESIGN REVIEW COMMISSION

May 17, 2017

HDRC CASE NO: 2017-110
ADDRESS: 313 E MISTLETOE
LEGAL DESCRIPTION: NCB 863 BLK LOT 4
ZONING: R-6 H
CITY COUNCIL DIST.: 1
APPLICANT: Mark Sembera
OWNER: Christine Sembera
TYPE OF WORK: Remove damaged facade elements, extend roofline, addition, exterior modifications

REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to:

1. Remove a rear non-original addition.
2. Add a covered addition (260 square feet) to the rear of the property, to include the extension and replacement of the original galvanized standing seam roofline to cover the addition. The addition will feature woodlap siding and paint to match existing structure with a vertical trim piece to distinguish from the primary structure.
3. Add a French door and salvaged interior window to the addition.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 2, Exterior Maintenance and Alterations

3. Materials: Roofs

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Roof replacement*—Consider roof replacement when more than 25-30 percent of the roof area is damaged or 25-30 percent of the roof tiles (slate, clay tile, or cement) or shingles are missing or damaged.
- ii. *Roof form*—Preserve the original shape, line, pitch, and overhang of historic roofs when replacement is necessary.
- iii. *Roof features*—Preserve and repair distinctive roof features such as cornices, parapets, dormers, open eaves with exposed rafters and decorative or plain rafter tails, flared eaves or decorative purlins, and brackets with shaped ends.
- iv. *Materials: sloped roofs*—Replace roofing materials in-kind whenever possible when the roof must be replaced. Retain and re-use historic materials when large-scale replacement of roof materials other than asphalt shingles is required (e.g., slate or clay tiles). Salvaged materials should be re-used on roof forms that are most visible from the public right-of-way. Match new roofing materials to the original materials in terms of their scale, color, texture, profile, and style, or select materials consistent with the building style, when in-kind replacement is not possible.
- v. *Materials: flat roofs*—Allow use of contemporary roofing materials on flat or gently sloping roofs not visible from the public right-of-way.
- vi. *Materials: metal roofs*—Use metal roofs on structures that historically had a metal roof or where a metal roof is appropriate for the style or construction period. Refer to Checklist for Metal Roofs on page 10 for desired metal roof specifications when considering a new metal roof. New metal roofs that adhere to these guidelines can be approved administratively as long as documentation can be provided that shows that the home has historically had a metal roof.

6. Architectural Features: Doors, Windows, and Screens

A. MAINTENANCE (PRESERVATION)

- i. *Openings*—Preserve existing window and door openings. Avoid enlarging or diminishing to fit stock sizes or air conditioning units. Avoid filling in historic door or window openings. Avoid creating new primary entrances or window openings on the primary façade or where visible from the public right-of-way.
- ii. *Doors*—Preserve historic doors including hardware, fanlights, sidelights, pilasters, and entablatures.

iii. *Windows*—Preserve historic windows. When glass is broken, the color and clarity of replacement glass should match the original historic glass.

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Doors*—Replace doors, hardware, fanlight, sidelights, pilasters, and entablatures in-kind when possible and when deteriorated beyond repair. When in-kind replacement is not feasible, ensure features match the size, material, and profile of the historic element.
- ii. *New entrances*—Ensure that new entrances, when necessary to comply with other regulations, are compatible in size, scale, shape, proportion, material, and massing with historic entrances.

7. Architectural Features: Porches, Balconies, and Porte-Cocheres

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

- i. *Front porches*—Refrain from enclosing front porches. Approved screen panels should be simple in design as to not change the character of the structure or the historic fabric.
- ii. *Side and rear porches*—Refrain from enclosing side and rear porches, particularly when connected to the main porch or balcony. Original architectural details should not be obscured by any screening or enclosure materials. Alterations to side and rear porches should result in a space that functions, and is visually interpreted as, a porch.
- iii. *Replacement*—Replace in-kind porches, balconies, porte-cocheres, and related elements, such as ceilings, floors, and columns, when such features are deteriorated beyond repair. When in-kind replacement is not feasible, the design should be compatible in scale, massing, and detail while materials should match in color, texture, dimensions, and finish.
- iv. *Adding elements*—Design replacement elements, such as stairs, to be simple so as to not distract from the historic character of the building. Do not add new elements and details that create a false historic appearance.

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.

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.

FINDINGS:

- a. The structure located at 313 E. Mistletoe is one-story single family home with Craftsman style elements. It is a contributing structure in the pending Tobin Hill North Historic District. Per UDC Sec. 35-453, when a pending district is recommended by the commission for designation, property owners shall follow the historic and design review process until a final resolution from City Council is made. The applicant has proposed to remove an existing non-original rear addition and extend the primary roofline to the rear to add a new addition.
- b. The applicant met with the Design Review Committee (DRC) on March 21, 2017 and April 25, 2017. The March 21 meeting considered a proposal that removed the smaller subordinate rear gable by extending the rear roofline and demolishing the smaller rear gable in its entirety. This smaller gable was determined to be a character defining feature of the home. Concerns included distinguishing the original structure from the addition by use of material, the structural feasibility of the roof proposal, and how the addition will affect the public right-of-way. The applicant returned to the DRC in April with a modified proposal that retained the subordinate rear gable. This proposal, which matches that submitted for consideration at the HDRC hearing on May 17, extends the primary gable and integrates it with the northeast corner of the subordinate gable. All other material will remain. The DRC was in support of this proposal, but emphasized the need for clearer exhibits, including elevations from all sides, an existing and new floor and roof plan, additional photos of the structure to be impacted, and a full set of materials in order to make a final determination at the hearing. These exhibits were received on May 10, 2017.
- c. **REMOVAL OF EXISTING MATERIALS** – The applicant has proposed to remove existing siding, a door, an interior window, and an 8-pane window from the rear façade of the structure. The portion of the structure proposed for removal is an addition added after the original construction date, which is confirmed from Sanborn Maps research. Staff finds the proposal acceptable and consistent with the guidelines.
- d. **ROOF**– The proposal includes extending the existing primary rear roofline towards the rear to add additional interior square footage. Presently, a smaller and subordinate gable structure exists at the northeast corner of the addition. Staff and the DRC have determined this element to be a character defining feature of the style of the home. A previous proposal by the applicant proposed removing this element. The present proposal will retain the existing gable structure by integrating the extended roofline into the northwest corner of the rear gable, and retaining the remaining form and material as is. However, the north elevation indicates that the subordinate gable will be concealed from view with new wood plank siding. Staff finds the overall addition proposal generally acceptable, but does not find the concealing of a character defining feature consistent with the guidelines.
- e. **HEIGHT** - According to the Historic Design Guidelines for Additions 1.B.v and 2.B.i, the height of an addition should be limited to the height of the original structure. The proposed height of the addition is no larger than the existing structure and will not be obtrusive to the visual from the public right-of-way. Staff finds the proposal consistent with these guidelines.
- f. **MATERIAL TRANSITIONS** – According to the Historic Design Guidelines, additions should provide a clear visual distinction between old and new forms. The applicant received an Administrative Certificate of Appropriateness to remove non-original asbestos siding and to restore existing original wood lap siding underneath. The applicant has proposed to use woodlap siding with a 6” profile on the new addition as an extension of the current material conditions, with a vertical trim piece on the sides to indicate where the addition begins relative to the existing structure. Staff finds the material consistent with the guidelines but finds the 6” profile incompatible with the exterior structure.
- g. **FENESTRATION MODIFICATIONS** – The applicant has proposed to reuse an existing original interior wood window to be removed for the addition in the rear elevation of the addition. Additionally, the applicant has

proposed to add a French door to the rear of the existing structure. The doors will not be visible from the public right-of-way and will be made of wood. Staff finds the proposal acceptable.

RECOMMENDATION:

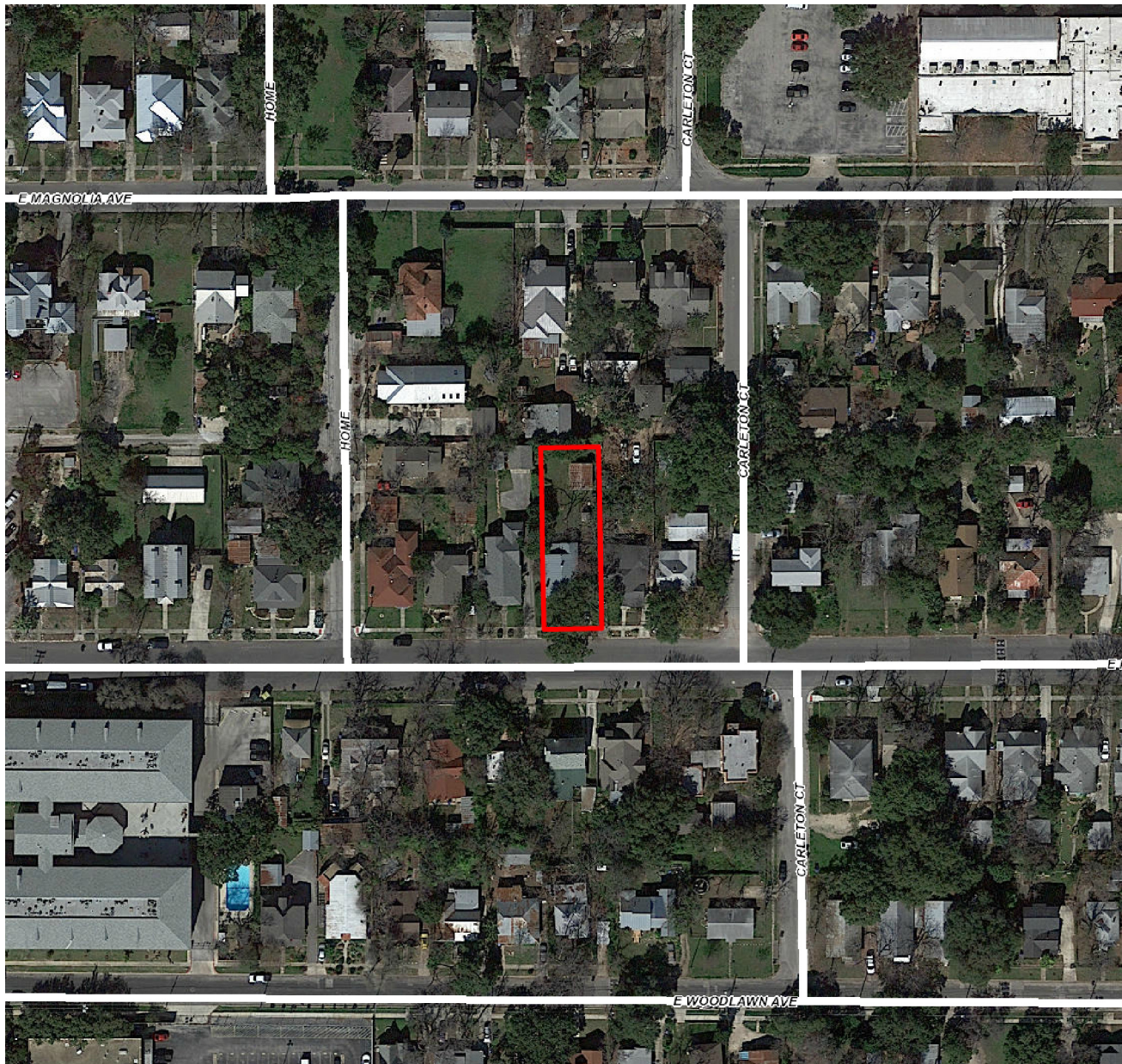
1. Staff recommends approval of the existing addition removal based on findings a through c.
2. Staff recommends approval of the addition and roofline extension based on findings a through g with the following stipulations:
 - i. That the siding be removed from the gable of the rear addition so the existing subordinate gable is visible. The applicant must submit final drawings to staff for approval prior to receiving a Certificate of Appropriateness.
 - ii. That the woodlap siding on the addition match the profile of the existing woodlap siding.
 - iii. That the new standing seam roof follow the Checklist for Metal Roofs in the Historic Design Guidelines. The roof should feature panels that are 18 to 21 inches wide, seams are 1 to 2 inches in height, a crimped ridge seam or low profile ridge cap and a standard galvalume finish.
3. Staff recommends approval of the French door installation and salvaged window installation based on finding g.

CASE MANAGER:

Stephanie Phillips

CASE COMMENTS:

The applicant met with the Design Review Commission (DRC) on March 21 and April 25, 2017. The discussions are outlined in finding b.



Flex Viewer

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Printed: May 12, 2017

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Front



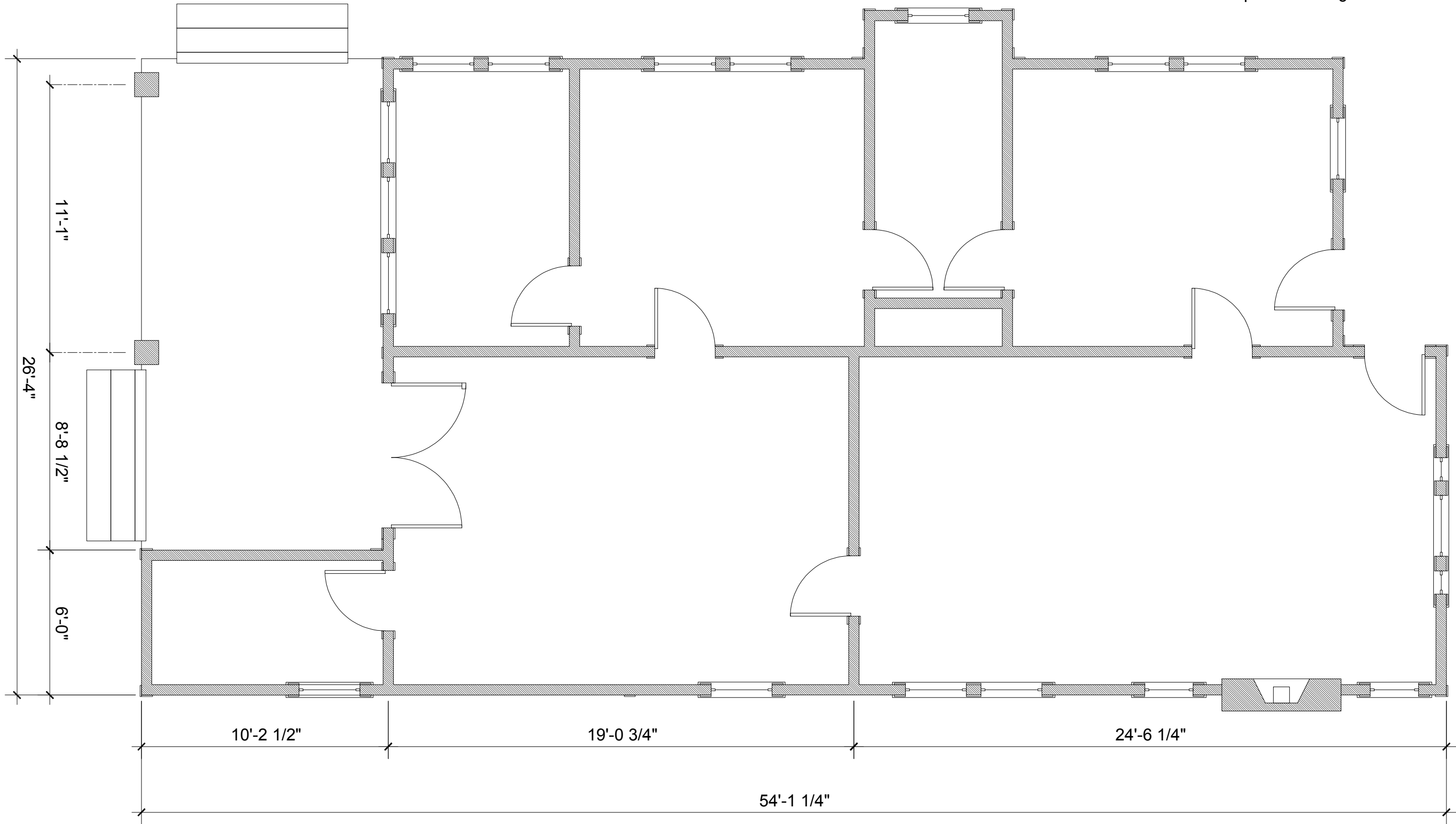


313 East Mistletoe

Floor Plan

A101





Proposed Plan

1"=4'-0"



Dustin Buckley
Design Group

313 East Mistletoe

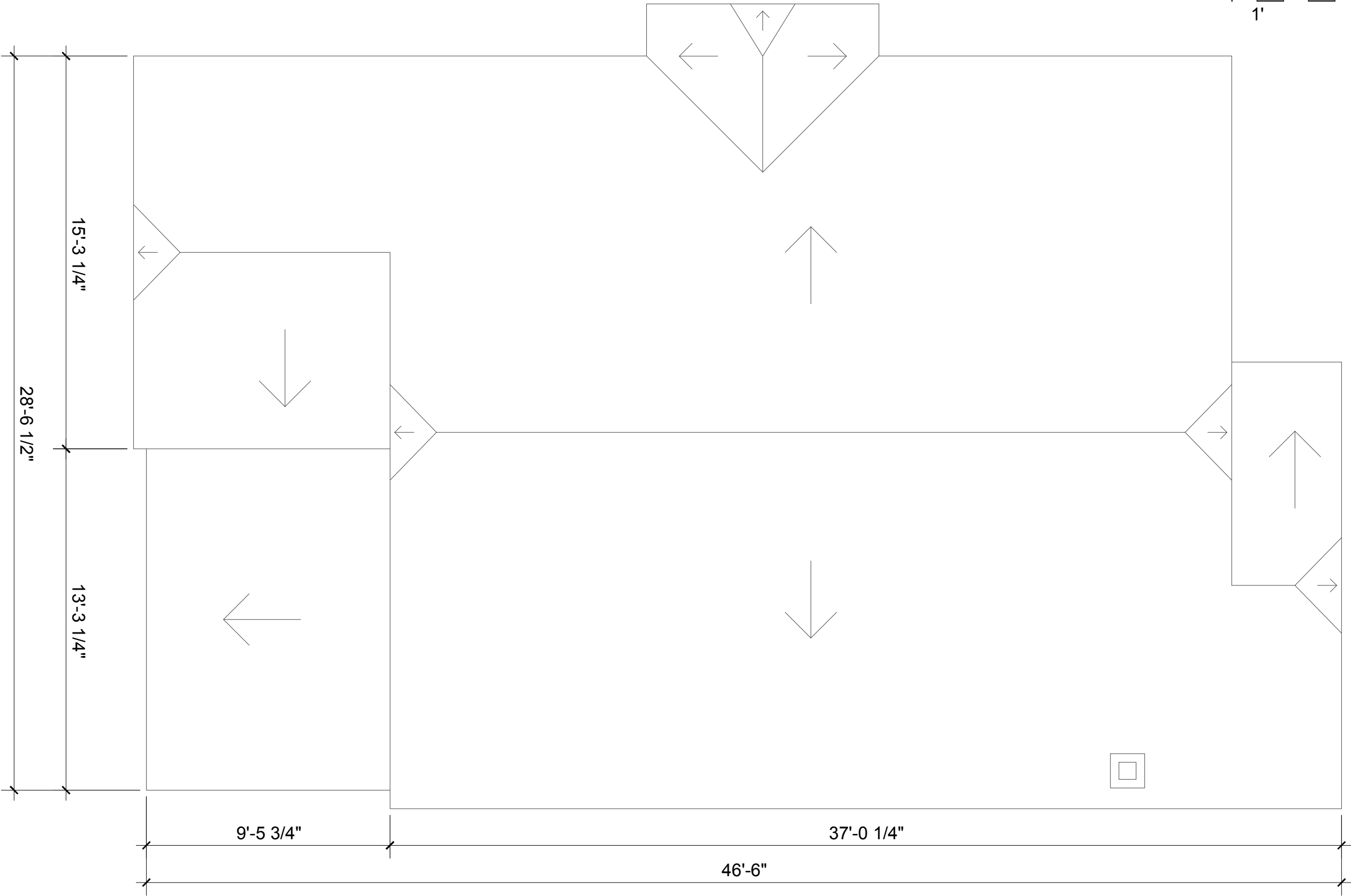
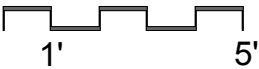
Drawn
5/08/17

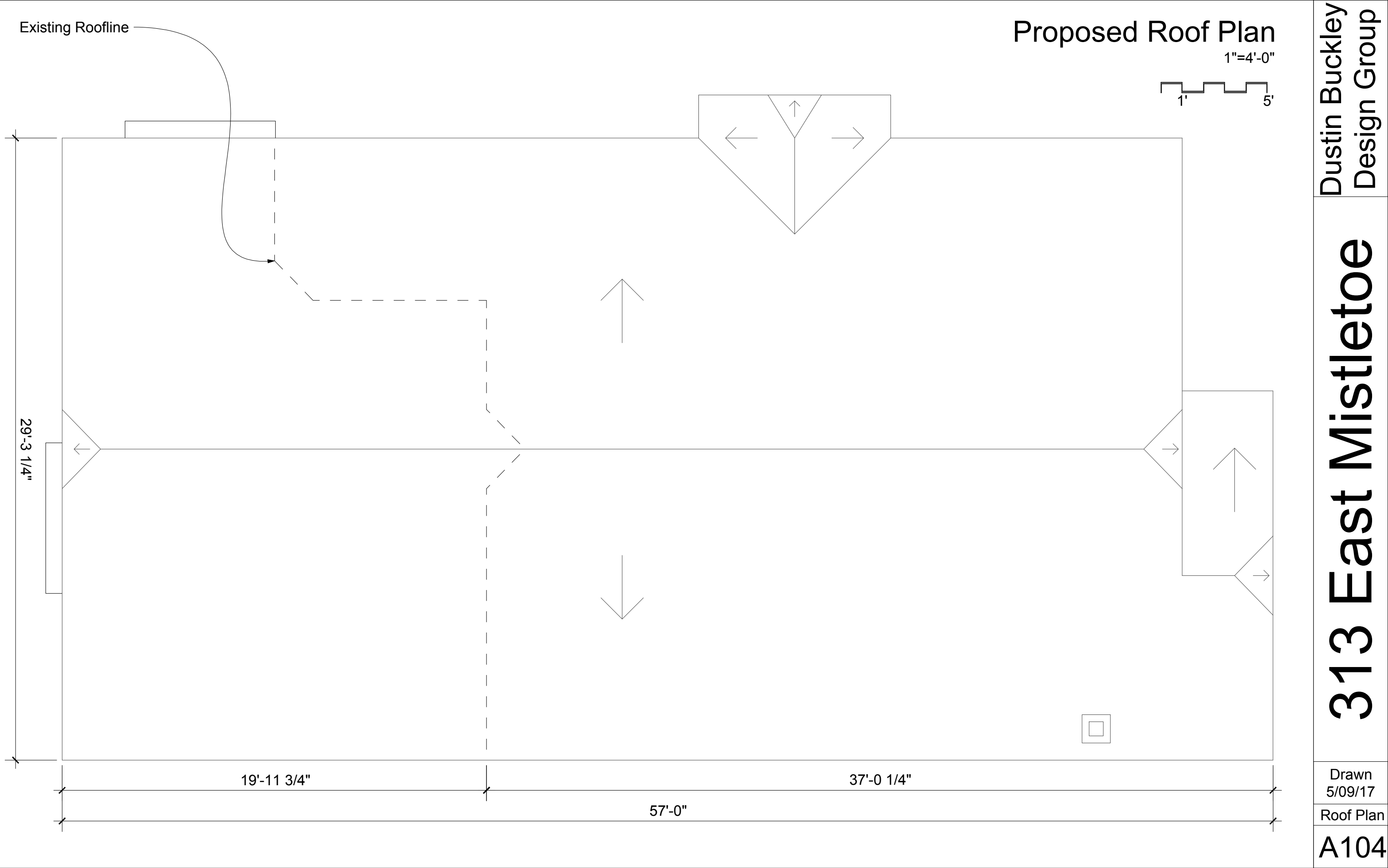
Floor Plan

A102

Existing Roof Plan

1"=4'-0"





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Design Group

313 East Mistletoe



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Design Group

313 East Mistletoe

Drawn
5/09/17

Elevation

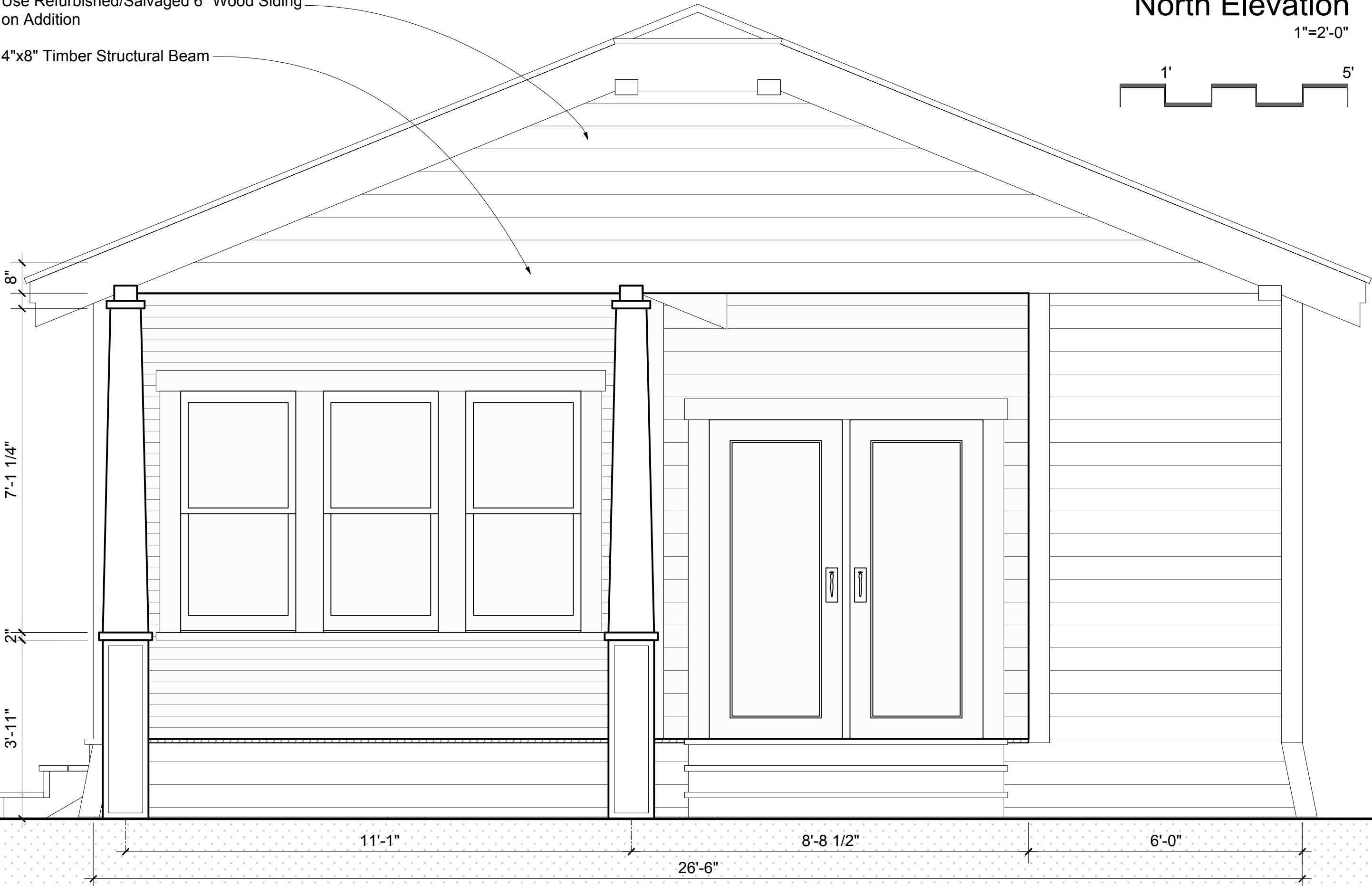
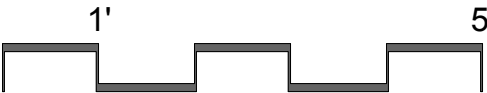
A105

Use Refurbished/Salvaged 6" Wood Siding
on Addition

4"x8" Timber Structural Beam

North Elevation

1"=2'-0"



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313 East Mistletoe

Drawn
5/08/17

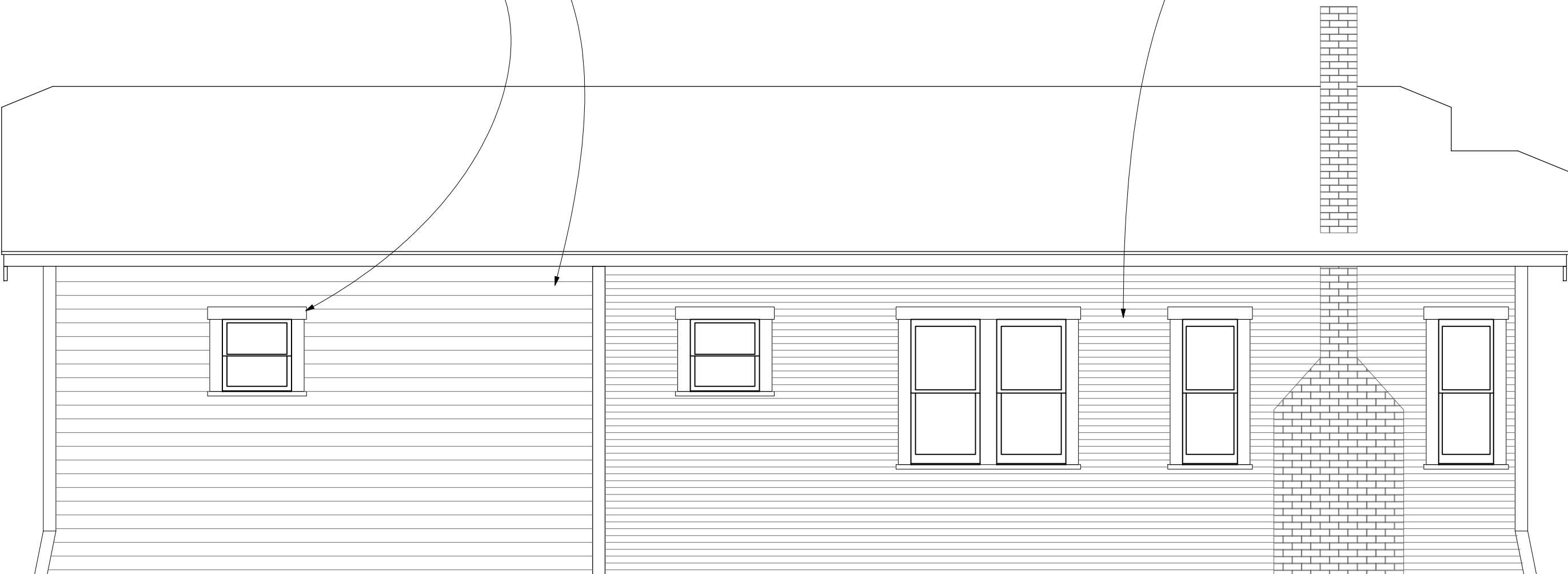
Elevation

A106

Use Refurbished/Salvaged 6" Wood Siding
on Addition

Use Existing Window from Demolished Interior Wall

Restore Original 3" wood siding



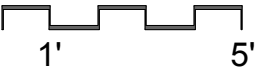
20'-0 1/4"

34'-1"

54'-1 1/4"

West Elevation

1"=4'-0"



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313 East Mistletoe

Drawn
5/09/17

Elevation

A107

Use Refurbished/Salvaged 6" Wood Siding
on Addition

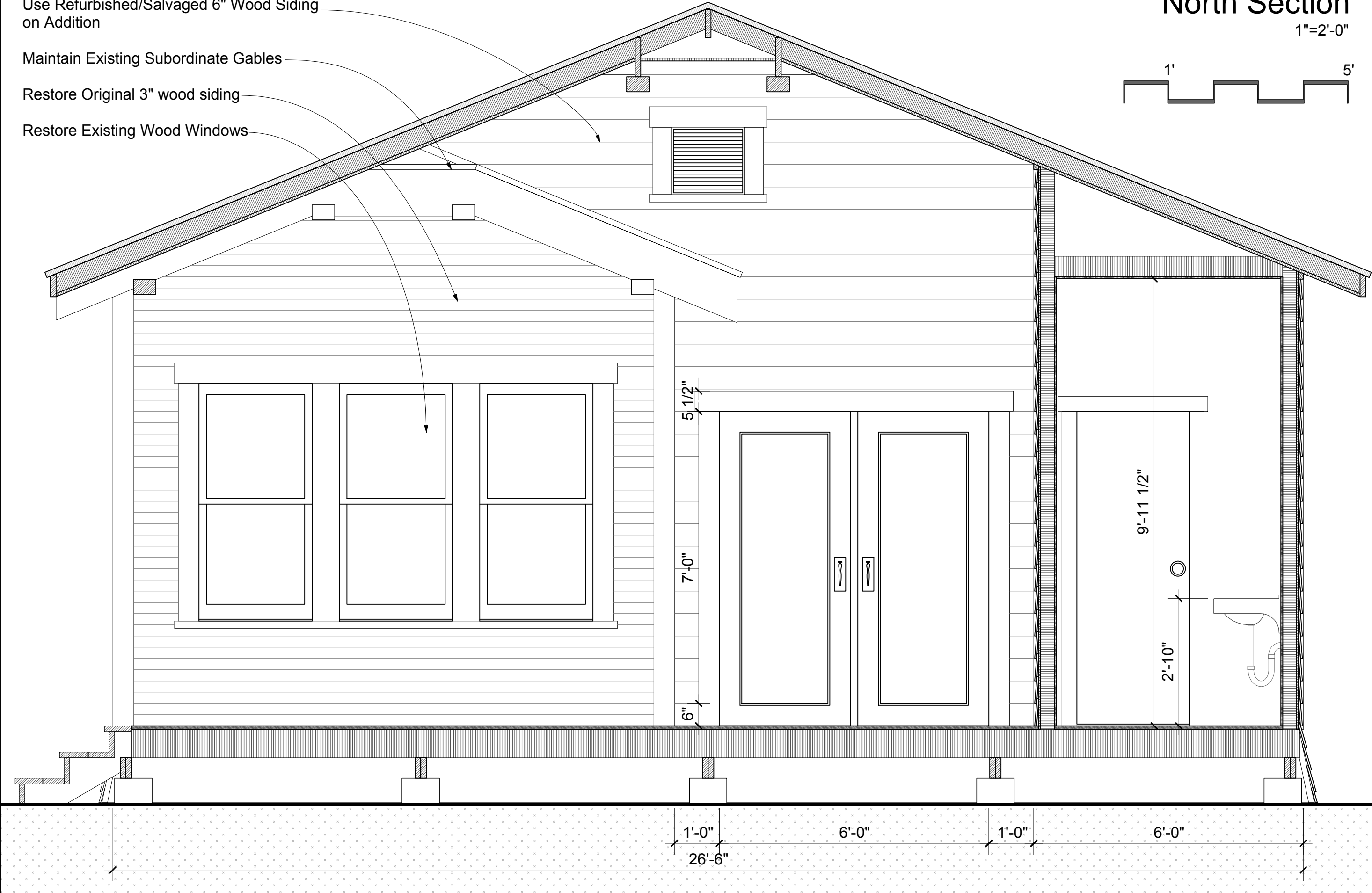
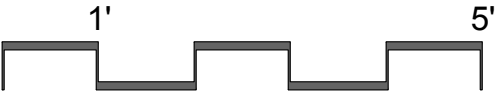
Maintain Existing Subordinate Gables

Restore Original 3" wood siding

Restore Existing Wood Windows

North Section

1"=2'-0"



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313 East Mistletoe

Drawn
5/08/17
Section
A108















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