

HISTORIC AND DESIGN REVIEW COMMISSION

August 16, 2017

HDRC CASE NO: 2017-404
ADDRESS: 1011 S MAIN AVE
LEGAL DESCRIPTION: NCB 2973 BLK 5 LOT 14 (CND LANDS & MEANS)
ZONING: MF-33, H, HS
CITY COUNCIL DIST.: 1
DISTRICT: Nathan Historic District
LANDMARK: House
APPLICANT: Richard Garcia/Reasonable Remodelers
OWNER: Lupe and Judy Solis
TYPE OF WORK: Modification to existing fencing, addition, balcony construction
REQUEST:

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

1. Install an additional foot in height atop an existing, six foot tall privacy fence.

The applicant is requesting conceptual approval to:

2. Construct a first floor, rear addition.
3. Construct a second story patio at the rear of the historic structure.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 3, Guidelines for Additions

1. Massing and Form of Residential Additions

A. GENERAL

- 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.
- 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.
- Similar roof form*—Utilize a similar roof pitch, form, overhang, and orientation as the historic structure for additions.
- 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

- 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.
- 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.
- 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.
- 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.
- 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

- 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.

Historic Design Guidelines, Chapter 5, Guidelines for Site Elements

2. Fences and Walls

C. PRIVACY FENCES AND WALLS

i. Relationship to front facade—Set privacy fences back from the front façade of the building, rather than aligning them with the front façade of the structure to reduce their visual prominence.

ii. Location – Do not use privacy fences in front yards.

Unified Development Code - Section 35-514- Fences

(c) Height Limitation.

(1) Except for the provisions in section (b) above no fence shall exceed the following table of heights. In addition, the maximum permitted fence height shall not exceed that of the maximum permitted fence height for the abutting property except as provided in subsection (c)(2). The board of adjustment may allow fences of greater height by special exception, subject to section 35-399.04 of this chapter or by variance subject to Section 35-482 if the height of the fence exceeds that height allowances for a special exception. The height shall be the vertical distance measured from the lowest adjacent ground level (either inside or outside the fence) to the top of the tallest element of the fence material, excluding decorative features affixed to the top of any column, pillar or post. The height of any existing retaining walls, either an integral part of a fence or upon which a fence may be erected, shall be calculated in the height of the fence, except in the following instances:

- A. The retaining wall is necessary for structural soundness/integrity of building construction on the lot; or
- B. The retaining wall is abutting a drainage easement or drainage infrastructure.

Table of Heights

Maximum Permitted Fence Heights

Permitted Use	Front Yard	Side Yard	Rear Yard
Single-Family or Mixed Residential Use	3'0" solid fence 5'0" combined or predominantly open fence Except as provided by (b)(2)	6'0"	6'0"
Multi-Family Use (see also subsection 35-514(f) below)	3'0" solid fence 5'0" combined or predominantly open fence	6'0"	6'0"
Commercial & Office Use	3'0" solid fence 5'0" combined or predominantly open fence	6'0"	6'0"
Industrial Use ¹	8'0" ¹	8'0" ¹	8'0" ¹
Government Facilities, Churches, Schools, Swimming Pools, Stormwater Management Facilities, & Parks (Public property, including parks, require HDRC review)	8'0"	8'0"	8'0"
Vacant Lots, Parking Lots	3'0" solid fence 6'0" combined or predominantly open (see also subsection 35-514(b)(3) above)	6'0"	6'0"

FINDINGS:

- a. The historic structure at 1011 S Main was constructed circa 1910 and is first found on the 1912 Sanborn Map. The structure features Folk Victorian elements, both front and side gabled roofs and a wraparound porch. At this time, the applicant has proposed to modify the existing, rear privacy fence and has requested conceptual approval to

construct a rear addition and second floor balcony patio.

- b. **FENCING** – The applicant has proposed to add an additional foot of height to the privacy fence at the rear of the property for a total height of seven (7) feet. The applicant has proposed for the additional foot to consist of lattice work. Per the UDC Section 35-514, Fences, the total height of privacy fences on lots zoned for single family residential is six (6) feet in height. The proposed additional height is not consistent with the Unified Development Code; however, staff finds that the additional height will not negatively impact the historic character of the property or district. Staff finds that the lattice reduces the impact of the additional foot of height. The applicant will need to obtain a variance from the Board of Adjustment prior to receiving a permit.
- c. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- d. **FIRST FLOOR ADDITION** – At the rear of the primary historic structure, the applicant has proposed to construct a rear addition to feature approximately 140 square feet. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. Staff finds the location of the proposed addition to be appropriate and consistent with the Guidelines.
- e. **SCALE, MASS AND FORM** – The Guidelines for Additions note that the scale, mass and form of additions should be subordinate to that of the primary historic structure. Per the documents that have been provided by the applicant, the proposed rear addition is consistent with the Guidelines.
- f. **MATERIALS** – At the time the applicant specified specific materials; however, materials that match those found on the primary historic structure in type, color and texture should be used per the Guidelines for Additions 3.A.i. The applicant is responsible for complying with this section of the Guidelines.
- g. **TRANSITION** – As noted in finding c, a transition should be included in the rear addition to differentiate it from the historic or existing structures, such as an inset in wall planes or a vertical trim piece. The applicant is responsible for complying with this.
- h. **SECOND FLOOR ADDITION** – At the rear of the primary historic structure on the second floor, the applicant has proposed to construct a rear addition to feature a footprint of approximately 100 square feet with approximately 70 square feet of open patio space. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. Staff finds that a second floor addition may be appropriate; however, as proposed the shed roof is inconsistent with the Guidelines. Staff finds that a gabled roof, similar to that of the existing roof would be consistent with the Guidelines.
- i. **SCALE, MASS AND FORM** – The applicant has noted an overall height that is subordinate to that of the primary historic structure. This is consistent with the Guidelines.
- j. **TRANSITION** – As noted in finding c, a transition should be included in the rear addition to differentiate it from the historic or existing structures, such as an inset in wall planes or a vertical trim piece. The applicant is responsible for complying with this.

RECOMMENDATION:

Staff recommends approval of item #1, the installation of an additional foot in height atop the existing privacy fence based on finding b. The privacy fence should not extend past its current location.

Staff recommends conceptual approval of items #2 and #3, the construction of both a first and second floor addition based on findings d through j with the following stipulations:

- i. That the applicant provide information regarding materials that match those found on the historic structure in type, color and texture when returning for final approval.
- ii. That the applicant include a gabled roof on the second floor addition to be similar to that which is existing.
- iii. That the applicant include transition details for both additions that include either wall setbacks or trim pieces.

CASE MANAGER:

Edward Hall



Flex Viewer

Powered by ArcGIS Server

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1011 South Main Avenue

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S Main Ave

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Guenther E Guenther St

S Main Av

W Guenther St

N Main St

W Guenther St

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2970

2971

W. GUENTHER

MICHIGAN

2972

2973

1011

RISCHE

MICHIGAN

376

S. FLORES

NATHAN

356

FRASCH

DANIEL

MICHIGAN

2559

2558

SWEET

MICHIGAN

2563

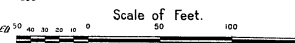
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377

ARANSAS

379

Scale of Feet.



79

380

S.P. HOTEL
FARMERS HOTEL
UNION HOTEL

12 W. P. ASPHALT PAVED

LIORAFELLE ALLEY

ASPHALT PAVED

CAMP ST

HERCE ST

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Registered Professional Land Surveyor

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Registered Professional Land Surveyor

FIVE STAR.

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FIVE STAR.

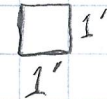
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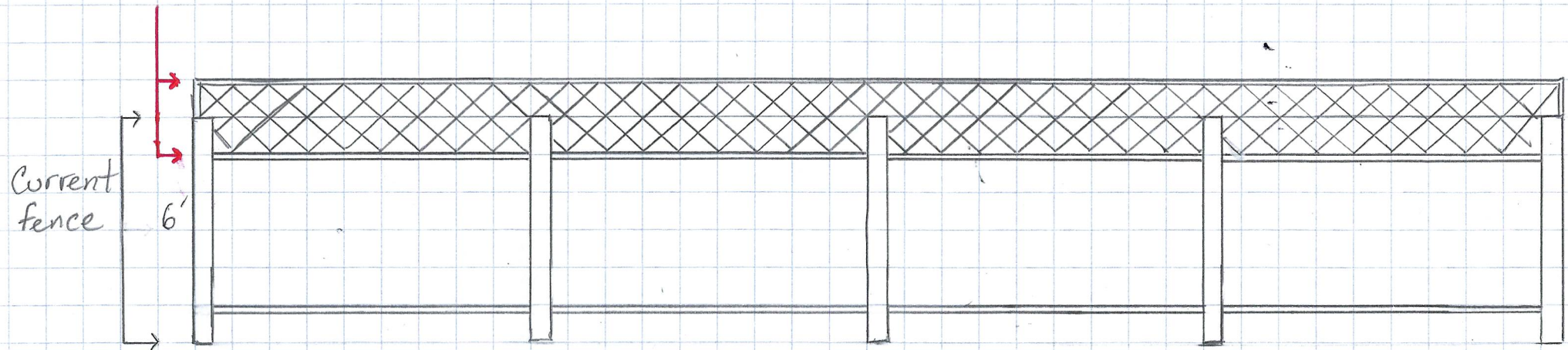
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FIVE STAR.

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Fence extension 24" - Net 12" above current fence line to 7' height

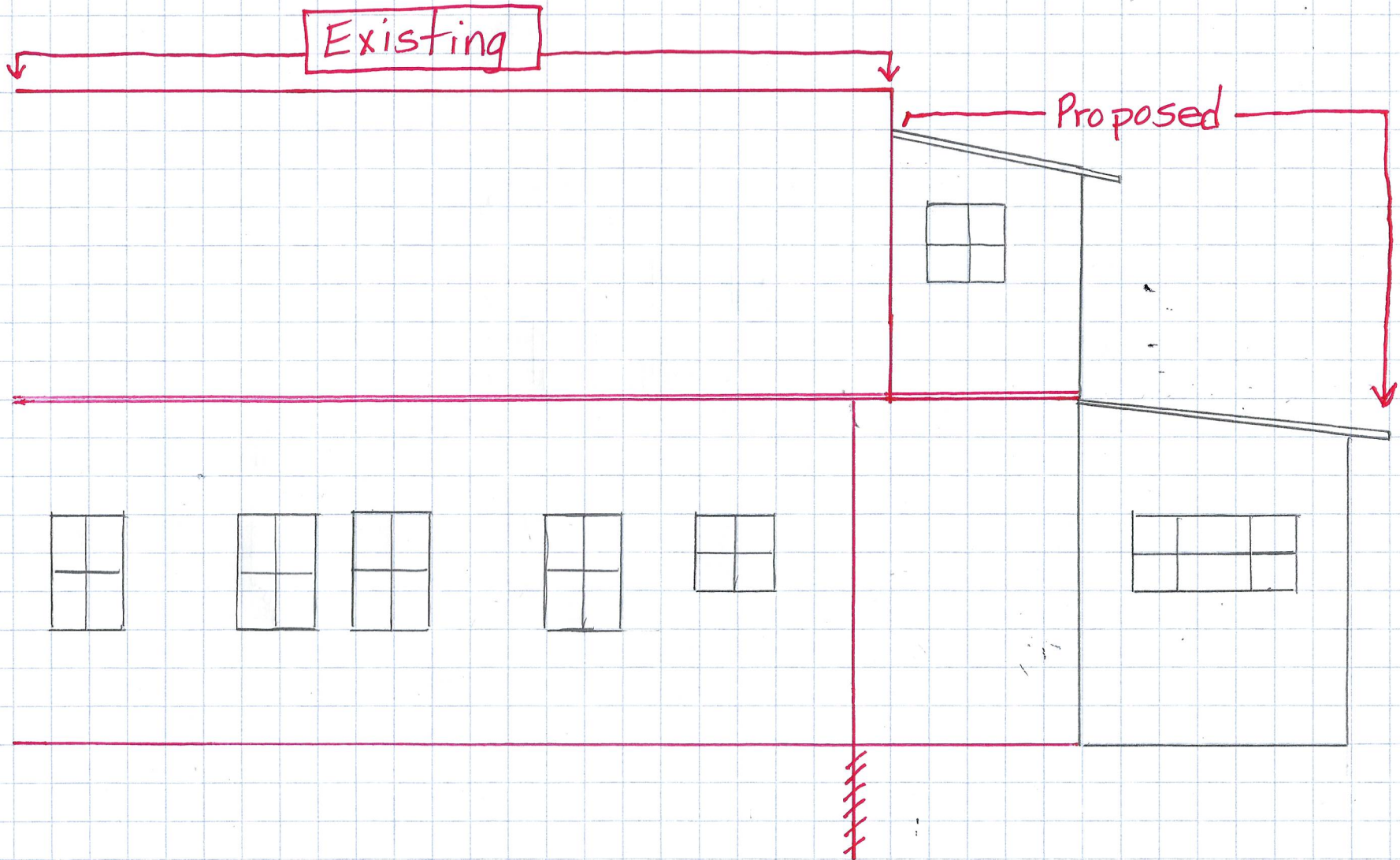


Current fence line 6' h

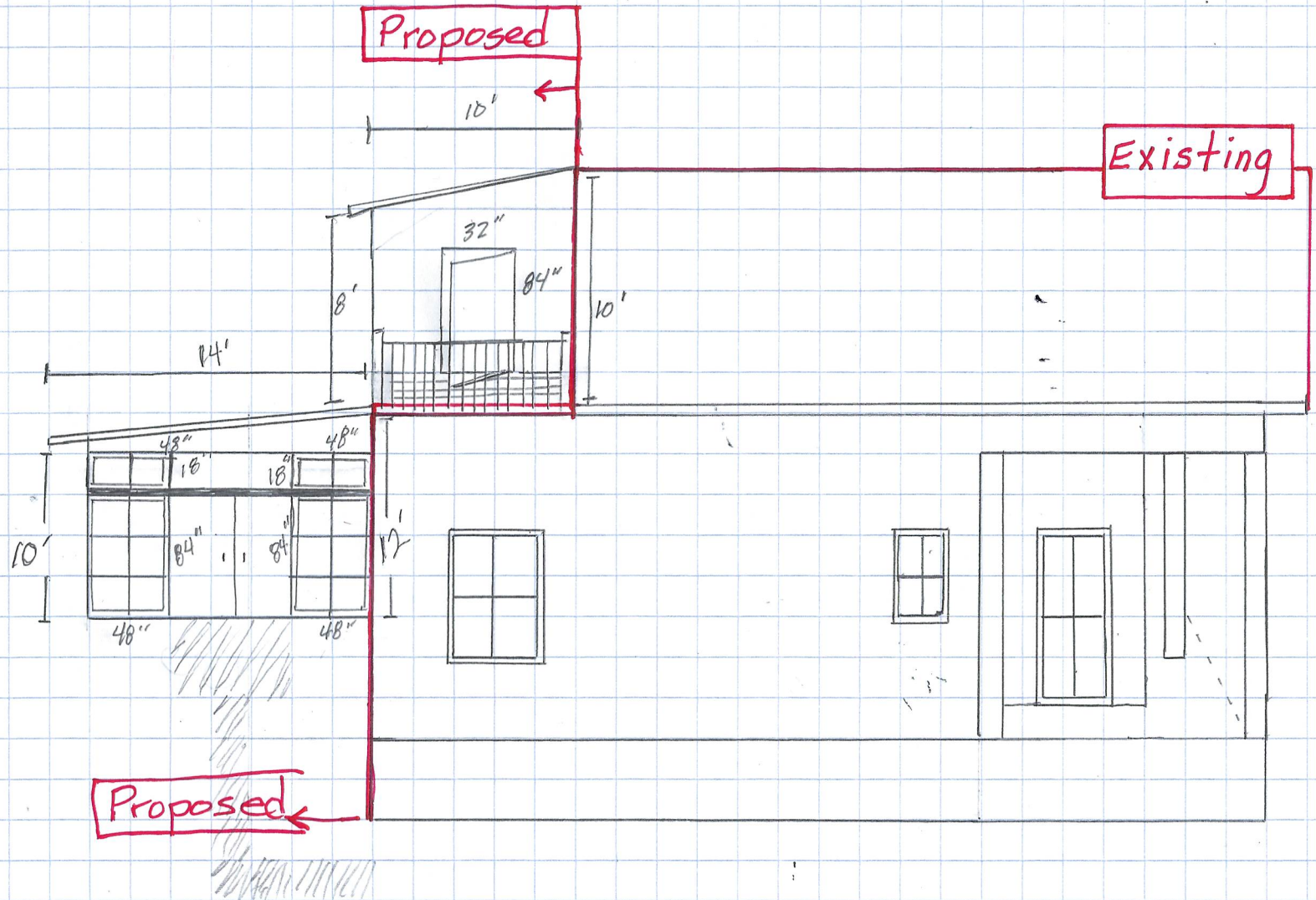
NE fence ~ 100' linear

W fence ~ 55' linear

S Fence ~ 50' linear



North Elevation



SOUTH Elevation

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Existing

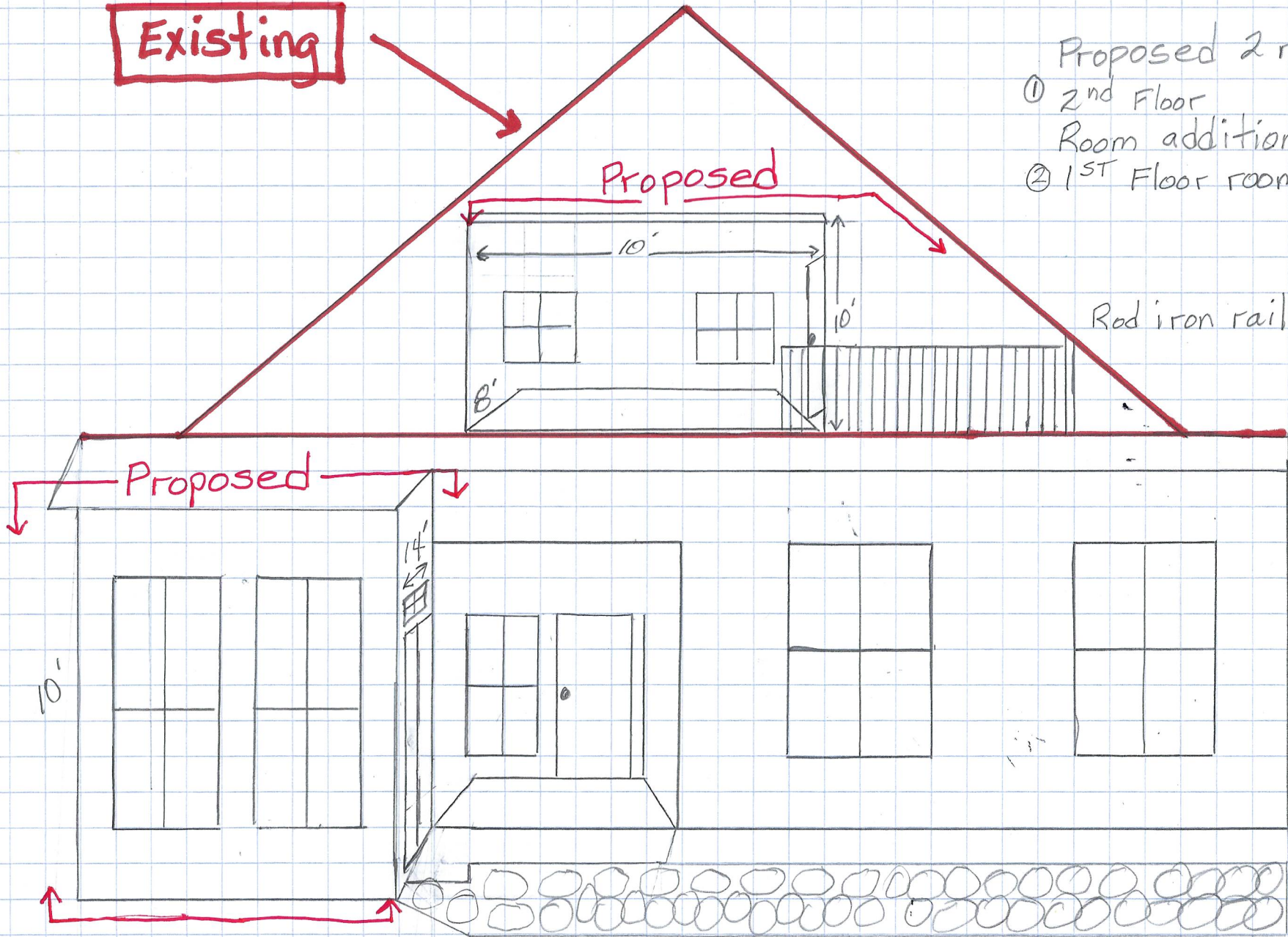
- Proposed 2 room add
- ① 2nd Floor
Room addition w/ balcony
 - ② 1st Floor room addition

Proposed

Rod iron rail 42" H x 72" L

Proposed

WEST ELEVATION







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