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Historic Preservation Commission

Worksession / Hearing Minutes of June 23, 2008

Commission Members Present Jennifer Stevens, Chairman, Christopher Pooser, Betsy McFadden, Barbara Dawson, Stephen Smith, Katherine Forsythe

Members Present Sarah Schafer, Julie Archambeault, Teresa Sobotka, Nicki Heckenlively

DRH08-00184 / Beverly Pillott / 1515 N. Alturas

Requests Historic Preservation approval to construct an addition on the west side of the main dwelling, replace all of the windows, remodel the front entry and restore the original siding on property located in an R-1CH (Single Family Residential with Historic Overlay) zone.

Julie Archambeault: Presented the staff report with a recommendation of approval with conditions.

- a. The French doors on the front façade are not approved.
- b. Replacement windows shall be either wood or wood clad, and match the existing fenestration and mullion pattern.
- c. The changes to the front entry, including the front porch are not approved.
- d. The proposed addition must be reduced in scale, the design of which shall be reviewed and approved by the Historic Preservation Commission at an upcoming hearing or work session.
- e. If, while restoring the original siding, sections must be replaced, the repair shall be milled wood only.

COMMISSIONER POOSER: On Page 20 there is an Option A or Option B.

JULIE ARCHAMBEAULT: Either one.

COMMISSIONER POOSER: On the north elevation, it appears to be the same on either option. So there is going to be a new roofline that juts out over the face of the front elevation?

JULIE ARCHAMBEAULT: That is correct.

COMMISSIONER POOSER: But that line is not shown on the elevation? When I originally looked at it I thought it was going to be a small portico. Your description made it sound like it was going over the entire front of the house.

JULIE ARCHAMBEAULT: It is a portico but it isn't a small addition.

COMMISSIONER POOSER: So that is going to be a half circle coming out from the front of the house?

JULIE ARCHAMBEAULT: Yes, that is my understanding.

COMMISSIONER POOSER: So you indicated that this would become a non-contributing structure. Is that a combination of the French doors and the portico? Or is there one that is more acceptable than the other?

JULIE ARCHAMBEAULT: If you look at the existing structure it is a simple design. To drop those windows down to the floor into French windows it is not something that we would see in the District or in this house. Then to double the entry cover it would radically alter the front elevation.

CHAIRMAN STEVENS: The application is proposing to replace every window in the house with vinyl. I assume that would add to the concern?

JULIE ARCHAMBEAULT: Absolutely.

COMMISSIONER POOSER: Are these French doors that they were proposing to add?

JULIE ARCHAMBEAULT: I don't believe they are able to step out of them.

COMMISSIONER POOSER: On Page 31 it says French doors.

JULIE ARCHAMBEAULT: Well if Page 31 says French doors...

CHAIRMAN STEVENS: We can ask the applicant.

MARLEY CARSON: I guess you want to know what I am proposing and why. As far as the front façade goes they found one that was similar to theirs and they wanted to upgrade it to look like the one they already have. The dotted line was the existing patio to be removed. I am willing to work for something in the middle. They really want the covered front entry. They want to get coverage for an additional 8 ft. for opening the door or for leaving a package on the porch. They want to keep the snow off of the front

door when the wind is blowing. The addition is set back 8 ft. The overall peak is lower. There is a fence in front of it. There are larger homes in the neighborhood and they would be larger than the house with the addition. With the replacement of all the windows they really want all vinyl. They are open to having some of them wood clad. If you did approve the vinyl they are looking at a high end vinyl with the mullions on the exterior of the construction. They are trying to get rid of the look of the existing storm windows on the exterior of the existing wood windows. They want to update the look. They want to remove the metal siding and replace the existing underneath.

CHAIRMAN STEVENS: What is the existing siding?

MARLEY CARSON: It is clapboard and we are just going to try to patch where we can.

COMMISSIONER POOSER: The changes to the front side are going to be French doors that come out into the yard.

MARLEY CARSON: If you look on the plan the middle one is operable with two side lights.

CHAIRMAN STEVENS: What is it going to step down to? Is there going to be a front porch all the way across?

MARLEY CARSON: Yeah. The house that they found that they liked has about 5 ft. deep porch that goes all the way across for rocking chairs or what have you.

COMMISSIONER POOSER: So is the roof going to be extended over the French doors?

MARLEY CARSON: No. That area would stay the same as existing. The only extension would be over the new porch.

COMMISSIONER POOSER: So over the new porch it's basically going to extend out? Straight out from the existing?

CHAIRMAN STEVENS: Just 5 ft. of concrete out from the foundation?

MARLEY CARSON: Yes.

COMMISSIONER POOSER: You were saying there may be a compromise on the front façade. What do you envision that being?

MARLEY CARSON: They want to propose this and hope to get it. They would like to go forward with the construction...but they would be able to handle and objection essentially if it wasn't within the guidelines.

COMMISSIONER SMITH: Is this the original door or is this remodeled?

MARLEY CARSON: I don't know the history of the house.

CHAIRMAN STEVENS: I don't see anything in regards to an extension of the front porch. It hasn't been advertised. Am I missing something?

MARLEY CARSON: I think that would fall under the remodel of the front entry.

CHAIRMAN STEVENS: It says the extension of the covered front porch and you are saying that this should be part of the extension?

MARLEY CARSON: The covered front porch is right in the center over the main front door.

CHAIRMAN STEVENS: And the part that comes out from either side where the French door is, is not...I don't see it any place in the application. I'm pretty sure it wasn't advertised because it's not on the yellow sign. Underneath those French doors on either side of the front door you're saying there's going to be 5 ft. deep concrete pad that you're going to pour and I'm saying I don't see that any place in the application.

TERESA SOBOTKA (Legal): It's a remodel to the front entry so you would have to figure out what that means.

CHAIRMAN STEVENS: Did you mean for it to be part of the remodeled front entry?

MARLEY CARSON: Yes. The only part that you might be able to guess that it would be an extended front patio is if you look on the site plan there's a line that shows the line of the extended front patio.

CHAIRMAN STEVENS: So it extends out beyond the stairs.

MARLEY CARSON: No. Flush with the stairs.

JULIE ARCHAMBEAULT: The integrity of this house is very good. It has wood windows and the original massing. It does provide shelter from the rain. I understand and what we hear a lot is that they want the quintessential experience of sitting on the front porch. This house just doesn't have that front porch. Bringing the windows down to French doors would not only change the elevation in appearance but in use as well. With the addition being too big for the house itself. It is overwhelming for the structure.

MARLEY CARSON: I would like to add that if the Commission felt that some of the changes were acceptable, but not all of them, that would be great.

COMMISSIONER POOSER: It is difficult to see what the length of the front façade is to the addition. If you have better numbers...

MARLEY CARSON: 30 for the existing and 14 for the addition.

COMMISSIONER POOSER: What is the depth of the addition?

MARLEY CARSON: 33 ft. for the addition and the existing is about 27 ft.

COMMISSIONER McFADDEN: I was interested in those dimensions and have a question? I don't think the addition could be 33 ft. and the home 27 ft.

MARLEY CARSON: It is 37 ft. for the existing home. The addition is setback 8 ft. but extends an additional 4 ft. in the rear.

PUBLIC PORTION CLOSED

COMMISSIONER DAWSON: I don't have as much concern about the addition itself. It sits back 8 ft. behind a fence. It would soften the stance there. I don't have as much issue with that but I do have an issue with the 5 ft. of concrete and another 5 ft. or 6 ft. of roof.

CHAIRMAN STEVENS: I tend to agree. I am not as concerned with the addition but oppose the changes to the front. Option A and Option B, either number 2 or 6 on Page 20...they need to be more traditional. I also believe all windows need to be wood. I believe if we approve the addition it needs to be more traditional and have 4/1 wood windows. Because of the contributing nature we need to be careful.

COMMISSIONER POOSER: I agree with the comments on the front façade. I do believe the addition is appropriate. I don't have a concern with the windows on the front. However, I believe the windows on the west elevation could be more traditional.

COMMISSIONER POOSER MOVED TO APPROVE DRH08-00184 BASED ON THE FINDINGS AND CONCLUSIONS CONTAINED IN THE STAFF REPORT WITH THE SPECIFIC SITE CONDITIONS OF APPROVAL WITH THE EXCEPTION OF D, TO STATE THE PROPOSED DESIGN FOR THE WEST SIDE SUBMITTED TO STAFF SHALL HAVE MORE TRADITIONAL WINDOW TREATMENTS.

COMMISSIONER McFADDEN SECONDED THE MOTION.

CHAIRMAN STEVENS: The way the conditions reads the replacement windows should be wood or wood clad but because we have a condition that states the addition should not be approved we have not given them direction on those windows regarding vinyl.

COMMISSIONER POOSER: The new windows on the addition shall be wood or wood clad matching the existing dimensions and mullion pattern.

COMMISSIONER McFADDEN: I agree. I wonder if we should be more specific to the two options. I wonder if we could choose elevation number 2, the west elevation option A where the roof pitch doesn't break.

CHAIRMAN STEVENS: I think we should specify. Does the maker of the motion concur?

COMMISSIONER POOSER: Yes. That would be elevation number 2 with the window configuration and a condition that it move forward to Staff.

COMMISSION McFADDEN: Again with the window configuration...that doesn't bother me as much because those windows are over the bed wall. Is that correct?

CHAIRMAN STEVENS: I am sorry but we can't take additional testimony. While I understand that it is also the massive wall....It isn't so much a size issue as the fact that it is a giant wall. When you were to come back I would like to see some windows on that front part as well to break that up.

ROLL CALL VOTE 6:0. MOTION CARRIES.