



Planning & Development Services

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Historic Preservation Commission

Worksession / Hearing Minutes of November 3, 2008

Commission Members Present Christopher Pooser, Chairman, Cathy Sewell, Betsy McFadden, Barbara Dawson, Steve Smith and Mara Truslow

Staff Members Present Sarah Schafer, Matt Halitsky, Mary Elizabeth Watson and Nicki Heckenlively

Worksession Agenda

DRH08-00310 / SANDRA BEEBE / 1300 E. Lewis Street

Requests Historic Preservation approval to remodel the garage to house an accessory dwelling unit and remodel the main dwelling including but not limited to a rear addition, west facing dormers, and a new door on the east porch on property located in an R-1CH (Single Family Residential with Historic Overlay) zone.

CHAIRMAN POOSER: We received by e-mail and staff also handed out a packet today of some new drawings so if you'd like to walk through what you've changed.

HEIDI BEEBE (Applicant's Representative): I have the same drawings...a little larger. With the hearing on the 13th there were questions about the eave overhang on the north facing...I'm going to focus on the right on sheet 8.4.2, the north elevation which is the area most contested at the last meeting. There were questions about the lack of an overhanging eave and questions on the ground floor about the proportions of the windows and also the ration of the glass to the wall. There were questions about what type of siding was shown on the last round which was vertical and lots of questions about what specifically we were referring to and also questions about the garage. I deal with that and the roof form on the garage second. The things that have changed are we added an eave on the roof of this element on the north and changed the proportions of the windows on the ground floor. They're actually a foot shorter. I left the number of windows because the intent is to create a glassed in porch effect in that back element and also to make it similar to the existing dormers on the house shown on sheet 8.4.1 that face south and there is one facing east. They really are exceptions to the kind of regularity of the rest of the façade. They are sort of a symmetrical element with fancy shingles a bigger window and more decorative so the attempt is that the new element in the north is similar in spirit to those so I wasn't trying to match the ratio of windows that you have on the rest of the first floor in the house intentionally. So the first floor windows are shorter, but they're still the seven narrow windows. The width of those windows is the same as the existing width of the windows in the kitchen. The windows

towards the back of the house actually are narrower so that the width is actually taken from something that's in the house. Those kitchen windows are on the east elevation and then we copied that width for the new windows as they go around.

CHAIRMAN POOSER: On the east elevation?

HEIDI BEEBE: These windows here are the actual width of the kitchen windows on the east elevation so we've copied that width from one piece of glass there, there and also for these tall north facing windows. The siding...we got rid of the vertical siding. It seemed like an uphill battle. These sorts of fish scalloped shingles that exist on the south elevation and the east elevation of the house...we put those in the middle band which is at the same elevation as they are on the south and east elevations. Then on the top part of that element under the roof we did the diagonal diamond shaped shingles which there are also some on the south elevation over the window. The windows on the second floor...we actually added glass which might seem counterintuitive, but in looking closer at the way the original dormers were created they have a hierarchy of a tall element in the middle and they have a kind of horizontal band. In the case of these two existing dormers they do it with these little columns. The wall plane is actually set back so you have this element here and then that part of the wall plane of the window is in the setback. You have a tall window in the middle under the peak of the ridge and then this piece here sticks out a little bit. We mimicked...this top part is out of plane a little bit forward of the windows and then the windows are setback a little bit then this comes out again. I think that you can see that if you look at the west elevation shown on sheet 4.2. On the far left you can see that the roof comes out at the top and sets back a little and the plane of the upstairs windows and then it comes out again all the way to the ground. We also added in the front of the house...although it's enclosing the porch...so it's actually aerating lattice work. We thought maybe having that base at the bottom of the house...a horizontal line around the bottom of the house actually makes the proportions of the windows and things in the back look more in keeping with the rest of the house. We can't have it open because it's not a porch in the back, but keeping a pattern that's diagonal like that so you have that horizontal line running around the whole house. Also in meeting on the west elevation on sheet 8.4.2 there's a new dormer that at the last meeting there were some questions about this shed dormer...the wider shed dormer and the new dormer on that left hand side of the paper kind of hitting each other. There were some questions about that. We separated them so they don't touch anymore and lowered the ridge of the west facing dormer. That makes it a little less bulky and keeps the elements from not merging into each other. This is a drawing I did in attempt to explain the depth of the wall. Like which parts are setting back and which parts are setting forward. I'm not sure it's conveying what I intended it to exactly but so the roof which is sloping away from you in the back is colored black...shadows are colored black so this little piece of wall where the scalloped shingles are is set in a little bit...this wall is set back a little. This wall is set back quite a bit. The glass is also colored black so there's...some people found this shadow confusing and some people liked the plan. The intent of the drawing is to show that the design is not flat which I think is in the spirit of the Queen Anne that the wall is...some elements are pushed back and some are pushed forward...there is trim...another way of looking at this is that the white is all the stuff that would be painted on this elevation. Should I move on to the garage or do you have questions?

CHAIRMAN POOSER: Go ahead and keep going.

HEIDI BEEBE: There are actually two versions of the garage. Two different roof versions.

They both have the same sheet number. One shows a shed roof and one shows a gable and they are both sheet 8.4.3. We had a shed roof last time. They both show the same window patterns, the same siding patterns and the same footprint. The footprint is actually a little bit smaller. We made it both narrower in the north/south direction and a little bit narrower in the east/west direction because I think it looked a little bit too bulky last time. We took out a window. There used to be five windows on the second floor across so there is one less window. The windows on the first floor match the windows on the first floor of the house, but there are two of them and they are in the middle...before they were asymmetrical. The symmetry simplifies it and calms it down a little bit. The siding all mimics exactly the house so you have the scalloped shingles in the middle and the diagonal boards at the bottom to create a base. On the first floor sidewalls there is horizontal siding that matches the siding of the garage and then the gable end version there is the diagonal diamond shaped shingles above the windows. My preference is actually the gable but I'm open to either.

CHAIRMAN POOSER: I think everybody was at the last hearing when we discussed this?

COMMISSIONER SMITH: I was not at initial hearing and did not have opportunity to review minutes so I will recuse myself.

COMMISSIONER DAWSON: I would like to remark that I'm very impressed with the redesign. I too prefer the shed of the gabled garage.

HEIDI BEEBE: You prefer the gable?

CHAIRMAN POOSER: Chalk my vote up for that.

COMMISSIONER McFADDEN: The shed looks good until you look at it from the north elevation and then it looks like its going so far up the wall.

HEIDI BEEBE: It seems like shed dormers would be actual real dormers that didn't go to the ground.

COMMISSIONER McFADDEN: I would like to reiterate what Barb said and I agree that the dormer is really nice and I appreciate all your hard work and your willingness to work with us. I found the shadow drawing helpful myself. The way that you described the Queen Anne style with the different planes and different materials and stuff complicated and you did a great job.

CHAIRMAN POOSER: It looks like on the addition to the house you did strengthen the footprint of that addition...it doesn't look like it comes out as far as it did on the previous plan.

HEIDI BEEBE: No. It doesn't come out any further in the north direction, but we did make a change in there.

CHAIRMAN POOSER: Okay. You changed the porch?

HEIDI BEEBE: We filled in that porch actually.

CHAIRMAN POOSER: That's what it is.

HEIDI BEEBE: Yes. I forgot to mention...the total square footage being covered by indoor space has increased by a little bit, but the roof has not changed in that area.

CHAIRMAN POOSER: I like your updated proposal better than the first one. The massing and the forms of it are appropriate. I'm a little uncomfortable with the fenestration, but I think I defer to my fellow Commissioners on that so I would vote in approval of it.

COMMISSIONER McFADDEN: My comments go back to what I felt on the first go around. I wasn't as uncomfortable with that as a lot of people were with the really tall windows. I think it's a whole different element that's on the back of the house. I don't like that we have this thing that we're always saying don't be too literal in matching the house and so for that reason I'm supporting it, but I know where you're coming from and I didn't have the old drawings in front of me. To me the thing that really changed on this is just getting rid of the horizontal siding and bringing in some of the materials from the house onto the addition. That was my main concern. I wasn't sure what the siding was doing. I wasn't even quite sure where the decorative shingles would be versus the horizontal versus the vertical siding anyway. She completely clarified that on this go around. I know what you mean about that, but I kind of like it. It's different.

CHAIRMAN POOSER: The shadow drawing helped me out a lot.

COMMISSIONER MCFADDEN MOVED TO APPROVE DRH08-00310 WITH THE MODIFICATIONS THAT HAVE BEEN PROPOSED INCLUDING MAKING THE ADDITION ON THE GARAGE ELEVATION TO THE WEST ELEVATION USING THE GABLE STYLE DORMER AND THE DIFFERENT SIDINGS AS SHOWN IN THE DRAWINGS THAT WERE DATED OCTOBER 30, 2008.

COMMISSIONER DAWSON SECONDED THE MOTION.

ROLL CALL VOTE 5:0. MOTION CARRIES.