

109 Constitution Street
Constitution Historic District

Benjamin Salley, Owner
Steve Cohlmeier, Applicant

Scope of Work

Modify roof, add egress windows.

Background

The owner is requesting that the BOAR grant a Certificate of Appropriateness to modify a roof design that was approved by the BOAR on June 22, 2016. The existing gable roof on the rear (north) portion of the structure was removed and the existing west wall will be increased in height 6'-7" with new concrete masonry units constructed on top of the existing wall. The new wall was proposed to contain four new windows in an industrial configuration and one existing window was approved to be infilled; new stucco was approved to be applied to the existing and new CMU and to replace the T111 siding. The new roof structure was to be in a shed configuration sloping up from the low east side to the west. After construction was begun on the project it was determined by the Division of Building Inspection that the windows in the west elevation were too large to be located in that wall that has a zero setback from the property line. The new design proposes that the roof be modified by adding in a shed roof section that springs from the west wall and terminates at a vertical wall that houses clerestory windows. A new window is also proposed for the upper section of the north wall.

Guidelines

II. Guidelines for New Construction

A. Guidelines for Additions to Buildings

5. Rooflines additions-Dormers

DESIGN PRINCIPLE: If additions to roofs are desired such as new dormers, these should be added on the rear or side rooflines and be compatible with the building's architectural style and materials.

Dormers:

- A. should be in keeping with the character and scale of the building.
- B. should not be introduced on front elevations, but may be added to rear or secondary elevations if compatible with the building design.
- C. and other roof additions such as decks, or balconies should only be added when in character with the existing building.

B. Guidelines for Construction of New Buildings

Guidelines (cont'd.)

3. NEW COMMERCIAL BUILDINGS

DESIGN PRINCIPLE: New commercial buildings should be designed to be compatible in design, shape, proportion and scale with other commercial buildings along the street and within the district. New commercial buildings should maintain the historic relationship of large storefront windows to smaller window and door openings on upper floors. New commercial buildings that are exact replications or reproductions of historic designs are not allowed. New commercial buildings should be representative of their period and be compatible with adjacent buildings in scale, height, materials, orientation, shape, placement and rhythm and proportion of openings. New construction may incorporate contemporary materials such as cementitious boards, fiberglass and aluminum. New construction of commercial buildings should follow the design guidelines established for new construction of primary buildings.

New Commercial Buildings should:

- A. be appropriate for the site on which it is located.
- B. be compatible in design, shape, proportion and scale to other commercial buildings along the street and within the historic district.
- C. maintain the historic relationship of large storefront windows to smaller window and door openings on upper floors.
- D. maintain the front plane of the building
- E. provide for appropriate recessed entries.
- F. representative of their period and not replicate historic designs.
- G. be compatible with adjacent buildings in scale, height, materials, orientation, shape, placement and rhythm and proportion of openings (doors and windows).
- H. follow the design guidelines established for new construction of primary buildings.

Findings

The Staff finds that the proposed addition is in compliance with the “Guidelines.” As stated in:

- II.A.5.A. The roof modifications are “in keeping with the character and scale of the building.”
- II.A.5.B. The new roof modifications/addition is appropriately located on the rear of the structure.
- II.B.3.A. The new work is “appropriate for the site on which it is located.”
- II.B.3.D. The new roof does “maintain the front plane of the building.”

Findings cont'd

- II.B.3.F. &G. The new roof “representative of their period and not replicate historic designs” and is “be compatible with adjacent buildings in scale, height, materials, orientation, shape.”
- II.B.3.H. The new roof follows “the design guidelines established for new construction of primary buildings.”

Recommendations

Staff recommends approval with the following condition:

1. Once reviewed by other LFUCG Divisions, all changes shall be submitted to the staff for review and approval prior to the start of any work.

Deadline for Board Action

November 12, 2016