

567 West Short Street  
Western Suburb Historic District

Dr. Blake Bradley, Owner  
Eric Thomas, Applicant

Scope of Work

Extend the driveway, construct two story deck, and a garage.

Background

The owner is requesting that the BOAR grant a Certificate of Appropriateness to add a two story deck addition to the rear of the historic structure, extend the exiting driveway to access a new garage. The BOAR heard and approved with conditions a similar proposal in September, 2015 and August, 2016. The BOAR conditions were never completed and the Certificate of Appropriateness was never issued for those cases.

Deck addition: The proposed addition is a two story deck open on three sides. The west elevation has a one story stone wall with a fireplace. The second floor is supported by ten inch square columns. Steel and wire guardrails occur at both the first and second floors. The twenty-four foot by twenty foot porch covers the total rear elevation of the historic structure as well as the rear of a later frame addition. The later addition occurs towards the rear of the structure on the east side of the plan, the existing addition is two stories high with siding and a metal roofed hip shape roof.

Garage: The driveway is proposed to extend to the two bay garage. The garage sets on the north side of the primary structure toward the rear property line. The garage is twenty-three feet by twenty-three feet gable roofed with asphalt shingles. Wall siding is six inch exposure cementitious board with corner boards. A single garage door occurs in the front (south) elevation. A glass over panel man door and a double hung window occurs in the left elevation. Two windows occur in each of the remaining elevations.

Guidelines

- II. Guidelines for New Construction
  - A. Guidelines for additions to buildings
    - 1. Decks/patios/verandas/balconies

DESIGN PRINCIPLE: Decks and patios or verandas are non-original additions to historic buildings and should be designed to be as compatible as possible. When building a new deck or patio it should be placed at the rear or side elevations. Decks and patios are not appropriate for placement on primary elevations. Second story balconies may also be added, but are limited to rear elevations and should be as unobtrusive as possible.

Decks/Patios/Verandas/Balconies:

- A. (II.A. 1.A) should be located at the rear of buildings.
- B. should be stained or painted to match. (Note: treated lumber should season for an adequate time prior to applying finish.)

Guidelines cont'd

- C. should be simple rather than ornate in design. It is recommended that wood decks have square wood balusters set no more than three inches apart. Balusters should be no more than 2" in width and depth.
- D. railings should continue the line and spacing of existing balustrades.
- E. second story decks and balconies should not be built on primary elevations, but may be appropriate on rear elevations.

4. ROOM AND WING ADDITIONS

*DESIGN PRINCIPLE: In planning additions, the best approach is to place the additions where they will have the least impact on the building's overall form and plan. The rear of buildings is the best location for the addition of rooms or wings. Exterior walls of new additions should not be flush with those of existing buildings, but should be stepped in a minimum of 12" from the edges of the existing building. Likewise, addition rooflines should be stepped down from the peak of the existing roofline so that the existing main roof remains evident. Enlarging a property through adding stories is not appropriate.*

Additions:

- A. are most appropriately located at the rear of buildings.
- B. should be secondary (smaller and simpler) to the original building in scale, design, and placement. The use of a small connector or link between the addition and the original building is encouraged where appropriate. Exterior walls should be stepped in a minimum of 12" from the edges of the existing building, and rooflines should be stepped down from the peak of the existing roofline so that the existing main roof remains evident.
- C. should be a compatible design in keeping with the original building's design, roof shape, materials, color and location of window, door and cornice heights.
- D. should not imitate an earlier historic style or architectural period. For example, a Greek Revival style rear porch addition would not be appropriate for a Queen Anne style house.
- E. should reflect characteristics of the current period in design, but be compatible with the original building.
- F. should be built in a manner that avoids substantive removal or loss of historic materials and which does not damage or destroy the main architectural features of the building.
- G. should keep the exterior walls of the original building as intact as possible and use existing door and window openings for connecting the addition to the building.
- H. should not be made by adding new stories.
- I. should be of materials compatible with the historic fabric of the house. The use of wood is most appropriate; however cementitious board may be considered for additions.
- J. should have skylights, decks, or balconies placed so that they do not detract from the historic character of the building.

B. GUIDELINES FOR CONSTRUCTION OF NEW BUILDINGS

2. NEW ACCESSORY BUILDINGS (GARAGES, OUTBUILDINGS, ETC.)

Guidelines cont'd

*DESIGN PRINCIPLE: Accessory buildings serve a variety of purposes and may include, but are not limited to garages, carports and sheds, New accessory buildings should be compatible in design, shape, materials and roof shape with other secondary buildings along the block and within the historic district. New accessory buildings should be simple in design and considerably smaller in scale than the principal building and should be appropriate to and not overwhelm the site. As with principal buildings, new accessory buildings should not be exact replications or reproductions of historic designs. New construction may incorporate contemporary materials such as cementitious boards, fiberglass and aluminum. The use of vinyl is not permitted.*

*New construction of accessory buildings should follow the design guidelines established for new construction of primary buildings.*

Accessory Buildings should:

- (II.B.2) A. be simple in design and considerably smaller in scale than the primary building
- B. be located in character with other secondary buildings for the street, near an alley or at the rear of the property, not close to or attached to the primary building.
- C. be compatible in design, shape, materials, and roof shape with other secondary buildings in the historic district.
- D. preferably be of brick or wood siding; however, cementitious board and other contemporary sidings may be considered. Vinyl siding is not allowed.
- E. for garages, wood paneled doors are more appropriate than paneled doors; however, aluminum or steel paneled doors may be considered.
- F. carports should be compatible with the property and adjacent properties and be located at the rear of the property.
- G. follow design guidelines established for new construction of primary buildings.

### III. GUIDELINES FOR SITE AND SETTING

#### 5. Driveways and Parking Lots

*DESIGN PRINCIPLE: Significant driveway materials such as brick, concrete and asphalt should be preserved and maintained. New driveway or parking lot surfaces should be of a material appropriate to the site and the historic district. Paving and parking should not be visually dominant. Parking areas should not be sited in front yards but at side or rear locations, as appropriate.*

Driveways and Parking Lots:

- A. should be maintained.
- B. that are new, should be located at the side or rear of the building and not be visually dominant.
- C. should be of concrete, asphalt, pavers or grassy pavers.
- D. should have their parking areas located in rear yards and be screened with hedges, shrubs or fences as appropriate. Driveways should include concrete tracks where characteristic of the property and historic districts.
- E. should not be sited in front yards.
- F. requiring new curb cuts for access should be kept to a minimum.

Guidelines (cont'd)

- G. On vacant lots between buildings should align edge screening with front elevations/facades of adjacent buildings and on corner lots should have edge screening on both the primary and secondary street.
- H. Driveways and parking lots shall have appropriate retention elements to retain gravel and retard expansion.

Findings

Deck Addition: The Staff finds that the proposed addition is in compliance with Guideline II.A.4.A. the addition is “appropriately located at the rear of building.” The proposal also meets II.A.4.B. and II.A.4.D. which state respectively “ Any addition “should be secondary (smaller and simpler) to the original building in scale, design, and placement,” “exterior walls should be stepped in a minimum of 12” from the edges of the existing building.” The proposed addition does “not imitate an earlier historic style or architectural period.” The proposed addition does “reflect characteristics of the current period in design” and is “compatible with the original building” meeting II.A.4.E. The proposal also meet Guidelines II.A.4.F&G. the proposed addition is “built in a manner that avoids substantive removal or loss of historic materials and which does not damage or destroy the main architectural features of the building” and does “keep the exterior walls of the original building as intact as possible and use existing door and window openings for connecting the addition to the building.”

Garage: The Staff finds that the proposed garage meets the Guidelines. Per Guideline II.B.2.A. The details of the garage are “simple in design.” The proposal meets II.B.2.B. the proposed garage is “located in character with other secondary buildings for the street,” “at the rear of the property, not close to or attached to the primary building.”

Driveway: The proposed driveway meets Guideline III.5.B.C. the driveway is “located at the side or rear of the building and not be visually dominant.” The proposed driveway is constructed of “concrete, asphalt, pavers or grassy pavers.”

Recommendations

Staff recommends approval with the following conditions:

1. Submit stone material to staff for review and approval prior to the issuance of a COA.
2. Provide doors and windows without muntins, submit final door and window details and specifications to staff for review and approval prior to the issuance of a Certificate of Appropriateness.
3. If any changes are made that alter the information submitted, resubmit the changes to staff for review and approval prior to the start of the work.
4. Once reviewed by other LFUCG Divisions, any changes shall be returned to staff or Board for review and approval prior to the start of work.

Deadline for Board Action

January 12, 2020