

209 Dantzler Court  
Seven Parks Historic District

Jill Marsh, Owner  
CW Penn, Applicant

Scope of Work

Construct addition on garage.

Background

The applicant is requesting a Certificate of Appropriateness to construct a new concrete slab and gable roof onto the existing garage. The concrete slab is sixteen feet by sixteen feet with a eight foot by ten foot ell for a hot tub. The proposed roof covers the sixteen by sixteen portion of the proposed concrete slab. The gable roof is supported by 2 - 6 x 6 wood posts wrapped in cedar, and the overbuild on the garage roof.

Guidelines

- II. Guidelines for New Construction
  - A. Guidelines for Additions to Buildings
    - 3. Porches

Design Principle: Porches are often prominent features of a building and help establish scale, proportion, and rhythm along streetscapes. Construction of a porch on an existing building should be compatible in scale and materials with the principal structure and with adjacent and surrounding buildings and the district. Porches should be in keeping with the principal structure’s architectural style and not reflect an earlier period style.

Porches:

- A. should be compatible in scale and materials with the principal structure and surrounding buildings along the block and within the district.
- B. should be compatible with the principal structure’s architectural style, and not be of an earlier architectural period.
- C. that give a building an “imitation historic” appearance are not allowed.
- D. railings and balustrades should be of wood or metal. No vinyl or composite materials are permitted.

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.

Guidelines cont'd.

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.
- K. follow design guidelines established for new construction of primary buildings.

Findings

Staff finds that the proposal to construct the addition to the garage meets the Guidelines II.A.3.A. and II.A.3.B which state respectively porches “should be compatible in scale and materials with the principal structure and surrounding buildings along the block and within the district” and “should be compatible with the principal structure’s architectural style, and not be of an earlier architectural period.” Additionally the proposal complies with II.A.4.G. which states additions “should keep the exterior walls of the original building as intact as possible and use existing door

Guidelines cont'd.

and window openings for connecting the addition to the building.” The proposal also meets Guideline II.A.4.I. additions “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.” The proposed addition is compatible with the existing garage, primary structure and the historic district.

Recommendations

Staff recommends approval of the proposal with the following conditions:

1. 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.
2. 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 BOAR Action

December 22, 2020