

Recommendation of the Heritage Commission
Vice Chairman's Report
CA2017-017
May 24, 2017

Certificate of Appropriateness Case No. CA2017-017 – Request for a Certificate of Appropriateness (CA) at 813 18th Street to make exterior alterations and construct a one story addition on the east façade.

Staff Recommendation:

On April 25, 2017, Staff recommended to table the item until the May 23, 2017 Heritage Commission meeting for the applicant to provide additional information/documents and to resubmit plans that are compliant with the Haggard Park Heritage Resource District Preservation Guidelines. Of the six total items requested, five Improvements did not meet the Haggard Park Design Guidelines:

- Roof and Building Height Alteration
- Front Porch Alteration
- Existing Door/Window Removal/Replacements
- Exterior Cladding Replacement and Awning Removal
- New Addition at the East Elevation

On May 23, 2017, Staff recommended approval of the following Improvements with conditions:

- Existing Door/Window Removal/Replacements
- New Accessible Ramp at the Rear (North) Façade
- New Addition at the East Elevation

Comments from the Applicant:

The Applicant was present, spoke, and answered questions from the Commission on April 25, 2017 and May 23, 2017.

On April 23, 2017, the Applicant addressed the Commission with a request to determine which Improvements would be Approved by the Commission in preparation for a tenant who was ready to use the property. The Applicant initially expressed a strong willingness to compromise in order to improve the appearance of the structure. In addition, the Applicant was agreeable with leaving cladding, wall height, and roof pitch alone if windows, ordered prior to the meeting, could be installed. Dimensions of the original windows could not be provided, but were stated by the Applicant to be within a three-inch margin of variance. The Applicant suggested moving the awnings to the West side of the structure where they would be more useful. The Applicant discussed different cladding in similar homes in the area. Intentions to demolish the structure were made clear by the Applicant in the case that a final decision could not be made by the Commission that evening with the materials provided.

On May 25, 2017, the Applicant addressed the Commission with a request for either a complete Approval or Denial of all Improvements previously submitted. The Applicant stated that he had no further interest in working with Staff or Commission on the requested CA. The applicant additionally

submitted a CA request to demolish the structure, which the Commission has suspended for 90 calendar days.

Comments from Citizens:

No comments were made by citizens during the meetings.

Comments from Commissioners in Support of Tabling the CA:

On April 23, 2017, Commissioners discussed several compromises but addressed the need to have submitted CA documents corrected and updated to reflect only the items to be approved.

Commissioners requested original window sizes, wall height, roof pitch, roof material, and correction of a missing proposed window on the Eastern elevation be included and updated in the CA and related drawings. Commissioners agreed the amount of change and missing materials were a legitimate concern. One Commissioner mentioned that the corrected and approved drawings could be used as a record to protect the property owner from any future concerns from tenants, other property owners, or the City. The Motion for Approval to table the item in order to resubmit the CA with these updates was supported by the Commission unanimously, 7-0.

Comments from Commissioners in Support of Approval of CA:

Commissioners reviewed all requested Improvements including Improvements not meeting Haggard Park Heritage Resource District Preservation Guidelines. Three Improvements were generally determined to be approvable the Commission.

- Existing Door/Window Removal/Replacements – Commissioners discussed and determined that the replacements made no significant change in the character of the structure. Commissioners agreed that a three-inch variance could be compensated with trim.
- New Accessible Ramp at the Rear (North) Façade – Commissioners made no comments on this improvement, as the improvement is compliant with the Haggard Park Heritage Resource District Preservation Guidelines.
- New Addition at the East Elevation – Commissioners discussed and agreed with the use of contrasting materials in the cladding to allow for the original structure to maintain its historical significance and differentiate from the new addition.

Comments from Commissioners on Items not Approved with the CA:

Commissioners did not approve three requested improvements with the CA:

- Exterior Cladding Replacement and Awning Removal – While some Commissioners agreed that modification the cladding and removal or relocation of the awnings would be acceptable; all Commissioners agreed that maintaining the original cladding would be preferred. Most Commissioners were against the replacement of the vertical siding on the gables and were in favor of keeping the awnings on the front of the house to retain its character.
- Roof and Building Height Alteration – Comments from Commissioners supported the idea that raising the height of the wall plate and increasing the pitch of the roof would greatly change the character of the structure.

- Front Porch Alteration – Commissioners commented on the character brought to the house by the cladding and unique design of the columns. The ceiling height of the porch were agreed to be consistent with the structure. Commissioners commented how the change in ceiling height and columns would remove character from the structure.

Motion:

A motion was made for the approval of Certificate of Appropriateness Case No. CA2017-017 with the Improvements and conditions recommended by Staff. The Motion for Approval was supported by the Commission unanimously, 7-0.

Respectfully Submitted,

/s/ Brian Bedingfield

Brian Bedingfield
Vice Chair
Heritage Commission