

STAFF REPORT: 10-14-2020 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 20-6854

ADDRESS: 14597 ARTESIAN

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: FRANK MASTROIANNI, ITALY AMERICAN CONSTRUCTION

PROPERTY OWNER: NICOLE STOWERS

DATE OF PROVISIONALLY COMPLETE APPLICATION: 10/14/2020

DATE OF STAFF SITE VISIT: 10/02/2020

SCOPE: ERECT 20' X 20' DETACHED GARAGE; REPLACE RIBBON DRIVEWAY WITH FULL DRIVEWAY

EXISTING CONDITIONS

The building located at 14597 Artesian is located mid-block on the west side of the street. Constructed in 1950, the structure is clad in variegated dark brown and gray brick. The window openings are comprised of single and mullied double-hung wood windows, all with a six-over-six muntin pattern. The side gable roof, covered with asphalt shingles, minimizes the appearance of the 1-1/2 story house, while gables and a front-facing chimney add architectural detail to the front elevation. The largest gable is covered with vinyl siding, while the flared entrance gable is faced with stone on the first floor and vinyl siding above. The asymmetrical chimney includes small stone details culminating with protruding and receding brick patterns, offering Tudor elements to this mid-20th century construction.

The site does not have a garage; the entire backyard is covered with grass. The ribbon driveway only extends to the entry on the south side of the house.



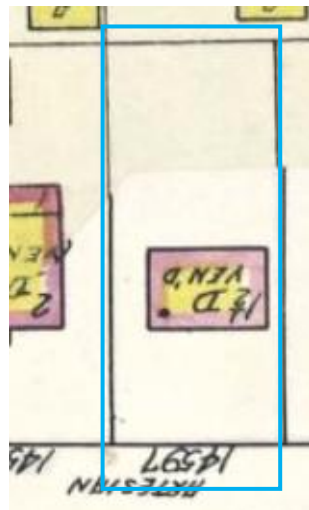
Rosedale Park Designation Photo, HDAB, 2006



HDC Staff Photos, October 2, 2020



Google Aerial Image



Sanborn Map, Vol. 26, 1938 - Dec 1950, Image 15



PROPOSAL

According to the applicant's narrative, the project consists of the following components:

- Replace existing ribbon driveway with new full driveway
 - Install new concrete driveway from (but not including) city walk to new garage
- Erect 20' x 20' detached wood frame garage (southwest corner of property)
 - Install new 4" x 24" poured concrete ratwalls.
 - Install new concrete 20' x 20' garage floor.
 - Install 16' x 7' overhead short panel garage door in the color Sandtone. Overhead garage door includes ½ H.P. Door Opener with 2 remotes.
 - Install 36" x 80" Panel steel service door.
 - Materials
 - Roof: CertainTeed – Landmark - Color: Burnt Sienna
 - Siding: CertainTeed – Wolverine American Legend – 4-1/2" Vinyl Dutchlap with Woodgrain - Color: Herringbone
 - Garage Door: Amaar – Startford - Color: Sandtone

STAFF OBSERVATIONS AND RESEARCH

- The Rosedale Park Historic District was established in 2007.
- As shown on the 1950 Sanborn map, a garage was not constructed when the house was built in 1950. As the ribbon driveway only extends to the side door, it is possible a garage was never constructed on this site.
- The vinyl siding on the house has a clapboard profile and was in place at the time of local historic district designation.

ISSUES

- The applicant's supporting documents do not include a catalog cut for the steel side door, however the elevation drawing shows a standard six panel design. The applicant needs to confirm this is the design selected by the property owner; the color of the door must be submitted for review.
- It is staff's opinion the proposed front gable garage, with a 4/12 pitch, creates a conflicting rhythm for the property when viewed against the more steeply pitched front-facing gables on the house. A reverse gable roof on the garage, matching the house's main roof, would remove the visual competition of differing roof pitches.
- Dutchlap 4-1/2 inch vinyl siding with a wood grain finish is proposed for the garage. Vinyl siding is not a historically appropriate material for structures in local historic districts and a woodgrain finish does not match the smooth surface of wood siding. Additionally, the house does not have Dutchlap siding, so this profile would not be appropriate for the garage.
- Exterior garage light fixtures were not included in the application.
- The site plan lists the side property setback as two feet; the zoning ordinance appears to be three feet between the garage and the side property line. Shifting the garage one foot to the north will not change the garage's visual or physical impact on the property. Historic approval does not relieve the applicant from compliance with other codes and requirements.

RECOMMENDATION

It is staff's opinion the work as proposed will not result in the removal of historic materials nor result in the alteration of features and spaces that characterize the property. Staff therefore recommends the Commission issue a Certificate of Appropriateness as the proposed work meets the Secretary of the Interior's Standards for Rehabilitation.

However, staff recommends the Commission issue the Certificate of Appropriateness with the following conditions:

- The garage will have a reverse gable roof.
- Wood or cementitious clapboard siding (smooth finish) will be installed on the garage. The finish color will be submitted to HDC staff for review.
- Should exterior garage light fixtures be requested by the property owner, their design and proposed placement will be submitted to HDC staff for review.





