

**STAFF REPORT:** 9/8/2021 MEEETING

**PREPARED BY:** J. ROSS

**ADDRESS:** 2819-2841 BRUSH

**HISTORIC DISTRICT:** BRUSH PARK

**APPLICANT:** SETH HERKOWITZ/HUNTER PASTURE HOMES BRUSH PARK

**OWNER:** SETH HERKOWITZ/HUNTER PASTURE HOMES BRUSH PARK

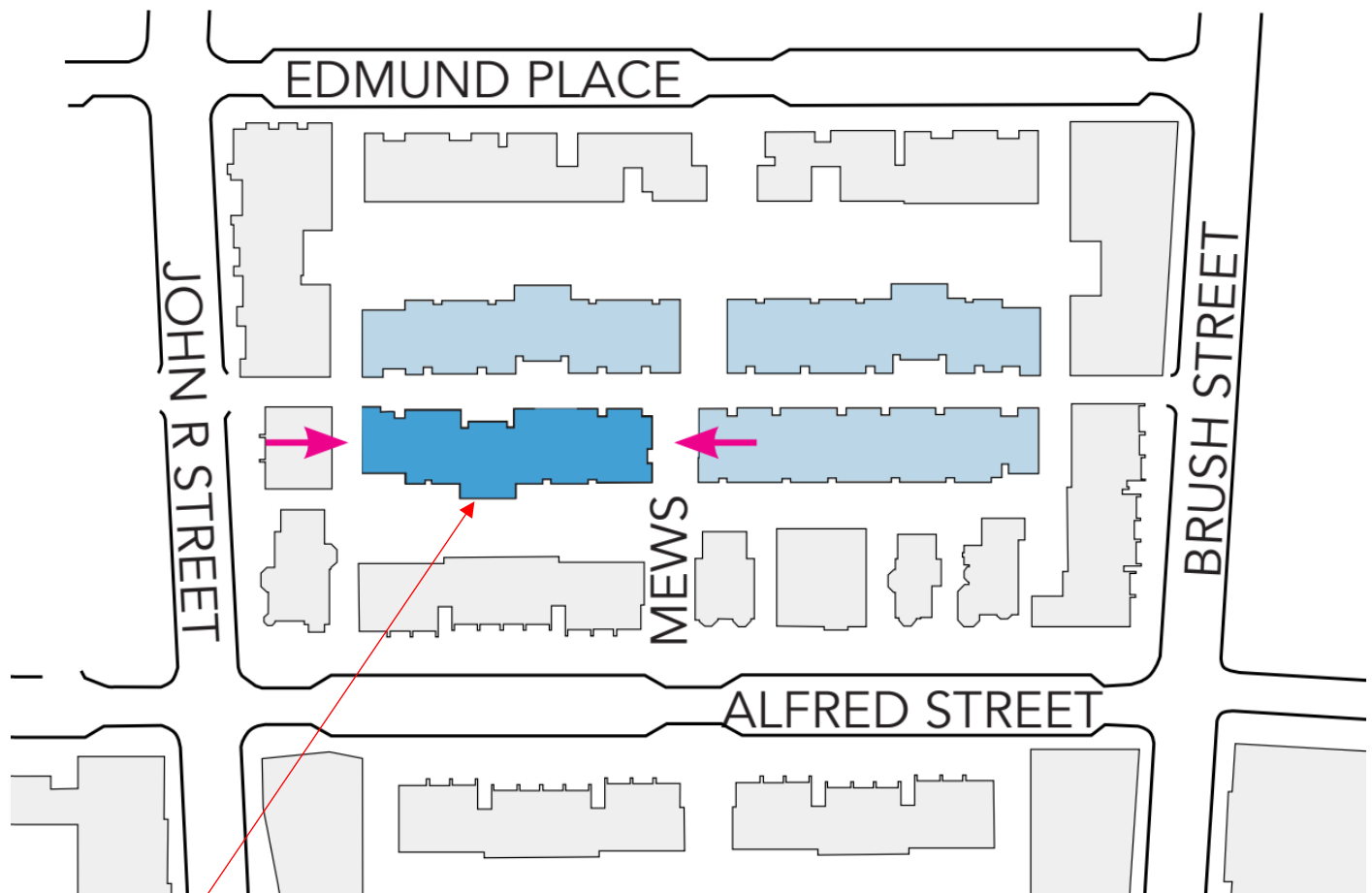
**DATE OF PROVISIONALLY COMPLETE APPLICATION:** 8/27/2021

**DATE OF STAFF SITE VISIT:** 9/14/2021

**SCOPE:** REVISION TO PREVIOUSLY APPROVED DESIGN

**EXISTING CONDITIONS**

The building addressed as 2819-2841 Brush Street (AKA Building CH4) is a two-story, 12-unit, multiple-family carriage house that is currently under construction. Per the below map, the building sits along the alleyway and is not visible from the public right-of-way. The building has shed roofs and windows are aluminum. Grey brick is located at the building first story while the second story walls are unclad and are currently covered with Tyvek wrap.



**2819-2841 Brush (Carriage House CH4)**



**2819-2841 Brush (Carriage House CH4), current appearance**



**2819-2841 Brush (Carriage House CH4), current appearance**

## **PROPOSAL**

The Commission approved the erection of four similar two-story carriage houses, known as Buildings CH1, CH2, CH3, and CH4, along the alleyway off Brush Street and John R Street, between Edmund Place, Alfred Street, at a Special Meeting which was held on 2/17/2016. See the blue outlines on the above map which indicate the location of the four new carriage houses. Per the 2016 HDC approval (see the attached palette and images from 2016), each of the four new carriage houses were proposed to be erected according to the below description:

- Exterior walls at the first story were proposed to be clad with both light and dark grey brick
- Corrugated metal and lapped cedar were proposed for installation at the second story exterior walls
- Cement panel (dark yellow color) was proposed as an accent at the second story Juliet balconies
- Clover patterned, perforated metal mesh panels with integrated railing were proposed for installation at the second story alley-facing elevations

In 2020-2021, the applicant erected all four of the new carriage houses. Buildings CH1, CH2, and CH3 were clad according to the above description, consistent with the 2016 HDC approval. However, Building CH4's (2819-2841 Brush) first-story exterior walls were clad with dark grey brick throughout while the second story and rooftop penthouse walls are currently unclad because the applicant desires to revise the approved exterior material palette. Therefore, the applicant has submitted the current proposal in an effort to receive this body's approval to revise the previously approved design for Building CH4 (2819-2841 Brush) according to the following:

- Grey brick cladding to be installed at first story (work completed) with dark grey cement fiber panel to be located at the at the north façade's inset pedestrian entrances
- Light grey cement fiber panels to be installed at the first and second story interior courtyard walls
- At second story, install corrugated metal siding with dark grey and dark yellow cement fiber panel siding for accent
- At western-most detached unit, second story, install dark grey cement fiber panel at east elevation
- At third story rooftop penthouses, install corrugated metal siding with dark and light grey cement fiber panel siding for accent
- At second story, north façade, install metal picket railing

See the applicant's documents for the proposed new cladding and railings.

## **STAFF OBSERVATIONS AND RESEARCH**

- Building CH4 is not visible from the public right-of-way
- The proposed revisions involve the replacement of the lapped wood elements with corrugated metal and cement fiber siding, the removal of the cloverleaf patterned metal mesh panels at the exterior walls, and the replacement of the metal mesh railing at the balconies with simple metal picket railing
- As stated above, buildings CH1-CH3 have been erected according to the design which the Commission approved in 2016. See the below photos of CH1 for reference





**Building CH1, erected according to the 2016 Commission approval**



**Building CH1, erected according to the 2016 Commission approval**

- The applicant has provided a narrative which outlines the manner in which he believes the current design conforms to the district’s Elements of Design. Staff generally concurs with the applicant’s analysis
- The applicant has stated that he wishes to replace the lapped wood siding which was approved in 2016 with cement fiberboard and metal because he has noted that the wood siding which has been installed on CH1-CH3 appears to be weathering poorly

**ISSUES**

- None

**RECOMMENDATION**

Section 21-2-73. Certificate of Appropriateness (COA)

Staff recommends that the Commission issue a Certificate of Appropriateness for the project because conforms to the district's Elements of Design and meets the Secretary of the Interior Standards for Rehabilitation.