

STAFF REPORT: 7/12/2023 REGULAR MEETING

PREPARED BY: D. RIEDEN

APPLICATION NUMBER: # 23-8419

ADDRESS: 14551 WARWICK

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT/ PROPERTY OWNER: STEVEN MITCHELL

DATE OF PROVISIONALLY COMPLETE APPLICATION: 6/20/2023

DATE OF STAFF SITE VISIT: 6/22/23

SCOPE: ERECT SECOND GARAGE

EXISTING CONDITIONS

Built in 1950, the property at 14551 Warwick is a 2 story, single-family residence facing east and sits central to the block. The house has a side-gabled, asphalt shingled roof with stone and clapboard siding in the front and red brick siding at the side and rear elevations. The main entrance is slightly recessed under the second floor and flanked on either side with bay windows. The 6/6 divided light, double-hung windows on the second floor are each bordered with a pair of red shutters. The stand-alone garage has a low pitched, side gabled roof with matching brick siding and a front garage door and service door. The front yard is modestly landscaped with a foundation evergreen and perennial bed, a concrete serpentine entrance walk, and a front green lawn. A concrete drive leads to the garage in the northwest corner of the lot of the back yard. This property has no standing violations.



Site Photo 1, by Staff June 22, 2023: (East) front side



Designation photo 2007: (east) front elevation, showing existing garage in the rear..



Site Photo 3, by applicant: garage site, rear yard, looking east.



Aerial#1 of Parcel # 22086433, showing existing garage and patio (with vehicles parked on it) behind the house.

PROPOSAL

Staff initially received an application for only the concrete slab and “rat wall”, but upon further engagement with the applicant, received the full proposal for the following work: The applicant proposes to construct a second 24 ft. x 20 ft., two-car garage with new concrete footing/floor slab. The existing garage, driveway and patio will remain as they are. However, the applicant proposes to remove the remaining lawn between the two garages and between the paver patio and driveway by adding concrete to these areas. The only remaining lawn will be along the south setback and rear setback areas of the proposed second garage. (See also application materials.)

Construction of New, Two-Car 24’x20’ Garage (480 SF):

- Pour 6” mesh concrete pad with 24” perimeter rat wall and (27 ½ ’x 31 ½’) foundation.
- Build new 24’ x 20’ steel garage on new cement floor and ratwall, with a side gable roof (15’ finished height, 12’ leg height), 3/12 pitch, and 6” overhang on front and sides. Roof and siding materials are painted metal, colors are pebble-beige wall, earth-brown roof, & earth-brown trim.
- Install 16’ steel sectional garage door on east elevation, color white.
- Install a 36” x 80” service door on the north elevation, facing the existing garage, color white.
- Install two (2) double-hung, 30” wide, no dividers, vinyl windows, one on the north elevation, the other on the south elevation, trim color white.
- No exterior lighting.

Other Site work:

- Remove grass and level all areas within setbacks for the new garage and area between garage and patio and original garage, 1, 020 SF.
- Install concrete driveway expansion area: 1, 020 SF (14 ½’ x 10 ½’)

STAFF OBSERVATIONS AND RESEARCH

- Rosedale Park Historic District was established in 2007. Its Elements of Design (Sec. 21-2-199) provide the following guidance for new construction and the landscape:
 - *“Height... Additions to existing buildings shall be related to the existing structure. Garages are generally one-story tall...”*
 - *“Relationship of materials. Masonry is the most significant material in the majority of houses in the Rosedale Park Historic District in the form of pressed or wire cut brick, often combined with wood, stone, and/or stucco. Wood is almost universally used for window frames, half-timbering, and other functional trim. Windows are commonly either of the metal casement or wooden sash variety. Aluminum siding and aluminum canted windows on later buildings are sometimes original; vinyl siding and vinyl windows, where they exist, are replacements. Glass block exists as an original material in some window openings of buildings in “modern” styles. Roofs on the majority of the houses in the Rosedale Park Historic District are asphalt shingled, while several original slate roofs still exist. Garages, where they are contemporary with the residential dwelling, often correspond in materials.”*
 - *“Relationship of colors. Natural brick colors, such as red, yellow, brown or buff, dominate in wall surfaces. Natural stone colors also predominate: where stucco or concrete exists, it usually remains in its natural state, or is painted in a shade of cream. Roofs are in natural slate colors and asphalt shingles are predominantly within this same dark color range. Paint colors often relate to style. The buildings derived from Classical precedents, such as the Neo-Dutch Colonials and Garrison Colonials, generally have woodwork painted in the white or cream range.”*
 - *“Roofs of houses built later in the period of development of the district, such as those of modern inspiration, tend to have significantly lower slopes.”*
 - *“The typical treatment of individual residential properties is that of a dwelling erected on a flat or slightly graded front lawn. The front lawn area is generally covered with grass turf,*

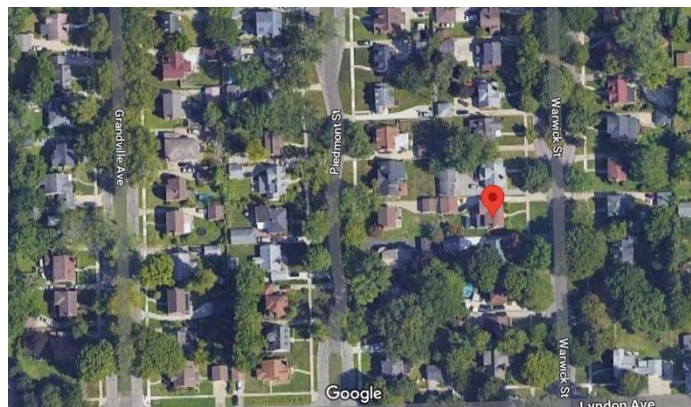
subdivided by a straight or curving concrete or brick walk leading to the front entrance and a single-width side driveway leading to a garage. There is variety in the landscape treatment of individual properties. Lack of front yard fencing, in all but the western part of the district, is a result of subdivision restrictions that prevent fences near to the front line of the properties. Fences are allowed at the rear of buildings.”

- *“All houses have ample rear yards as well as front yards. Wider lots in Rosedale Park permitted side drives with garages at the rear of the lots. Where dwellings are located on corner lots, garages face the side street. Garages, when original, often correspond in materials to the main body of the dwelling, but are of modest, one-story, simple box design with single- or double-doors... While there are a few hedges between properties in front, hedges and backyard fences are common along the east-west streets, and backyard fences are common throughout the district.”*
- *“Relationship of lot coverages. The lot coverage for single-family dwellings ranges generally from 25 percent to 35 percent, including the garage, whether freestanding or attached.”*

- Staff visited the site on June 23, 2023 and observed that the applicant’s existing garage is near its neighbor’s large garage to the north of the site. The neighbor’s larger garage has been in existence prior to the district’s designation.
- The applicant confirmed that the original garage, patio and driveway will remain unchanged. He stated that the use of this new garage was to park his 40 and 50 year old vehicles that are rarely driven, and allow daily use of his current vehicles in the existing garage.
- The 130’x60’ (7800SF) lot currently contains a 38’x39’ (1480SF) house and a 22’x24’ (530SF) garage, which is approximately 25% of the *Relationship of Lot Coverage*, which falls within the 25-35% range as described in the Elements of Design. The addition of a second garage(480SF) would increase the lot coverage by these structures to 32%, which is still within this range.
- Although the application shows an image of the proposed garage with a front facing gable, the applicant confirmed that this proposed garage will have a side gable and ridgeline to match the existing garage.
- Staff received confirmation that additional concrete paved areas will include the removal of the lawn between the existing patio and proposed garage pad and the area between the existing garage and new garage. This would leave unpaved areas only on the north side of the existing driveway and the south and west setback areas of the proposed second garage.
- The Elements of Design describe the typical treatment of individual residential properties of dwellings in Rosedale Park Historic District is that of a pattern where the *“front lawn area is generally covered with grass turf, subdivided by a straight or curving concrete or brick walk leading to the front entrance and a single-width side driveway leading to a garage. There is variety in the landscape treatment of individual properties.”* Staff has the opinion that this pattern of front and rear yard as expressed by the Elements of Design, is a distinctive, historic character-defining feature of the property. Both the addition of a secondary garage and the extensive removal of



Site Photo 4, by Googlestreet view October 2007 (prior to designation): showing neighbor’s rear dual garage.



Aerial #2 of Rosedale Park HD, showing applicant’s location in the context of other resident’s back yards.

the rear lawn to expand the driveway to cover the remainder of the rear area between the house and the proposed garage introduces a new pattern in the historic landscape that is not appropriate to the Rosedale Park Historic District.

- While the height, roof pitch and scale may be appropriate, staff offers the opinion that the proposed second garage does not share in *Relationship of Materials*; ie., brick masonry, aluminum siding, wood doors/windows, and asphalt shingled roof of the house and primary garage. The proposed newly constructed garage with non-matching materials, conflicts with the Rosedale Park Historic District's Elements of Design by removing this relationship.
- It is staff's opinion that the proposed colors for the second garage, siding and trim are appropriate as they meet the Elements of Design and "*relate to the main dwelling*".
- Vinyl windows are not an appropriate material for this historic district.

ISSUES

- The applicant's supporting documents and statements are not in alignment. The applicant states that the design should be a side-gabled roof but supplied a design with a front-gabled roof.
- A review of aerial images of the district revealed that most of the space within rear yards is typically dedicated to grass turf/landscaped open lawns with minimal hardscape intrusions to include walkways, patio, and narrow driveways. (*See Aerials #1 & 2*) When detached garages are present within the district, staff noted that parcels typically include only one such structure of a footprint/scale that is minimal in relationship to the home, leaving ample open green space in the rear yard. The current project will result in the erection of a second garage and expansion of the driveway and parking area that results in the near complete removal of the open lawn space within the rear yard. It is staff's opinion that these conditions are incompatible with the home's and the district's historic character. The work therefore does not meet the SOI Standards.
- Garages often correspond in materials/design with their associated dwelling. The proposed materiality of the garage (steel with vinyl windows) is not compatible with the home's historic appearance and does not conform to the district's Elements of Design.

RECOMMENDATION

Section 21-2-78, Determination of Historic District Commission

Recommendation: Erect second garage

Staff finds that the construction of a second garage does not meet the Secretary of Interior Standards for the following reasons:

- The removal of the rear open yard, which is a distinct, historic character defining feature of the Rosedale Park Historic District by introducing the construction of a second garage on top of an additional concrete pad and the infill of additional concrete driveway and parking area between the house and the proposed garage, which alters the spatial organization and land pattern of the historic district.
- The proposed materiality of the garage (steel with vinyl windows) is not compatible with the home's historic appearance and does not conform to the district's Elements of Design.

Staff therefore recommends that the Commission issue a Denial for the above work items, as it do not meet the Secretary of the Interior's Standards for Rehabilitation, specifically Standards:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a

property shall be preserved.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.