

**STAFF REPORT: 7/12/2023 MEETING**

**PREPARED BY: D. RIEDEN**

**APPLICATION NUMBER: #23-8434**

**ADDRESS: 1120 SEMINOLE**

**HISTORIC DISTRICT: INDIAN VILLAGE**

**APPLICANT/PROPERTY OWNER: KEITH MARTIN**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: 06/20/2023**

**DATES OF STAFF SITE VISITS: 2/28/2023, 6/22/23**

**SCOPE: ERECT GREENHOUSE (WORK COMPLETED WITHOUT APPROVAL)**

### **EXISTING CONDITIONS**

Erected in 1910, the 2-1/2 story, single-family dwelling is located on the corner of Seminole Street and Agnes Street in the Indian Village Historic District. The home features elements of the Colonial Revival architectural style, where the west-facing, front facade features a projecting center bay with a Flemish gable and a pair of dormers. Brick chimneys bookend the hipped roof. The red brick cladding is continuous throughout with banding details between the first and second floors and quoining at the façade. Each of the 6/1 double-hung windows have keystone lintels and stone sills. The front entrance features an ornate transom over the main door flanked with pilasters. The front porch is surrounded by brick wall with steps leading to a brick walk through a formal hedgerow to the public walkway. The site for this proposal is in the rear of the property, adjacent to the rebuilt garage, which was approved in 1993. The hoop house, adjacent to the garage, is visible from the front yard, through the side yard, and over the surrounding wood privacy fence at the rear of this corner property.



*Site Photo 1, by Staff June 23, 2023: front elevation (west).*



*Site Photo 2, Designation Slide April 22, 1980: front elevation (west).*

This property has the following violation and previous approvals:

- Sept. 1993, COA: Remove existing garage, build new 3-car garage.
- Oct. 1996, COA: Install sidewall, wrought iron fence.
- Aug. 1997, COA: Install wood stockade fence along side yard, construct rear addition.
- June 1999, COA: Replace walkways with brick walkways, reconstruct porch to match.
- July 1999, COA: Reconstruct side porch to match historic photos.
- Apr., 2002, COA: Reconstruct front porch to match existing, repave walkways in brick.
- Sep., 2016, COA: New roof
- Feb. 2023, Violation: Installation of hoop house without approval



Aerial view, May 2020, showing hoophouse



Aerial of Parcel 17007571, showing hoophouse

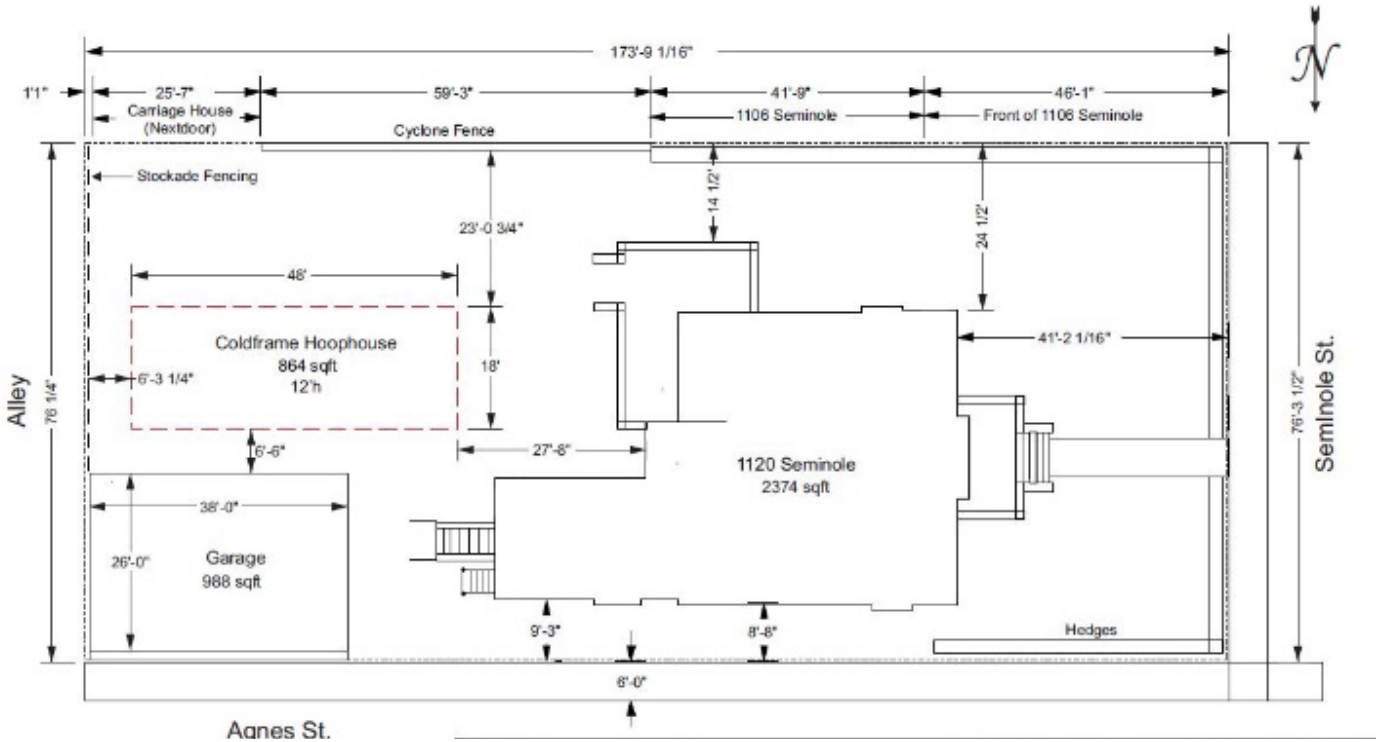


Figure 1 by Applicant (altered by staff for clarification), showing location of hoophouse in red.

**PROPOSAL**

The proposed project is in response to a violation for work completed without approval. The applicant states that the coldframe hoophouse was first erected in 2016 and consists of the following work:

- Erect a wood and metal tubing-framed, 48'x18'x12' (864 SF) hoophouse supplied as a structure kit from Rimol Greenhouse Systems, Inc. The hoophouse consists of the following materials:
  - Pre-bent metal tubing that form the gothic-style arches

- Tubing for purlins and wind braces
- Nuts, bolts and clamps for the frame
- Wood framing and baseboards for the front and rear faces.
- UV protected, high transparency polyurethane cover, which needs replacement due to recent wind damage.
- Install eight (8) raised beds, made of wood, inside the hoop house to grow vegetables.
- The hoop house will also be used as storage space for beekeeping and other equipment.
- No paving, irrigation, lighting or electrical work is proposed for installation.



Site Photo 3, by Applicant, showing hoophouse framing.



Site Photo 4, by Applicant, showing completed construction of hoophouse.

## STAFF OBSERVATIONS AND RESEARCH

- Indian Village Historic District was established in 1970. Its Elements of Design (Sec. 21-2-103) provide the following guidance for new construction and the landscape:
  - *“Relationship of materials. The majority of the buildings are faced with brick, while many are partially or totally stucco. There are some stone buildings; clapboard is rare, and almost never the sole material. Wood shingle is occasionally used as a wall covering, usually at the second floor level, and never as the sole material. Roofing includes slate, tile, and wooden and asphalt shingles. Stone trim is common. Wood is almost universally used for window frames and other functional trim, and is used in many examples for all trim.”*
  - *“Relationship of textures. The most common relationship of textures in the district is that of the low-relief pattern of mortar joints in brick contrasted to the smooth surface of wood or stone trim. The use of stucco or concrete, with or without half-timbering, as a contrast to brick surfaces is not unusual...”*
  - *“Relationship of roof shapes. Roofs with triangular gables and hip roofs predominate...”*
  - *“Relationship of significant landscape features and surface treatment. The typical treatment of individual properties is a flat front lawn area in grass turf, often subdivided by a walk leading to the front entrance, and sometimes with a walk at the side leading to the rear... Straight side driveways leading from the street to rear garages exist, but alley-facing garages are common... Side lots are not uncommon in the district, and a number of these form a part of the original site plan for the residence. Such side lots are usually landscaped, often fenced at or near the setback line, and very occasionally contain paved areas... Alleys are frequently paved with brick, particularly where alley-facing garages are common.”*
  - *“Relationship of open space to structures. Open space in the district occurs in the form of vacant land... and side lots. Where an original or early arrangement of a house and grounds included and still includes landscaped lots which form part of the landscaping plan for the residence, such landscaped lots are significant landscape features.”*

- *“Relationship of lot coverage. Lot coverage ranges from 50 percent to 12 percent or less in the case of homes with large yards. Most homes are in the 20 percent to 30 percent range of lot coverage.”*
- The applicant stated that the structure is temporary. Staff requested the applicant to define this length of time. The applicant responded, “as long as I am physically able to grow vegetables”.
- The 13,148SF lot currently contains a 2374SF house and a 988SF garage, which is approximately 26% of the Relationship of Lot Coverage, which falls within the 20-30% range as described in the Elements of Design. The addition of a this hoop house (864SF) would increase the lot coverage by these structures to 32%, which is slightly outside of this range. The scale of this hoop house exceeds the appropriate size for this lot and does not meet the *Relationship of lot coverage* as described in the Elements of Design.
- Staff has the opinion that the 12’ height, gothic-style roof form and plastic materials are not appropriate as permanent materials as they conflict with the *Relationship of roof shapes* and *Relationship of materials* Elements of Design as listed above.
- Because of the structure’s height and massing, it is publicly visible from the front yard, as well as the side walkway and the rear, despite the surrounding privacy fence.

## ISSUES

- Because the parcel is located at the intersection of Seminole and Agnes streets, the structure is highly visible from the public right-of-way.
- The proposed hoop house is a clearly mass-produced, machine-made product that is visually incongruous with the Colonial Revival architecture described above and is not appropriate as a permanent structure. A limited time use may be an appropriate option for this particular property.
- The scale of the hoop house is not deferential to the scale of the house and is not a modern interpretation of the character of Colonial Revival homes. Design elements such as the 12’ high gothic arch roof and materials such plastic and metal tubing are not appropriate to the Colonial Revival character of the property.

## RECOMMENDATION

### Section 21-2-78, Determinations of Historic District Commission

It is staff’s opinion that the application as proposed does not meet the Standards due to the scale and materiality of the structure and the applicant’s desire to retain the hoop house indefinitely. However, in staff’s opinion, the hoop house would meet the Standards if it was maintained on a temporary basis because the essential form and integrity of the historic property and its environment would be unimpaired when it is removed due to the nature of structure. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the hoop house with the following conditions:

*With the conditions that the applicant:*

1. The applicant shall afford the Commission the opportunity to define an appropriate timeframe which the hoop house may remain as a temporary structure within the subject parcel.
2. The applicant shall remove the hoop house and restore the property to an appropriate condition, per staff review, upon the expiration of the Commission’s defined temporary period.