



D/DRC Case

1300 Geiger Avenue
Cottontown/Bellevue Architectural Conservation District
TMS: 09109-07-01

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC AGENDA
EVALUATION SHEET
Case # 6

ADDRESS: 1300 Geiger Avenue

APPLICANT: Bayne Dangerfield, homeowner

TAX MAP REFERENCE: TMS#09109-07-01

USE OF PROPERTY: Residential

REVIEW DISTRICT: Cottontown Architectural Conservation District

NATURE OF REQUEST: Request Certificate of Design Approval for exterior change

FINDINGS/COMMENTS:

This is a contributing building in the Cottontown Architectural Conservation District. The project under review today is part of the new two-story addition that D/DRC approved in July 2013. Although details were deferred to staff at the time of the approval, staff has been unable to reach a solution of mutual satisfaction with the contractor and is bringing this project to the commission. Staff's recommendation for a solution can be found on the final page of the evaluation.

At the time this project was approved, the contractor supplied a set of plans that presented conflicting drawings for the first story roofline along the streetfront on the addition, in the right rear corner as you look at the building. He has since stated that he was unsure of how he would build the roofline at the time of the drawings and that is why they conflict. In the drawings the elevation of the new street façade shows that the roofline went past the rear wall just a few inches. However, in the roof plan the roof line extended out the same distance as the second story roof, a distance of about 2 ½ feet. The only detailed drawing of this roofline is in a rear elevation, which shows that the new first floor roof was going to end in a small half gable, to mimic the details of the porch half gable that is nearby. When the contractor built the roofline, he constructed a feature that is unlike any of the options represented in the submitted drawings. Some of his concerns involve the way the feature will tie into the shingle siding that will be placed on the rear wall.

Since the contractor built the roof in a way that is inconsistent with the plans approved by the D/DRC, the owner is applying today to have the roof approved as built. Staff's concerns are that the roofline concludes in a way that is inconsistent with the historic house and that it does not reflect what was previously approved. The contractor has explained that he built the roof feature to match the corner of a gable (please see diagram at the end of the evaluation).

Staff suggests that the gable detail is unlike the main house, which features a hip roof and a full gable on the porch, and that the use of a gable corner feature that is then "altered" or interrupted by the second story is uncharacteristic of the historic house or historic patterns found in the district.

PERTINENT SECTIONS FROM GUIDELINES

Section VI Guidelines for Additions/Enclosures to Existing Buildings

1. Site additions so that they do not detract from or obstruct important architectural features of the existing building or others around it, especially the principle façade.

Not applicable.

2. Design additions to be compatible with the original structure in materials, style and detailing.

It does not appear that the detailing of the first floor roof is compatible with the original structure in style and detailing. It does attempt to mimic a gable end, and there is a gable on the front porch roof, but that is full gable that completes its design with no disrupted elements. All of the gables and roof components on this house either terminate into a nearby wall or wrap completely around to continue around the building or around a corner; no elements are concluded “unexpectedly” or interrupted in a way that is represented in the new first porch roof. No roof elements extend past a wall plane without terminating in a predictable historic pattern. Therefore the project as built does not seem to meet this guideline, as the feature does not match the detailing of the house.

3. Limit the size and scale of additions so that the integrity of the original structure is not compromised.

Not applicable.

4. Additions are also subject to the guidelines for new construction.

Section V Guidelines for New Construction

1. Height: *The characteristic height in Cottontown/Bellevue is 1 to 2 stories. Construct new buildings to a height that is compatible with the height of surrounding historic buildings.*

Not applicable.

3. Massing: *Arrange the mass of a new building (the relationship of solid components (ex. walls, columns, etc.) to open spaces (ex. windows, doors, arches)) so that it is compatible with existing historic buildings on the block or street. Breaking up uninteresting boxlike forms into smaller, varied masses is essential to maintaining the character of the streetscape.*

Not applicable.

6. Rhythm of Openings: *Construct new buildings so that the relationship of width to height of windows and doors, and the rhythm of solids (walls) to voids (door & window openings) are visually compatible with historic buildings on the block or street. Maintain a similar ratio of height to width in the bays of the façade.*

Not applicable.

7. Roof Shape: *Use roof shapes, pitches, and materials that are visually compatible with those of surrounding buildings. Nearly all of the buildings in Cottontown/Bellevue have pitched roofs, with gable, hip or a combination thereof as the predominant style.*

The roof pitch as built is compatible, but this is actually a shed roof with a partial gable detail at the end, which is not visually compatible with the surrounding buildings. A shed roof is found in the façade of the house to the left of 1300 Geiger, but it is part of a pedimented gable and does not extend past a wall plane. A shed roof that ends with a gable

end detail projecting from the rear wall is not visually compatible with surrounding buildings.

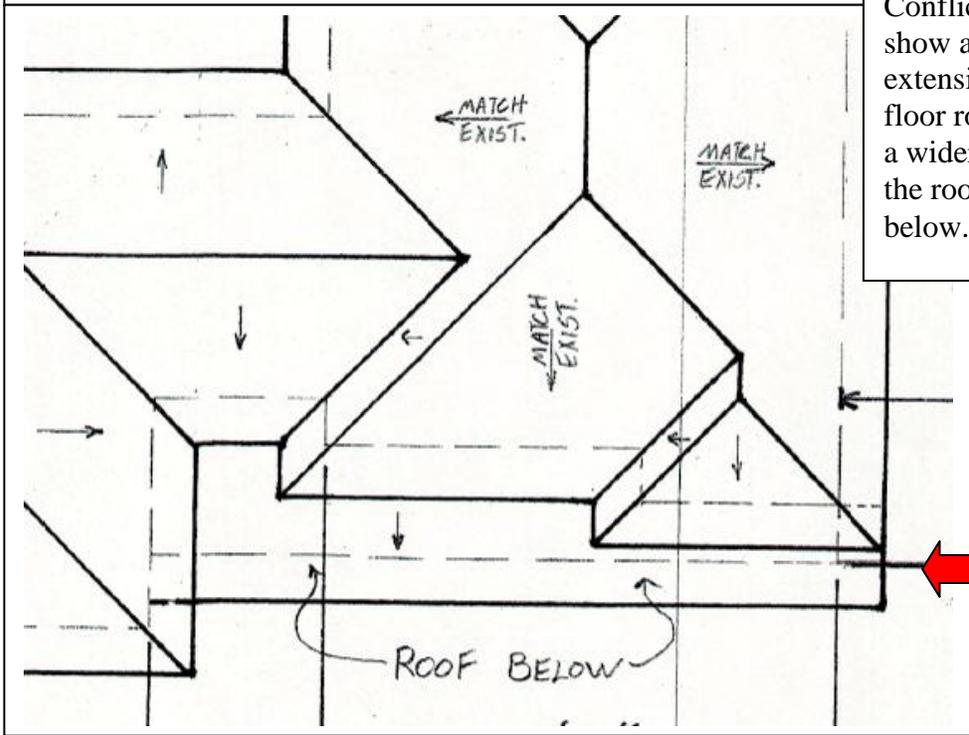
9. Materials, Texture, and Details: *Use materials, textures, and architectural features that are visually compatible with those of historic buildings on the block or street. When selecting architectural details, consider the scale, placement, profile, and relief of details on surrounding structures for the basis of design decisions.*

While gable ends are features found on the block or street, they are always part of a complete gable. The use of an interrupted gable end on the shed roof of the addition is not visually compatible with historic buildings nearby, as they do not have only portions of gables. This segment of a gable end appears to end abruptly and is not an architectural feature found on the block or street. The use of wood is appropriate for the material.

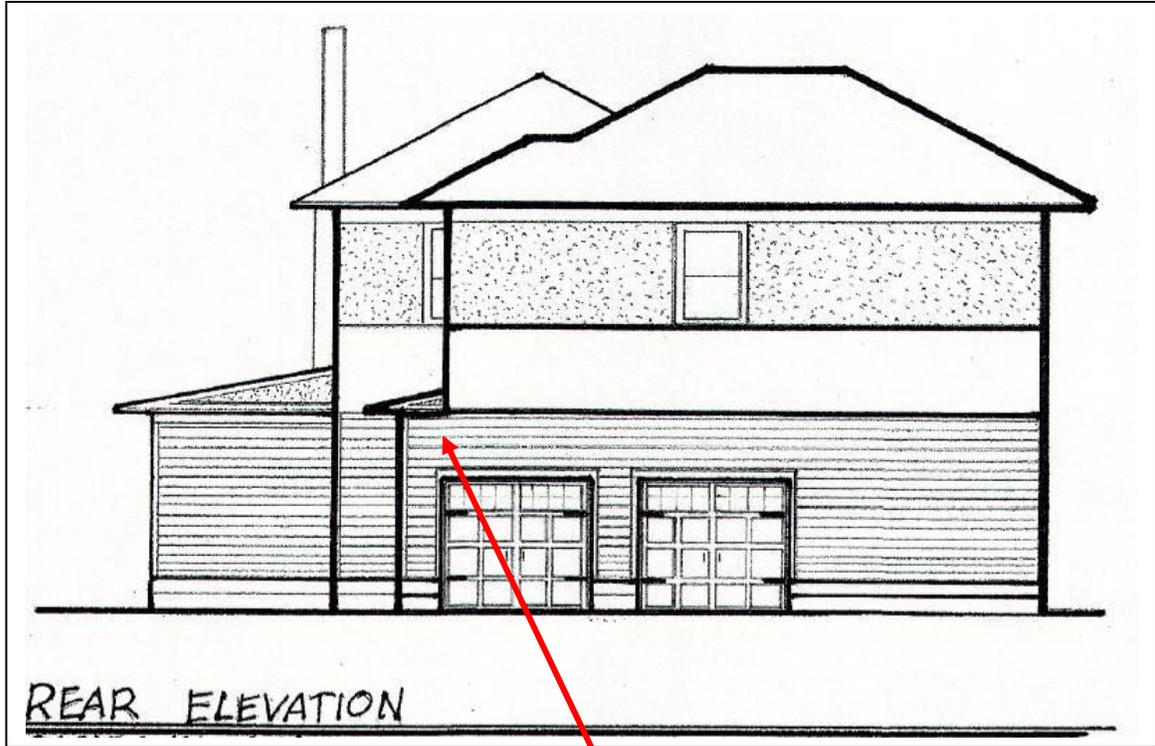
STAFF RECOMMENDATIONS:

Staff finds that the proposal does not meet Sections 5 and 6 of the guidelines and recommends that the request for Certificate of Design Approval be denied. Since Staff has been unsuccessful in negotiating an acceptable solution for the feature, if the D/DRC denies the project they should consider making a motion for the original design to be executed, with specific parameters, or recommend another solution in keeping with the guidelines, within a certain time frame.

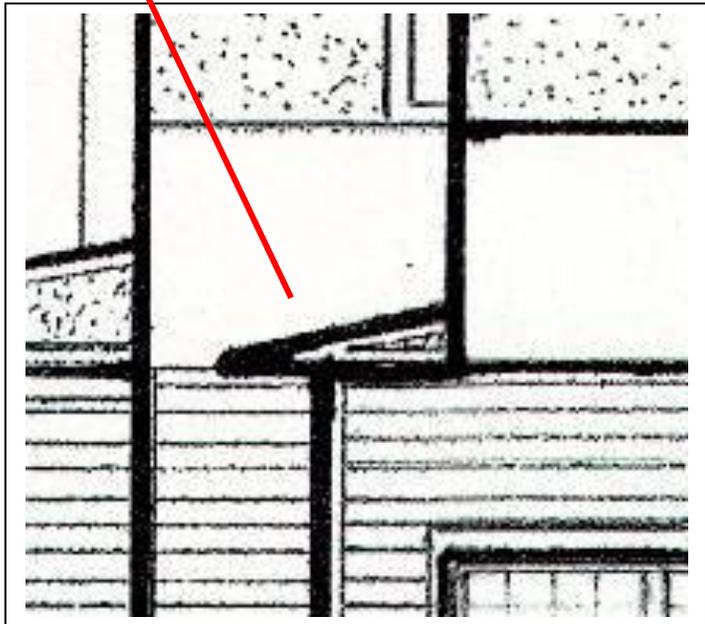
Original Plans from applicant and part of original evaluation:



Conflicting drawings show a shallow extension of the first floor roof above and a wider extension in the roof plan drawing below.



Detail of design as originally submitted for the end of the first floor roof.







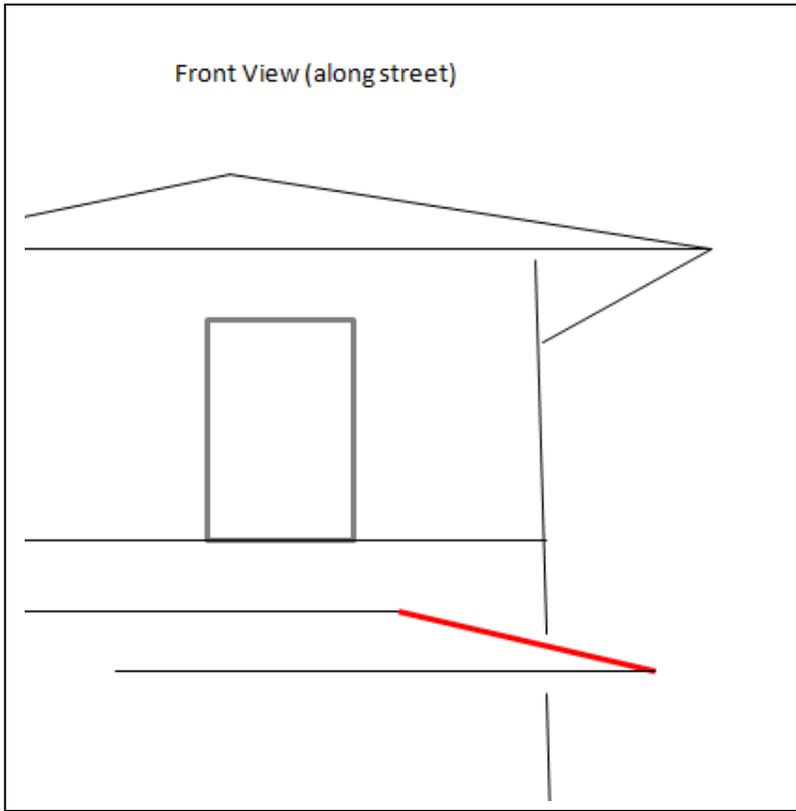




Gables and gable ends in a house and garage immediately to the rear of 1300 Geiger Ave. that the contractor pointed out as nearby examples.



Staff's understanding of what the contractor was creating is shown above. He was trying to create a feature that reads as a remnant of a gable that was later removed. The part projecting from the building off of the shed roof would have been a gable end if a gable (red line) had continued across the rear wall.



Staff's recommendation of a half hip at the edge to complete the first floor roof in a way that is visually compatible with the historic house.