



D/DRC Case

204 Huger Street

Granby Architectural Conservation District

TMS: 08913-17-01

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

ADDRESS: 204 Huger Street

APPLICANTS: Philip Mouradjian, property owner

TAX MAP REFERENCE: TMS#08913-17-01

USE OF PROPERTY: Residential

REVIEW DISTRICT: Granby Architectural Conservation District

NATURE OF REQUEST: Request for a Certificate of Design Approval for new construction

FINDINGS/COMMENTS:

This proposal is for the construction of a new two-story single family residence on a vacant parcel in the Granby Mill Village, which is listed in the National Register of Historic Places and is a City of Columbia Architectural Conservation District. This project is the first entirely new construction proposal in the district since it was created in 2010. The design guidelines for the district state that new construction should mirror the character of the existing historic saltbox mill houses and continue the extreme consistency extant in their form, massing, rhythm of openings, setbacks, roof shapes, and so on. Staff has worked extensively with the applicant to refine the details of the proposal to be more in keeping with the character of the saltbox form that is so prevalent within the Granby Mill Village.

The design of the proposed house utilizes the saltbox roof form, a fenestration pattern consistent with historic mill houses, a 1-story full-façade shed roof porch, five square wood porch supports, and two doors on the façade to promote consistency with the extant saltbox duplex mill houses within the district. The house will feature 6/6 wood or aluminum-clad windows and smooth cement fiberboard siding.

The proximity to the railroad right-of-way as well as the size and shape of the lot upon which the house will be built may affect the placement and setback of the house. The guidelines discourage placing buildings in front of or behind existing façade lines. The applicant may have to request a zoning variance in order for the setback to be in line with the historic saltbox mill house on the adjacent parcel.

PERTINENT SECTIONS FROM THE GUIDELINES

SECTION V: GUIDELINES FOR NEW CONSTRUCTION

A. PRINCIPLES

Given the extreme consistency of form and massing in the neighborhood, the impact of new construction will be considerable. The construction of new or replacement structures on any lots will greatly affect the district by either reinforcing or undermining existing historic patterns. Ninety-five percent of the structures in the district are saltbox structures and where they are predominant, any adjacent infill should mirror their character and continue the extreme consistency extant in their form, massing, rhythm of openings, setbacks, roof shapes, and so on. Replacement of or amendment to the few other structure types in the neighborhood should, as always, adhere to the principles below.

B. GUIDELINES

- 1) *Height: The characteristic height in Granby Mills is 1 to 2 stories. Construct new buildings to a height that is compatible with the height of surrounding historic buildings. Where there is extreme consistency in height of structures, adjacent new construction should replicate the height.*

The proposed house will be constructed on a vacant lot on Huger Street between the railroad tracks and an existing historic 1890s saltbox mill house. The design for the new house is based on the saltbox duplex form that helps characterize the district; therefore, it will replicate the height of these structures.

- 2) *Size & Scale: The size and scale of a new building shall be visually compatible with surrounding buildings.*

The size and scale of the proposed house is visually compatible with surrounding buildings. Staff recommends that a scaled drawing be supplied to ensure that the dimensions of the new house are compatible with existing historic houses.

- 3) *Massing: Arrange the mass of a new building (the relationship of solid components such as walls, columns, etc.) to open spaces (such as windows, doors and arches) so that it is compatible with existing historic buildings on the block or street.*

The massing of the proposed house is compatible with existing historic buildings on the block or street. The fenestration pattern on the façade matches those commonly found on historic saltbox mill houses. The fenestration on the right side is slightly different than typically seen but is still compatible.

- *Maintain the character of the streetscape by duplicating massing found in the neighborhood. Particularly important, and what will be a significant factor of the review process, is the massing of buildings found immediately adjacent to new construction.*

The design for the proposed new construction is based on the historic saltbox form of the duplex immediately adjacent to the building site, which means the proposed massing will maintain and reinforce the character of the streetscape.

- 4) *Directional Expression: Site the entrance of the building so that it is compatible with surrounding buildings.*

The directional expression of the proposed house is virtually identical to the duplex next door and is compatible with other surrounding buildings.

- 5) *Setback: Locate the new building on the site so that the distance of the structure from the right of way is similar to adjacent structures. In Granby, houses are typically close to the street with shallow front yards.*

- *Do not violate the existing setback pattern by placing buildings in front of or behind existing façade lines.*

The size and shape of the proposed building site may affect the placement and setback of the house. The site is triangularly shaped and is much narrower on the street side than it is at the rear of the parcel. This type of lot is not uncommon in the district, especially near the railroad tracks. Several houses were built with portions of the buildings extending beyond the designated lot lines and into the railroad right-of-way.

The applicant provided a rough draft site plan for the proposed new construction; however, a setback measurement was not indicated. The historic mill house on the adjacent parcel to the right appears to have a setback of approximately 15 feet. As the guidelines discourage placing buildings in front of or behind existing façade lines, staff recommends situating the building so that it aligns with the house next door. If necessary, the applicant may need to request a zoning variance in order for the setback to be in line with the historic saltbox mill house on the adjacent parcel. Reducing the driveway width may also allow the house to be positioned closer to the street.

- 6) *Sense of Entry: Construct facades with a strong sense of entry. Place the main entrance and the associated architectural elements (porches, steps, etc.) so that they are compatible to surrounding structures. In a large section of Granby, the houses are duplexes and have two front doors and a covered porch at the front entry. On new construction which is within the context of the saltbox style homes, this pattern should be respected and duplicated even if a single family home is being built.*

The proposed house features a 1-story full-façade, shed roof porch supported by five simple square wood posts. This configuration is based on the original saltbox houses found in the district. Although the house will be a single family residence, the proposal shows two front doors that are within the context of the saltbox style.

- 7) *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.*
 - *Do not introduce incompatible façade patterns that upset the rhythm of openings established in surrounding structures.*

The rhythm of openings for the proposed house is visually compatible with other historic buildings found in the district. The relationship of width to height of windows and doors, and the rhythm of solids to voids are visually compatible with historic buildings nearby.

- 8) *Roof Shapes: Use roof shapes, pitches, and materials that are visually compatible with those of surrounding buildings. Nearly all of the buildings in Granby have simple pitched roofs with either front or side gables; front porch roofs tend to be either shed roofs or half hip roofs.*

- *Do not introduce roof shapes or pitches that are not found in the area.*

The side elevations show a 10/12 pitch for the primary roof and a similar pitch for the 1-story front porch shed roof; however, the façade elevation shows a lower pitched roof for the porch. The front porch roofs on historic saltbox houses in the district typically have a pitch that is closer to that of the primary roof. Staff recommends increasing the front porch roof pitch to be more visually compatible with other saltbox houses in the district and possibly using the one next door as an example.

- 9) *Outbuildings: Construct garages and storage buildings so that they reflect the character of the existing house and are compatible in terms of height, scale, roof shape, and appropriate scale and massing. Place such buildings away from the primary façade of the building. Do not allow outbuildings to obscure character-defining features of a building. Building materials must be visually compatible with the house and/or historically accurate. Historically accurate materials are preferred. Scale and massing of a new outbuilding should be subordinate to that of the main structure to which it is associated.*

No outbuildings are proposed at this time.

- 10) *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. Architectural detailing on Granby homes tends to be very minimal and simplicity should be a key element to any new construction, both in massing and detailing. In Granby, there is a preponderance of wood siding; therefore, the use of brick or stucco for siding would be inappropriate. Wood or cement fiberboard will be the preferred siding. Consideration should be given to board size, width of exposure, length, and trim detail such as corner boards on adjacent historic structures for specifications of any new material.*

Entire house: Plastic, vinyl or PVC products are not permitted for any architectural feature as these products are not visually compatible with historic materials.

Windows: The applicant is proposing 6/6 wood or aluminum-clad wood windows with exterior muntins. Staff recommends using windows with 5/8" putty glazed muntin profiles to be visually compatible with historic windows in the district. All windows will be trimmed out with simple headers and surrounds to be visually compatible with other saltbox houses in the district. Materials used for trim will be wood or smooth cement fiberboard products to comply with the guidelines.

Walls: The elevations submitted to staff show smooth horizontal cement fiberboard siding with fascia, cornice, and corner boards constructed of wood or cement fiberboard products. The applicant did not specify the reveal of the siding, but staff would recommend a reveal of approximately 4.5" to be consistent with the beveled wood siding originally used on the historic saltbox houses in the district.

Doors: The façade elevation shows two doors which is a common rhythm seen in the district. The proposed doors are a 6-panel design, which staff would recommend changing to a 4-panel or a half-glass over 2-panel design to be closer to the original configuration of the historic saltbox houses. The doors will be constructed of wood or insulated fiberglass. Frosted, leaded or stained glass is not consistent with the character of the neighborhood; therefore, any glass used in the doors will be clear.

Porch columns: The proposed columns feature simple square porch supports constructed of wood and may be wrapped with smooth cement fiberboard. The porch floor will feature tongue and groove wood boards.

Foundation: The house will feature a brick foundation.

Fencing: Staff will work out any fence and gate details with the applicant if required as fences and walls can be reviewed by staff.

Driveway: A concrete driveway will be placed on the right side of the house and will terminate into a parking area at the rear of the house. The maximum total width of the driveway is 12 feet per City ordinance; however, the applicant may have to reduce the width of the driveway for the setback to be in line with the house on the adjacent parcel.

STAFF RECOMMENDATIONS:

*Staff finds that the proposed new construction generally complies with Section V: Guidelines for New Construction and **recommends granting a Certificate of Design Approval** for a new two-story single-family residence at 204 Huger Street with the following conditions:*

- Setback of the house shall be flush with 200-202 Huger Street
- Smooth horizontal cement fiberboard siding shall be used with a reveal of approximately 4.5"
- Windows shall be 6/6 wood or aluminum-clad with 5/8" exterior muntins
- The front porch roof pitch shall be increased to be more visually compatible with historic saltbox houses in the district
- Front doors shall be wood or insulated fiberglass with a 4-panel design, or a half-glass over 2-panel design with optically clear glass
- All details deferred to staff.



204 Huger Street – Proposed site for new construction



200-202 Huger Street – ca. 1890s historic saltbox mill house



204 Huger Street – Proposed building site and existing retaining wall



204 Huger Street – View showing proximity to railroad crossing



325 Piccadilly Street – Example of 1890s historic saltbox with wood siding

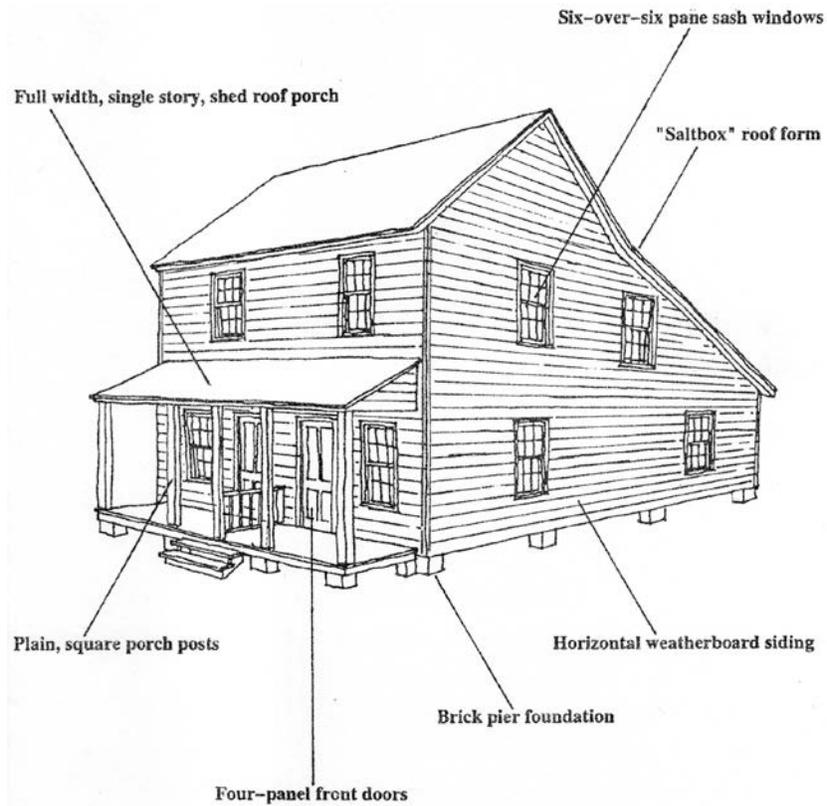


Diagram showing original saltbox configurations

