

D/DRC Case

3326 Kline Street

Melrose Heights/Oak Lawn Architectural Conservation District

TMS: 13901-07-05

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC AGENDA
EVALUATION SHEET
Case # 3

ADDRESS: 3326 Kline Drive

APPLICANT: Christian Hendricks, homeowner

TAX MAP REFERENCE: TMS#13901-07-05

USE OF PROPERTY: Residential

REVIEW DISTRICT: Melrose Heights/Oak Lawn Architectural Conservation District

NATURE OF REQUEST: Request Certificate of Design Approval for addition

FINDINGS/COMMENTS:

This is a c. 1928 single-family, single-story brick veneer home that is contributing to the Melrose Heights/Oak Lawn Architectural Conservation District. The new owner is pursuing approval of a rear addition. As this is located on a corner lot, the majority of the addition will be visible to the public right of way. The house had its side porch enclosed years ago and some alterations to the front porch, but generally retains its architectural integrity.

This house will be coming back to the D/DRC at their December meeting for exterior changes. After speaking with staff about applying for approval for the addition and obtaining permits for electrical work, plumbing work, and interior and exterior renovations extending only to replacement of rotted wood trim, the owner replaced all of the windows in the house without a permit and without approval from the D/DRC. As this exterior change was not legally advertised in the newspaper, it is not an item that can be reviewed at the November D/DRC meeting. It is only mentioned here because the owner wants to put in the same new windows in the addition to match those that he recently put in the house. The new windows are vinyl with GBG (grids between the glass) with a 3/1 pane configuration. The original windows in the house were 3/1 wood windows.

PERTINENT SECTIONS FROM GUIDELINES

SECTION 6: ADDITIONS

A. PRINCIPLES

It is often necessary to increase the space of a building in order for it to continue to adapt to the owner's needs. Over time, a family's space needs change and, in order to accommodate these needs, a building may need to be enlarged. While these additions are permitted, they should serve to reinforce and not detract from the existing architectural form and design of the building.

Additions should not significantly alter original distinguishing qualities of buildings such as the basic form, materials, fenestration, and stylistic elements. They should be clearly distinguished from original portions of building and should result in minimal damage to it. Character defining features of the historic building should not be radically changed,

obscured, damaged, or destroyed in the process of adding new construction. The size and scale of the new addition should be in proportion to the historic portion of the building and clearly subordinate to it. Additions should be attached to the rear or least conspicuous side of the building. They should be constructed so that if removed in the future, the essential form and integrity of the building will be unimpaired.

B. GUIDELINES

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.*

The addition will be located at the back of the house and will not detract from or obstruct important architectural features.

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

The addition will be compatible. The exterior will be brick to match the brick of the house. The eaves and trim will match the existing house. The roof pitch and shape are compatible with the house and the shingles will match the house. The windows will be located adjacent to the frieze board; the same as the location of the house. There is a small sash window on the side that is somewhat similar to a small window on the west side of the house. See “new construction” below for more details.

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

The addition is approximately 26’ by 32’ with the 26’ side along the street. This size does not compromise the integrity of the original structure.

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

See below.

SECTION 5: NEW CONSTRUCTION PRINCIPLES

Within the Melrose Heights/Oak Lawn district, there are numerous vacant lots and non-contributing structures. The construction of new or replacement structures on these lots will greatly affect the district by either reinforcing or undermining existing historic patterns. New construction should be consistent with existing buildings along a street in terms of height, scale, proportion and rhythm of openings, setbacks, orientation and spacing. However, new buildings need not imitate past architectural styles to be successful infill; they may reflect the era of their own construction while using significant themes, such as height, materials, roof form, massing, set-back, and the rhythm of openings to insure that a new building blends with its context. It is hoped that the new construction of today will be contemporary and contextual so that it will be worthy of the affection and designation of future residents.

GUIDELINES

1. *Height: The characteristic height in Melrose Heights/Oak Lawn is 1 to 2 stories. Construct new buildings to a height that is compatible with the height of surrounding historic buildings. New construction shall not vary greatly in height from older buildings in the vicinity*

The height is compatible with the building.

2. *Size & Scale: The size and scale of a new building shall be visually compatible with surrounding buildings. Do not construct buildings that disrupt the existing scale of the area.*

The size and scale is compatible with the existing house.

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. Do not construct single, monolithic forms that are not relieved by variations in massing.*

The massing is compatible with the building. The side elevation is broken up into three bays by three windows, and the rear elevation has two windows to break up the rear wall. An inset porch in the addition on the rear corner away from the street also breaks up the massing.

4. *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 Melrose Heights/Oak Lawn, the characteristic setback is between 10 – 20'. Do not violate the existing setback pattern by placing buildings in front of or behind existing façade lines.*

Not applicable.

5. *Sense of Entry: Place the main entrance and the associated architectural elements (porches, steps, etc.) so that they are compatible to surrounding structures. The main entrance shall be constructed with covered porches, porticos or other architectural forms that are found on historic structures on the block or street. Do not construct facades without a strong sense of entry.*

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) is 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 proposed new construction has a rhythm of openings that is compatible with the historic house and with other historic buildings nearby.

7. *Roof Shape: Use roof shapes, pitches, and materials that are visually compatible with those of surrounding buildings. Nearly all of the buildings in Melrose Heights/Oak Lawn have pitched roofs, with gable, hip or a combination thereof as the predominant style. Do not introduce roof shapes or pitches that are not found in the area.*

The proposed pitch is to match the existing pitch on the house, and the hip roof form is compatible with nearby rear portions of historic houses.

8. *Outbuildings: Construct garage and storage buildings so that they reflect the character of the existing house and are compatible in terms of height, scale, and roof shape. Place such buildings away from the primary façade of the building. Do not allow outbuildings to obscure character-defining features of a building.*

Not applicable.

9. *Materials, Texture, 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. If horizontal siding is to be used, consider the board size, width of exposure, length, and trim detail such as corner boards on adjacent historic structure for specifications of the new material.*

Eaves: The existing house has a wood frieze board and boxed eave. The addition will match the house eave and fascia details.

Windows: The proposed windows are vinyl with grids between the glass. Vinyl windows do not successfully replicate the visual characteristics of historic, true-divided light, single-pane wood windows. They fail to replicate dimensions and detailing, and usually do not match important characteristics such as muntin widths, and the widths of rails and stiles. In this instance, the grids between the glass do not replicate the exterior muntins of historic windows, and the proposed windows have a 7/8" muntin, which is wider than the typical 5/8" wide muntins. The proposed windows do not meet the guideline. Wood or aluminum-clad wood windows would be recommended instead as they can successfully replicate historic windows in many cases.

STAFF RECOMMENDATIONS:

Staff finds that the addition meets most of Sections 5 and 6 of the guidelines and recommends approval on the following conditions:

- The windows in the addition be wood or aluminum-clad wood that replicates the 3/1 window pattern originally on the house, has exterior muntins, and matches the details and designs of the original windows
- All details deferred to staff



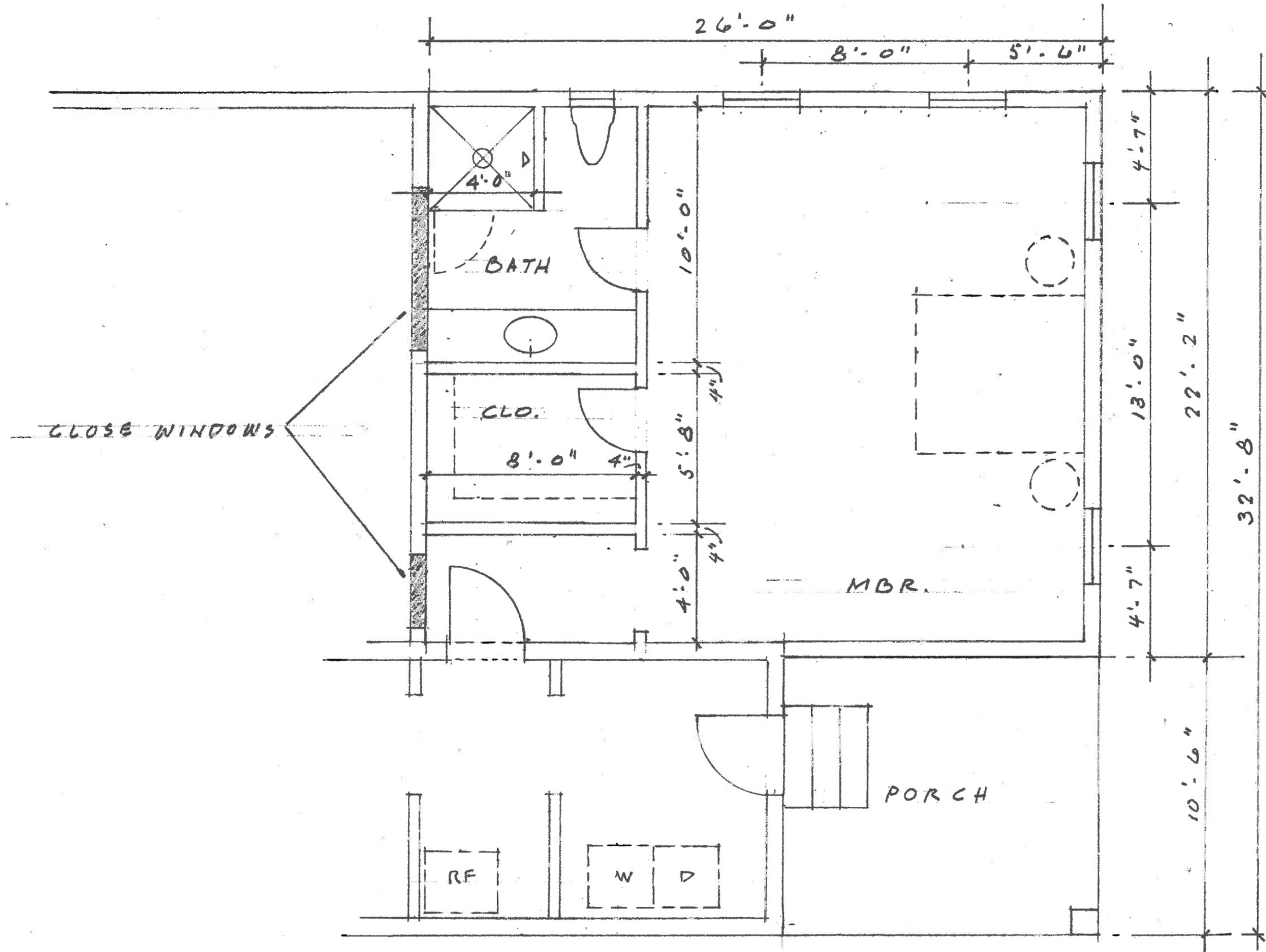
Red dot indicates location of rear addition for 3127 Kline St.



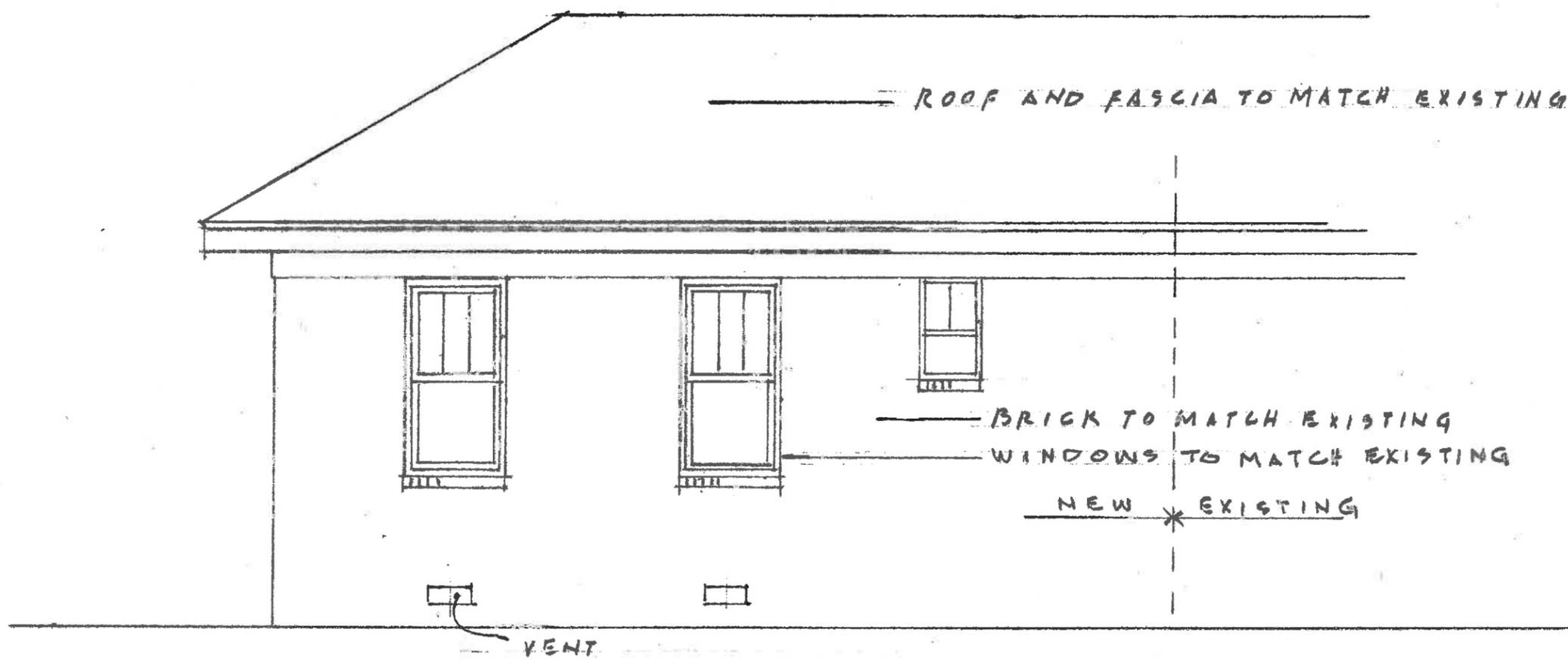
Location of addition

At Right: Addition will be in the back yard shown at right, the foliage will likely be cleared out and the brick wall removed.

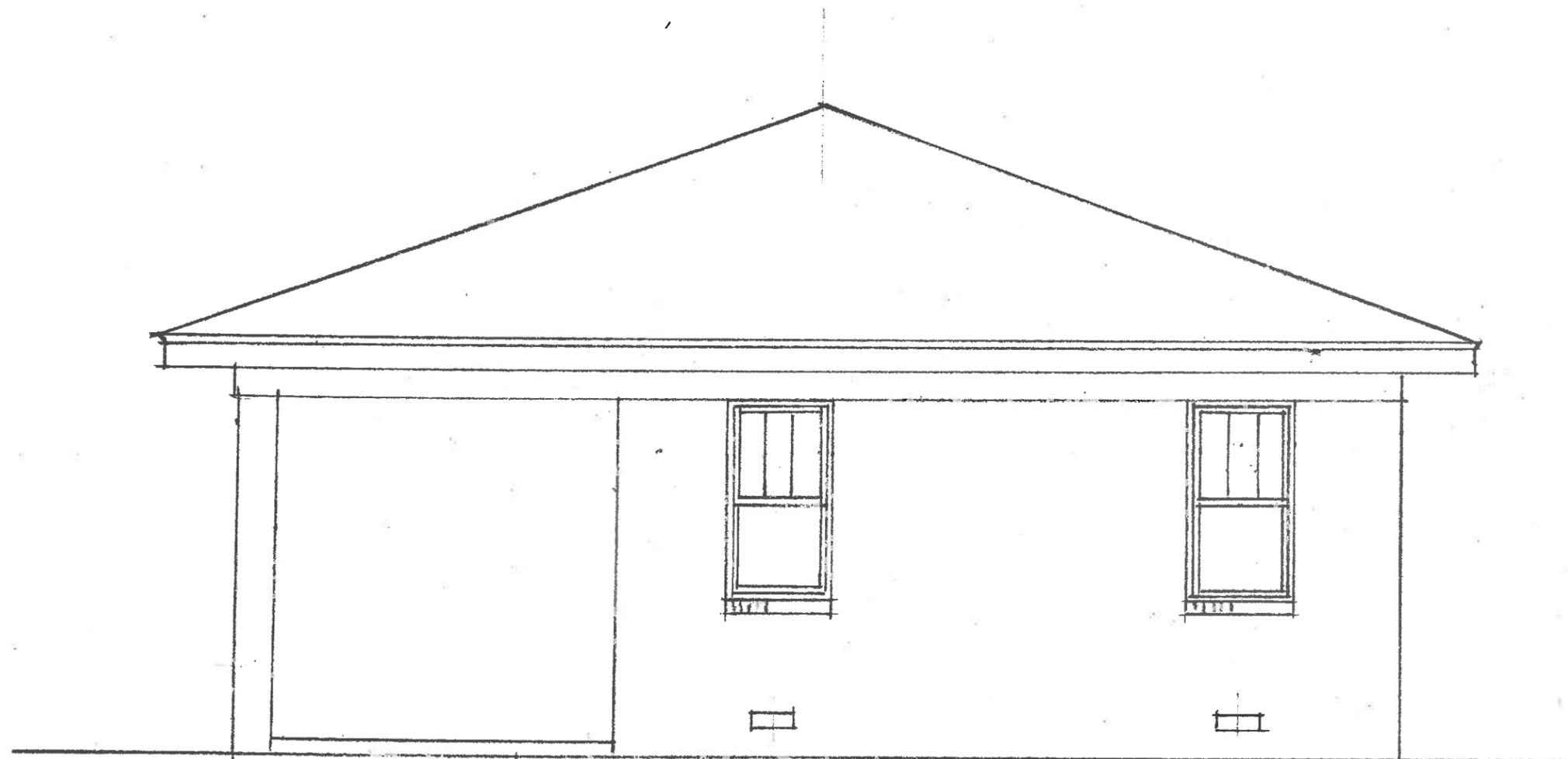
Staff photos



1/4" - FLOOR PLAN - HENDRICKS RESIDENCE - 3326 KLINE ST.



1/4" ELEVATION



1/4" • REAR ELEVATION