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

ADDRESS: NX2221 Clark Street

APPLICANT: Matt Varner, property owner

TAX MAP REFERENCE: TMS#09012-10-11

USE OF PROPERTY: Residential

REVIEW DISTRICT: Elmwood Park 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 1½-story single family residence on a vacant parcel between 2201 and 2301 Clark Street. The proposed design is similar to the 1½-story house located just a couple of parcels over at 2303 Clark Street. The design features a front gabled main roof and a one-story front porch with a half-hipped roof supported by 10"x10" square chamfered posts. The proposed house is 1,720 square feet. Staff has been working with the applicant to bring the design more into compliance with the guidelines, and the elevations included with this evaluation have been revised based on those discussions about the overall architectural form and details. While the current design is more in keeping with the guidelines than the applicant's initial submission, staff has made a few additional recommendations.

PERTINENT SECTIONS FROM THE CITY ORDINANCE

Section 17-674(d) Criteria for review of design of structures and sites.

- (1) *Height: Construct new buildings to a height that is compatible with the height of surrounding historic buildings.*

The proposed house will be constructed on a vacant parcel between 2201 and 2301 Clark Street. This block has a variety of building heights ranging from one story cottages to two story Foursquares. There are currently one story houses on the left and right sides of the vacant parcel, and a 1½-story house is located two parcels over. Therefore, the 1½-story height of the proposed house is compatible with the height of surrounding historic buildings.

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

This size and scale of the proposed house is visually compatible with surrounding buildings.

- (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.*

The massing of the proposed house is generally compatible with existing historic buildings on the block or street. The fenestration patterns on the façade and both side elevations are appropriate; however, the windows on the right elevation should be moved up or enlarged vertically to visually decrease the space between the window headers and the soffit. As proposed, this space is considerably more than what is typically found on historic 1½-story houses. A frieze board above the windows and a skirt board below the windows would effectively reduce the amount of visible siding. The left elevation has the same distance between the window headers and the soffit, but this space is somewhat disguised by the 1-story projecting portion on the rear of the house. Staff recommends adding the frieze and skirt boards to this side as well for consistency.

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

The proposed house has a similar orientation to other houses on the street and the main entrance is compatible with 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.*

The applicant submitted a site plan indicating a proposed setback of 35', but this appears to be too far back compared to other houses on the street. Staff recommends making the new house flush with the adjacent houses for consistency.

- (6) *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.*

The proposed house features a 1-story half-hip porch. The porch is supported by square 10"x10" chamfered posts. Staff recommends simple porch rails and square pickets to match the square porch supports. The elevations show wood front porch steps; however, masonry steps would be more consistent with the district and the historic neighboring houses. Staff recommends a brick curtain wall for the porch with a poured concrete or tongue and groove wood floor. The steps could be brick, concrete, or a combination of both.

- (7) *Rhythm of openings: Construct new buildings so that the relationship of width to height of windows and doors, and the rhythm of solids to voids 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.*

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. Staff recommends making the changes discussed previously in item #3 Massing.

- (8) *Roof shape:* Use roof shapes, pitches, and materials that are visually compatible with those of surrounding buildings.

The front elevation shows a 10/12 pitch for the primary gable front roof and 3/12 pitch for the front porch roof. All roofing surfaces will feature 30-year architectural shingles.

- (9) *Materials, textures, details:* Use materials, textures, and architectural features that are visually compatible with those of historic buildings on the block or street.

Entire house: Plastic, vinyl or PVC products are not permitted for any architectural feature.

Windows: The applicant is proposing 1/1 aluminum-clad wood windows. All windows will be trimmed out with headers and surrounds to be visually compatible with similarly styled historic buildings 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 a 6" reveal, and fascia, cornice, and corner boards constructed of wood or cement fiberboard products.

Door: The elevations show two doors with a three-quarter glass design with two vertical raised panels on the bottoms. Doors will be constructed of wood or insulated fiberglass. Frosted, leaded or stained glass is not consistent with the character of the neighborhood; therefore, the glass will be optically clear.

Porch columns: The proposed columns feature square chamfered porch posts. The square posts will be constructed of wood.

Porch floor and steps: Staff recommends a brick curtain wall for the porch with a poured concrete or tongue and groove wood floor. The steps could be brick, concrete, or a combination of both.

Foundation: The foundation will be brick.

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 adjacent to the property line on the left side of the house. The maximum total width of the driveway is 12 feet and the minimum length is 32 feet to allow for two off-street parking spaces per City ordinance.

STAFF RECOMMENDATIONS:

*Staff finds that the proposed new construction generally complies with Section 17-674(d) Criteria for review of design of structures and sites in the City's Code of Ordinances. Staff **recommends granting a Certificate of Design Approval** for the construction of a new two-story single-family residence on NX2221 Clark Street with the following conditions:*

- The setback of the house shall be flush with adjacent historic houses
- The foundation shall be brick
- A brick curtain wall shall be used for the porches with poured concrete or tongue and groove wood floors
- The front and side steps shall be brick and/or concrete
- Doors shall be wood or insulated fiberglass with a three-quarter optically clear glass over two vertical raised panel design.
- Windows on the right elevation shall be moved higher on the wall or increased in overall height. Windows shall be 1/1 aluminum-clad units.
- A frieze board and skirt board shall be added to both side elevations
- Siding shall be smooth horizontal cement fiberboard siding with a 6" reveal
- Fascia, cornice, and corner boards shall be constructed of wood or cement fiberboard products
- All details deferred to staff.



NX2221 Clark Street – Proposed lot for new construction



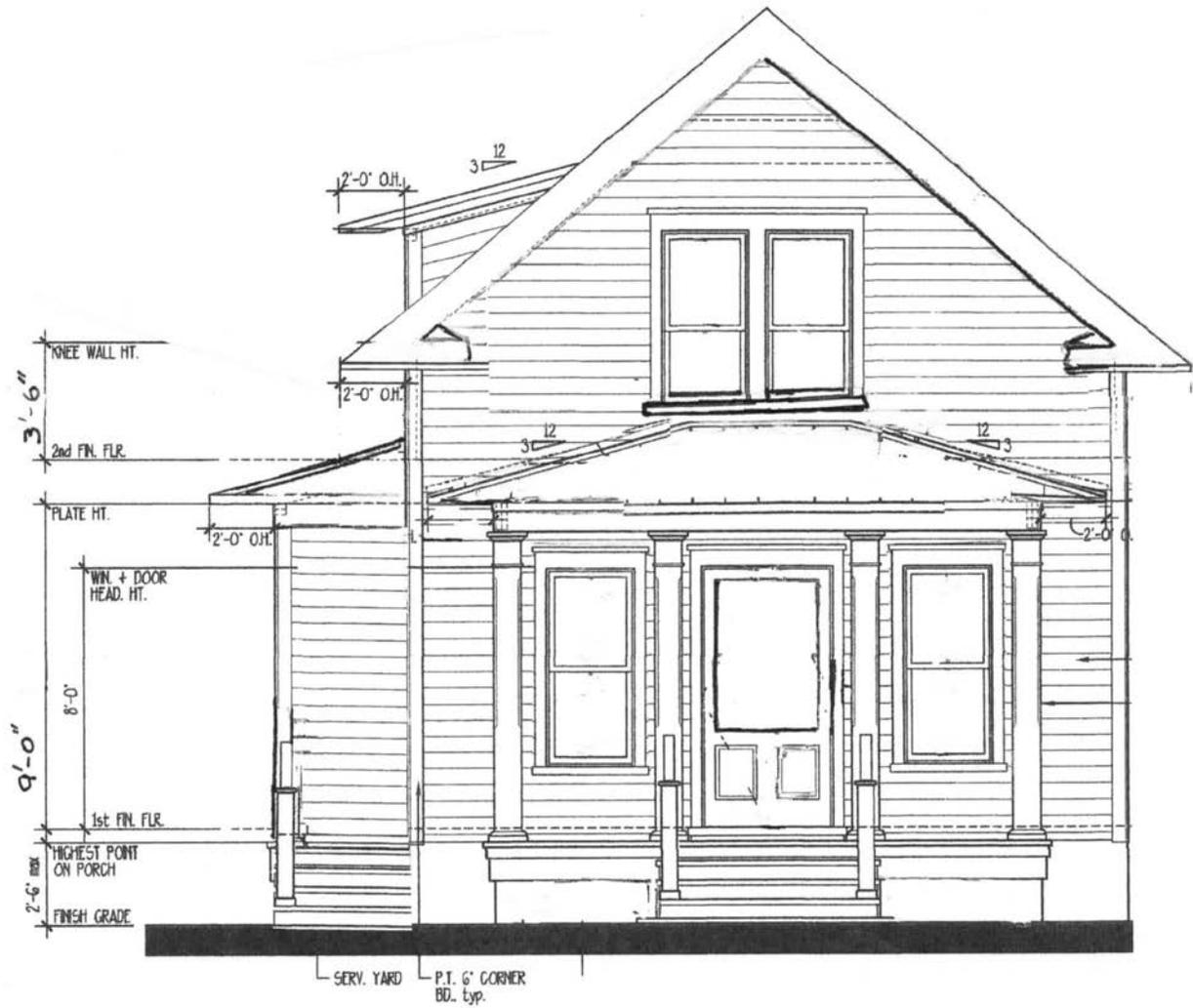
2303 Clark Street – 1½ story house similar to applicant’s proposal



Properties on the left side of the lot for proposed new construction



Properties on the right side of the lot for proposed new construction

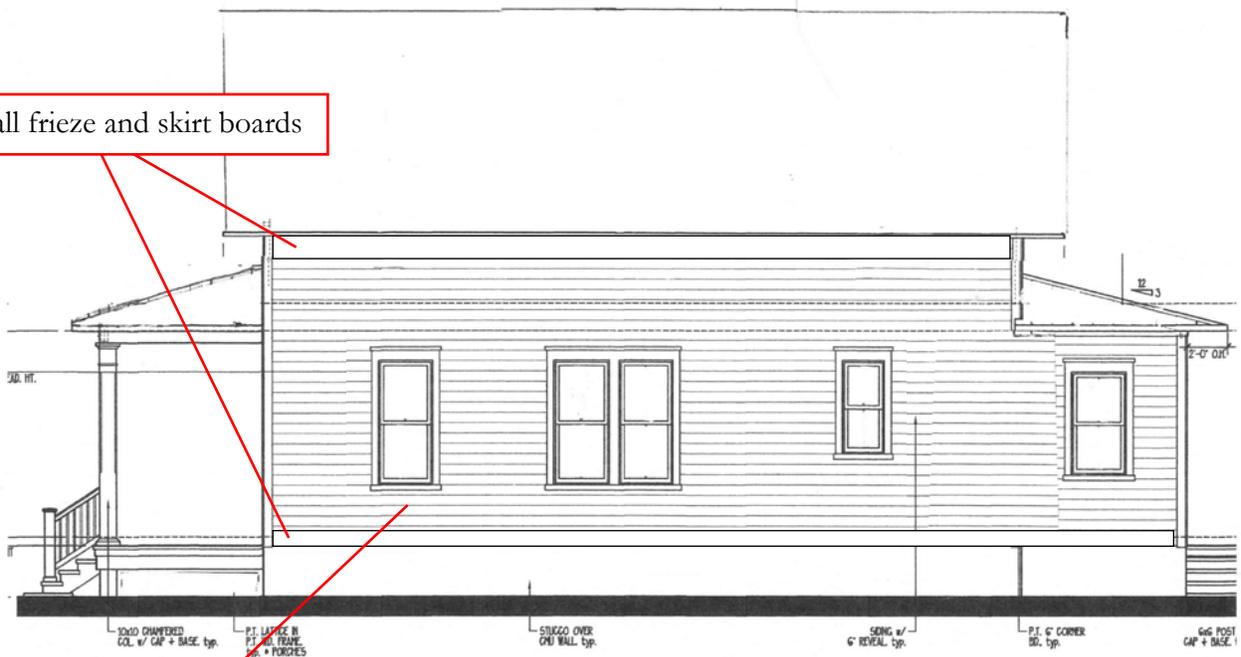


Front elevation



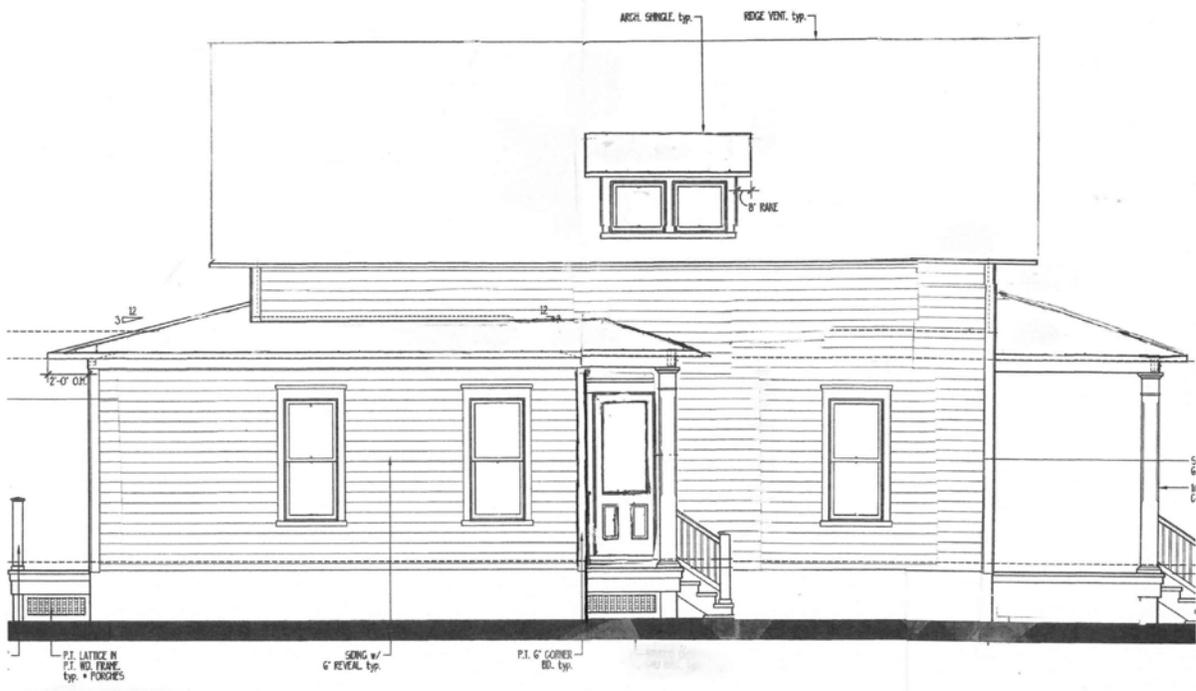
Right elevation (As proposed)

Install frieze and skirt boards

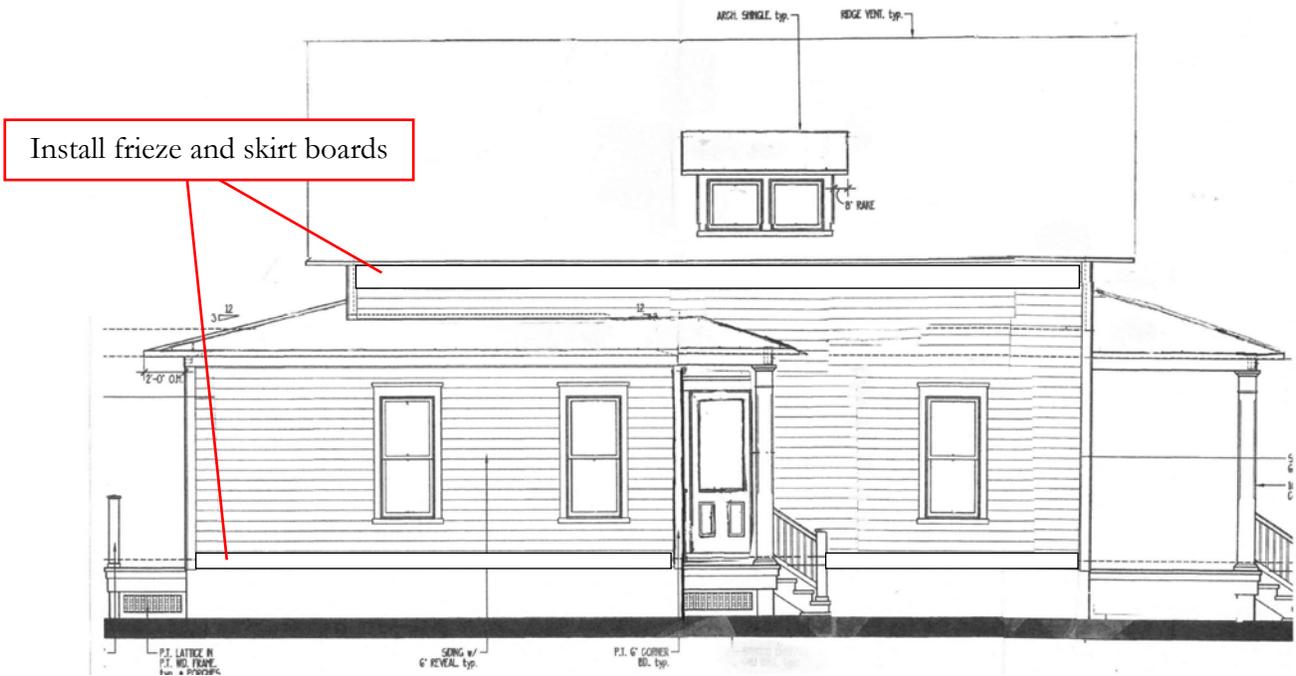


Right elevation (Staff recommendations)

Move windows up to visually decrease the space between the headers and the frieze board



Left elevation (As proposed)



Right elevation (Staff recommendations)