



D/DRC Case

1410 Geiger Avenue

Cottontown Architectural Conservation District

TMS: 09114-05-03

N DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
CONSENT AGENDA
EVALUATION SHEET
Case #2

ADDRESS: 1410 Geiger Avenue

APPLICANT: Tim Strickland, Owner Agent

TAX MAP REFERENCE: TMS#09114-05-03

USE OF PROPERTY: Residential

REVIEW DISTRICT: Cottontown/Bellevue Architectural Conservation District

NATURE OF REQUEST: Request for a Certificate of Design Approval for exterior changes, addition and attached carport

FINDINGS/COMMENTS:

The one-story Minimal Traditional-style house located at 1410 Geiger Avenue was built ca. 1925 and is a contributing structure in the Cottontown/Bellevue Architectural Conservation District. Significant architectural features include the original 8/1 wood windows and arched brick front porch openings. Except for the enclosure of the side porch into a Florida room, the exterior of the house has remained relatively unchanged over the years and retains a high degree of architectural integrity. The owners intend to add a large addition to the rear of the house that will mostly occur out of the view of the public right of way, with the exception of a covered carport, which will be located on the east side of the house and extend over the existing driveway, towards the back of the existing building. The last window on the east elevation will be converted to a door.

PERTINENT SECTIONS FROM GUIDELINES

SECTION VI: Guidelines for Additions/Enclosures to Existing Buildings

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/ business'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 shall not significantly alter original distinguishing qualities of buildings such as the basic form, materials, fenestration, and stylistic elements. They shall be clearly distinguished from original portions of the building and shall result in minimal damage to it. Character defining features of the historic building shall not be radically changed, obscured, damaged, or destroyed in the process of adding new construction. The size and scale of the new addition shall 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

Additions

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 new rear addition will be one story in height and set back from the principle façade. The new carport will be set back from the principal façade and will have a low sloped roof.

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

The new addition and carport will be compatible with the original structure in materials, style and detailing. The addition should be minimally visible from the public right of-way but will be a combination of brick and cement fiberboard. The carport columns will be brick and scaled appropriately.

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

The addition will be limited to one story and will have a smaller footprint than the first floor of the original house.

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

Section 5: New Construction

PRINCIPLES

Within the Cottontown/Bellevue district, there are vacant lots. 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 shall 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.

GUIDELINES

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. New construction shall not vary greatly in height from older buildings in the vicinity

The height of the addition is compatible with the building. The height of the proposed carport has been lowered per staff recommendations in order for it to be more compatible with secondary roof lines on the existing house, such as the enclosed side porch on the east side of the house, which has a low-pitched hip roof.

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 visually compatible.

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 of the addition is compatible to the building and will be largely hidden from view, except for a portion on the east side. There is a carport proposed that will create a different massing than what is typical for this style of house, however, a historic building to the east has a similar carport set back on the east elevation and it is known to have been on the c. 1930s house as early as 1950. In fact, it may have been original to the building but its visibility from the public right of way is limited and it features brick columns to match the house, as well as a low-pitched roof. The carport will be largely attached to the new addition and will be at the rear of the existing building, minimizing its impact on the massing of the historic house.

4. Directional Expression: Site the entrance of the building so that it is compatible with surrounding buildings. Horizontal buildings can be made to relate to more vertical adjacent structures by breaking the façade into smaller masses that conform to the primary expression of the streetscape. Do not construct strongly horizontal or vertical façade expressions.

Not applicable.

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. 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. Construct facades with 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) 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 rear addition will not be highly visible to the public right of way but will retain a compatible rhythm of opening along the visible east section.

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

The roof shape, pitch and materials of the addition matches the house. Staff has proposed a lower-pitched, hip roof for the carport in order to diminish its prominence on the building and the owners have agreed to the change.

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, 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. 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.*

Siding and Trim: A portion of the new addition will be visible. It primarily features cement fiberboard siding but has a small segment of brick siding as well toward the back of the addition. This interplay of materials is not typical, but the brick siding is far enough back and inset that it most likely won't be visible. Cement fiberboard siding should be smooth and not textured in order to be visually compatible with historic buildings nearby. Trim should also be smooth and be either wood or cement-fiberboard.

Columns: There are existing brick columns on the enclosed side porch that offer some reference to the scale that should be used for the proposed columns. The columns are resting on a brick knee wall in the renderings but they may go straight to the ground. Staff can work with the applicant to determine appropriate scale and final details.

Door: The proposed new door (converted from the windows) on the side elevation shall be minimally visible, but details and materials can be worked out with staff.

Windows: It appears that at least some of the windows in the addition may not be highly visible to the public right of way due to their location under the roof of the carport; those that are may be worked out with Staff as to their detailing and materials, if needed. Windows visible from the public right-of-way should either be composed of wood or be aluminum clad wood windows and have an appropriate pane configuration.

SECTION 7: Guidelines for Maintenance & Rehabilitation

A. General Principles

Rehabilitation is a practical approach to historic preservation. It is the process of repairing or altering a historic building while retaining its historic features. It represents a compromise between remodeling, which offers no sensitivity to the historic features of a building, and restoration, which is a more accurate but costly approach to repair, replacement, and maintenance.

GUIDELINES

1. DOORS

a. Principles

Significant features such as doors and entrances should be preserved wherever possible. Changes to door size and configuration should be avoided. Replacement doors should either match the original or substitute new materials and designs sympathetic to the original.

Sometimes new entrances are required for practical reasons or to satisfy code requirements. Placement of new entrances on principal facades should be avoided. New entrances can result in loss of historic fabric and detailing and change the rhythm of bays. New entrances should be compatible with the building and be located on side or rear walls that are not readily visible from the public right-of-way. If a historic

entrance cannot be incorporated into a contemporary use for the building, the opening and any significant detailing should, nevertheless, be retained.

b. Guidelines

i. Install new openings so that they carry on the same rhythm of existing openings and are compatible in size, materials and design.

The new opening for the door leading out of the existing house to the carport and rear addition will be compatible in size, materials and design. It will be replacing a window opening that currently exists in the historic house, but due to the added carport, its visibility is slightly diminished. The door style should be appropriate to the original home but this detail may be deferred to staff.

ii. Retain and repair historic door openings, doors, screen doors, trim, and details such as transom, sidelights, pediments, and hoods, where they contribute to the architectural character of the building. All original doors and related features will be retained.

iii. Replace missing or deteriorated doors with doors that closely match the original, or that are of compatible contemporary design.

Not Applicable

iv. Place new entrances on secondary elevations away from the main elevation. Preserve non-functional entrances that are architecturally significant.

The rear addition will have new doors, which will open to the back of the property.

v. Add simple or compatibly designed wooden screen doors when necessary.

2. WINDOWS

a. Principles

Windows are a significant character-defining feature of any structure. They are like a piece of good furniture. Original windows were constructed so that individual components could be repaired, instead of requiring an entire new unit if one piece breaks or rots. This often means that an existing, historic window can be repaired for far less cost than a replacement. See the resource section for instructions on window repair and upgrade. Repair of a historic window is the best first step when confronted with a damaged or deteriorated unit. If after careful evaluation, window frames and sash are so deteriorated they need replacement, new windows may be installed.

Replacement windows must be selected with care. They should generally match the original sash, pane size, configuration, glazing, materials, muntin and mullion detailing, and profile. Small differences between replacement and historic windows can make big differences in appearance. If 50% or more are deteriorated or missing, then wholesale replacement of windows is allowable. When choosing replacements, the qualities of the original windows should be used as criteria. Consider the following features of the original:

- *trim detail;*
- *size, shape of frame, sash;*
- *location of meeting rail;*
- *reveal or set-back of window from wall plane;*
- *materials, reflective qualities of glass.*
- *muntin, mullion profiles, configuration.*

The new windows need not be exact replicas of the originals. In the Cottontown/Bellevue Architectural Conservation District, it is appropriate to substitute a window configuration found during the home's period of significance for the original. For instance, many homes have four slender panes over a single pane.

b. Guidelines

i. When technically and economically feasible, repair of deteriorated or damaged windows shall be preferred over replacement.

Overall, windows are in good condition and will be retained.

ii. If replacement of a small number of units is deemed necessary after evaluating the sill, frame, sash, paint and wood surface, hardware, weather-stripping, stops, trim, operability, and glazing, replace with units that match the original in detailing, size, reflective quality, and materials.

Not Applicable

iii. If wholesale replacement is found to be necessary, either match the original unit or substitute a unit appropriate to the home's period of significance, maintaining the use of historic materials where possible. Replacement windows should either match the original or substitute new materials sympathetic to the original. At the time of publication of these Guidelines, wood and aluminum clad windows are the most appropriate replacement materials. The usage of other materials, including vinyl, will be reviewed and evaluated based upon their compatibility/ appropriateness with the historically accurate materials. All approved materials must be a good visual substitute to wood/ the historically accurate material. Every material reviewed shall be evaluated based on the detailing, size, reflective quality, and materials when compared to wood and the original unit. The items listed below will be used to determine the appropriateness of proposed windows and materials.

- *trim detail;*
- *size, shape of frame, sash;*
- *location of meeting rail;*
- *reveal or set-back of window from wall plane;*
- *materials, reflective qualities of glass.*
- *muntin, mullion profiles, configuration.*

Not Applicable

iv. Improve the thermal performance of existing windows and doors through adding or replacing weather stripping and adding storm windows which are compatible with the character of the building and which do not damage window frames.

Not Applicable

STAFF RECOMMENDATIONS:

*Staff finds that the proposal meets Sections 5, 6 and Section 7. Staff **recommends granting a Certificate of Design Approval** for this project with the following recommendations:*

- *A finalized design and window schedule to be submitted to staff.*
- *The smooth side of proposed cement-fiberboard must be used on addition. No texture.*
- *Carport columns and final detailing to be deferred to staff.*
- *The carport roof be lowered and made into a hip as per attached renderings altered by staff.*
- *All details deferred to staff.*

1410 Geiger Avenue – Cottontown Architectural Conservation District



1410 Geiger Avenue



Oblique View of 1410 Geiger Avenue

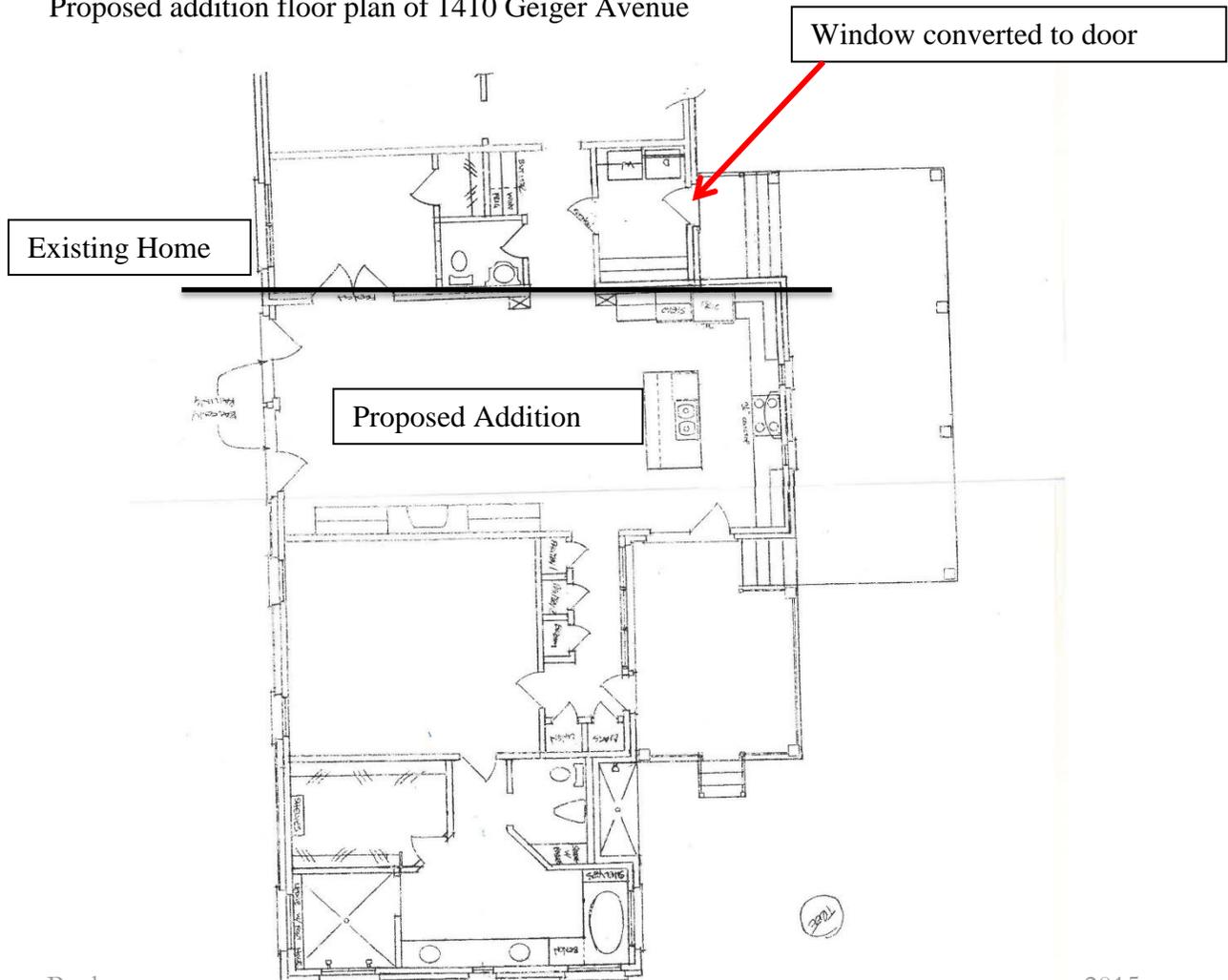


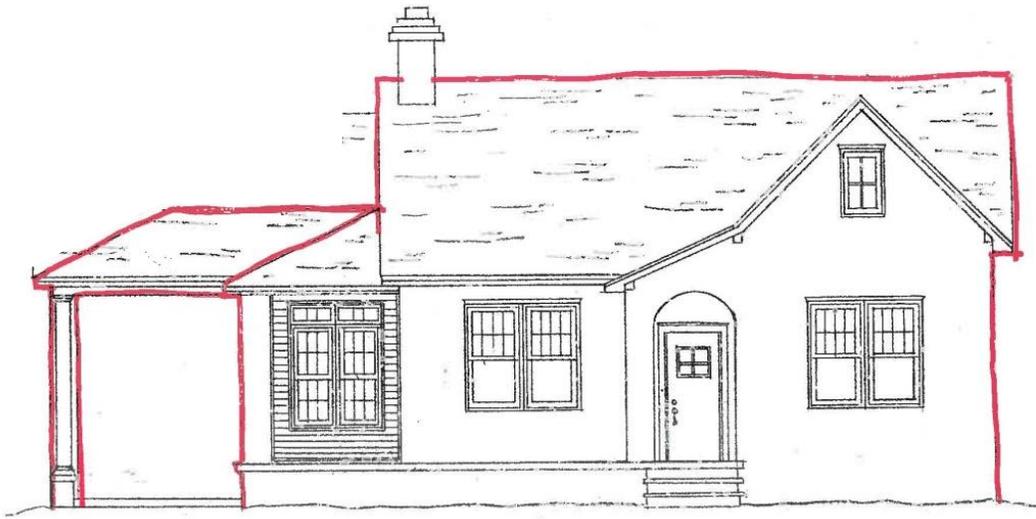
Narrow strip of yellow represents land aquired from neighbor.

Drawings were scaled to tax map

Proposed Site plan of 1410 Geiger Avenue

Proposed addition floor plan of 1410 Geiger Avenue





Proposed Front View of 1410 Geiger Avenue,
with Staff recommendations to roof of carport



Proposed addition side view of 1410 Geiger Avenue with staff
recommendations in red for hipped carport roof