
DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
HISTORIC AGENDA
EVALUATION SHEET
Case # 1, Historic Consent Agenda

ADDRESS: 3219 Lyles Street

APPLICANT: Brent Dohn, owner/contractor

TAX MAP REFERENCE: TMS# 09106-09-35

USE OF PROPERTY: Single Family Residential

REVIEW DISTRICT: Earlewood Protection Area A

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

FINDINGS/COMMENTS:

Brent Dohn is proposing a new, single-family residence of approximately 1,950 sqft. to be constructed on the vacant parcel located at the southwest corner of Darlington and Lyles Streets, Lot 6. The parcel's subdivision and rezoning to PUD-R was previously approved by Planning Commission in 2006. Chris Dorsey brought this lot as part of a seven-lot group before the D/DRC in April and June of 2007 with the proposal to build four houses on Darlington Street and three on Lyles Street, although each house had to come before the D/DRC for review. The Darlington Street houses have been built; this is the second of the three homes proposed for Lyles Street. Situated on the southeast side of the intersection of Lyles and Darlington Streets, the lot has two short, steep slopes, one at the front and one at the back. Due to the topography and location, the house will have a one-story appearance on the façade along Lyles Street, but will have a two story elevation facing south.

Mr. Dohn's site plan indicates that the lot upon which he is proposing to construct this house is 50' wide by 127.68' deep.

Staff finds the proposal is largely consistent with the established guidelines for the Earlewood Protection Area A and recommends the granting of a Certificate of Design Approval with several conditions.

GUIDELINES

Building Location

1. Locate a new primary building or addition so that the distance of the structure from the right-of-way is similar to other structures on the block.

Mr. Dohn is proposing a setback of about 36' for this house, 8' from the west elevation property line, 12' from the east side elevation and 66' from the rear property line. The average setback for both sides of the street is approximately 36', therefore, this setback is appropriate. The PUD agreement indicates that the setbacks be a minimum of 15 feet on the façade, 5 feet from each side lot line and 10 feet minimum from the rear lot line. The

proposed setbacks meet these criteria.

Height

1. *The height of buildings in Earlewood area is 1 to 2 stories. Construct new residential buildings to a height that is compatible with the height of surrounding residential historic structures.*

The proposed new construction will be two stories tall and approximately 20' in height. The house at 3221 Lyles is approximately 20' tall. A 10' tall, one-story house facing Lyles, is appropriate for the neighborhood, and it is compatible with the height of surrounding structures.

2. *Retain the existing setback pattern by placing buildings in front of or behind existing façade lines.*

The existing setback pattern will generally be retained due to the building's proximity to existing façade lines on this street generated by houses in the block to the west.

Mass and Scale

1. *Design the building so that the width of the main façade is similar to historic houses in similar contexts in the district.*

The width of the proposed house is 28'. Houses on Darlington Street east of Lyles Street are between 27' and 31' wide and the newly constructed house on Lyles is 30' wide. The width of the proposed house is consistent with the neighborhood and complies with the guideline.

2. *Arrange and distribute 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 front façade of the proposed new construction is broken into two bays through the use of three columns with brick piers. In one bay, there is a pair of double hung windows and in the second bay, the front door is centered between the columns. The distribution of solid components to open spaces across the front façade is compatible with historic buildings in the district and on the block.

Sense of Entry

1. *Locate the main entrance so that it is compatible with surrounding structures. Utilize features such as porches or stoops that are found on historic structures in the area.*

The front entry consists of an engaged porch across the entire front façade. The doorway is centered between two columns on the porch, to make an asymmetrical facade. This porch style is compatible with the Earlewood Protection Area. The porch is supported by three square tapered columns on top of 2'6" wide brick piers.

Openings

1. *Design the spacing, placement, scale, orientation, proportion, and size of window and door openings to be compatible with surrounding historic buildings.*

The openings across the front façade are compatible with the district; however, staff finds that additional windows should be added to the left and rear elevations. Staff has informed the applicant of this recommendation, and recommends the following windows be added: one window on the lower level of the east elevation and one window on the first floor of the rear elevation. Mr. Dohn has presented the idea of placing of

placing two 3'0" x 3'2" windows on either side of the rear porch, which staff finds compatible with district guidelines. Mr. Dohn will also be placing a window on the lower east elevation towards the rear.

The front door is centered between two columns on the facade, and is compatible in size to other doors in the district.

2. *Select windows and doors that are compatible in materials, design, proportion, and detail with historic buildings in the area.*

The proposed 1/1 vinyl windows comply with the Earlewood Protection Area guidelines in terms of pane configuration and material. The larger windows will be 3' wide by 5'2" high, and the smaller window will be 3' wide by 2' high. The front door will be a wood, one light over two panel door, and is compatible with historic buildings in the area.

Building and Roof Forms

1. *Use roof shapes, pitches, and materials that are visually compatible with historic buildings in the area.*

The predominant roof form is the gable with a moderate pitch. Hip roofs are also common.

The house will have a 4.5/12 roof pitch, which is commonly found in the neighborhood. The front hipped roof will be covered with architectural asphalt shingles. It will also have exposed rafters. This substantially meets the established guideline.

2. *Use building forms that are similar to those used traditionally. Simple rectangular forms are most common.*

The house will be rectangular in shape with a small rectangular projection on the rear. This shape is consistent with the neighborhood and guidelines.

Materials

1. *Permitted building wall materials include wood, brick, and cement fiberboard.*

The house will rest on a brick foundation and have brick steps with three brick piers supporting wood columns along the front porch. The exterior walls will be covered with hardiplank siding with a 7" reveal. Hardiplank siding is compatible with the guideline; however, it must be non-grained hardiplank. The rear porch will have wood railing and wood columns.

2. *Secondary building wall materials permitted include wood, brick, cement fiberboard and stucco.*

There are no secondary wall materials.

3. *Trim and detail materials permitted are wood, brick, cement fiberboard, fiberglass, stucco, and metal.*

The exterior trim will be hardiplank, columns and associated railings will be wood. Exterior stairs, foundation wall, and front porch supports will be brick. These materials substantially comply with the guidelines.

4. *Roofing materials permitted include asphalt shingle, standing seam with historic profile, and pressed metal shingle.*

The roof will be covered with architectural asphalt shingles to substantially comply with the guidelines.

5. *Window and door permitted materials include wood, metal, fiberglass and vinyl.*

All windows will be vinyl, while the door will be wood. Both materials comply with the guidelines.

6. *Use permitted materials in a manner that is visually compatible with historic buildings on the block or street in location, sizing and detailing.*

Included at the end of the evaluation are pictures of dwellings adjacent to the property as well as across the street. Most of the homes on this block are non-contributing. The plans presented by the applicant are compatible with contributing buildings found throughout the district.

Driveways and Parking

1. *New driveways or parking areas located in the front or secondary front yard setback are to be no wider than 10' as measured with a straight line running parallel to the street from which access is gained. * Since the Earlewood Design Guidelines were adopted, there has been an amendment to the ordinance: Ordinance No: 2014-076. Section 17-674(f)(1): Criteria for review of driveways and vehicular parking areas. Unless a showing of extraordinary and exceptional conditions pertaining to the piece of property can be shown, the amount of allowable area paved for the use of a driveway or vehicular parking area shall be limited to a width of twelve (12) feet measured with a straight line that run parallel to the front or secondary front lot line.*

The enlarged site plan provided by the applicant indicates a concrete driveway pad along the right property line measuring 12'x36'. The width and length of the proposed driveway is in compliance with the guidelines

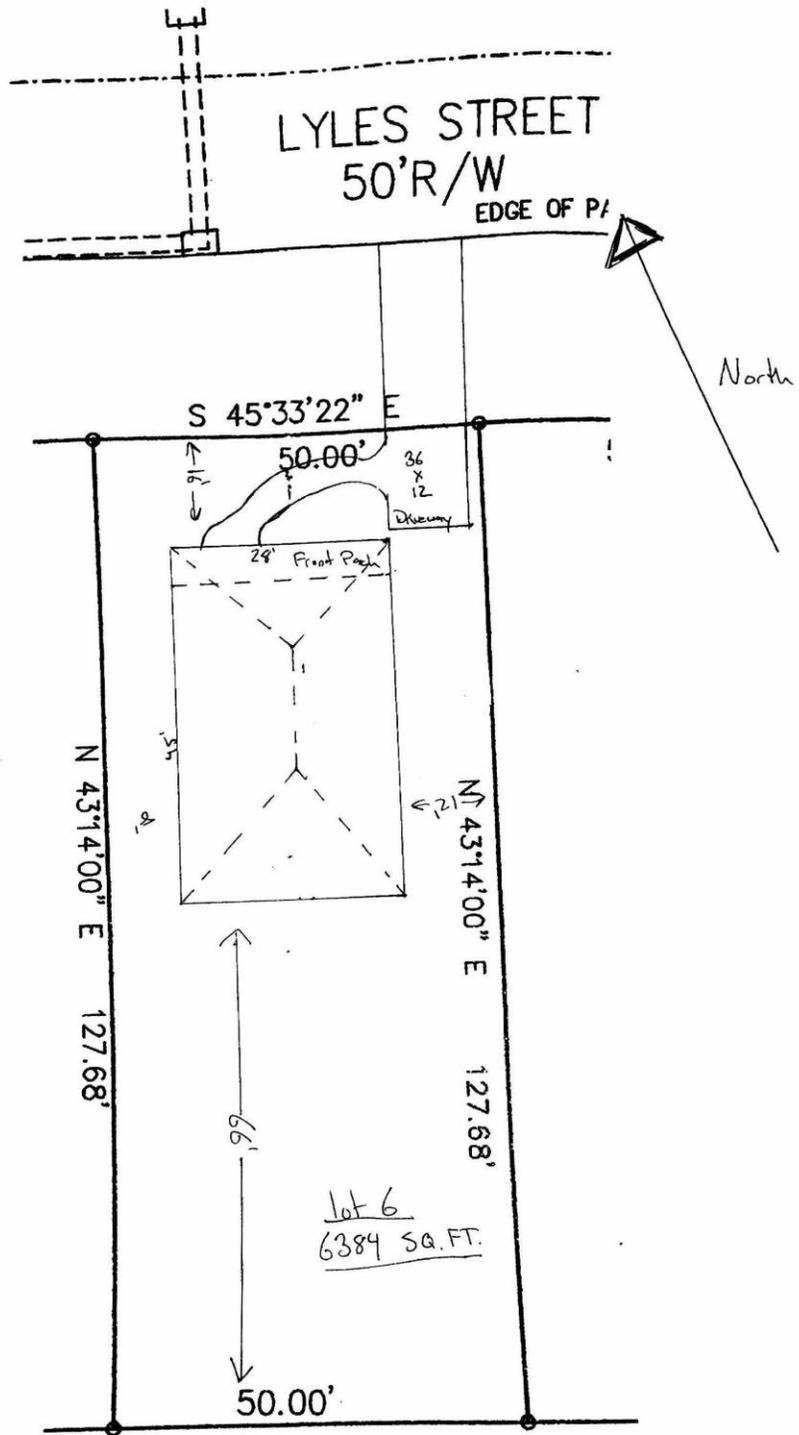
2. *Permitted materials include: concrete, asphalt, and brick or concrete pavers.*

The proposed driveway material is concrete, which is in compliance with the established guidelines for the district.

STAFF RECOMMENDATIONS:

*Staff finds that the proposal meets the established design guidelines for the district and **recommends for a Certificate of Design Approval** for new construction of the single-family residential house located on lot #6 of the parcel associated with TMS#09106-09-35 with the following conditions:*

- *At least one window be added to the lower left elevation*
- *One window be added to the rear elevation on the west side of the upstairs porch*
- *All details deferred to staff*



Proposed Site Plan



Proposed Site



View of site facing southwest



Proposed façade

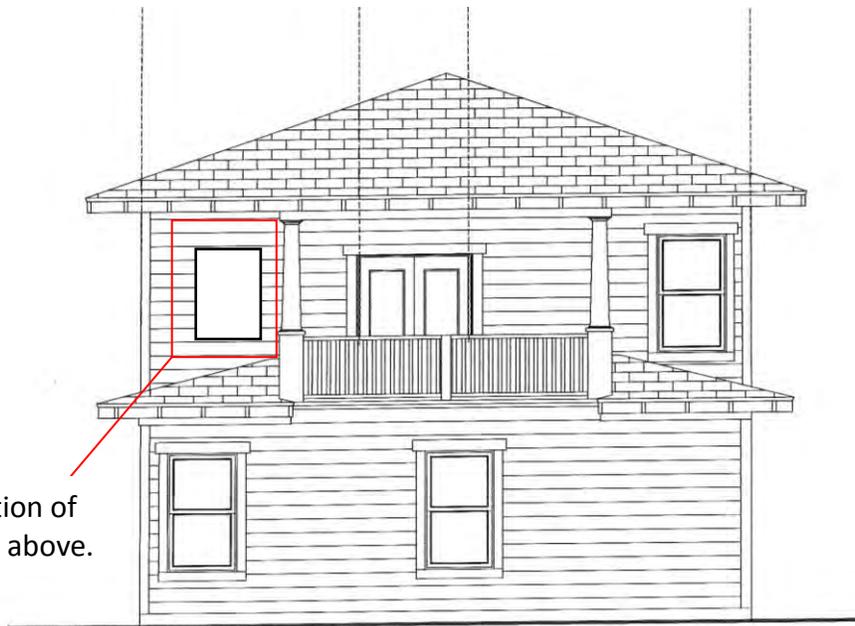


Proposed elevation facing west



Proposed elevation facing east

Approximate location of window described above.



Proposed rear elevation

Approximate location of window described above.