

HISTORIC PRESERVATION COMMISSION AGENDA ITEM

ACTION REQUESTED:

Consider the Certificate of Appropriateness (COA) for 126 N Sleight St. – HPC-0002-2025

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Brad Iwicki, Assistant Planner

BOARD/COMMISSION REVIEW:

Submitted for Historic Preservation Commission (HPC) review.

BACKGROUND:

The Subject Property is an approximately 7500 square foot parcel generally located on the east side of Sleight St. between School St. and Franklin Ave., with a common street address of 126 N Sleight Street. The property is zoned R2 (Single-family and Low Density Multiple-Family Residence District) and is currently improved with a 1.5-story Gable Front Cottage in the Queen Anne style residence, constructed in 1880. No accessory structures currently exist on the property. The principal structure is listed as “contributing” to the local Historic District and in “good/fair” condition in the 2008 Architectural and Historical Survey.

Prior alterations to the original structure include a shed dormer addition, replacement front door, exterior stairs and 2nd story window on south bay, and 1/1 replacement windows in original openings. A roofed porch previously existed at the southeast corner of the principal building as shown in the 1892 Sandborn map attached. This porch was later altered to be fully enclosed and interior to the building.

At the time of the 2008 Survey, there were several significant historic and architectural features of the principal structure, such as the front gable roof, historic 2/2 vertical wood windows, side gable 2 story south bay with cutaway corners, front porch with square piers, and historic fish scale shingles under the gable.

The home is an example of the Gable Front Cottage architectural classification in the Queen Anna style. The proposed improvements will not impact the overall architectural style.

Prior COA Approvals

- COA 24-2480
 - One-story screened porch addition to the secondary façade that impacts the exterior architectural appearance of the primary façade of the principal structure,
 - A change in style for a new front door

DISCUSSION:

The applicant and property owner, Michelle Merar, seeks a Certificate of Appropriateness (COA) to allow for a one-story addition to the secondary façade that impacts the exterior architectural appearance of the primary façade of the principal structure, a new front door, and minor work to the roof, front porch, and windows. The proposed improvements are subject to Historic Preservation Commission review due to the addition to the secondary façade being visible from the Sleight St. right-of-way and the proposed front door replacement changing the style of the existing door.

Minor Work

Minor work is outlined in Section 6-11-8:1 of the Municipal Code. The scope of work that is classified as minor work to the primary façade includes an in-kind roof replacement on the existing principal structure and front porch with use of asphalt shingles, and in-kind replacement of the windows with use of aluminum clad wood. There are also several minor repairs and alterations to the front porch including replacement of the porch decking with douglas fir, replacement of the porch headers with cedar, foundation repair, and replacement of the existing concrete stairs with wood stairs and guard rails. Porch ceiling joists and other structural elements will be examined in the field and repaired or replaced in-kind.

Major Work

The proposed addition is set back approximately 27 feet 3 inches from the front wall of the home and projects approximately 8 feet from the south exterior wall and 5 feet 3 inches beyond the existing bay window toward the south property line. After construction, the proposed addition will result in an interior side yard setback of approximately 11 feet 4 inches, compliant with the required interior side yard setback in the R2 zoning district. The architectural features of the addition will match the existing principal structure, including an asphalt shingle roof, cedar siding, gutter and fascia, cedar posts, and masonry foundation. Per Section 6-11-8:2.10, a COA is required for an addition that impacts the exterior architectural appearance of the primary façade of the principal structure.

The *Historic Building Design and Resource Manual (HBDRM)* states that the placement of additions should have minimal impact on the building's overall character, designed in the same architectural style as the original building including roof shape, window and door design, location, and dimensions, and the overall proportion or form of the building. Also, the scale should correspond to the existing building, materials should match the predominant materials on the existing building, and massing should relate to the existing structure (HBDRM, pg. 62).

Acceptable additions include an addition to the secondary façade that is properly designed to complement the original building and set back from the primary façade, and to respect the original building's style and materials (HBDRM, pg. 63). The applicant appears to have proposed materials to match the existing structure and set back the addition from the primary façade.

The proposed front door replacement calls for the existing door to be removed and replaced with a new wood door with one panel on the lower portion and a 3/3 grid configuration on the upper portion. The proposed door is a change in style from the existing 4 panel door with a fanlight in the upper portion.

The HBDRM states that doors typical of the Queen Anne style are wood with one panel in the lower section and one window in the upper section and encourages replacement doors to be consistent with the historic style of the home (HBDRM, pgs. 23, 42). The proposed door aligns with the typical door design, although additional consideration from the HPC is needed since the HBDRM does not specify particular grid configurations common for the architectural style. A COA is required per Section 6-11-8:2.1 since the front door is changing style. Staff recommends the HPC consider the front door design when reviewing and deliberating on the matter.

Factors for Consideration of a Certificate of Appropriateness Application:

Review of COA applications are conducted based on the compatibility with the Factors for Consideration of a Certificate of Appropriateness Application (Section 6-11-8:5; Certificate of Appropriateness Required). The owner has detailed their justification of the factors considered. Their justification is included in the attachments for review by the HPC.

Key Takeaways

- The applicant requests approval of HPC-0002-2025 to allow for the construction of a one-story addition to the secondary façade that impacts the exterior architectural appearance of the primary façade of the principal structure, a new front door, and minor work to the roof, front porch, and windows