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Title: Consider the Certificate of Appropriateness (COA) for 120 Center Street- COA 21-1721

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Attachments: 1. Application, 2. Elevations, 3. Site Plan, 4. 2008 Architectural and Historical Survey

Date	Ver.	Action By	Action	Result
7/22/2021	1	Historic Preservation Commission		

HISTORIC PRESERVATION COMMISSION AGENDA ITEM

ACTION REQUESTED:

Consider the Certificate of Appropriateness (COA) for 120 Center Street- COA 21-1721

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Kathleen Russell, Community Planner

BOARD/COMMISSION REVIEW:

Submitted for Historic Preservation Commission (HPC) review.

BACKGROUND:

The subject property is an approximately 11,250 square foot parcel located north of the intersection of Franklin Street and Center Street, with a common street address of 120 Center Street. The property is zoned R2 (Single-family and Low Density Multiple-Family Residence District) and is currently improved with a two story bungalow and detached garage. The subject property is identified as a "contributing" structure in the 2008 Architectural and Historical Survey for the Historic District.

The second story rear addition and the glass blocks in the rear window are considered non-historic changes. The significant features of the residence identified in the survey are the hipped roof with overhanging eaves, front and south hipped dormers, inset front porch with square brick columns on brick knee walls, square north window bay, historic double hung and casement wood windows, beveled glass windows, and historic front door.

Prior COA Approvals

There is no record of prior COA approvals at 120 Center Street.

DISCUSSION:

The applicants, William and Nancy Mitchell, seek a Certificate of Appropriateness (COA) to allow a

rear second story addition to the residence. The addition is set back approximately 33 feet from the front property line. Although this is a rear addition, it can be partially seen from the street, as it will protrude from the south side of the residence. In order to construct the addition, a roof dormer must be removed. The addition would use horizontal fiber cement siding to match the existing addition.

A COA is required because major work is proposed on the primary façade of the principle building as described in Section 6-11-8 of the Municipal Code. Please see the attached site plan for the new construction and demolition proposed.

In the Historic Building Design and Resource Manual it is acceptable to construct additions that are less prominent than the original building in scale, massing, placement and design. It is also acceptable in the Manual for new additions to be located in the rear. The proposed work would not change the façade of the home closest to the street. The proposed addition will make the north and south sides of the residence symmetrical, aligning the existing north addition with the new south addition.

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 applicants have detailed their justification of the factors considered. Their justification is included in the attachments for review by the HPC. Staff is in general agreement with the applicants' responses.

Key Takeaways

- The applicants are requesting approval of COA 21-1721 to remove the dormer on the south side of the residence and construct a second story addition at 120 Center Street.