



Legislation Details (With Text)

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Attachments:	1. Application, 2. Application responses, 3. Site plan, elevations and existing condition photos, 4. 2008 survey		

Date	Ver.	Action By	Action	Result
12/1/2022	1	Historic Preservation Commission		

HISTORIC PRESERVATION COMMISSION AGENDA ITEM

ACTION REQUESTED:

Consider the Certificate of Appropriateness (COA) for 223 Center Street - COA 22-4462

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Kathleen Russell, AICP, Community Planner

BOARD/COMMISSION REVIEW:

Submitted for Historic Preservation Commission (HPC) review.

BACKGROUND:

The subject property is an approximately 7,500 square foot parcel south of North Avenue on the west side of Center Street, with a common street address of 223 Center Street. The property is zoned R2 (Single-family and Low Density Multiple-Family Residence District) and is currently improved with a two-story upright and wing, L-shaped residence and detached garage. The subject property is listed as a "contributing" structure in the 2008 Architectural and Historical Survey for the Historic District.

Prior changes to the original structure include aluminum siding, replacement windows in the original openings, fixed shutters, replacement front porch, two story rear addition, south chimney addition, and a double door added to the south wall of the front bay (under porch). The significant feature of the residential structure identified in the survey is the two-story front gable bay with a south side gable wing. There does not appear to be any prior COAs processed for this property.

DISCUSSION:

The applicant and property owner, Brandon Sanders, seeks a Certificate of Appropriateness (COA) to allow for an addition to increase the height of the residence and removal of the south deck. Sanders also intends to add a rear addition to the residence as shown on the plans, but since this is not part

of the primary façade it is not a part of the COA request and is not subject to HPC review. After the construction of the new addition, the increase in height will allow for a 7.5-foot ceiling height on the second floor, which is a more livable height than what exists.

The owner also requests removal of the small deck on the south side of the home, which protrudes from the side of the residence and can be seen from the street. The owner has described that the deck location is a significant safety risk due to its proximity to the driveway.

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.

The proposed addition will be in-kind with an asphalt roof and aluminum siding. The siding will have an 8" reveal to match the existing siding. The proposed change will not alter the L shaped and gable roof style. The Historic Building Design and Resource Manual (HBDRM), encourages owners to maintain the original shape, pitch, and features of the existing roof. The owner has confirmed the proposed roof will keep the existing shape, pitch, and features. The new roof will add a weather-proof and sealed roof system which will increase the energy efficiency of the home in decreasing the resident's usage of HVAC and heat.

The south deck that is proposed to be removed is not listed as a significant feature of the home. The roof style is listed as a significant feature of the home; however, the owner's proposal maintains the roof style and matches the existing roof as closely as possible while adding energy efficiency benefits and a livable ceiling height on the second floor.

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. Staff is in general agreement with the owner's responses.

Key Takeaways

- The applicant requests approval of COA 22-4462 to construct an addition and remove the south deck at 223 Center Street.