

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS – STAFF REPORT

079-18-CA 613 WILLS FOREST STREET
Applicant: DAVID COLE FOR INCLUSION STUDIO PLLC
Received: 6/12/2018 Meeting Date(s):
Submission date + 90 days: 9/10/2018 1) 6/28/2018 2) **8/23/2018**

INTRODUCTION TO THE APPLICATION

Historic District: GLENWOOD-BROOKLYN HISTORIC DISTRICT

Zoning: STREETSIDE HISTORIC OVERLAY DISTRICT (HOD-S)

Nature of Project: Addition of full 2nd story to existing 1 ½-story rear addition; roof alteration to rear of historic pyramidal roof

DRAC: An application was reviewed by the Design Review Advisory Committee at both its May 2 and June 4, 2018, meetings. Members in attendance were Mary Ruffin Hanbury, Curtis Kasefang, and David Maurer; also present were staff members Melissa Robb and Collette Kinane, and applicants David Cole, Eric Mitchell, and Madeleine McKenzie.

Staff Notes:

- Streetside HODs are "...established to provide for protection of the traditional development patterns of an area and to preserve historic resources found in it. The focus is on maintaining that character and on preserving those key character-defining features of individual historic resources within the district as viewed from the street right-of-way, excluding alleys..." (Section 5.4.2.A.1. of the Unified Development Ordinance)
- Section 5.4.2.B. of the Unified Development Ordinance governs the applicability of the COA process in Streetside HODs. Any addition to a building or structure that projects beyond an existing building's maximum front and side wall and roof plane envelope regardless of distance from the public right-of-way requires a COA. For the site, only the lot area between the public rights-of-way and the façade of the house are regulated. For the purpose of Streetside HODs, alleys are not public rights-of-way.
- **Changes to the staff report appear in bold lettering below.**

APPLICABLE SECTIONS OF GUIDELINES and DESCRIPTION OF PROJECT

<i>Sections</i>	<i>Topic</i>	<i>Description of Work</i>
1.3	Site Features and Plantings	Addition of full 2 nd story to existing 1 ½-story rear addition
3.2	Additions to Historic Buildings	Addition of full 2 nd story to existing 1 ½-story rear addition; roof alteration to rear of historic pyramidal roof

STAFF REPORT

Based on the information contained in the application and staff's evaluation:

A. An addition of a full 2nd story to an existing 1 ½-story rear addition, and a roof alteration to the rear of historic pyramidal roof are not incongruous in concept according to *Guidelines* 1.3.1, 1.3.2, 1.3.6, 1.3.7, 1.3.8, 3.2.1, 3.2.2, 3.2.4, 3.2.5, 3.2.6, 3.2.8, 3.2.9, 3.2.11, 3.2.12; however, the size, scale and massing of the addition **may be** incongruous according to *Guidelines* 3.2.7, 3.2.8, 3.2.10, and the following suggested facts:

- 1* From the Historic Research Report for the Designation of the Glenwood-Brooklyn District as a Historic Overlay District: "C. 613 Wills Forest Street. S. Johnson Ferguson House. ca. 1911. One-story frame Queen Anne house with weatherboard siding and a slate-shingled hipped roof with a front cross gable with a lunette window. The porch has modern classical wood columns. Other exterior features include a foundation of brick piers with cinder block infill, an interior brick chimney, a decorative front window, and 2/2 windows. There appears to be a two-story camelback addition constructed since 2001."
- 2* The Sanborn Fire Insurance Map from 1914 shows what appears to be a one-story addition on the rear of the house. The map is included as staff evidence.
- 3* Over time, the house has had several additions to the rear of the structure which were added prior to designation of the historic district.
- 4* The proposed addition is at the rear of the house, and changes the existing 1 ½-story addition into a 2-story addition by raising and changing the roof form and by extending the walls to full height. The existing addition measures 22' at the roof ridge. **The proposed addition has a roof ridge height of approximately 23'.**
- 5* **No evidence was provided regarding the appropriateness of the proposed configuration of the house (a one-story historic house with a two-story rear addition) in the historic district.**
- 6* **The size and scale of the proposed addition may be incongruous with Guideline 3.2.7: "Limit the size and scale of an addition in relationship to the historic building so that it does not diminish or visually overpower the building."**
- 7* **The massing and relationship of solids to voids of the proposed addition, especially on the west elevation, may be incongruous with Guideline 3.2.8: "Design an addition to be compatible with the historic building in mass, architectural style, materials, color, and relationship of solids to voids in the exterior walls, yet make the addition discernible from the original."**

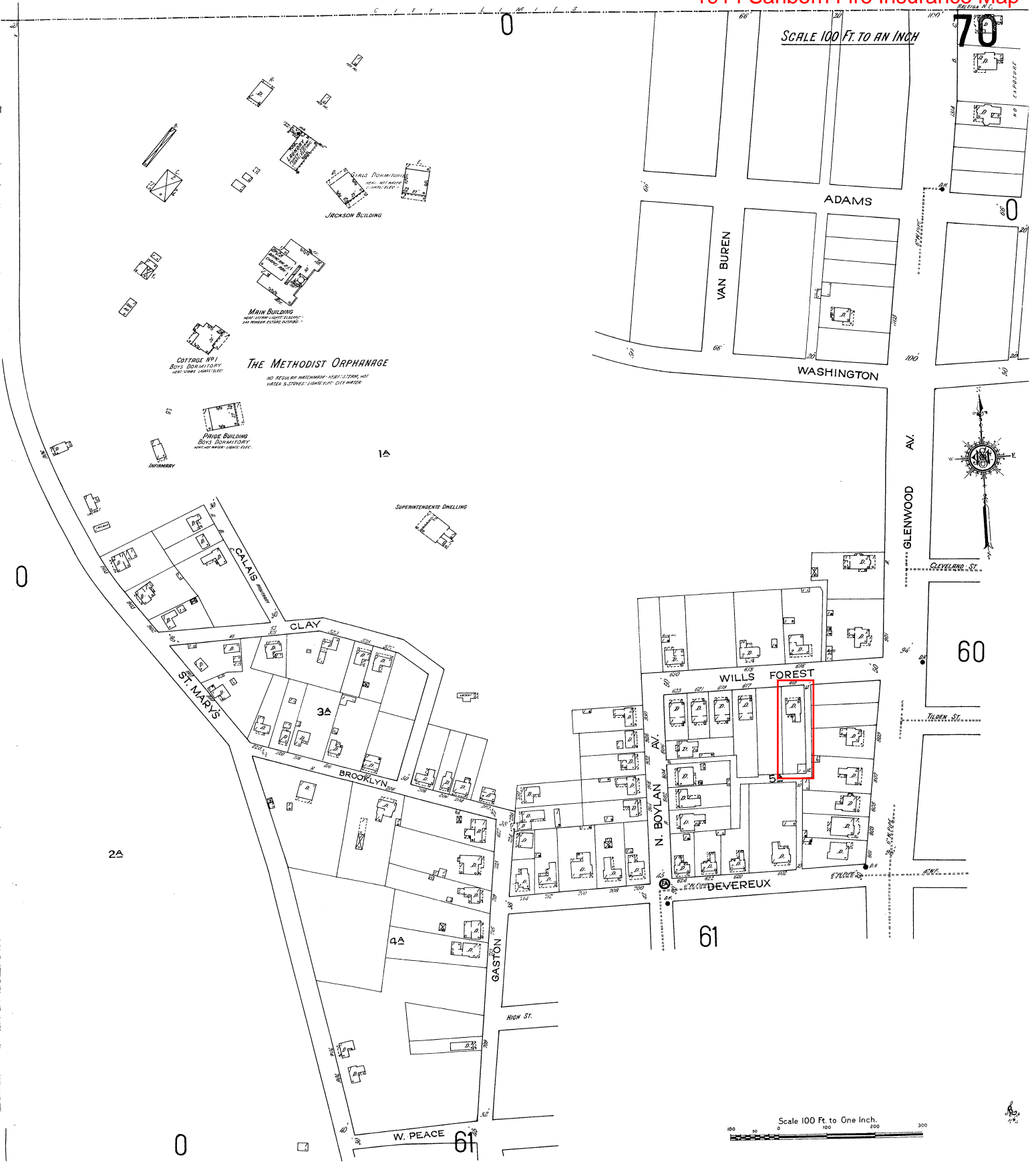
- 8* **The size and scale of the proposed addition may be incongruous with Guideline 3.2.10: “It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature.”**
- 9* The proposed addition extends the 2nd-story over the existing patio at the rear.
- 10* **The windows in the new addition are 1/1 of the same or similar proportion to the windows in the historic house. A few existing windows beyond the front 50% of the house are proposed for removal as part of the proposed addition.**
- 11* The addition is proposed to be smooth-faced fiber cement siding and wood windows, which are the same materials that are on the existing addition. Specifications were provided.
- 12* **One new door will be installed on the south elevation. Door specifications were not provided.**
- 13* The application states that a tree protection plan is not required as no trees meeting the threshold for protection are on the property. There are two large trees in the right-of-way in front of the house. A tree protection plan was not provided.
- 14* No landscape changes are proposed.

Pending committee discussion on the size, scale and massing of the addition, staff suggests that the committee approve the application with the following conditions:

1. **That a tree protection plan for the trees in the right-of-way be implemented and remain in place for the duration of construction.**
2. **That details and specifications for the following be provided to and approved by staff prior to issuance of the COA blue placard:**
 - a. **A tree protection plan for the trees in the right-of-way prepared by an arborist certified by the International Society of Arboriculture or by a North Carolina licensed landscape architect that addresses the critical root zones and provides staging areas for construction activity and material storage.**
3. **That details and specifications for the following be provided to and approved by staff prior to installation or construction:**

- a. **Manufacturer's specifications for doors, showing both section and elevation views, and material descriptions;**
- b. **Manufacturer's specifications for exterior lighting, and locations on building;**
- c. **HVAC location and screening;**
- d. **Gutters and downspouts, and locations on building.**

079-18-CA
Staff Evidence
1914 Sanborn Fire Insurance Map



Scale 100 Ft. to One Inch.