

HISTORIC AND DESIGN REVIEW COMMISSION

March 16, 2022

HDRC CASE NO: 2022-148
ADDRESS: 624 E MYRTLE
LEGAL DESCRIPTION: NCB 1754 BLK 3 LOT 6
ZONING: R-6, H
CITY COUNCIL DIST.: 1
DISTRICT: Tobin Hill Historic District
APPLICANT: Davis Sprinkle/Sprinkle & Co Architects, LLC
OWNER: William Leighton/LEIGHTON WILLIAM F
TYPE OF WORK: Construction of a 2-story rear accessory structure
APPLICATION RECEIVED: February 24, 2022
60-DAY REVIEW: Not applicable due to City Council Emergency Orders
CASE MANAGER: Claudia Espinosa

REQUEST:

The applicant is requesting conceptual approval to construct a new 2 car garage with an apartment at the back of the property at 624 E. Myrtle, located within the Tobin Hill Historic District. The existing garage will be partially demolished to make way for the new addition. Two of the exterior walls of the existing garage will remain and be used in the addition.

APPLICABLE CITATIONS:

Historic Design Guidelines, Chapter 4, Guidelines for New Construction

1. Building and Entrance Orientation

A. FAÇADE ORIENTATION

- i. *Setbacks*—Align front facades of new buildings with front facades of adjacent buildings where a consistent setback has been established along the street frontage. Use the median setback of buildings along the street frontage where a variety of setbacks exist. Refer to UDC Article 3, Division 2. Base Zoning Districts for applicable setback requirements.
- ii. *Orientation*—Orient the front façade of new buildings to be consistent with the predominant orientation of historic buildings along the street frontage.

B. ENTRANCES

- i. *Orientation*—Orient primary building entrances, porches, and landings to be consistent with those historically found along the street frontage. Typically, historic building entrances are oriented towards the primary street.

2. Building Massing and Form

A. SCALE AND MASS

- i. *Similar height and scale*—Design new construction so that its height and overall scale are consistent with nearby historic buildings. In residential districts, the height and scale of new construction should not exceed that of the majority of historic buildings by more than one-story. In commercial districts, building height shall conform to the established pattern. If there is no more than a 50% variation in the scale of buildings on the adjacent block faces, then the height of the new building shall not exceed the tallest building on the adjacent block face by more than 10%.
- ii. *Transitions*—Utilize step-downs in building height, wall-plane offsets, and other variations in building massing to provide a visual transition when the height of new construction exceeds that of adjacent historic buildings by more than one-half story.
- iii. *Foundation and floor heights*—Align foundation and floor-to-floor heights (including porches and balconies) within one foot of floor-to-floor heights on adjacent historic structures.

B. ROOF FORM

i. *Similar roof forms*—Incorporate roof forms—pitch, overhangs, and orientation—that are consistent with those predominantly found on the block. Roof forms on residential building types are typically sloped, while roof forms on non-residential building types are more typically flat and screened by an ornamental parapet wall.

C. RELATIONSHIP OF SOLIDS TO VOIDS

i. *Window and door openings*—Incorporate window and door openings with a similar proportion of wall to window space as typical with nearby historic facades. Windows, doors, porches, entryways, dormers, bays, and pediments shall be considered similar if they are no larger than 25% in size and vary no more than 10% in height to width ratio from adjacent historic facades.

ii. *Façade configuration*— The primary façade of new commercial buildings should be in keeping with established patterns. Maintaining horizontal elements within adjacent cap, middle, and base precedents will establish a consistent street wall through the alignment of horizontal parts. Avoid blank walls, particularly on elevations visible from the street. No new façade should exceed 40 linear feet without being penetrated by windows, entryways, or other defined bays.

D. LOT COVERAGE

i. *Building to lot ratio*— New construction should be consistent with adjacent historic buildings in terms of the building to lot ratio. Limit the building footprint for new construction to no more than 50 percent of the total lot area, unless adjacent historic buildings establish a precedent with a greater building to lot ratio.

4. Architectural Details

A. GENERAL

i. *Historic context*—Design new buildings to reflect their time while respecting the historic context. While new construction should not attempt to mirror or replicate historic features, new structures should not be so dissimilar as to distract from or diminish the historic interpretation of the district.

ii. *Architectural details*—Incorporate architectural details that are in keeping with the predominant architectural style along the block face or within the district when one exists. Details should be simple in design and should complement, but not visually compete with, the character of the adjacent historic structures or other historic structures within the district. Architectural details that are more ornate or elaborate than those found within the district are inappropriate.

iii. *Contemporary interpretations*—Consider integrating contemporary interpretations of traditional designs and details for new construction. Use of contemporary window moldings and door surroundings, for example, can provide visual interest while helping to convey the fact that the structure is new. Modern materials should be implemented in a way that does not distract from the historic structure.

5. Garages and Outbuildings

A. DESIGN AND CHARACTER

i. *Massing and form*—Design new garages and outbuildings to be visually subordinate to the principal historic structure in terms of their height, massing, and form.

ii. *Building size* – New outbuildings should be no larger in plan than 40 percent of the principal historic structure footprint.

iii. *Character*—Relate new garages and outbuildings to the period of construction of the principal building on the lot through the use of complementary materials and simplified architectural details.

iv. *Windows and doors*—Design window and door openings to be similar to those found on historic garages or outbuildings in the district or on the principle historic structure in terms of their spacing and proportions.

v. *Garage doors*—Incorporate garage doors with similar proportions and materials as those traditionally found in the district.

B. SETBACKS AND ORIENTATION

i. *Orientation*—Match the predominant garage orientation found along the block. Do not introduce front-loaded garages or garages attached to the primary structure on blocks where rear or alley-loaded garages were historically used.

ii. *Setbacks*—Follow historic setback pattern of similar structures along the streetscape or district for new garages and outbuildings. Historic garages and outbuildings are most typically located at the rear of the lot, behind the principal building. In some instances, historic setbacks are not consistent with UDC requirements and a variance may be required.

Standard Specifications for Windows in Additions and New Construction

Consistent with the Historic Design Guidelines, the following recommendations are made for windows to be used in new construction:

- **GENERAL:** Windows used in new construction should be similar in appearance to those commonly found within the district in terms of size, profile, and configuration. While no material is expressly prohibited by the Historic

Design Guidelines, a high quality wood or aluminum-clad wood window product often meets the Guidelines with the stipulations listed below.

- **SIZE:** Windows should feature traditional dimensions and proportions as found within the district.
- **SASH:** Meeting rails must be no taller than 1.25". Stiles must be no wider than 2.25". Top and bottom sashes must be equal in size unless otherwise approved.
- **DEPTH:** There should be a minimum of 2" in depth between the front face of the window trim and the front face of the top window sash. This must be accomplished by recessing the window sufficiently within the opening or with the installation of additional window trim to add thickness. All windows should be supplied in a block frame and exclude nailing fins which limit the ability to sufficiently recess the windows.
- **TRIM:** Window trim must feature traditional dimensions and architecturally appropriate casing and sloped sill detail.
- **GLAZING:** Windows should feature clear glass. Low-e or reflective coatings are not recommended for replacements. The glazing should not feature faux divided lights with an interior grille. If approved to match a historic window configuration, the window should feature true, exterior muntins.
- **COLOR:** Wood windows should feature a painted finish. If a clad or non-wood product is approved, white or metallic manufacturer's color is not allowed and color selection must be presented to staff.

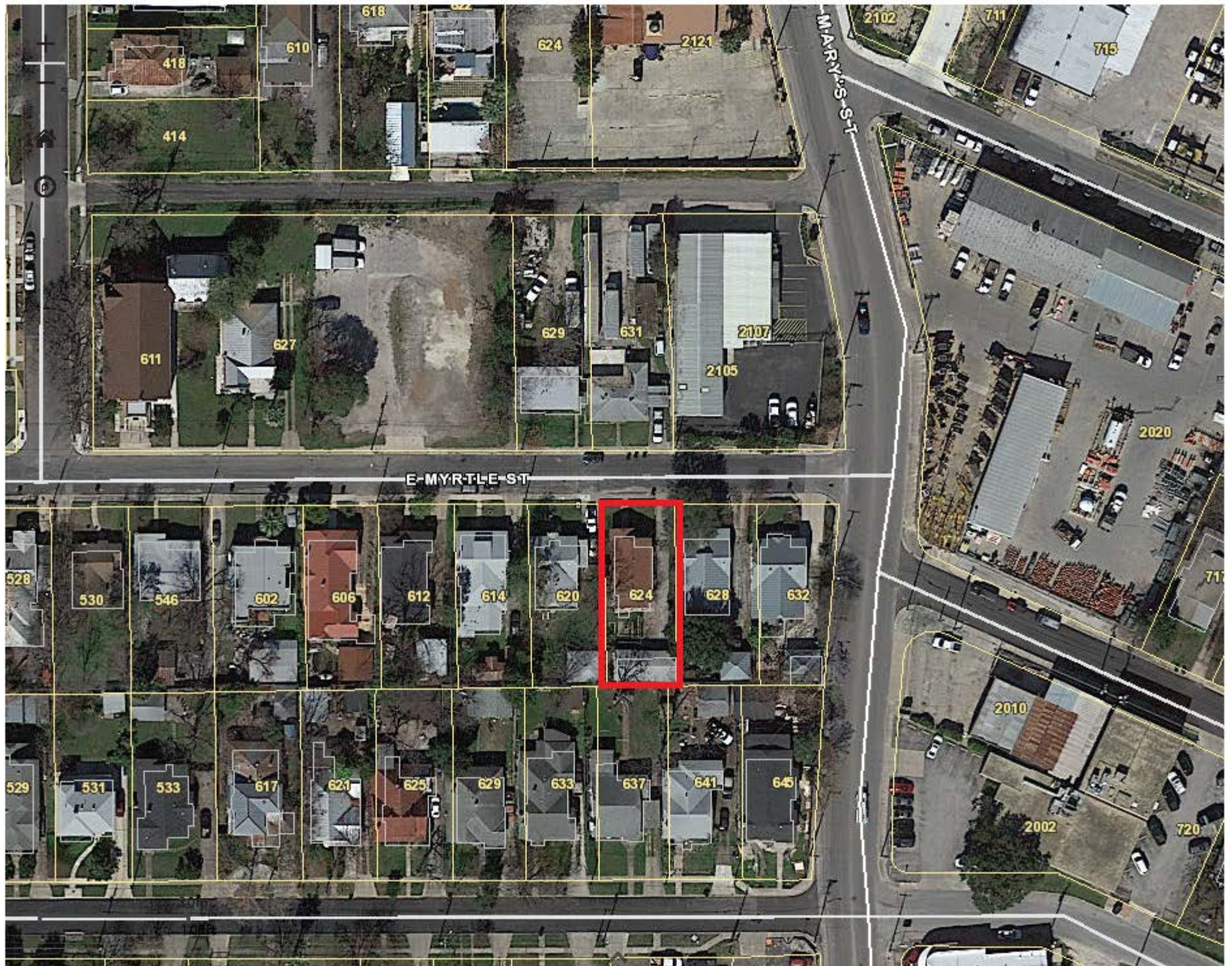
FINDINGS:

- a. The primary structure located at 624 E Myrtle is a single-family structure constructed circa 1940. The structure has a jerkinhead roof. The property is contributing to the Tobin Hill Historic District.
- b. The applicant is requesting conceptual approval to construct a two-story addition to the north façade of the existing, rear accessory structure at 624 E Myrtle, located within the Tobin Hill Historic District. The existing garage will be partially demolished to make way for the new addition. Two of the exterior walls of the existing garage will remain and be used in the addition.
- c. **CONCEPTUAL APPROVAL** – Conceptual approval is the review of general design ideas and principles (such as scale and setback). Specific design details reviewed at this stage are not binding and may only be approved through a Certificate of Appropriateness for final approval.
- d. **EXISTING ACCESSORY STRUCTURE** – The applicant has proposed modifications to the existing, one story accessory structure that include modifications to the roof form, and the removal of portions of the existing structure to accommodate the proposed new construction. Generally, staff finds the proposed modifications to be appropriate; however, staff finds that the non-clipped gable should be maintained as it exists. Staff finds that removed framing materials and siding should be salvaged for reuse in the proposed addition.
- e. **ADDITION** – The applicant has proposed to construct a two-story addition on the west façade of the existing, rear accessory structure at 624 E Myrtle. The Guidelines for Additions 1.A. states that additions should be sited to minimize visual impact from the public right of way, should be designed to be in keeping with the historic context of the block, should utilize a similar roof form and should feature a transition between the old and the new. Generally, staff finds the proposed massing (two stories total) to be appropriate; however, staff finds that the proposed new construction should feature a roof form that is consistent with those found historically on site.
- f. **ADDITION (Architectural Details)** – The applicant has proposed for the proposed addition to feature a flat roof. As noted in finding d, staff finds that a roof form that is consistent with the clipped gabled and gabled roofs found historically on the site would be most appropriate.
- g. **ADDITION (Fenestration Profile)** – The applicant has proposed for the addition to feature Chicago Style windows. The Guidelines for Additions 4.A.ii. notes that architectural details that are in keeping with those of the original should be used. Staff finds this fenestration profile to be inconsistent with that of the historic structure. Staff finds that windows should feature a one over one profile, consistent with those found historically on the primary structure.
- h. **MATERIALS** – The applicant has proposed materials that include wood siding to match that of the primary historic structure, double hung wood windows and a composition shingle roof. Generally, staff finds the proposed materials to be appropriate. The proposed windows should be consistent with staff's standards for windows in new construction and additions.

RECOMMENDATION:

Staff recommends conceptual approval based on findings a through h with the following stipulations:

- i. That siding and framing materials be salvaged from the existing, rear structure and be incorporated in to the proposed new construction.
- ii. That the proposed roof form be modified to feature a gabled roof form to be consistent with the existing roof forms on site as noted in findings e and f. This may require the elimination of the rooftop deck and tower element.
- iii. That the applicant incorporate window profiles that are consistent with those found historically on the primary historic structure. The proposed Chicago style windows are not consistent with the Guidelines.
- iv. That the proposed wood windows be consistent with staff's standards for windows in additions and new construction.

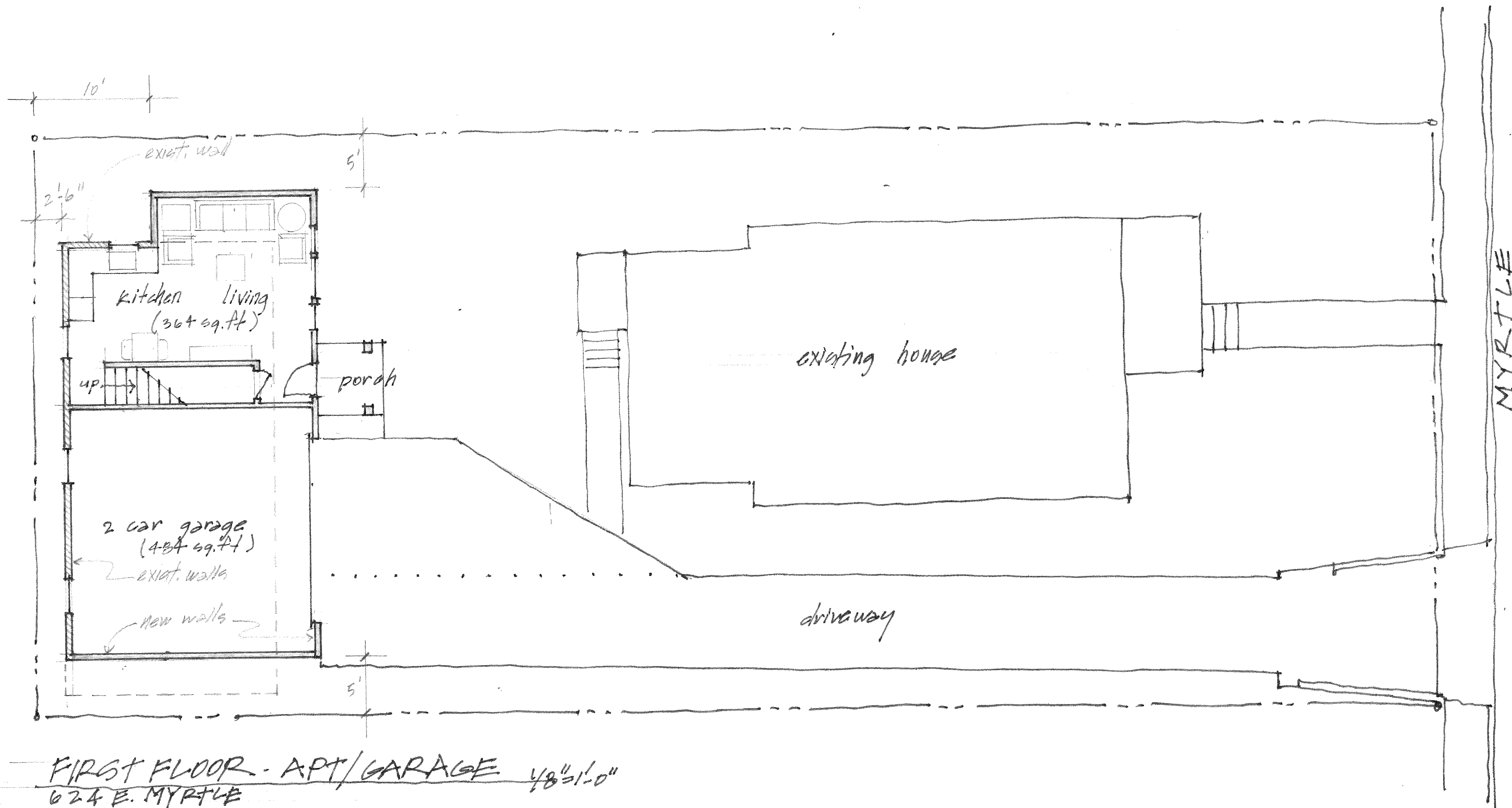


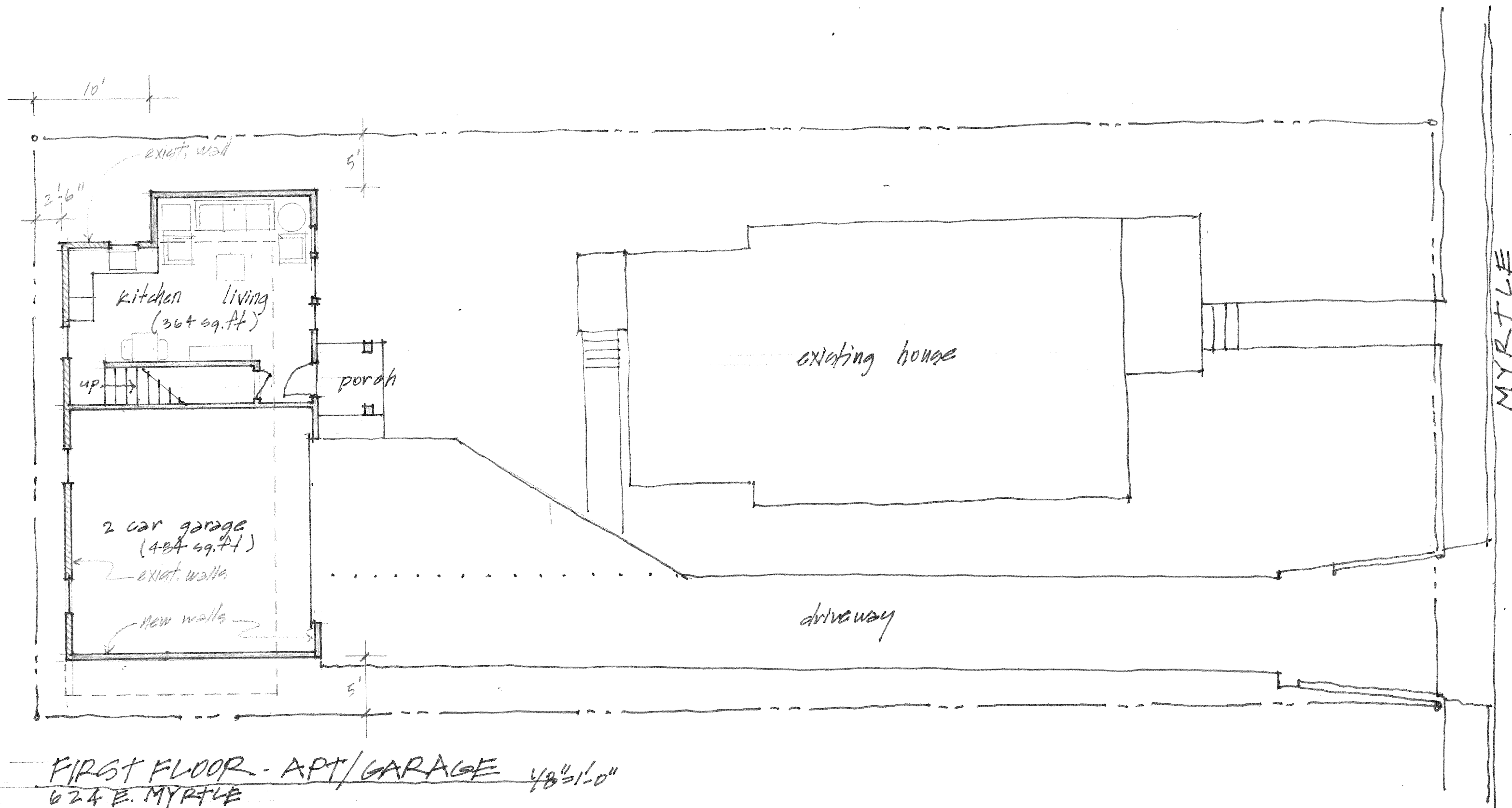


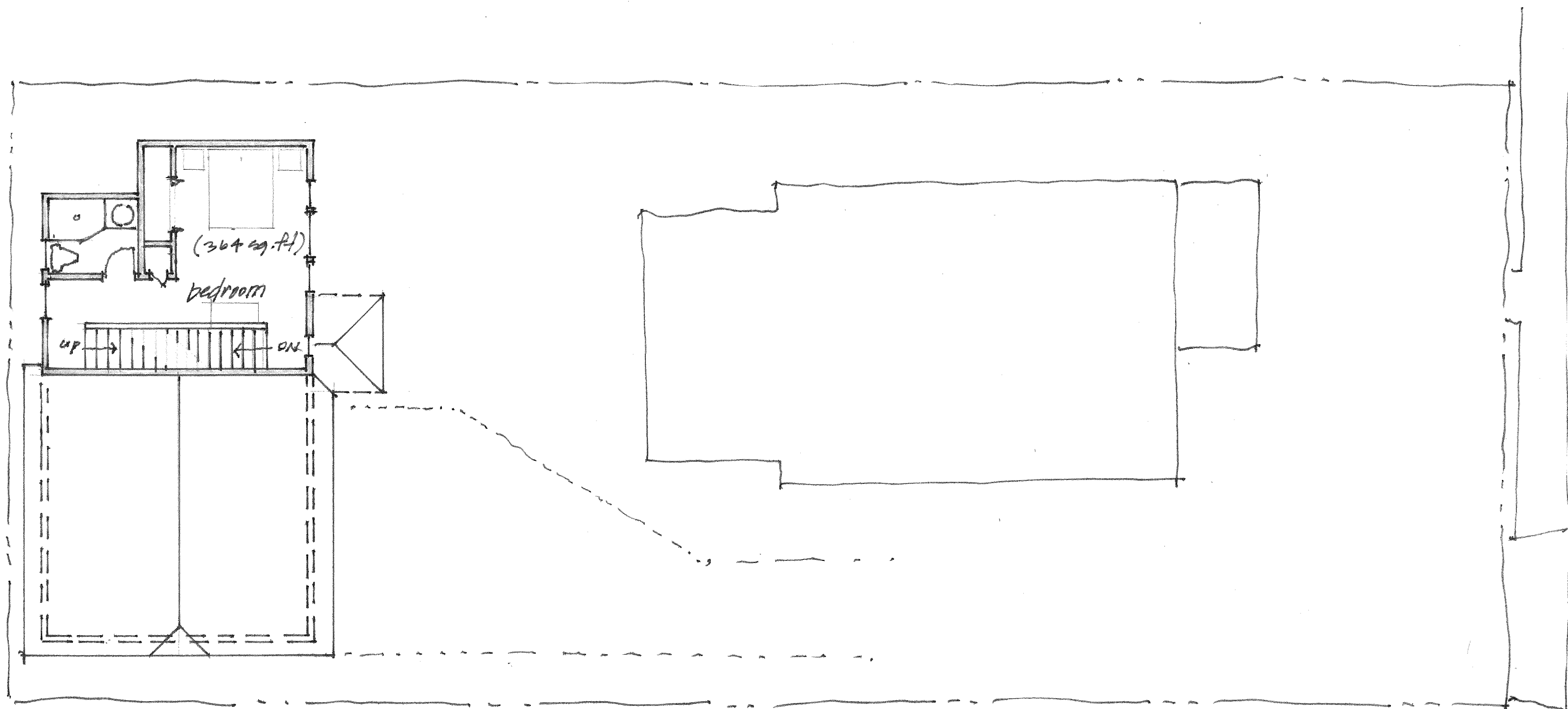








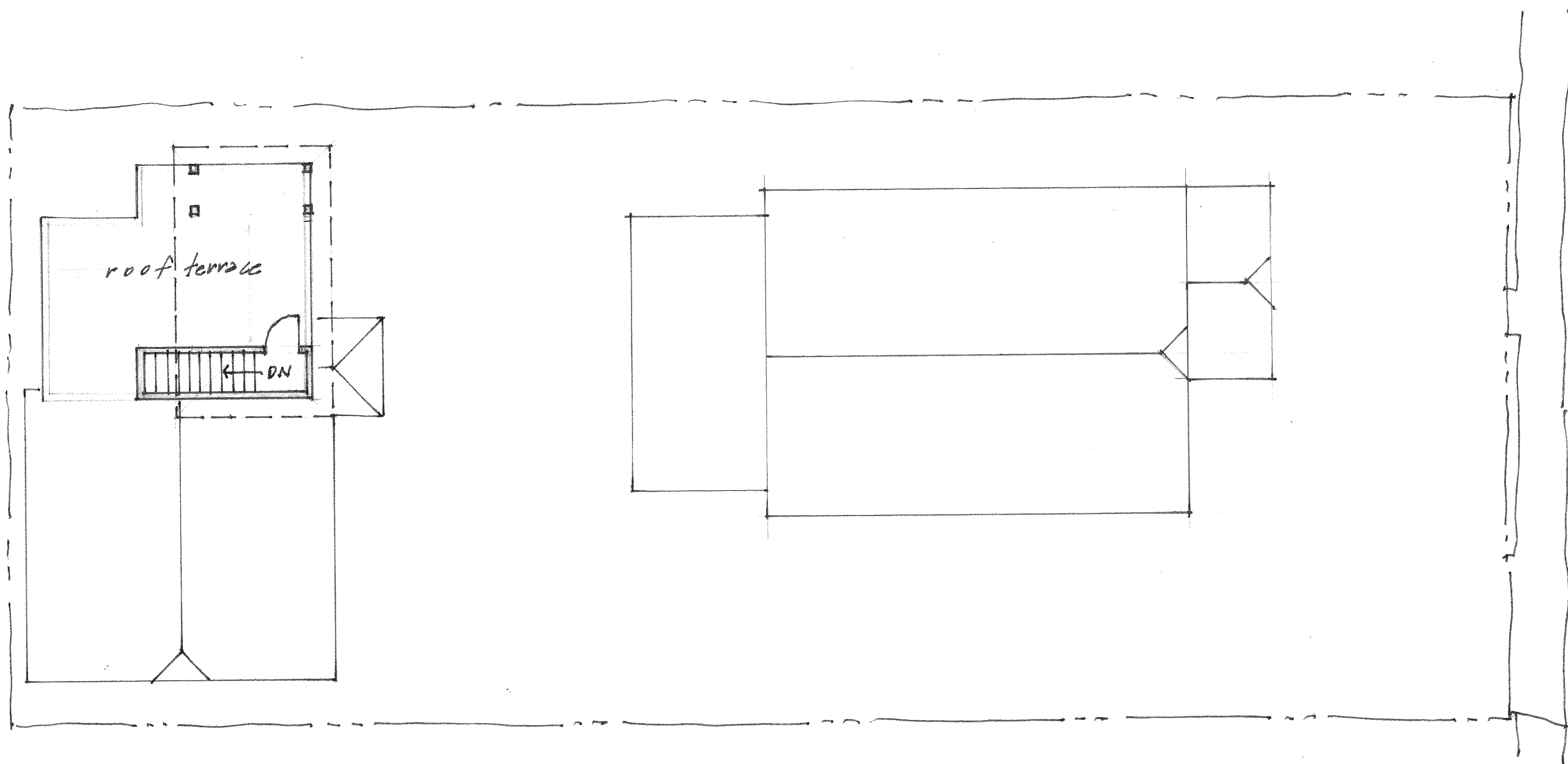




SECOND FLR. APT. — 1/8" = 1'-0"
624 E. MYRTLE

NORTH ELEVATION
624 E. MYRTLE 1/8" = 1'-0"





ROOF TERRACE

624 E. MYRTLE

1/8" = 1'-0"