

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Nick Eronko of Bungalow Revival for Lauren Colby, owner

Property: 209 1/2 East Woodland Street, Tract 10C, Block 29, Grota Home Subdivision. The property includes a historic 864 square foot, one-story wood frame single-family residence situated on a 5,467 square foot (50' x 125') interior lot.

Significance: Contributing Bungalow style residence, constructed circa 1930, located in the Germantown Historic District. The historic district inventory lists the structure as constructed circa 1930. However, tax records indicate that the house was moved to the property in 1952. Based on architectural features of the house, staff believes it would more accurately be classified as a Minimal Traditional house constructed circa 1940.

Proposal: Alteration – Addition

Construct a 1,545 square foot two-story addition to the rear of the existing 864 square foot one-story residence. Replace the existing front door and porch columns with a Craftsman style door and tapered columns on brick piers. Lift the existing residence by 1' 3" from a finished floor height of 2' 1" to 3' 4".

- Addition will feature a porte-cochere with a ridge height 2' 5" taller than the ridge height of the existing residence.
- Addition will involve cutting two new window openings on the existing structure: one at the rear of the east side elevation and one at the rear of the west side elevation.
- Addition will measure 11' taller and 13' 4" wider than the existing residence

See enclosed application materials and detailed project description on p. 5-21 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria

HAHC Action: Denied

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must retain and preserve the historical character of the property;
The two-story rear addition and lifting of the existing historic residence change the character of the structure a small one story bungalow to one that is taller and wider.
- Replacing the existing turned porch columns and recessed panel front door with tapered columns and a Craftsman style front door introduces architectural elements that are inconsistent with the house's existing character. The proposed porte-cochere is also inconsistent with the character of the existing structure.*
- (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
- (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
The existing structure's modest size and simple massing are distinguishing qualities of the residence and other Contributing structures found in the Germantown Historic District. The proposed addition undermines these distinguishing qualities by resulting in a residence that is taller, wider, and more complex.
- Although not original to the structure, the existing recessed panel front door and turned porch columns are compatible with the existing structure's otherwise modest character. Replacing these features with 2' wide tapered columns with brick piers and a Craftsman style divided lite front door undermines the character of the property by adding elements that are larger, more decorative, and of a different architectural style than the historic structure.*
- (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
- (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
- (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
- (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
- (9) The proposed design for any exterior alterations or addition must not destroy significant

historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;

The proposed taller and wider two-story addition is of an incompatible scale compared to the existing historic one-story residence.

The proposed addition of 2' wide tapered columns on brick piers and a Craftsman style front door are incompatible with the modest character of the structure. No evidence has been submitted to indicate that the proposed Craftsman architectural features ever existed on this residence.

The proposed porte-cochere is not an appropriate exterior feature for this house or the Germantown Historic District. Historic porte-cocheres are not found on Contributing one-story bungalows within Germantown.

Lifting the residence from a finished floor height of 2' 1" to 3' 4" results in and incompatible finished floor height. No compelling reason has been offered by the applicant as to why the historic structure's finished floor height must be altered.

- (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
- (11) The proposed activity will comply with any applicable deed restrictions.

GERMANTOWN DESIGN GUIDELINES

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

Application fails to meet section 1:12, 1:14, and 1:20 of the Germantown Design Guidelines.

Section 1:12 pertains to the size. It specifies that an addition to the side of the house that is taller than the original house is an "Incompatible Change". The proposed side porte-cochere features a ridge height of 20', which is 2' 5" taller than the existing ridge height of the historic residence. This section also specifies that additions that "visually dominate" the original house as incompatible, showing an illustration of a front elevation of a two-story addition on a one story house as an example. The proposed addition visually dominates the original house as it is both taller and wider than the existing structure.

Section 1:14 pertains to height and lists 10" to 2' as an appropriate range for finished floor height. The proposal to lift the house to a finished floor height of 3' 4" places it outside the appropriate range for finished floor heights in Germantown.

Section 1:20 pertains to front porches. It specifies replacing porch elements of one architectural style with another as an "Incompatible Change." It also states that adding porch elements that are not part of the house's original design is incompatible. The proposed alteration does not meet these requirements as it replaces turned porch columns with tapered columns with brick piers. The proposed columns are a feature associated with Craftsman style architecture, which is not the style of the existing structure.



PROPERTY LOCATION
GERMANTOWN HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



CURRENT PHOTO



BLOCKFACE PHOTOS

BLOCKFACE



OPPOSING BLOCKFACE



NEIGHBORING PROPERTIES



209 East Woodland – Contributing – 1922 (neighbor to the west)



211 East Woodland – Contributing – 1925 (neighbor to the east)



213 East Woodland – Contributing – 1925 (neighbor two doors to the east)



220 East Woodland – Contributing – 1930 (across street)



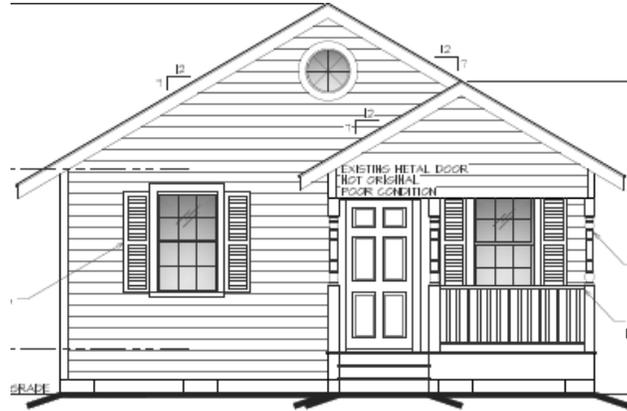
218 East Woodland – Contributing – 1930 (across street)



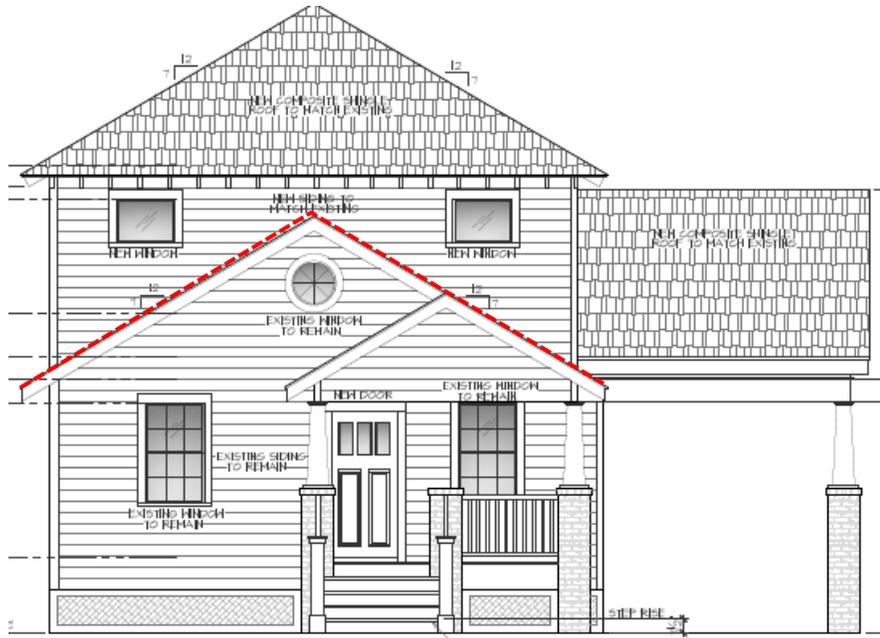
210 East Woodland – Noncontributing – 1940 (across street)

SOUTH ELEVATION – FRONT FACING EAST WOODLAND STREET

EXISTING



PROPOSED

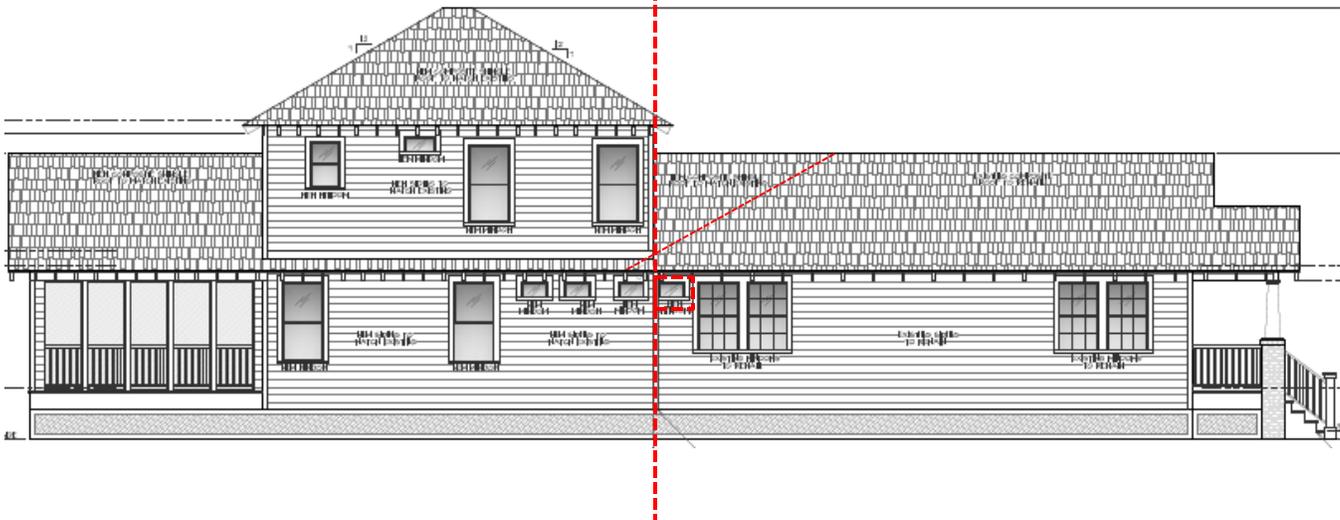


WEST SIDE ELEVATION

EXISTING



PROPOSED

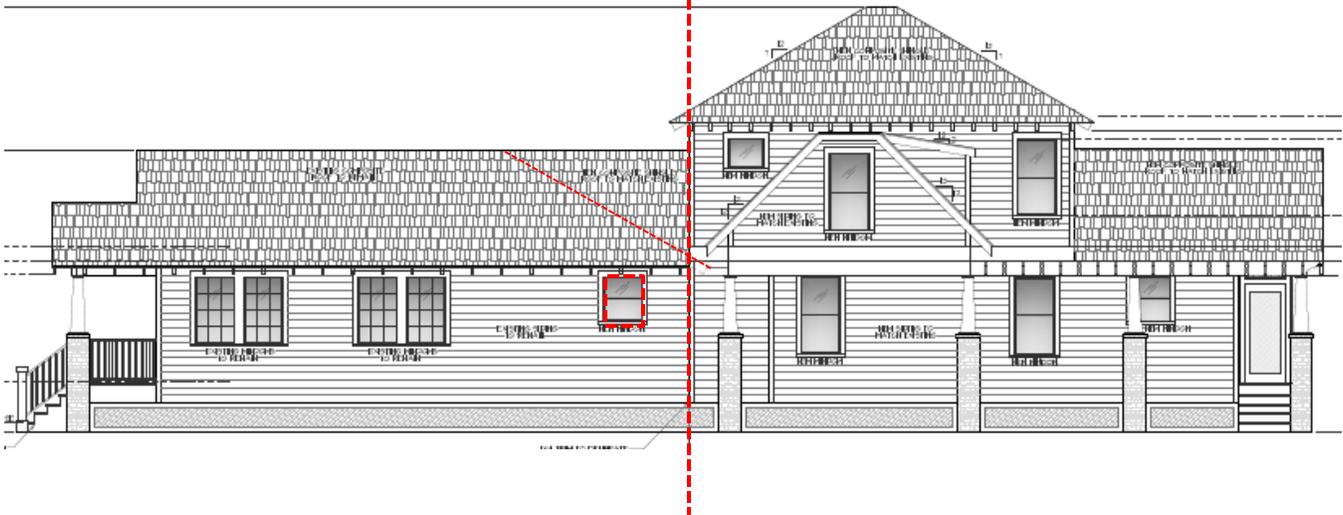


EAST SIDE ELEVATION

EXISTING



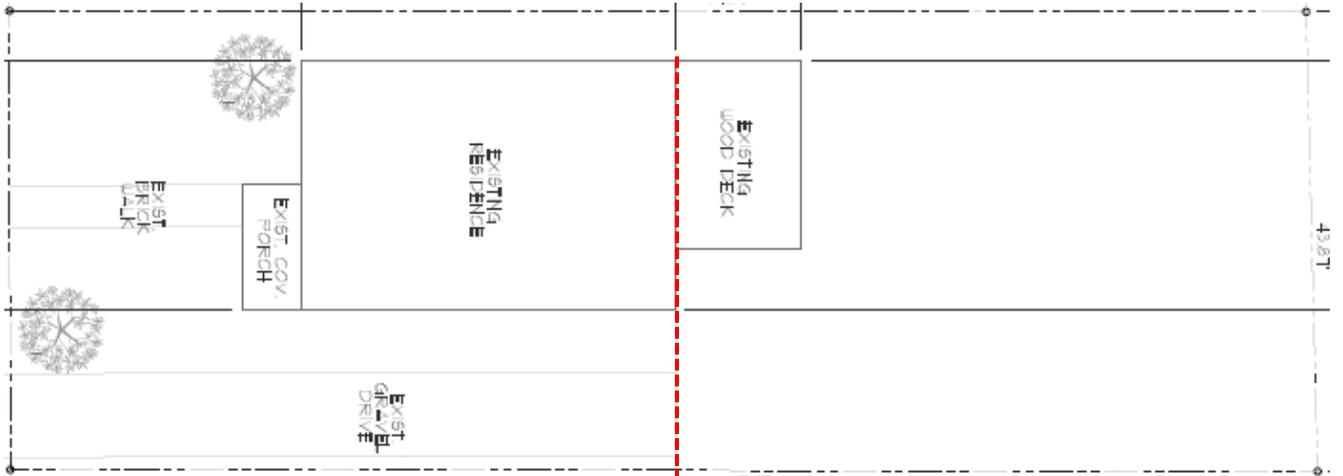
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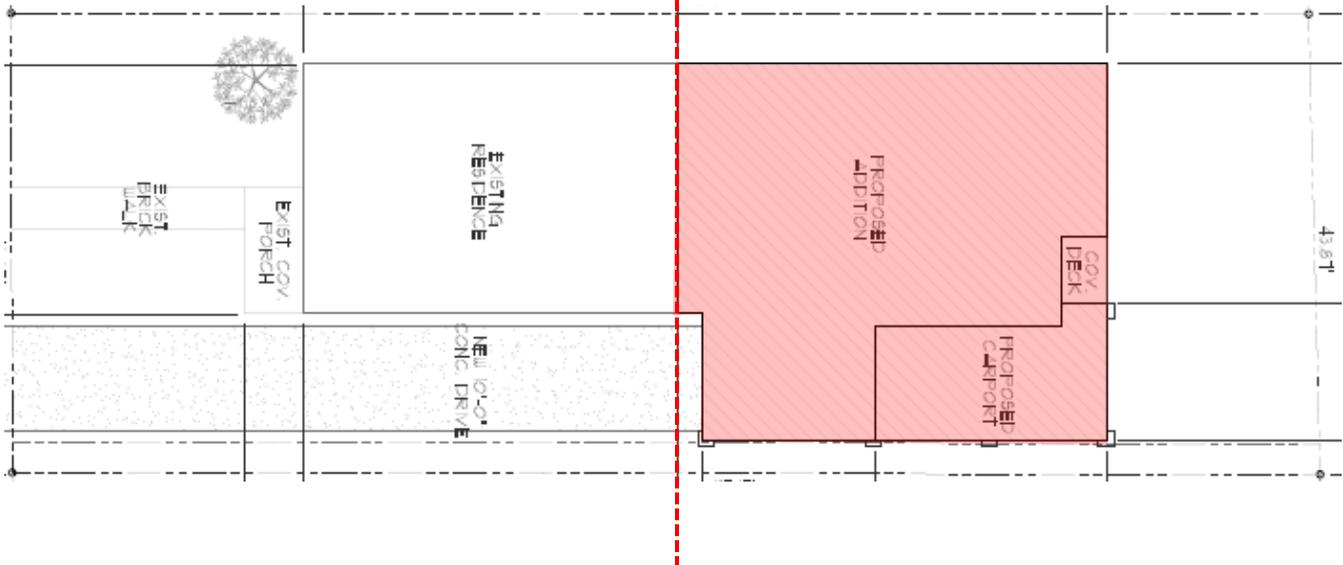


SITE PLAN

EXISTING

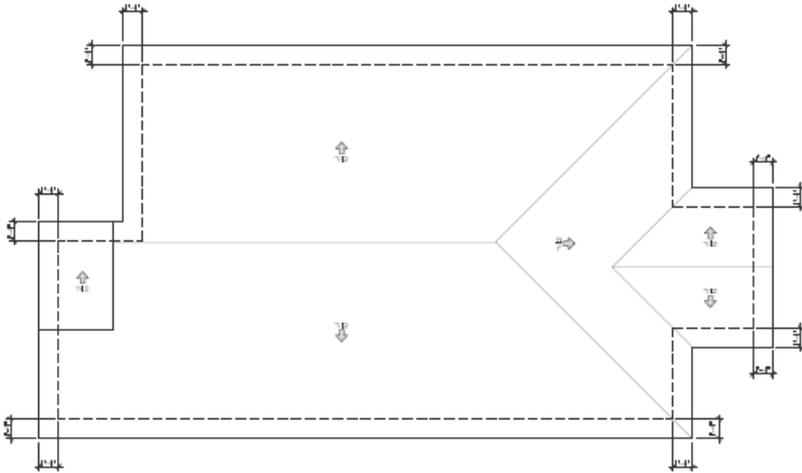


PROPOSED

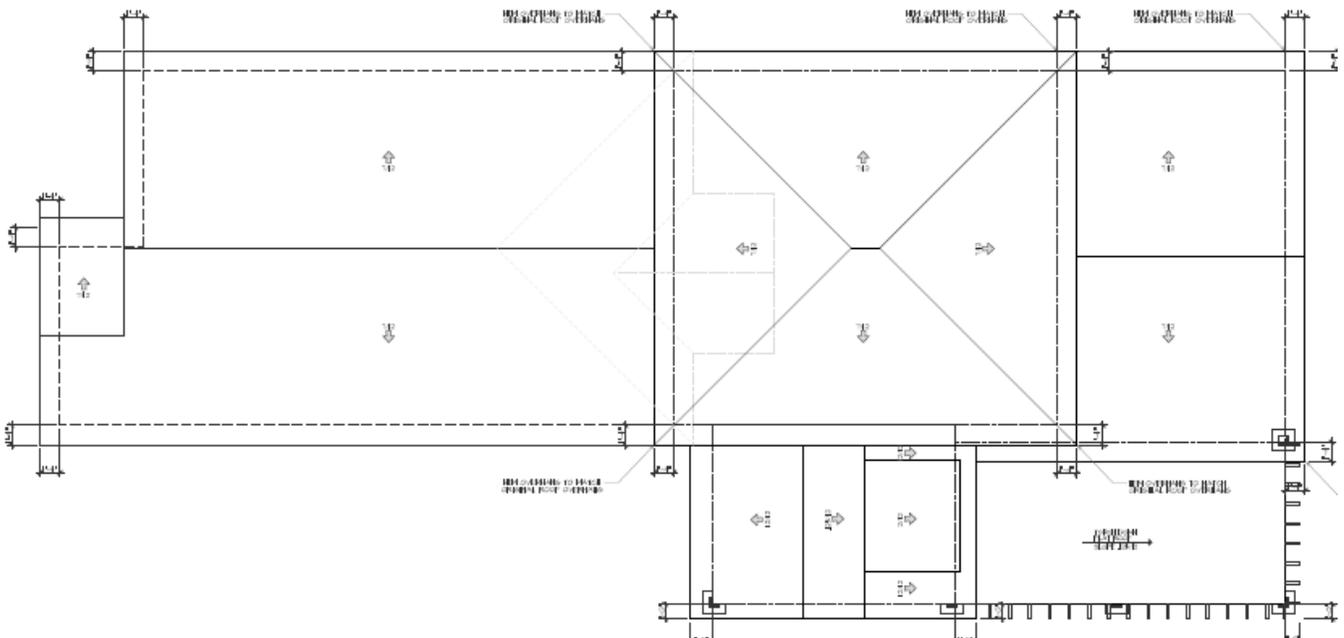




ROOF PLAN
EXISTING



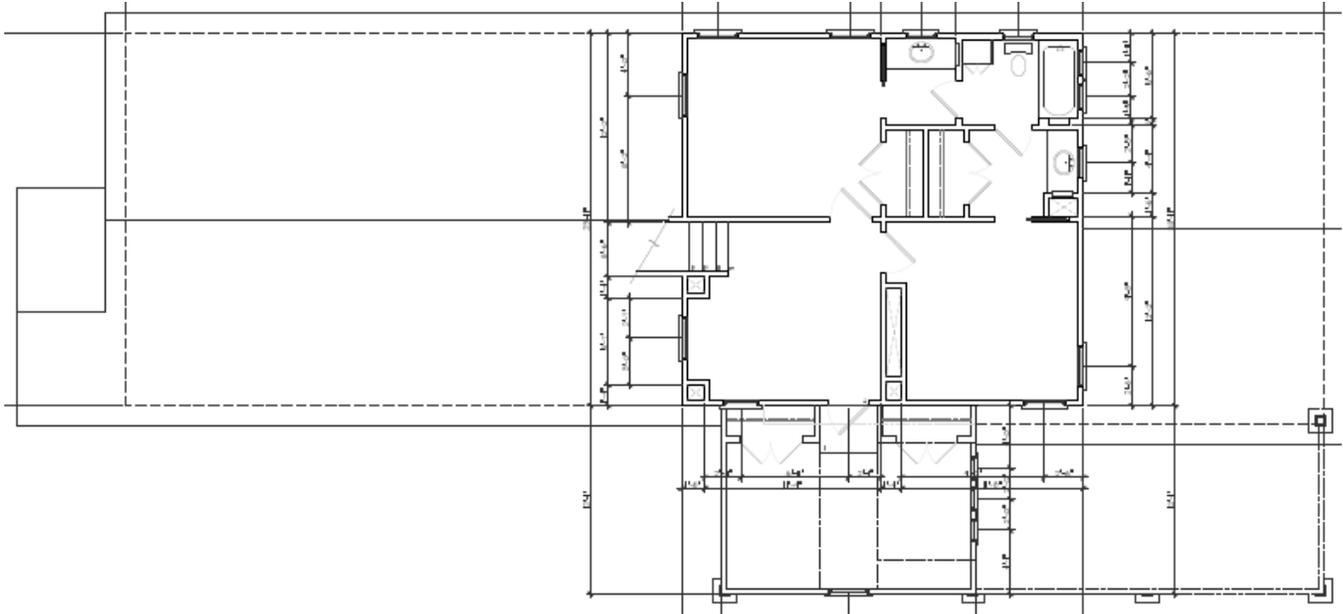
PROPOSED





SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

| WINDOW SCHEDULE | | | | | | |
|-----------------|------|-----|-------------|-----------|-------------|-------------------|
| TAG | SIZE | QTY | TYPE | MATERIAL | GLAZING | TRIM |
| 1 | 2846 | 10 | DOUBLE HUNG | ORIGINAL | ORIGINAL | ORIGINAL |
| 2 | 2830 | 2 | DOUBLE HUNG | WOOD SASH | DOUBLE PANE | TO MATCH ORIGINAL |
| 3 | 2852 | 9 | DOUBLE HUNG | WOOD SASH | DOUBLE PANE | TO MATCH ORIGINAL |
| 4 | 1810 | 6 | FIXED | WOOD SASH | OBSCURE | TO MATCH ORIGINAL |
| 5 | 2820 | 2 | FIXED | WOOD SASH | OBSCURE | TO MATCH ORIGINAL |
| 6 | 2030 | 3 | DOUBLE HUNG | WOOD SASH | DOUBLE PANE | TO MATCH ORIGINAL |
| 7 | 2420 | 1 | FIXED | WOOD SASH | OBSCURE | TO MATCH ORIGINAL |
| 8 | 1618 | 3 | FIXED | WOOD SASH | OBSCURE | TO MATCH ORIGINAL |

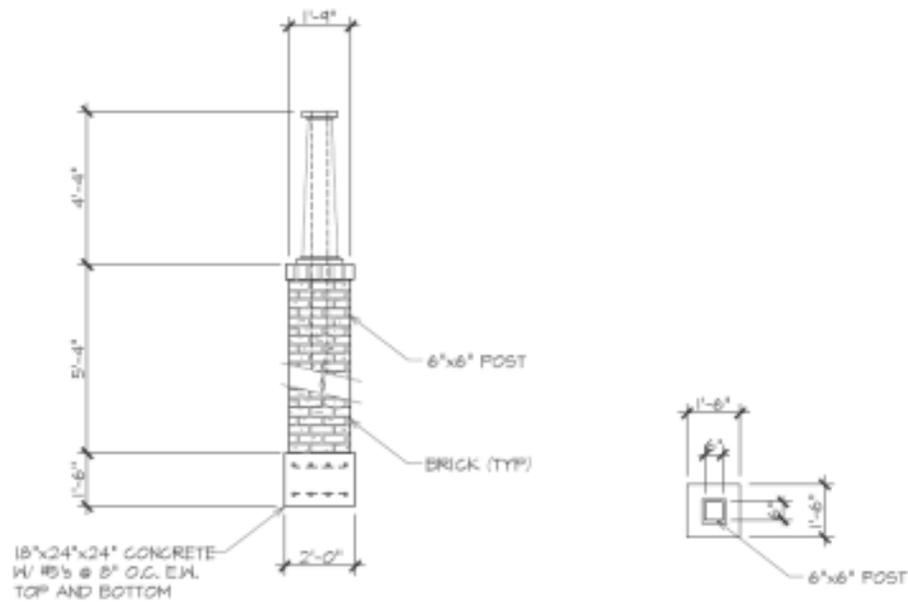
| DOOR SCHEDULE | | | | | | |
|---------------|------|-----|--------|----------------|------|-------------|
| TAG | SIZE | QTY | TYPE | MATERIAL | LITE | GLAZING |
| A | 3068 | 1 | SINGLE | SOLID MAHOGANY | 3 | DOUBLE PANE |
| B | 3068 | 1 | SINGLE | SOLID MAHOGANY | 2 | DOUBLE PANE |
| C | 2868 | 1 | SINGLE | SOLID MAHOGANY | 2 | DOUBLE PANE |
| D | 2868 | 2 | DOUBLE | SOLID MAHOGANY | 2 | DOUBLE PANE |

FRONT PORCH

EXISTING



PROPOSED COLUMNS



GERMANTOWN DESIGN GUIDELINES

SECTION 1:12 - SIZE

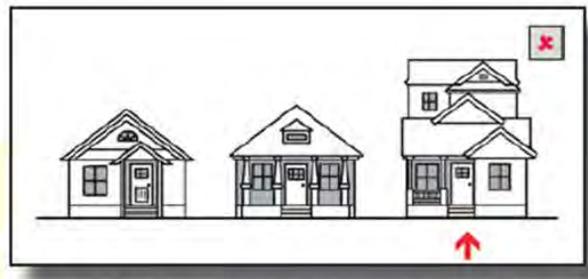
Incompatible Changes

New construction that is taller or wider than Contributing homes in the neighborhood is not allowed. (See **Height** on page 14.)

Additions to the front of the house are not allowed.

Additions to the side of the house may not be taller than the original house and should be located toward the rear of the house.

Additions in any location may not visually dominate the original house.



Incompatible addition; visually dominates original building

17' 7"



PROPOSED

20'

18' 10"



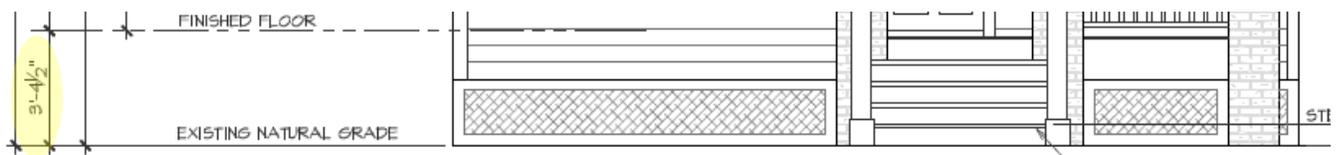
GERMANTOWN DESIGN GUIDELINES

SECTION 1:12 – HEIGHT

Typical building dimensions in the Germantown Historic District are shown below.

| Measurement | One Story Residence | Two Story Residence |
|--------------------------|-------------------------------|--------------------------|
| width of front elevation | 24' - 32' | 26' - 33' |
| main roof eave height | 10' - 13' | 19' - 22' |
| roof peak height | 17' - 24' | 27' - 31' |
| roof pitch | 6/12 - 8/12 | |
| eave overhang | 1' - 2' | |
| porch roof eave height | 9' - 11' | |
| porch depth | 6' - 8' | |
| porch width | full width or inset 1/2 width | full width |
| foundation height | 10" - 2'-0" (2-5 stairs) | 10" - 1'-6" (2-4 stairs) |
| porch stair width | 3'-6" - 7' | |

PROPOSED FINISHED FLOOR HEIGHT



GERMANTOWN DESIGN GUIDELINES

SECTION 1:20 - PORCHES

Porches, continued

Incompatible Changes

Replacing porch elements of one architectural style with elements from another architectural style is not allowed.

Replacing porch elements with mismatched modern parts is not allowed.

Replacing wooden porch decks with concrete is not allowed.

Ornamental metal porch columns and railings are not allowed.

Adding new porch elements that are not part of the original design.

PROJECT DETAILS

Shape/Mass: Existing one-story residence measures 23' 11" wide by 35' 9" deep and features an eave height of 9' 2" and a ridge height of 17, 7". The applicant proposes to lift the house by 1' 3" which will change the eave height of the existing residence to 10' 5" and the ridge height to 18' 10".

The applicant then proposes to construct a two story addition that will measure 36' 1" wide by 41' 3" deep (total depth of 77' including the original house) and will feature an eave height of 20' 2" and a ridge height of 28' 6". The addition will feature a porte-cochere on the east side addition that will measure 13' 4" wider than the existing residence.

Setbacks: The existing residence is set back 22' 2" from the front property line, 15' 4" from the east property line, and 4' 7" from the west property line. The proposed addition will extend to within 3' of the east property line.

Foundation: Existing residence is situated on a pier and beam foundation with a 2' 1" finished floor height. The applicant proposes to lift the existing residence to a finished floor height of 3' 4".

Windows/Doors: The house's existing 6-over-6 double hung wood windows will remain intact. The applicant proposes to remove a non-original metal window at the rear of the east elevation and cover it with siding. The applicant also proposed to cut a new window opening and install a new 28" by 30" double hung wood 1-over-1 window on the east elevation of the existing structure. There will also be a wood 10" by 18" fixed window installed at the rear of west elevation in a new opening. The addition will feature 1-over-1 wood double hung windows.

The existing non-original metal recessed panel door will be replaced with a three-lite wood Craftsman style door. The existing residence does not feature any other Craftsman style architectural features.

Exterior Materials: Existing residence features wood 105 horizontal siding, which will be retained. The addition will feature wood 105 siding to match that of the existing residence.

Front Porch: The existing porch features three wood turned porch columns. The city's structural inspector visited the site on 7/14/15 and determined that these columns are a recent alteration. The applicant proposes to replace these three columns with two tapered columns on brick piers and a single brick pier with no column. The columns measure 1' 6" at their base and taper upwards to 6". The piers will measure 2' wide by 5' 4" tall. The façade features two pilasters matching the three front porch columns. The applicant proposes to remove these pilasters and replace them with vertical trim. The existing concrete steps will be replaced with wood or composite steps.

Roof: The existing residence features a front gable roof with a 7:12 pitch. The addition will feature a hipped roof with a 7:12 pitch. The porte-cochere will feature a side clipped gable roof with a 12:12 pitch.

Front Elevation: Existing residence will be lifted 1' 3". The existing turned porch columns, pilasters, cement steps and front door will be replaced by tapered columns on brick piers, vertical trim, wood or composite steps, and a craftsman style front door. The two-story addition will stand 11' taller than the existing structure. The addition's east side porte-cochere will extend 13' 4" wider than the existing residence. The porte-cochere will feature brick columns and tapered piers matching those proposed for the front porch.

Side Elevation: Cut a 28" by 30" opening in the east side elevation to install a new 1-over-1 window. Remove a non-original window and cover the opening with siding. The addition will begin at the rear wall of the existing structure. The first 16' of porte-cochere will feature a side clipped gable and a ridge height of 20'. The remaining 23' will consist of a flat arbor structure.

Side Elevation: Cut a 18" by 10" opening for a new single lite casement window in the rear of the west elevation of
(West) the existing structure. The two story addition will begin at the rear of the existing structure.