

HISTORIC PRESERVATION COMMISSION RECORD OF DECISION

Meeting Date January 16, 2020

DRB Case No. PDR 1917213

Address 1125 Hillcroft Road

Applicant Lawrence Woodcraft

Project Summary:

The applicant is requesting approval to infill a non-original second floor balcony to create a 90 square-foot addition to an existing 2,751 square-foot two-story single-family residence on a 9,400 square-foot lot in the Rossmoyne Historic District. The site is zone R1R-II-HD.

Design Review:

Board Member	Motion	Second	Yes	No	Absent	Abstain
Cragnotti			x			
Doom		x	x			
Morgan	x		x			
Shier				x		
Vartanian				x		
Totals			3	2		
DRB Decision		Approve with conditions.				

Conditions:

1. Revise the design of the three windows in the master bedroom (W1) and the larger window in the master bathroom (W3) to be narrower and taller, to better reflect the shape of nearby original window openings, with the sills remaining at the proposed height. Adjust the height of the French doors and sidelights (D1, W2) in the master bedroom to match this new, taller head height.
2. Revise the design of the smaller window in the master bathroom (W4) to be taller and narrower in the manner of the small, vertically-oriented accent windows often used for houses of this style. Use wood casement sash for this opening and, depending on its size, incorporate a horizontal external muntin in keeping with the overall window pattern at the house. Alternatively, this window can be eliminated from the proposal.

Analysis:

Site Planning:

The proposed site planning is appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reason:

- No changes to the existing site plan is proposed. The balcony proposed for enclosure is above the main body of the house and the lot coverage will therefore not change as a result of the project.

Mass and Scale:

The proposed massing and scale are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The small area proposed for enclosure is already covered by the roof added as part of the 1969 addition, therefore the change to the overall building's mass will be modest.
- The addition is located at the side and rear of the house, which are visible from the street but at some distance from any neighbor due to the configuration of the site and the street. The addition will not affect the massing in relation to any adjacent neighbors.
- The octagonal tower feature will remain legible after the balcony is infilled, as it was after the balcony roof was added as part of the 1969 addition.

Design and Detailing:

The proposed design and detailing are appropriate, as modified by any proposed conditions, to the site and its surroundings for the following reasons:

- The new walls will be built on top of the existing wall/railing at the balcony and will match the color and texture of the existing stucco on the house.
- The existing moulding profile at the top of the existing balcony walls, which reflects the height of the original parapet wall of the original flat-roofed area, will be retained, as it was when the 1969 addition was built, and will serve as a visual marker between the original and new construction.
- The new wood windows will match the material, operation, and true-divided light muntin configuration of the original windows still in place at this portion of the house.
- The closure of the window opening at the side of the balcony will not impact the overall appearance of the house, especially since the 1969 balcony and roof already minimized its visibility from nearby vantage points.
- The closure of window openings and insertion of new windows and French doors at the northeast façade will create a new window pattern at this non-original portion of the house. As conditioned, the new windows, doors, sidelights, and balcony, and their overall placement, are in keeping with the style of the house and its historic window pattern. The design of the ironwork at the balcony is based on original ironwork found at other parts of the house.

DRB Staff Member Roger Kiesel

Notes:

Contact the case planner for an appointment for a DRB stamp. DRB stamps will no longer be stamped over the counter without an appointment.

The Design Review Board approves the design of project only. Approval of a project by the Design Review Board does not constitute an approval of compliance with the Zoning Code and/or Building Code requirements.

If an appeal is not filed within the 15-day appeal period of the Design Review Board decision, plans may be approved for Building Division plan check. Prior to Building Division plan check submittal, Design Review Board approved plans must be stamped approved by the Design Review staff.

Any changes to the approved plans may constitute returning to the Design Review Board for approval. Prior to Building Division plan check submittal, all changes in substantial conformance with approved plans by the Design Review Board must be on file with the Planning Division.