
DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
CONSENT AGENDA
EVALUATION SHEET
Case # 2

ADDRESS: 1110 Hagood Ave.

APPLICANT: Betsy Kaemmerlen, owner

TAX MAP REFERENCE: TMS#13901-18-17

USE OF PROPERTY: Residential

REVIEW DISTRICT: Melrose Heights/Oak Lawn Architectural Conservation District

NATURE OF REQUEST: Request Certificate of Design Approval for exterior change

FINDINGS/COMMENTS:

This is a c. 1910 kit home that retains a high degree of integrity. It is a single-family building with a stucco exterior and steep gabled roof. The roof's south plane has had some solar panels attached. The current request is to add a small dormer to the north plane of the roof to accommodate the height needed for stairs accessing the third floor. This elevation is slightly hidden from view by existing trees.

PERTINENT SECTIONS FROM GUIDELINES

SECTION 5 GUIDELINES FOR NEW CONSTRUCTION

PRINCIPLES

Within the Melrose Heights/Oak Lawn district, there are numerous vacant lots and non-contributing structures. The construction of new or replacement structures on these lots will greatly affect the district by either reinforcing or undermining existing historic patterns. New construction should be consistent with existing buildings along a street in terms of height, scale, proportion and rhythm of openings, setbacks, orientation and spacing. However, new buildings need not imitate past architectural styles to be successful infill; they may reflect the era of their own construction while using significant themes, such as height, materials, roof form, massing, set-back, and the rhythm of openings to insure that a new building blends with its context. It is hoped that the new construction of today will be contemporary and contextual so that it will be worthy of the affection and designation of future residents.

GUIDELINES

9. Materials, Texture, Details: Use materials, textures, and architectural features that are visually compatible with those of historic buildings on the block or street. When selecting architectural details, consider the scale, placement, profile, and relief of details on surrounding structures for the basis of design decisions. If horizontal siding is to be used, consider the board size, width of exposure, length, and trim detail such as corner boards on adjacent historic structure for specifications of the new material.

The proposal is for a single, shed-roofed dormer that will penetrate the north plane of the roof near the eave. This is an architectural feature that is already found in the same block.

The scale and placement of the feature is consistent with surrounding structures and will be about 8' wide and 5' deep with a height of around 3' on the front of the dormer. The siding of the dormer will be stucco to match the house. The windows will be 6 pane true divided lite with a total size of 2'x2' for each, or they may be a single pane. These materials and details are consistent with the house and the block.

SECTION 7 GUIDELINES FOR MAINTENANCE & REHABILITATION

5. ROOF PITCH/MATERIAL

Principles

Roofs are highly visibly components of historic buildings. They are an integral part of a building's overall design and often help define its architectural style. The most common residential roof types are gable, hip, or a combination. Occasional examples of the clipped gable (jerkinhead) are also found. The original shape and pitch of the roof should be retained. Where existing roofing material is non-original, the existing roof may be retained, replaced in a manner known to be accurate based on documentation or physical evidence, or treated in a contemporary style. Rooftop additions are another common change to historic buildings. The addition should be designed to be distinguished from the historic portion of the building; be set back from the wall plane; and be placed so it is inconspicuous when viewed from the street.

GUIDELINES

i. Preserve the original roof form in the course of rehabilitation

The original roof form will be retained. A small change will be made to one side but it is not highly visible and does not impact the understanding of the original roof form.

ii. Preserve historic roofing materials when technically and economically feasible.

Not applicable.

iii. Replace deteriorated roof surfacing with new material, such as composition shingles or tabbed asphalt shingles, in dark shades that match the original in composition, size, shape, color, and texture.

Not applicable.

iv. Retain or replace where necessary: dormer windows, cupolas, cornices, brackets, chimneys, cresting, weather vanes, and other distinctive architectural or stylistic features that give a roof its essential character.

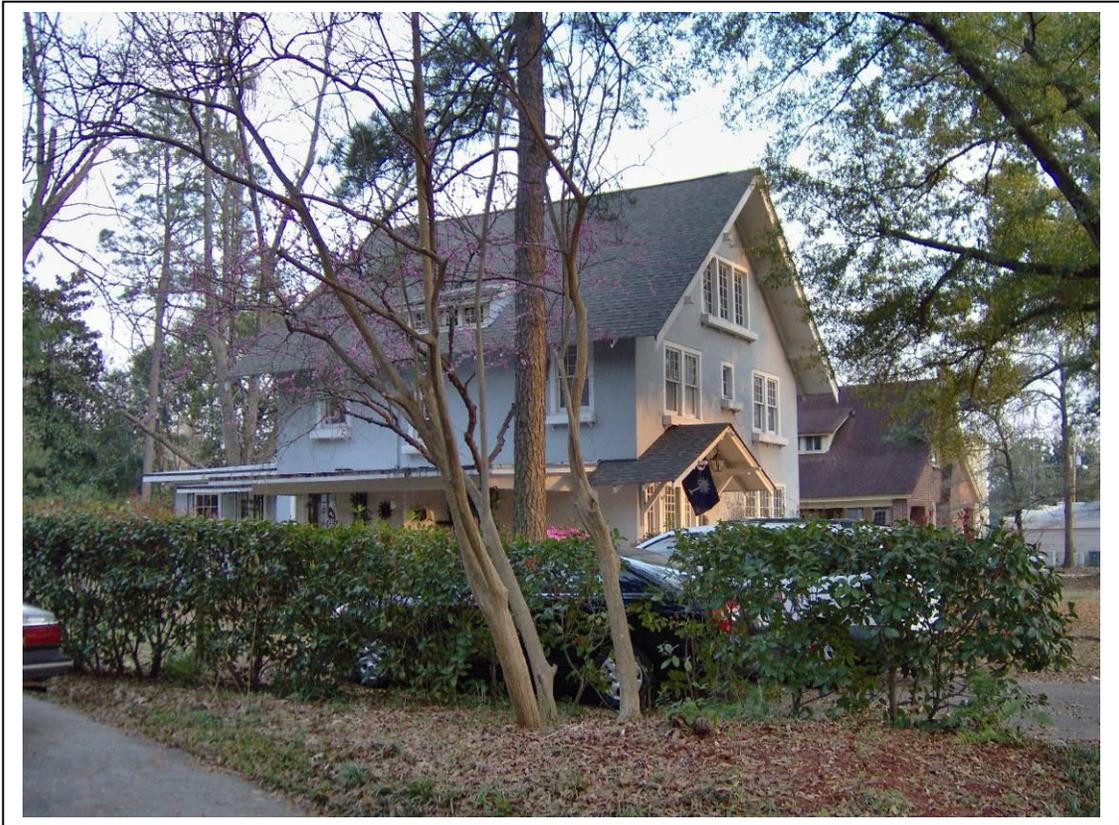
Not applicable.

STAFF RECOMMENDATIONS:

Staff finds that the proposal meets Sections 5 and 7 of the guidelines and recommends a Certificate of Design Approval, with details deferred to staff.



Above: Current photos of building, by staff



Proposed dormer shown on roof, photo by applicant

