



FREDERICK COUNTY GOVERNMENT

DIVISION OF PLANNING & PERMITTING

Livable Frederick Planning & Design Office

Jan H. Gardner
County Executive

Steven C. Horn, Division Director
Kimberly Golden Brandt, Director

FREDERICK COUNTY HISTORIC PRESERVATION COMMISSION

STAFF REPORT

July 1, 2020

Address: 3739 Urbana Pike, Urbana

Meeting Date: July 1, 2020

Applicant: Dusty & Kristina Rood

Report Date: June 23, 2020

Updated: June 29, 2020

Case No.: COA 20-01

Staff: Amanda Whitmore

Proposal: Demolition and New Construction

PROPERTY DESCRIPTION

The Elisha Beall House is listed on the County Register of Historic Properties (CR # 99-01) and the Maryland Inventory of Historic Properties (F-7-60.). The property includes the entire 6.732 acres, which consists of the main house, a smoke house, former slave quarters, and a stable/carriage house. The property is accessed from Urbana Pike with a stone entrance gate consisting of two curving wing walls flanking the entrance drive. The buildings are approached along an asphalt driveway, once flanked by mature trees, leading in a northeasterly direction.

The main house's principal façade has five bays and a center entrance, with stone siding and a side gable roof covered in slate shingles. A 1949 porch located on the east end of the main block has been enclosed. The window openings on this elevation have segmental arches on both stories and 9/9 sash windows. The second story arches are brick and are partially concealed under the simple cornice fascia. The rear or north side of the main section has brick segmental arches on the first story and flat arches with wood lintels on the second story.

The two-story rear wing has at least two sections, but the dates of the sections are difficult to confirm. Local tradition says the part nearest the main section is the earliest, built about 1810. A joint in the masonry wall near the second door in the wing indicates its extension. Windows in the wing are 6/6 with flat wood lintels. Some openings have been closed with stone. The change in mortar color and slight differences in the stone indicate that a door and a window in the east side of the wing have been altered.

A one-story stone rectangular building located northwest of the rear wing of the house is, according to local tradition, a surviving slave quarter. It has a three-bay elevation on the east with a center door flanked by window openings. An exterior stone and brick chimney is on the north gable end.

A one-story stone smokehouse is located east of the rear wing of the house. The smokehouse has a single tongue-and-groove door on the west elevation and a wood shingled gable with a corrugated metal roof. The date of the smokehouse is estimated at between 1810 and 1825.

The frame stable and carriage house is located north of the dwelling. Built probably in the first quarter of the 20th century, it has a wood shingle exterior and a full pediment gable on the south side. Decorative fishscale shingles ornament the pediment, which has a center window. The west side has two doorways and functionally placed window openings. On the east side of the structure, a concrete block horse shed was added in the mid-20th century.

PROPOSAL

The applicant proposes to remove the existing stone entry wall and pillars, remove hazardous trees, demolish the stable/carriage house, replace the roof on the main house, and construct new additions to the main house.

APPLICABLE GUIDELINES

When reviewing alterations and new construction within a designated County Register property several documents are to be utilized as guidelines to assist the Commission in developing their decision. These documents include the *Frederick County Interim Design Guidelines (Guidelines)*, *Frederick County Code Section 1-23-7*, and the *Secretary of the Interior's Standards for Rehabilitation (Standards)*. The pertinent information in these documents is outlined below.

Frederick County Interim Design Guidelines

The *Guidelines* break down specific materials and objects into recommended and not recommended work and provide basic policies for each section that should be adhered to, including:

- Landscaping, Walls, and Fences. Landscaping should be undertaken to beautify a building, highlight special architectural features, screen unattractive areas from public view, and create privacy.

Landscaping should be accomplished in such a way that the overall effect harmonizes with the established look of the neighborhood and complements the architectural style of the building.

- New Construction. Every reasonable effort should be made to provide a compatible use of a property that requires minimal alteration of the structure or site.

Contemporary design for alterations and additions to existing properties will not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property or neighborhood.

Whenever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

- **Roofs, Windows and Doors, and Entrances.** Deteriorated architectural features should be repaired rather than replaced whenever possible. In the event replacement is needed, the new material should match the material being replaced in color, composition, texture, design, and other visual qualities. Repair or replacement of missing features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other sources.

All buildings should be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance should be discouraged.

Changes that may have taken place in the course of time are evidence of the history and development of a building and its environment. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

Frederick County Code; Section 1-23-7(B) (1)-(5)(a)

In reviewing a Certificate of Appropriateness (COA) application the Commission shall:

1. Give consideration to the historic, archeological, or architectural significance of the landmark, site, or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area; the relationship of the exterior architectural features of a landmark or structure to the remainder of the landmark or structure and to the surrounding area; the general compatibility of proposed exterior design, scale, proportion, arrangement, texture, and materials to the landmark, site, or structure and to the surrounding area; and any other factors, including aesthetic factors which the Commission deems to be pertinent;
2. Consider only exterior features of a landmark or of a structure within a preservation district, and its appurtenances and environmental setting, and shall not consider any interior arrangements;
3. Not disapprove an application except with respect to the several factors specified in paragraph 1, above;
4. Be strict in its judgment of plans for sites or structures determined by research to be of historic, archeological, or architectural significance. The Commission shall be lenient in its judgment of plans for sites or structures of little historic, archeological, or architectural significance, or of plans involving new construction, unless in the Commission's judgment such plans would seriously impair the historic, archeological, or architectural significance of surrounding sites or structures. The Commission is not required to limit construction, reconstruction, or alteration to the architectural style of any 1 period; and

5. If an application is submitted for construction, reconstruction, or alteration affecting a site or the exterior of a structure or for the moving or demolition of a structure, the preservation of which the Commission considers to be of unusual importance to Frederick County or of unusual importance to the state or the nation, the Commission shall attempt to formulate an economically feasible plan with the owner(s) of the site or structure for the preservation of the site or structure. Unless the Commission is satisfied that the proposed construction, alteration, or reconstruction will not materially impair the historic, archeological, or architectural significance of the site or structure, the Commission shall reject the application, filing a copy of its rejection with the Department of Permits and Inspections, where required.

Secretary of the Interior's Standards for Rehabilitation

- Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, space and spatial relationships that characterize a property will be avoided.
- Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Standard 5: Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

The applicant proposes to demolish the stone entry wall and pillars, remove hazardous and dead trees, demolish the stable/carriage house, replace the roof on the main house and construct new additions to the main house. Staff recommends approval of this COA with conditions.

Stone Entry Walls and Pillars

A semi-curved stone wall that ends at stone pillars, flanks the entry driveway to the property on either side. The construction date of the walls and associated pillars is not known but is estimated

to be at least mid-twentieth century if not earlier, given the structure was present at the time of nomination and the southern portion in a deteriorated state. The applicant proposes to remove these elements due to their deteriorating condition and to allow for larger machinery to access the property during construction.

While the exact construction date of this feature is not known, it is a distinctive feature to the property. Staff would support a careful deconstruction of this feature to permit construction equipment to access the remaining portions of the property with the condition that the feature be well documented through measurements and photographs prior to deconstruction, that this documentation is provided to Staff, and that the stones be stored on-site until the feature can be reconstructed. The applicant would need to return to the Commission with a new COA application with reconstruction drawings of this feature that show the reconstructed feature matches the old in design, color, texture and, where possible, materials (per Standard 6). The *Design Guidelines* also support that when repairing or replacing walls and fences, where necessary, deteriorated materials that duplicate the old in size, shape, and texture as closely as possible should be used.

Staff recommends approval of the proposed removal of the entry way walls and pillars with the condition that this feature be well documented prior to deconstruction, that this documentation is provided to Staff, and that the stones be stored on-site until the feature can be reconstructed.

Remove Hazardous Trees

Numerous trees are proposed to be removed by the applicant. According to a tree expert the applicant consulted, several are unhealthy and decayed and/or pose a risk to the structure. An arborist report with these recommendations was not provided to Staff.

At the time of the designation of the site in 1999, several trees were present and contributing site features to the property. The specific significance of the setting of the house was not addressed in the nomination materials. The past use of the site was agricultural since its construction in about 1810. It is known through the available historic context of Frederick County for this period that farms and plantations were almost completely cleared of forests and only tree lines or hedgerows along field boundaries and occasional clumps or single trees near the dwellings would have characterized agricultural complexes. The farm continued in agricultural use throughout the 19th century and into the mid-20th century. No photographs of the property earlier than the 1980's have been found. The earliest aerial photos available to the County Planning Division are dated 1952 and show the domestic area around the dwelling and outbuildings to be heavily covered with foliage. Trees once lined the driveway from the entrance up to and surrounding the house and carriage house. Open fields with intermittent hedgerows and trees at the borders surround the property.

Since there is no conclusive evidence of the appearance of the property prior to the late 20th century, the applicant cannot be required to recreate a historical environmental setting. However, for at least 50 years, the environmental setting of the property has been characterized by views to and from the property framed by shade trees. With the development of the Villages of Urbana, the view from the property toward the south and east has lost much of its rural character.

COA 09-01, to remove 14 dead or diseased trees on the Elisha Beall House site infected with *verticillium wilt* disease, was approved by the Commission on November 4, 2009 and provided that "within a five-year period from the date of this Certificate, the owner may remove other trees on the property as necessary when damage or disease threatens the trees' health or they become hazardous to structures or occupants without an amendment to this Certificate." While

this COA has since expired, it shows that the property has a history of diseased trees. Additionally, review of the site plan provided for COA 09-01, three of the trees approved to be removed were not removed, trees numbered 8, 9, and 12 in the attached COA application 09-01.

Staff finds that the removal of diseased, dead, and hazardous trees that are in close proximity to a building is consistent with the *Design Guidelines* and that the removal of the hazardous and diseased trees would assist with beautifying the setting. A replacement plan for the trees that have been removed would help to mitigate the loss. Staff recommends approval of the removal of the dead, diseased and hazardous trees on the property. The Commission may consider adding a condition regarding a replacement plan to restore the late 20th century appearance of the property with healthy, disease-resistant native trees.

Demolish the stable/carriage House

The stable/carriage house is two stories tall with a wood shingle exterior and a full pediment gable on the south side. The building was constructed most likely in the first quarter of the 20th century. Decorative fishscale shingles ornament the pediment, which has a center window. The west side has two doorways and functionally placed window openings. On the east side of the structure, a concrete block horse shed was added in the mid-20th century.

The applicant proposes demolishing/deconstructing the building and returning to the Commission with plans for a newly constructed building that incorporates materials salvaged from the existing stable/carriage house. The applicant has provided a building inspection report, a structural engineer report and a builder's cost estimates and recommendation letter (all included in the packet) that conclude the building is deteriorated and should be demolished.

A review of the structural engineer report includes a summation of general structural concerns which states:

Apart from any issues from termite or other pest control inspections, the overall structural concerns I have are the deterioration of the sill plate and shallow foundation that supports the south face load bearing wall. The western portion of this wall has marginal structural strength and is severely out of plumb in several areas. The floor slab has a major crack along the south wall. The sill plate is also deteriorating along the north wall, and the concrete floor slab is sloping downward toward the wall. Repairing these areas impacts the superstructure above which has its own deficiencies.

The report concludes with the following recommendations based on the engineer's visual observations, "The existing building superstructure should be demolished. The needed repairs would require essentially taking the building apart to regain the required structural strength and integrity for any practical use."

The letter submitted by CE Rensberger and Family Builders regarding this structure states that after inspecting and evaluating the stable/carriage house "it will cost more to save it than it would to replace it with in-kind construction and materials, this by a ratio of 3:1."

Staff has not been able to find an example of a demolition review case on a County Register property; therefore, a precedent for this type of review has not been established. Frederick County Code, Section 1-23-7 establishes the review process for Certificates of Appropriateness.

An analysis of this section follows with regard to the proposed demolition of the stable/carriage house.

Section 1-23-7(B)(1) of the Code, states ***that the Commission shall give consideration to the historic, archeological, or architectural significance of the landmark, site, or structure and its relationship to the historic, archeological, or architectural significance of the surrounding area...***

The nomination of the Elisha Beall property did not specify if the outbuildings on the property were considered contributing resources to the historical significance of the property. Contributing resources are the buildings, objects, sites, and structures that add to the historic significance of the designated property. However, given that the stable/carriage house was built in the first quarter of the 20th century with the horse shed added by the 1950s, it should be considered contributing to the development of the property and its historic significance. Staff finds that removal of the building would negatively affect the historic significance of the property and its relationship to the area.

Section 1-23-7(B)(5)(a) of Frederick County Code further states: ***If an application is submitted for construction, reconstruction, or alteration affecting a site or the exterior of a structure or for the moving or demolition of a structure, the preservation of which the Commission considers to be of unusual importance to Frederick County or of unusual importance to the state or the nation, the Commission shall attempt to formulate an economically feasible plan with the owner(s) of the site or structure for the preservation of the site or structure.*** [Emphasis added.]

Unusual importance is not defined within the guidelines and documents used to review alterations to a designated property in Frederick County. Therefore, Staff conducted an internet search to review how other jurisdictions have defined this term. A search found that the City of Frederick defines Sites and Structures of Unusual Importance in their Frederick Town Historic District Design Guidelines, 2019 Edition, as a resource that "embodies the highest levels of architectural, historical or archeological significance." The City of Lafayette, Colorado defines overwhelming historic importance in their historic preservation ordinance as "possessing such unusual or uncommon significance" and "possessing superior or outstanding examples of the architecture, social or geographic historic significance criteria outlined in the standards and criteria set forth in this chapter. The term 'superior' shall mean excellence of its kind and the term 'outstanding' shall mean marked by eminence and distinction."

If this Commission were to define what *unusual importance* means in Frederick County's Code by considering Frederick, Maryland and Lafayette, Colorado's definitions, then, by those definitions Staff would find that the stable/carriage house would not be considered of unusual importance to Frederick County. It does not embody a high level of architectural or historical significance since these were common buildings built to house a horse carriage and later automobiles that were found in both urban and rural settings.

Therefore, Staff finds that the proposed stable/carriage house demolition is consistent with Frederick County Code Section 1-23-7 since the building is not of unusual importance even though it contributes to the overall historical significance of the property. Furthermore, the

condition of the building as provided in the reports provides evidence that the building is a safety hazard. Staff recommends approval of the proposed demolition of the stable/carriage house. The Commission may consider adding a condition that the demolition permit cannot be issued until the applicant has submitted construction plans for the new structure.

Replace Slate Roof Material on Main House

The roof areas of the main house are covered in slate tiles that are crumbling and deteriorating. The current owner was present for a workshop with the HPC in the fall of 2019 regarding replacing the slate material with an alternative material. A roofing report from Hartman Roofing was provided and is included in the packet materials. This roofing report indicates the poor condition of the slate and that the chimneys are in poor condition, particularly the central chimney on the rear wing is "dropping bricks onto the main roof and onto the side porch roof causing significant damage." The roofing report also mentions that the snow arrest system is failing and the gutters are damaged or missing in several locations. General consensus of the Commission at that workshop was that an architectural asphalt shingle would be an acceptable alternative material for the roof. The applicant proposes to replace the gable roofs over the main house and the enclosed 1949 porch addition with an architectural asphalt shingle such as Certain Teed Landmark Colonial Slate or similar that will be laid similar to the current slate pattern (material literature is provided in the packet). The applicant is also proposing to stabilize and repair the central-chimneys and repair or replace in-kind the copper gutters.

Under the *Design Guidelines* replacing deteriorated roofing material with new material that matches the old in composition, size, shape, color, and texture is recommended. Additionally, the *Design Guidelines* recommend for masonry using new brick that matches old brick in color, size, and texture and repointing mortar joints where there is evidence of moisture problems or sufficient mortar is missing. These also follow Standard 6 of the *Standards for Rehabilitation*.

Staff finds that the proposal to replace the slate roofing material on the gable roofs with an architectural asphalt shingle is consistent with the *Design Guidelines* and the *Standards* and recommends approval. Staff also finds that the stabilization and repair of the central-chimneys is necessary and recommends approval with the condition that the new masonry materials match the old in color, size, and texture and that the mortar also matches the existing in order to be consistent with the *Design Guidelines* and *Standards*. Additionally, Staff finds the repair and where necessary replacement in-kind of the copper gutters to be consistent with the Design Guidelines and Standards. Staff notes that the two interior end chimneys, the snow arrest system, and the gutters are-is not included as work to be completed under this COA. The applicant will need to return with a new COA application to obtain approval from the Commission for the work to these elements unless the Commission may conditions approval of this COA with this additional work the replacement or repair of the snow arrest system, should the Commission determine it an important architectural feature. Requiring the restoration repair or replacement of the snow arrest system would be consistent with the *Design Guidelines* which does not recommend stripping the roof of important architectural features.

East Elevation Addition

The applicant proposes to construct a two-story, 19' (nineteen feet) wide addition with a gabled roof covered with architectural asphalt shingles that will be inset from the rear of the existing house 10' (ten feet). A one story porch with a shed roof covered with hand tonged metal will extend off the east and south elevations of the addition. New copper gutters to match the existing

gutters will be used for both porches. At the March HPC workshop, the applicant indicated access from the existing house to the addition would be through the existing window openings and by reopening a previously enclosed doorway. The exterior stone wall would remain exposed in the newly created interior. Staff finds this consistent with Standards 9 and 10.

The basement level of the proposed addition will be clad in stone veneer to match the existing appearance of the historic house, and the first and second floor clad in Boral Cove/Dutch Lap cementitious siding (product literature included in the packet). Painted cellular PVC material is proposed for the cornice trim and window trim of the addition. Six over six vinyl clad windows with simulated divided lites with $\frac{1}{4}$ " wide muntins and low E-4 glass are proposed on the north, east, and south elevations of the addition (material provided). A fiberglass door with 9 simulated divided lites and two lower panels and a single transom light above is proposed on the south elevation of the addition (material provided), ~~but details regarding the door were not provided with the application~~. The porch will be constructed on porch piers covered with stone veneer to match the existing stones. The porch flooring will be covered with a composite porch flooring and cellular PVC will be used for the skirt board, porch columns, and porch railing system. Stairs will be constructed off the northern side of the porch. Staff finds the proposed new addition with porch is compatible in size, scale, and massing and is sufficient to differentiate the new construction from the historic (per Standard 9) and that the new addition is compatible with the *Design Guidelines* since it is not destroying significant architectural material. However, the proposed alternative material choices warrant further discussion.

The *Design Guidelines* recommend blending new construction with existing buildings according to material, texture, and colors but does not specify what material types would be considered for new construction. The *Design Guidelines* do specify that new material that is used to replace deteriorated historic materials duplicate the old as closely as possible. Since the applicant is proposing a new addition and not replacing historic material, alternative materials could be considered by the Commission. The National Park Service's (NPS) *Preservation Brief 14: New Exterior Additions to Historic Buildings; Preservation Concerns* states that to meet the *Standards* a new addition should preserve significant historic materials, features and forms, be compatible, and be differentiated from the historic building. The brief also states that materials do not need to be the same as those on the historic building but they should be harmonious.

Staff reviewed an article from the National Alliance of Preservation Commissions' Spring 2019 edition of *The Alliance Review* entitled *Ten Years After: A New Look at Alternative Materials* by Kelsey Lamkin (a copy is included in the packet). Lamkin's article looked at several communities that were surveyed in 2009 for their use of alternative materials and reviewed how their approval or disapproval of these materials had changed over the ten year period. The article found that cementitious siding, such as the Boral material proposed in this application, is approved for new construction in all the communities surveyed. In regards to windows, vinyl or vinyl-clad are approved for new construction in four of the communities surveyed but approval can depend on the dimensions, profile, and overall appearance of the windows. All but one of the communities approves composite porch floors when on rear, non-visible elevations, or new construction. This article illustrates that several jurisdictions are now approving alternative materials particularly when it comes to new construction and additions.

Cellular PVC is a synthetic wood product made of polyvinyl chloride, molded into forms and then cut and shaped much like wood that can have a smooth or woodgrain appearance. It was not

included in the 2019 article that examined alternative material uses in other jurisdictions so Staff is providing some additional information to the Commission on this material (included in the

packet). Cellular PVC can be painted or not, however, if it is painted the dry time is longer than wood. This material is impervious to moisture, expands and contracts more than wood and requires exterior fasteners be used. Azek, CertainTeed, and Fypon are some of the manufacturers of this product. Reviews of this material by builders and contractors indicates it is a light weight material that is resistant to rot, insects, and moisture but that it does expand when it gets hot and contracts once it cools which can cause issues with bonding to other surfaces. Review of other jurisdictions' use of this material finds that, Arlington, VA has approved use of

this material in historic districts with stipulations that it be used on non-historic buildings, new construction, and new additions, that the material be solid, malleable and have a smooth finish, be painted, maintain a historically appropriate profile, and be appropriate to the existing trim.

Based on review of the NPS Brief, the *Standards*, other jurisdictions' policies, material literature when provided, and product reviews, Staff offers the following in regard to the proposed alternative materials for the new construction:

- Staff supports a stone veneer for the new foundation and porch piers and recommends approval with the condition that the stones closely match the existing stones in color and texture and the mortar also matches the existing mortar in color, profile, and texture.
- Staff supports the use of a smooth Boral Cove/Dutch Lap siding and recommends approval of this material.
- Staff supports the use of a composite porch floor for the new porch and recommends approval.
- Staff supports the use of a fiberglass door with 9 simulated divided lites and overhead transom on the new addition.
- Staff ~~could~~ supports the use of 6/6 vinyl clad windows with clear low E-4 glass on the new addition ~~but additional product literature including the window dimensions and profiles is needed before a recommendation on the use of this material can be made and recommends approval.~~
- Staff ~~could~~ supports the use of cellular PVC material ~~but additional information on the product choice is necessary before a recommendation on the use of this material can be made that has a smooth finish and recommends approval of this material.~~

The proposed roof of the two-story addition will have the same architectural asphalt shingles to match what is proposed for the existing roof. This roof will be visible when viewing the façade as it extends above the one-story sun room. The addition and porch also extend beyond the existing sun room. Given the site topography and orientation of the house, Staff finds that there will be minimal visual impact from Urbana Pike. Staff also finds the architectural asphalt shingle for the addition and the hand tonged metal for the porch roof to be compatible materials (per Standard 9) and recommends approval.

Staff finds that the proposed eastern addition is consistent with the *Design Guidelines* and Standards 9 and 10 and recommends approval with the condition the siding and cellular PVC material have smooth finishes, the stone veneer closely match the existing stones in color and

~~texture, and the mortar matches the existing mortar in color, profile, and texture with the exception of the windows, door, and cellular PVC materials which require further information.~~

Rear Porch Modification

The applicant proposes to extend the rear porch an additional 4' (four feet) north in length and add an additional set of stairs to the eastern side of the porch that are set away from the existing house. The shed roof would be extended as well. The roofing material for this roof ~~was not provided by the applicant~~will be covered with hand tonged metal and also have new copper gutters. The same Boral Cove/Dutch Lap siding is proposed for the gable ends of the shed roof and painted cellular PVC is proposed for the porch columns and railing system. Stone veneer is proposed for the extended foundation and steps and flagstone for the porch floor and the tops of the steps. Staff finds that since the porch is being extended northward and not the length of the rear elevation, and that the proposed additional stairs are not abutting the existing house, this modification is consistent with Standards 9 and 10 and would be consistent with the *Design Guidelines* since the alteration would not impair the form and integrity of the structure. Staff supports the masonry, roofing, and siding material proposed and recommends approval with the conditions that the stone veneer closely match the existing stones in color and texture, the mortar matches the existing mortar in color, profile, and texture. Additionally, Staff supports the cellular PVC material with the condition it have a smooth finish. The applicant needs to provide information on the roofing material for the rear porch and the cellular PVC material.

Staff finds the proposed rear porch modifications are consistent with the *Design Guidelines* and the Standards, and recommends approval ~~with the exception of the cellular PVC materials and the roofing material which require further information with the condition the siding and cellular PVC materials have a smooth finish, the stone veneer closely match the existing stones in color and texture, and the mortar matches the existing mortar in color, profile, and texture.~~

West Elevation Addition

The applicant proposes to remove the existing one-story porch on the west elevation of the two-story ell and add a new one-story addition that is 22' (twenty-two feet) long by 13' 6" (thirteen feet and six inches) wide and is covered by a hand tonged metal shed roof that also extends northerly 10' (ten feet) over an existing entryway. Copper gutters will be used on this addition as well. At the March HPC workshop, the applicant indicated access from the existing house to this addition would be gained through the existing entry and window opening on the west elevation which would result in some material loss. This addition would also cover a portion of the northern elevation of the front block of the house resulting in one of the nine-over-nine arched windows to have a recessed infill and remain exposed along with the stone exterior material to the new interior space.

The foundation of this new addition would be covered with stone veneer to match the existing and pairs of nine-over-nine vinyl clad windows with simulated divided lites, similar to the windows proposed for the east elevation, would essentially surround the western and northern elevations of the addition. Painted cellular PVC is proposed for the cornice trim and porch columns. Staff supports a stone veneer for the new foundation of this addition and recommends approval with the condition that the stones closely match the existing stones in color and texture and the mortar also matches the existing mortar in color, profile, and texture. Staff ~~could supports~~ the use of vinyl clad windows on this addition and the use of cellular PVC material ~~but additional product literature~~

including ~~the window dimensions and profiles are needed before a recommendation on the use of these materials can be made with the condition that it have a smooth finish.~~ Staff finds that the hand tonged metal for the porch roof to be a compatible material and recommends approval.

Additionally, staff finds the west elevation addition to be consistent in size, scale, and massing and is sufficient to differentiate the new construction from the historic (per Standard 9 and the *Design Guidelines*) and would not be visible from the public right-of-way. Staff also finds this

elevation to be consistent with Standard 10 and the *Design Guidelines* in that the essential form and integrity of the historic property would be unimpaired.

Discussion is warranted however, regarding Standards 2 and 5 as to whether distinctive materials, features, or finishes that characterize a property will be preserved with this addition and if spatial relationship characterizing a property will be avoided. During the March HPC workshop, some Commissioners expressed that the white plaster material covering the exterior stone wall under the existing porch could be a significant historic feature to the property and not a recent addition. This particular feature was not identified in the nomination of the property as significant and Staff could not find any additional information regarding when the plaster material was installed. The applicant indicates that portions of this material would be retained on the newly created interior thus preserving a portion of the material. Staff finds that, since there is not additional information that could be obtained regarding this material to determine its significance and since the applicant is proposing to retain and preserve a portion of the material, this proposed addition could be determined consistent with these standards. Additionally, Staff finds that although the addition widens the footprint of the existing porch, the ell formation that characterizes the property is still maintained since the addition is inset from the corner of the existing house by approximately 8' (eight feet).

Staff finds that the proposed western addition is consistent with the *Design Guidelines* and the Standards and recommends approval with the ~~exception of the windows and cellular PVC materials which require further information~~ condition that the siding and cellular PVC materials have a smooth finish, the stone veneer closely match the existing stones in color and texture, and the mortar matches the existing mortar in color, profile, and texture.

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the COA application with the following conditions:

1. The stone entry feature be well documented prior to deconstruction, to include measurements and photographs, that this documentation be provided to Staff, and that the stones be stored on-site until the feature can be reconstructed;
2. The new masonry material to be used to repair the ~~central chimney~~s on the rear wing match the old masonry material in color, size, and texture;
- 2.3. ~~The stone veneer proposed for the additions closely matches the existing stones in color and texture and the mortar also matches the existing mortar in color, profile, and texture;~~ and
3. ~~The applicant return with additional product information on the windows, door, rear porch roof material, and siding and cellular PVC trim and porch system materials~~ materials used on the new additions have a smooth finish.

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