



A.

DATE: May 22, 2017
 ADDRESS: 3012 Longfellow Blvd.
 ITEM: Preliminary Review – Construct a Single Family House
 JURISDICTION: Compton Hill Historic District — Ward 6
 STAFF: Bob Bettis, Cultural Resources Office

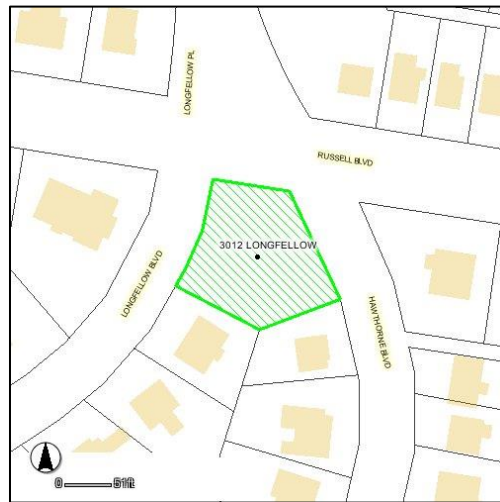


3012 LONGFELLOW BLVD.

OWNER:
 Eugene and Marilyn Stubblefield

ARCHITECT:
 Mike Killeen, Killeen Studio

STAFF RECOMMENDATION:
 That the Preservation Board grant preliminary approval of the new building as proposed with the stipulation that final plans and materials are reviewed and approved by the Cultural Resources Office.



THE PROJECT

The applicants are proposing to construct a two and a half story single family house on a vacant parcel on the Compton Hill Local Historic District. All new construction in Local Historic Districts is brought to the Preservation Board for review on a preliminary basis prior to permitting.

RELEVANT LEGISLATION:

Excerpt from Ordinance #57702, the Compton Hill Historic District Rehabilitation and New Construction Standards

D. Scale, Size and Proportion

All new and rehabilitated structures shall complement the height, scale and proportion of adjacent buildings.

Complies. The proposed building will be two and half story and fits contextually with the houses along Longfellow and Hawthorne.

E. Location, Spacing and Setback

Location and spacing of new or reconstructed buildings shall be consistent with the existing patterns in the neighborhood respecting depth of front yards, width of buildings and width of side yards. If there is a uniform setback on a block, new buildings shall be positioned along such setback.

Complies. The new building will be situated on a wedge shaped parcel at the start of two streets coming in to the neighborhood off of Russell Blvd. The setback of the west side will be appropriate for the Longfellow side, and the east setback will match the other houses along Hawthorne.

F. Exterior Materials

1. Materials for new or rehabilitated structures shall be compatible in type, texture and color with the original building material. If the building is new, materials shall be compatible in type, texture and color with the predominant original building materials used in the neighborhood.

Complies. The building will have four sides of brick.

2. The use of raw concrete block and imitations or artificial materials are not permitted. Aluminum or other types of siding are permitted only when they are used in the place of wood siding and are similar in detail and design to the original siding. Mill finished aluminum is not permitted. Previously unpainted brick surfaces shall not be painted.

Complies.

G. Architectural Detail

1. Architectural details on existing structures shall be maintained in a similar size, detail and material. Where they are badly deteriorated, a similar detail may be substituted.
2. Doors, windows and other openings on rehabilitated structures shall be of the same size and in the same horizontal and vertical style as in the original structures. Exterior shutters, when used, shall be made of wood and shall be of the correct size and shape to fit the entire opening for which they were intended.

3. Storm doors, storm windows, and window frames shall be of wood, color finished material. Mill finished aluminum or similar metal is not permitted.
4. Renovated dormers, towers, porches, balconies or cornices shall be maintained in a similar profile, size and detail as originally constructed. Similar new construction shall complement the design.
5. New ancillary and satellite structures shall conform in design to the architectural style of the period in which the principal structure was built.
6. New gutters and downspouts shall be of copper or other color finished or painted material. Awnings and canopies where visible from the street are not generally appropriate, but when approved shall be of canvas or canvas-like material.

Complies. Architectural details for the new house are drawn from other examples within the historic district. Proposed fenestration and doors are appropriate for the area.

H. Roof Shape and Material

1. In neighborhoods in which a roof shape, angles and lines are dominant, new or renovated structures shall conform to such shape, angles and lines.

Complies. The building has a hipped roof that is common in the historic district.

2. Roof materials shall be slate, tile, copper or asphalt shingles. Roll roofing material, corrugated sheet metal, shiny metal, or brightly colored asphalt shingles are not permitted where seen.

Complies.

I. Walls, Fences and Enclosures

Materials for construction of new fences shall be compatible with the character of the neighborhood. Materials may include, wood, stone, brick, wrought iron or evergreen hedge. Barbed wire, "chicken wire" or narrow gage wire fabric shall not be used. The use of chain link fence is discouraged unless appropriately camouflaged.

Not yet determined.

J. Landscaping

If a particular type of landscaping material predominates in a neighborhood, new planting shall be compatible. The installation of street trees is encouraged.

Not yet determined.

K. Paving and Ground Materials

If a particular type of paving material or ground cover predominates in a neighborhood, new or added material shall be compatible with the streetscape. Loose gravel or crushed stone shall not be permitted.

Not applicable.

L. Street Furniture and Utilities

Free-standing light standards placed in the front yard of any premises shall be either authentic period styling of high quality contemporary design. Where possible, all new utility lines shall be underground. The design and location of all items of street furniture shall be compatible with the character of the neighborhood.

Not applicable.

M. Drives and Parking In neighborhoods in which the entrance to individual private drives is made from the alley, all new or renovated drives shall be made only from the alley. Drives which enter from the street shall be constructed of brick, granite pavers, Portland cement or asphalt paving.

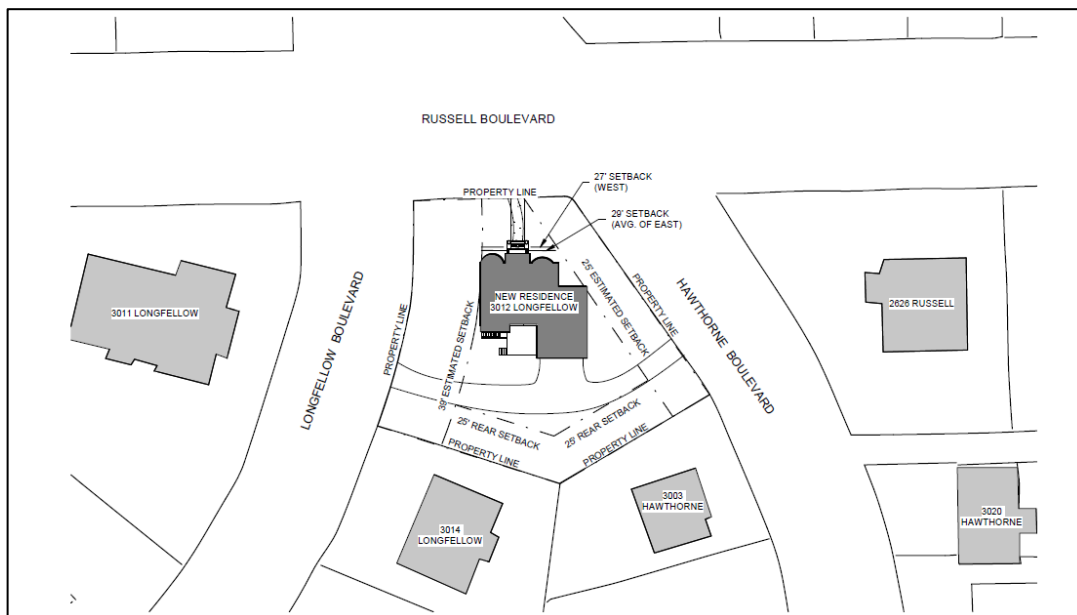
The lot does not have access to an alley. A driveway will be built that will enter in off of both Hawthorn and Longfellow and be situated behind the house.

PRELIMINARY FINDINGS AND CONCLUSION:

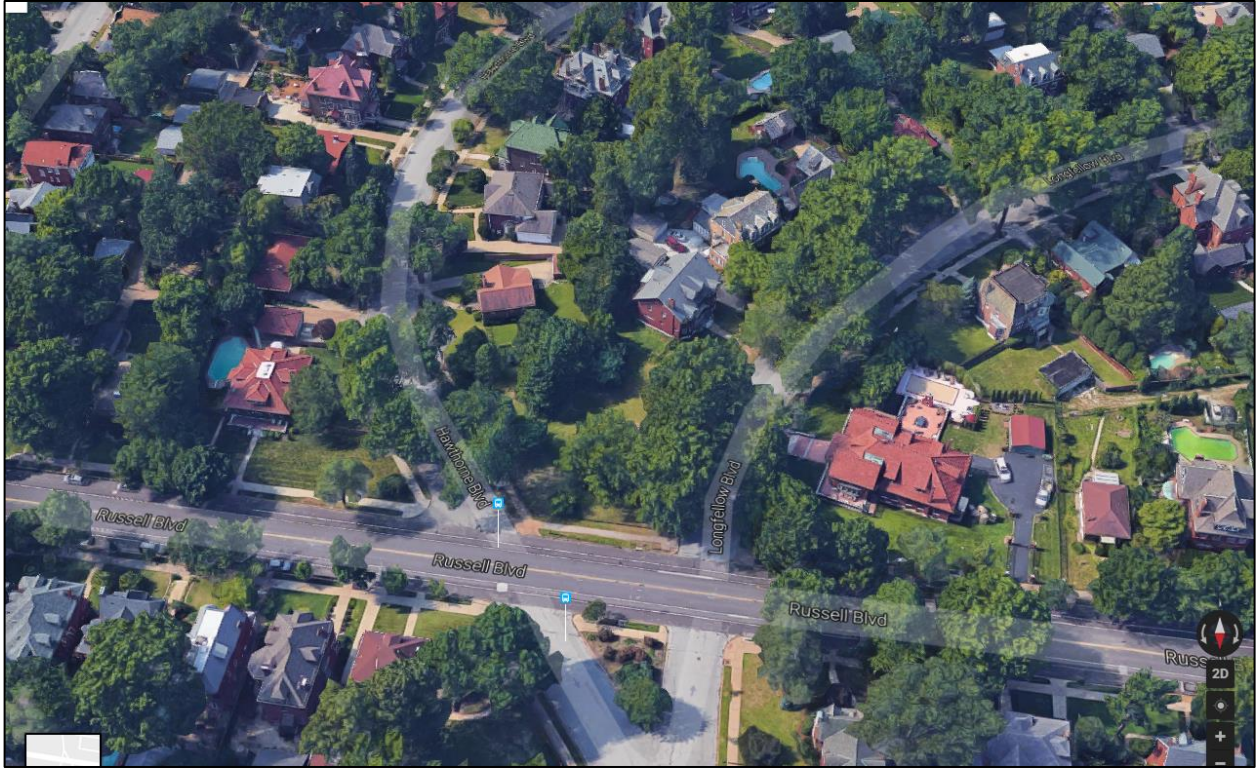
The Cultural Resources Office’s consideration of the criteria for new residential construction in the Compton Hill Historic District Standards led to these preliminary findings:

- The proposed site for the new single family house is within the boundaries of the Compton Hill Certified Local Historic District.
- The subject parcel has never been built on prior to this proposal.
- The proposed two and a half story house is compatible in height, scale, and exterior materials with other single family buildings along Hawthorn, Russell and Longfellow. Its design complies with most requirements for new construction in the Compton Hill Historic District Standards.

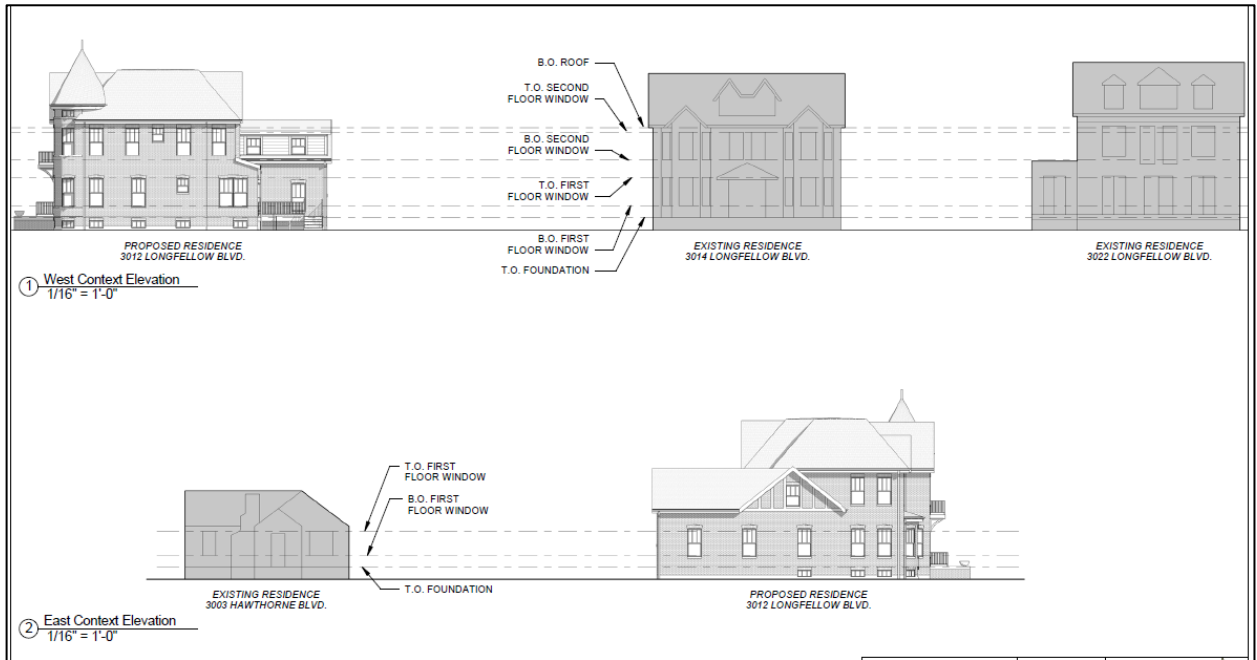
Based on these Preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant preliminary approval to the project, with the stipulation that final plans and exterior materials for the new building will be reviewed and approved by the Cultural Resources Office.



SITE PLAN



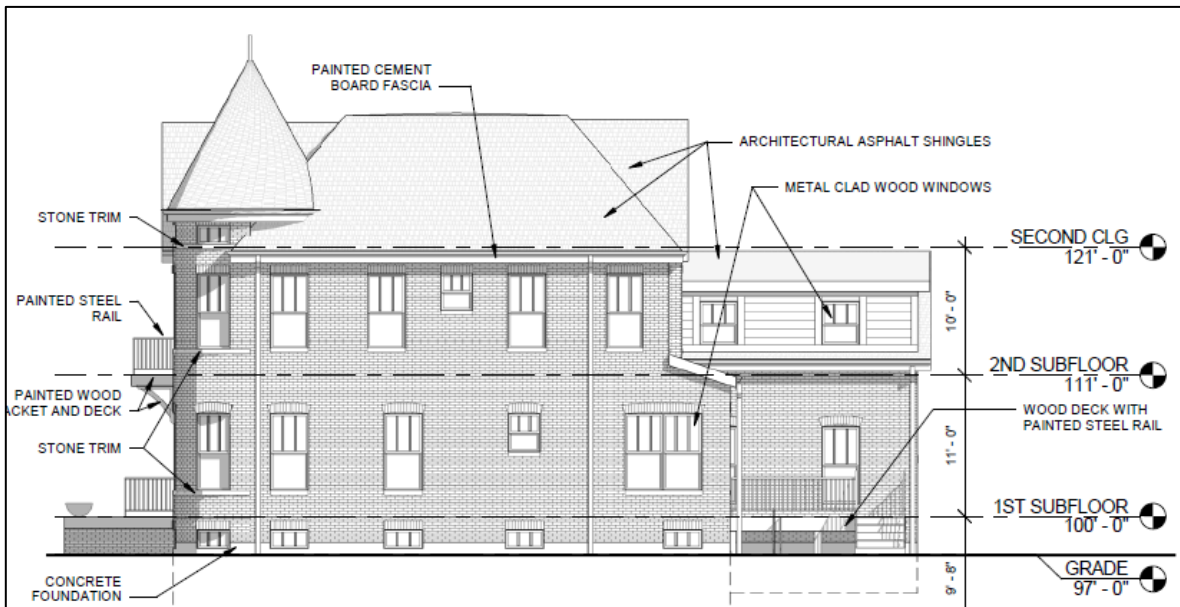
BIRDS EYE VIEW OF THE PROPOSED SITE



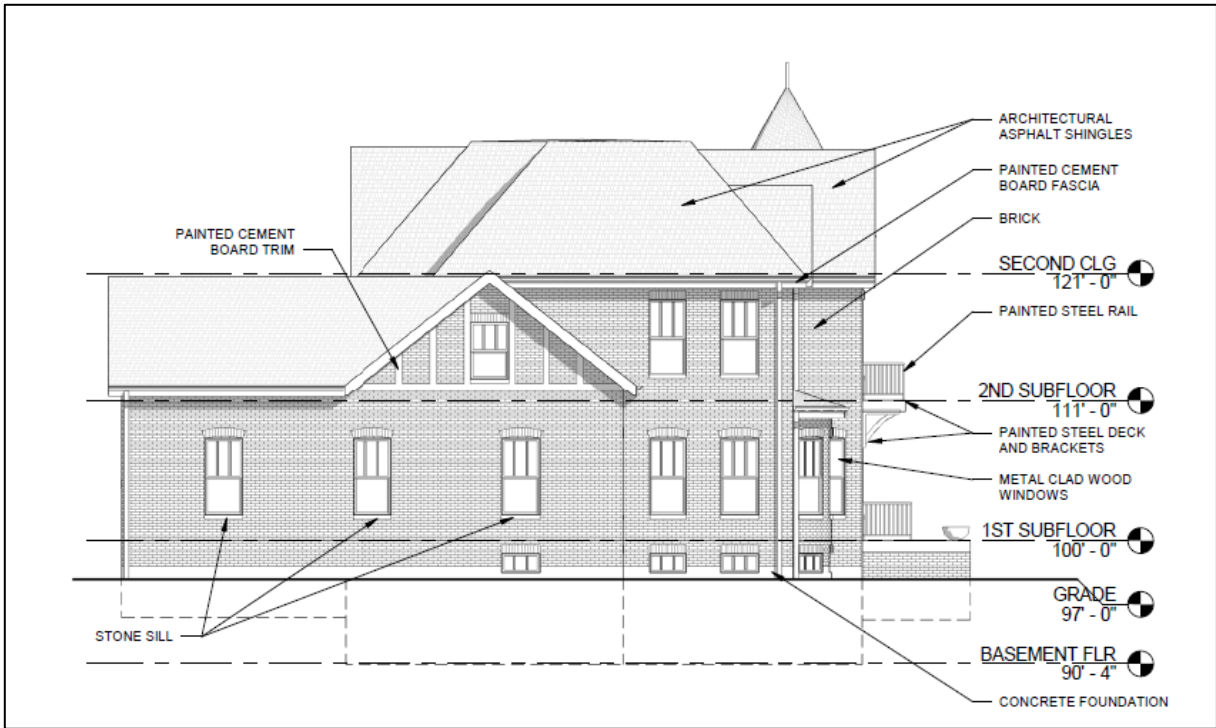
HEIGHT COMPARISONS



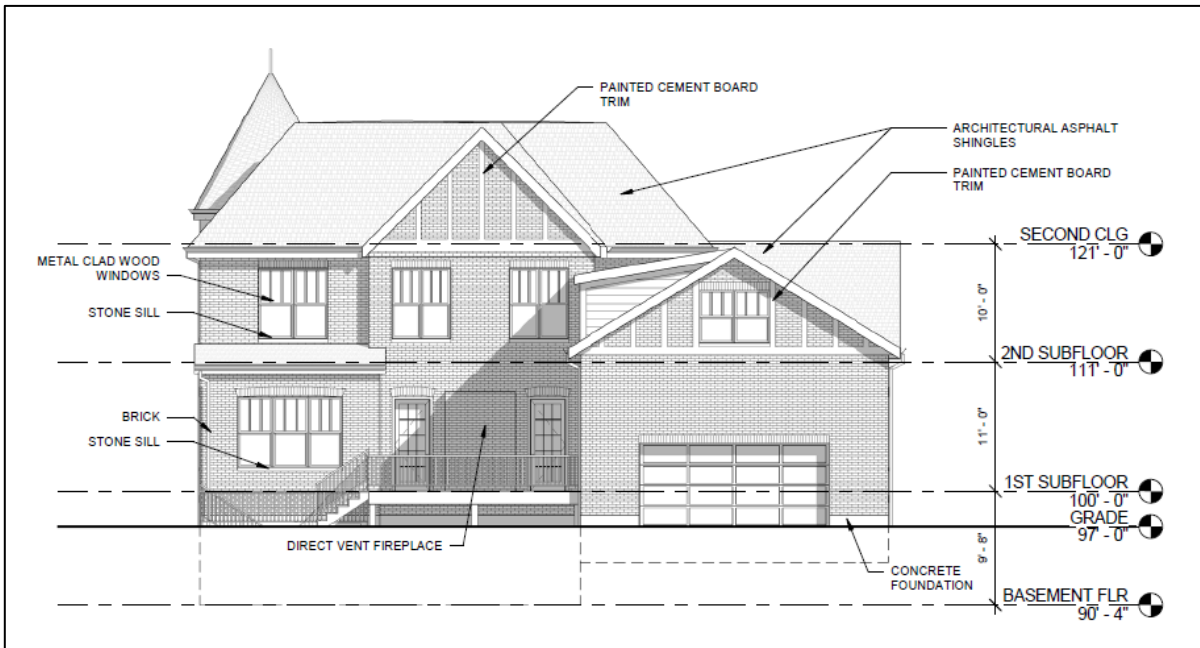
FRONT ELEVATION AT RUSSELL BLVD



WEST ELEVATION



EAST ELEVATION



REAR ELEVATION FACING



EAST ON RUSSELL



SOUTH ON HAWTHORNE



SOUTH ON LONGFELLOW



ACROSS RUSSELL FROM SITE