



**Landmarks & Urban
Conservation Commission**



**Agenda Number: 4
Case No.: 17-LUCC- 50001
Project # 1011116
March 8, 2017**

Supplemental Staff Report

Agent	T.I. Design Services	<p><i>Staff Recommendation</i> <i>APPROVAL of Case # 17-LUCC-50001, Project #1011116, a request for a Certificate of Appropriateness for alterations based on the Findings beginning on page 11 and subject to the conditions on page 12.</i></p> <p style="text-align: right;">Leslie Naji Staff Planner</p>
Applicant	Emet Maayan	
Request	Certificate of Appropriateness for Alterations	
Legal Description	Lot 11, Block D, Park Add'n	
Address/Location	1013 8 th St. NW	
Size	0.14 acres	
Zoning	SU2/DNA-SF	
Historic Location	Eighth and Forrester Historic Overlay Zone	

Summary of Analysis

This application was first considered by the LUCC on February 8, 2017 when it was deferred at the request of the applicant to consider changes to the design following input by Commissioners.

The applicant is submitting changes to the side dormer addition incorporating changes recommended by the LUCC including stepping back the dormer wall to be flush with the existing wall and continuation of the roof overhang in front of the new dormer. The dormer is also redesigned to include the hipped roof.

The applicant is also including the addition of an operable skylight to be in the dormer roof but not visible from the street.

This request was reviewed against the relevant guidelines for the Eight and Forrester Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness. The proposal is generally consistent with the guidelines and the criteria, however; certain changes regarding the roof profile of the south side dormer would better suit the original architecture.

PRIMARY REFERENCES: Landmarks and Urban Conservation Ordinance; New Town Neighborhoods Development Guidelines for the Eighth and Forrester Historic Overlay Zone; Comprehensive Zoning Code

Conclusion

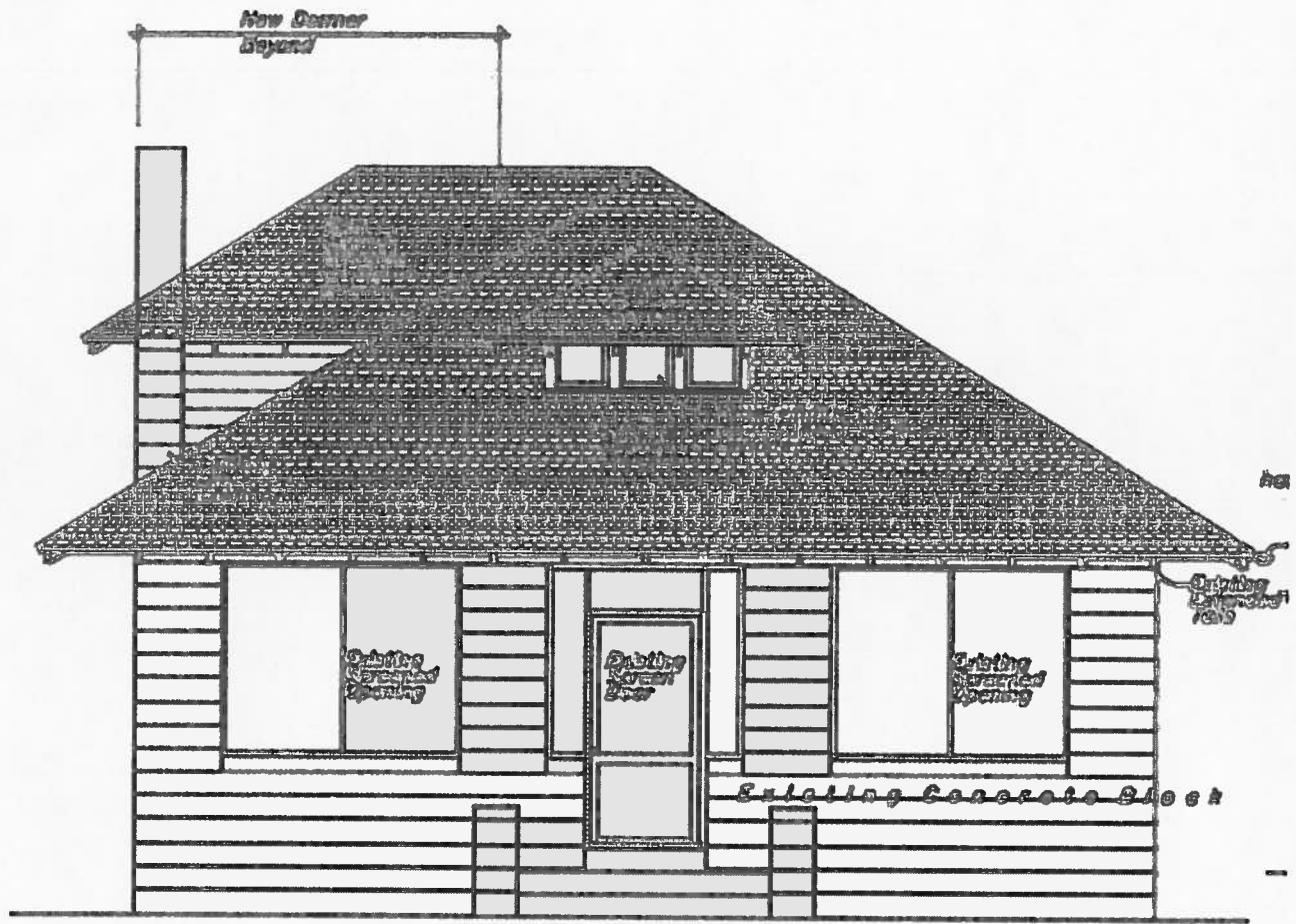
This request for a Certificate of Appropriateness for alteration has been reviewed against the relevant guidelines for the Eighth and Forrester Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness contained in the LUC Ordinance. As discussed in the analysis of February 8, 2017, and combined with changes attached, the proposal is generally consistent with the guidelines and substantially consistent with the criteria for approval of a Certificate of Appropriateness.

Attachments:

- 1) South Elevation
- 2) East Elevation
- 3) West Elevation
- 4) Skylight



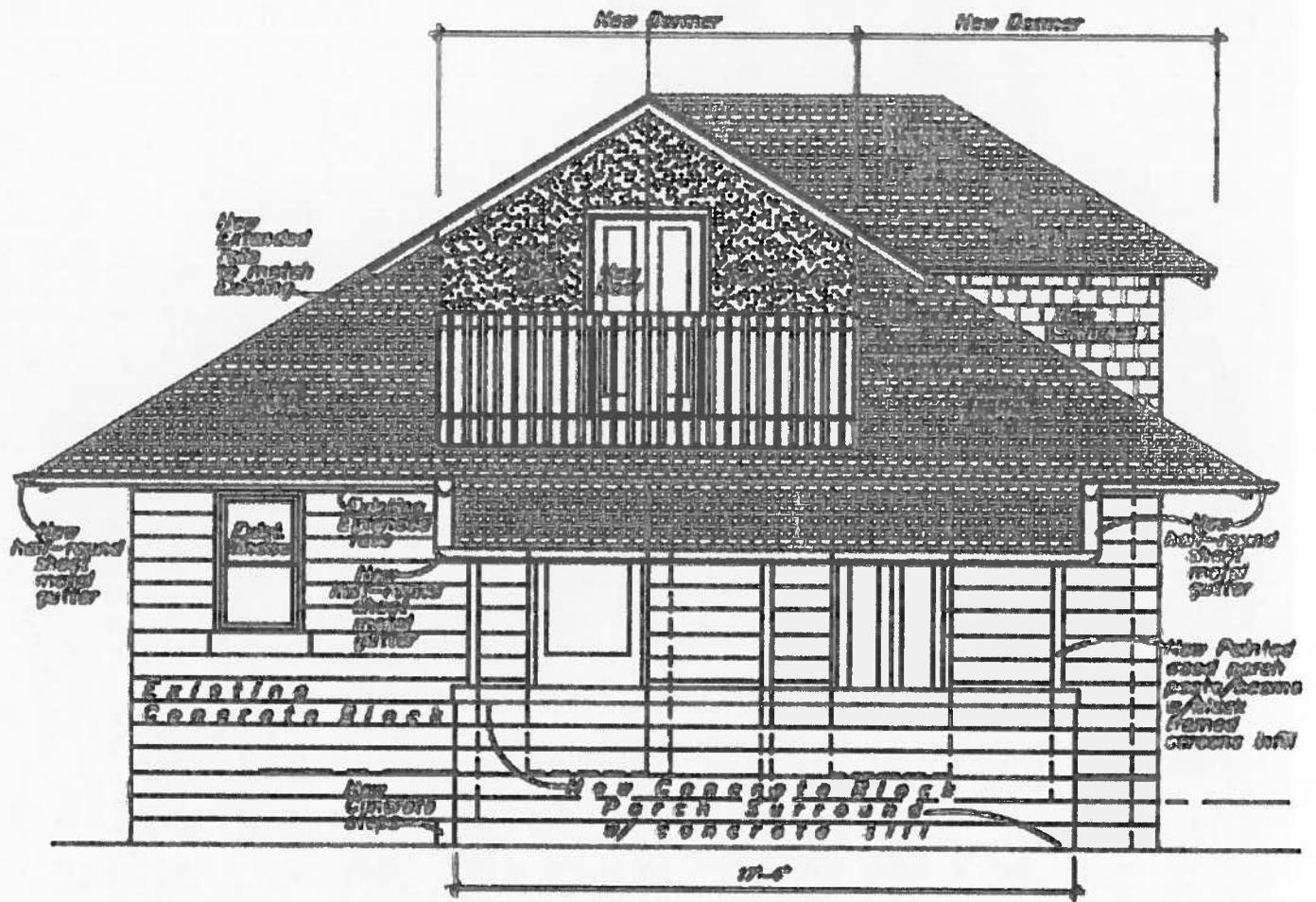
***Esliiz Naji
Staff Planner***



*Refer to Sketch in Submitted packet photos
for more accurate view from front sidewalk/street*

EAST ELEVATION

SCALE: 1/4" = 1' - 0"



WEST ELEVATION

SCALE: 1/4" = 1' - 0"

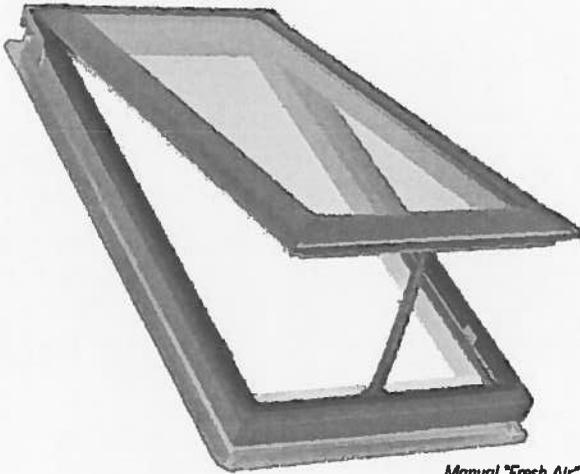
Attachment: A-3

Manual "Fresh Air" Skylights

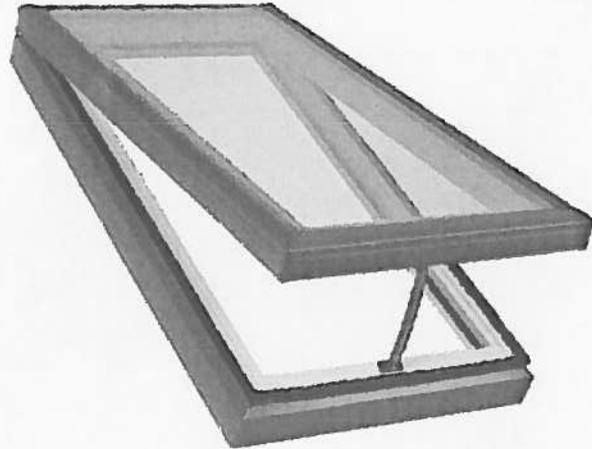
Deck-mounted - VS
Curb-mounted - VCM

The No Leak Skylight
No Leak Promise
No Worries

NEW VS & VCM Energy Performance Model



Manual "Fresh Air" deck mounted No Leak Skylight - VS



Manual "Fresh Air" curb-mounted No Leak Skylight - VCM

Benefits:

- Energy Performance Model eligible for a 30% federal tax credit on product and installation*
- Factory pre-finished white frames and sashes provide a high quality finish that eliminates the need for secondary, high cost trips by a painter.
- Opens and closes manually with VELUX control rods when out of reach.
- Smooth turning handle for when the skylight is installed within reach. *(Sold separately)*
- Pre-mounted Pick&Click™ system brackets make the installation of sunscreen blinds a snap.
- Replacement kits for FS and VS (ZZZ 238) This will allow the installer to use a standard size VELUX VS or FS skylight on a non-standard opening while minimizing the amount of interior trim work needed.

Models VS & VS Energy Performance



Rough opening

(W-in. x H-in.)

C01	C04	C06	C08	M02	M04	M06	M08	S01	S06	
21 x 26 7/8	21 x 37 7/8	21 x 45 3/4	21 x 54 7/16	30 1/16 x 30	30 1/16 x 37 7/8	30 1/16 x 45 3/4	30 1/16 x 54 7/16	44 1/4 x 26 7/8	44 1/4 x 45 3/4	

Models VCM & VCM Energy Performance



Outside curb

(W-in. x H-in.)

2222	2234	2246	3030	3046	3434	4646	
25 1/2 x 25 1/2	25 1/2 x 37 1/2	25 1/2 x 49 1/2	33 1/2 x 33 1/2	33 1/2 x 49 1/2	37 1/2 x 37 1/2	49 1/2 x 49 1/2	

Please reference the price list for a full description of all sizes and glass options.

*For more information visit: veluxusa.com/taxcredits