



Agenda Item: 4  
Case # SI-2021-01712  
Project # PR-2021-006115  
November 10, 2021

### *Staff Report*

<b>Agent</b>	
<b>Applicant</b>	Josh & Melinda Krause
<b>Request</b>	Certificate of Appropriateness for New Construction
<b>Legal Description</b>	Lot 3 Coronado Place Addition
<b>Address/Location</b>	912 Forrester St. NW
<b>Size</b>	0.069 Acres
<b>Zoning</b>	R-1A
<b>Historic Location</b>	Eighth & Forrester Historic Preservation Overlay Zone

**Staff Recommendation**

*Deferral of Case # SI-2021-01712 Project # PR-2021-006115, a request for a Certificate of Appropriateness for new construction, based on the Findings beginning on page 10.*

Leslie Naji  
Historic Preservation Planner

**Summary of Analysis**

The application is for a Certificate of Appropriateness is for new construction. The applicant had begun construction of a 195 square foot storage shed in the front side yard of the property. No certificate of appropriateness had been sought.

The storage shed, though separate from the house, is inches from the north property line and no more than a foot from the existing house. The size is the maximum allowed without a building permit. No consideration was given to the design of the shed to create any semblance of connection to the house.

This request was reviewed against the relevant guidelines for the Eighth & Forrester Historic Overlay Zone and the criteria for approval of a Certificate of Appropriateness and has been found to be inconsistent with the majority of those guidelines.

**SUMMARY OF REQUEST**

<b>Request</b>	<i>Certificate of Appropriateness for New Construction</i>
<b>Historic Location</b>	<i>Eighth &amp; Forrester Historic Preservation Overlay Zone</i>

**I AREA HISTORY AND CHARACTER**

*Surrounding architectural styles, historic character and recent (re)development*

	<i># of Stories</i>	<i>Roof Configuration, Architectural Style and Approximate Age of Construction</i>	<i>Historic Classification &amp; Land Use</i>
<b>General Area</b>	1-2	Cottage; Craftsman Bungalow; Bungalow; Spanish Pueblo Revival; Prairie; Mediterranean Revival; Colonial Revival.	Contributing; Neutral; residential
<b>Site to the North</b>	1	Flat roof, Simplified Mission Revival, 1950	Non-Contributing Residential
<b>Site to the South</b>	1	Hipped & gabled, Bungalow, 1931	Contributing Residential
<b>Sites to the East</b>	1	Flat roof, No style, 1942	Non-Contributing Residential
<b>Site to the West</b>	1	Hipped & Gabled, Queen Anne Cottage, 1931	Contributing Residential

**II INTRODUCTION**

***Proposal and History***

The application for a Certificate of Appropriateness is for new construction at 912 Forrester St. NW. The subject site was part of a larger site that housed the Baptist Mission in the early 1900s when the Eighth and Forrester District was at its prime. By 1931 the Mission was gone and the houses at 910 and 912 Forrester were constructed in the bungalow style. Both houses are built much closer to the street than the earlier houses as was the case with the Baptist Mission building. The house at 912 was built in the approximate location of the removed mission. Around 1940, the east half of the site was sold and a window shade manufacturing company located there. That property has the 817 Slate Ave address.

The subdivision of the original lot eventually became 4 lots. The eastern property line of 910 and 912 Forrester is only 5 feet from the previously constructed houses. A detached garage was removed post 1960 and a flat roofed addition was added to the north of the house. Because of this addition, 912 Forrester has been determined to be non-contributing. The resulting site is one with a small side yard to the south and a small front/side yard in the northwest corner of the lot.

In need of tool storage space, the applicant began construction of a 7'-0" x 17'-0" space with a shed roof at which point it was noticed by staff. This is a review of the appropriateness of the storage shed.

### *Context*

The Eighth and Forrester Historic District is described in the State and National Register nomination written in 1980 as "a fine and little-altered neighborhood of simple lower-middle class housing, predominately from the first decade of the twentieth century." The nomination also states: "Developed and largely built up in the first decade of the twentieth century, the Eighth Street/Forrester Historic District is an excellent example of a working-class neighborhood, unscarred by substantial modern alteration or intrusion. The district is most important for its architecture, for its small, simple and attractive houses, scaled-down version of styles popular in the period between 1901 and 1925."

Simple cottages are the predominant form in this district. A few larger houses, described as late adaptations of the Queen Anne style, are larger primarily by comparison with the simple cottages. They would not be considered large in other historic neighborhoods, such as the Fourth Ward Historic District. There are a number of southwestern revival styles built between 1922 and 1929, and these houses resemble the earlier cottages in their modest size and ornamentation.

The nomination states that "...the real strength of the area lies in the small houses, simple in form and restrained in detail, which make up the almost unbroken context of these streets. Preserved by relative isolation imposed by the street pattern and by the lack of money for grandiose re-modeling throughout the years, these buildings keep the feeling and visual dimensions of a lower-middle class district in the early years of the twentieth century." The Eighth and Forrester Historic District was accepted to the National Register of Historic Places in 1980 and the City Council mapped the Historic Overlay Zone in 1991.

## ***APPLICABLE PLANS, ORDINANCES, DESIGN GUIDELINES & POLICIES***

### ***III ANALYSIS***

Policies are written in regular text and staff analysis and comment in italic print.

#### ***Integrated Development Ordinance (IDO)***

In May 2018, the Integrated Development Ordinance (IDO) replaced the City's Zoning Code and the property was zoned R-1A

The property is located within the Eighth and Forrester Historic Preservation Overlay Zone. The Integrated Development Ordinance Part 14-16-3-5 establishes controls and procedures for Historic Protection Overlay Zones (HPO). Part 14-16-3-5 (G) identifies standards and guidelines for HPO 2: Eighth & Forrester.

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**6-6(D)(3) Review and Decision Criteria**

An application for a Historic Certificate of Appropriateness – Major shall be approved if it complies with all of the following criteria:

6-6(D)(3)(a) The change is consistent with Section 14-16-3-5 (Historic Protection Overlay Zones), the ordinance designating the specific HPO zone where the property is located, and any specific development guidelines for the landmark or the specific HPO zone where the property is located.

*Although storage sheds are permitted within the HPOs, it does not meet some of the specific requirements. Those will be discussed below.*

6-6(D)(3)(b) The architectural character, historical value, or archaeological value of the structure or site itself or of any HPO zone in which it is located will not be significantly impaired or diminished.

*The proposal will diminish the character of the street scape as well as the adjoining property.*

6-6(D)(3)(c) The change qualifies as a "certified rehabilitation" pursuant to the Tax Reform Act of 1976, if applicable.

*Not applicable*

6-6(D)(3)(d) The structure or site's distinguished original qualities or character will not be altered. For the purposes of Section 14-16-3-5 (Historic Protection Overlay Zones) and this Subsection 14-16-6-6(D), "original" shall mean as it was at the time of initial construction or as it has developed over the course of the history of the structure.

*Unfortunately, the insensitive early addition to the original house already detracts from the historic characteristics of the original bungalow. The placement of the large storage shed, located to the left of the original house and in front of the later addition, does not, as it is currently designed, offer any improvement to the situation.*

6-6(D)(3)(e) Deteriorated architectural features shall be repaired rather than replaced, if possible. If replacement is necessary, the new material shall match the original as closely as possible in material and design.

*Original house details are not affected by this proposal.*

6-6(D)(3)(f) Additions to existing structures and new construction may be of contemporary design if such design is compatible with its landmark status (if any) or the HPO zone.

*The new shed uses a roof of an unsupported pitch and style and is in consistent with the main house as well as the addition.*

*New Town Neighborhoods Development Guidelines for the Eighth and Forrester Historic Overlay Zone*

The (design) development guidelines were revised and adopted by the LC in October 2010 and again revised in 2016 when the uniform guidelines for New Town Neighborhoods were adopted. The guidelines include direction on such issues as building height, massing, proportion and scale, use of materials in new and existing buildings, relationship between buildings, landscaping, roadways, sidewalks, and the overall neighborhood character.

Those Guidelines relating to Accessory Buildings and Site features and are relevant to this proposal.

**POLICY**

**Historic accessory buildings should be preserved when feasible. This may include preserving the structure in its present condition, rehabilitating it or executing an adaptive use.**

**Guidelines**

*Accessory Buildings*

1. Contributing accessory buildings should be preserved when feasible. The Landmarks Commission recognizes that these buildings may be inadequate to serve the needs of today's families and businesses. Rehabilitation and adaptive use to serve a new function is encouraged. A Certificate of Appropriateness is required for demolition (see demolition section).

*Not Applicable*

2. Alterations to contributing accessory buildings are to follow guidelines for historic buildings.
  - New garages and accessory buildings should complement the historic resource.
  - Accessory buildings must be subordinate to the main building.
  - The main building should inspire design for new garages with building details derived
    - i. from the main building.

*Not Applicable*

3. Building materials and finishes should be compatible with the main building, although

- i. some contemporary materials are acceptable substitutes for wood siding. Unfinished concrete block and plywood are not appropriate materials for new accessory buildings.

***Exterior material is not noted. Frame construction with stucco exterior would be appropriate to match house.***

4. New garages and accessory buildings should complement the historic resource.
  - Accessory buildings must be subordinate to the main building.
  - The main building should inspire design for new garages with building details derived from the main building.
  - Building materials and finishes should be compatible with the main building, although some contemporary materials are acceptable substitutes for wood siding. Unfinished concrete block and plywood are not appropriate materials for new accessory buildings.

***Although an effort has been made to match the roof pitch to that of the house, it does so as a shed roof. None of the detailing from the main house is incorporated into the design. It presents itself as a shed.***

5. New accessory buildings should be sited towards the rear of the property and should not be located in front or side yards.

***The accessory shed is located in the side/front yard, in direct violation of the guidelines.***

6. Access to these structures such as driveways shall be consistent with other existing driveways in the neighborhood.

***Not Applicable***

7. Garage doors that are substantially visible from the public street must be of a style and material appropriate to the main building and the district.
  - Stamped metal or vinyl are not considered to be appropriate materials.
  - Two single doors on two car garages are preferable to a single door. This presents a
    - i. less “blank” appearance.

***Not Applicable***

8. Carports may be considered if they complement the primary structure in building materials and design. All other guidelines apply including location. Carports attached to the main building are considered additions to the building and follow guidelines for additions.

***Not Applicable***

9. Prefabricated storage sheds should be located in the rear yard in locations where they are not substantially visible from any street.

*Not Applicable*

## **POLICY**

**Historic site features should be retained. New site features should be compatible with the architectural character of the historic district.**

### **Guidelines**

#### *Parking (Planting) Strips*

5. Maintain the planting strip.  
Impervious materials such as brick pavers, concrete pavers and concrete are prohibited. City Ordinance prohibits the planting or removal of street trees in the parking strip or other public right-of-way without a permit from the City Forester. Refer to Chapter 6-6-1 (R.O.A. 1994)

*Front strip is unaffected.*

#### *Fences and Free-Standing Walls*

6. Preserve historic fences and yard walls when feasible.
  - Replace only those portions that are deteriorated beyond repair.

*I wooden fence in front of the proposed shed appears to be temporary. Any permanent wall or fence at that location will need to be submitted for approval.*

7. When constructing new fences, use materials that appear similar to those used historically.
  - Simple designs consistent with historic iron fencing, wood picket fencing and other historic types are recommended over more contemporary styles. In all cases, the fence components should be similar in scale to those seen historically in the neighborhood.
  - Where an ornate style of fencing can be documented as having been present at the property, that historic fencing may be replicated.
  - A painted wood picket fence is an appropriate replacement in most locations.
  - A simple metal fence, similar to traditional “wrought iron” or wire may be appropriate.
  - Coyote fencing, split rail fencing and chain link fencing are not appropriate materials for these historic districts and are prohibited.
  - Vinyl and other synthetic fencing is reviewed on a case-by -case basis. In some instances, it may be allowed if it is not seen from the street, if the style of the fence is

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compatible with the house and if the vinyl fence is not replacing a historic fence or landscape feature.

- The use of extruded vinyl fencing material is not permitted in the front yard.
- Cellular vinyl fencing may be appropriate if painted.

*Not Applicable.*

8. A front yard fence should have a “transparent” quality, allowing views into the yard from the street.

- Using a solid fence, with no spacing between the boards, is not appropriate in a front yard.
- A front yard fence should not obscure the character defining features of the house.

*Not Applicable*

***Parking area and driveways***

**18. Avoid large expanses of parking**

- Divide large parking lots with planting areas. Large parking areas are those with more than five cars.
- Locate parking areas to the rear of the property when physical conditions permit.
- An alley should serve as the primary access to parking when physical conditions permit.
- Parking shall not be located in the front yard, except in driveways. Existing driveways should not be widened or expanded. Paving in the front yard setback other than for driveways is prohibited.

*Not Applicable.*

19. Screen parking areas from view of the street.

- Automobile headlight illumination should be screened from adjacent lots and the street. Fences, walls and planting, or a combination of these should be used to screen parking.

*Not Applicable*

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***Neighborhood Notification***

The applicant notified the Downtown Neighborhood Association and neighboring properties within 100 ft., excluding public rights of way. The requisite sign was posted at the property giving notification of this application. No comment has been received.

***Conclusions***

As discussed in the analysis above and subject to design amendments, the project does not comply with the applicable guidelines for the Eighth and Forrester Historic Preservation Overlay Zone and the criteria for approval of a Certificate of Appropriateness.

In addition, it is believed that there are additional permitting issues that will necessitate, at the very least, additional design changes. Staff concludes that a decision on this application should be deferred awaiting additional criteria from building permits.

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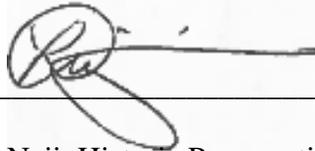
***FINDINGS for Deferral of a request for a Certificate of Appropriateness for new construction-  
Case SI-2021-01712 / Project # PR-2021-006115, November 10, 2021.***

1. This application is a request for a Certificate of Appropriateness for new construction at 912 Forrester St NW, a property in the 8<sup>th</sup> & Forrester Historic Protection Overlay Zone.
2. The subject site is approximately 0.069 acres.
3. The proposal includes a 119 square foot one-story storage shed attached to the side front of the house.
4. By connecting the shed to the house, addition set backs and permits will be required.
5. Since the current design cannot get a permit, a deferral is in order until a final design can be worked out.

***RECOMMENDATION***

***Case SI-2021-01712 / Project # PR-2021-006115, November 10, 2021.***

**Deferral of Case SI-2021-01712 / Project # PR-2021-006115**, an application for a Certificate of Appropriateness for alterations, located at 912 Forrester, described as Lot 3 Coronado Place Addition, a property in the Eighth and Forrester Historic Preservation Overlay Zone, based on the above five (5) findings.



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Leslie Naji, Historic Preservation Planner  
**Urban Design and Development Division**