

**REVISED STAFF REPORT: MAY 11, 2022 MEETING**

PREPARED BY: J. ROSS

**APPLICATION NUMBER: #22-7801**

**ADDRESS: 1310 LABROSSE**

**HISTORIC DISTRICT: CORKTOWN**

**APPLICANT: JOSH DIVERNO**

**OWNER: ARTURO QUIROZ**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: 3/2/2022**

**DATE OF STAFF VISIT: 5/4/2022**

**SCOPE OF WORK: ERECT GARAGE**

### **EXISTING CONDITIONS**

The dwelling located at 1310 Labrosse was erected ca. 1900. The building includes a two-story, front-gabled original mass with side and rear-gabled, one-story additions to the rear. Windows are wood-sash units and the exterior walls are clad with ~~vinyl siding~~ **Hardiplank/cement fiberboard siding**. The front elevation features a one-story, full width, wood porch. The rear yard includes a non-historic gazebo and a shed.



1310 Labrosse, current appearance

### **PROPOSAL**

With the current submission, the applicant is proposing to erect a new garage with loft/storage above at the property's rear yard. Specifically, per the submitted proposal, the new garage shall be built according

to the following:

- The building shall have a footprint which measures 22'x24' and shall be 21' in height. The exterior walls will be clad with textured cement fiberboard, painted yellow to match the home. A steel overhead door (color white) will be located at the "front elevation" per the construction drawing, while a single steel person door will be located at the rear elevation. A paired vinyl slider window will be located at the front elevation gable end.

#### STAFF OBSERVATIONS AND RESEARCH

- A Sanborn Fire Insurance map from 1971 indicates that a garage had been extant in the rear yard, at the location of the proposed new garage. Currently, only a slab remains at this location. It is unclear to staff when the garage was demolished/if it was demolished prior to the district's designation
- A review of the HDC's property files for this address indicated **that the Commission issued a Notice to Proceed in 2006 for the current vinyl siding Hardiplank/cement fiberboard siding with the condition that the window at the front gable end be replaced with a diamond-shaped window to match the original unit which had been removed without approval. The NTP also includes a condition and that a front porch be installed to match the original porch (see the below designation side). The conditions of that Notice to Proceed have yet to be met as neither the current porch and gable end window do not match the originals as depicted in the designation slide. The current applicant/family owned the property in 2006.**



1310 Labrosse designation slide. Note style of porch and window in the gable end

#### ISSUES

- Per the submission, the garage will be clad with textured cement fiberboard siding. It is staff's opinion that the proposed textured/faux wood-grain finish is incompatible with the home's historic appearance. Staff recommends that the siding display a smooth finish
- It is staff's opinion that the materiality (vinyl) and operation (slider) of the window proposed for the front/alley-facing elevation gable end siding is incompatible with the home's historic appearance. Staff recommends that the window be a single or set of paired, 1/1 wood double-hung unit(s).

## **RECOMMENDATION**

### **Section 21-2-78, Determination of Historic District Commission**

It is staff's opinion that the project generally conforms to the Elements of Design for the Corktown Historic District and meets the Secretary of the Interior's Standards for Rehabilitation. Staff therefore recommends that the Commission issue a Certificate of Appropriateness for the work with the following conditions:

- The garage's cement fiber siding shall not display a textures/faux wood finish. Rather, the siding shall have a smooth finish
- The front-elevation, gable-end fenestration shall not be vinyl. Also, slider windows shall not be installed at this location. If windows are to be installed at the new garage, they shall be wood or aluminum-clad wood, 1/1, double-hung units.