

STAFF REPORT: MAY 10, 2023 MEETING

PREPARED BY: A. DYE

APPLICATION NUMBER: 23-8328

ADDRESS: 7938 E LAFAYETTE

HISTORIC DISTRICT: WEST VILLAGE

APPLICANT: CHRISTINE PAGAC

PROPERTY OWNER: CHRISTINE PAGAC

DATE OF PROVISIONALLY COMPLETE APPLICATION: APRIL 18, 2023

DATE OF STAFF SITE VISIT: APRIL 21, 2023

SCOPE: ERECT GARAGE

EXISTING CONDITIONS

The 2-1/2 story house at 7938 E. Lafayette was erected between 1897 and 1910. The property is sited to the north-south and faces onto two alleys; the north-south alley immediately east of the house connects E. Lafayette with Van Dyke Place, and the east-west alley behind the home is where the garages are located. The front and side facades of this masonry house are clad with smooth faced brick set with narrow grout lines, creating an almost monolithic appearance to the house's walls. The rear elevation is faced with common brick that appears to have darkened over the decades. The gable-faced front and rear elevations are almost identical to each other, the gable walls feature wood shake siding and two centrally placed small awning windows. The side elevations are also similarly detailed to each other with centrally placed pedimented dormers and wide overhanging boxed eaves.



Staff photo, April 26, 2023.

The raised front porch is covered with a flat roof that is supported by grouped wood columns set on raised pedestals. Dentil trim runs the perimeter of the porch, just below the roof. The historic railing is still present at the front-facing elevation and features short and wide balusters. Stepped brick wing walls, capped with stone, enclose the stairs.

PROPOSAL

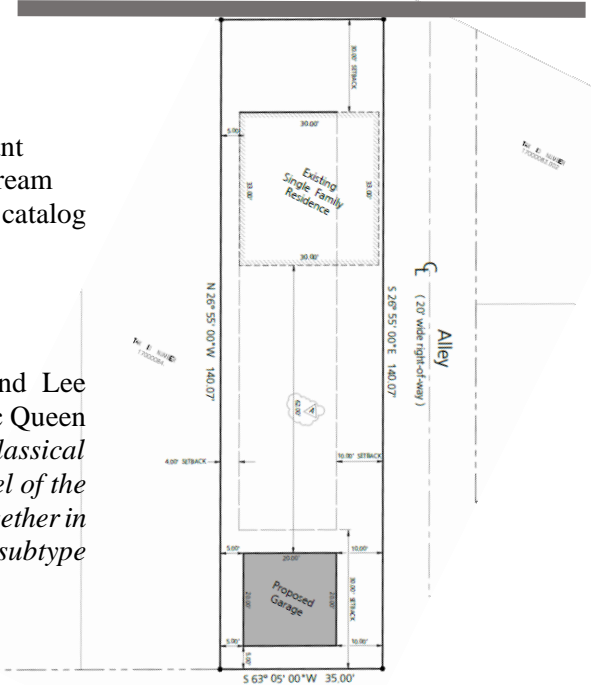
Erect a 20'-0" x 20'-0" garage at the rear of the lot.

Exterior Materials:

Roof: Asphalt shingles – Pattern and color, need to confirm with applicant
 Walls: Ply-Gem Mastic Double-5 exposure vinyl siding, color: classic cream
 Doors: Sixteen paneled overhead door, Panel and glass pedestrian door, catalog cuts not yet submitted

STAFF OBSERVATIONS AND RESEARCH

- The West Village Historic District was established in 1983.
- It is staff’s opinion the style of this house, per Virginia and Lee McAlester’s A Field Guide to American Houses, is “Free Classic Queen Anne”: *About 35 percent of Queen Anne houses use classical columns....these columns may be raised on a pedestal to the level of the porch railing...Porch support columns are commonly grouped together in units of two or three...other classical details are frequent...this subtype became common after 1890...*



Alley

Applicant site plan. E Lafayette is denoted by the thick line at the top of the plan.

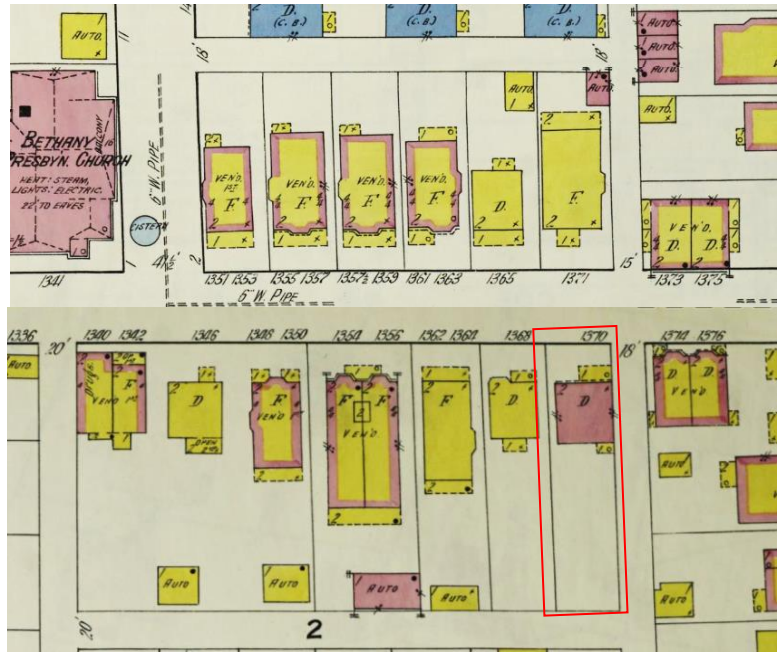
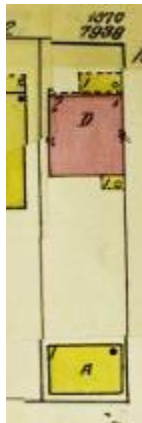


Staff photos, April 26, 2023.

The applicant mentioned the garage will extend slightly inside of the rear wall of the existing chain link fence that encloses about half of the rear yard. The fence will then be reinstalled at the same location on either side of the garage. The fence is currently hard to see due to the overgrowth of the lot – the gate is the most visible element in this photo.



- The residential structures between the north-south alleys on both sides of E. Lafayette were erected by 1915 and are almost equally divided between single family (6) and two-family (7) houses. The Sanborn maps show how much deeper the southside lots are than those to the north. 7938 E. Lafayette is boxed in red.
- A garage was erected on the lot between 1915 and 1951. Staff does not have record of when the garage was demolished.

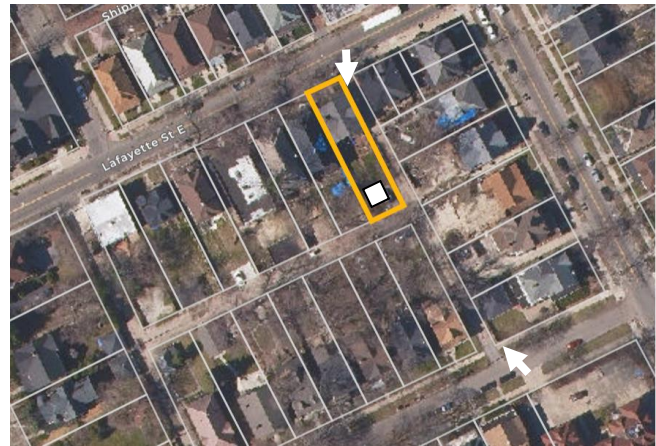


Left: Sanborn Map, 1915-1951, Volume 8, image 95.
 Above: Sanborn map, 1915, Vol. 8, images 82 and 95.

- The garage will not be visible from E. Lafayette due to its location at the southwest corner of the deep lot and the narrow width of the adjacent alley. The garage would be partially visible from Van Dyke Place due to the alley, but minimally so due to the neighboring long lot.

Right: Outline of 7938 E. Lafayette with approximate location of garage shown in white box. White arrows indicate angles of the below photos.

Below left: Staff photo, April 26, 2023.
 Below right: Google street view, May 2019.



ISSUES

- Vinyl siding with a raised grain pattern was selected as the exterior wall covering. For new accessory structures to historic properties, mostly out of view, staff has consistently recommended against the use of vinyl siding in favor of siding manufactured from more traditional materials.
- While wood is most appropriate and commonly available, cementitious siding is minimally appropriate as it does not share some of vinyl's most objectionable features, that being an overbearing sheen, clumsy detailing, atypical weathering patterns, poor dimensional durability, ahistorical joinery, and typically middling quality.
- Cementitious siding, while sharing some of vinyl's other shortfalls, including lack of convincing profiles, difficulty with joints, sensitivity to poor installation work, and obvious ahistorical appearance, it is in staff's opinion acceptable for modern garages and other unimportant accessory structures.

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

It is staff's opinion the erection of the proposed garage will not alter the features and spaces that characterize the property, and therefore recommends the Commission issue a Certificate of Appropriateness for the work as proposed because it meets the Secretary of the Interior Standards for Rehabilitation and the Elements of Design for the district.

Staff recommends the Certificate of Appropriateness be issued with the following conditions:

- Wood or cementitious siding will be selected for the exterior walls. Paint color will be submitted for staff review.
- Catalog cuts confirming the design, material, and finish color for the overhead and pedestrian doors will be submitted for staff review.
- Drawings will be amended as needed prior to submitting the permit application to BSEED.