

**STAFF REPORT: JULY 12, 2023 MEETING**

**PREPARED BY: A. DYE**

**APPLICATION NUMBER: 23-8438**

**ADDRESS: 4217 LINCOLN**

**HISTORIC DISTRICT: WOODBRIDGE**

**APPLICANT: ELISE DECHARD, END STUDIO**

**PROPERTY OWNER: DUSAN POLOVINA**

**DATE OF PROVISIONALLY COMPLETE APPLICATION: MAY 22, 2023**

**DATE OF STAFF SITE VISIT: MAY 31, 2023**

**SCOPE: ERECT DORMER**

**EXISTING CONDITIONS**

The 2-1/2 story dwelling (flat) is located one lot north of Willis Avenue, on the west side of Lincoln. The wood frame, masonry veneer structure is faced with dark red brick with stone sills and accent trim. The hip roof is punctuated at the front elevation by a hip roof dormer that has four mullied double-hung windows. Two single entrances bookend the front elevation, one is recessed and the other, within the front elevation wall, is accentuated by a raised porch covered with a gable roof. A single-story bay window spans the distance between the front entrances. Wood shake shingles cover the bay window and asphalt shingles cover the house and dormer roofs.

Double-hung windows are the dominant window operation; first and second floor windows at the front elevation have a decorative upper sash muntin pattern, while the dormer windows and side and rear elevations are one-over-one.



*Staff photo, June 29, 2023.*

**PROPOSAL**

Erect a dormer within the roof at the south elevation.  
Install a roof access window on the south side roof.

**STAFF OBSERVATIONS AND RESEARCH**

- The Woodbridge Historic District was established in 1991.
- The house has a dormer at the north elevation, capping a wide two-story bay extension.

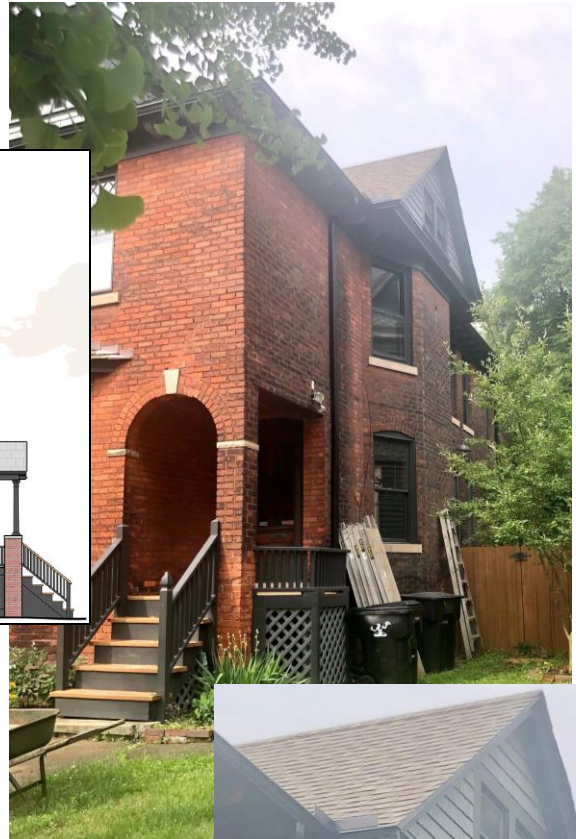


Above: Applicant rendering, south elevation.

Right: Staff photos of north elevation and dormer closeup, June 2023.

Below: Applicant photo, south elevation.

- The proposed dormer is similar in styling to the existing dormer, and the roof pitch matches that of the main structure. The eave line will remain intact, and the dormer’s ridge is slightly below the main roof’s ridge.
- The roof access window is further back and will not be visible.
- Comparing the elevation drawing and below photo, the rendering gives the impression of a much taller (higher pitch) roof than what is seen from the ground.



- The flatness and full view of the east elevation rendering makes the new dormer to be very visible and large. The house is not a symmetrical design, so the additional dormer adds balance to the roof massing, but in an uneven weight, which mimics the designs and proportionality of the front entrances.
- The position of the house, close to the street, offers limited visibility of the side elevation roofs. Similar to the comparison of the south elevation on the previous page, it is staff's opinion the new dormer will not be as impactful to the front elevation as depicted in the elevation drawing.



- To further this point, the north elevation gable, located within the front half of the wall, is only noticeable at the front elevation due to its extended roof (covering the bay).

**ISSUES**  
None.

**RECOMMENDATION**

Staff finds that the work as proposed will not alter the features and spaces that characterize the property and district and therefore recommends the Commission issue a Certificate of Appropriateness for the work as it meets the Secretary of the Interior's Standards and the Elements of Design for the district.