

STAFF REPORT: JUNE 12, 2024, REGULAR MEETING **PREPARED BY:** T. BOSCARINO
APPLICATION NUMBER: HDC2024-00149
ADDRESS: 570 LODGE
HISTORIC DISTRICT: BERRY SUBDIVISION
APPLICANT: JOHNATHON FISHER
OWNER: JOHNATHON FISHER
DATE OF PROVISIONALLY COMPLETE APPLICATION: APRIL 30, 2024
DATE OF STAFF SITE VISIT: MAY 23, 2024; JUNE 5, 2024

SCOPE: DEMOLISH GARAGE, ERECT GARAGE, ERECT REAR PORCH, PAINT DWELLING (WORK STARTED WITHOUT APPROVAL)



June 2024 photo by staff facing east from Lodge Drive; garage visible in background.

EXISTING CONDITIONS

570 Lodge is a two-and-a-half story, brick house in a simplified, eclectic, Colonial style, facing west onto the street. It was built in 1923. Character-defining features include its rectangular massing, symmetrical façade, and Classical front porch with dentil trim and Tuscan columns. Subject of this application, the house formerly had a relatively small, rear, porch or mudroom addition of an unknown date that was once clad in asphalt siding and later clad in vinyl siding. In 2022 or 2023, the addition was damaged in a fire and removed without approval.

A few alterations to the property have occurred over the years. The rear addition was clad in vinyl siding with a Certificate of Appropriateness in 1997. Vinyl windows, mostly three-over-one, were installed sometime between 1997 and 2014, despite a 1997 Denial for that work. Brickmould was also altered. The second-story balustrade above the front porch was replaced pursuant to a 1997 Certificate of Appropriateness to “redo” but “keep the same” the balustrade. However, as the new balustrade employs noticeably thicker posts and also includes a center post that was not historically present, this work does not adhere to the Certificate of Appropriateness, as observed and documented by staff in 2001 and 2004. A slate roof was replaced with an asphalt shingle roof sometime after 1997, when the historic roof is visible in a staff photo. There is no record of Historic District Commission

approval of the roof work. Staff also observed a tree removed in 2022 without approval. Staff has encouraged the applicant to submit an application for the unapproved work.

New aluminum-clad wood windows and surrounding trim were installed pursuant to a December 7, 2023, Certificate of Appropriateness.

The garage, also subject of this application, was built at an unknown date (see Staff Observations and Research, below). It is a hip-roof garage with vinyl siding and a sectional garage door. It is accessed by a driveway to Lodge Drive.



1978 photo by the Historic Designation Advisory Board. Note balustrade and slate roof that no longer remain.



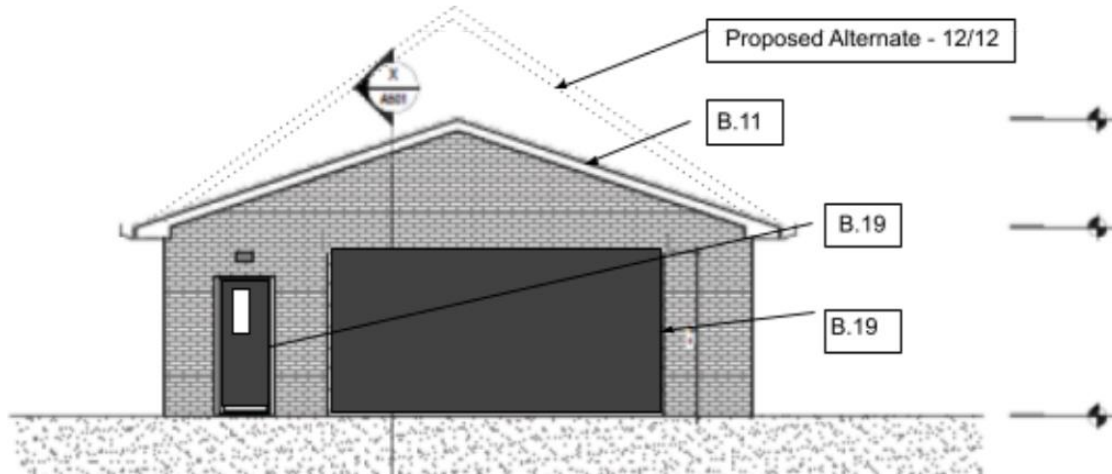
Rear addition. Photo from 1997 application materials.

PROPOSAL

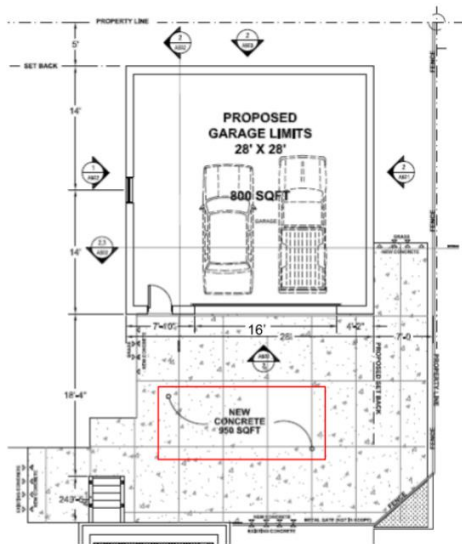
The proposal is to demolish the garage, build a new garage, and demolish the rear addition to install a new porch of similar massing. New paint colors are also proposed.

Garage

The proposed work would replace the existing garage with a new garage. The new garage would be clad in brick veneer matching the color and texture of the house and have a grey asphalt shingle roof. Specifications for other materials, such as doors, soffits, and fascia, are not provided. Also note that two alternate roof pitches are proposed.



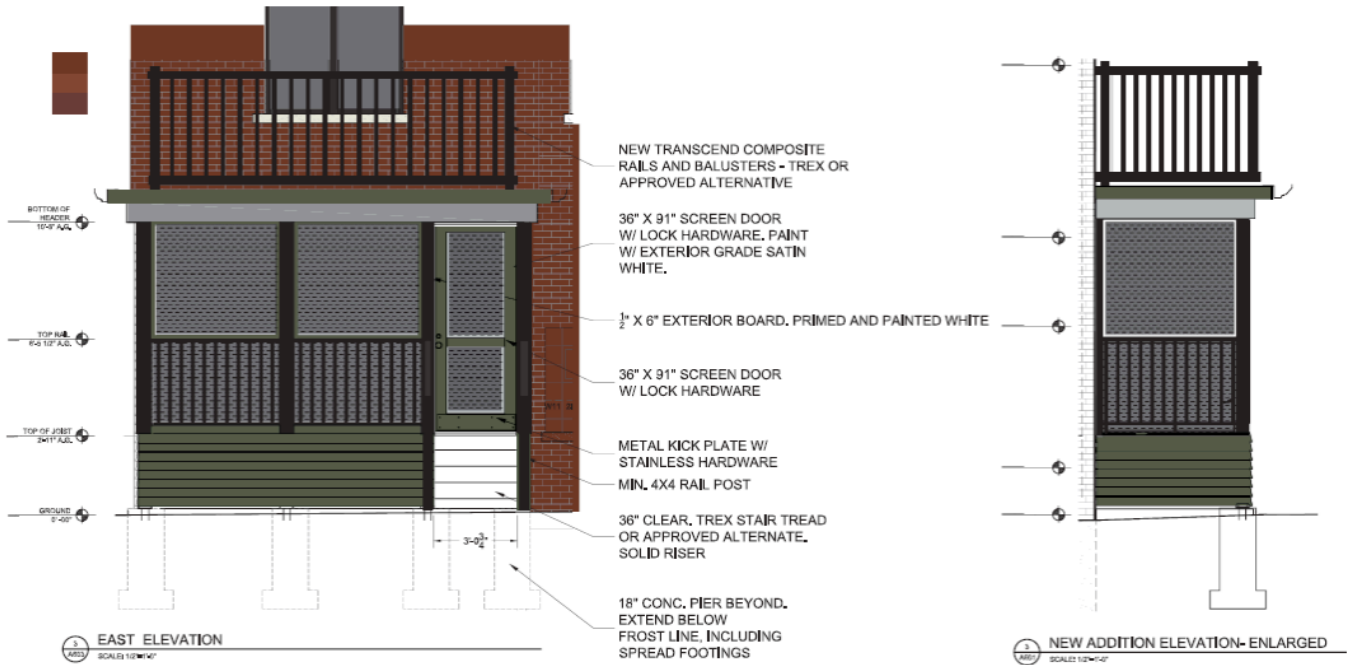
The front (west) elevation of the proposed garage. Image from application documents.



The plan view shows the proposed garage in approximately the same location as the existing garage, but occupying a slightly larger 28'x28' footprint and with a wider, 7' setback (the existing garage is built to the property line). The site plan also shows the amount of paved area would be increased.

Rear addition

The application proposes to remove the rear addition (already removed without approval) and erect a porch. Proposed is a screened porch, mostly of wood, though a balustrade and stair treads would be of composite material.



Proposed porch. Elevations from application documents.

Paint colors

The house and proposed garage are proposed to be painted in C1: Light Bluish Grey, B19: Black, and B11: Greyish Olive Green.



Existing colors (left) and rendering of proposed colors (right). Images from application materials.

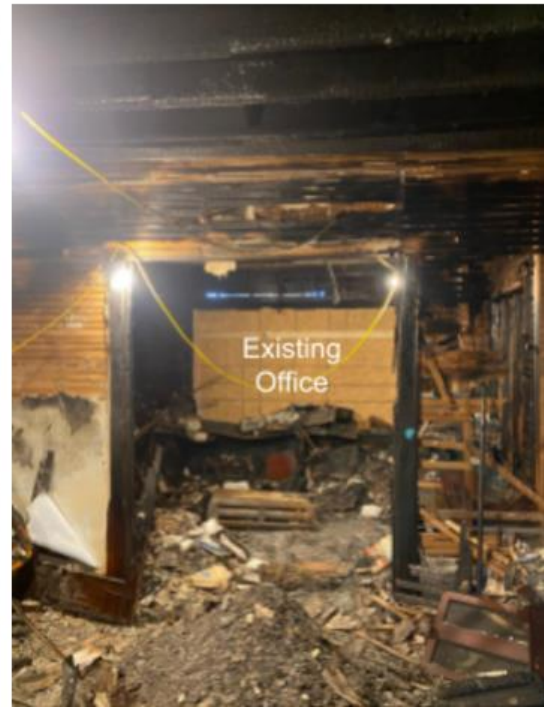
STAFF OBSERVATIONS AND RESEARCH

- The Berry Subdivision Historic District was established by City Council ordinance in 1978. The Final Report implies a period of significance of 1916 through 1929. The report does not provide analysis specific to 570 Lodge.
- The Elements of Design (Sec. 21-2-110) for Berry Subdivision provide the following relevant observations:
 - “Wall materials, almost without exception, are brick, stone, and concrete (stucco). Wood is almost universally used for window frames and other functional trim, and is used in many examples for all trim. Roofs are of slate, tile, asphalt shingle, or wood shingle (not shake). Where roofs of other than asphalt exist, their maintenance should be encouraged.”
 - “The most common relationship of textures in the district is that of the low-relief pattern of mortar joints in brick contrasted to the smooth surface of wood or stone trim.
 - “Roofs are in natural colors (red, tile, slate colors, natural wood) and asphalt shingle should be kept within this range.”
 - Paint colors often relate to style. The classically inspired buildings, notably Neo-Georgian, generally have woodwork painted white, cream, or in the range of those colors, including “putty.”
 - “Pitched and hip roofs predominate. . . . Flat roofs exist only on porches and sunrooms, and other minor elements.”
 - “Paved side drives leading to rear garages are common, as are paved areas in front of such garages. Many large trees have fallen to Dutch Elm disease. Important trees should be replaced so as to maintain the number of trees over a period of years.”
- The garage is in a state of deterioration. Interior photos included with the application materials show sections of the bottom plate are rotted or missing and the studs, no longer attached, are also deteriorating.
- The age of the garage is not clear.
 - A building permit for a garage is dated 1923.
 - An undated map included with the 1978 Historic Designation Advisory Board Final Report depicts a garage footprint. A different map, also undated but from a later decade (judging from the footprints of other, nearby buildings) map included in the Final Report shows no garage. It is possible that the 1923 garage was demolished prior to the time of the second map and another garage was built after. It is also possible that the later map is incorrect.
 - Asphalt or “Insulbrick” siding on the garage is visible in a 1978 designation photo and described in a 1997 staff report. The presence of asphalt siding suggests the garage existed in the mid-twentieth century. (The asphalt siding was replaced with vinyl siding with a 1997 Certificate of Appropriateness).
- Regardless of the age of the garage and irrespective of its degree of deterioration, staff opinion is that the garage is not a contributing resource. The alterations of mid-twentieth century asphalt siding, 1997 vinyl siding, and pre-designation, two-bay (two-car) door have eliminated any materials and features characteristic of the Period of Significance. The demolition of a noncontributing resource is appropriate as long as the resulting condition is compatible with the resource and the district.
- The massing and materials of the proposed garage are compatible with property and the district. (The application materials propose two alternate gable configurations; both are acceptable.)



Left: June 2024 staff photo of the garage, east (front) elevation. Right: 2024 image from property owner showing north (side) elevation.

- The application materials show that the rear addition, removed without approval, had been damaged by fire.



Exterior (left) and interior (right) views of the addition. Undated, likely 2022 or 2023, photos from application materials.

- The addition does not appear to have been original to the building, as its siding and foundation materials were different and it lacked the Classical expression associated with the front (west) entrance and the historic rear (east) porch. (See photo on page 2.) Staff opinion is that it was not a character-defining or distinctive feature requiring preservation.

- The proposed porch is compatible in materials and massing, and yet its design differentiates it from the historic rear porch. This satisfies Standard #9: “New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.”



Historic rear (east) porch. Photo from application materials.

- The proposed color scheme is creative and atypical, though perhaps not to the extent that it is incompatible with the building or the district. Lighter trim colors are more appropriate for Colonial Revival architecture, as described in the Berry Subdivision Elements of Design and in Color System C, with black or dark green reserved for window sashes and shutters. The use of contrasting white and dark accents on the same architectural feature would also be unusual.

ISSUES

- The front-facing gable end of the proposed garage creates a relatively large, blank expanse of brick that is out of character for the district. The attic story of a masonry or brick veneer garage would traditionally use a contrasting, and lighter, material, usually wood siding. The proposed design, therefore, is contrary to Standard #9 (quoted above).
- Specifications for garage materials are not provided.

RECOMMENDATION

Section 21-2-78: Determinations of Historic District Commission

Staff recommends that the Commission issue a *Certificate of Appropriateness* for the proposed work as it meets the Secretary of the Interior’s Standards for Rehabilitation, with the following conditions:

- *The front-facing, gable end, attic story of the garage shall employ a contrasting material, such as wood or a synthetic substitute.*
- *Garage materials and revised design shall be subject to review by staff.*