

Historic Landmarks Committee

Public Meeting
October 17, 2019

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Certificate of Approval for Alterations

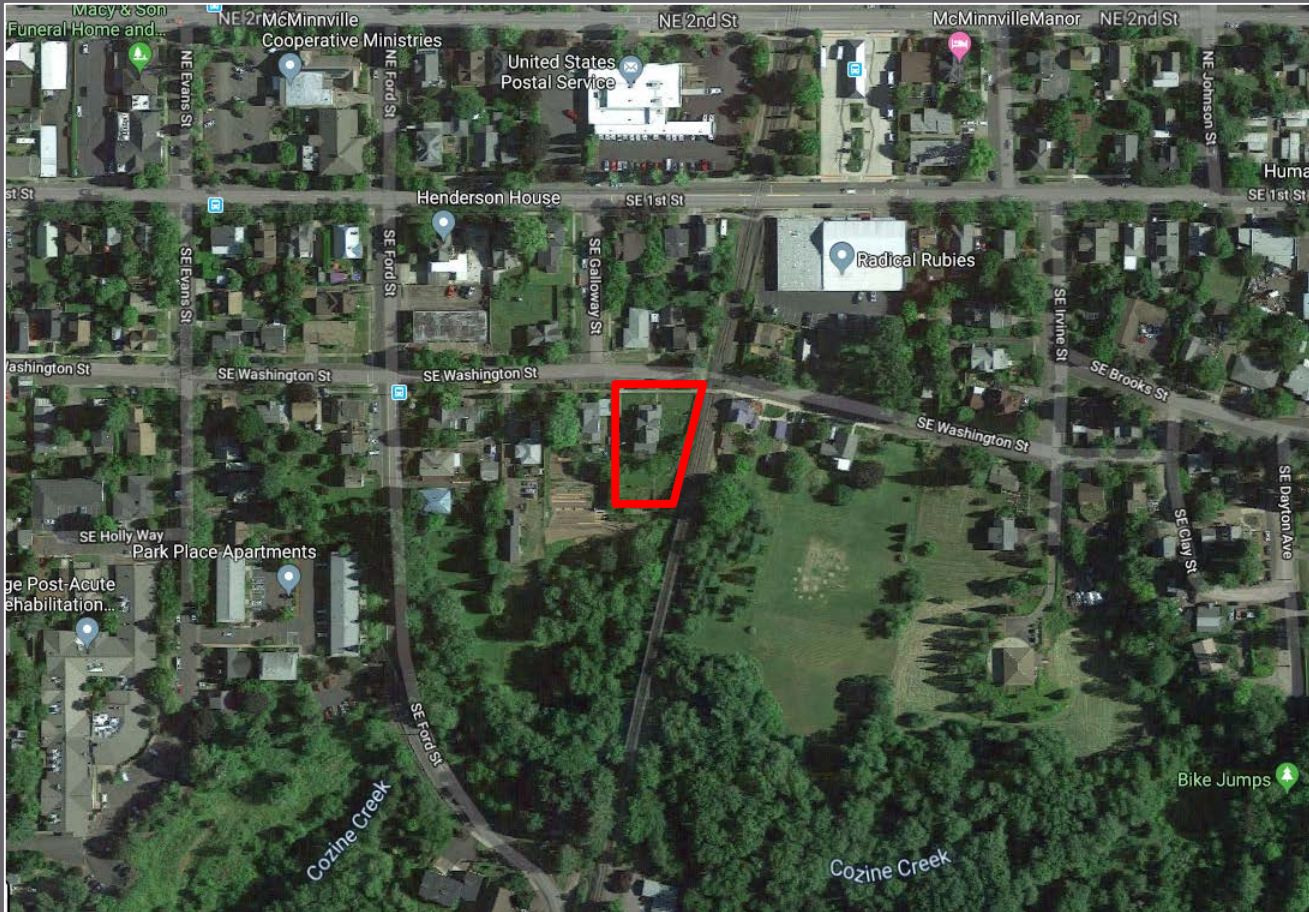
HL 4-19

714 SE Washington Street

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SITE LOCATION



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PROPERTY INFORMATION

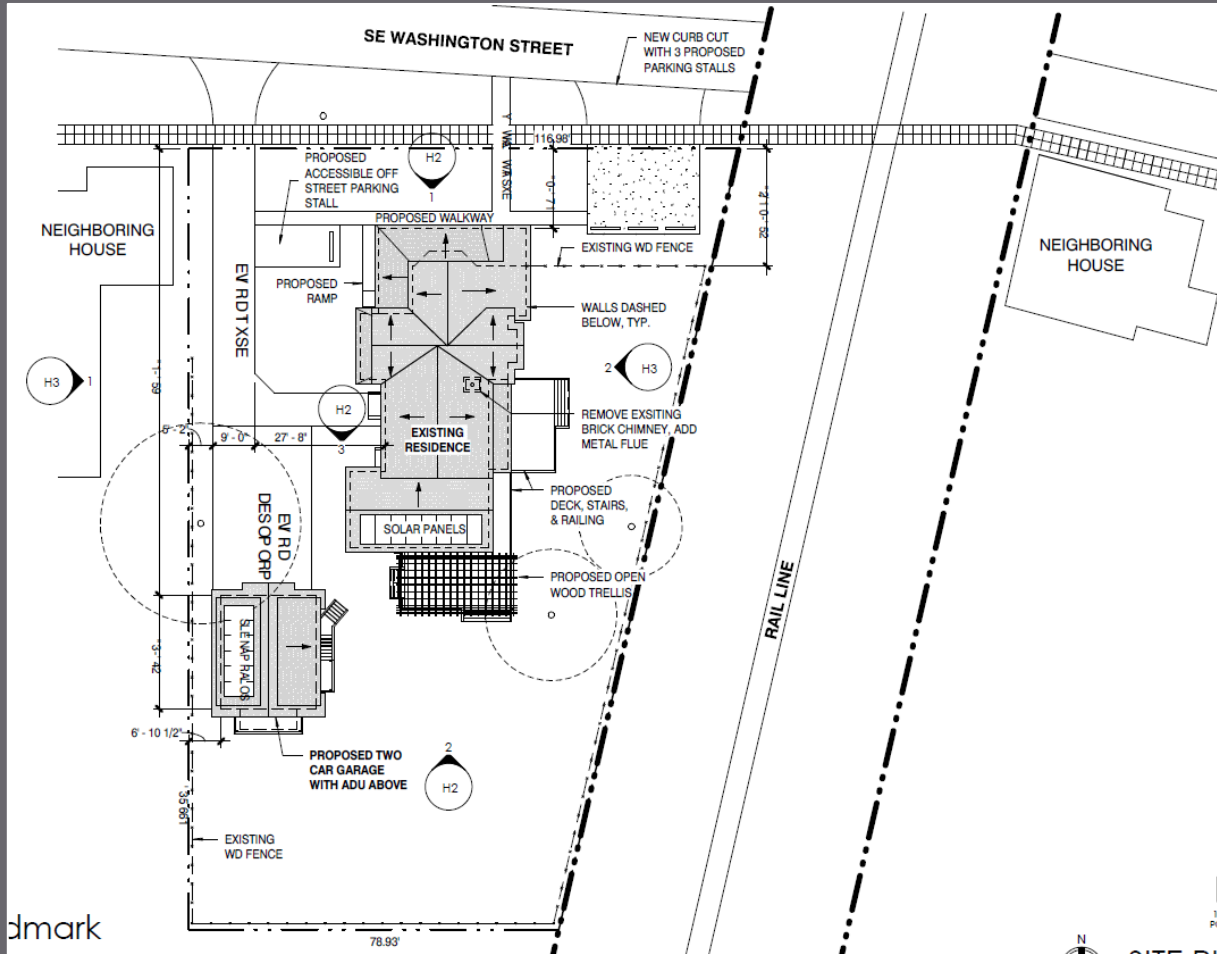
- 714 SE Washington St
- Historic Resource – Listed as Significant (B886) on Historic Resources Inventory



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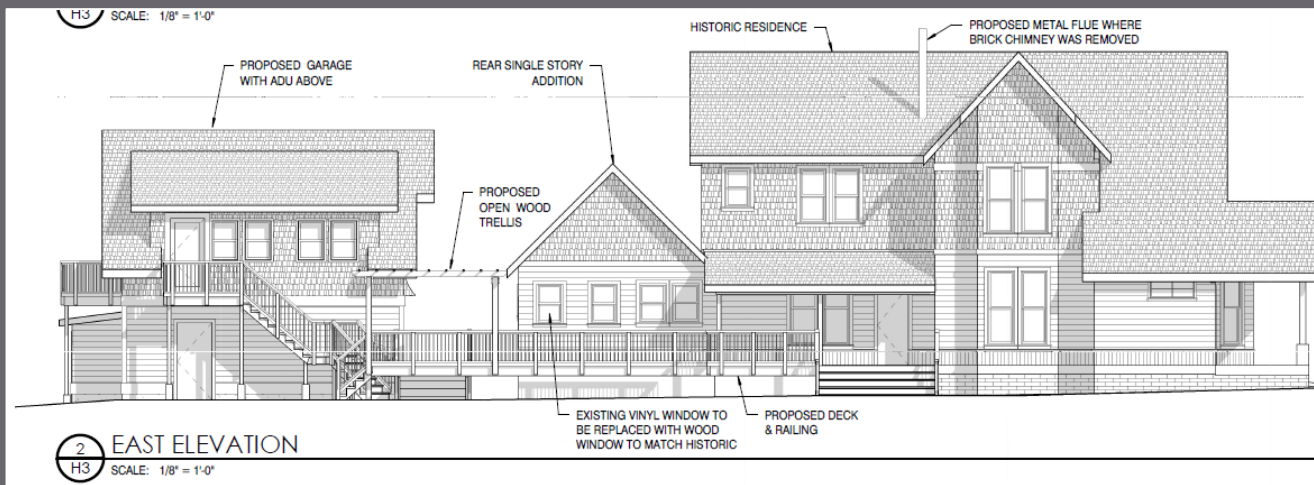
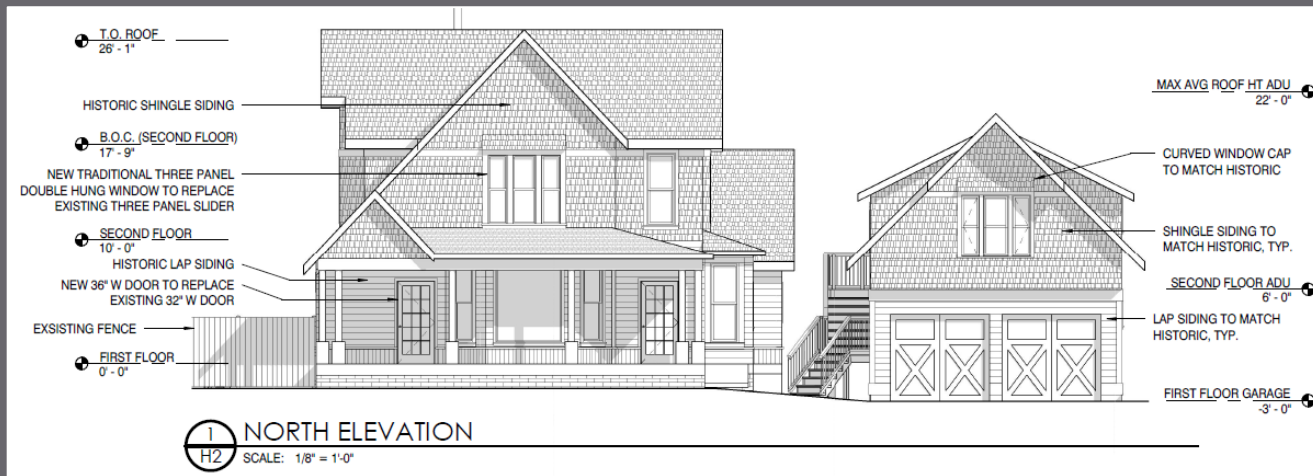


PROPOSED ALTERATIONS

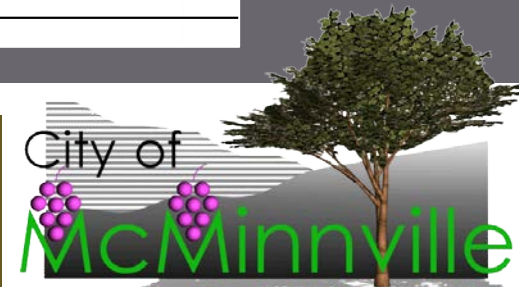


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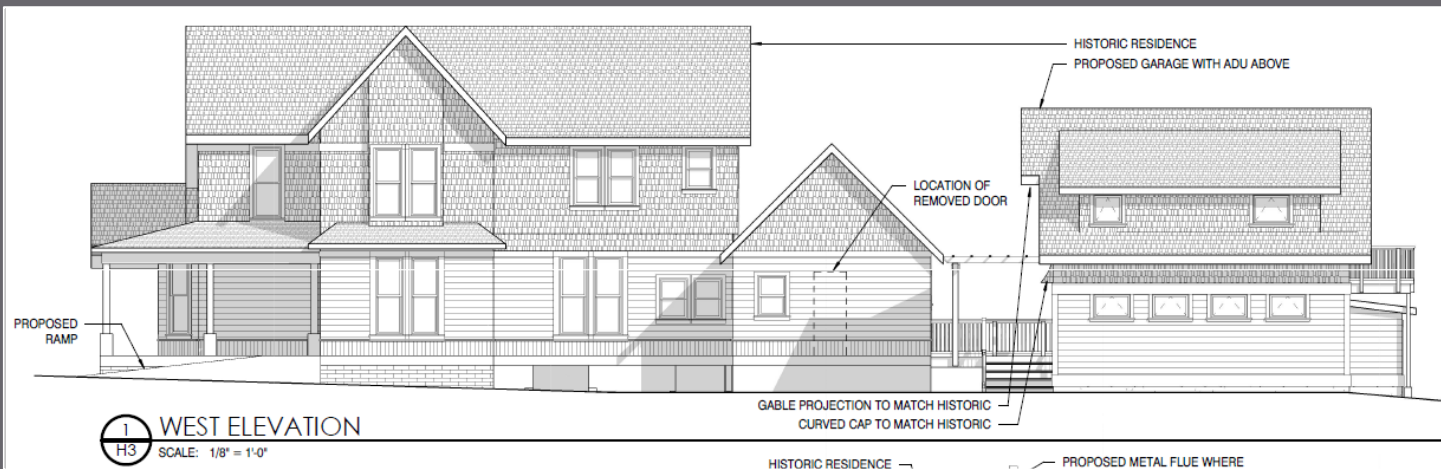
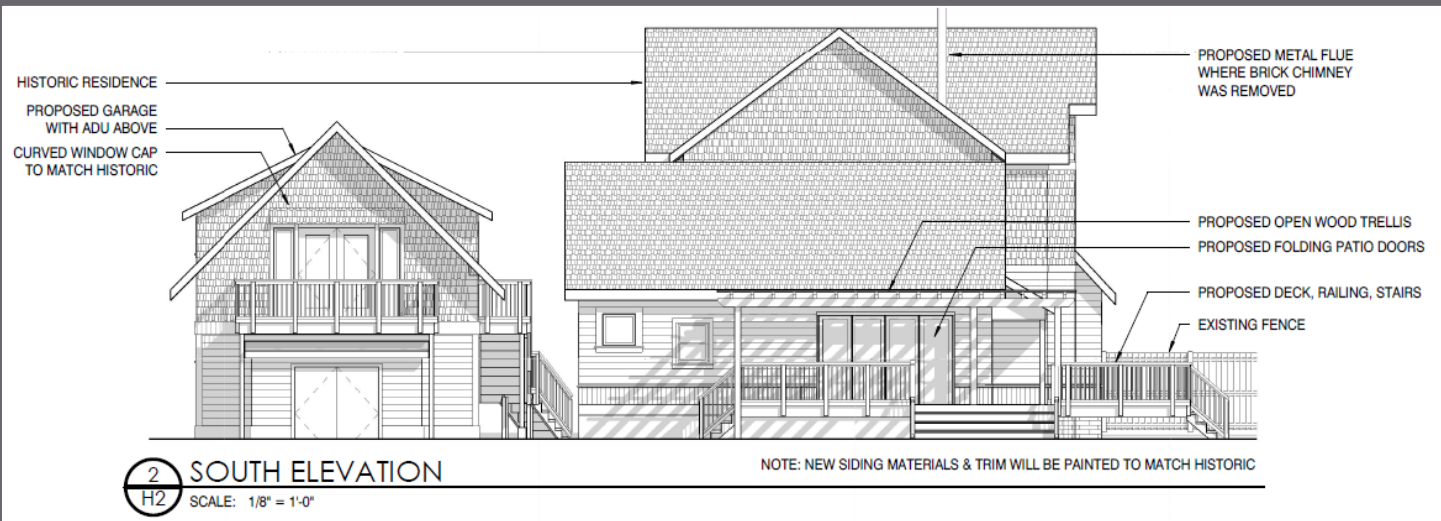
PROPOSED ALTERATIONS



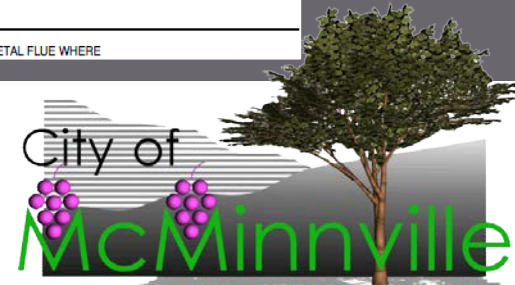
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PROPOSED ALTERATIONS



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REVIEW PROCESS

- ❑ Certificate of Approval – Required for any proposed alteration of any historic landmark or property listed on National Register of Historic Places
- ❑ The Historic Landmarks Committee must base its decision on the review criteria described in Section 17.65.060(B) of the MMC

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CRITERIA 17.65.060(B)(2)(b)

- The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Main home and historic features being preserved
- Majority of proposed alterations to single story addition in rear
- New garage and ADU proposed to be detached in rear & designed to match historic home
- Suggested Condition: Require remaining brick chimney to be repaired or replaced around proposed metal flue

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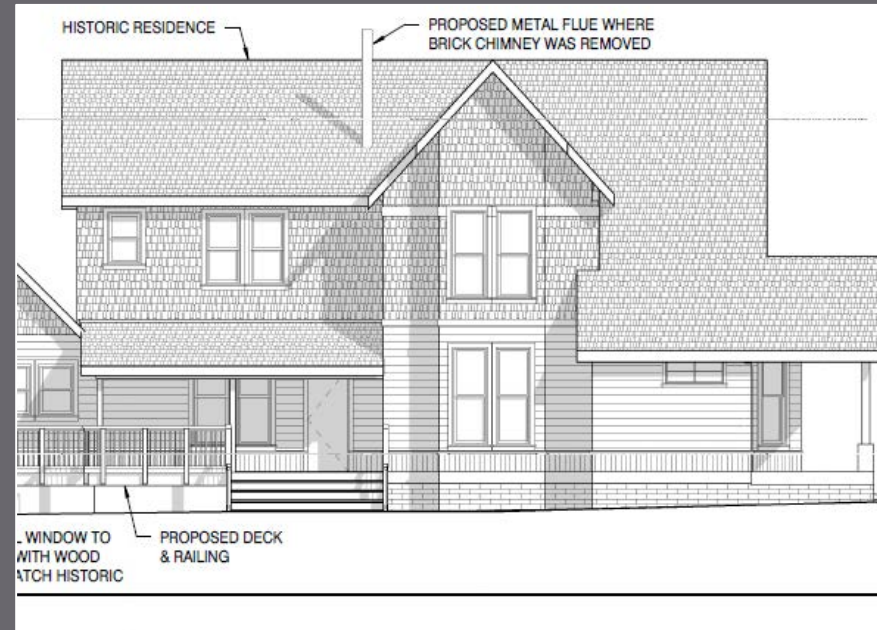


CRITERIA 17.65.060(B)(2)(b)



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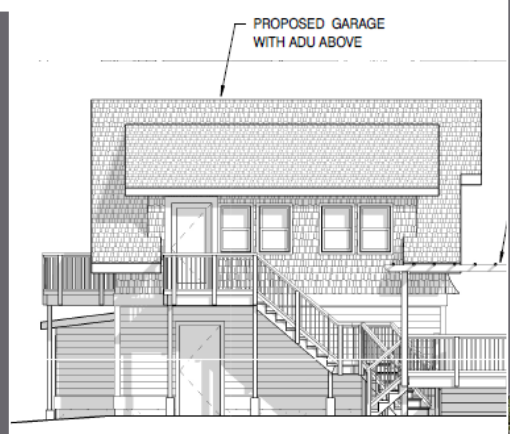
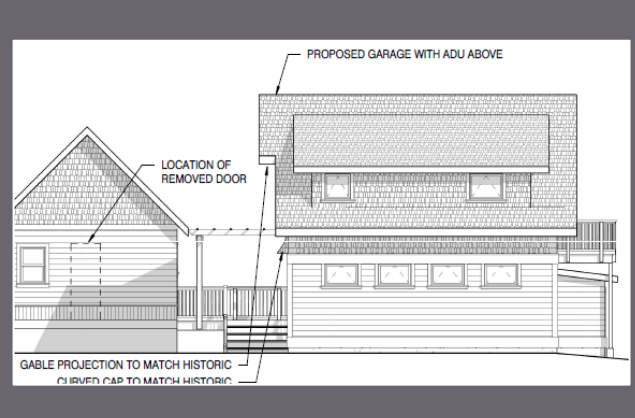
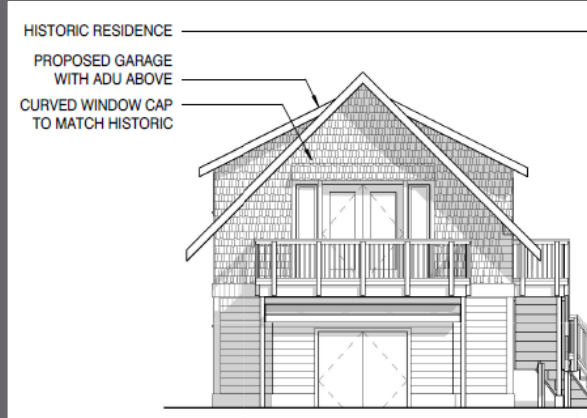
CRITERIA 17.65.060(B)(2)(b)



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CRITERIA 17.65.060(B)(2)(b)



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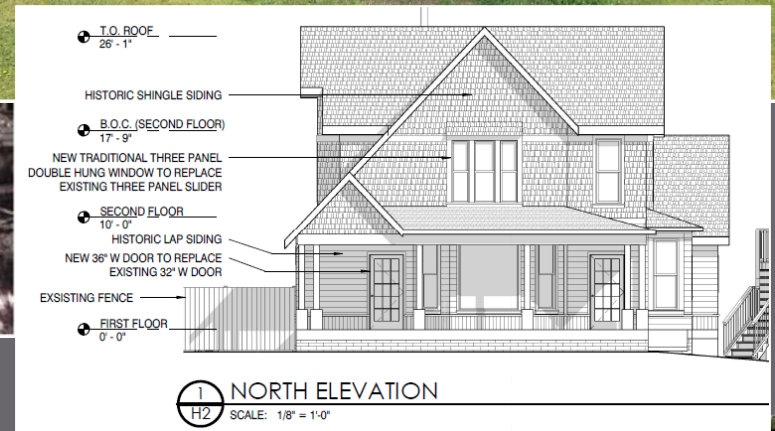
CRITERIA 17.65.060(B)(2)(c)

- Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
- Replacement and expansion of deck on east façade – removal of existing incompatible features
- Replacement of existing vinyl windows with wood windows
- Suggested Condition: All windows and doors replaced and new be wood windows and doors

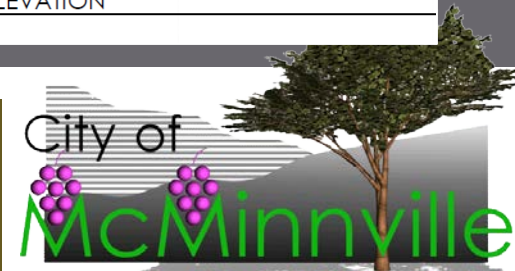
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CRITERIA 17.65.060(B)(2)(c)



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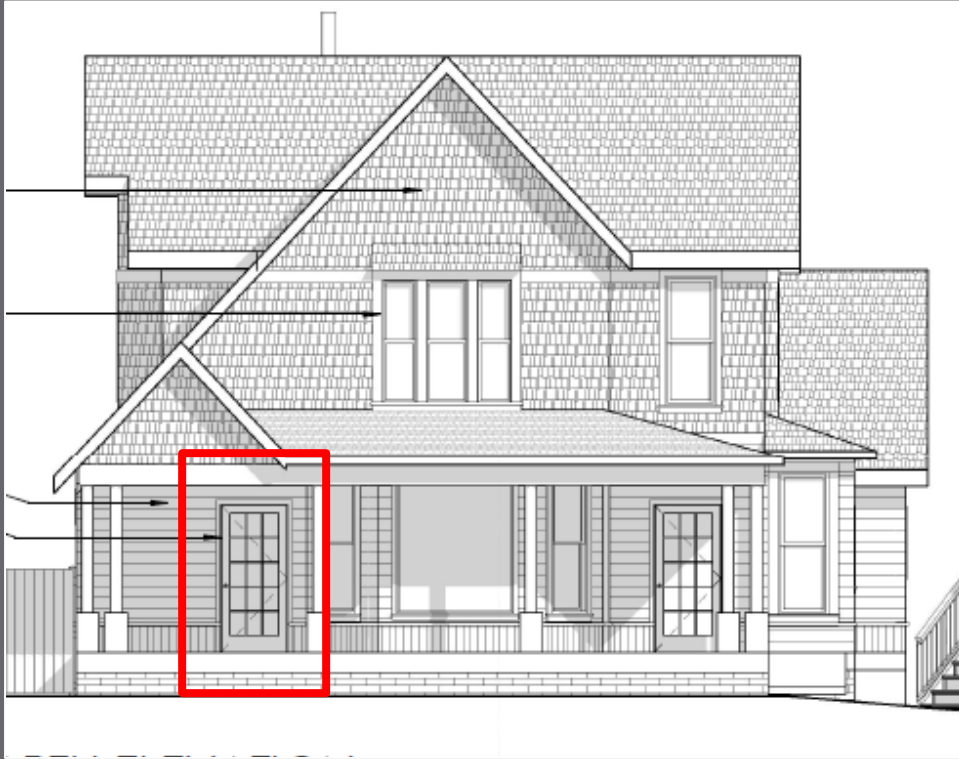
CRITERIA 17.65.060(B)(2)(f)

- The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color, and texture.
- Existing deck and railing proposed to be replaced and expanded
- Front door proposed to be replaced and expanded
- Suggested Condition: Require new front door to match other existing front door with glazing and grid system

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CRITERIA 17.65.060(B)(2)(f)



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CRITERIA 17.65.060(B)(2)(i)

- ❑ The Guidelines for Historic Preservation as published by the United States Secretary of the Interior.
- ❑ Applicant proposing “Rehabilitation” treatment
 - ❑ “In Rehabilitation, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. However, greater latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings to *replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials*. Of the four treatments, only Rehabilitation allows alterations and *the construction of a new addition*, if necessary for a continuing or new use for the historic building.”
- ❑ Applicant proposing to replace missing features with same materials, and also proposing new detached structure

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CRITERIA 17.65.060(B)(2)(i)

- ❑ **Recommended Guideline: Designing and installing a new window or its components, such as frames, sash, and glazing, when the historic feature is completely missing. It may be an accurate restoration based on documentary and physical evidence, but only when the historic feature to be replaced coexisted with the features currently on the building. Or, it may be a new design that is compatible with the size, scale, material, and color of the historic building.**

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CRITERIA 17.65.060(B)(2)(i)

- ❑ **Recommended Guideline: Designing new onsite features (such as parking areas, access ramps, or lighting), when required by a new use, so that they are as unobtrusive as possible, retain the historic relationship between the building or buildings and the landscape, and are compatible with the historic character of the property.**
- ❑ **Recommended Guideline: Designing new exterior additions to historic buildings or adjacent new construction that are compatible with the historic character of the site and preserves the historic relationship between the building or buildings and the landscape.**
- ❑ **Recommended Guideline: Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting.**
- ❑ **Recommended Guideline: Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.**

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RECOMMENDATION

Approval with Conditions as described in draft Decision Document

Suggested Conditions of Approval:

1. The existing brick chimney shall either be repaired or replaced by a similar brick chimney that will encase the proposed metal flue associated with the addition of a wood burning stove in the historic residence. The repaired or new brick chimney should match the existing chimney in height, depth and any assorted brick design.
2. That all windows and doors proposed to be replaced be replaced with wood windows and doors to match the existing structure's materials. The new windows and doors on the garage and ADU shall also be of wood materials. The replacement and new windows and doors shall include the wood trim and window sill design that exists on the remainder of the windows and doors on the existing structure.
3. That the new front door be consistent in style with the existing door being replaced. The new door shall include the glazing pattern and grid system within the glazed portion of the door, and shall match the other existing front door on the street-facing façade of the structure in design, materials, and color.

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QUESTIONS?



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