

**Staff Presentation  
to the  
Historic Preservation  
Commission  
July 20, 2022**



1306 W. Mountain Avenue  
Landmark Design Review – Final Review



# 1306 W Mountain Ave

Addition Proposal - 5/18/2022

## Legend

- 1306 W Mountain - Historic 1942 Garage
- 1306 W Mountain - Historic Residence
- 1306 W Mountain - Non-historic 1968 Garage
- 1306 W Mountain - Parcel Line
- 1306 W Mountain - Proposed Addition

Google Earth

W Mountain Ave

100 ft



- Consider **proposed work** and whether it meets the **Secretary of the Interior's Standards for Rehabilitation**
- Pass motion under Municipal Code 14, Article IV to approve, approve w/ conditions, or deny a Certificate of Appropriateness.

# Property Background

- City Landmark
  - Jackson-Bailey Property
  - Designated December 2, 2014
  - Standards 3/C
  - No period of significance defined
    - 1922
    - 1942
- House constructed in c.1922
  - Garage in 1942



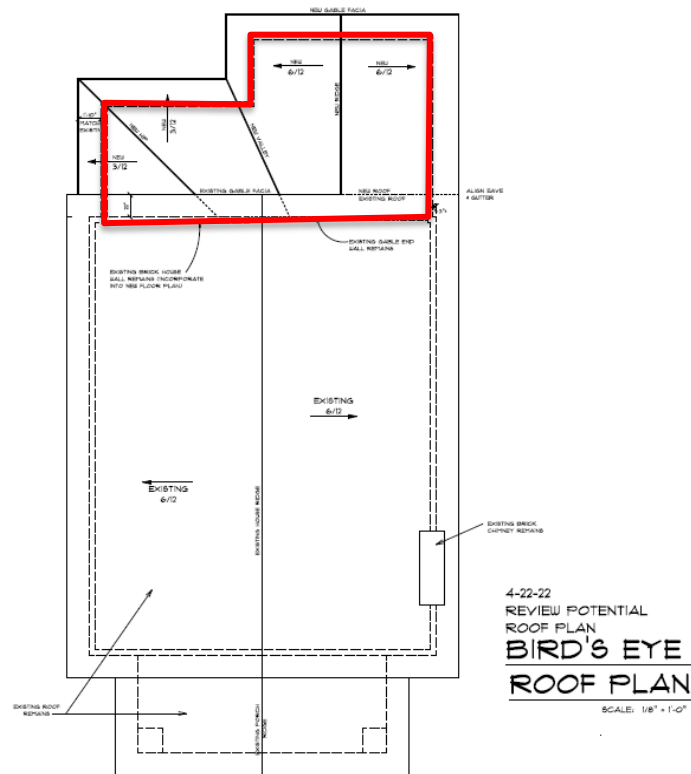
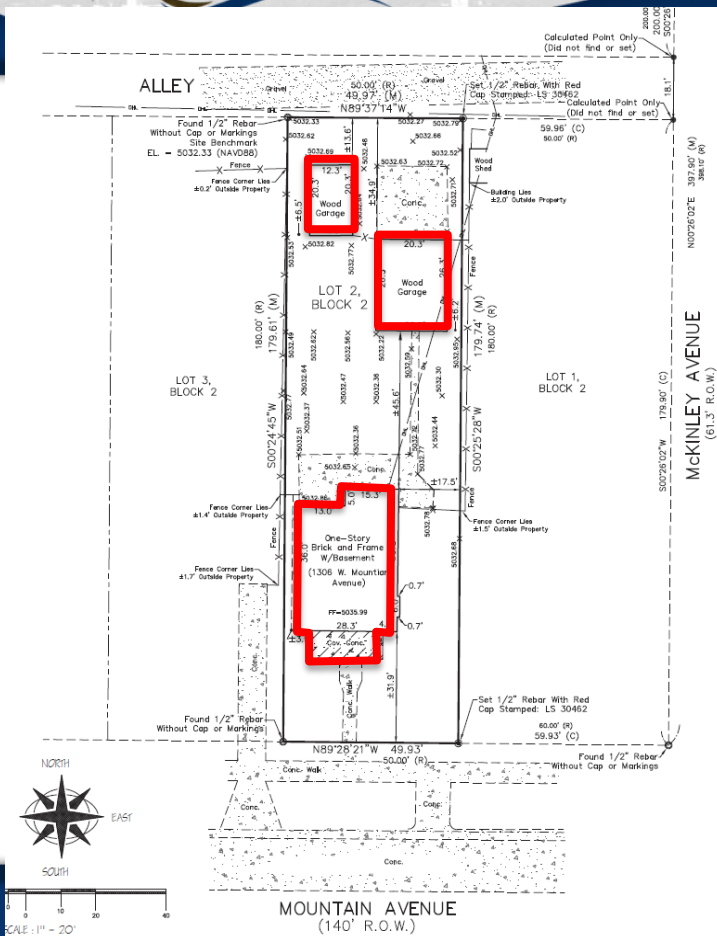


# Current Review Timeline

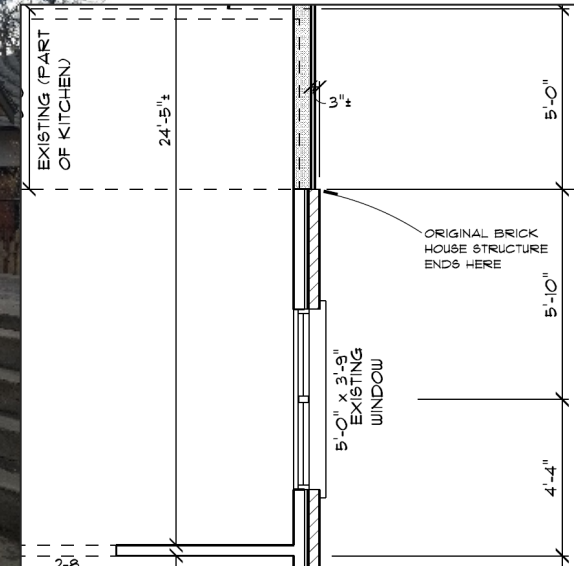
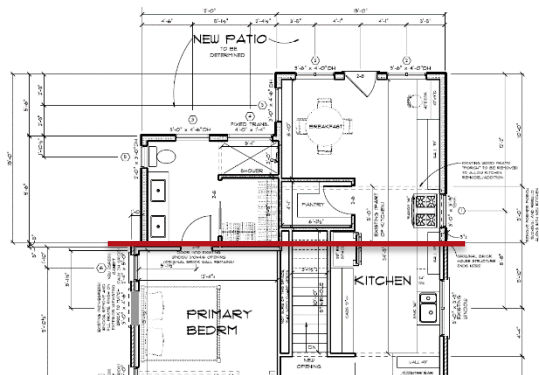
- **January 12, 2021:** Demolition permits received for both accessory structures (holds placed, contractor contacted)
- **January 19, 2021:** Building permit requested for main house addition/rehab
- **February 4, 2021:** Video conference with owner and contractor to discuss required Landmark design review process and key conflicts.
- **February 25, 2021:** Follow-up video conference to discuss review process
- **March, 2021:** Scheduled HPC Conceptual Review (rescheduled at owner's request due to late hour)
- **May 11, 2021:** Follow-up w applicant
- **June 28, 2021:** Follow-up w/ applicant
- **October 27, 2021:** Process follow-up w/ revised plans
- **November 19, 2021:** HPC Conceptual Review Rd 1
- **January 22, 2022:** HPC Conceptual Review Rd 2
- **February 17, 2022: HPC Final Design Review**
  - **Garage & basement window treatments approved**
  - **Addition denied**
- **May 18, 2022: HPC Conceptual Design Review**

1. Construction of an addition totaling 339 ft<sup>2</sup> (264 new ft<sup>2</sup>) onto the existing 1,097 ft<sup>2</sup> home
  - *(Note: 1,097 includes the approximately 75 ft<sup>2</sup> rear mud porch slated for demolition).*
2. Modification of windows on west wall of northwest bedroom on historic house.

# Proposed Alterations – Site







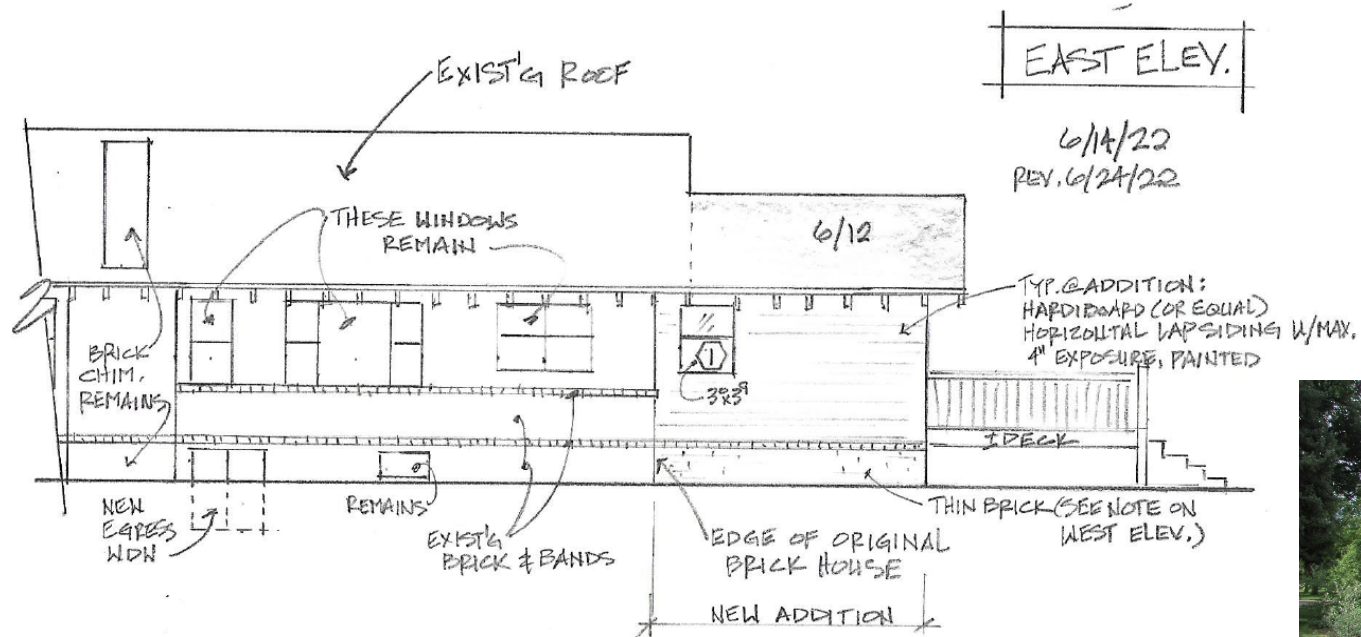
## Proposed Alterations – Existing Conditions







# Proposed Alterations – East Elevation







# Staff Analysis - Overall

- Project meets all applicable Rehab Standards (with 1 exception)
  - Standards respond to proposed work in relation to building's "character-defining features."
- Key Standards for this project are:
  - 2 – Preserve historic character
  - 5 – Preserve character-defining features
  - 9 – Additions/exterior alterations should be compatible, distinguishable, and subordinate
  - 10 – Additions/exterior alterations should be reversible
- ITS Bulletin 37 – Rear Additions to Historic Houses
- ITS Bulletin 14 – Modifications to Windows on Secondary Elevations

## Staff Analysis – Standards 2 & 5

- 2 – Preserve historic character – generally met
  - Addition appears to meet
  - Modifications to northwest bedroom windows not recommended
- Standard 5 – Preserve specific character-defining features and materials – met:
  - Addition begins at rear/north brick wall and is not removing specific historic materials.
  - Again, northwest window treatment not recommended

## Staff Analysis – Standards 9 & 10

- 9 – Additions/exterior alterations should be compatible, distinguishable, and subordinate – met
  - Addition is appears to meet all three factors
- 10 – Additions/exterior alterations should be reversible – met:
  - Addition is utilizing existing openings to create connections



# Context for Modifying Side Windows

- Typically historic openings are retained and new window openings added
- Typically done when a wall is blank
- If an existing opening is present but not IEBC-compliant, changing the existing is preferred rather than removing/infilling and adding new
- See ITS Bulletin 21 – Adding new Openings on Secondary Elevations
- Typically completed on larger buildings with blank walls

- Approve w/ Conditions
  - Condition: to retain the existing west-facing wall in the northwest bedroom, delete one or both of the two proposed new window openings, and install an egress-compliant window in the existing opening.

- Consider **proposed work** and whether it meets the **Secretary of the Interior's Standards for Rehabilitation**
- Pass motion under Municipal Code 14, Article IV to approve, approve w/ conditions, or deny a Certificate of Appropriateness.