

Property Location 702 Classen Blvd
Miller Historic District

Applicant/Owner Michael Moore

Request (HD 23-04) Feedback for the following proposed work
at 702 Classen:
a. Installation of a small addition to the front or
side of the house to be used as a closet.

Property History

Historical Information

2004 Miller Historic District Nomination Survey Information:

702 South Classen Boulevard. This contributing, one-story, vinyl-clad, single dwelling has a decorative concrete block foundation and an asphalt-covered, cross-gabled roof. The wood windows are vertical, five-over-one, hung and the wood door is glazed paneled. The full-width porch has been screened with vinyl-clad lower porch walls. The porch retains its historic front-gabled roof supported by full-height, red brick columns. Other exterior features include a red brick, exterior, gable wall chimney on the north side and a red brick, interior, central, ridge chimney. Decorative details include double windows, decorative wood shutters and false beams.

Sanborn Map Information

The primary is indicated in its present location and configuration as seen on the 1925 and 1944 Sanborn maps. The non-original rear addition is not present on the Sanborn maps, indicating that it is a post-1944 addition.

Previous Actions

There have not been any COA requests for this property.

Request – a. Installation of a deck cover

Description

The applicant wishes to receive feedback on a possible closet being added to the front or the side of the house. If installed on the front of the house it would require the removal of the pair of original windows. If located on the side of the house the addition of a “bump out” is proposed on either the north or south elevation.

Reference - Historic District Ordinance

429.3.1(g): *To safeguard the heritage of the City by preserving and regulating historic district structures in such a way that maintains or restores their historic integrity while allowing modern day uses and conveniences for their residents. (0-0910-12).*

429.3.3(c): *Changes to rear elevations do require a COA; however the rear elevation of a historic structure is considered a secondary elevation and is therefore regulated to a lower standard to allow flexibility for additions or other modern day appurtenances. (0-0910-12).*

Reference - Preservation Guidelines

Additions to Historic Buildings

4.4 Guidelines

A review by the Historic District Commission will use the following criteria for the issuance of a Certificate of Appropriateness (COA):

.1 Make Additions Compatible. *Additions shall be compatible with the historic building in size, scale, mass, materials, proportions and the pattern of windows and doors to solid walls.*

.2 Locate Addition Inconspicuously. *Locate a new addition on an inconspicuous façade of the historic building, usually the rear one. Additions that alter the front façade are generally considered inappropriate for a historic structure.*

.3 Limit Size and Scale. *The footprint of the addition shall not exceed 50% of the footprint of the existing structure or 750 square feet, whichever is greater. Exterior dimensions of the addition shall not exceed the exterior dimensions of the existing structure, including height, width, and depth. An addition which does not increase the footprint of the existing structure may be allowed to increase roof height and will be reviewed on a case-by-case basis.*

.4 Preserve the Site. *Design new additions so that the overall character of the site, character-defining site features, and trees, are retained.*

.5 Avoid Detracting From Principal Building. *It is not appropriate to construct an addition if it will detract from the overall historic character of the principal building and the site, or if it will require the removal of a significant building element or site feature. Construct new additions so that character-defining features of the historic buildings are not destroyed, damaged, or obscured.*

Staff Comments

Staff would note that the *Guidelines for Additions to Historic Structures* do not support the removal of original windows nor the addition of a “bump out” to the side of the house. However, the Commission would need to provide feedback as to whether the proposed work could possibly meet the *Preservation Guidelines* and whether or not such work would be compatible with this historic structure and the District as a whole.

Commission Action

No vote is required. Feedback for the following proposed work at 702 Classen:

- a. Installation of a small addition to the front or side of the house to be used as a closet.