

STAFF REPORT
CONCERNING APPLICATION FOR A
CERTIFICATE OF APPROPRIATENESS

Date: October 4, 2018

Application Number: 2018-0926C

Property Location: 630 West Washington

Architectural Style/Date/Architect or Builder: Pagin-Ford-Cunningham House / Queen Anne / 1886

Property Owner: Thomas and Alice Erlandson

Landmark or District Designation: Local Landmark, ordinance #8078-1990; West Washington Street National Register District; Historic Preservation Commission Façade Easement.

Rating: *Outstanding*

DESCRIPTION OF STRUCTURE/ SITE: This two and a half story irregular plan house sits on a stone foundation. The chimneys are irregularly placed brick with fluted brick work and an embellished cap. The exterior is clapboard with molded cornice board. A flower and vine motif is in the bracketing front gable. The roof was is a 12/12 hip with cross gables, a decorative metal ridge, moulded wood rake and eave details, and gabled dormers. Multiple porches with turned spindles and balustrades are at the corners of the structure, with a *porte cochere* on the west side and a conical tower at the north west corner. Windows are 1/1 double hung with wide wood moulded casings and window head. A front entry bay window with rounded sashes. The doors are tall with double-leaf glazed wood paneling. A two story Tudor Revival carriage house stands to the south.

ALTERATIONS: COA #1990-0321 allowed for the replacement of rotting wood with in-kind materials. COA #1992-0315 allowed for comprehensive site work to the property, including the construction of the current parking area. COA#1992-0808 allowed for the removal and installation of concrete walkway along the west side of the house. COA #1995-1103-2 allowed for the removal of trees and planting of replacement tree. COA #1999-1021 allowed for the removal and replacement of the slate roof with asphalt shingles. COA #2001-0328 allowed for the removal and replacement of business signage facing West Washington. RME #2018-0926A allowed for the replacement of the driveway aprons with in-kind concrete.

APPLICATION ITEMS: ~~“Replace existing driveway aprons with in-kind concrete.”~~ Replace existing concrete and asphalt circular drive with historic paver blocks. ½ to be completed this fall – ½ to be completed by next fall.”

DESCRIPTION OF PROPOSED PROJECT: Applicant seeks approval for improvements on the property, including:

1. Removal of portions of the existing asphalt driveway,
2. Installation of red-brick pavers

It is the intention of the applicant to progress with half of the work this fall, and the remainder in the spring of 2019.

SITE VISIT REPORT: n/a

STANDARDS AND GUIDELINES: *Group B Standards and Guidelines*

GROUP B STANDARDS

The Commission has the authority to determine the architectural merits and the extent of any proposed treatment, renovation, or addition to a historic landmark. The commission will require drawings, plans, specifications, and/or samples where appropriate.

A. Maintenance

The maintenance of any historical structure or site shall in no way involve any direct physical change except for the general cleaning and upkeep of the landmark. The Commission shall encourage the proper maintenance of all structure or sites.

B. Treatment

Treatment shall be defined as any change of surface materials that will not alter the style or original form. Such improvements include re-roofing, glazing, or landscaping lawns and may involve a change that can potentially enhance or detract from the character of the landmark. A treatment change of any surface whether on the landmark or in its environment may require a Certificate of Appropriateness if it significantly alters the appearance of the landmark. Although these kinds of changes may not require a Building Permit, a Certificate of Appropriateness may be necessary. The commission should review the proposed treatment for character and style consistency with the original surfaces.

G. Building Site and Landscaping

(These standards apply to both A and B)

1. Required

Major landscaping items, trees, fencing, walkways, private yard lights, signs (house numbers) and benches which reflect the property's history and development shall be retained. Dominant land contours shall be retained. Structures such as: gazebos, patio decks, fixed barbecue pits, swimming pools, tennis courts, green houses, new walls, fountains, fixed garden furniture, trellises, and other similar structures shall be compatible to the historic character of the site and neighborhood and inconspicuous when viewed from a public way.

2. Recommended

New site work should be based upon actual knowledge of the past appearance of the property found in photographs, drawings, and newspapers. Plant materials and trees in close proximity to the building that are causing deterioration to the buildings historic fabric should be removed. However, trees and plant materials that must be removed should be immediately replaced by suitable flora. Front yard areas should not be fenced except in cases where historic documentation would indicate such fencing appropriate. Fencing should be in character with the buildings style, materials, and scale.

3. Prohibited

No changes may be made to the appearance of the site by removing major landscaping items, trees, fencing, walkways, outbuildings, and other elements before evaluating their importance to the property's history and development. Front yard areas shall not be transformed into parking lots nor paved nor blacktopped. The installation of unsightly devices such as TV reception dishes and solar collectors shall not be permitted in areas where they can be viewed from public thoroughfares.

STAFF RECOMMENDATION: Staff recommends approval of the proposed project, as it is in keeping with the Standards and Guidelines for Local Landmarks.

Written by
Adam Toering
Historic Preservation Specialist

Approved by
Elicia Feasel
Historic Preservation Administrator

SATELLITE COMPOSITE:

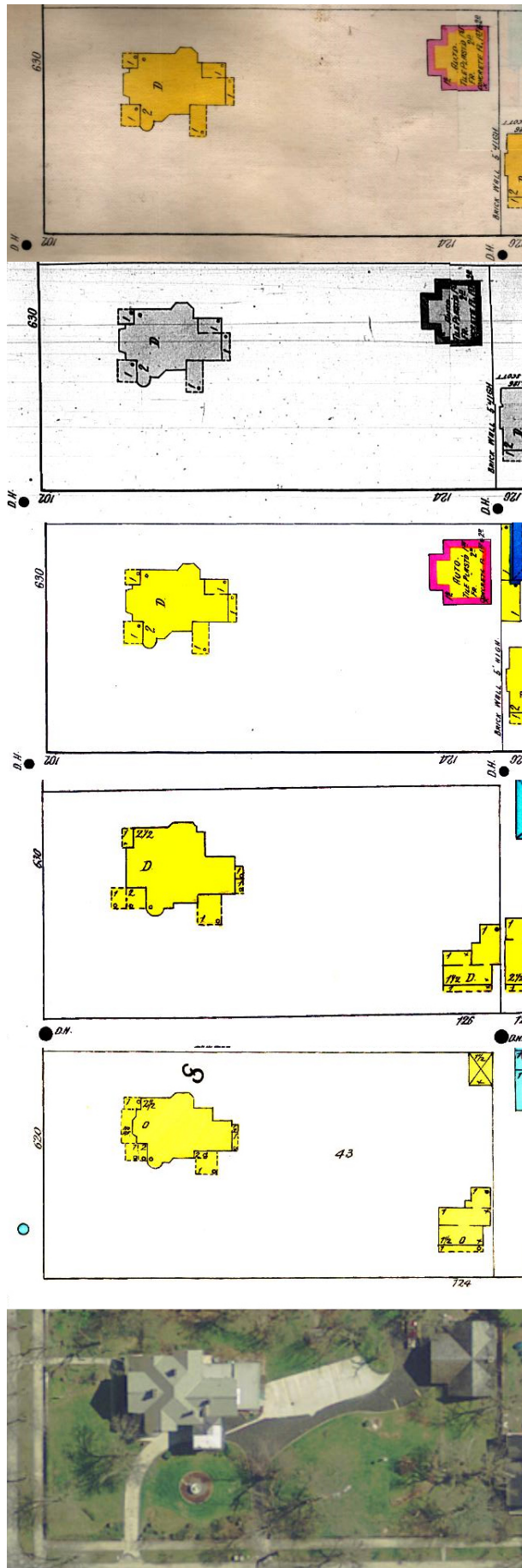


Diagram 1 - Composite of map and satellite imagery from top to bottom: 1960, 1945, 1917, 1899, 1891, and Satellite from 2016.

PHOTOS:



Figure 1 - 630 W Washington, from the sidewalk of West Washington.



Figure 2 – 630 W Washington the sidewalk on Scott Street, looking east..



Figure 3 – 630 W Washington from Scott Street. The drive to be replaced.



Figure 4 - The drive, looking northwest, away from the porte cochere.

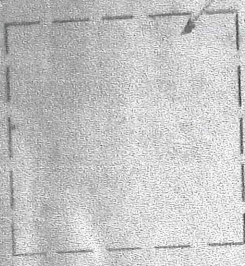


Figure 5 - Looking south from the front yard towards the porte cochere.



Figure 6 - The pavers to be used.

FUTURE GLAZING

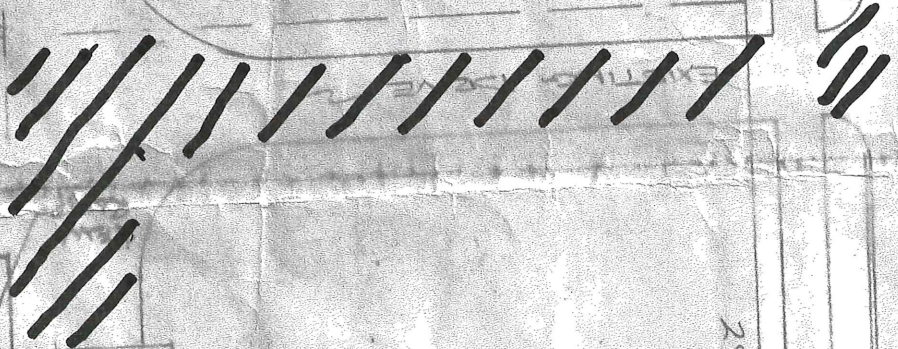


NEW ASPHALT DRIVE FOR G PARKING SPACES

PARCEL I (Lot A3)

FLYHOUSE

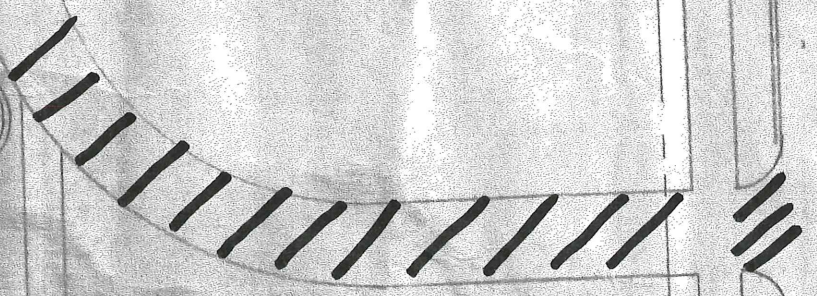
HANDCRAFTED FRAMEWORK



295.0' PL

PARCEL II

MAIN HOUSE



28'