

20-COA-0165
1836 Frankfort Ave.



Clifton Architectural Review Committee
Public Hearing

Kat Groskreutz, Historic Preservation Specialist
September 23, 2020

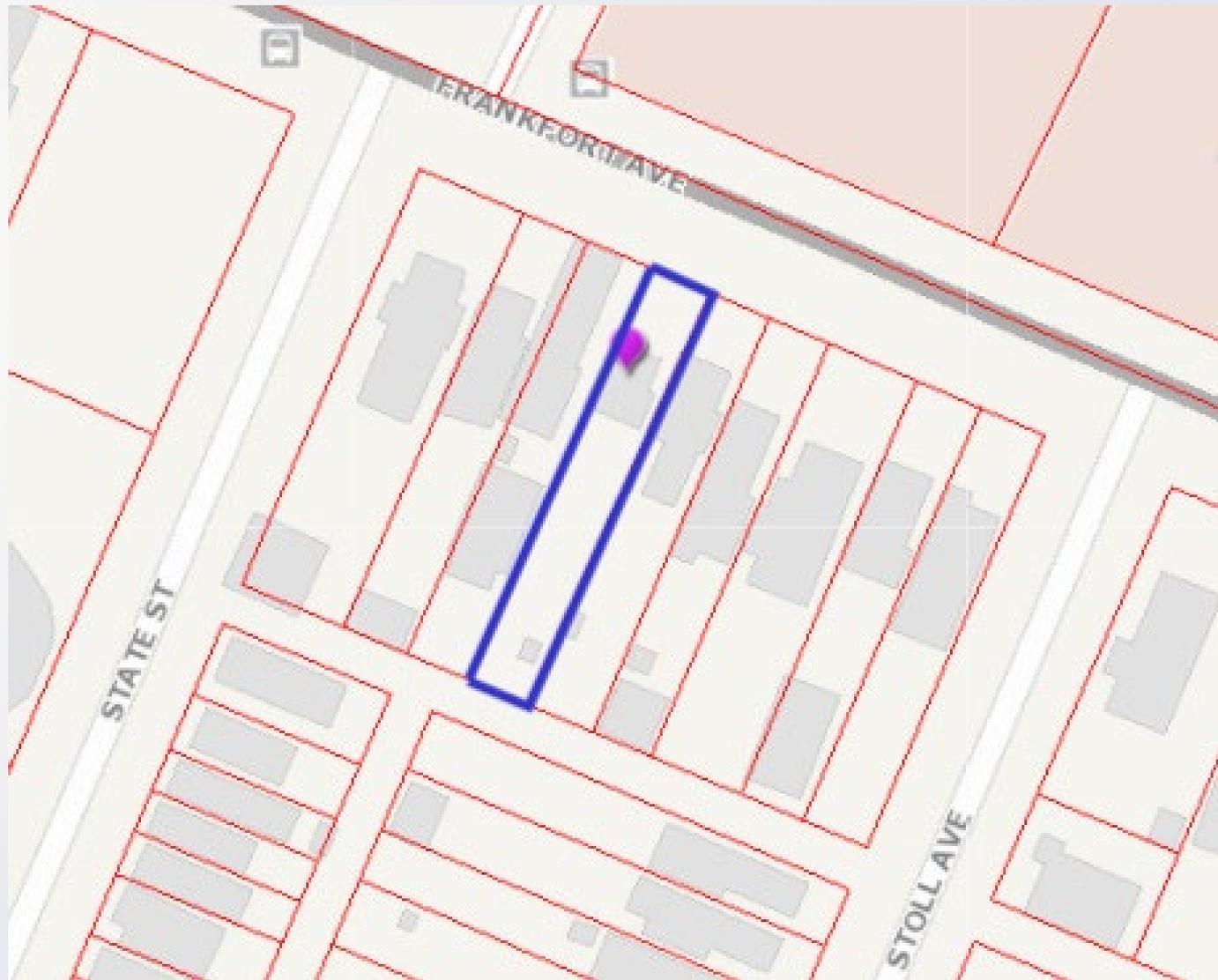
Request

- **Certificate of Appropriateness**: to construct a new two-and-a-half-story carriage house in the rear yard
- 23'-7/8" W x 33'-2" D x 27'-6 1/8" H to the roof peak
- Two garage spaces with separate, single garage doors accessed by alley
- Second floor with one-bedroom apartment dwelling unit and a home office occupation with third-story loft access
- Materials are 4" reveal Corten metal siding, 3 5/8" H x 15 5/8" L CMU in Alabaster or Alpine, and aluminum standing seam roofing in Charcoal

Case Summary / Background

- The subject site is located in the R-5B Single-Family zoning district and Traditional Neighborhood Form district
- The primary home is a two-story, Victorian era frame home with a shallow hip roof with a small front gable
- Queen Anne detailing on the porch, cornice, and in the gable.
- Porch is currently being repaired and rebuilt

Site Location



Site Aerial



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



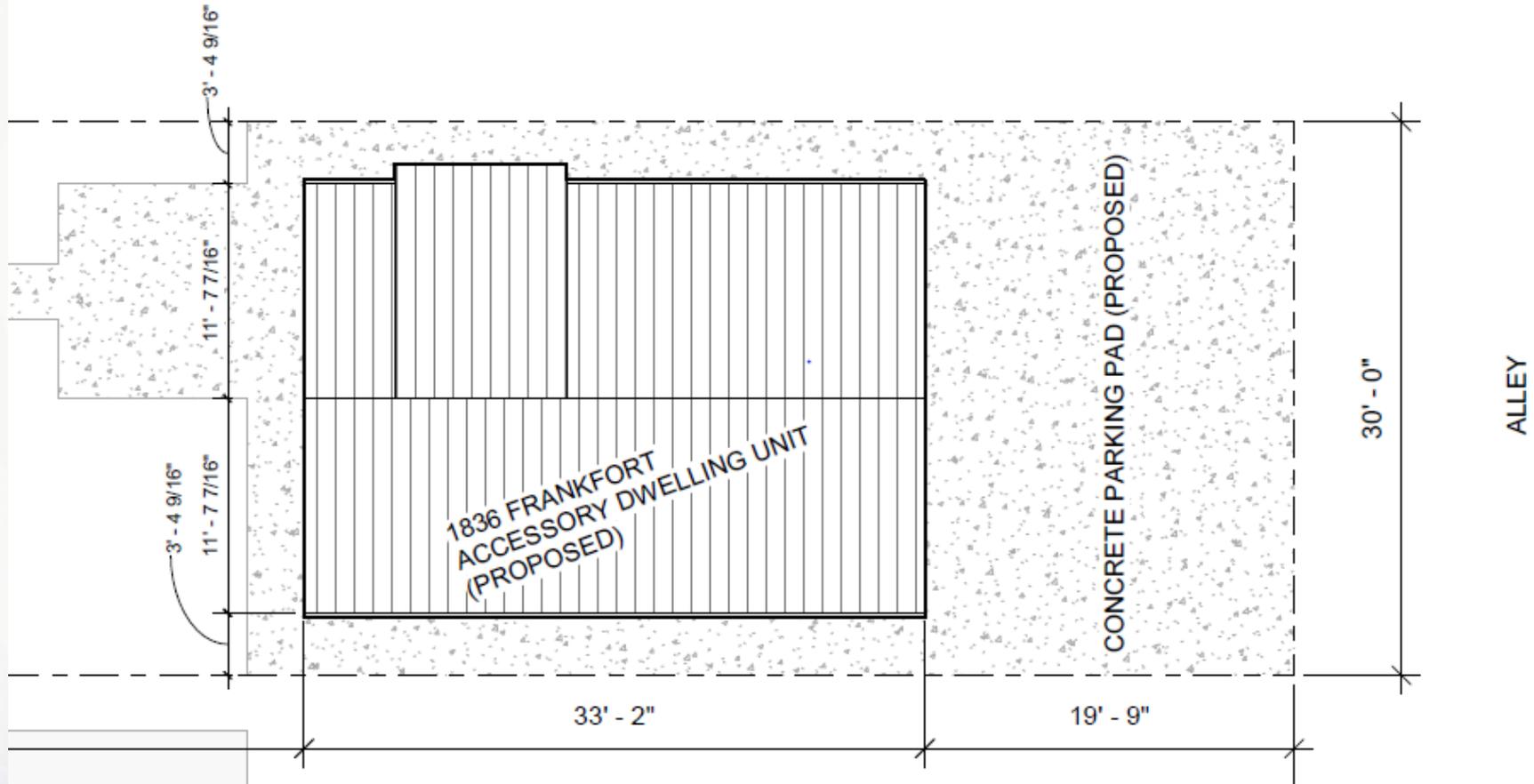
Site Photos



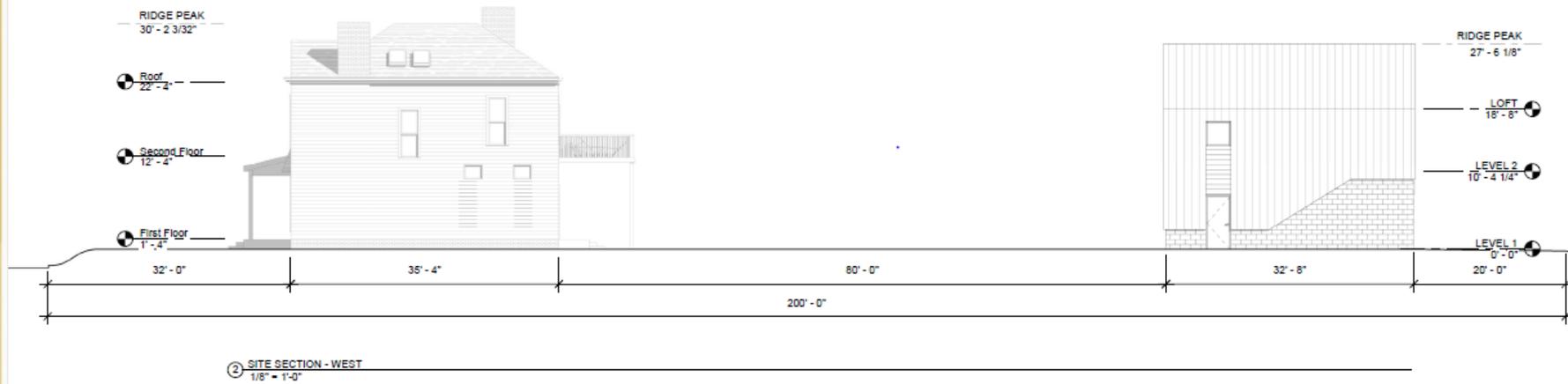
Site Photos



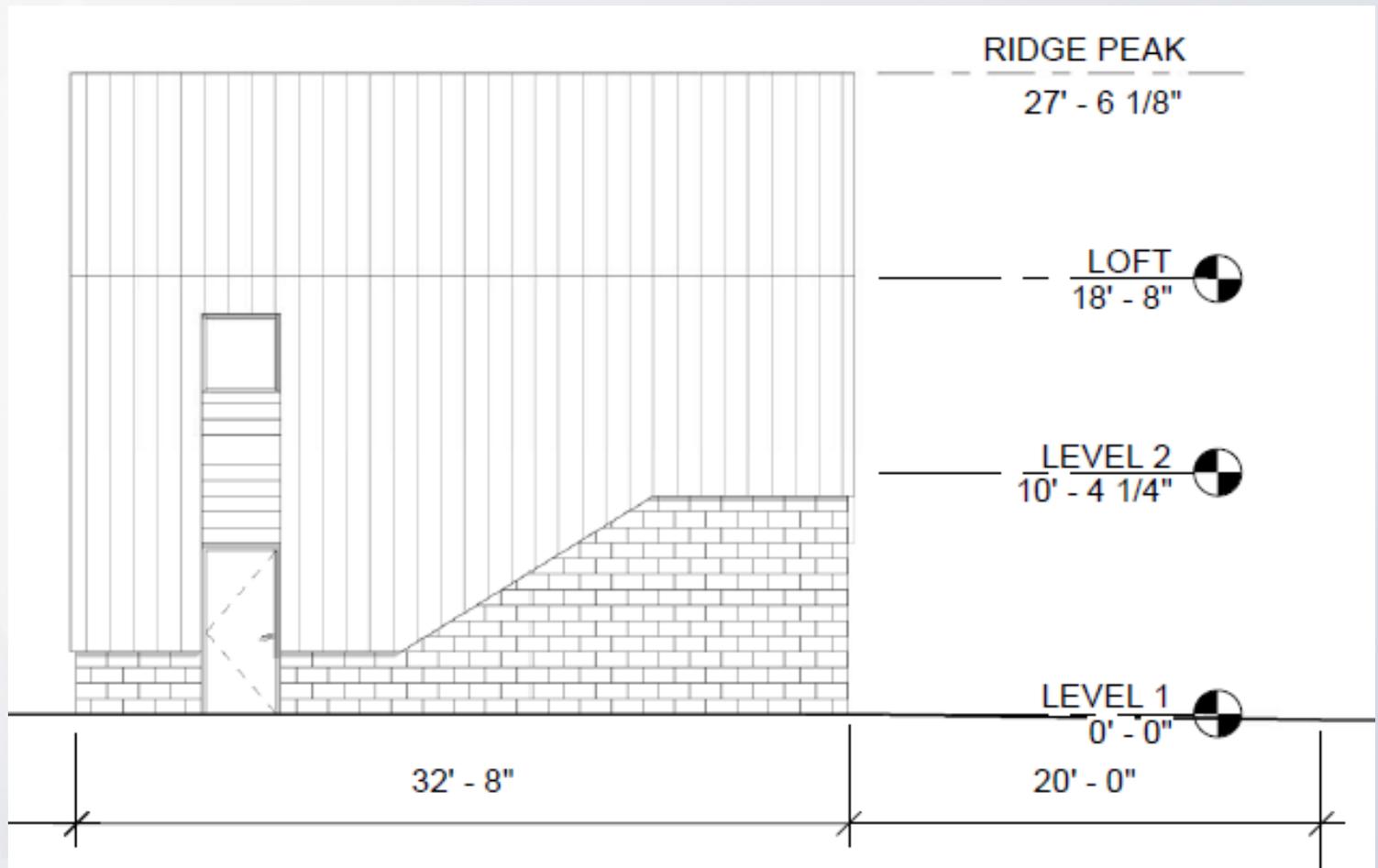
Construction Drawings



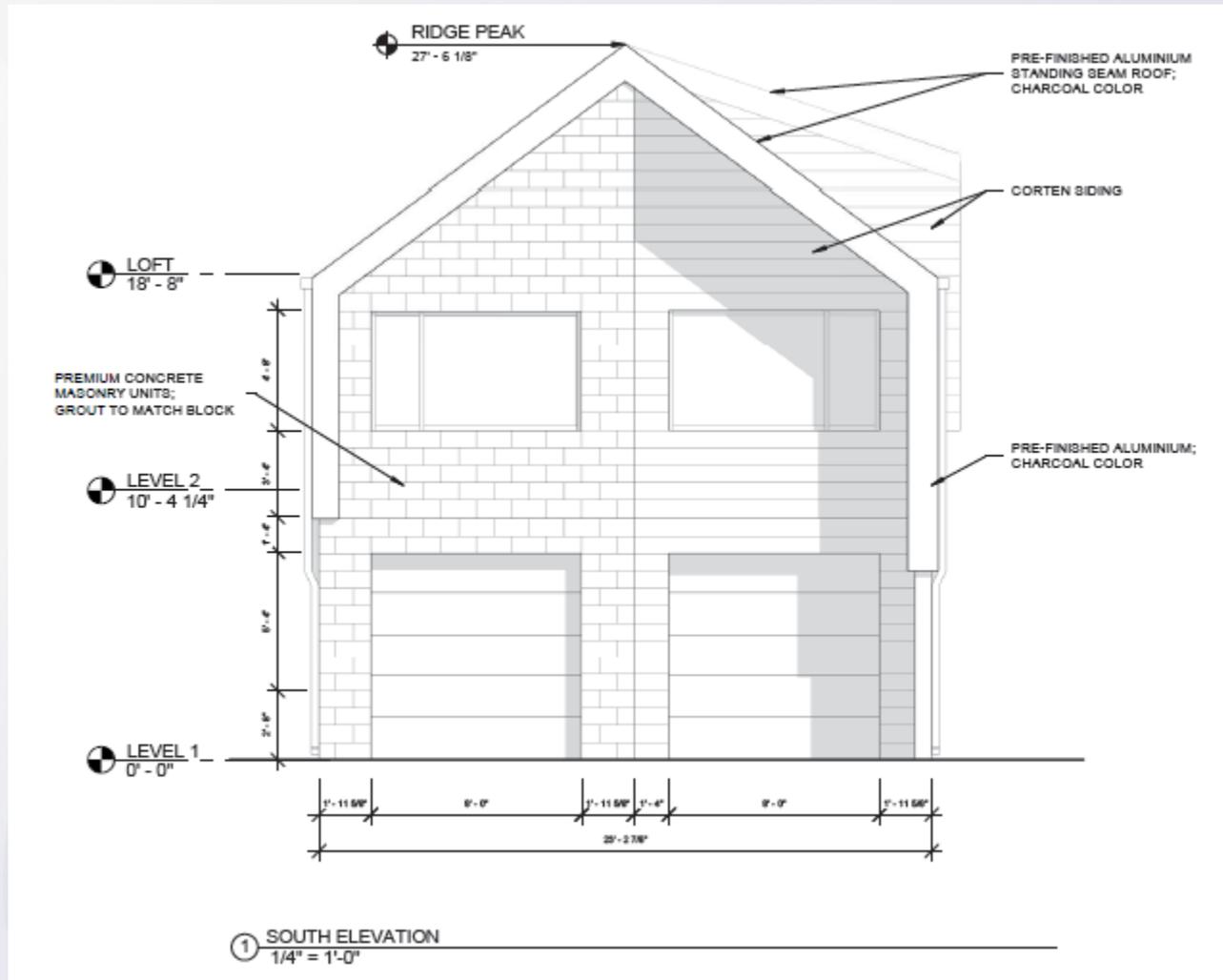
Construction Drawings



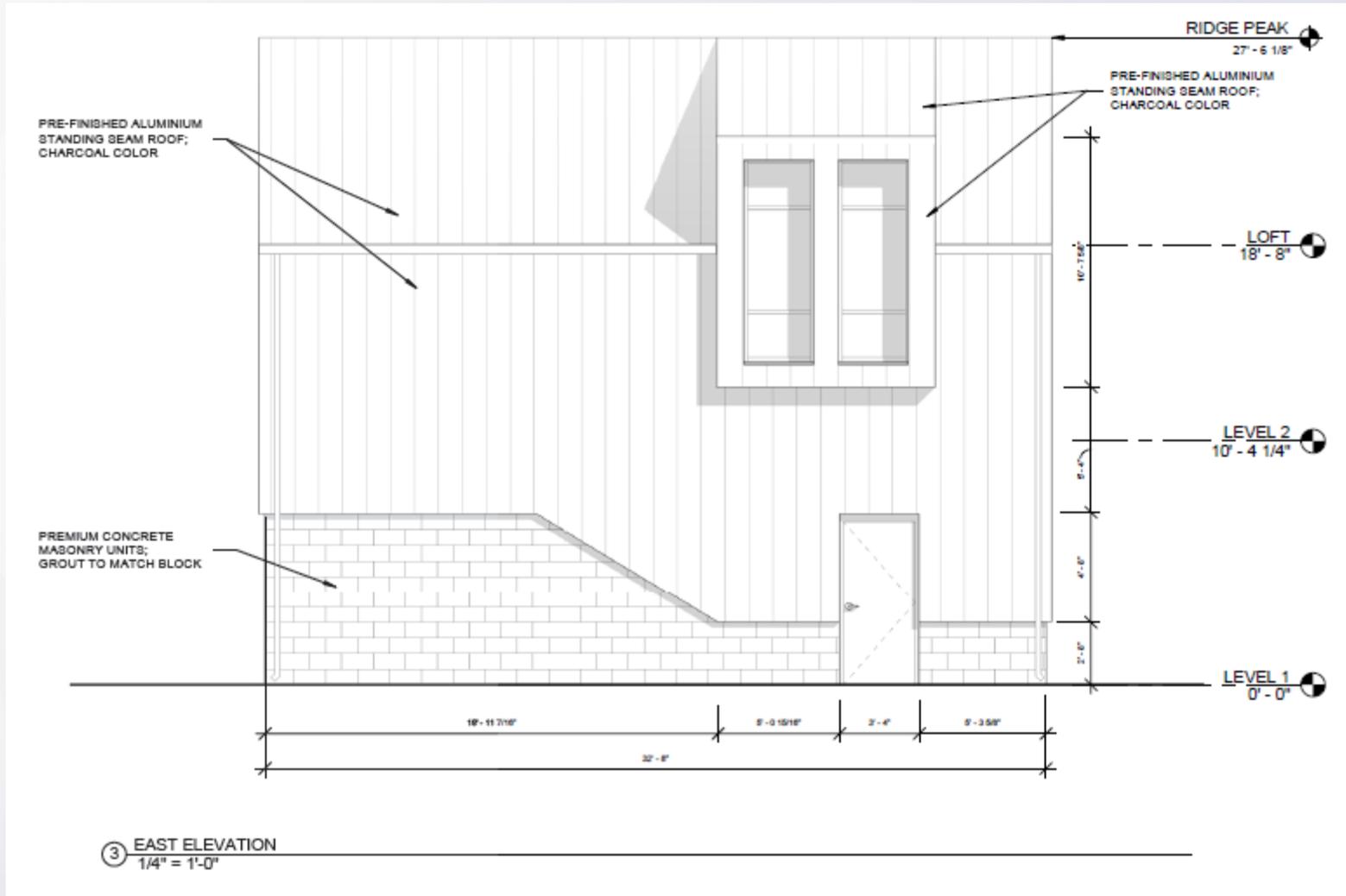
Construction Drawings



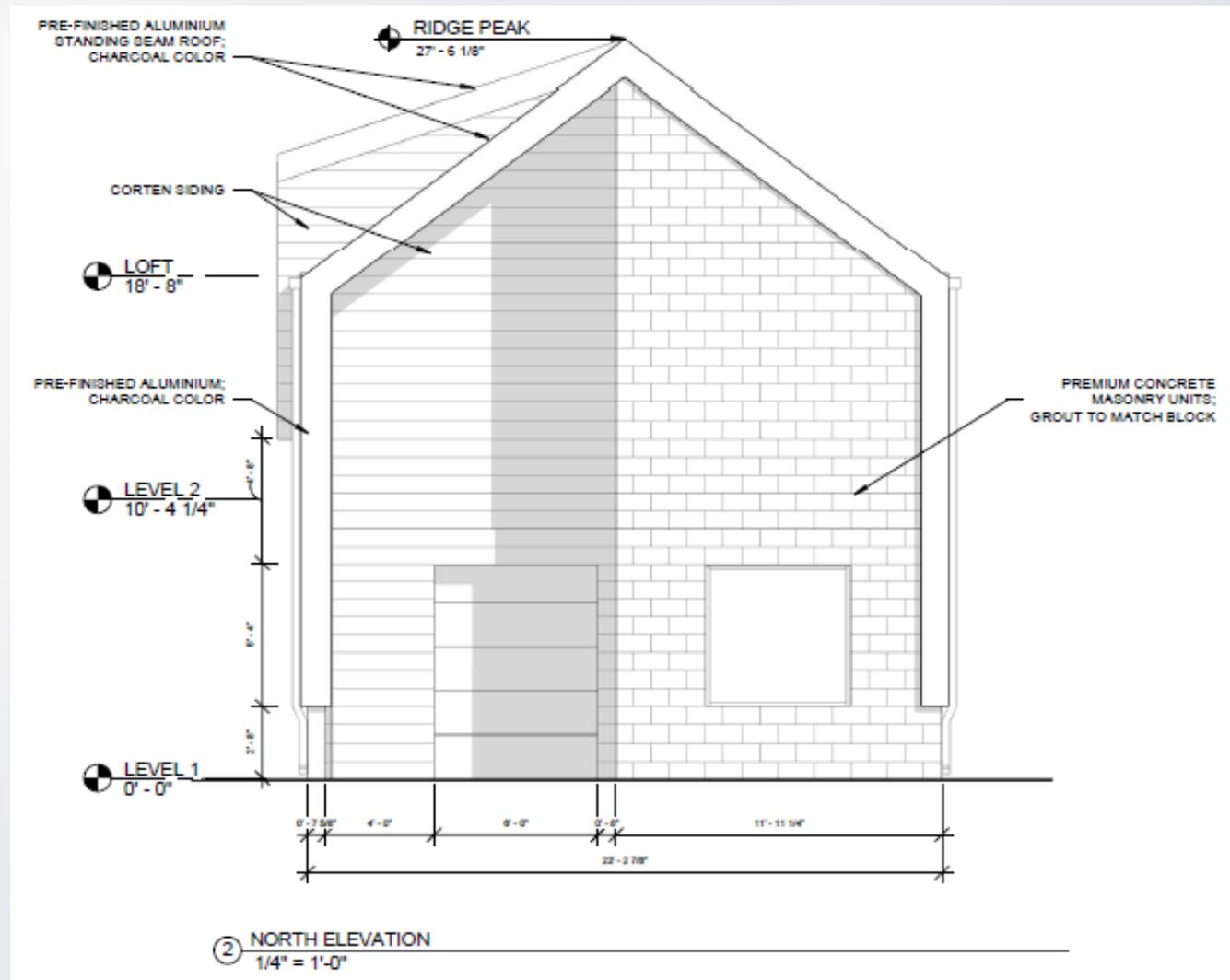
Construction Drawings



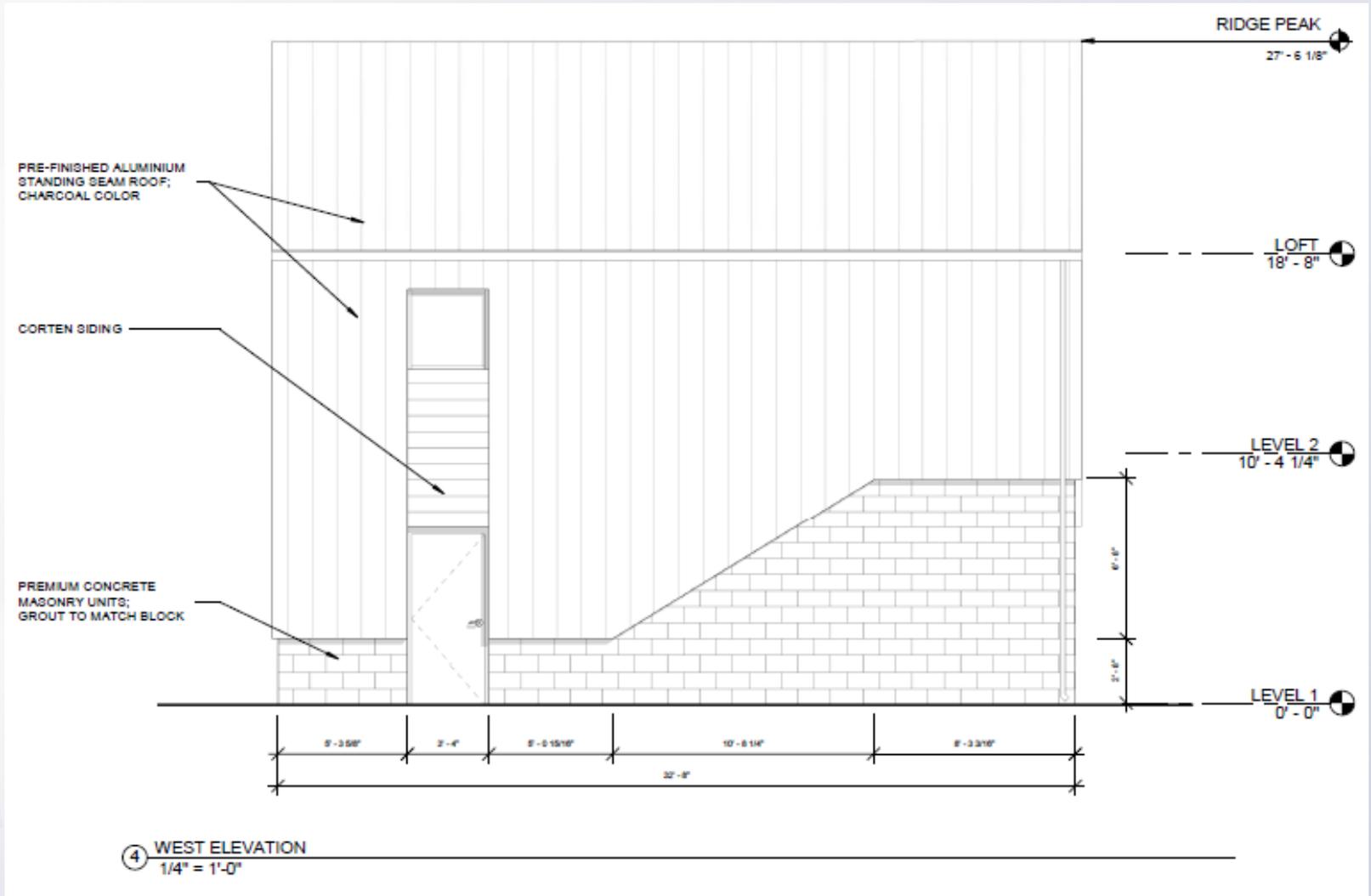
Construction Drawings



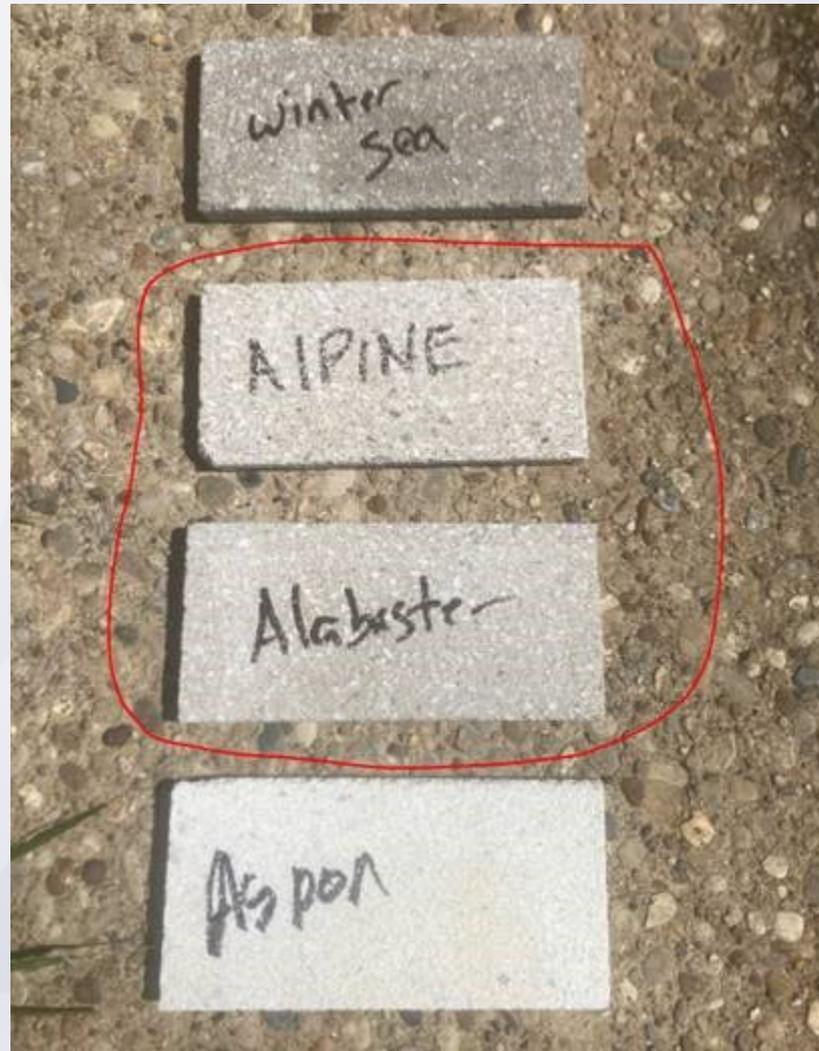
Construction Drawings



Construction Drawings



Material Sample



Conclusion

- The proposal generally or somewhat meets all of the Clifton design guidelines for **Garage**:
 - The 4” metal reveal is the same reveal depth as home
 - The CMU is smaller scaled and a lighter color to better mimic traditional stone masonry
 - Two smaller garage doors
 - Large windows to break up front alley-facing facade
 - The secondary buildings in this area are a wide range of sizes, scales, roof forms, and materials
 - Three large scale buildings exist along this alley
 - It does read as similarly scaled to the primary home
 - 20’ setback may help minimize the impact of the scale and massing from the alleyway

Conclusion

- The proposal generally or somewhat meets all of the Clifton design guidelines for **New Construction-Residential**:
 - There are other historic and new construction secondary structures that have a large scale in the vicinity with a large range of heights, materials, and roof types
 - The design is very creative, following **NCR6**
 - It does not mimic or recreate a historic period or style, while trying to be compatible with surrounding buildings and materials per guideline **NCR4**, **NCR5**, and **NCR11**

Conclusion

- Staff believes that sufficient precedent exists for the materials and scale of the proposed structure and that the design is mostly appropriate for the district and location
- Staff does have a concern about the amount of vertical, aluminum, standing seam roofing material shown covering the side elevations
- This application of the material comes into conflict with guideline **G11**, and if somewhat lessened could better fall within this guideline while still maintaining a more creative design treatment

Recommendation

- On the basis of the information furnished by the applicant, staff recommends that the request for new construction of a carriage house in the rear yard be approved with the following conditions:
 1. The Corten metal siding shall have a 4” reveal depth rather than the 8” reveal initially proposed.
 2. The CMU block shall be 3 5/8” H x 15 5/8” L rather than the larger, standard height initially proposed.
 3. The vertical, aluminum, standing seam roofing material shall be minimized along the side facades, if the ARC deems necessary.

Recommendations

4. A raised masonry foundation which is compatible in proportion and height with surrounding buildings shall be used. Foundation materials shall be of a warm-toned poured concrete or stuccoed concrete block that has a uniform, textured appearance.
5. Storm-water management system water runoff shall not adversely impact nearby historic resources.
6. The design shall conform to all applicable regulations including the Land Development Code, Zoning District Regulations, Building, and Fire and Safety codes, MSD, and any other regulatory agency as required.
7. If the design or materials are changed, the applicant shall contact staff for review and approval.