20-COA-0268
715 & 717 W. St. Catherine St.

Limerick Architectural Review Committee

Public Meeting

Kat Groskreutz, Historic Preservation Specialist

January 13, 2021

Request

- **Certificate of Appropriateness:**
- A new 2,203 sqft, single-family, two-story, energy efficient home over two vacant lots – 28’ W x 43’ D x 27’-3” H
  - Fiber cement board and batten siding and 5.5” reveal lap siding
  - Fiber cement trim, fascia boards, and soffit panels
  - Marvin Signature wood windows clad in black aluminum
  - Opposing sloped shed roofs with a Galvalume metal cool roof and half round gutters
  - Four entry door units with fiberglass doors, full-lite sidelites and transom windows – one with a solid front entry door and three with full-lite entrance doors on the rear façade

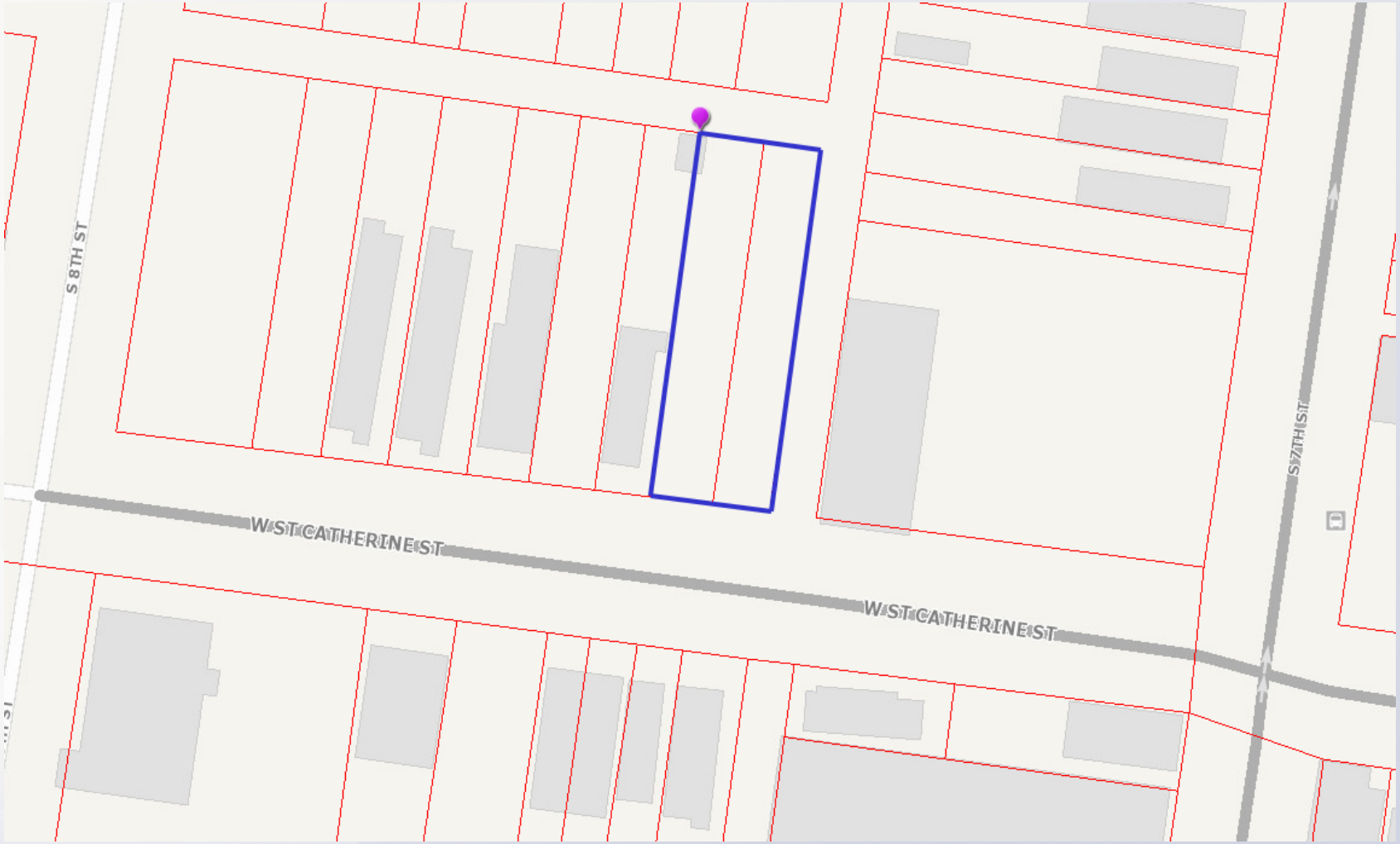
Request

- **Certificate of Appropriateness:**
- A new 34’ W x 20’ D x 12’-10” H rear yard carport/shed
  - Similar roof style and materials as primary structure
  - Carport with open sides and a double garage door with side alley access
- A new 6’ H wooden side/rear yard privacy fence

Case Summary / Background

- Two vacant parcels that will be consolidated
- Side and rear alley access
- Surrounded by a mix of vacant parcels, mid-to-late 20th century church buildings, and historic and infill masonry or frame homes that are one-and-a-half to two stories in height
- ½ block to the east are larger, masonry, two-and-a-half story homes
- Historic photos show a two story home onsite with low pitched roof and wide siding that was previously demolished

Site Aerial



Site Aerial

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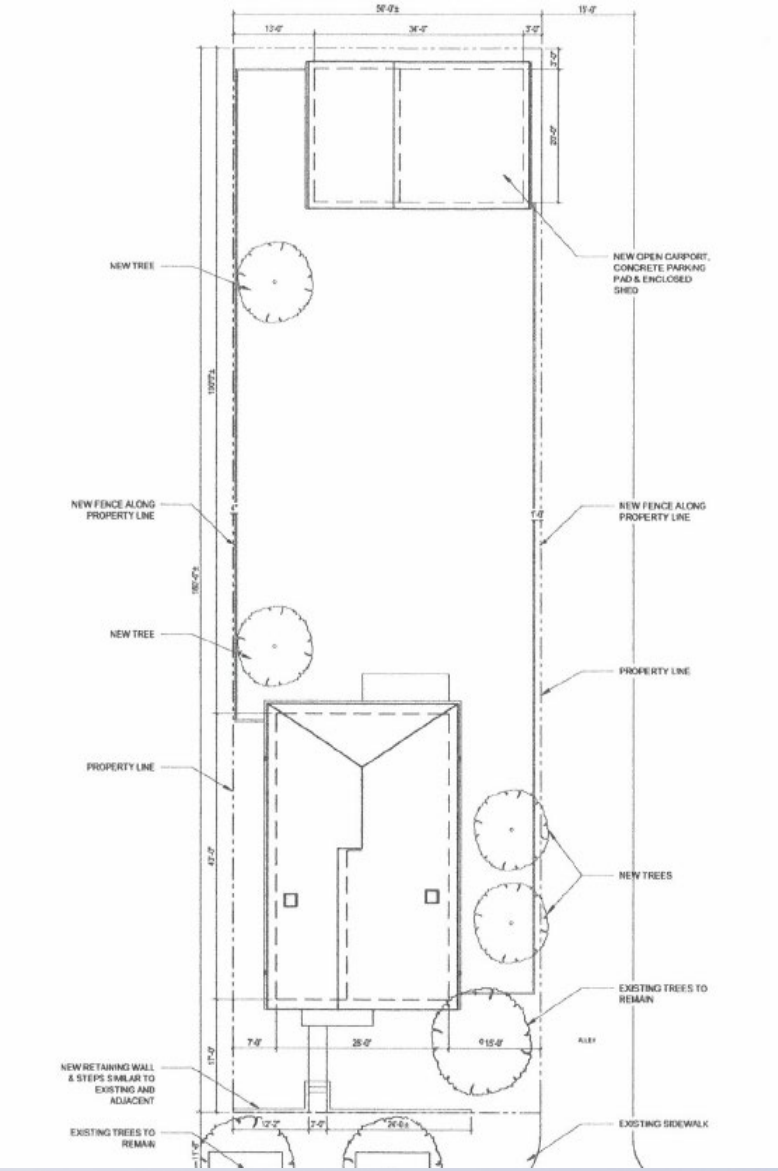
Site Plan



Site Plan

Site Photos

Subject Property Front – Applicant photo

Site Photos

Subject Property Front Showing Side Alley – Google, June 2019

Site Photos

Subject Property Rear Showing Side and Rear Alley – Google, Dec. 2015

Site Photos

Existing Housing on Block – Applicant photos

Site Photos

Existing Houses on Adjacent Blocks - Applicant photos

Site Photos

Existing Shed at 719 W. St. Catherine St. - Google, Aug. 2014

Site Photos

Existing Shed/Garage at 1038 S. 7th St. - Google, Dec. 2015

Site Photos

Existing Garages at 623 and 617 W. St. Catherine St. - Google, May 2019

Site Photos

Existing Garage at 617 W. St. Catherine St. - Google, May 2019

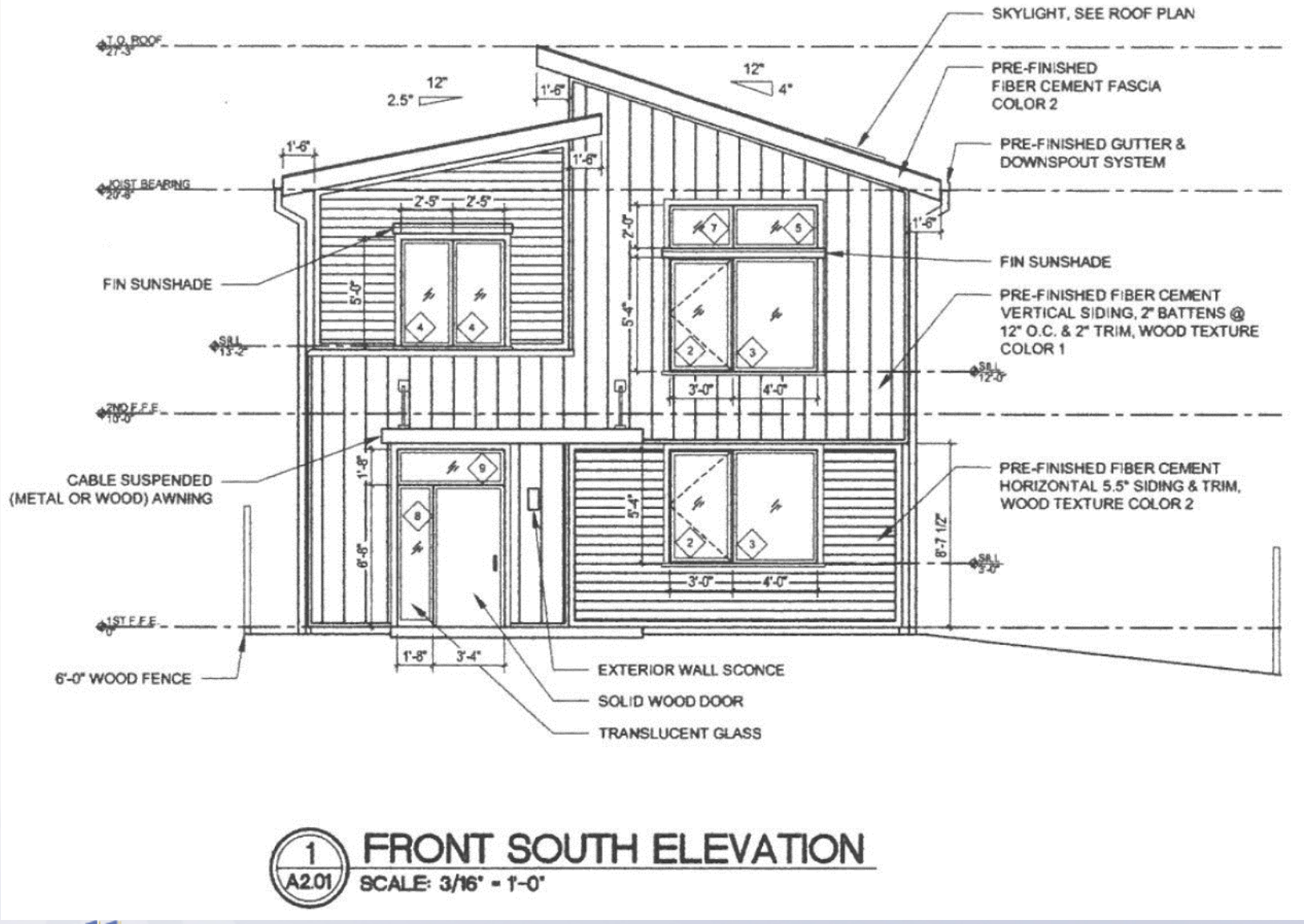
Site Photos

Existing Garage Door at 625 W. St. Catherine St. - Google, May 2019

Site Photos

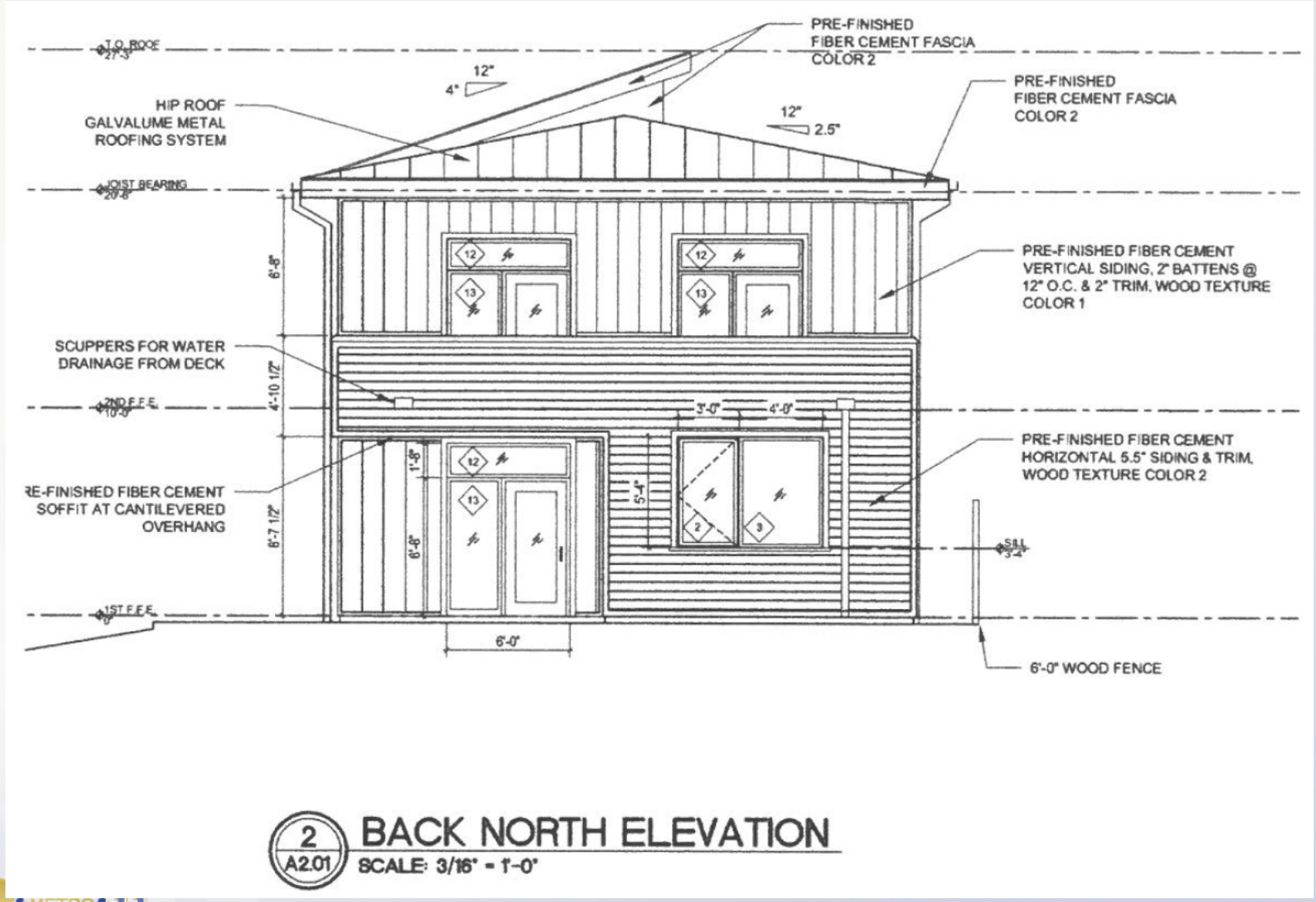
Existing Carport and Garage at 613 & 609 W. St. Catherine St. - Google, May 2019

Elevations



House Front Façade

Elevations



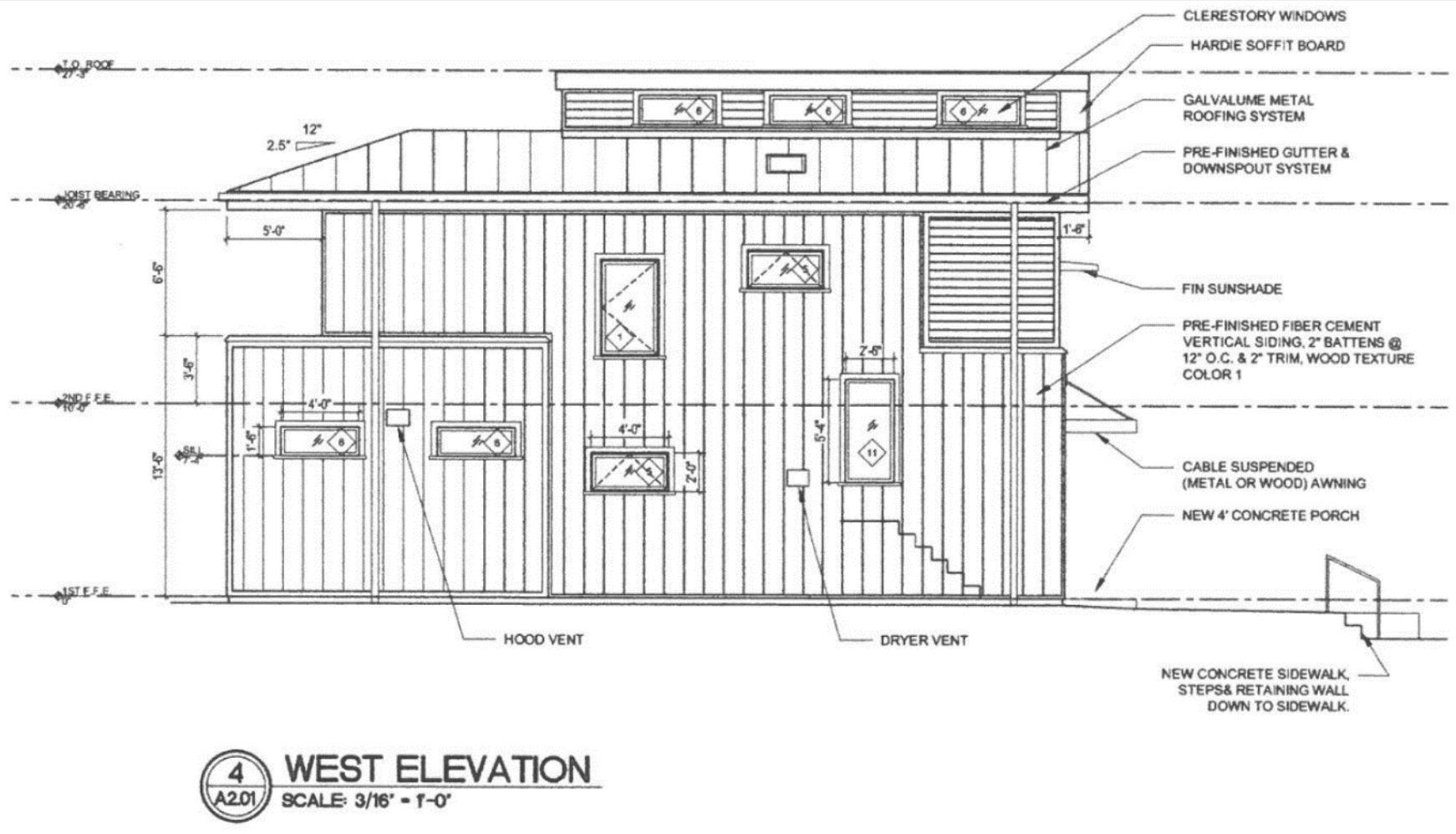
2 A2.01 BACK NORTH ELEVATION
SCALE: 3/16" = 1'-0"

House Rear Façade

Elevations

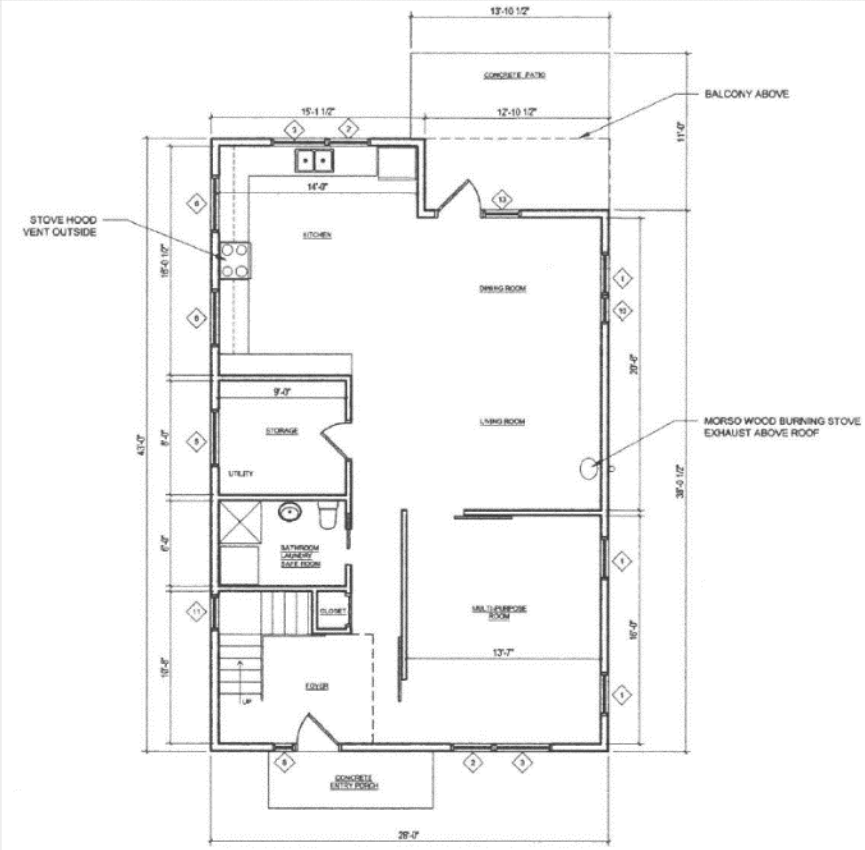
House East/Alley Side Façade

Elevations

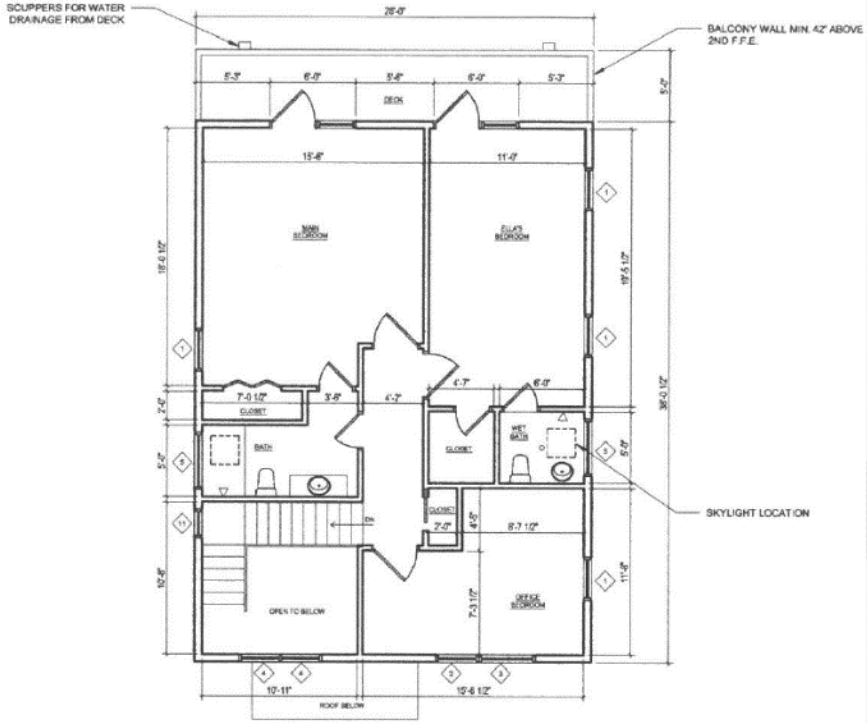


House West Side Façade

Floor Plans



1 A1.01 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



2 A1.01 SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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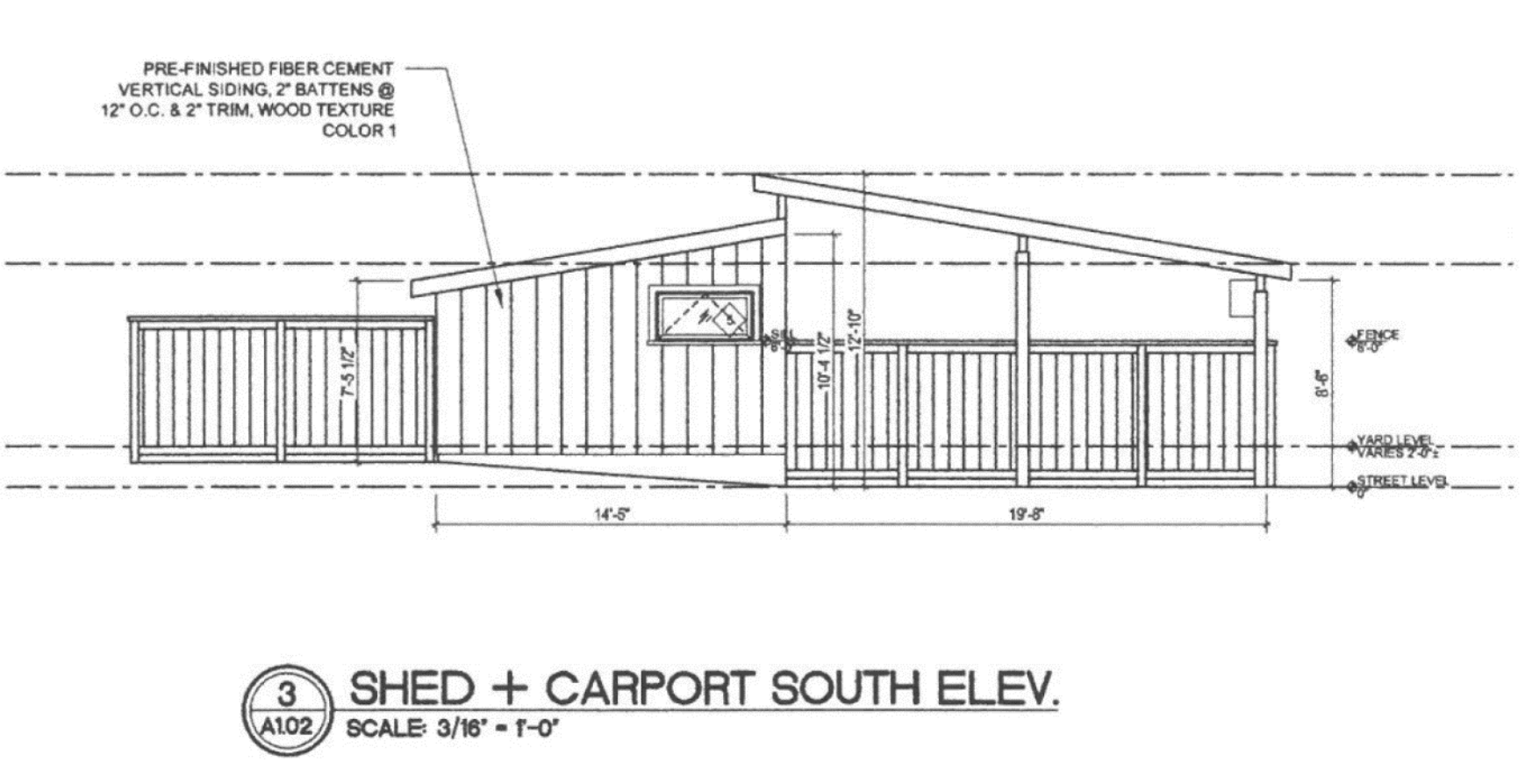
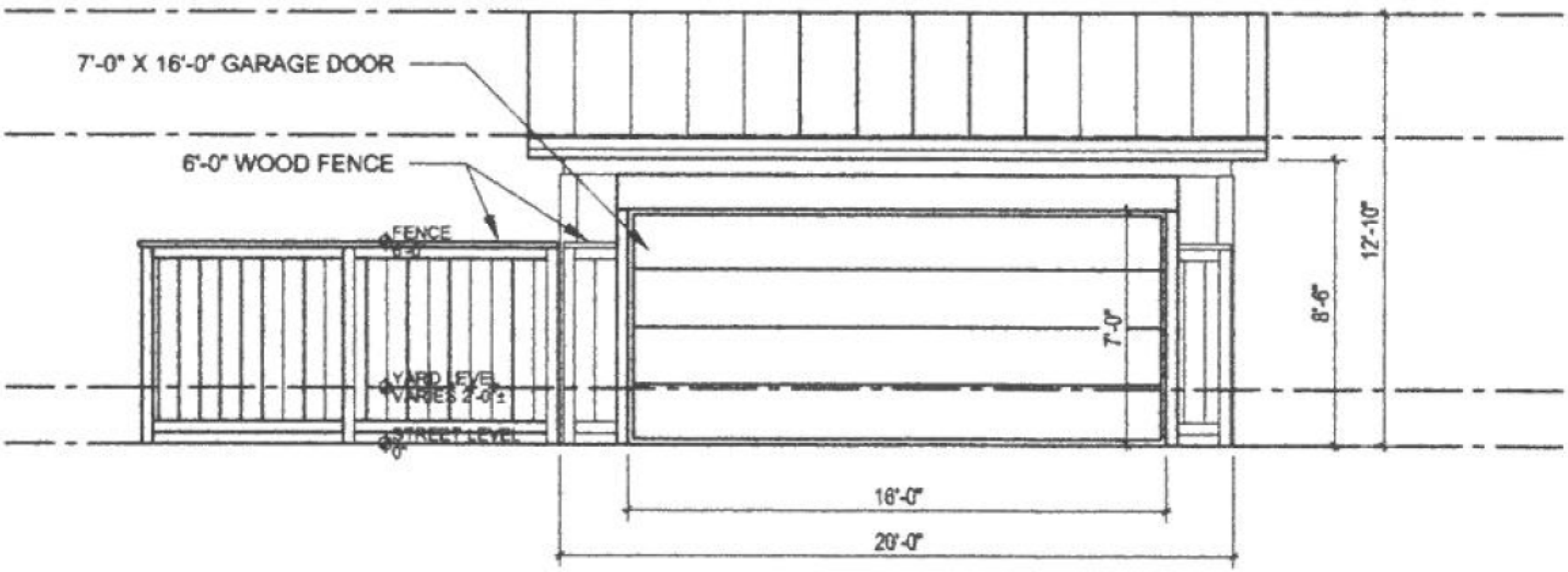
House Floor Plans

Elevations



Shed & Carport South Side Façade

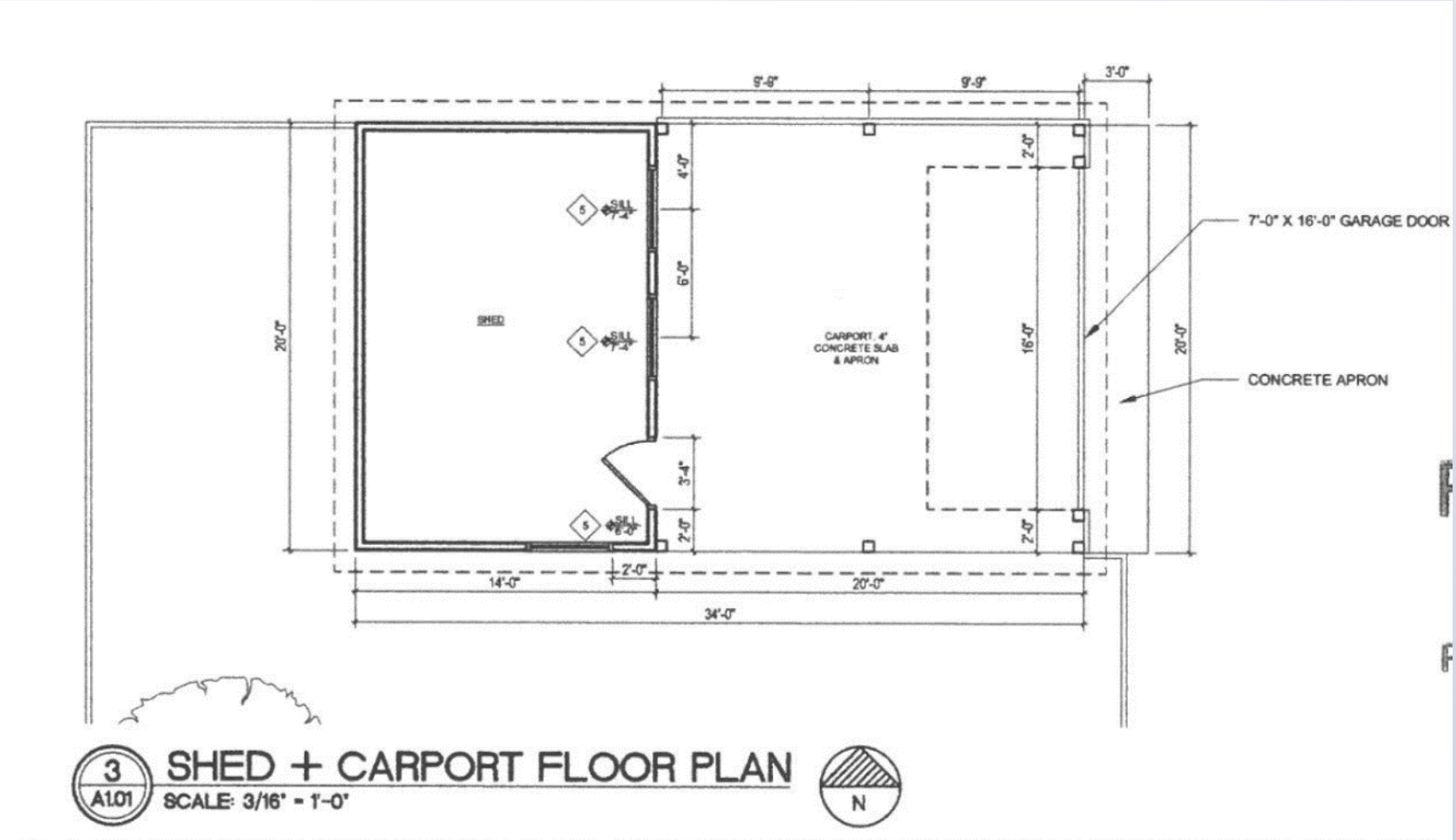
Elevations



4 A102 SHED + CARPORT EAST ELEV.
SCALE: 3/16" = 1'-0"

Shed & Carport East Façade – Side Alley Entrance

Floor Plans



Shed & Carport Floor Plan

Conclusion

- The new single family home generally meets the Limerick design guidelines for **New Construction - Residential**:
  - Contemporary design, but takes cues from surrounding buildings and previously onsite historic home regarding spatial and façade organization, roof forms, scale, massing, materials, window proportions, front entry design, and front façade main street orientation
  - Setback is 5’ further back than most buildings on block, but in line with 600 block of W. St. Catherine, is appropriate for the district

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Conclusion

- The new single family home generally meets the Limerick design guidelines for **New Construction - Residential:**
  - Does not meet guideline NC34 for a raised masonry foundation since it is slab construction
  - Other surrounding homes have siding very close to grade with little foundation visible

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Conclusion

- The carport/shed generally meets the Limerick design guidelines for **Garage**:
  - Located in rear yard with side alley entry access
  - Helps to enclose the rear yard, will tie in with the wooden privacy fence
  - Surrounding secondary structures Proposed roofline and materials similar to primary structure and takes cues from surrounding secondary structures which have a mix of rooflines and pitches, scale, massing, and materials

Conclusion

- The carport/shed generally meets the Limerick design guidelines for **Garage**:
  - Flush double garage door does not meet the Openings checklist which requests single-car openings or door with articulated panels or stiles & rails to reduce scale
  - The open sides of the carport and different carport/shed wall treatments help to reduce the scale and break up the façade
  - There is exiting context nearby for a more solid double garage door

Conclusion

- The proposal generally meets the Limerick design guidelines for **Site**:
  - Street trees are to remain
  - Mulberry trees to be removed do not fall within the front yard and do not require a COA
  - The privacy fence will be located along the side and rear yard
  - The height is under 7’
  - The design and material is appropriate for the district

Recommendation

- On the basis of the information furnished by the applicant, staff recommends that the request be **approved with the following conditions:**

1. All grade level concrete and stairs shall use historic concrete mix.
2. All historic limestone curbing shall be retained and shall not be damaged during construction.
3. The privacy fence shall be setback at least two feet from the front façade.
4. All unfinished wood shall be opaque painted or stained within 6 months of construction.

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Recommendations

5. Incorporate storm-water management provisions into the design of new construction, so that any related runoff will not adversely impact nearby historic resources.
6. Parking areas or architectural features shall not be lit in a harsh manner. Generally, an average illumination level of 1.5 to 2.0 foot-candles shall be sufficient. Light shall be directed down and away from neighboring properties.
7. All other required approvals and permits shall be obtained prior to construction.
8. If the design or material changes, the applicant shall contact staff for review and approval.