LOCAL HISTORIC DISTRICT: Wilmore

PROPERTY ADDRESS: 412 Grandin Road

SUMMARY OF REQUEST: Addition

APPLICANT/OWNER: Jessica Hindman/Brad and Ariel Gritter

Details of Proposed Request

Existing Conditions
The existing structure is known as the Todd House. Constructed in 1928, the one-story frame Craftsman bungalow has a basic rectangular mass covered with a hipped roof. Architectural features include exposed rafters on the front dormers, 8/1 wood double-hung windows, an engaged front porch supported by painted brick piers and square wood columns, wood vent details, two brick chimneys, and German siding. The lot slopes down from right to left. Existing ridge height is 17’-2” on the right and 17’-9” on the left. The lot size is approximately 55’ x 187.5’.

Proposal
The proposal is an addition located approximately 45’ back from the front thermal wall of the house. The proposed ridge height is 20’-0”. The addition also bumps out on both the right and left elevations. On the left elevation a pair of non-historic replacement windows will be removed and salvaged historic windows from elsewhere on the house will be installed. Proposed materials are brick foundation, wood German lap siding and trim to match existing, and new windows will be either double-hung or casement with Simulated True Divided Lights (STDL) in a 6/1 pattern to match existing. Post-construction the rear-yard impermeable area will be 16%. There are no impacts to mature canopy trees.

Design Guidelines – Additions, page 7.2
1. Attempt to locate the addition on the rear elevation so that it is minimally visible from the street.
2. Limit the size of the addition so that it does not visually overpower the existing building.
3. Attempt to attach new additions or alterations to existing buildings in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the building would be unimpaired.
4. Maintain the original orientation of the structure. If the primary entrance is located on the street façade, it should remain in that location.
5. Maintain the existing roof pitch. Roof lines for new additions should be secondary to those of the existing structure. The original roof as visible from the public right-of-way should not be raised.
6. Make sure that the design of a new addition is compatible with the existing building. The new work should be differentiated from the old while being compatible with its massing, form, scale, directional expression, roof forms and materials, foundation, fenestration, and materials.
Staff Analysis
Staff has the following concerns with the proposal:

1. The loss of original rear corners of the house and massing.
2. Height does not appear to be an issue because the new roof line is 45’ behind the front thermal wall of the house.
3. Brackets, while a Craftsman feature, were not part of the house’s original design. Recommend the removal of all brackets with the possible exception of the left elevation bump out where the brackets provide a modern architectural interpretation and help to delineate the start of the new rear addition.
4. All windows, doors, rear porch columns, and other details are not incongruous with the structure or the district.
5. Minor revisions may be reviewed by staff.
General Notes:
1. The purposes of this Building Heights Sketch is to show existing building facade heights relative to the elevation points at the public sidewalk, front yard grade ("Grade"), 1st level, and ridge line of the houses depicted herein. No rear yard or side yard measurements were made. The heights shown herein were derived from indirect measurements and are not intended for structural design.
2. The vertical datum for these elevation measurements is the North American Vertical Datum of 1988 (i.e., sea level). All other information and graphics are conceptual in nature and are not intended to represent accurate architectural or landscape features.