
LOCAL HISTORIC DISTRICT: Wesley Heights

PROPERTY ADDRESS: 325 South Summit Avenue

SUMMARY OF REQUEST: Addition/Accessory Building

APPLICANT/OWNER: Gregory Ogunsanya

Details of Proposed Request

Existing Conditions

Known as the Haight House, the one-story Craftsman bungalow was constructed in 1924. The hipped roof extends out to shelter engaged full-length porch supported by four square brick columns. Asymmetrical three-bay facade with center entry and a small front gable dormer. Original front door and windows with 4/1 pattern. Unique brick pattern. The lot size is approximately 55' x 185'. Surrounding structures are 1-2 story single family houses.

Proposal

The proposal is for a rear addition and a new one-story accessory building. No changes in ridge height. The proposed new rear dormer ties in beneath the existing ridge and is inset from the rear thermal wall. The dormer material is proposed as board and batten fiber cement siding with wood window trim. A new wood deck measuring approximately 16' x 20' will be added to the rear. An existing infilled area on the rear elevation will be changed to a pair of French doors. On the left elevation roof, two flush-mount skylights are proposed. At the rear of the property a one-story garage with a footprint of 24' x 24' is proposed. The height of the garage is 17'-8". The garage doors will face the alleyway. Materials include fiber cement board and batten siding, wood window trim, and 4/1 double-hung windows to match existing on the main house.

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.

Design Guidelines – Accessory Buildings, page 8.9

For Accessory Buildings:

1. Retain and repair historic outbuildings. Applications for the demolition of dilapidated accessory structures may be eligible for administrative approval.

2. Place new outbuildings, such as garages or sheds, to the rear of lots that are large enough to accommodate them, following the applicable zoning requirements. New outbuildings cannot be located in front or side yards.
3. Design new outbuildings to be compatible with the style and character of the primary historic building on the site, especially in scale, elements, and roof form. Any new outbuilding must be clearly secondary to the main structure on the site.
4. Vinyl doors are considered to be inappropriate materials for outbuildings, and are discouraged. For more information on appropriate new construction see Chapter 6.
5. Prefabricated outbuildings that are not in keeping with the historic character of the district are not allowed where visible from the public street.
6. Garage doors shall either be authentically separate, single bay doors or designed to give the appearance of separate doors rather than one long continuous panel on traditionally designed accessory structures.

All New Construction Projects Will be Evaluated for Compatibility by the Following Criteria		Page #
Setback	in relationship to setback of immediate surroundings	6.2
Spacing	the side distance from adjacent buildings as it relates to other buildings	6.3
Orientation	the direction of the front of the building as it relates to other buildings in the district	6.4
Massing	the relationship of the buildings various parts to each other	6.5
Height and Width	the relationship to height and width of buildings in the project surroundings	6.6
Scale	the relationship of the building to those around it and the human form	6.7
Directional Expression	the vertical or horizontal proportions of the building as it relates to other buildings	6.8
Foundations	the height of foundations as it relates to other buildings in project surroundings	6.9
Roof Form and Materials	as it relates to other buildings in project surroundings	6.10
Cornices and Trim	as it relates to the stylistic expression of the proposed building	6.11
Doors and Windows	the placement, style and materials of these components	6.12
Porches	as it relates to the stylistic expression of the proposed building and other buildings in the district.	6.14
Materials	proper historic materials or approved substitutes	6.15
Size	the relationship of the project to its site	6.2 & 3
Rhythm	the relationship of windows, doors, recesses and projections	6.12
Context	the overall relationship of the project to its surroundings.	6.1-16
Landscaping	a tool to soften and blend the project with the district	8.1-11

All projects should use this summary checklist to ensure a submittal addresses all the new construction criteria.

Staff Recommendation

1. The proposal is not incongruous with the District and meets the guidelines for Additions, 7.2, and Accessory Buildings, 8.9.
2. The fence is not part of the project request; a separate application will be submitted at a later date for Administrative approval.
3. Per 10.4.1 of the Rules for Procedure, staff recommends Approval, with the request that the garage doors be detailed out as separate doors to meet Accessory Building guideline 8.9, #6.
4. If requested by a Commission member, or if an interested party has signed up to speak in opposition, then the HDC shall open the application for a full hearing.
5. Minor revisions may be reviewed by staff.



HDCRMI 2019-00683

PID: 07323107

LOCAL HISTORIC DISTRICT: WESLEY HEIGHTS

PROPOSED PROJECT: ADDITIONS/ACCESSORY BUILDING

December Meeting 2019



Project: 325 South Summit Avenue

November 13, 2019

Historic District Division,

It is our pleasure to submit this presentation of intent to pursue the renovation of the house located at 325 South Summit Avenue, owned by Gregory O. Ogunsanya.

Project Summary

Overall, the renovated house will thoroughly align itself with the existing fabric and architecture of the Wesley Heights District in a fundamentally harmonious way. Mindful of the historical significance of the house, all exterior enhancements to the property have been designed to integrate and blend with the residential component and/or hidden from public view.

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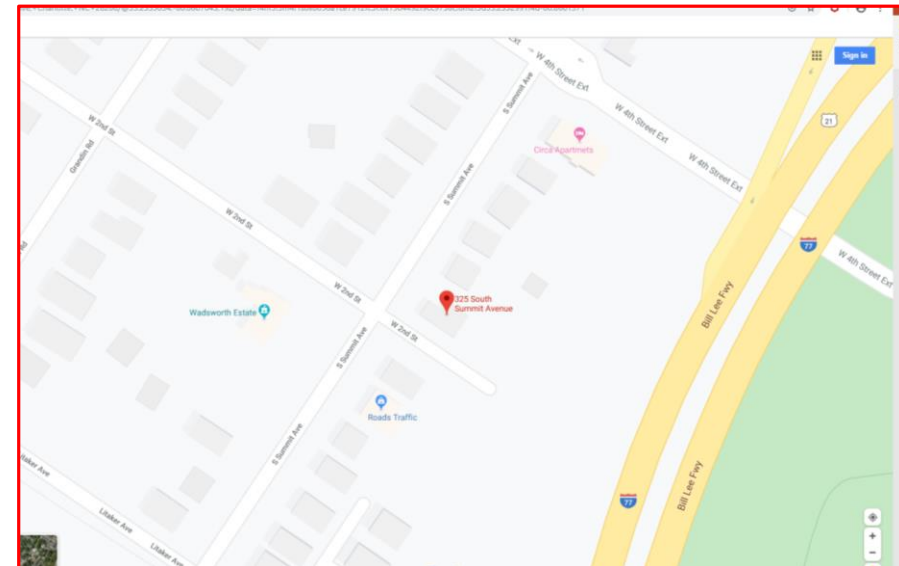
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The House – Description and Location

Originally constructed in 1924, 325 S. Summit Ave. is a single-story brick veneered dwelling. The hipped roof extends out to shelter an engaged full-length porch (supported by four square brick piers). The house also has a gabled dormer with craftsman-style 4/1 sash windows.



The House is located on South Summit Avenue and bordered by Interstate 77 to the east and 2nd Street which ends at Interstate 77.



Existing Conditions: Front of the House



Existing Conditions: Left Side View (next to 323 S. Summit)



Existing Conditions: Right Side View (street ends at Interstate 77)



Existing Conditions - Back Corner View



Existing Conditions: Rear of House



Existing Conditions: Sagging Rear Roof Line



Existing Conditions: Sagging Rear Roof Line



Existing Conditions: Sagging Rear Roof Line



Context and Adjacent Structures



325 S. Summit
Subject House



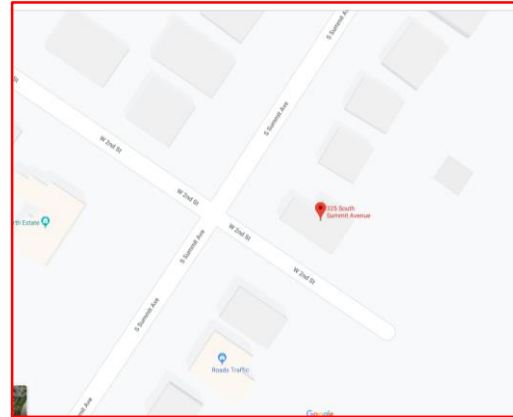
323 S. Summit



317 S. Summit



315 S. Summit



401 S. Summit



1401 W 2nd



320 S. Summit



316 S. Summit

Context/Adjacent Structures: Rear – Looking Towards 323 South Summit Ave.





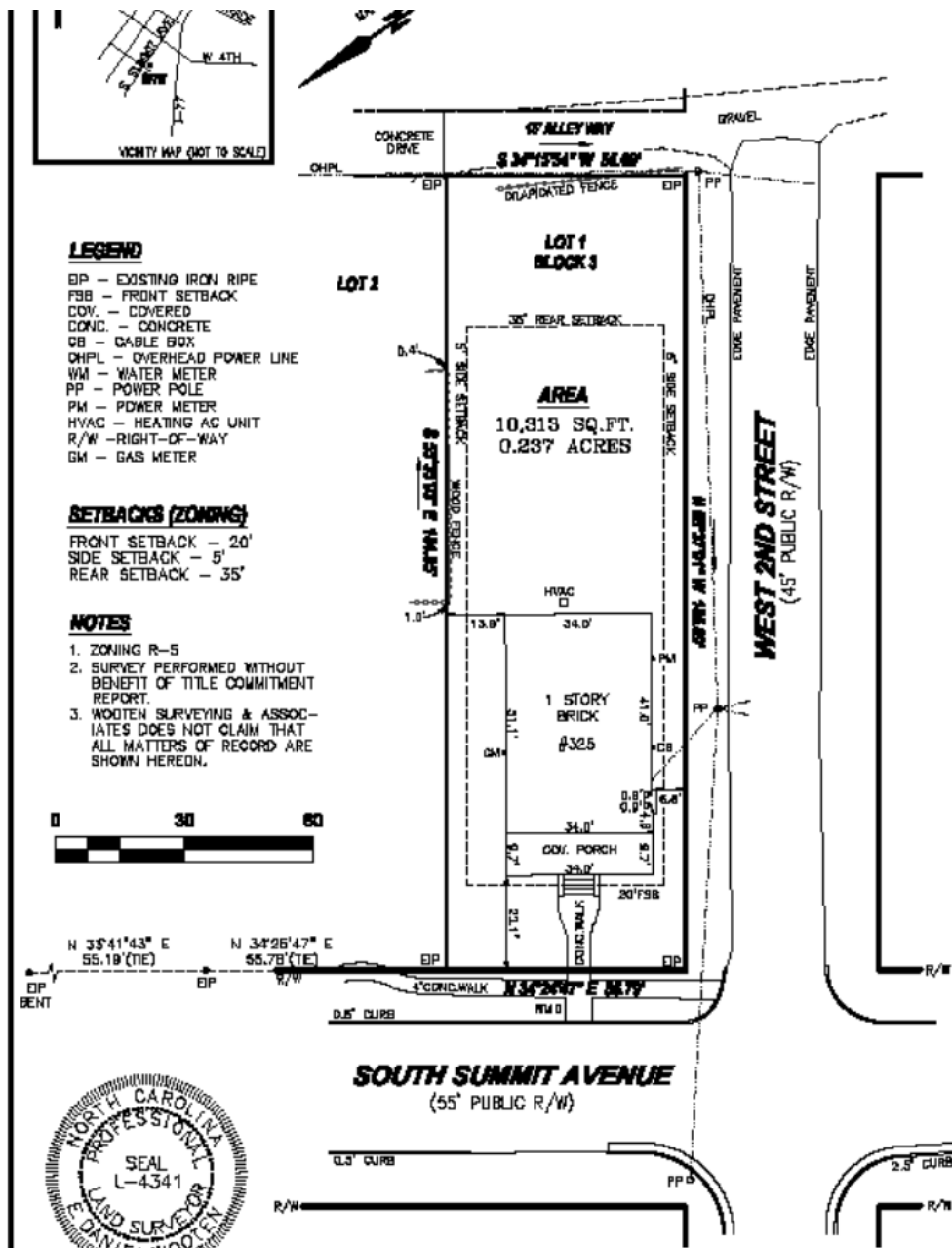
Property/Building Adjacent to Proposed Site of Garage



The Renovation - An Overview

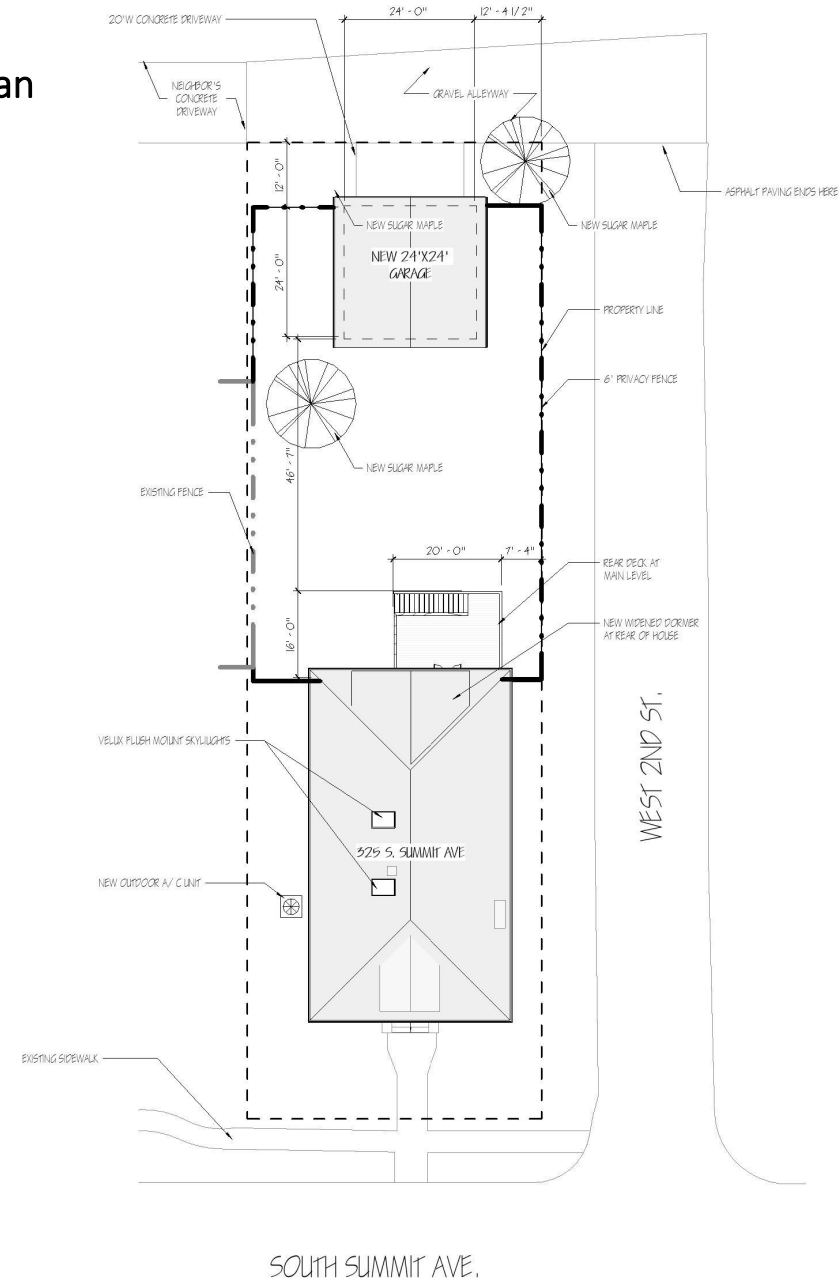
As was mentioned previously, the renovated house will thoroughly align itself with the existing fabric and architecture of the Wesley Heights District in a fundamentally harmonious way. Mindful of the historical significance of the house, all exterior enhancements to the property have been designed to integrate and blend with the residential component and/or hidden from public view.

- The Front and Sides of the house:
 - The front and sides of the house will remain unchanged except for the repair of windows and painting of the window wood trim.
- The Roof:
 - The roof which is disrepair will be replaced with timberline asphalt shingles. Two low profile skylights will be added only on the non-street facing side of the roof. The sky-lights will blend into the roof line.
 - A dormer will be added to the rear. The dormer will not extend above the current apex point of the roof or beyond the existing rear line of the house.
- The Rear:
 - Currently there is only one egress door – at the front of the house. An all-wood deck and door will be added to the rear of the house.
- Garage:
 - A 2 car garage will be constructed on the property to the rear, facing Interstate 77.
- Trees:
 - There will be a net increase of the tree canopy coverage on the property by adding the number of trees (including a large canopy tree).
- Additional points:
 - All windows will be repaired
 - No brick will be painted
 - The front porch and doors will remain unchanged.

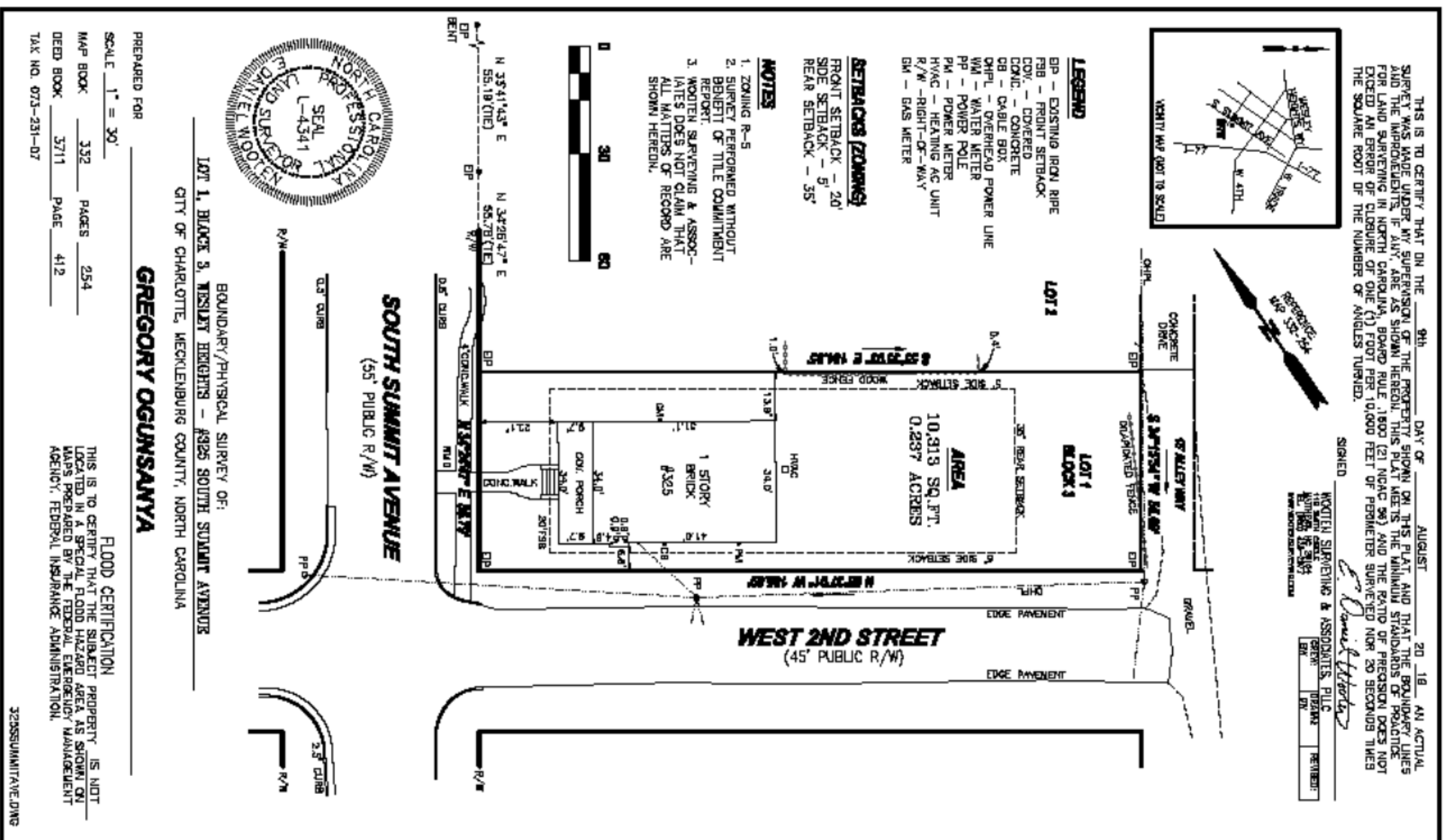


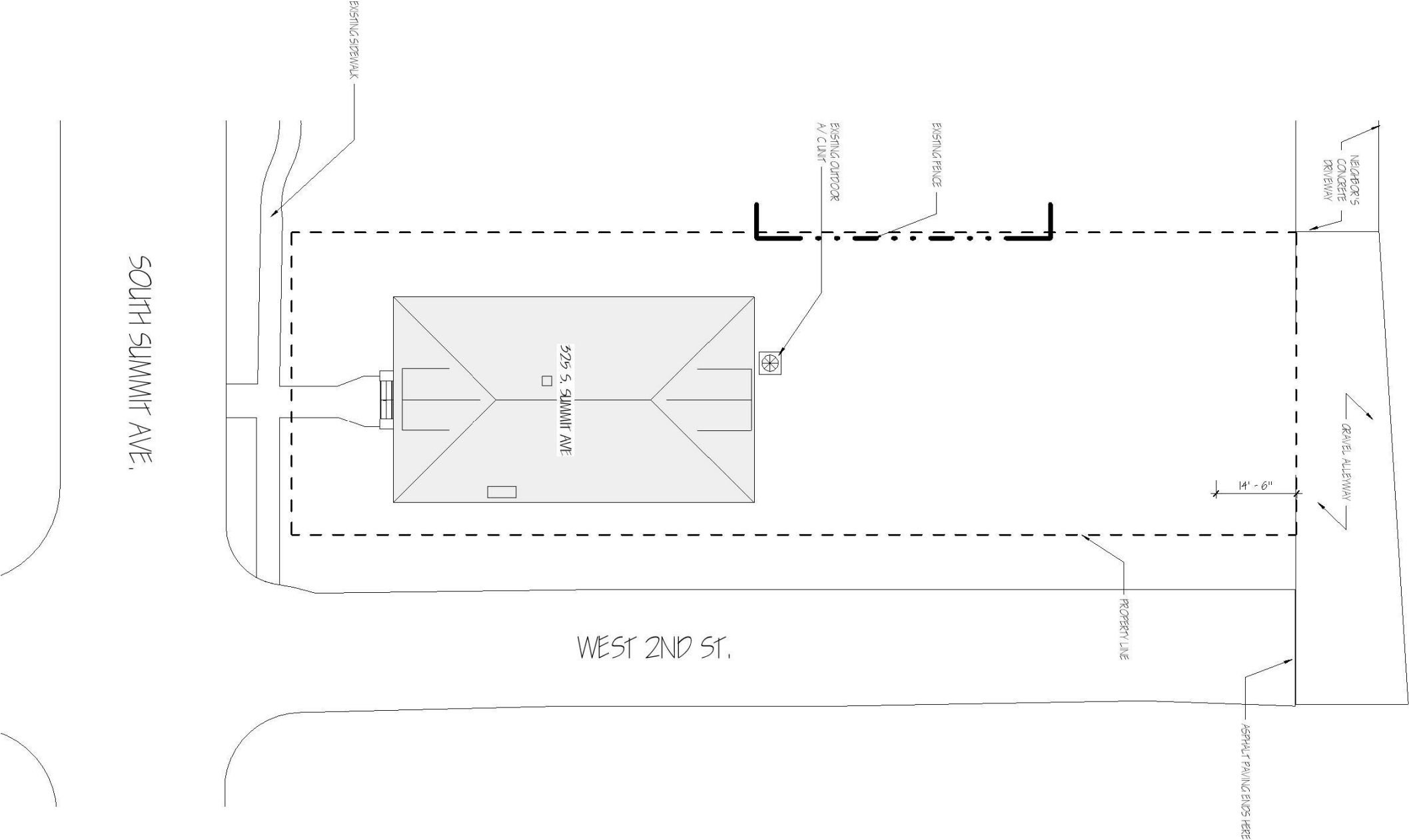
Existing Survey

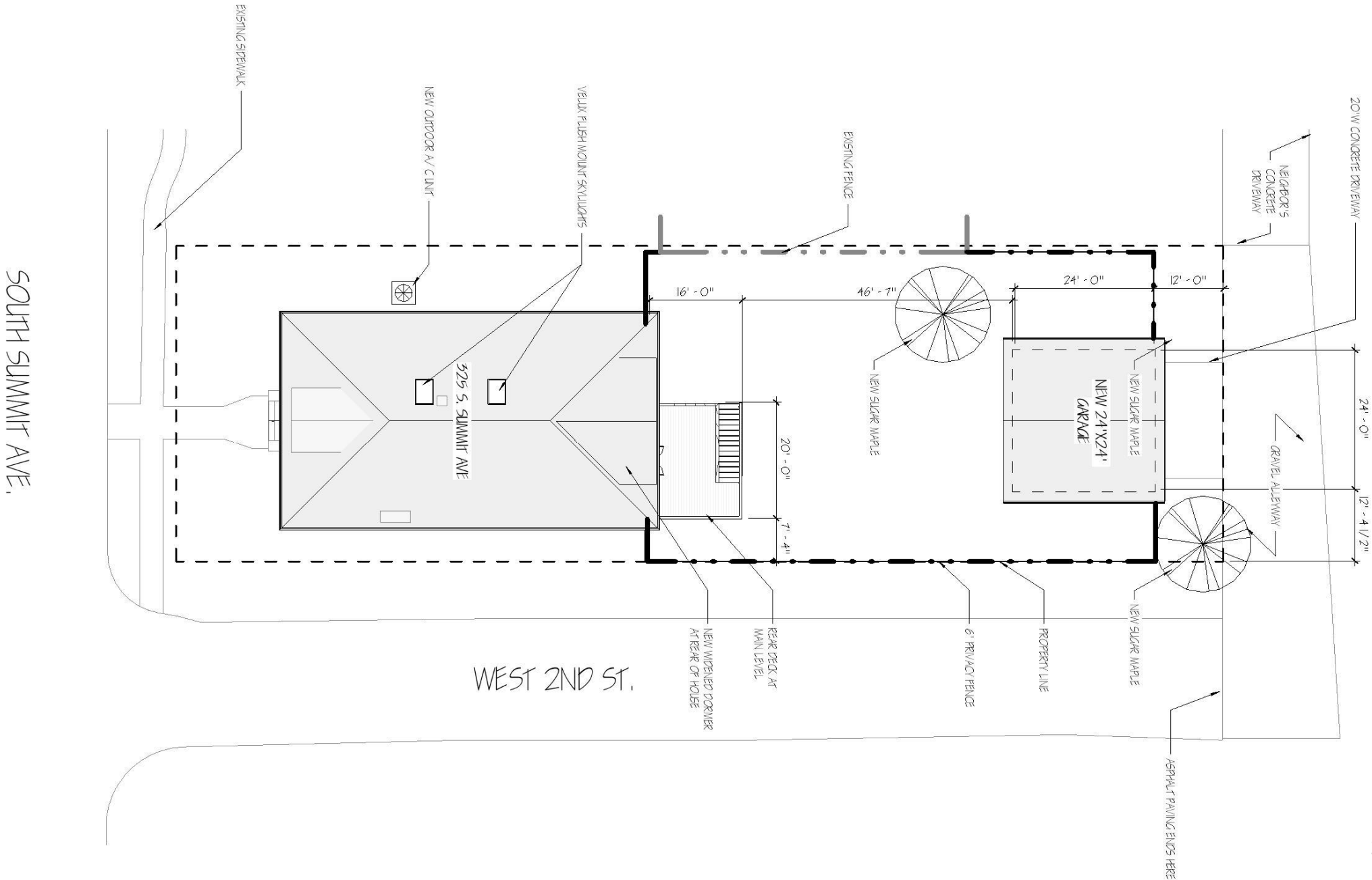
Existing Survey - Site Plan



Proposed Site Plan

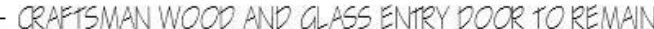






Front Elevations – Existing





Left Elevations – Existing

EXISTING DORMER AND WINDOWS
TO BE DEMOLISHED

ALL EXISTING WINDOWS TO
REMAIN

03-ROOF
21' - 10"

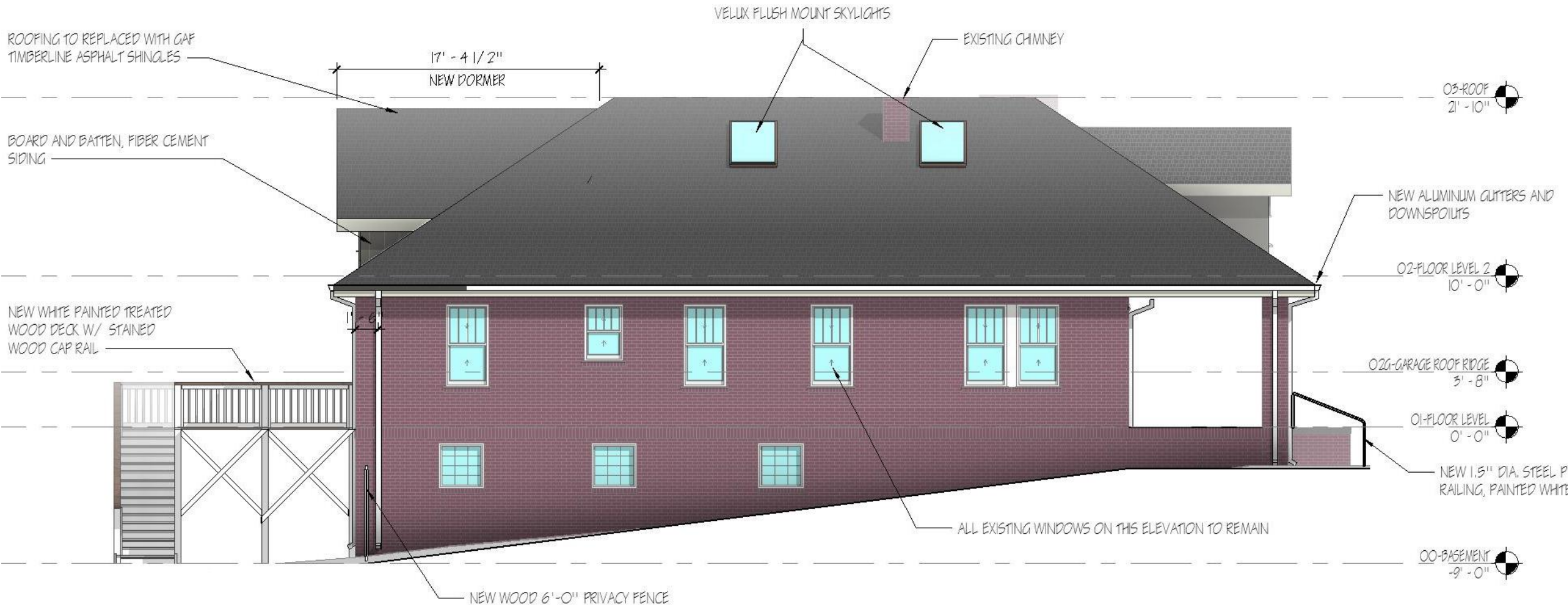
02-FLOOR LEVEL 2
10' - 0"

ALUMINUM RAILING TO
BE DEMOLISHED

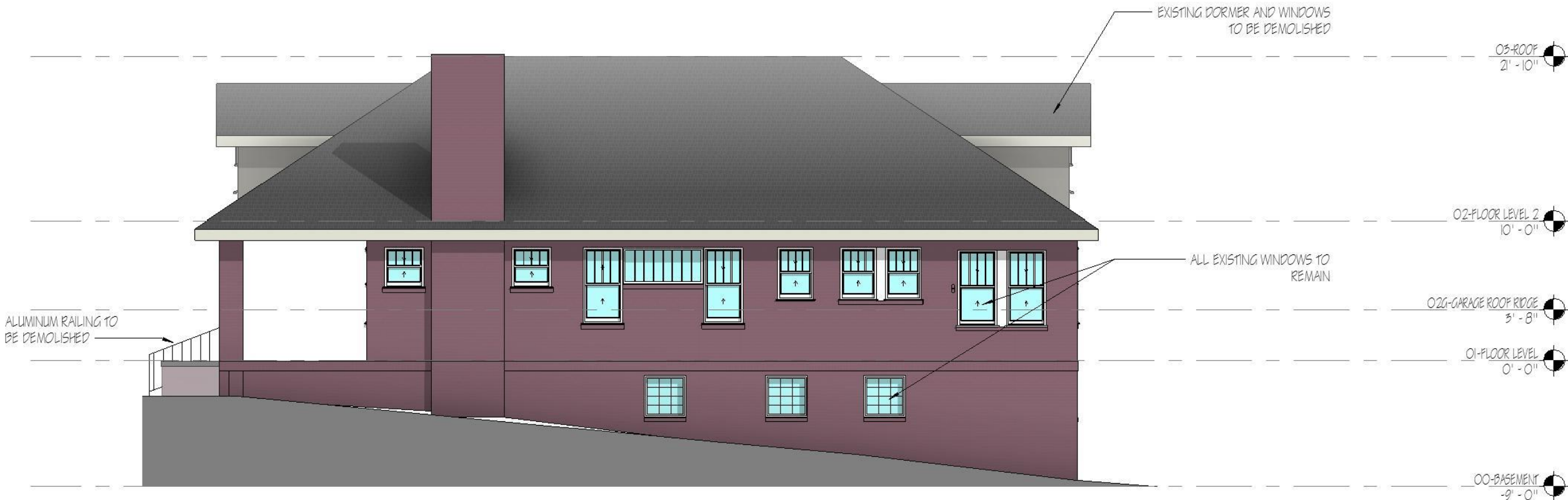
01-FLOOR LEVEL
0' - 0"

00-BASEMENT
-9' - 0"

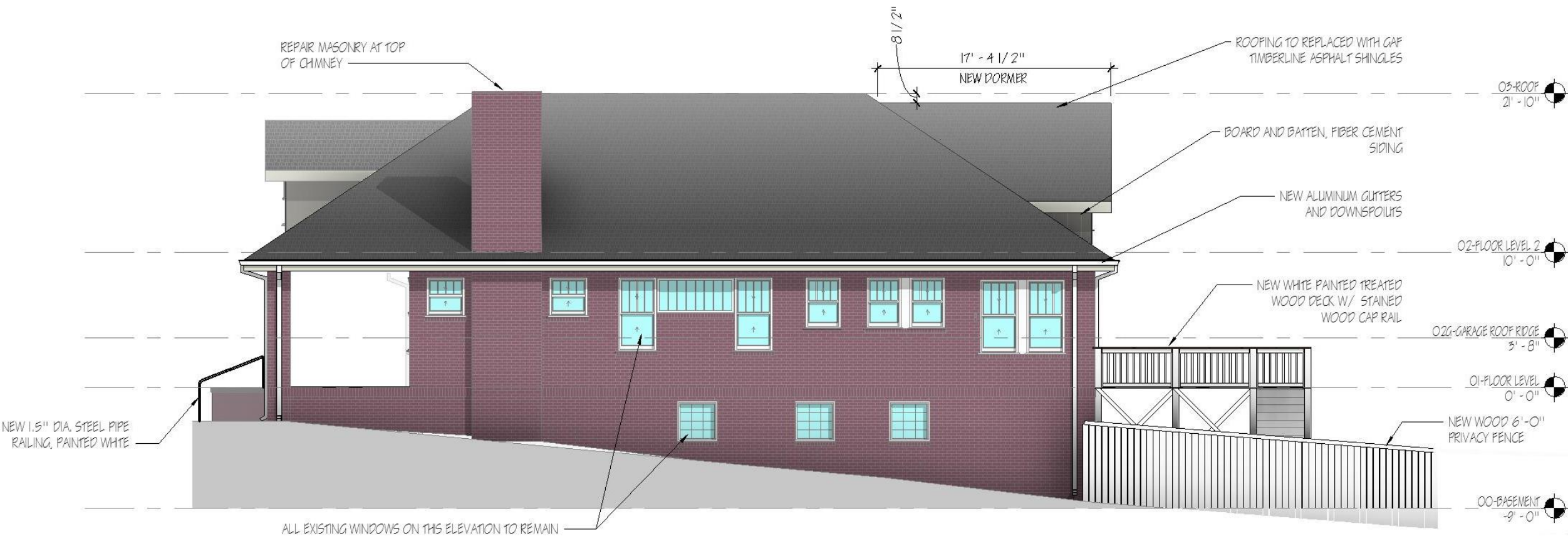
Left Elevations – Proposed



Right Elevations – Existing



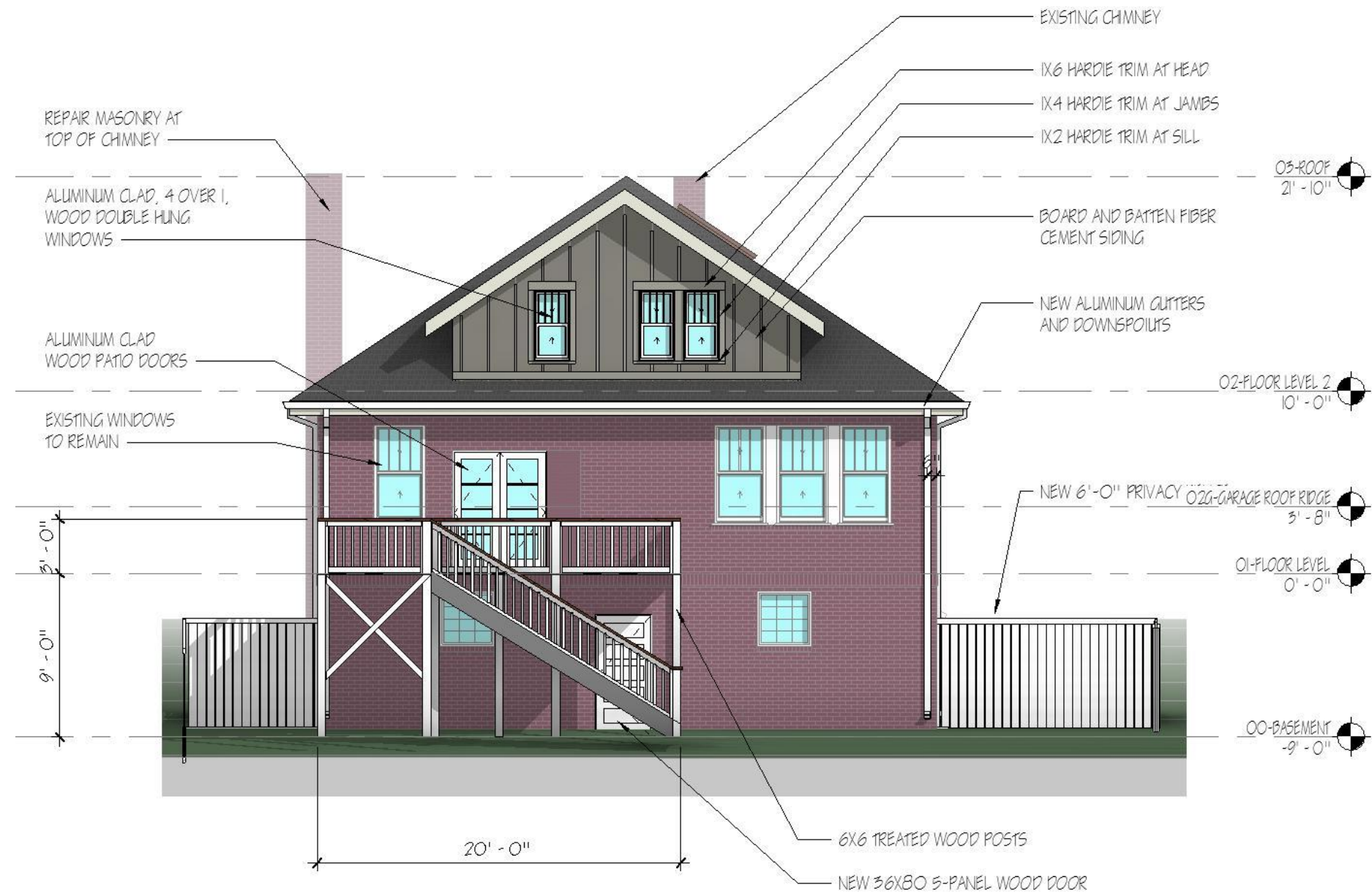
Right Elevations – Proposed

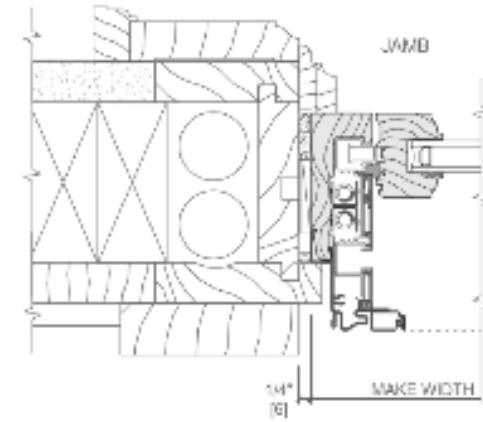
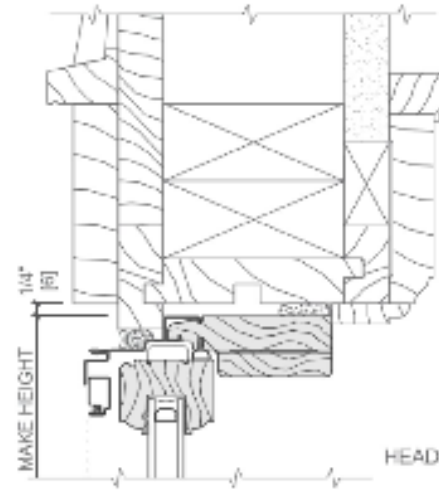
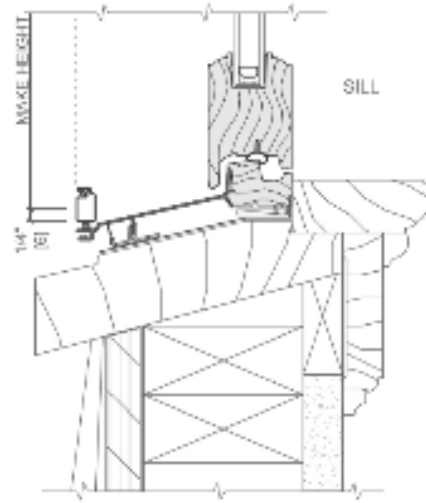


Rear Elevations – Existing



Rear Elevations – Proposed

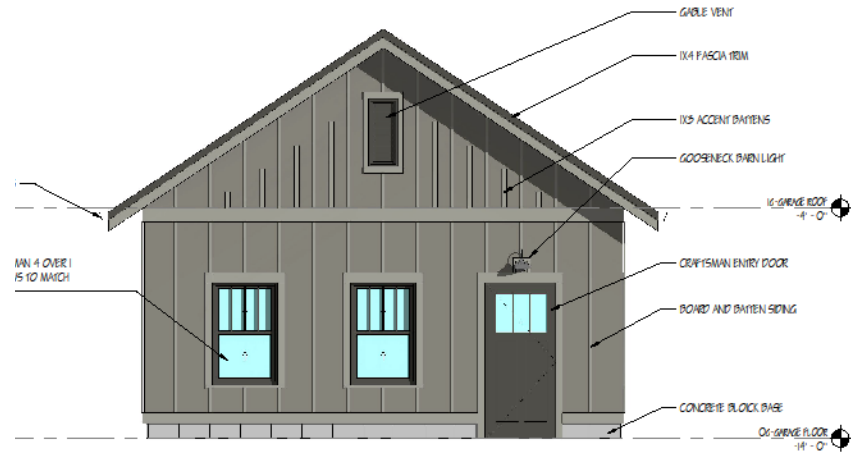




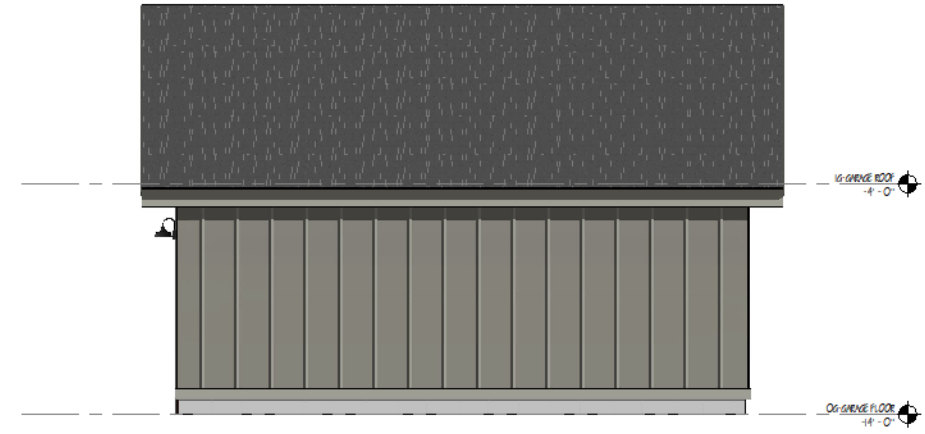
PELLA 450 SERIES DOUBLE HUNG WINDOW DETAILS

325 SUMMIT AVE.

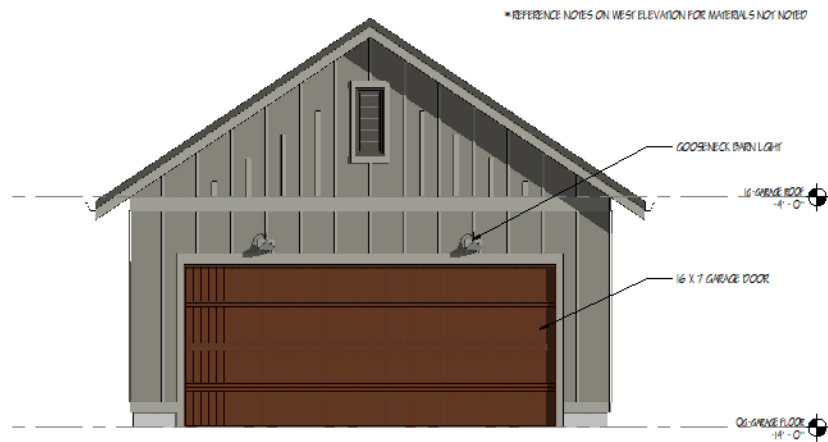
The Garage Elevations



W GARAGE ELEVATION - WEST
1/4" = 1'-0"



N GARAGE ELEVATION - NORTH
1/4" = 1'-0"

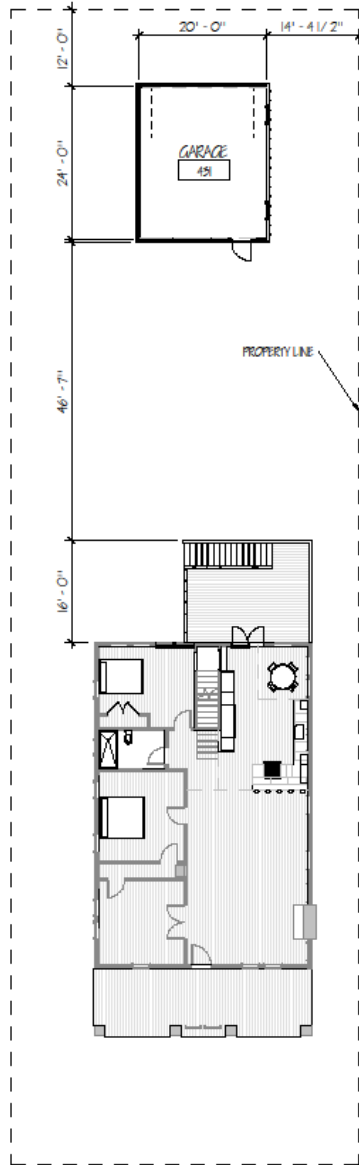


E GARAGE ELEVATION - EAST
1/4" = 1'-0"

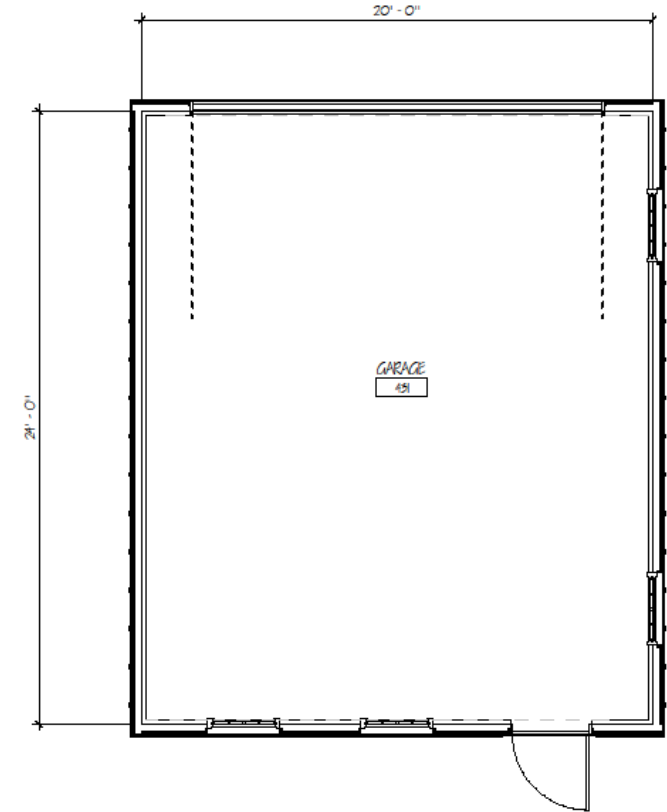
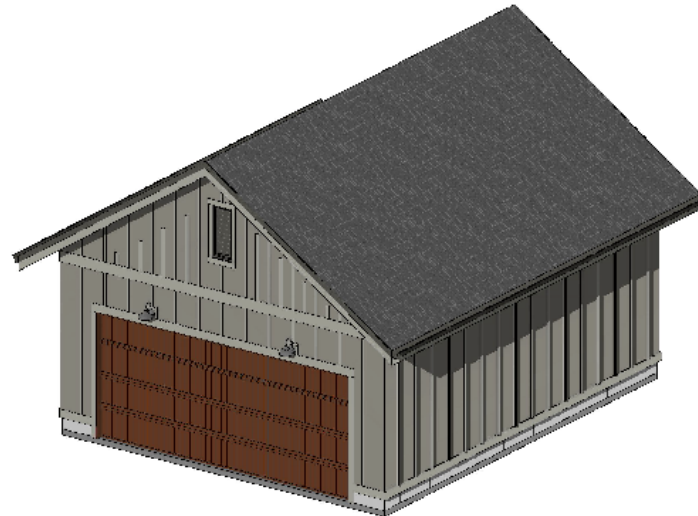
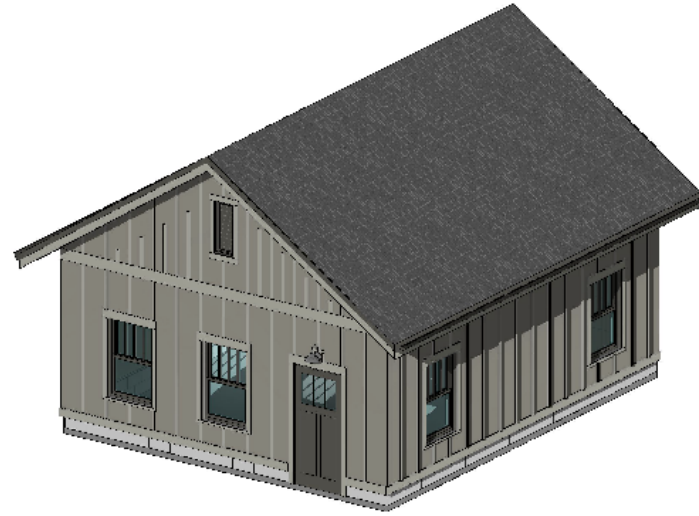


S GARAGE ELEVATION - SOUTH
1/4" = 1'-0"

The Garage Plans and Axons

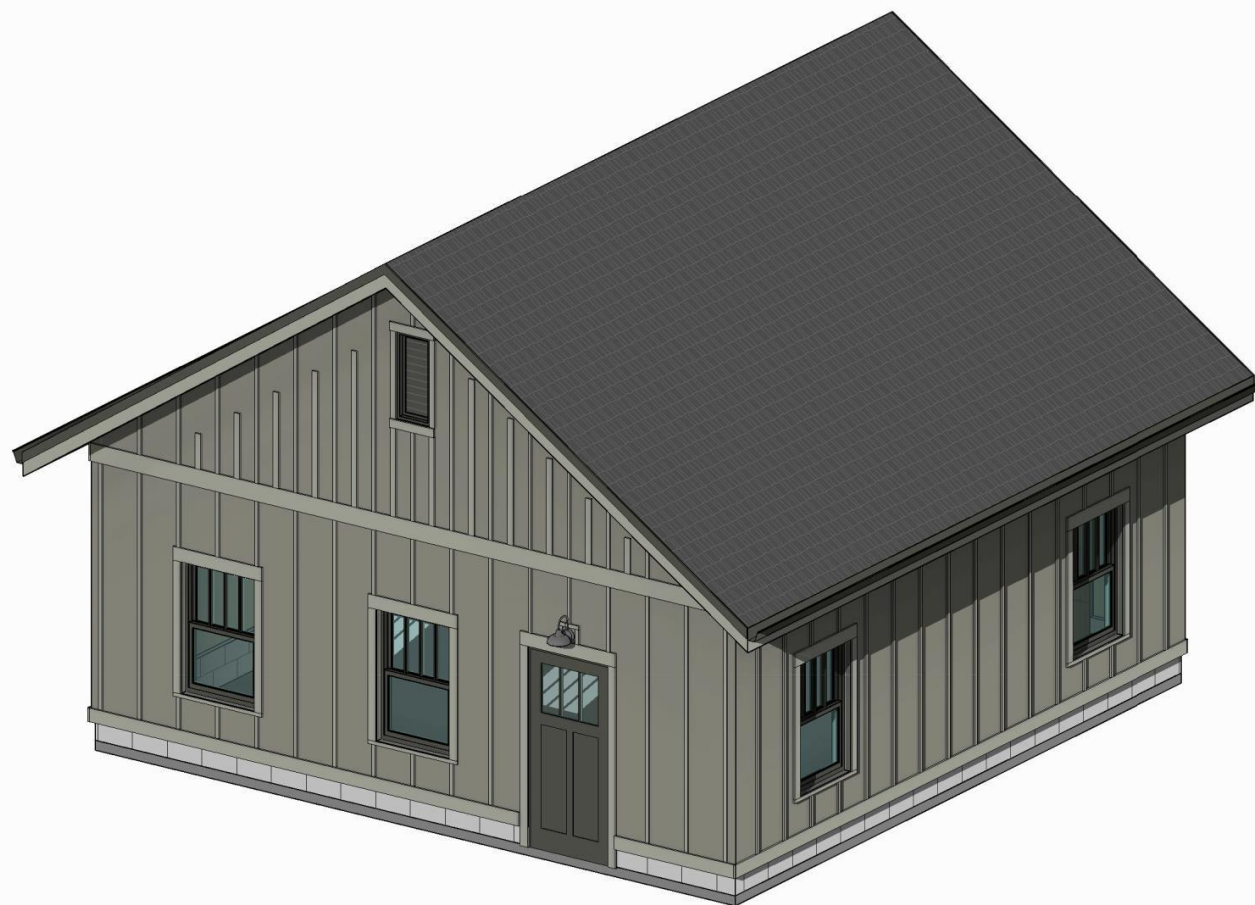


② SITE PLAN
1/16" = 1' - 0"

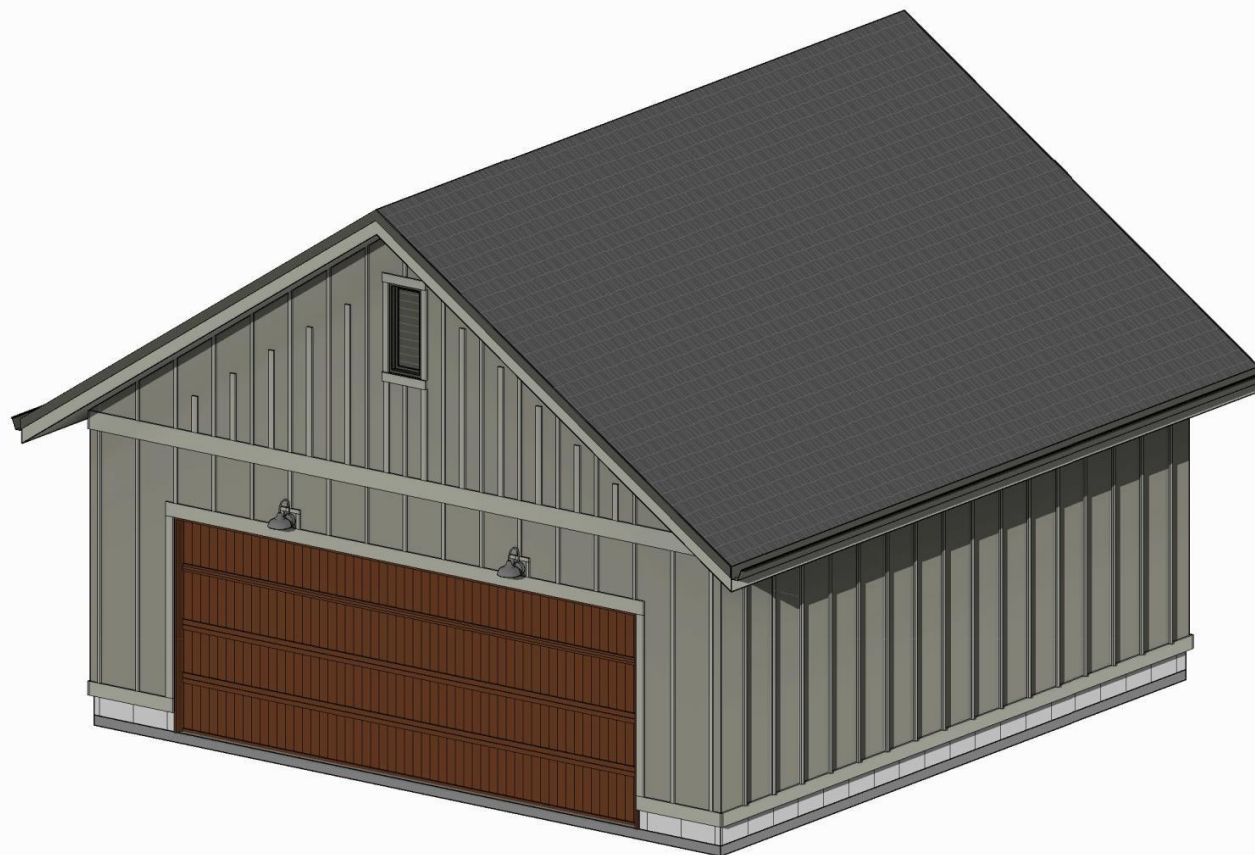


① FLOOR PLAN - GARAGE
1/4" = 1' - 0"

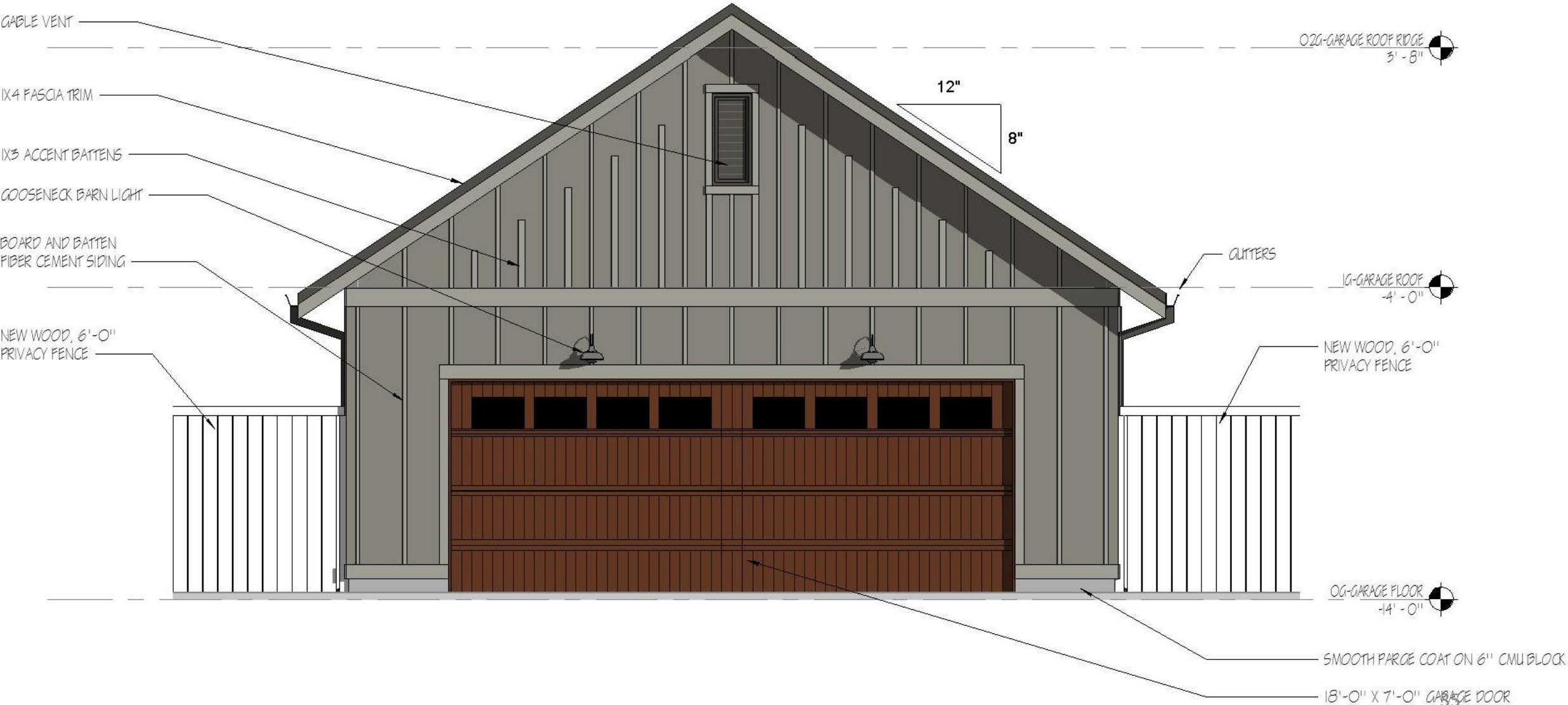
The Garage



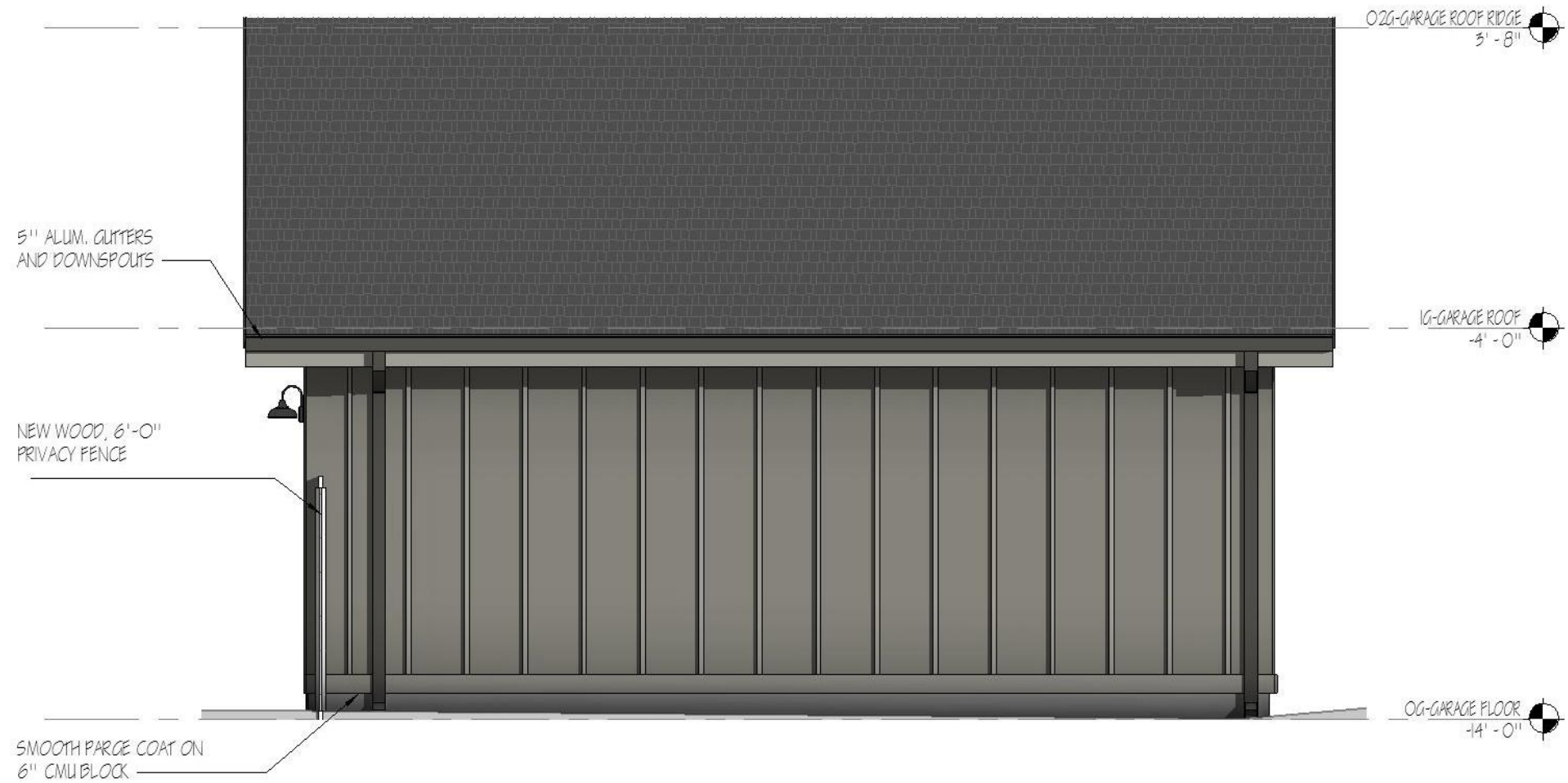
The Garage



The Garage



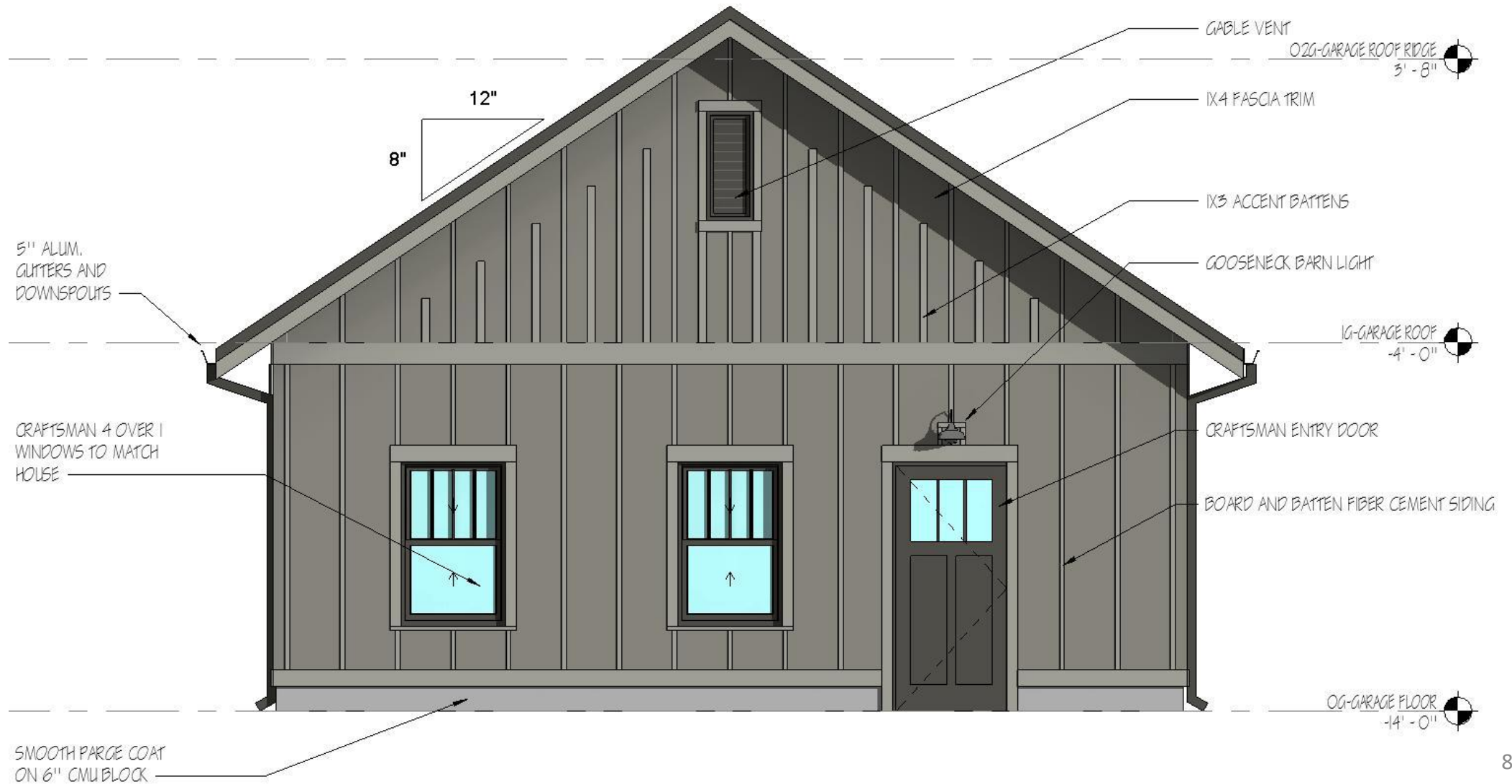
The Garage



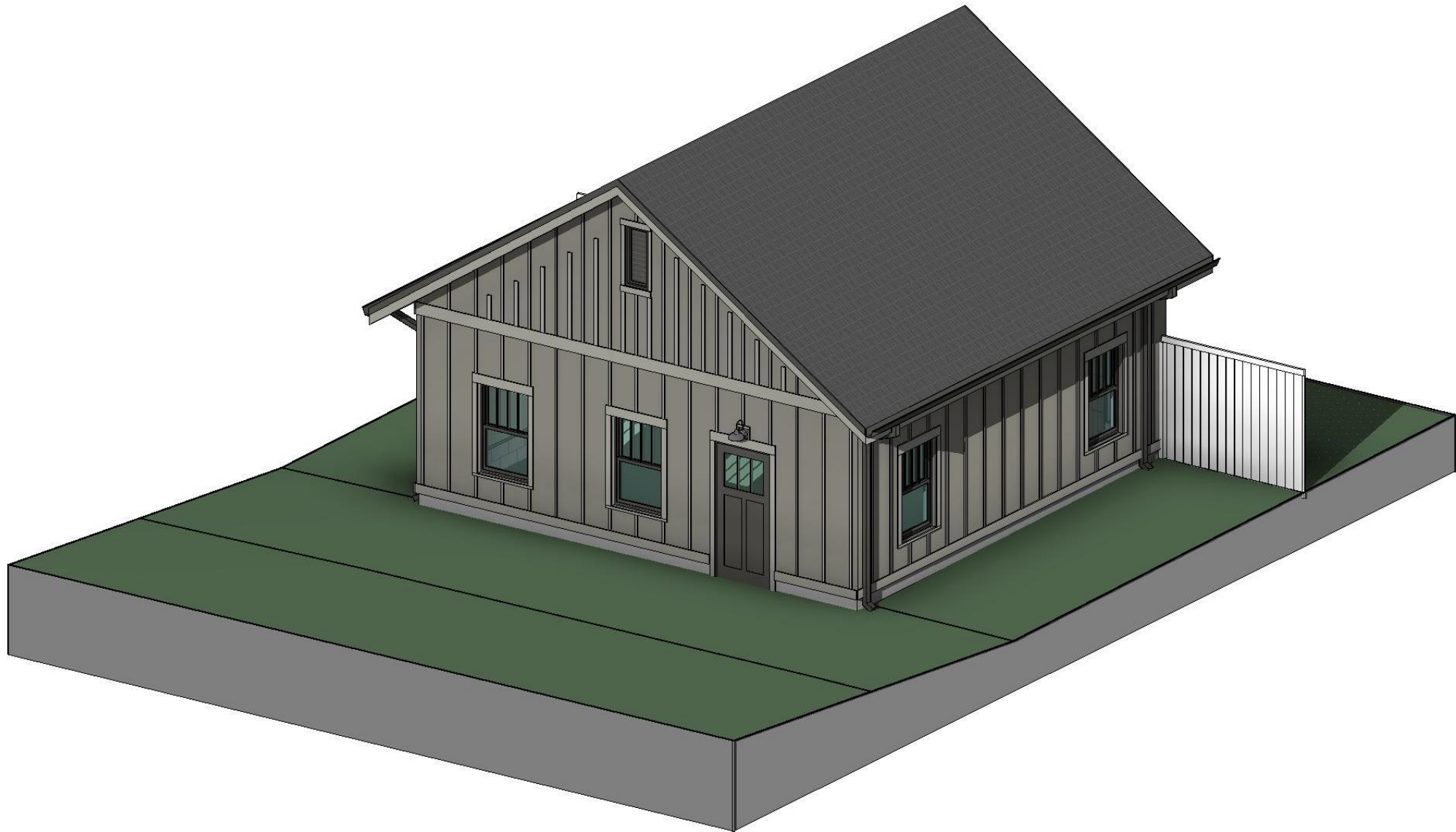
The House: Garage



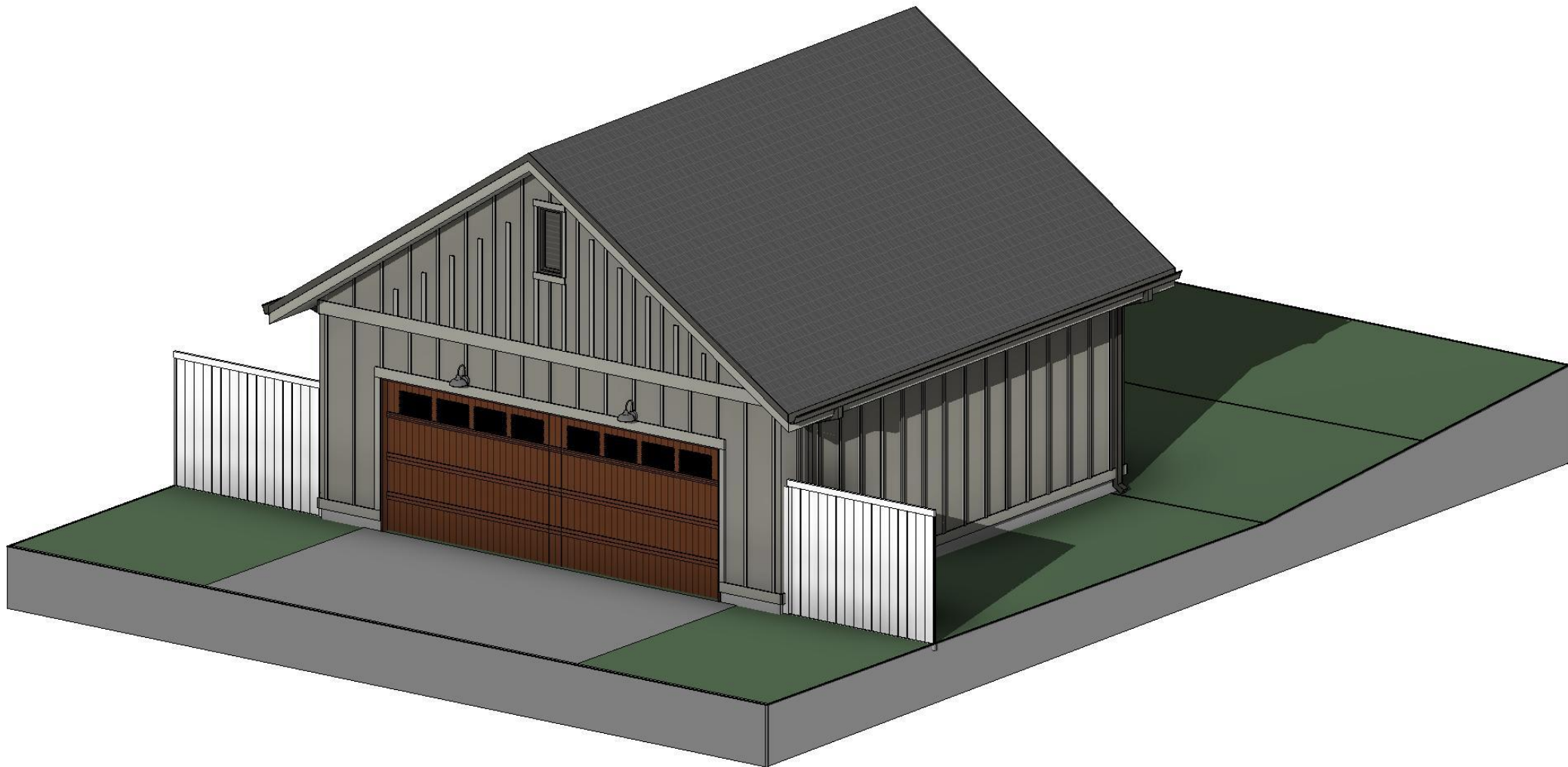
The Garage

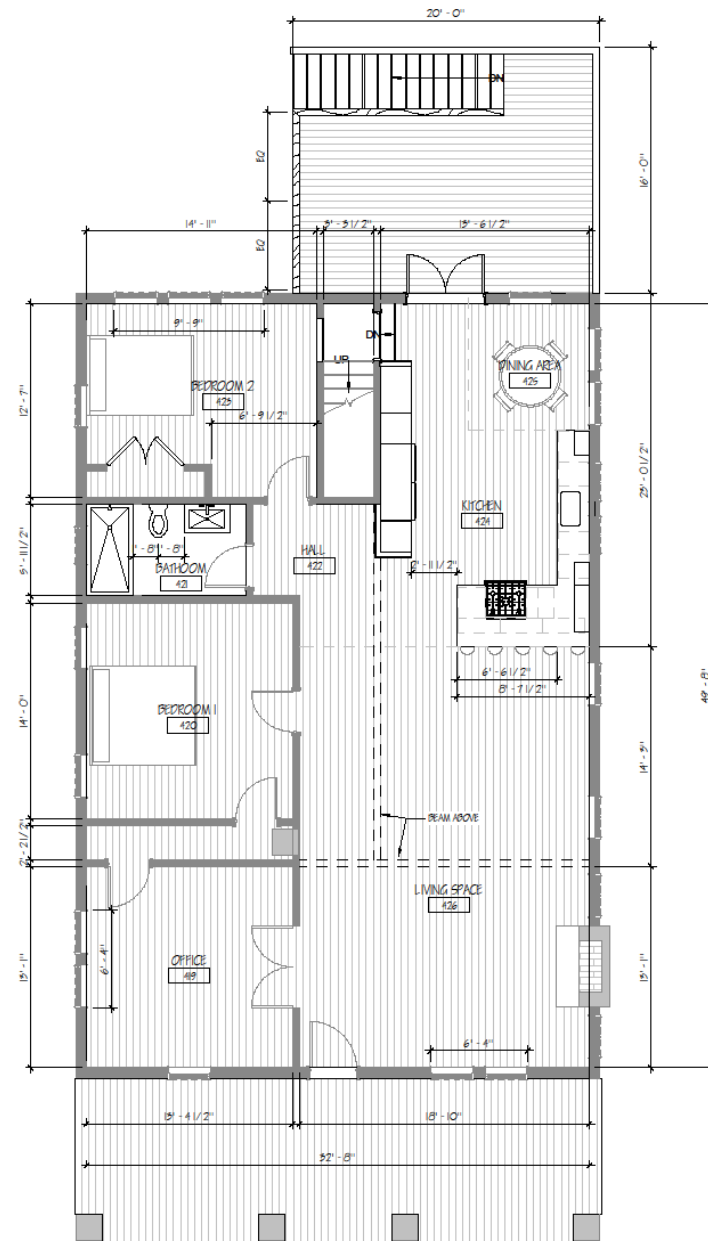


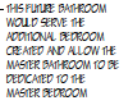
The Garage



The Garage







- POTENTIAL FUTURE
BEDROOM 10' x 12'
INDICATED BY DASHED
LINES