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perpendicular stairs.

- Staff recommends that the applicant consider a more consistent size and alignment for the fenestration pattern on the right side elevation, which will be highly visible across the adjacent vacant parcel.
- Staff recommends that the applicant reduce the mix of patterns and materials, and consider alternate ways to add visual interest to the design
- Staff recommends that the applicant vertically align the windows to be in keeping with the patterns established in the surrounding area.
- Staff requests that the location of the HVAC equipment be submitted for final review.
- Staff requests that additional window specifications be submitted for final review.
- Staff notes the exterior finish schedule is not consistent with the narrative text and requests the applicant update this for final review.
- The following should be submitted for final review:
 - Fully dimensioned context site plan and elevations
 - A door and window schedule with updated material specifications that meet the *Guidelines*.

STAFF ANALYSIS

Siting, pg. 46, #s2-3	<i>2. New residential infill construction should respect the prevailing front and side yard setback patterns of the surrounding block. The minimum setbacks evident in most districts reinforce the traditional street wall.</i>	According to the proposed site plan provided by the applicant, the face of the proposed building will be aligned with the neighboring building at 2313-2315 Carrington Street. The same site plan indicates that the bay will project in front of the neighboring building and that the front landing will project in front of the other houses on the block.
	<i>3. New buildings should face the most prominent street bordering the site.</i>	The proposed building faces Carrington Street, the prominent street bordering the site.
Form, pg. 46 #s1-3	<i>1. New construction should use a building form compatible with that found elsewhere in the historic district.</i>	The proposed building is mostly rectangular in form. Staff finds that this is in keeping with other residential properties in the historic district.
	<i>2. New residential construction should maintain the existing human scale of nearby historic residential construction in the district.</i>	The proposed building is two stories in height with a two-story projecting bay. Staff finds that this is in keeping with the other human-scale elements found on residential properties in the historic district.
	<i>3. New residential construction and additions should incorporate human-scale elements such as cornices, porches and front steps into their design.</i>	<p>Unlike the surrounding buildings, the proposed building does not have a cornice line or porch.</p> <p>The adjacent building has two sets of steps that run perpendicular to the house, while the house at 2317 Carrington has one set that is perpendicular to the building. <u>Staff recommends the applicant consider a front porch instead of a landing/entry stoop. Staff also recommends that applicant consider setting the house further back to allow space for perpendicular stairs.</u></p>
Height, Width, Proportion, &	<i>1. New residential construction should respect the typical height of surrounding residential buildings.</i>	According to context elevation, the proposed building will be 27'-11" in height while the adjacent buildings at 2313-2315 and 2317 Carrington are 24'-4" and 32'-5" in height,

2. New residential construction should respect the vertical orientation typical of other residential properties in surrounding historic districts.

The proposed building will have vertically aligned openings on the façade, similar to the neighboring residential buildings. The right side elevation windows in the inset bay are not a consistent size or aligned. Staff recommends the applicant consider a more consistent size and alignment for the fenestration pattern on the right side elevation, which will be highly visible across the adjacent vacant parcel.

The façade of the proposed building will have a two-bay configuration. Staff finds the majority of the free-standing residential buildings utilize a three-bay configuration of single windows and that the two windows reflects this pattern.

3. The cornice height should be compatible with that of adjacent historic buildings.

The streetscape provided by the applicant indicates that this building will be compatible with the height of the surrounding residential buildings.

Materials and
Colors, pg. 47,
#s2-4

2. Materials used in new residential construction should be visually compatible with original materials used throughout the district.

3. Paint colors used should be similar to the historically appropriate colors already found in the district.

4. Vinyl, asphalt, and aluminum siding are not permitted for use in City Old and Historic Districts. Other synthetic siding materials with a smooth, untextured finish may be allowed in limited cases, but approval by the Commission is always required.

The proposed plans call for smooth fiber cement lap siding with a seven inch reveal in Artic White on the second floor of the façade, side and rear elevations. The first story façade will have white board and batten siding. The foundation will be parged and painted gray (SW 0055), the shed roof will be EPDM and the false mansard will be black, standing seam metal. For the box bay the applicant plans a chevron wood pattern in a contrasting color. All of the trim will be smooth fiber cement, also in Artic White.

Staff finds that board and batten material on the first floor façade and the chevron pattern on the box bay are not in keeping with the materials and general architectural character of the district. Staff also finds that they are not in keeping with the historic styles found in the Union Hill district, which are generally Greek Revival, Italianate, with some later Queen Anne and Colonial Revival style houses. Staff recommends the applicant reduce the mix of patterns and materials, and consider alternate ways to add visual interest to the design such as a porch or a different treatment for the box bay gable similar to the new construction down the street. Staff further recommends that the applicant consider lap siding with a different reveal on the box bay to add visual interest.

New Construction, Doors and Windows, pg. 49 #3	<i>3. The size, proportion, and spacing patterns of doors and window openings on free standing, new construction should be compatible with patterns established within the district.</i>	The majority of the highly visible side elevations in the district have vertically and horizontally aligned windows of the same size. <u>Staff recommends that the applicant consider windows of uniform size that are vertically and horizontally aligned to be in keeping with the patterns established in the surrounding area.</u>
	<i>4. Because the material cannot be manufactured to model effectively the appearance of historic windows, vinyl windows are not appropriate for buildings in historic districts.</i>	The applicant proposes to use a window made of cellular PVC, which is not an approved material for use in City and Old Historic Districts. <u>Staff recommends the applicant submit details for a window that meets the Commission Guidelines for final review.</u>
Mechanical Equipment, pg. 68	<i>The visual impact of new mechanical equipment should be minimized to protect the historic character of the district.</i>	The applicant has not provided information about the location of the HVAC equipment. <u>Staff requests the location of the HVAC equipment be submitted for final review.</u>

FIGURES

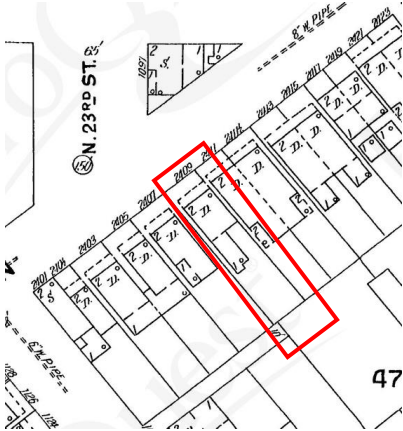


Figure 1. 1925 Sanborn map, note the house numbers have changed.

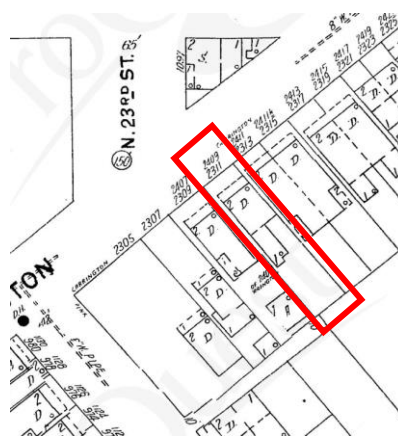


Figure 2. 1950 Sanborn map, note address changes.



Figure 3. 2311 Carrington Street, assessor photograph.



Figure 4. 2311 Carrington Street, current conditions.



Figure 5. 2313-2315 and 2317 Carrington Street.



Figure 6. 966, 970-972, and 976-978 Pink Street.