

### **Historic Preservation Commission Preliminary Consultation Report**

Address: 7113 Sycamore Avenue

Applicant(s): Frances Burwell (owner); Benjamin Norkin (architect)

Proposal: Partial demolition and new second-story addition with raised roof.

Staff Contact: John Liebertz

HPC Commissioners Providing Comments: Robert Sutton (Chair), Karen Burditt (Vice Chair), James Doman, Cristina Radu, Michael Galway, Mark Dominianni, Julie Pelletier, and Zara Naser

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### **HPC Recommendations:**

Overall, the Historic Preservation Commission supported the proposed addition, but requested further study of several design elements.

1. Submit a streetscape analysis that shows the addition of the subject house in context with the surrounding resources.
2. Explore slightly raising the roof to achieve a 3"/12" pitch that would allow for the replacement of the standing seam metal roof with an asphalt shingle roof.
  - a. If the pitch remains include a detail that shows how the two roof materials would be tied together at the ridge.
3. Study options for raising the roof that would permit for the slope of the new addition to be parallel with the original house.
4. Consider ways for the rear addition to further mimic a shed dormer.
  - a. Retain the existing rake of the sunroom addition.
  - b. Decrease the size/form of the windows on the side elevations of the addition. This should allow for the retention of the sunroom rake and better align with the predominant architectural style of the house.
  - c. Consider removing the decorative wood brackets.

### **Staff Comments:**

1. Include all specifications sheets for the siding, roofing, windows, trim, etc.

### **Next Steps:**

- Return for an additional preliminary consultation
- Return for a HAWP in accordance with the Commission's recommendations