



Item #4

TO: Architectural Review Board  
FROM: Erik F. Nelson, Senior Planner *EFN*  
DATE: 4 March 2016  
RE: **101 Caroline Street – Addition**

Charles Aquino, architect, requests a Certificate of Appropriateness for an addition at 101 Caroline Street. This prominent dwelling was constructed in 2000. Its first level is elevated out of the flood hazard zone and that type of construction will also be required for the addition. The two new houses at the end of Caroline Street (101 and 99 Caroline Street) are physically larger than many other houses in the neighborhood, but the topography absorbs the massing and has thus kept the overall roof heights consistent with the adjacent historic homes.

The new addition will have a footprint of 56 x 31 feet and extend from the side of the house to the south. The lower level will be garage space, through which floodwaters will be able to flow. The addition will be clearly secondary to the main house in height as well as through a setback of 45 feet from the front property line. The foundation and wall materials and architectural details will match the existing house, while the standing seam metal roof will provide another differentiation between the old and the new.

This application should be considered within the context of the Secretary of the Interiors Standards for Rehabilitation, which are referenced in City Code Section 72-23.1.D.2, as follows:

1. The property will remain in residential use.
2. The distinguishing original qualities of the dwelling will be kept intact. All of the work is an expansion the house.
3. The proposed addition will not suggest an earlier period of construction.
4. Not applicable.
5. The stylistic features of the original house will remain intact and also be reflected in the addition.
6. Not applicable.
7. Not applicable.
8. Not applicable.
9. The proposed addition does not destroy historic fabric and is compatible with the scale, material, and character of the property and the neighborhood.
10. The proposed addition does not impair the essential form and integrity of the original structure.

Staff finds the proposed addition to be architecturally compatible with the historic aspects of the Historic District and recommends approval of the submitted site drawing (Sept. 2, 2015) and five additional drawings (two floor plans and three elevations dated January 26, 2016).



