

108 Shawnee Place
Seven Parks Historic District

Whitney Connor & Matthew Taylor, Owner
Anderson & Rodgers, Applicant

Scope of Work

Construct garage.

Background

The garage is proposed to be located in the same location as the previous garage that was crushed by a tree during the March 3, 2023 windstorm. The proposed garage is the same size and construction as the previous garage. The proposed construction is CMU walls with roof trusses and sheathing covered by composite shingles.

Guidelines

Guidelines for New Construction

1. New Accessory Buildings (Garages, Outbuildings, etc.

DESIGN PRINCIPLE: Accessory buildings serve a variety of purposes and may include, but are not limited to garages, carports and sheds, new accessory buildings should be compatible in design, shape, materials and roof shape with other secondary buildings along the block and within the historic district. New accessory buildings should be simple in design and considerably smaller in scale than the principal building and should be appropriate to and not overwhelm the site. As with principal buildings, new accessory buildings should not be exact replications or reproductions of historic designs. New construction may incorporate contemporary materials such as cementitious boards, fiberglass and aluminum. The use of vinyl is not permitted. New construction of accessory buildings should follow the design guidelines established for new construction of primary buildings.

Accessory Buildings should:

- (II.B.2) A. be simple in design and considerably smaller in scale than the primary building.
- B. be located in character with other secondary buildings for the street, near an alley or at the rear of the property, not close to or attached to the primary building.
- C. be compatible in design, shape, materials, and roof shape with other secondary buildings in the historic district.
- D. preferably be of brick or wood siding; however, cementitious board and other contemporary sidings may be considered. Vinyl siding is not allowed.
- E. for garages, wood paneled doors are more appropriate than paneled doors; however, aluminum or steel paneled doors may be considered.
- F. carports should be compatible with the property and adjacent properties and be located at the rear of the property.
- G. follow design guidelines established for new construction of primary buildings.

Findings

The staff finds that the proposal to construct the garage is within the Guidelines. Per Guideline II.B.2.A. The details of the garage are “simple in design.”

The proposal meets II.B.2.B., as the proposed garage is “located in character with other secondary buildings for the street,” “at the rear of the property, not close to or attached to the primary building.”

Recommendations

Staff recommends approval of the proposal with the following conditions:

1. If any changes are made that alter the information submitted, resubmit the changes to staff for review and approval prior to the start of the work.
2. Once reviewed by other LFUCG Divisions, any changes shall be returned to staff or Board for review and approval prior to the start of work.

Deadline for BOAR Action

January 20, 2024