

**Certificate of Appropriateness**

**PROPOSAL:**

Michelle Penn, on behalf of Goldstone Group, requests a certificate of appropriateness for work at 1849 C Street in the Mount Emerald Landmark District.

**DISCUSSION:**



*1849 C Street*

The large stucco house at the southwest corner of 19<sup>th</sup> & C Streets was the home of John E. and Grace W. Miller from 1896 until his death in 1938 and hers in 1939. The house underwent remarkable transformations during their ownership, beginning as a 1 ½ story brick & clapboard house, which they greatly expanded in 1905 with addition of a full second story.



*Miller House, pre-1905*



*Miller House, published 1912*

The 1905 building permit for “improvements on house” estimated the cost at \$7,000. The work included expansions to the rear (south) side including a one-story porch, extension of the southwest wing, and addition of an oriel window between the first and second stories, presumably lighting a staircase. (See below.)



*South (rear) elevation of Miller House, pre-1905 (left) and post-1905 (right)*

Sometime after that major redesign of the house, whole house was stuccoed, the front porch roof was removed, leaving the stone railing and terrace, the rear porch was enclosed and given a second story, and the roof was reworked without eaves. The exact date of this transformation has not been identified, but probably it occurred before 1928, when the Sanborn atlas reflected the porch alterations.

After the Millers deaths, the house was sold by their heirs in 1943. In 1944, '45, and '46 permits were obtained to convert the house to apartments—first six units, then probably two more in 1945, and two basement apartments in 1946.

Long-time owners sold the property a few years ago and the current owner has undertaken work on the property. The Commission is asked to review two exterior changes—several skylights in the roof, and a railing for a deck atop the flat-roofed southeast addition.

The skylights have already been carried out. If they are not approved for a certificate of appropriateness by the Commission, the enforcement provisions of LMC27.57 can be invoked, which provide several possible remedies for the City to apply. However, while the skylights are visible from public streets and sidewalks, they are flat against the roof and fairly modest in appearance on this historically significant and often altered property. The roof materials are conventional composition shingles, so the skylights are not interrupting slate, tile, or any other long-lasting roofing material. Commissioners should assess their impact from the attached material and I will bring additional views for consideration at the meeting.

The proposed railing has not been installed. It is black metal railing with spindles of two heights, all topped with “arrowhead” finials, and three horizontal bars. The top railing is 5’3” tall and the top finial is 5’8”. This is taller by approximately two feet than required “guard rails” but is proposed for added safety on this high deck. The design of the railing is based on existing metal fencing on the property and the decorative black metalwork should be fairly transparent when viewed from below. Given the deck’s height above passersby, the railing should not appear unduly tall.

Recommended finding: *While the skylights should have been presented for review prior to installation and could be subject to the remedies specified in LMC 27.57, their effect on the historic property is modest and can be accepted as appropriate. The proposed railing is well-designed and would be located relatively inconspicuously at the rear of the house, high above the street, and warrants a Certificate of Appropriateness.*

Recommended action: *Approval of a Certificate of Appropriateness for the skylights and railing.*

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# Goldstone Group LLC Apartments

## John Miller House - 1849 C Street

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September 11, 2013



Proposed Roof Railing

Skylights

View looking from 19<sup>th</sup> Street



Skylights

View from the corner of 19<sup>th</sup> Street and C Street



Old Railing was only 26" High

Removed Old Railing



Existing Railing on Property that is thought to be Original on the last Addition



New Roof Railing – Height 5'-3" to top rail, 5'-8" to the top finial



Proposed New Railing for Roof Deck Area

