

**5927 Rings Road – Response to 3rd Party Historic Review Comments
7/13/2017**

Reviewer Comment 1: *Overall, the consultant did not think the proposed design has achieved the goal of being “subordinate” to the original structure. The proposed east addition with the master bedroom is more sympathetic than the west addition containing the multi-purpose room and garage. The east addition is set back from the historic building and does not appear to engulf it in plan or elevation; its height is also nicely scaled down from that of the historic structure so it does not overpower it. The proposed west addition, on the other hand, is almost the same width and height as the historic core structure in elevation and almost twice the size in plan. It overpowers the historic structure. There is no “breathing room” between the historic building and the new; the new addition almost completely engulfs the old. This will be apparent along the front and side of the building exposed to the public street. Preferably, any large addition (such as the three-car garage) should be to the rear of the property where it is not visible from the street and will not have a significant visual impact on the historic structure. Any addition should set back from the front of the main house, possibly along the 80’ building line, so it does not compete with the original structure.*

Applicant Response 1: Applicant agrees with these reviewer’s concerns, and has made the following changes to address them:

- The west addition has been scaled back significantly in width and height.
- The attached 3 car garage has been reduced to 2 car and the storage space proposed above the garage was eliminated.
- These changes allowed the west addition to be set back behind the 80’ building line, and the ridge line to be dropped significantly.
- The width and height of the forward facing gable on the west addition was also scaled back. The east addition was lengthened by a few feet to the east and massing tweaked ever so slightly to create a pleasing symmetrical feel to the elevation more sympathetic to the original symmetry.
- The additional garage and storage space above that was eliminated from the West addition were shifted to a carriage house set even further from the street where it could be better screened and downplayed.
- The entry drives and landscaping were all completely redesigned to highlight and celebrate the existing original home and screen additions as seen from the right of way and the park across the street.

Reviewer Comment 2: *There were also general concerns about the demolition. The brick extensions to the main house may be original or very early additions to the building. As such, they may contribute to the historic character of the National-Register listed building. I would avoid removing historic material if at all possible, especially if it is in good condition. (Exceptions can be made for deteriorating materials or structures that pose a health and safety issue, but documentation must be provided.)*

Applicant Response 2: The applicant shares the reviewer point of view that what can be preserved should be, and has studied means of preserving extensions to the main house. However existing structural concerns, damage from long-standing roof-leaks, and impracticality of working with limited space between floodway and existing house compounded the need to instead preserve and celebrate the main house and complement it with appropriate new construction.

Reviewer Comment 3: *It also appears that several windows in the existing historic core building will need to be removed, modified, or enclosed. These windows are character-defining features of the National-Register eligible property and should be maintained if possible.*

Applicant Response 3: With the proposed design only one existing window on the historic core building (that is in a relatively inconspicuous location at the rear of the side elevation) will need to be enclosed. Applicant would also prefer to maintain this window if possible and has studied means of maintaining it through design changes; however it was ultimately determined that it was impractical to make that change primarily as a result of the tight proximity of the house to the Cramer's Ditch floodway.