



D/DRC Case

1231 Lincoln Street

W. Gervais Historic Commercial District

TMS: R08916-01-06

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
CONSENT AGENDA
EVALUATION SHEET
Case # 2

ADDRESS: 1231 Lincoln Street

APPLICANT: Eva Sandler, owner

TAX MAP REFERENCE: TMS# R08916-01-06

USE OF PROPERTY: Commercial (M-1)

REVIEW DISTRICT: W. Gervais Street Historic Commercial District

NATURE OF REQUEST: Request approval for exterior changes/amendment to Bailey Bill project

FINDINGS/COMMENTS:

The owners of this building came to DDRC over a year ago, requesting approval for exterior changes and preliminary certification for the Bailey Bill, both of which were granted. The work included re-roofing, re-wiring, plumbing, HVAC, etc. Exterior changes included a new door (the current one is not original) and a small addition to be built upon an existing foundation of a porch that was started but never completed at the back of the building. This would be to the right of a stairwell was added to the rear a few years previously and underneath a metal balcony on the back right side of the building. To accommodate the existing balcony, therefore, the addition is a few feet shorter than the stairwell. A shed roof with a slight pitch was planned for the addition. No plans were presented at the time, but D/DRC approved the idea, deferring all details to staff.

The owner now wishes to extend the footprint of the addition a few feet more so that the addition's rear wall is flush with the rear wall of the stairwell. The shed roof would be the same; the eaves would extend past the face of the addition's wall by several inches. The new back wall will mimic the stairwell wall, incorporating the same light fixtures and brick as is used there. No windows are planned for the addition.

Since this is the rear of the building and it appears that a good bit of it will be obscured by landscaping on the hotel site next door, staff finds it approvable. However, given the alterations and that it is part of a Bailey Bill project and that plans had not been seen before, staff thought it advisable to run it by the Commission.

Sec. 17-698. Eligible rehabilitation.

- (a) *Standards for rehabilitation work.* To be eligible for the special tax assessment, historic rehabilitations must be appropriate for the historic building and the historic district in which it is located. This is achieved through adherence to the following standards:

- (1) The historic character of a property shall be retained and preserved; the removal of

historic materials or alterations of features and spaces that characterize each property shall be avoided.

Not applicable.

(2) Each property shall be recognized as a physical record of its time, place and use; changes that create a false sense of historical development shall not be undertaken.

Not applicable.

(3) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Not applicable.

(4) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property should be preserved.

Not applicable.

(5) Deteriorated historic features shall be repaired rather than replaced; where the severity of deterioration requires replacement of a distinctive feature, the new should match the old in design, color, texture, and other visual qualities and, where possible, materials; replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Not applicable.

(6) Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used; the surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Not applicable.

(7) New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property; the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the historic property and its environment.

The addition's massing and scale will be subordinate to the historic building. It will utilize the same colors of brick which are used on the original building but it will relate most closely with the stairwell and will not be mistaken as historic.

(8) New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Removing this addition would reveal the original rear wall of the first floor of the building.

STAFF RECOMMENDATION:

Staff recommends a Certificate of Design Approval for the exterior change as it adheres to the standards in Sec. 17-698 and should not affect eligibility for the Bailey Bill.



Façade of building



Location of addition

Back of building

