



POWERED BY
Pictometry

Copyr



D/DRC Case

1931 Henderson Street

Landmark District

TMS: 11404-02-10

DESIGN/DEVELOPMENT REVIEW COMMISSION
DESIGN REVIEW DISTRICT
CONSENT AGENDA
EVALUATION SHEET
Case # 7

ADDRESS: 1931 Henderson Street

APPLICANT: John Dozier, homeowner

TAX MAP REFERENCE: TMS#11404-02-10

USE OF PROPERTY: Residential

REVIEW DISTRICT: Landmark District

NATURE OF REQUEST: Request Certificate of Design Approval for exterior changes, porch enclosure

FINDINGS/COMMENTS:

This is a c. 1906 two-story wood-frame home that is contributing to the Landmark District. The owner plans to do a number of maintenance projects on the house. The only major exterior change is a partial enclosure of the side porch and recessed screened porch on the south (left) side of the building. The Landmark District has the highest level of protection among all fifteen historic districts and projects in this area are held to a high standard.

PERTINENT SECTIONS FROM THE ORDINANCE

Section 17-674(d)

Criteria for review of design of structures and sites.

(1) Issuance of a certificate of design approval shall be based upon the requirements set forth in the standards or design guidelines adopted by the city council for each historic district. For individual landmarks, the Governor's Mansion Protection Area, Elmwood Park Architectural Conservation District, and the Landmark District, the Secretary of the Interior's Standards for Rehabilitation, as amended and listed below (the "Standards"), shall serve as guidelines until such time as design guidelines may be written and adopted by City Council for each local historic district. The Standards are to be applied to specific rehabilitation projects, taking into account the designation level of each district.

a. For landmark districts and individual landmarks, the historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed porch enclosure with glass will affect an existing, original porch that is recessed under the second floor on the south side of the house and which is currently screened. It may also extend onto part of the open side porch. It will be placed behind columns and railings and will not require the removal of original materials or features.

b. In architectural conservation districts and protection areas, the historic character of a district shall be retained and preserved through the preservation of historic materials and features which characterize the historic district.

Not applicable.

c. For individual landmarks and the landmark district, each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The screened porch being converted to enclosed space with glass is an original feature of the home and it will retain some sense of its historic purpose through the use of a transparent material. The small side porch is not original to the house though it too will retain its historic character through the use of glass, which will allow the area to still appear to be a porch.

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

The small side porch was put on before 1950 and continues the pattern of the original porch with most of the details. It will be retained and repaired.

e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Distinctive features of the house include the porch columns and railings, which will be preserved and repaired as part of this project.

f. Deteriorated historic features shall be repaired rather than replaced. Where severe deterioration or complete loss requires replacement of a distinctive feature, the new feature shall match the old in design, color, finish, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence, and character-defining features that have been lost due to intentional damage, removal or neglect shall be rebuilt.

There will be some repair of deteriorated features on the house, such as repair to deteriorated porch floor support systems and flooring, which will match the original tongue and groove when repaired. The front steps are concrete and not original but will be repaired or replaced to meet code.

g. 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.

h. 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 property and its environment.

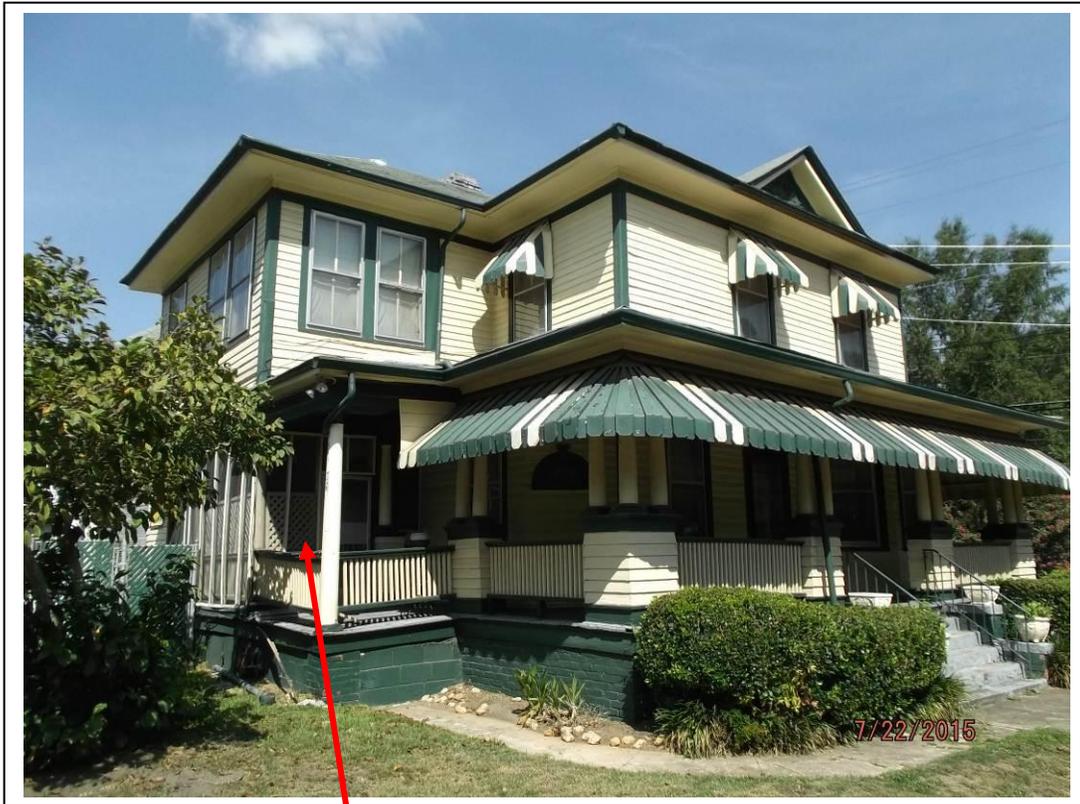
The exterior alterations will not destroy historic material and will clearly be a new feature as it will be glass. As no plans have been submitted as to how the glass will be installed or framed, details may be deferred to staff to ensure that the construction will comply with the ordinance.

i. 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.

Not applicable.

STAFF RECOMMENDATIONS:

Staff finds that the proposal meets Section 17-674(d) and recommends a Certificate of Design Approval for the glass porch enclosure with the condition that the details of its framing and location be provided to staff prior to installation, with all details deferred to staff.



Location of proposed glass enclosure



Photo by applicant, screened area and porch section in front of screening may be glassed in after repairs. Columns and railings will remain intact and the glass will go behind these features.

Right: Image of similar wrap around porch with glass enclosure behind the columns and railing

