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

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**ADDRESS:** 1403 Confederate Avenue

**APPLICANT:** Sean Rankin, homeowner

**TAX MAP REFERENCE:** TMS#09113-05-07

**USE OF PROPERTY:** Residential

**REVIEW DISTRICT:** Cottontown/Bellevue Architectural Conservation District

**NATURE OF REQUEST:** Request for a Certificate of Design Approval for exterior changes.

**FINDINGS/COMMENTS:**

The two-story brick Prairie style house located at 1403 Confederate Avenue was built in ca. 1925 and is a contributing structure in the Cottontown/Bellevue Architectural Conservation District. Significant architectural features on the symmetrical primary façade include the original 6/1 historic wood windows, square brick porch piers and port cochere. Overall the exterior of the house has remained relatively unchanged over the years and retains a high degree of architectural integrity.

The applicant's proposal is to install a new painted wood balustrade with square spindles along the portion of the porch that is open. As with most porches, the entryway will be left unobstructed by the balustrade. Although there is no evidence that a balustrade existed previously, staff recognizes the need to have these safety measures in place.

The applicant provided staff with a photograph of an exterior porch balustrades found within the district. After research, staff finds the type of balustrade normally found on Prairie homes is compatible with the example utilizing square spindles provided by the applicant.

**PERTINENT SECTIONS FROM GUIDELINES**

**SECTION VII: Guidelines for Maintenance & Rehabilitation**

*The priority of the guidelines is to ensure the preservation of a building's character-defining features while accommodating an efficient contemporary use*

**GUIDELINES**

7. PORCHES
  - a. Principles

*Porches serve as a covered entrance to buildings and a transitional space between the interior and exterior and are an important design feature on a house. They are often the principal location for ornamentation and detailing, such as brackets, posts and columns, and balustrades. Size, style, ornateness or simplicity, sense of openness, and detailing are all important attributes of porches. Such features should be preserved during the course of rehabilitating a building.*

*Because they are open to the elements, porches also require frequent maintenance and repair. Deteriorated porch features should be repaired rather than replaced. If replacement proves necessary, replacement features and materials should approximate the originals as closely as possible. If wholesale replacement is required, the new porch should be rebuilt based on historical research and physical evidence. If a porch or individual features of it are missing and no documentation or physical evidence is available, a new porch design that is compatible with the scale, design, and materials of the remainder of the building is appropriate. It is appropriate in the Cottontown/Bellevue district to replace missing or deteriorated features with compatible ones found on similar structures in the district.*

*Owners are often tempted to enclose porches for additional year round living space. Porch enclosures are strongly discouraged, they must be done in an appropriate manner, and will only be permitted after all other options have been examined and determined to not be attainable. Transparent materials, such as clear glass enclosures or screens that are set behind balustrade and structural systems and maintain the visual openness of a porch are permitted.*

**b. Guidelines**

*i. Retain porches and steps that are appropriate to a building.*

The overall form of the porch will not change.

*ii. If replacing deteriorated or missing features, it is appropriate to use other homes of the same style and period for the design of the new feature, as long as it is compatible with the structure.*

The balustrade will be similar to balustrades found within the district. The proposal is compatible with the structure.

*iii. If enclosures are undertaken, maintain the openness of porches through the use of transparent materials such as glass or screens. Place enclosures behind significant detailing, so that the detailing is not obscured.*

Not applicable.

**New Construction**

**9. Materials, Texture, and Details:**

*Use materials, textures, and architectural features that are visually compatible with those of historic buildings on the block or street. When selecting architectural details, consider the scale, placement, profile, and relief of details on surrounding structures for the basis of design decisions. If horizontal siding is to be used, consider the board size, width of exposure, length, and trim detail such as corner boards on adjacent historic structure for specifications of the new material.*

The new balustrade will match the predominant characteristics of those balustrades located within the district. These characteristics include painted wood, square spindles, and maintaining scale and proportion in keeping with the rest of the house.

**STAFF RECOMMENDATIONS:**

*Staff finds that the proposed balustrade complies with Section 7 and Section 9. Staff **recommends granting a Certificate of Design Approval** for this project with the following recommendations:*

- All details deferred to staff

1403 Confederate Avenue – Cottontown Architectural Conservation District



1403 Confederate Avenue



Example provided by homeowner