

## D/DRC Case

726-730 Woodrow Street

Old Shandon/Lower Waverly Protection Area

TMS: 11316-13-01

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**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
**DESIGN REVIEW DISTRICT**  
**HISTORIC AGENDA**  
**EVALUATION SHEET**  
Case # 1

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**ADDRESS:** 726-730 Woodrow Street.

**APPLICANT:** Michael Davis, owner

**TAX MAP REFERENCE:** TMS#11316-13-01

**USE OF PROPERTY:** Residential, Triplex

**REVIEW DISTRICT:** Old Shandon/Lower Waverly Protection Area A

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

**FINDINGS/COMMENTS:**

This is a c.1930 residential triplex that contributes to the Old Shandon/Lower Waverly Protection Area. It is located on a corner lot so a majority of the building is visible to the public right of way. It has a Minimal Traditional appearance and had a stucco and brick exterior, with two large arches supporting a front porch. The stucco was located in the gables and on the dormers. They had some deterioration and the owner hired a worker to remove the stucco and install horizontal vinyl siding. The worker did not realize that a permit needed to be pulled for this work and they were stopped by a City inspector after a complaint was called in to staff. The worker immediately ceased construction, but a majority of the stucco had already been removed and most of the vinyl installed by that time. The owner is applying to retain the vinyl siding and to remove the remaining stucco and replace it with vinyl.

**PERTINENT SECTIONS FROM GUIDELINES**

***C. EXTERIOR CHANGES***

***1. Principles***

*While the Old Shandon/Lower Waverly Protection Area includes a diverse array of building styles, there are common elements of a structure which, when changed, have the effect of either reinforcing or degrading the proper proportion and detailing of a structure. The intent in reviewing these elements in this district is not to require restoration to a historic period, but to assure that changes do not result in the loss of integrity of the structure or the district.*

*When possible, plan projects so that the least amount of change to the historic fabric of the structure is required. Design necessary changes so that they will not impact the significant character defining features of a building.*

***4. Guidelines for Change in Siding Material***

***a. Preserve the form, size and details of exterior siding.***

The removal of the original smooth, flat stucco and replacement with horizontally oriented vinyl siding is a dramatic change in appearance for the gables and dormers on this building; it does not preserve the form, size or details of the original siding. While replacement

materials are allowed in this district, they should meet this guideline for preserving the appearance of the original material. The stark contrast between the stucco and the vinyl does not retain the historic appearance of the building and does not meet this guideline. Staff can work with the applicant on the installation of a material that better mimics the original stucco, such as cement fiberboard sheets.

*b. Permitted materials include:*

- i. Horizontal wood, aluminum, vinyl, Hardi-plank™ or other synthetic material;*
- ii. Brick*
- ii. Stucco*
- iv. Stone or decorative cast concrete block*

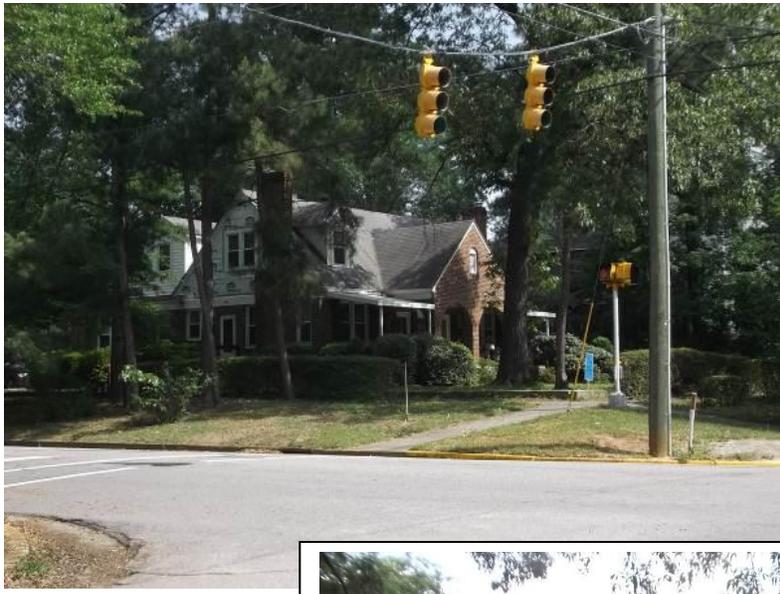
The permitted materials above include vinyl siding, but it would be appropriate for a request that also met the guideline above (4a), such as the application of vinyl siding over horizontally oriented wood siding.

*c. Prohibited materials include:*

- i. T-1-11 or other vertical siding*
- ii. Concrete block*
- iii. Plywood or other similar surface.*

**STAFF RECOMMENDATIONS:**

Staff finds that the proposal does not meet Section C of the guidelines and recommends that the request for Certificate of Design Approval be denied.



Existing conditions  
Staff photos





The only remaining stucco is in the front two dormers. Staff photos.





Above: Stucco surviving in front dormer versus vinyl in rear dormer, loss of stucco in side gable

Below: Rear view shows vinyl has been installed already on rear dormers



**PHOTOS SUPPLIED BY APPLICANT**

