



D/DRC Case

1931 Henderson Street

Landmark District

TMS: 11404-02-09

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

ADDRESS: 1931 Henderson Street (corner of Henderson and Calhoun)

APPLICANT: John and Victoria Dozier, owners

TAX MAP REFERENCE: TMS# 11404-02-09

USE OF PROPERTY: Landmark District

NATURE OF REQUEST: Request for approval for site improvements and exterior changes

FINDINGS/COMMENTS:

This is a contributing two-story wood-clad home in the City's Landmark District. The owners are pursuing maintenance (reviewed and approved at staff level) as well as erecting a fence and converting a window to a door at the rear of the home (on the far right), both of which require D/DRC review. The fence will hide most of the window conversion, although a new awning and the upper portion of the door will be visible.

Section 17-674(d)

(1) For landmark districts, 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 new door is located at the rear of the house, will be shielded largely from view by the new fence, and will retain the width of the extant window so the rhythm of openings will essentially be unimpaired.

(2) 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.

(3) 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.

Not applicable.

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

Not applicable.

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

Not applicable.

(6) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall 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.

(7) 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.

(8) 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 new door will retain the width of the extant window so the rhythm of openings will essentially remain the same. The new awning will be a simple black canvas awning appropriate to a residential structure. The new fence will have brick columns and vertical wood posts, appropriate for the district and reflecting the materials on the home. From the front of the lot, the new fence will span the yard between this residence and the one immediately to the left, also owned by the Doziers. Any fence posts should be placed well back from the front corner of a home and adjacent to siding, so as to mimic historic patterns of placement.

(9) 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.

The proposed work will meet this requirement.

STAFF RECOMMENDATION:

Staff recommends for a Certificate of Design Approval for the exterior changes and the fence based upon Section 17-674(d) with all details deferred to staff.



Window to be converted to a door

Fence to start here



Example of fence style proposed