

HISTORIC LANDMARK COMMISSION
APRIL 23, 2012
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2009-0008
Massey-Page House
1305 Northwood Road

PROPOSAL

Façade modifications and relocation of the driveway.

PROJECT SPECIFICATIONS

The applicant proposes to convert the existing one-car garage on the left side of the house to a bed- and bathroom by replacing the existing the existing garage door with a set of Colonial Revival-styled windows that will complement those on the rest of the house.

The applicant further proposes to reconstruct the missing balustrade from the top of the front porch of the house, based upon the architect's rendering of the design of the house. The new balustrade will be made of metal and painted black.

On the west side of the house, the applicant proposes to replace a single window on the right side of the first floor of the house with a set of French doors with sidelights. On the east side of the house, the applicant proposes to relocate a door and window on the side of the existing one-car garage that is proposed for conversion to a new living area.

On the south side of the house, the applicant proposes to replace two paired Colonial Revival-styled windows at the kitchen with two new casement-style windows, that will be separated rather than paired.

All brick removed from the house for the relocations of the windows and door will be re-used.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site.
- Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Approve the project as proposed. The applicant proposes no change that would compromise the historic character of the house.