

**HISTORIC LANDMARK COMMISSION  
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS  
JUNE 26, 2017  
NRD-2017-0036  
812 Theresa Avenue  
West Line Historic District**

**PROPOSAL**

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Construct two new houses, each with an auxiliary dwelling unit to the rear.

**PROJECT SPECIFICATIONS**

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Each house will be contemporary in design and two stories. Each will have hardi-plank siding with a smooth finish, with hardi-plank board-and-batten as accent siding, a front-gabled presence on the street, and black metal roofing. Windows will be large and asymmetrically-placed. The auxiliary dwelling units will also be two stories. They will have matching materials, a front-gabled presence, black shingle roofing, and an open carport.

**STANDARDS FOR REVIEW**

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The West Line Historic District has no design guidelines for new construction. General design principles for new construction in historic districts encourage using the contributing buildings as the model for size, scale, materials, roof forms, and fenestration patterns. The existing house on this site, while in a very deteriorated condition, was a very good example of a Craftsman bungalow, and should be used as a reference for new construction.

**STAFF RECOMMENDATION**

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Strongly encourage the applicant to design the new structures in a style more compatible with the contributing buildings in the district. The original house on this site was 100% compatible with the character of the district; the proposed new construction is at the other end of the spectrum, and while using traditional-looking materials and gabled roof forms, will stand out and possibly detract from the historic character of the district.



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$$1'' = 333'$$