

HISTORIC LANDMARK COMMISSION
JULY 23, 2018
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2018-0032
Thomas and Jessie Ellison House
4605 Leslie Avenue

PROPOSAL

Construct a rear two-story rear addition and rehabilitate the existing house.

PROJECT SPECIFICATIONS

The applicant proposes the construction of a two-story addition to the rear of the house. The proposed addition will be side-gabled with a roof slope matching that on the original house; the proposed addition will take the place of an existing rear addition, and will be built behind the gable of the existing house. The proposed addition will have a combination of horizontal and vertical cementitious fiber siding, a composition shingle roof, and horizontal windows facing the street; other windows in the addition will be sash windows to match the configuration of the windows in the existing house.

The applicant further proposes to replace the existing deteriorated wood siding on the house with cementitious fiber siding.

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.
- 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.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- 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

The Committee recommended retaining the front porch, windows, door and siding to maintain the integrity of the articulation of the existing house. The Committee further recommended placing the front-facing windows of the addition below the roofline of the existing house.

STAFF RECOMMENDATION

Staff recommends approval of the design with the following conditions: all windows in the front of the house must be retained and rehabilitated (if necessary), and the full articulation of the existing front porch must be maintained. Staff recommends retention of the existing siding to the greatest extent possible, but recognizes that there has been deterioration of the existing siding; if siding is to be replaced with cementitious fiber board, then the replacement must match the existing siding in terms of profile, reveal, and dimension.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 167'

NOTIFICATIONS

CASE#: C14H-2018-0032
4605 LESLIE AVENUE

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