

**HISTORIC LANDMARK COMMISSION
DECEMBER 17, 2018
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2018-0022
508 E. Mary Street
Mary Street Historic District**

PROPOSAL

Demolish a contributing house and construct a new one-story house and detached two-story studio/office.

Note: The plans retain a portion of the original house. However, enough material is proposed to be removed that the project meets the City's threshold for a total demolition.

ARCHITECTURE

One-story, rectangular-plan, side-gabled building designed in a modest Tudor Revival style; wood clapboard siding with cement board siding at the entrance bay; 1:1 wood-sash windows.

PROJECT SPECIFICATIONS

The proposed house is designed in the Craftsman style. It is capped with a complex combination gable and hipped roof and clad in hardiplank lap siding. It has triple and paired multi-lite casement windows, some with transoms above and hardiplank spandrel panels underneath; awning windows; and 2:2 windows. The primary entrance is a paneled door with a multi-lite sidelight and transom. Other features include a gable-roofed entry porch with square paneled columns and half-timbering, a similar projecting porch to the right of the entrance without half-timbering, and a boxed chimney. The house has a footprint of 1,967 square feet.

The proposed studio is capped with a side-gabled roof and clad in hardiplank lap siding. It features awning and 1:1 and 2:2 windows and a metal pent roof over the garage door. There is no pedestrian entrance. The building has a footprint of 385 square feet.

STANDARDS FOR REVIEW

A stated goal of the Mary Street Historic District design standards is to prevent the demolition of contributing buildings.

The proposed design is not in keeping with the district's design standards for new construction in terms of design and style, exterior walls, porch, roof, windows, doors, or chimneys.

COMMITTEE RECOMMENDATION




Retain the existing historic house.

STAFF RECOMMENDATION

Deny the application for demolition. Encourage the applicant to consider rehabilitating the historic house, and to attend the Certificate of Appropriateness Committee meeting to discuss the design of the proposed studio.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: LHD-2018-0022

LOCATION: 508 E MARY ST

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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PROPERTY INFORMATION

Photos



Primary (south) façade and east elevation of 508 E. Mary Street.



508 E. Mary Street and neighboring buildings to the west.



Buildings across the street, looking east.



Buildings across the street, looking west.