

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
SEPTEMBER 23, 2019
C14H-2005-0028
COX-CRADDOCK HOUSE
720 E. 32ND STREET

PROPOSAL

Construct 2 dormers on the back roof of the house, convert the existing rear porch to be part of the conditioned kitchen, add a new window in the basement guest room and relocate the coal chute cover.

PROJECT SPECIFICATIONS

The applicant proposes to install two dormers on the rear roof of the house. The dormers will match the existing dormers on the front of the house in terms of style and materials, but will have casement-style windows rather than the sash windows present in the front dormers. The applicant further proposes to infill a small rear porch to expand the kitchen; the exterior materials of the infill will be painted wood or cementitious fiber board with sliced brick below to match existing on the house. Finally, the applicant proposes the relocation of the coal chute on the back of the house to a new location on the back of the house, and the installation of a new sash window on the back of the house at the basement level guest room to match existing.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects on historic landmarks. The following standards apply to the proposed project:

- 1) *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Evaluation: The proposed changes are in keeping with the residential character of the house.

- 2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Evaluation: No distinctive materials or features on the house will be removed.

- 3) *Each property will 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 elements from other historic properties, will not be undertaken.*

Evaluation: The applicant's design for the proposed rear dormers expands the size of the dormers on the front of the house and includes casement-style windows to clearly differentiate them from original architectural features.

- 4) *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Evaluation: N/A

- 5) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Evaluation N/A

6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Evaluation N/A

9) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Evaluation: The proposed additions and modifications do not adversely affect the historic character of the house.

10) *New additions and adjacent or related construction will 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.*

Evaluation: The proposed changes do require an intervention in the roof as well as the rear wall of the house, but are minor and could be reversed at a later date if desired.

The project meets the applicable standards.

COMMITTEE RECOMMENDATIONS





Not reviewed.

STAFF RECOMMENDATION

Approve as proposed.





-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C14H-2005-0028
LOCATION: 720 E 32ND STREET



1" = 333'

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