

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
DECEMBER 16, 2019
NRD-2019-0048
1104 MAUFRAIS STREET

PROPOSAL

Construct a new house and detached auxiliary structure.

PROJECT SPECIFICATIONS

The proposed new primary building is a two-story gable-roofed house clad in stucco and horizontal siding with masonry and tongue-and-groove siding accents. It features a standing-seam metal roof with shed dormers at each side elevation and a cross-gabled first-floor wing at the southwest corner. Fenestration is varied throughout, with fixed-pane aluminum windows and a projecting glass bay window at the main elevation. A flat-roofed partial-width porch shelters the entryway, supported by steel posts.

The proposed new secondary building is two stories, with a covered carport on the first floor and living space above. It is clad in stucco and horizontal siding with a standing seam metal roof and shed dormers at the front and rear elevations, echoing the design of the proposed main house. A wraparound metal staircase provides access to the second floor.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate new construction projects in National Register historic districts. Applicable standards include:

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

The proposed new construction is differentiated from historic properties in the district by its modern stucco and masonry cladding, its fixed-pane aluminum w, and its two-story forms on both proposed structures. The proposed massing, roof forms and pitches, and site orientation of both structures are compatible with the historic building forms of the neighborhood. The proposed materials are partially compatible, as the majority of historic-age homes on the street are clad in horizontal wood siding. The irregular fenestration pattern and bay window on the main house are not compatible.

10) New additions and adjacent or related new construction shall 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.

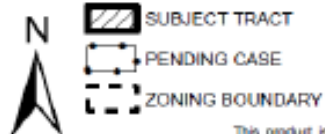
If the proposed buildings were to be removed, the form and integrity of the historic district would be unimpaired.

COMMITTEE RECOMMENDATION

Consider replacing the proposed bay window with grouped multi-light windows. Consider raising floor height of first story to reduce the visual weight of the second story, and extending the eaves further than the proposed 2'.

STAFF RECOMMENDATION

Encourage implementation of the Committee's recommendations, then comment on and release the permit.



NOTIFICATIONS
CASE#: NRD-2019-0048
LOCATION: 1104 MAUFRAIS STREET

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