

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
JUNE 22, 2020
C14H-2005-0028
COX-CRADDOCK HOUSE
720 E. 32ND STREET

PROPOSAL

Construct a detached carport at the rear of the house.

PROJECT SPECIFICATIONS

The applicant proposes the construction of a detached double carport at the back of the house in an area of existing concrete driveway paving. The proposed carport will be 21'-4" wide by 15'-4" deep and will have stone piers, steel beams, wood rafters, and an asphalt-shingled pitched roof. The carport will not be visible from the street.

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 carport does not conflict with the residential use of this house. The project meets this standard.

- 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 will be removed and no significant spatial relationships will be affected by the proposed project.

- 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 design of the proposed carport is modern and utilitarian and does not imitate historic features of the house or property.

- 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

7) *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
Evaluation: N/A

8) *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
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 carport is compatible with the scale and spatial relationships of the property and is differentiated from the historic structure in terms of materials and style.

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: Removal of the carport in the future will not affect the integrity of the historic property.

The project meets the applicable standards.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Approve as proposed.