

HISTORIC LANDMARK COMMISSION
MAY 20, 2013
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2010-0003
Fitzgerald-Upchurch-Wilkerson House
1710 Windsor Road

PROPOSAL

Construct a new two-story detached garage at the back of the lot, a rear addition, a new brick chimney, and an elevator shaft enclosure. A door on the left side of the principal façade will be replaced by double metal doors.

PROJECT SPECIFICATIONS

The applicant proposes to construct a new two-story detached garage at the rear of the lot; the proposed garage will be brick with a hipped zinc roof and zinc garage doors. The applicant further proposes the construction of a rear addition, new brick chimney, and an elevator shaft enclosure. The proposed rear addition will expand the kitchen on the back of the house and will not be visible from the street. The proposed new brick chimney is in the center of the elevation and will rise from the existing roof. The proposed elevator shaft enclosure will be on the left side of the house, set back from the front, and will be two stories and faced with brick to match the existing brick on the house. In addition, the applicant proposes the replacement of a first-story door on the left side of the principal façade with a double metal door.

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.
- 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 had reservations about replacing the door on the principal façade and asked for more detailed drawings, which have been provided.

STAFF RECOMMENDATION

Approve the application as proposed **except for the replacement of the door on the left side of the principal façade**. All other aspects of this proposal meet the Commission's Standards

for Review, but changing an element of the front façade is not condoned by the Standards and this aspect of the proposal should be denied.