

HISTORIC LANDMARK COMMISSION
MARCH 25, 2019
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2009-0042 / NRD-2019-0019
Huron Mills House
2603 Wooldridge Drive

PROPOSAL

Remove rear covered porch, add new window on the rear elevation, and construct one-story screened porch and cabana at the rear.

ARCHITECTURE

Two-story house capped by side-gabled roof; designed in the Classical Revival style; brick cladding; 6:6 wood-sash windows; two-story entry porch.

PROJECT SPECIFICATIONS

The proposed project has three parts:

- 1) Remove a rear covered porch;
- 2) Add new window on the rear elevation, matching the type and materials in the existing house; and
- 3) Construct a one-story screened porch and cabana at the rear. The screened porch features hardiplank shiplap cladding where it connects to the house and on the west wall, screen windows on the west wall, retractable screens and screen doors on the east wall, and has a footprint of 614 square feet. The cabana features hardiplank shiplap cladding, fixed and awning steel-sash windows, and an ornamental frieze board. It has a footprint of 241 square feet. The new wing is capped with a gable roof covered in composition shingles.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate applications for Certificates of Appropriateness for historic landmarks. Applicable standards include:

- 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.*

The proposed project alters a rear porch on the historic building, which will not impact the historic character of the property. The one-story addition is lower than the two-story house and is located in the rear; it is compatible with existing spatial relationships.

- 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.*

The proposed project is designed in a pared-down modern style and will not create a false sense of historical development.

- 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.*

The proposed addition will connect to the existing house without removal of historic wall materials. Its gable roof and simple massing are compatible with the historic building. The addition is differentiated from the original building through its lower height, a differently oriented gable roof, steel-sash windows, and other modern materials.

10) New additions and adjacent or related new 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.

The proposed addition could be removed without impacting the integrity of the historic house.

COMMITTEE RECOMMENDATIONS

Not reviewed.




STAFF RECOMMENDATION

Approve the project.

LOCATION MAP



1" = 198'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2019-0019
 LOCATION: 2603 Wooldridge Dr.

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