

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
SEPTEMBER 23, 2019
C14H-1991-0021
GULLETT HOUSE
1304 NEWNING AVENUE

PROPOSAL

Construct new screen porch additions, replace some windows, construct a new detached garage and parking trellis.

PROJECT SPECIFICATIONS

The applicant proposes to remove non-historic porch and bathroom additions and replace them with a new two-story screen porch addition, construct a new detached garage and parking trellis, and replace second-story windows on the enclosed sunporch with historic windows from the existing house, and replace infill siding and non-historic windows on the first floor with painted wood divided lite windows, and replace infill siding and non-historic windows on the enclosed porches on the first and second stories.

Front of the house:

The applicant proposes to replace a double set of 1:1 windows on the south side of the second story of the façade with a single wood 9:1 window reclaimed from the back of the house, and to infill the existing wood siding with wood siding to match.

East elevation:

The applicant proposes to remove the infill siding and window on the rear section of the elevation and replace it with a new wood window; the former enclosed porch will have a wood and metal trellis as an exterior material.

Rear of the house:

The applicant proposes to remove infill siding from enclosed porches in two locations and install wood windows. The applicant further proposes to add a round window to the back of the house behind what is proposed to be a two-story screen porch.

West elevation:

The applicant proposes to remove infill siding and replace it with wood windows and doors. An existing door on the west elevation will be relocated to the rear of the house. Existing 1:1 windows on the second story of the west elevation will be replaced with reclaimed 6:1 windows from the rear of the house.

Garage and parking trellis:

The applicant proposes the construction of a new detached one-story wood garage and a one-story parking trellis at the rear of the house. The garage will have wood siding and a standing seam metal roof with a gabled configuration. The parking trellis will be constructed of metal and wood and will be close to the back steps of the house; the proposed new garage will be situated further back on the lot.

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 use of the property will remain unchanged; the architectural changes proposed by this project are sympathetic to the historic and residential character of this 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: The applicant proposes the removal of non-original features and the reclamation and re-use of existing features on the house. The addition of the porches on the rear and sides of the house are compatible with the historic character of the property.

- 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 proposes re-use of existing materials on the house; the proposed changes do not materially affect the historic character of the building or create a false sense of historical development.

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

Evaluation: Some of the windows proposed for removal are of historic age, but they will be replaced with windows taken from the house.

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

Evaluation: The applicant's proposal appears to be very sensitive to the craftsmanship and character of this property.

- 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: There is no indication that any of the features proposed for removal and replacement are deteriorated.

- 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 proposal includes relocating windows from the back and side of the house for re-use; the proposed porches are clearly differentiated from the historic features of the house in terms of materials and dimensions.

- 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 essential form and integrity of the historic property and its environment will not be affected by this proposal.

The project meets the applicable standards.

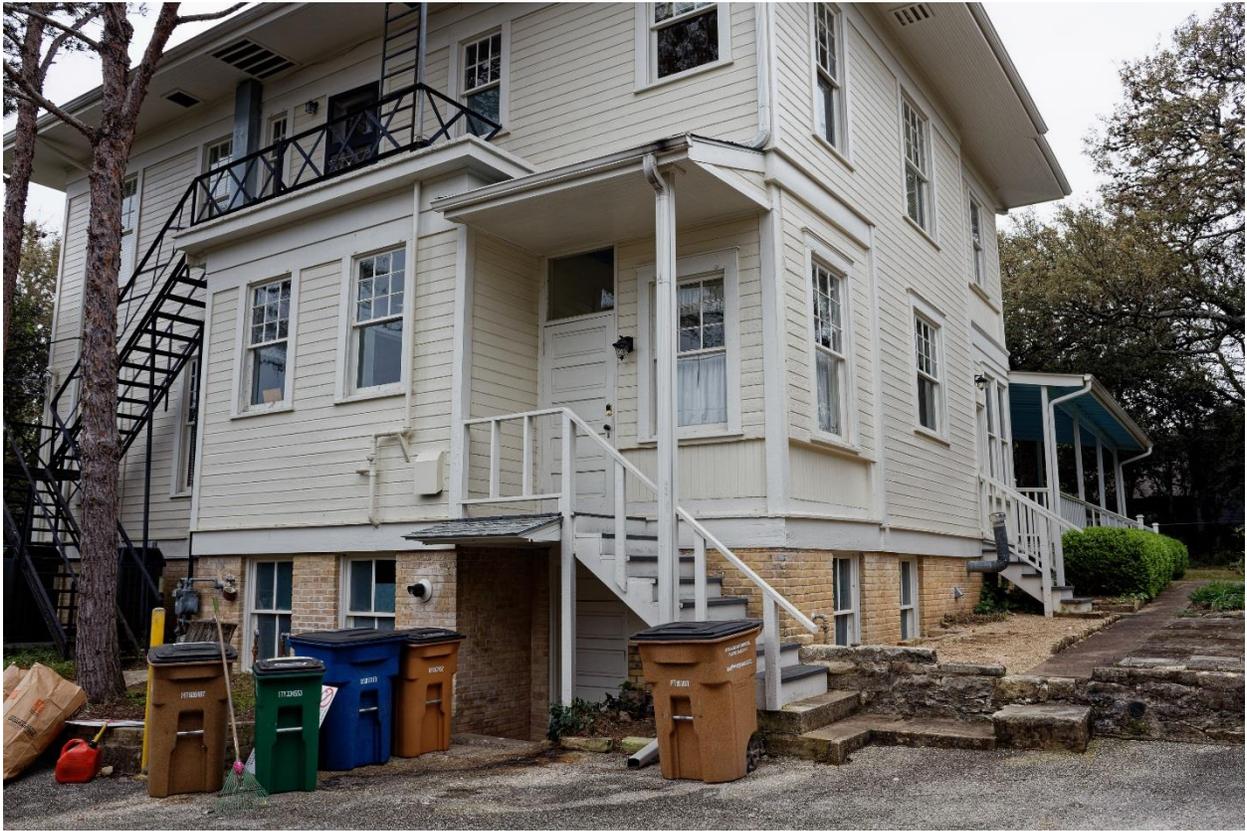
COMMITTEE RECOMMENDATIONS

The applicant met with the Committee on two occasions and revised the plans to reflect the recommendations of the Committee members.

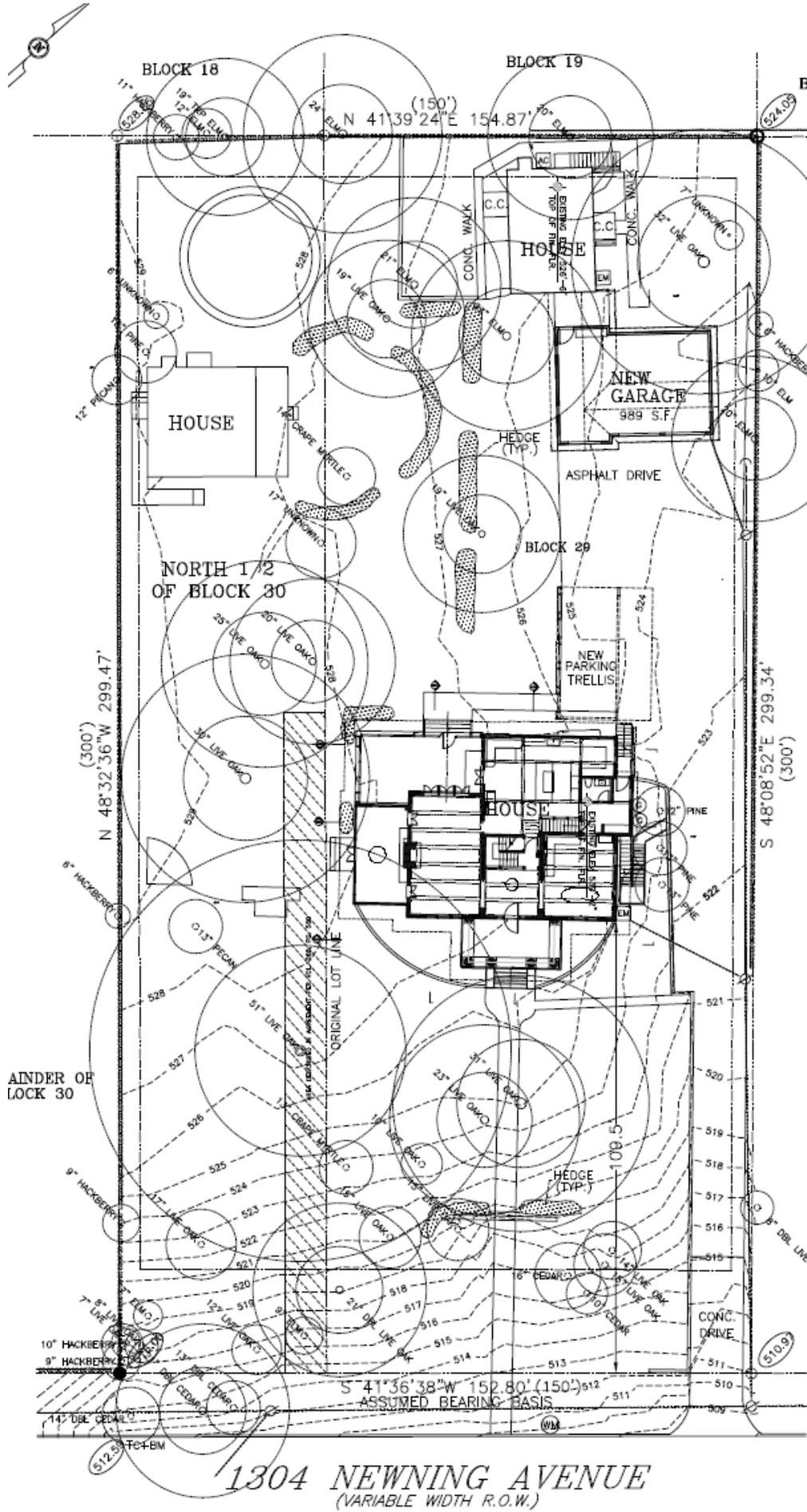
STAFF RECOMMENDATION

Approve as proposed.









1304 NEWNING AVENUE
(VARIABLE WIDTH R.O.W.)



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C14H-1991-0021
 LOCATION: 1304 NEWNING AVENUE



1" = 333'

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