

**HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
DECEMBER 16, 2019
LHD-2019-0029
SMOOT/TERRACE PARK HISTORIC DISTRICT
612 HIGHLAND AVENUE**

PROPOSAL

Construct a 2½-story house (1½ stories at the street level).

PROJECT SPECIFICATIONS

This project proposes to reconstruct a contributing house destroyed by fire. Subtle differences indicate the new construction date and noncontributing status: wider hardiplank siding, compared to the historic building's narrow clapboards; 1:1 windows with asymmetrical sizes on the primary facade, compared to the 4:1 sashes of the historic building; larger lites in the gable-end window; and scaled-back architectural details. The loft also has a higher roof than a dormer in the same location on the historic house; this change was part of a rehabilitation project approved prior to the designation of the historic district.

The proposed project is a 2½-story rectangular-plan building capped with a front-gabled roof covered in standing seam metal shingles; a lofted section is set back from the front wall and capped by a side-gabled roof. The building is clad in 8" horizontal hardiplank siding at the street level, wood shingles at the loft level, and board and batten hardiplank siding at the ground level (below the street). Windows include 1:1 double-hung, fixed, awning, and casement with clad-wood sashes; the primary entrance is a fully-glazed wood door capped with a transom window. The full-width porch features stucco piers and skirting, paired wood posts at the corners, and wood railings; a gable-end window has three lites capped by trim.

STANDARDS FOR REVIEW

The Smoot/Terrace Park Design Standards are used to evaluate projects within the district. The following standards apply to the proposed project:

1. *New construction shall have the same street orientation and distance from adjacent buildings as the contributing buildings in the same block.*

The building has the same orientation and distance as contributing buildings on the block. The project meets this standard.

2. *Setbacks for new construction shall be consistent with setbacks of the district's contributing houses.*

The building's setback aligns with the setback of adjacent contributing buildings. The project meets this standard.

4. *Design new buildings so that they are compatible with, but differentiated from, historic buildings in the district.*

The building is highly compatible with and subtly differentiated from contributing buildings in the district. See discussion under Project Specifications for distinctions between the historic building and the new construction. The project meets this standard.

The project meets the applicable standards.

COMMITTEE RECOMMENDATIONS




The committee was generally supportive of the project. It recommended removing some architectural details, making the primary façade windows symmetrical, and adding a soffit and fascia boards to the back roof. The applicant has revised the plans to remove some details.

STAFF RECOMMENDATION

Approve the project.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: LHD-2019-0029

LOCATION: 612 HIGHLAND AVE

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PROPERTY INFORMATION

Photos

612 Highland, following a recent fire.



612 Highland, prior to the fire. Source: Smoot/Terrace Park Historic District application (2017).