

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
JULY 27, 2020
C14H-2009-0058
GRAHAM-BYBEE RESIDENCE
1406 ENFIELD ROAD

PROPOSAL

House: Remove and replace two sets of windows and the door on the back of the house; modify door and window openings.

Yard: Demolish the detached garage and install a new back yard pool, remove stone wall along the alley; new concrete landscape paved areas in the back yard.

PROJECT SPECIFICATIONS

The applicant proposes to:

1. Demolish the existing one-story, hipped-roof, board-and-batten detached garage that appears to be of historic age, but is not related stylistically to the house.
2. Remove the existing brick and concrete runner drive and replace it with a brick drive.
3. Remove stone walkways and steps and construct a concrete patio.
4. Install a new in-ground pool in the back yard.
5. Remove a historic-age stone wall at the alley side of the property.
6. Remove and replace two sets of windows and the door on the back of the house. The windows on the ground floor of the house will be replaced with a bi-fold set of windows that will open on a track rather than the double-hung windows currently in place; there is a double set of windows on the second story of the house that will be replaced with a smaller aluminum-clad window with stucco infill around the smaller opening to match the house. The proposed replacement door on the back of the house will be wood with wood sidelights.

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 project does not alter the residential use or character of the property.
- 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 modifications to the rear of the house, including the removal and replacement of several windows and the back door. The proposed replacement window on the second floor will be smaller than the existing and will

further require stucco infill to address the difference in size. The windows proposed for the ground floor will be bi-fold, rather than double hung windows and will have a different character than the existing windows. The proposed new back door will have full sidelights rather than the small sidelights that currently exist. The applicant further proposes the removal of a historic-age detached garage and a historic-age stone wall along the alley side of the property in the back yard. The windows and door on the rear of the house as well as the detached garage and the stone wall may be considered significant to the 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: Nothing in the proposal will create a false sense of historic development.

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

Evaluation: While the detached garage proposed for removal may have been constructed later than the house, it appears to be of historic age. It does not relate stylistically to the house.

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

Evaluation: The proposed modifications to the back of the house will alter the existing character of the rear of the house; the stone wall along the alley side of the back yard is proposed for removal.

- 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 changes to the rear of the property will affect the current spatial relationships of windows and doors on the back of the house; the new construction on the site consists primarily of a new in-ground pool in the back yard.

- 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 proposed changes to the back of the house do not enlarge any existing openings that would be difficult to remove or restore in the future. The new pool could

be removed in the future without affecting the historic character of the property and its environment.

The project does not meet the applicable standards for modifications to the existing house but does meet the applicable standards for the proposed new construction. The project also does not meet the applicable standards for site modifications as it involves the demolition of some historic-age features of the property: the stone wall and the detached garage.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Approve the project if the Commission feels that the modifications to the rear of the house do not significantly compromise the historic character of the house, and that the detached garage and stone wall are not considered essential to the context of the property. The detached two-car garage is not related stylistically to the stuccoed house, and no building permit or information about its date of construction is known to exist. All of the modifications proposed to this property are on the rear of the house or in the back yard, which the Commission has generally applied a lighter touch in evaluating. Nothing proposed here will affect the public view of the property from the street.



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C14H-2009-0058
LOCATION: 1406 Enfield Rd.



1" = 173'

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