

STAFF REPORT: 11/16/22 REGULAR MEETING

PREPARED BY: T. BOSCARINO

APPLICATION NUMBER: 22-8099

ADDRESS: 14933 FAUST

HISTORIC DISTRICT: ROSEDALE PARK

APPLICANT: KERWIN MONCREIFFE

PROPERTY OWNER: AISHA QUARLES

DATE OF PROVISIONALLY COMPLETE APPLICATION: OCTOBER 5, 2022

DATE OF STAFF SITE VISIT: OCTOBER 26, 2022

SCOPE: CONSTRUCT FRONT PORCH ROOF

EXISTING CONDITIONS

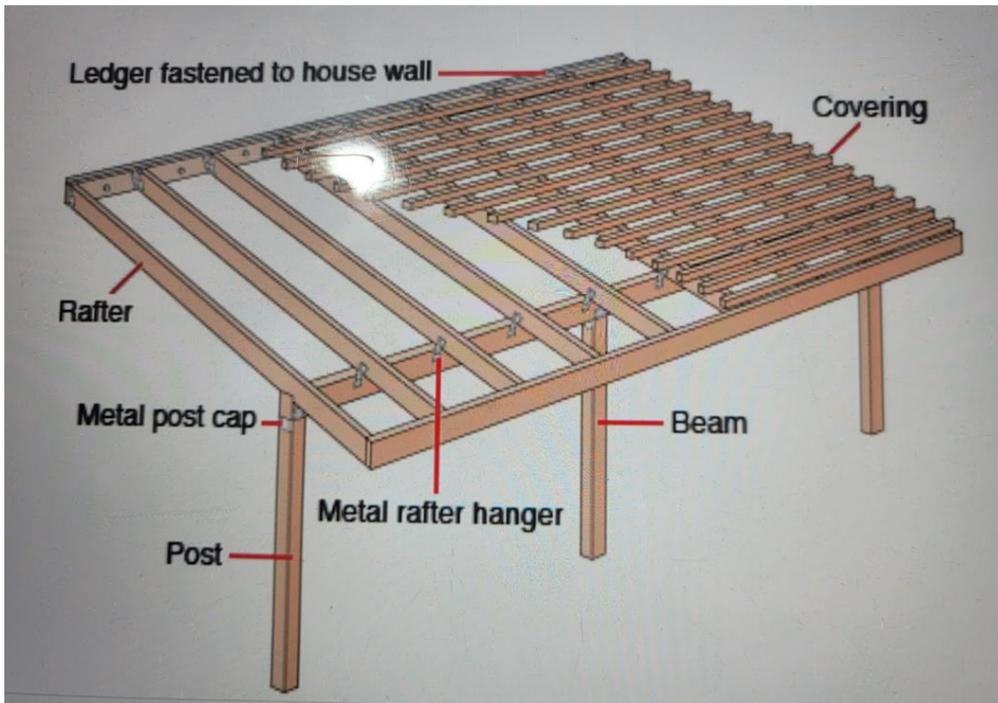
14933 Faust is two-story, red brick, Tudor house built in 1929. It faces east onto its street in the Rosedale Park Historic District. Several houses of comparable style and scale exist on the same block. A prominent, front-gable entrance bay, beside a historically uncovered concrete porch, surmounted by an engaged front gable on the second story, are typical features of Tudor Revival houses of this style and period.



October 2022 photo by staff.

PROPOSAL

The applicant proposes to cover the front porch with a shed roof (the proposed porch is already constructed and is visible in the photo above). The porch is composed of treated wood 4x4 posts supporting a dimensional lumber frame with asphalt shingles. The porch is proposed to be painted “to match the existing color of the home.”



Framing of porch. Image provided by applicant.

STAFF OBSERVATIONS AND RESEARCH

- The Rosedale Park Historic District was established by Ordinance 3-07 of the City Council in 2007. A Final Report was prepared for this district. The Elements of Design (Sec. 21-2-199) state that “most porches occupy a single bay while others, particularly on Arts and Crafts or Bungalow style houses, span the length of the front façade.”
- The Historic Designation Advisory Board Final Report for Rosedale Park (2006) asserts that the historic district is “significant for its varied housing stock that dates from the 1910s into the 1950s,” implying a Period of Significance for the district.
- Staff surveyed other Tudor Revival houses on Faust Avenue in the Rosedale Park Historic District and observed the spatial relationship of the entrance bay, uncovered porch, and gabled façade shown on 14933 Faust is common on other buildings as well.



Houses on Faust Avenue. October 2022 photos by staff.

On a minority of houses, a metal frame supporting a temporary or removeable porch awning is found. The applicant states that such an awning formerly existed on the subject property; this is supported by a 2007 photo showing a horizontal frame element. Staff suggests that such a feature, though not found on such houses originally, could potentially be appropriate for the building given the broad Period of Significance of the district and given that

evidence exists that such a porch covering existed at the time the historic district was established (Standard #6 allows for the replacement of missing features when “substantiated by documentary, physical, or pictorial evidence.”) However, the proposed (and currently constructed) porch is permanent, and covers the full length of the façade.



Left: 14933 Faust in 2007 photo by Historic Designation Advisory Board staff. Right: Comparable house on Faust Avenue, October 2022 photo by staff.

ISSUES

- As discussed in the Elements of Design and as shown in the photos above, neither permanent covered porches, nor full-length porches, are found on Tudor Revival houses in the Rosedale Park Historic District. Thus, the proposed porch disrupts the historic character of the property by adding a feature inappropriate to the architectural style.
- Porch roofs are found on a small minority of Tudor Revival buildings in the historic district. However, these roofs are fully integrated with the façade and cover only a single bay.



Contrasting porches on Faust Avenue. October 2022 photos by staff.

- The porch obscures defining features of the house, including the projecting entrance bay, its roofline, and the arched front doorway. Standard #2 directs that “the alteration of features and spaces that characterize the property shall be avoided.”

RECOMMENDATION

Section 21-2-78: Determination of Historic District Commission

Staff recommends that the Commission issue a *Denial* of the proposed work as it does not meet the Secretary of the Interior’s Standards for Rehabilitation, in particular:

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.