

**STAFF REPORT
HISTORIC AND CULTURAL LANDMARKS COMMISSION
CITY OF FORT WORTH, TEXAS**

DATE: December 12, 2016

COUNCIL DISTRICT: 9

GENERAL INFORMATION

REQUEST	Certificate of Appropriateness
APPLICANT/AGENT	Kenneth Haliburton
LOCATION	2317 Carverly Drive
ZONING/ USE (S)	B/HC
NEIGHBORHOOD ASSOCIATION	Historic Carver Heights

ANALYSIS OF PROPOSED WORK

CERTIFICATE OF APPROPRIATENESS

Applicant requests a Certificate of Appropriateness to rehabilitate the exterior and alter the roof of the main house.

APPLICABLE HISTORIC CARVER HEIGHTS STANDARDS AND GUIDELINES**REHABILITATION/ REPAIR OF EXISTING STRUCTURES:****Appropriate**

- Retain existing features, materials and design elements wherever possible.
- Replace only those portions that are beyond repair.
- Replace missing or deteriorated features and design elements with like materials or materials that convey the same visual appearance of color, reflectivity, texture and finish.
- Retain the original roof form, shape and overhang.
- Replace windows only when they cannot be feasibly refurbished or use new windows to match the dimension and profile to avoid a change to the size of the original opening.
- Use replacement doors and windows of similar style, profile and dimension as the existing.

Not Appropriate

- Constructing additions or major alterations to the front or street-facing facades of a contributing structure that alter the design or architectural style.
- Constructing an addition that changes the overall roof form of the structure.

FINDINGS/RECOMMENDATIONS

The structure located at 2317 Carverly Drive is a single-story Minimal Traditional Bungalow that is characterized by a simple linear rectangle shape and form with little decoration and a low to

intermediate pitched roof. The subject property is a contributing structure in Historic Carver Heights and was considerably damaged by fire.

The proposed rehabilitation that addresses the fire-damaged and deteriorated condition of the property is an important and commendable undertaking that would achieve the primary goal of the historic district by carrying out work that contributes to the preservation the overall character, identity and presence of the Historic Carver Heights neighborhood.

The proposed exterior rehabilitation seeks to comply with a recent notice of code violations. The range of existing exterior materials (brick, horizontal cementitious siding, and vertical wood siding) will be further added to the range with the use of horizontal wood siding. Replacement windows will be replica wood windows that are based on the design and detailing of surviving wood windows.

In addition to the proposed rehabilitation, the applicant seeks to alter the roof pitch from 2:12 to 6:12 in order to accommodate air conditioning ductwork and service access. This aspect of the proposed work is significant and is considered “not appropriate” in the Historic Carver Heights Design Guidelines. The predominant historic character of roofs in the immediate environs is low-pitched and a scan of nearby properties show evidence of a remarkably consistent roof form and pitch.

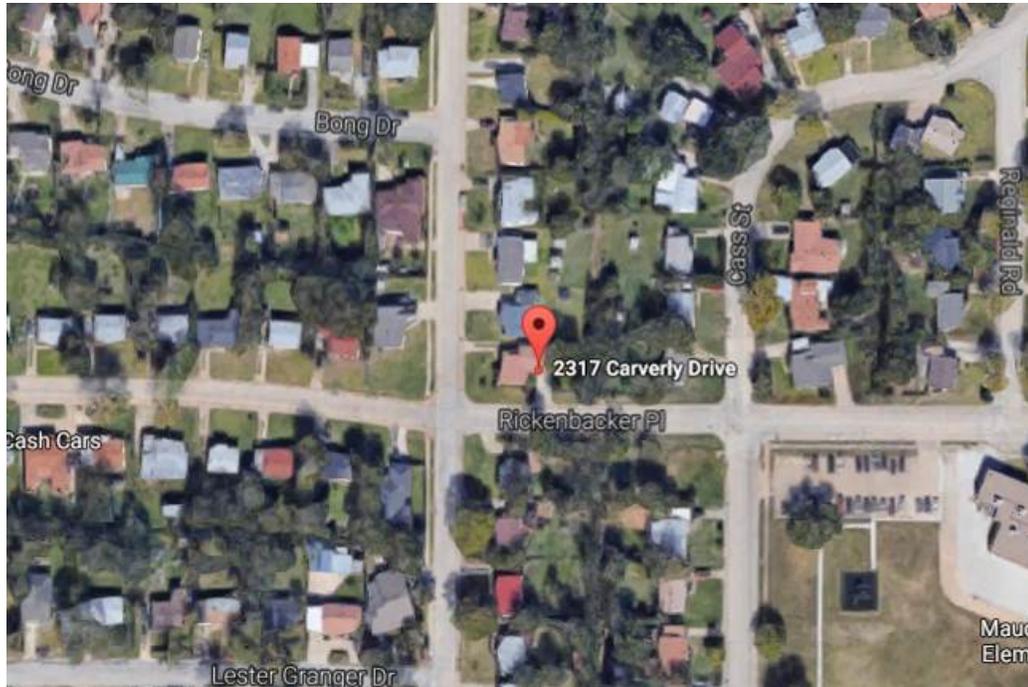
A key preservation principle is to “do as much as necessary and as little as possible”. Staff have suggested that a mechanical plan showing the horizontal and vertical layout of the air conditioning system be provided to inform the extent to which the roof needed to be altered. In addition, the consideration of alternative measures that may not require such an intervention to the roof form has been suggested.

Based on the information provided, Staff recommends the following motion:

That the Application for a Certificate of Appropriateness to undertake exterior rehabilitation and alter the roof pitch be approved subject to the following conditions:

- 1. That the applicant explore alternatives to providing air conditioning without having to raise the entire roof pitch in a way that is inconsistent with the Historic Carver Heights Design Guidelines; and**
- 2. That revised drawings satisfying the above condition be submitted to the Planning and Development Department prior to the issuance of a Certificate of Appropriateness**

SUPPLEMENTAL INFORMATION



Aerial



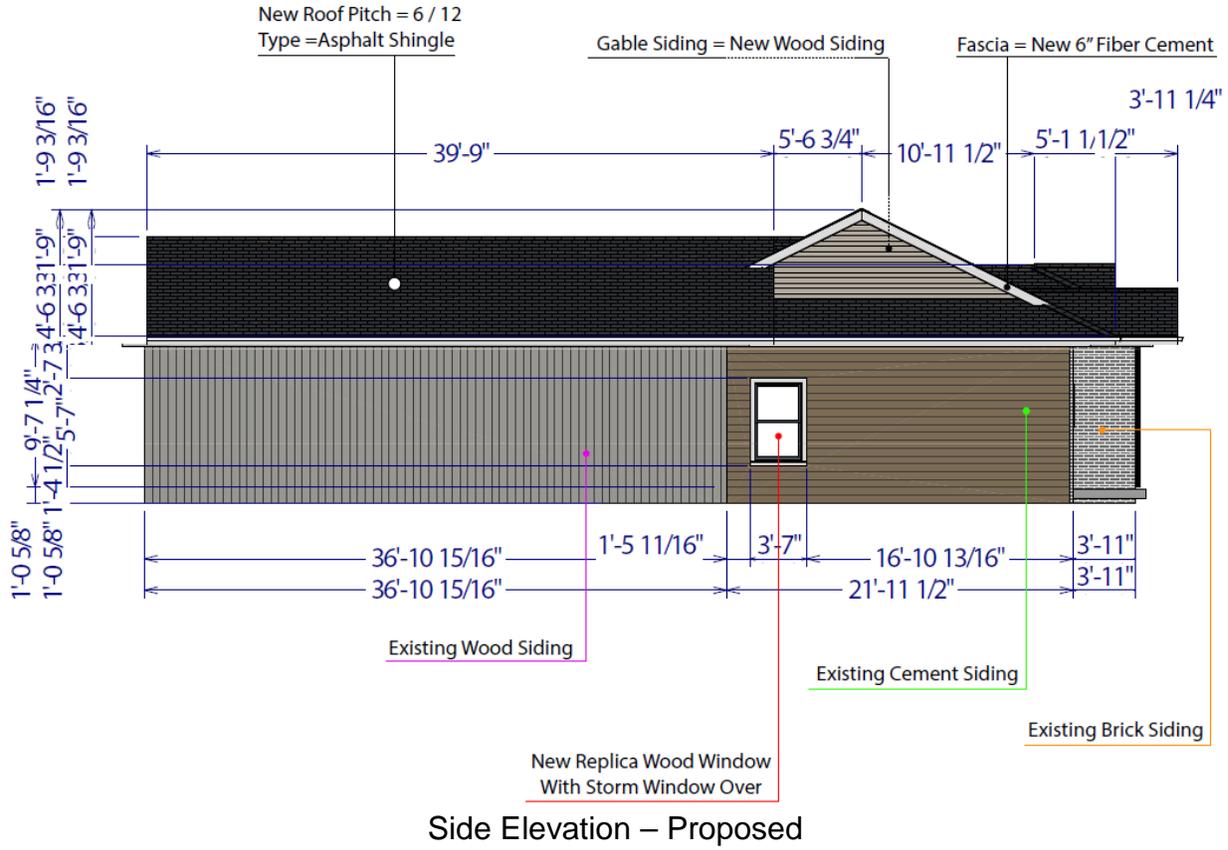
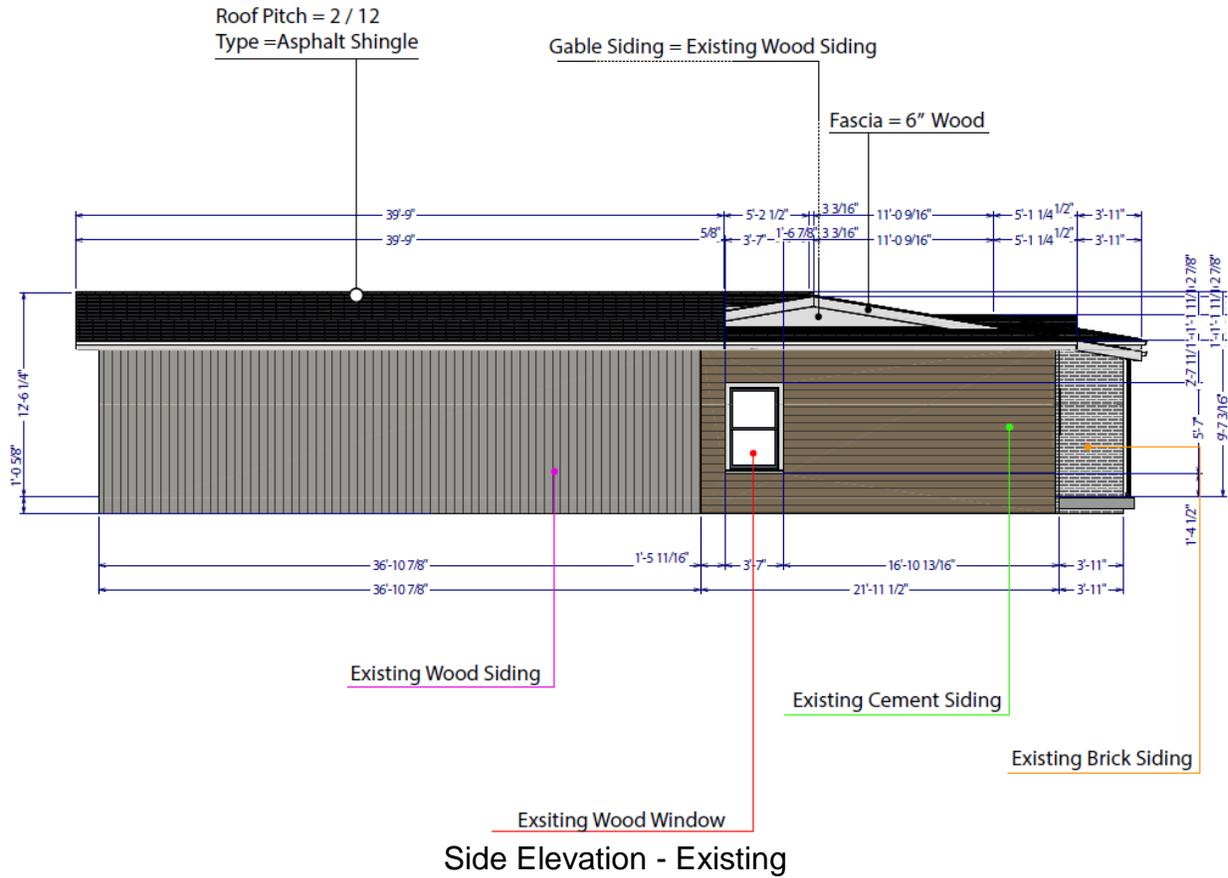
Street View (Facing East)

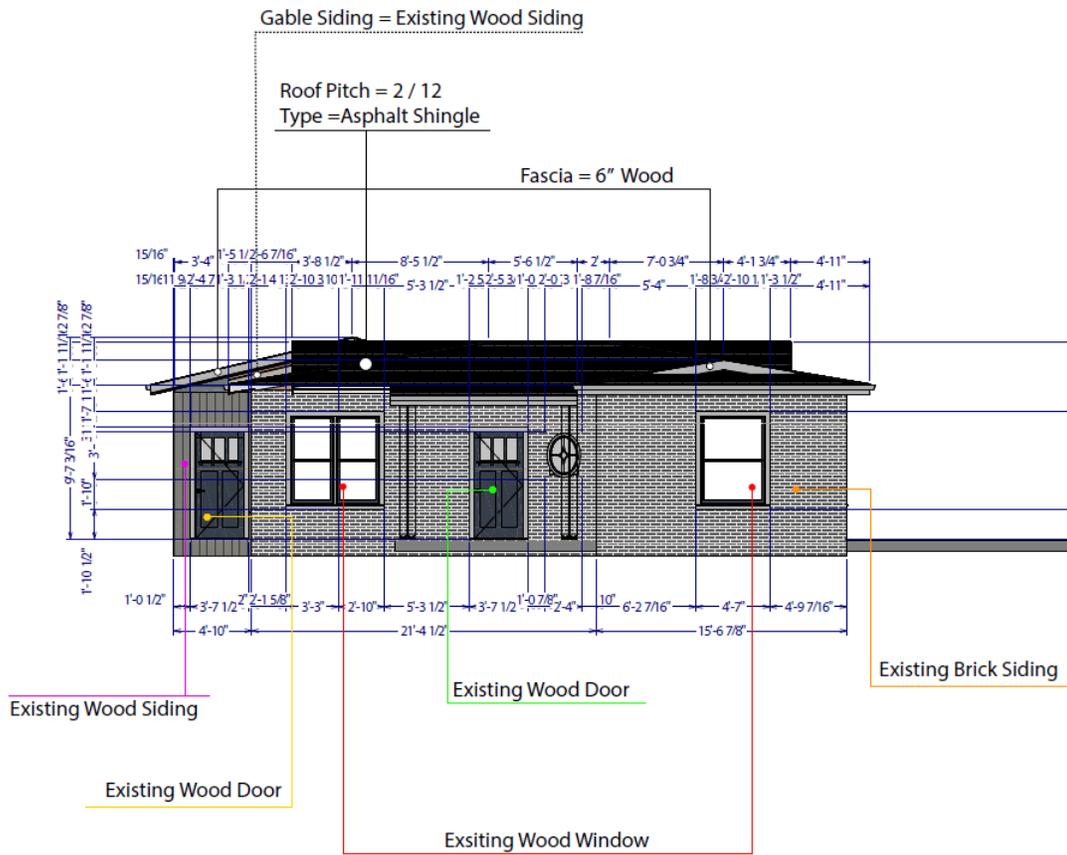


Street View (Facing North)

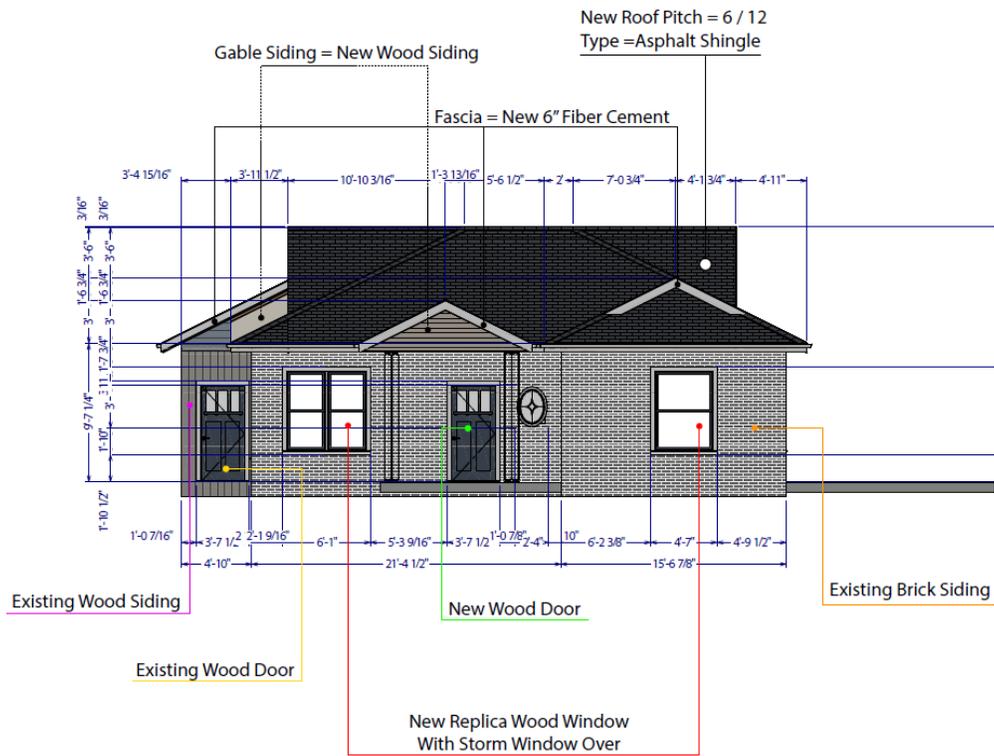


Street Context

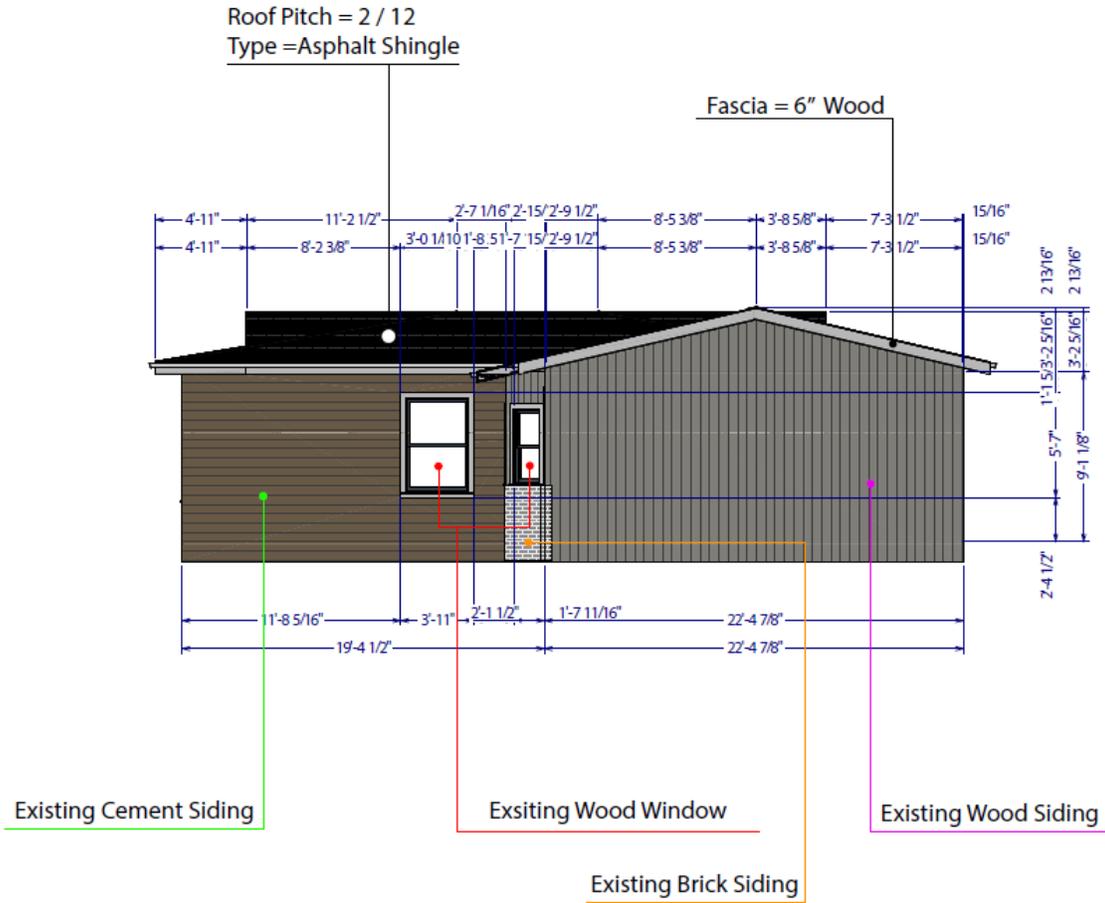




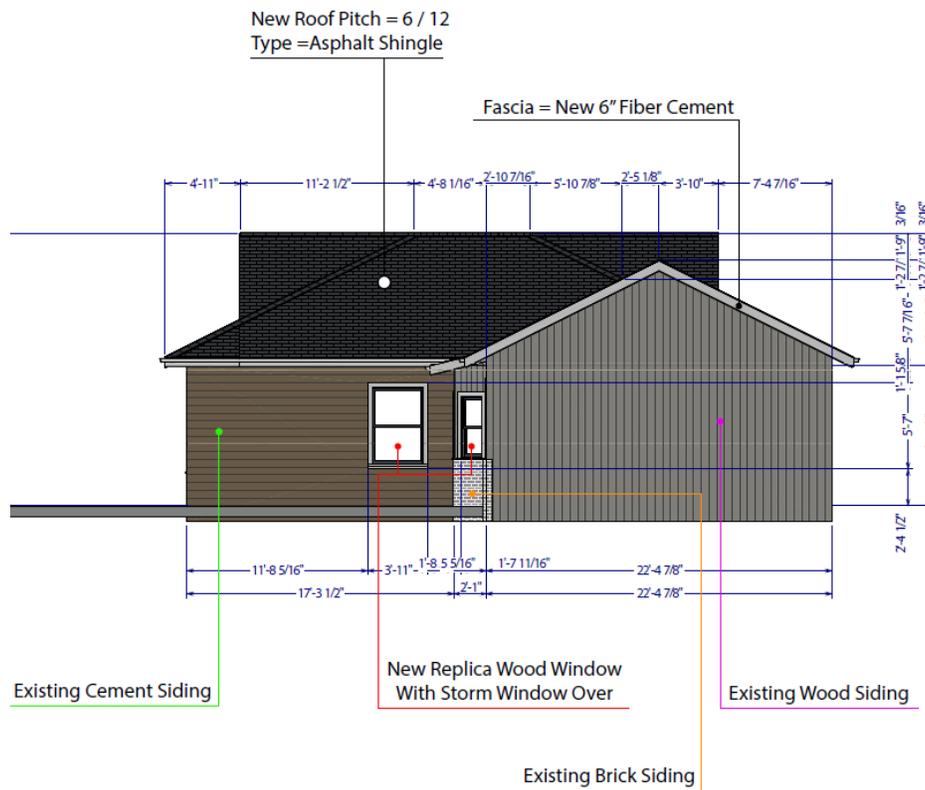
Front Elevation – Existing



Front Elevation – Proposed



Rear Elevation – Existing Proposed



Rear Elevation - Proposed