

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

DATE: December 12, 2016

COUNCIL DISTRICT: 8

GENERAL INFORMATION

REQUEST	Certificate of Appropriateness
APPLICANT/AGENT	Kathalyn Billups
LOCATION	1017 Glen Garden Drive
ZONING/ USE (S)	A-5/HC
NEIGHBORHOOD ASSOCIATION	Morningside

ANALYSIS OF PROPOSED WORK

CERTIFICATE OF APPROPRIATENESS

Applicant requests a Certificate of Appropriateness for the installation of 4" vertical siding on the front of the house.

APPLICABLE HISTORIC MORNINGSIDE DISTRICT GUIDELINES**REHABILITATION/REPAIR OF EXISTING STRUCTURES:**

The intent of the historic district is to preserve existing historic buildings which contribute to the overall historic identity and character of Historic Morningside. Wherever possible, materials, design, and craftsmanship of original features should be retained, used and maintained in a manner consistent with these guidelines.

Appropriate

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.

Not Appropriate

Using materials of a different dimension or consistency than the original.

FINDINGS/RECOMMENDATIONS

The installation of the new vertical wood siding has already commenced with the completion of the front elevation. The remainder of the house is clad with asbestos siding. The original siding would likely have been wood.

The Historic Morningside District Guidelines stipulates that the use of materials of a different dimension or consistency to the original is not appropriate. In relation to replacing missing features, it states:

When replacing missing features or design elements replicate only those features that are known to have existed on that building or site.

The original siding has not been confirmed. In this case, the Guidelines state:

Where no physical evidence or photographs exist, design of new features or design elements should be simple and compatible to the neighborhood so as not to detract from existing architectural features.

Having regard to preservation principles that relate to the replacement of historic materials, we might also consider the *Secretary of the Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings*, where it states:

Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material.

The installation of the 4" vertical siding is likely to be inconsistent with the original siding because of its orientation and because it produces a flat surface that yields a different appearance than that which is historically characteristic of the District. As a new material, we should have regard to the predominant historic character of the neighborhood when considering compatibility. Staff consider that the predominant historic character of exterior walls in the neighborhood would likely have been horizontal wood siding. The follow-up consideration is whether the vertical siding that has already been installed detracts from existing architectural features. Staff consider that the vertical siding detracts, but it does not detract from the existing architectural features to a degree that would be considered significant.

Staff therefore recommend the following motion:

That the Application for a Certificate of Appropriateness for the installation of 4" vertical siding on the front of the house be approved.

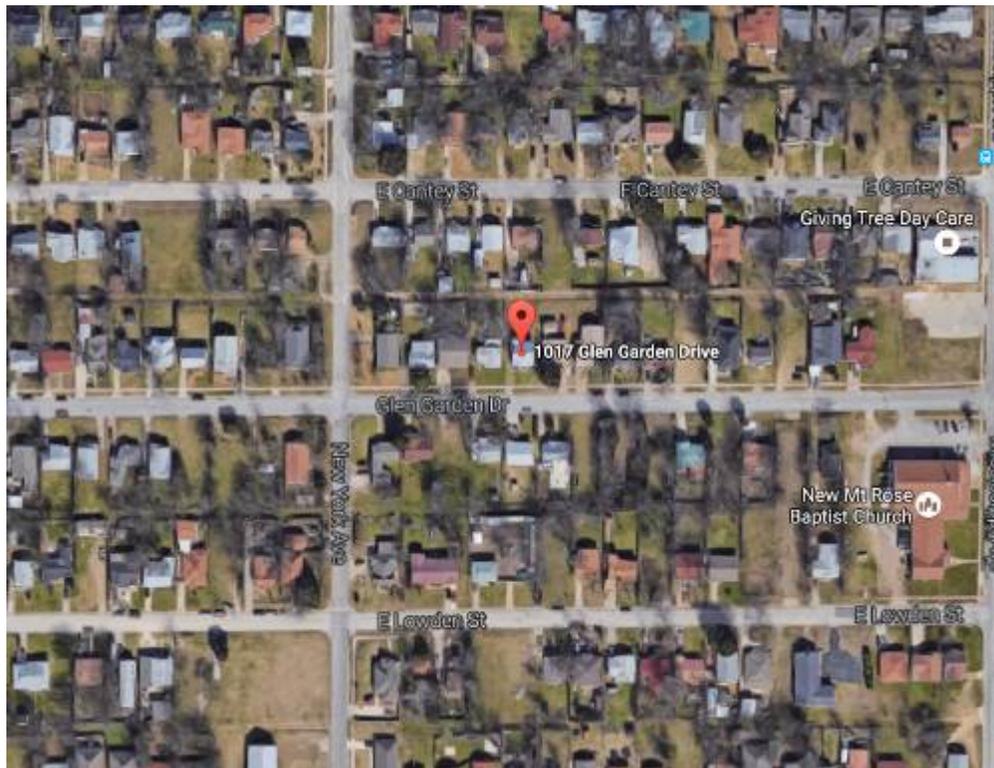


Figure 1. Aerial View



Figure 2. Google street view 2014



Figure 3. Front (South) Elevation



Figure 4. View towards the rear (West Elevation)



Figure 5. Left (West) Elevation