

**CAPITOL ZONING DISTRICT COMMISSION
STAFF REPORT
5/25/2016
TDM/BIM**



Location: 2005 South Gaines Street
Applicant: Gerald Cronin for Kim Cronin
Permit Type: Certificate of Appropriateness

Project Description: This application proposes to replace the house's clay tile roof with composition shingles.

Historic Significance: The house seen today at 2005 South Gaines replaced an earlier frame house with roughly the same footprint. The Christner House at that now stands at this address was designed in the Craftsman style by the Wittenberg, Deloney, and Watts firm and was constructed circa 1922 for C.H. Christner, who lived here until about 1930. The Christner House is largely unaltered from its original appearance and configuration and is listed in the National Register as a contributing resource in the Governor's Mansion Historic District. The current owner acquired the property in 1988.

Previous Action: A rear outbuilding appears to have been removed between 1977 and 1987. The original front door was also replaced sometime in the same period, and this non-original door was replaced again in 2001. No permits were issued for any of these changes. Staff issued a permit to the current owner in April 2016 to repair the existing tile roof.

Zoning: This structure is located in Zone "M". This residential zone comprises most of the Mansion Area.

Review Criteria for Certificates of Appropriateness:

Capitol Zoning District Commission Rule, Section 2-105. C. 1. (a)

A Certificate of Appropriateness must be obtained prior to effecting any major modification or addition to a structure, site or improvements within the District. *Major modifications* are those which substantially alter, from the public right-of-way, the appearance of a structure or site feature. Applications for major modifications requiring Commission review will first be scheduled for a review by the Design Review Committee which will make a recommendation regarding proposed work's appropriateness of the modification to the historical style of the structure and neighboring structures; compatibility with its architectural, historical or cultural significance and level of intactness; and its consistency with the goals of the Commission's Master Plan and Standards.

Staff finds the proposal represents a request for a major modification and should be reviewed by the Design Review Committee and the Commission.

Capitol Zoning District Commission Rule, Section 2-105. C. 1. (e)

When considering an application for a Certificate of Appropriateness, the Commission shall consider any applicable review Standards and Master Plan goals, the recommendations offered by the committees and staff, as well as any public testimony or evidence presented at the public hearing.

Capitol Zoning District Commission Rule, Section 2-105. F.

... All changes in the Capitol Zoning District will be evaluated according to the General Standards and the applicable Area Framework Plan. Changes to historic structures or site features shall be evaluated according to the Rehabilitation Standards for Historic Properties. Structures and site features 40 years or older are assumed to be historic, unless they have been significantly altered, and reversing the alteration(s) would be impossible or wholly unreasonable ... Changes to all other structures and site features, as well as new construction, shall be evaluated according to the applicable Design Standards.

Staff believes there is sufficient documentary and physical evidence indicating the structure was built prior to 1940 and finds the proposal should be evaluated according to the General Standards, the Rehabilitation Standards, and the Mansion Area Master Plan.

Capitol Zoning District Rehabilitation Standards, Basic Preservation Theory

Period of Significance In most cases, a property is significant because it represents or is associated with a particular period in its history. Frequently, this begins with the construction of the building and continues through the peak of its early occupation. Building fabric and features that date from the period of significance typically contribute to the character of the structure. Historic neighborhoods also have a period of significance. The Mansion Area, for example, has a period of significance which spans approximately 60 years (1880-1940) ...

Capitol Zoning Rehabilitation Standards for Historic Properties, Interpretation of Terms Related to Compliance

Historic - In general, a historic property is one that is at least 40 years old or older and largely unchanged; some properties less than 40 years old may also be considered historic if they are of exceptional significance. The CZDC is especially concerned with those properties that are associated with significant people or events or convey a character of building and design found during the District's period of significance, roughly 1880-1940. Note that in some cases, a CZDC-designated property may also be listed in the National Register of Historic Places.

Staff finds the property in question to be historic and believes there is sufficient documentary and physical evidence to date the structure to within the District's period of significance.

Capitol Zoning Rehabilitation Standards for Historic Properties, Preservation Principles

Principle 1: Respect the historic design character of the building.

Don't try to change its style or make it look older than it really is. Confusing the character by mixing elements of different styles also is an example of disrespect.

Principle 3: Protect and maintain significant features and stylistic elements.

Distinctive stylistic features ... should be treated with sensitivity.

Staff finds the proposal is not consistent with these principles.

Capitol Zoning Rehabilitation Standards for Historic Properties, Roofs

Policy: The character of a roof should be preserved, including its form and materials, whenever feasible.

Staff finds the proposal is NOT consistent with this policy.

*** R7.5 Preserve original roof materials.**

• Avoid removing historic roofing material that is in good condition.

*Specialty materials, such as tile or slate, should be replaced in kind.

Staff finds the proposal is NOT consistent with this standard. Staff believes much of the historic roofing material, despite some deterioration, remains in good repair, on the whole. To the extent repairs are necessary, this standard calls for such material to be replaced in kind.

Capitol Zoning Rehabilitation Standards for Historic Properties, *About This Document*

An asterisk adjacent to a statement in the text indicates that it is a standard that will not be waived by the Capitol Zoning District Commission for historic structures or site features built during the District's period of significance, except as an Economic Hardship. For other historic structures or site features, these standards may be waived if it is demonstrated to the Commission's satisfaction that such a waiver will not adversely affect the historic integrity of the property or the surrounding neighborhood. Other text, without an asterisk, will also be considered in the Commission's reviews, but may be waived if it is demonstrated to the Commission's satisfaction that such a waiver will not adversely affect the historic integrity of the surrounding neighborhood.

Staff finds the structure to be historic, and believes it was built during the District's period of significance. Staff finds that Standard R7.5, above, should not be waived unless an Economic Hardship can be demonstrated.

The Secretary of the Interior's Standards for the Rehabilitation of Historic Properties

2. The historic character of a property should be retained and preserved. The removal of historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

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

6. Distinctive 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 ...

Staff finds the proposal is not consistent with these standards.

Mansion Area Master Plan, *Urban Design Goals*

1. To preserve the character of the Mansion Area neighborhood and individual historic buildings.

3. To establish a sense of visual continuity within the Mansion Area neighborhood.

Staff finds the proposal is not consistent with these goals.

Neighborhood Reaction: None to date.

Proposed Findings: Based on the materials submitted by the applicant, the Capitol Zoning District Master Plan, historic maps from 1913 to 1950, architectural surveys conducted from 1977 to 1998, and a visit to the property, staff finds that:

- 1) This application represents a request to replace the house's clay tile roof with composition shingles.
- 2) The roof in question exhibits some signs of deterioration.
- 3) The house was built during the period of significance, has retained its integrity, and should be considered historic.
- 4) Rehabilitation Standard 7.5 calls for either repair or in-kind replacement of historic tile roofs.
- 5) The applicant has not submitted any evidence to demonstrate an economic hardship.

Proposed Conclusions:

- 1) The proposed work is not consistent with Rehabilitation Standard 7.5, nor with other related sections of the Capitol Zoning District Master Plan.
- 2) Rehabilitation Standard 7.5 should not be waived because the applicant has not demonstrated an economic hardship.

Staff Recommendation: Based on the above findings and conclusions, staff recommends **denial** of the application.

Design Review Committee Recommendation: Members voted unanimously to recommend **denial**. They commented on the distinctive character of the tile roof, the possibility of precluding future owners from being able to utilize rehabilitation tax credits, and the value that the tile adds to the house.

Mansion Area Advisory Committee Recommendation: The MAAC voted unanimously (13-0) to recommend **denial**. Member discussed the availability of tax credits and the long term value of a tile roof.

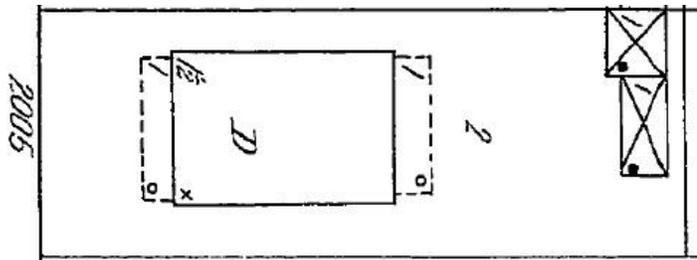
***** UPDATE (8/11/16) *****

At its June 16, 2016 meeting, the Commission heard from the applicant that the house was listed for sale, as well as the his belief that the deteriorated roof was preventing prospective buyers from obtaining financing. The Commission suggested that the owner reduce the asking price and voted unanimously to defer the item for two months to allow the owner to continue marketing the property for sale. At the time of this update, there had been no change to the list price.

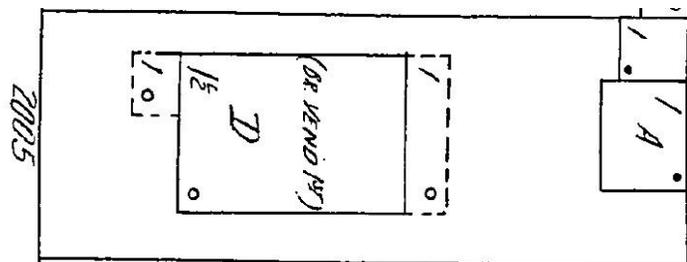
***** UPDATE (9/9/16) *****

At its August 18 meeting the Commission voted to defer the request again for one month to give the applicant time to compile documents to support issuing a Certificate of Economic Hardship. As of noon on September 9, 2016, CZDC staff had received no communication from the applicant since the August 18 meeting.

Details from Sanborn Fire Insurance Co. maps



1913 – The map does not note a brick veneer on this structure, indicating it was probably an earlier house that was removed before construction of the Christner House.



1939-50 – This brick-veneered house, however, shows the same height and footprint as the house seen on the 1913 map, leaving open the possibility that the Christner House seen today may be a remodel of the earlier structure.

Archive photos of property



1977



1987



1998



Current photos of property



The house appears, on the whole, to be in good repair ...



... though the roof does exhibit some deterioration in places.



This 2016 image from Google Maps shows some deterioration to the roof.



CAPITOL ZONING DISTRICT COMMISSION

APPLICATION FORM

PROPERTY ADDRESS 2005 S. GAINES L.R. 72206

PROPERTY OWNER KIM M. CROWIN

PERSON FILING APPLICATION GERALD M. CROWIN (FATHER)
if other than owner

APPLICANT PHONE AND EMAIL [REDACTED]

APPLICANT SIGNATURE AND DATE x Kim M. Crowin 5-2-16

Signature certifies that applicant is authorized to represent this property, and that all information presented in this application, as well as in any supporting materials, is true and correct to the best of the signatory's knowledge.

DESCRIPTION OF PROPOSED WORK AND / OR USE REPLACE TILE ROOF WITH
Composition Roof.