

HISTORIC AND DESIGN REVIEW COMMISSION

June 20, 2018

HDRC CASE NO: 2018-258
ADDRESS: 201 LEIGH ST
LEGAL DESCRIPTION: NCB 720 BLK 2 LOT S 73 FT OF 1
ZONING: RM-4, H
CITY COUNCIL DIST.: 1
DISTRICT: Lavaca Historic District
APPLICANT: Richard Tavizon
OWNER: Richard Tavizon
TYPE OF WORK: Install stucco skirting around foundation
APPLICATION RECEIVED: May 15, 2018
60-DAY REVIEW: July 14, 2018
REQUEST:

The applicant is requesting a Certificate of Appropriateness for approval to install flat gray stucco skirting around the exterior of the structure.

APPLICABLE CITATIONS:

B. ALTERATIONS (REHABILITATION, RESTORATION, AND RECONSTRUCTION)

i. *Replacement features*—Ensure that features such as decorative vents and grilles and lattice panels are replaced in-kind when deteriorated beyond repair. When in-kind replacement is not possible, use features matching in size, material, and design. Replacement skirting should consist of durable, proven materials, and should either match the existing siding or be applied to have minimal visual impact.

FINDINGS:

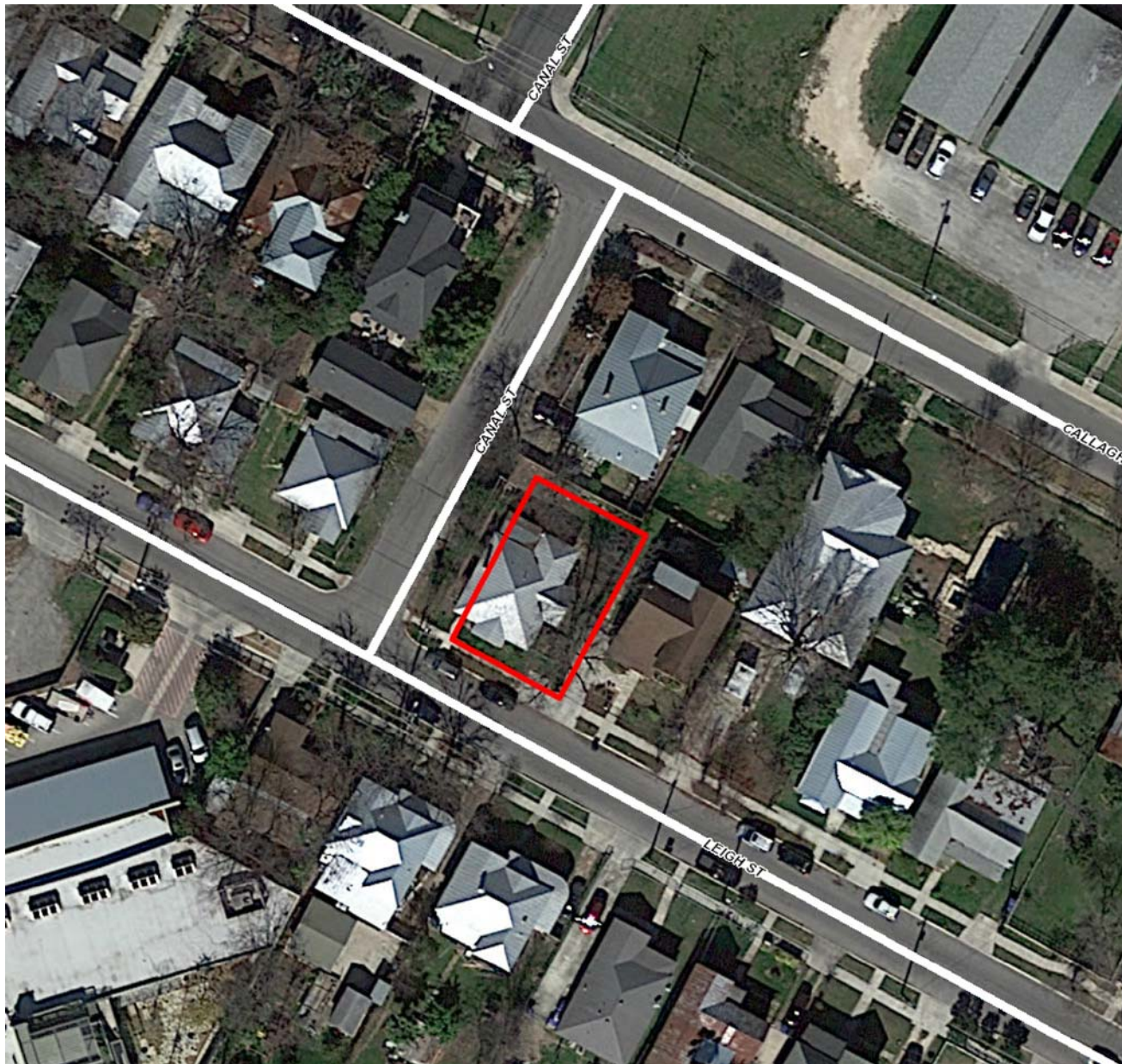
- a. The structure at 201 Leigh was constructed circa 1907 in a Craftsman architectural style. The structure features a symmetrical front facade with three non-original fixed windows with latticed transoms on each side of the center door. The structure features a primary standing seam metal hipped roof, wood siding, and flared skirting with wood siding. The flared skirting is a character-defining feature of this Craftsman structure.
- b. **STUCCO SKIRTING** – The applicant is requesting to install stucco skirting up to 18 inches from grade over the flared wood skirting. Staff finds that the structure previously featured wood siding on the entirety of the skirting and that in-kind replacement is feasible. If the applicant is concerned with water infiltration, staff finds the installation of smooth-finish hardie board immediately at grade would be appropriate.

RECOMMENDATION:

Staff does not recommend approval of the installation of stucco skirting based on finding a and b. Staff recommends that the skirting should be replaced in-kind (wood siding with flare to match the existing) with the option of smooth-finish Hardie board immediately at grade.

CASE MANAGER:

Huy Pham



Flex Viewer

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Street View - May 2013



Currently shown: May 2013

2007 ————— 2016

