



ZONING CASE : ZN8420

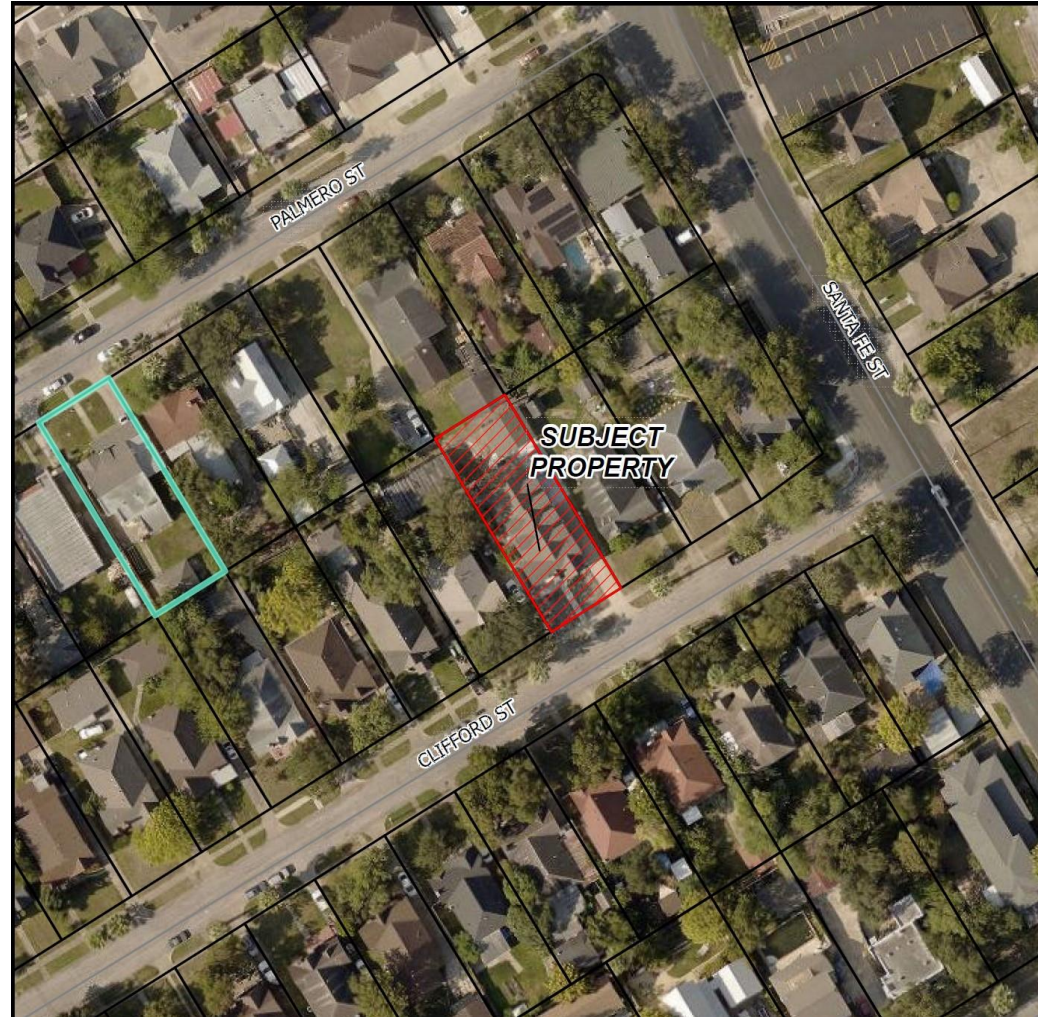


314 Clifford St.

**Rezoning for a Property at 314 Clifford Street
From "RS-6" to "RS-6/H"**



Aerial View



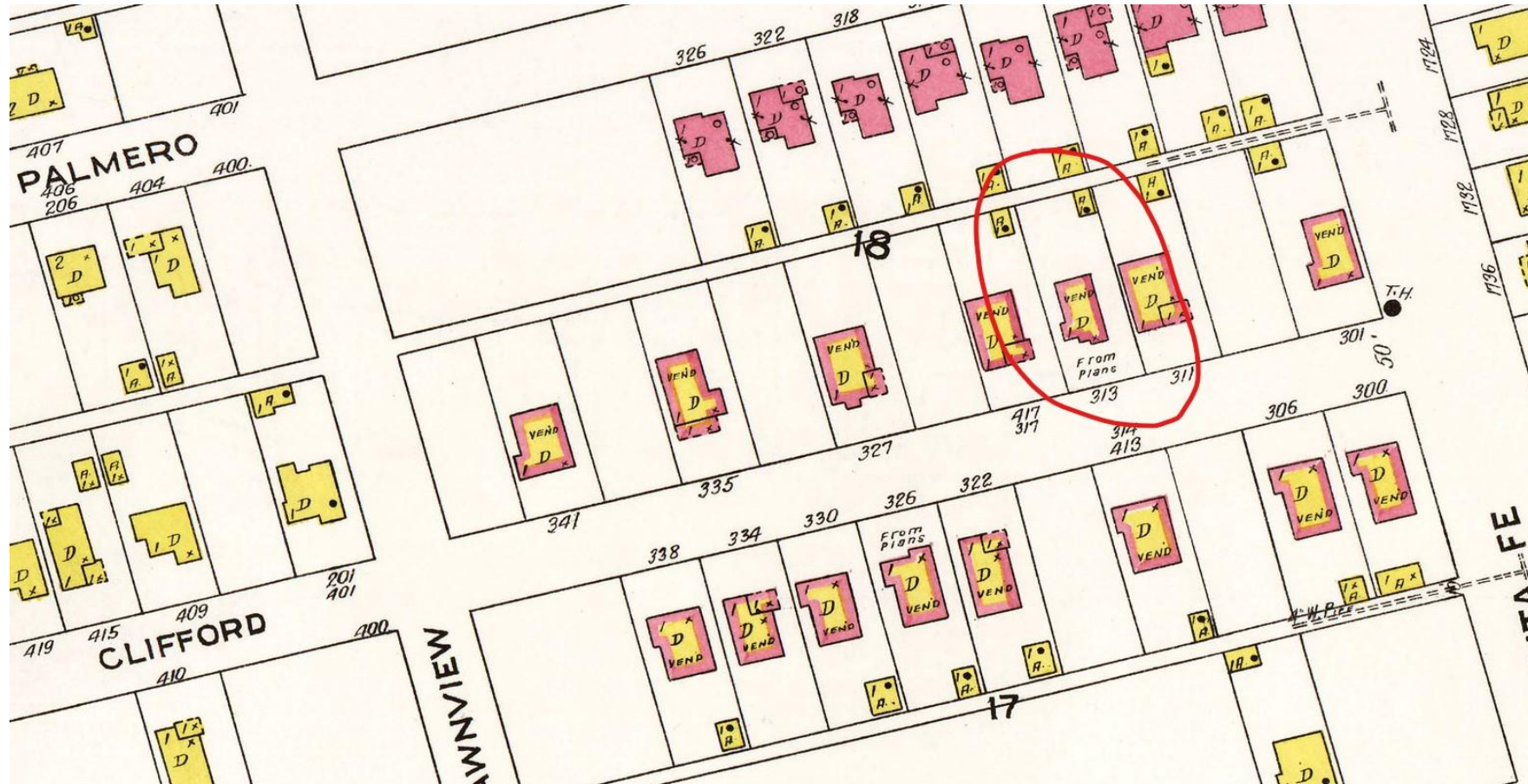


Historic Significance

- Building constructed circa 1928.
- Tudor style architecture that was trending in the area during this period.
- Completely renovated according to the Standards



314 Clifford



1927 Sanborn map: "From Plans" written in.



“The Standards”

The Secretary of Interior’s Standards for Rehabilitation (abridged)

1. New uses allowed with minimal change to defining characteristics.
2. Preserve historic fabric and character.
3. No false sense of historical development.
4. Maintain changes that have acquired historic significance.
5. Preserve distinctive features, finishes, techniques, craftsmanship.
6. Repair historic features rather than replace (apart from damaged material).



314 Clifford



Real Estate Ad from Caller Times, 2000



Architectural Style

- Tudor Style
- Features: Double front gable, decorative fascia, brickwork, chimney, original windows and louvered vent





Pre-Rehabilitation





Historic Rehabilitation





The Process

Front windows, fascia, and venting louver are original.





The Process



- Poorly repaired brick and moisture damage to brick.
- Leaning chimney
- Complete replacement of brick from same manufacturer of original brick.



The Process

- ACME Brick Plant: Denton, Texas
- 130 years in operation
- Still makes original colors: Golden sunset, Ebony, Mushroom, Pumpkin, and





The Process



Addition of dormers does not take away from the façade and have been built with same roof pitch and wide fascia to compliment the style of the home.

Landmark Commission

UDC Requirement: §3.4.3.A

In determining whether to approve, approve with conditions, or deny the historic overlay or landmark designation, the applicable review bodies shall consider the following criteria:

1. The property has received prior recognition as a Registered Texas Landmark, a national historic Landmark or as an entry in the National Register of Historic Places.
2. **The property has character, interest or value as part of the development, heritage or cultural characteristics of the City, State of Texas or the United States.**
3. The property is the site of significant historic event.
4. Its identification with a person who significantly contributed to the culture and development of the City.
5. **The property exemplifies the cultural, economic, social or historic heritage of the City.**
6. The property portrays the environment of a group of people in an era of history characterized by a distinctive architectural style.

Landmark Commission

UDC Requirement : §3.4.3.A

7. **The property embodies distinguishing characteristics of an architectural type or specimen.**
8. The property may be classified as the work of an architect or master builder whose individual work has influenced the development of the City.
9. The property embodies elements of architectural design, detail, materials or craftsmanship which represent a significant architectural innovation.
10. The property is related to other distinctive areas which are eligible for preservation according to a plan based on a historic, cultural or architectural motif.
11. The property has a unique location or singular physical characteristic representing an established and familiar visual feature of a neighborhood, community of the City.
12. The property has archeological value in that it has produced or can be expected to produce artifacts affecting historic or prehistoric study.



Recommendation

Landmark Commission and Staff Recommend

Approval of the
RS-6 Single Family 6
District with a Historic Overlay
