

HISTORIC LANDMARK COMMISSION
AUGUST 22, 2011
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1981-0002
Hill House
2104 Nueces Street

PROPOSAL

Partially infill the first floor of the south porch, bringing the configuration of the porch in line with the second floor of the porch; remove the existing door from the first floor of the south porch and replace it with a new window matching the existing 4:4 windows with matching trim and molding; salvage two windows from the existing south exterior wall and install them on the south wall of the proposed infill section.

PROJECT SPECIFICATIONS

The applicant proposes to increase the space on the south side of the structure by infilling the rear section of the south porch on the first floor by approximately 13'-7". The new front wall of this section of the porch will be flush with the front wall of the house on the second story section of the porch. The applicant proposes to remove the existing door and replace it with a new window, matching the 4:4 profile and materials of the existing windows on the house, and to salvage the existing 4:4 windows on the south exterior wall of the house and install them in the proposed new south exterior wall. The railing along the section of the porch proposed for infill will be removed.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Changes which have taken place over time are evidence of the history and development of a building, structure, or site and its environment. Recognize and respect the changes, which may have acquired significance in their own right.
- Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

COMMITTEE RECOMMENDATIONS

No recommendation. The Committee reviewed the application but felt that the full Commission should hear the case since it does involve the infill of a section of the porch.

STAFF RECOMMENDATION

Staff recommends approval of the application as proposed. The proposed infill is consistent with historic trends in transforming open porches into indoor space, and salvages historic materials for re-use on the house.



The section of the porch proposed for infill is shown best in the lower right. The existing door on the left side of the picture will be replaced with a new window matching the 4:4 configuration of the existing windows, and the railing on the back section of the porch will be removed for the construction of the infill.



The windows proposed for salvage are those shown here – they will be moved to the new exterior wall, which will be where the railing is now.



