

**HISTORIC LANDMARK COMMISSION  
FEBRUARY 27, 2012  
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS  
C14H-2009-0003  
Sallie Johnson/Haines House  
1148 Northwestern Avenue**

**PROPOSAL**

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Construct a new guest house at the rear of the property.

**PROJECT SPECIFICATIONS**

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The proposed guest house will be a one-story frame building with hardi-plank siding and a corrugated metal roof, which will slope. The approximately 350-square foot building will face Rosewood Avenue and be behind the principal house, which faces Northwestern Avenue. The proposed guest house is compatible in scale, size, and materials with the main house; its design is contemporary.

**STANDARDS FOR REVIEW**

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

- 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.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- 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**

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The Committee recommended approval of the application.

**STAFF RECOMMENDATION**

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Approve the Certificate of Appropriateness.