

HISTORIC LANDMARK COMMISSION
MARCH 26, 2012
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2002-0022
Minnie Hughes House
900 Juniper Street

PROPOSAL

Remove the existing rear and side additions and construct a new rear addition; paint the house.

PROJECT SPECIFICATIONS

The applicant proposes to remove the existing rear and side additions and construct a new 519 square foot rear addition. The applicant proposes to salvage and re-use any salvageable windows in the house, or to replace them with wood windows, to patch and repair existing wood siding on the house, and to construct horizontal wood or hardi-plank siding for the addition. The applicant further proposes to paint the house in historic colors based upon paint scrapings.

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.
- 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.
- Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- 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

The Committee recommended approval of the proposal with requests to salvage and re-use all salvageable wood windows, or to replace them with new wood windows, and allowed horizontal hardi-plank or wood siding for the addition.

STAFF RECOMMENDATION

Approve the Certificate of Appropriateness with the recommendation that the proposed double window in the right side of the front façade be replaced with a single window, as the house has the appearance of having a single window in that opening historically.