

HISTORIC LANDMARK COMMISSION
NOVEMBER 26, 2012
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2001-0147
Goodall-Wooten House
1900 Rio Grande Street

PROPOSAL

Replace the existing non-historic porte-cochere on the west side of the historic house with a flat-roofed steel canopy that runs along the west side of the house to connect with the rear courtyard and pool area; install a new glass-walled private dining area at the northwest corner of the main house; install a new ADA drive and parking area on the southwest side of the house; install new landscaping in the front yard; re-grade and install new landscaping on the north side of the house in the existing courtyard; install new lights on the porch ceilings around the main house.

PROJECT SPECIFICATIONS

The applicant proposes to remove the existing non-historic porte-cochere on the west side of the building to provide better ADA accessibility to the hotel lobby and restaurant located in the main house. The existing porte-cochere was constructed during a remodeling of the house around 1980, and is not a reproduction of an original feature to the house. The applicant proposes to modify the northwest corner of the house by converting one of an existing pair of windows to a wood and glazed door. The proposed new door will lead into a new private dining room, which will be a painted steel and fixed glass structure built into the proposed flat-roofed steel canopy that will run from the existing porte-cochere along the west side of the house and connect to the rear courtyard, providing a covered walkway into the lobby area of the hotel. A non-historic basement door on the north side of the building will be relocated; the existing opening will be infilled with brick matching that on the house.

The applicant further proposes modifications to the front yard of the house: to provide a turn-in drop-off point and greater accessibility to existing front parking spaces, including the ADA spaces, the applicant proposes a new curb cut at the west end of the main frontage of the house along MLK Boulevard to provide a drop-off point and better access and egress to the ADA parking spaces. The new paved turn-in will occupy a portion of the west section of the existing front lawn. A new concrete ADA ramp will be built along the west side of the house, providing access to the front doors. New decomposed gravel garden paths will be installed in the front lawn, and the applicant proposes a new square sunken fire pit and seating area in the southeast corner of the front lawn. The existing front and side walks will remain.

The existing lights on the verandahs of the house are not historic and will be replaced with a "schoolhouse" pendant fixture, which is more period-appropriate than the existing lights. The new fixtures will be centered in the soffit of the porches; the existing fixtures are located closer to the outer wall of the porches. Installation holes will be patched and the soffits will be painted light blue.

The rear courtyard, only a portion of which is in the historic zone of this property, will be re-graded and reconfigured with a new water feature in the middle of the courtyard running parallel with Rio Grande Street, a new wooden slat trellis, and a covered lounge and seating area against the wall of a secondary non-historic hotel building.

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.
- 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 asked the applicant to itemize the specific changes proposed for the house in the final plans and did not have an issue with the removal of the non-historic porte-cochere.

STAFF RECOMMENDATION

Approve the application as proposed.