

HISTORIC LANDMARK COMMISSION
DECEMBER 17, 2012
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1987-0004
Howson Community Center
1192 Angelina Street

PROPOSAL

Demolish a portion of the roof to create a new interior courtyard, and rebuild a portion of the middle section of the roof; install ornamental concrete blocks in existing window openings on the north elevation of the building at the proposed new courtyard; install new steel and glass doors on the west (rear) elevation; install a new window in the interior side of the north projecting bay on the west elevation; construct a new rear deck, install a new pond swimming pool in the back yard, construct a new Quonset hut-style storage building in the back yard; install new rain collection barrels at the existing downspouts on the east and west elevations, repaint the existing doors; install a new sliding steel gate on the south side of the front (east) elevation.

PROJECT SPECIFICATIONS

The applicant proposes to remove a section of the existing roof to create a new open-air courtyard with ornamental concrete blocks filling existing window openings on the north elevation of the building, and to rebuild the roof on the south side of the proposed courtyard. The applicant further proposes to install new steel and glass doors on the west (rear) elevation of the building, replacing existing windows, and painting existing historic doors either turquoise or yellow. The applicant proposes to install a new rain collection system consisting of white-painted steel barrels to be placed at existing downspouts on the front and back of the house, the construction of a new rear deck, and the installation of a natural pond swimming pool and storage building in the back yard. Finally, the applicant proposes the construction of a new sliding steel gate at the south side of the east frontage of the house to control access along the south side of the building into the back yard.

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.
- 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 the applicant's proposal, but asked that the existing doors in the front of the building be maintained rather than replaced, as was originally proposed. The applicant has accepted the Committee's recommendations and will keep the existing doors.

STAFF RECOMMENDATION

Approve the application as proposed.