

**HISTORIC LANDMARK COMMISSION**  
**DECEMBER 17, 2012**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**C14H-1977-0032**  
**Walton-Joseph Building**  
**708 E. 6<sup>th</sup> Street**

**PROPOSAL**

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Reconfigure the front façade, construct a new wraparound covered balcony, construct a new back deck and staircase.

**PROJECT SPECIFICATIONS**

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The applicant proposes to remove the non-historic board and batten siding from the west half of the ground floor of the building, remove the non-historic wood deck and rear stair, and non-historic rear bathroom from the second story, and to remove the covered balcony from the front of the building. The applicant proposes to reconfigure the west half of the first floor façade to match the openings on the east façade, which consist of a double set of double-leaf wood doors with glazing and transoms in segmental-arched openings. There is no extant evidence of the original configuration of the west half of the façade of this building. The applicant further proposes to remove the existing covered balcony across the front of the building and to replace it with a new wraparound covered balcony (which has previously approved by the Commission for a project that was never built). A small, probably non-historic window on the second floor will be replaced with a glazed door leading out to the front balcony. The applicant will then repair all existing wood siding and trim, and all existing masonry.

**STANDARDS FOR REVIEW**

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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**

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The Committee recommended approval of the application.

**STAFF RECOMMENDATION**

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Approve the application as proposed.