

HISTORIC LANDMARK COMMISSION
APRIL 22, 2013
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1988-0002
Thornton House
1909 Nueces Street

PROPOSAL

Remove the non-historic concrete floor of the front porch, construct a new wooden floor and platform for the front porch, construct a new ADA ramp.

PROJECT SPECIFICATIONS

The applicant proposes remove the non-historic concrete floor of the front porch and to construct a new wooden floor and platform for the porch, more in line with traditional historic porch construction. The existing porch posts and newels will be retained in place and re-used. In addition, the applicant proposes to construct a new ADA accessibility ramp on the side of the house that will connect with the new front porch.

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 gave preliminary approval for the proposal but requested further information from the applicant, which has been provided, and attached.

STAFF RECOMMENDATION

Approve the application as proposed.