

**HISTORIC LANDMARK COMMISSION**  
**JUNE 24, 2013**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**C14H-1995-0005**  
**W.H. Davis House Joseph Nalle Building**  
**1203 Newning Avenue**

**PROPOSAL**

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Construct a new screen porch addition to the southeast corner of the house; construct a free-standing playhouse in the southeast corner of the lot.

**PROJECT SPECIFICATIONS**

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The applicant proposes to:

1. Construct a new screen porch addition to the southeast corner of the house. The proposed screened porch will face east, and will be an independent, shed-roofed porch with a 1:12 slope to the roof, which will match the slope of the existing south-facing porch adjacent to it. To construct and provide inside access to the porch, a non-historic stair on the house will be removed, and two original east-facing windows on the house will be replaced with a pair of French doors in each opening. The existing window openings will not require widening, and the applicant has pledged to retain the windows in the event that they, or a future owner of the property wishes to replace them. A new outside stair will be built on the northeast corner of the proposed porch, and a wood deck will be built to connect the proposed porch with the existing south-facing porch. The porch itself will consist of wood siding and columns and wood frames for the screen panels and screen door. All exposed wood will be painted to match the house. The roof of the porch will be standing-seam metal to match the roof materials on the historic house.
2. Construct a new free-standing playhouse in the southeast corner of the lot, which is not visible from any public right-of-way. The proposed playhouse will have an 11 x 17 main room, and a 15 x 5.5 bath perpendicular to the main room. The proposed playhouse will have a breezeway between the main room and the bathroom, and a triangular-shaped concrete patio. The proposed playhouse will have stucco siding with wood trim, aluminum-clad windows, galvalume metal roofing and awnings over the windows, and a brick chimney. The wood elements on the building will be stained olive green.

**STANDARDS FOR REVIEW**

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The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- 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**

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The Committee noted that the design for both the screen porch and the playhouse were appropriate for the site, maintaining the prominence of the main house, and recommended approval.

**STAFF RECOMMENDATION**

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Approve the application as proposed.