

**HISTORIC LANDMARK COMMISSION**  
**DECEMBER 15, 2014**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**C14H-1993-0010**  
**Lawson House**  
**1106 Toyath Street**

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**PROPOSAL**

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Demolish a portion of the rear non-historic addition and modify the rear additions.

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**PROJECT SPECIFICATIONS**

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The house currently has a rear addition that was approved by the Commission in 2003. It is two-and-a-half stories tall with a butterfly roof that is visible from the sides of the house. The applicant proposes to lower the slope of the existing butterfly roof to below the ridge-line of the historic side-gabled house, remove and replace some of the windows in both the board-and-batted rear addition and the 2003 addition, apply a stucco veneer to the 2003 addition to cover the existing CMU, and construct a new carport and covered porch at the south side of the house. The applicant proposes to add larger windows to the south side of the board-and-batten addition, and use more of a glass wall effect on the rear of the 2003 addition. The proposed carport will be detached from the existing part of the house and will connect with the covered porch to the rear.

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**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.
- 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.

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**COMMITTEE RECOMMENDATIONS**

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Not reviewed.

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**STAFF RECOMMENDATION**

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Approve as proposed with the recommendation that the applicant apply a vertical board between the historic house and the existing board-and-batten addition at the end of the house. The proposal is very sensitive to preserving the existing historic house; all work proposed is on the various additions to the house. The board-and-batten addition will be re-clad with wider-width board-and-batten to better separate it from the original house; the

carport and new covered porch will be to the south of the house and set back so that they do not compete with the presence of the historic house on the street, and the roofline of the existing 2003 addition will be toned down so that it is not as apparent from the street, also reducing the visual impact the existing addition has on the historic house. Staff's only recommendation is to apply a vertical board between the historic house and the existing board-and-batten addition to further emphasize the extent and configuration of the historic house. Although the difference in the width of the proposed board and batten serves well to differentiate the original house from this addition, a vertical board would underscore that differentiation better.





Photo showing the board-and-batt addition that will be redesigned and the existing butterfly roof that will be toned down with the current proposal.



RENDERINGS OF PROPOSED CHANGES AND NEW ADDITIONS:







