HISTORIC LANDMARK COMMISSION
FEBRUARY 23, 2015
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2004-0007
Steck House
305 E. 34th Street

PROPOSAL

Construct three new duplex buildings on a vacant spot on the site; rehabilitate the Steck House.

PROJECT SPECIFICATIONS

The applicant proposes the construction of three new duplex buildings to the east of the Steck House; one of the proposed duplexes will face 34th Street; the other two will be behind the Steck House and the proposed street-side duplex. The proposed duplexes will all be two stories, will have wood or hardi-plank siding, and paired and triple 6:6 Colonial Revival-style windows to complement the architectural details of the adjacent Steck House. The duplex buildings will have clipped side gables, and a roofline lower than that of the Steck House, and sidelights and a gabled entry hood at the front door; they will be L-plan in configuration, with the projecting gable containing the triple sets of windows. In accordance with the Certificate of Appropriateness Review Committee's last recommendations, the two duplexes on the street will be set over 3 feet behind the front plane of the Steck House. The applicant has also reconfigured the landscaping so that the front duplex has a front door on the street and a sidewalk leading to that door, to be more in sync with the houses in the neighborhood.

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.

- 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 has reviewed this proposal on numerous occasions and has given direction to the applicant, which he has followed.

STAFF RECOMMENDATION

Approve as proposed. The applicant has met with the Certificate of Appropriateness Review Committee on multiple occasions and has consistently changed the plans for this project in accordance with the recommendations of the Committee.