

HISTORIC LANDMARK COMMISSION
JUNE 22, 2015
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1983-0024
Nicolds House
1106 W10th Street

PROPOSAL

To construct a 2 story rear addition.

PROJECT SPECIFICATIONS

Construct a two-story rear addition to be made of stucco and curtain wall glass. It will be connected to the main house by a glass connector. The west elevation will be a stucco colored to match the existing stone. The north elevation of the addition will continue the stucco around the corner and will transition to a metal and glass wall. There will be a board formed concrete retaining wall at the ground level and. The east Elevation will be entirely a glass curtain wall. The addition is set back from both the east and west corners.

Construct a dormer addition on the rear of the house. It will be a shed roof dormer with metal panels on the side and large window/curtain wall on the rear.

Other work is being performed on the property which will be administratively approved.

STANDARDS FOR REVIEW

This building is a Local Historic Landmark and the Secretary of the Interior's Standards will apply to this project.

STANDARDS FOR REHABILITATION that apply are

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

COMMITTEE RECOMMENDATIONS

Committee has not reviewed the most recent plans.

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness for the rear addition as it is not highly visible from the street and is set back from corners.

Staff recommends approval of the Certificate of Appropriateness for the dormer addition as it is not highly visible from the street as it is on the rear of the structure.

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The new addition is compatible with the historic building in color, size and massing. While it is a contemporary addition, it does not take away from the integrity of the house as they have connected the addition to the historic home with glass.

The dormer addition is not highly visible from the street and therefore does not overwhelm the structure.

The project meets this standard

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As the addition is being connected to the house by glass, it will be minimally invasive. The glass is being connected to the house through an epoxy system.

The project meets this standard