

HISTORIC LANDMARK COMMISSION
JUNE 27, 2016
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
Un-numbered
Potential historic landmark
1405 E. Cesar Chavez Street

PROPOSAL

Restore/replace exterior windows and siding; replace porch roof.

PROJECT SPECIFICATIONS

The applicant proposes a number of repairs and rehabilitation projects on this late 19th century house, for which the owner is considering historic landmark designation. Previous owners began a rehabilitation project several years ago but stalled; the new owner is looking at the house as a potential historic landmark and wants the Historic Landmark Commission review and approval of all proposed work to the exterior of the house.

The house is in a very deteriorated condition with rotted siding and windows, and the roof failing in areas. The applicant proposes to replace the rotted wood siding with hardi-plank siding that will match the original wood siding in terms of profile and dimension. Porch railings and columns will be repaired and/or replaced where necessary. Any replacement feature will match the original, historic feature. A new standing seam metal roof is proposed for the porch; the remainder of the house will retain its composition shingle roof. New attic and ridge vents will be installed. The non-historic front door will be replaced with a wood panel door with a transom and sidelights. Any windows too deteriorated to preserve will be replaced in kind.

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

Not reviewed.

STAFF RECOMMENDATION

Approve as proposed. The applicant is embarking on an ambitious historic preservation project at this house and is following the applicable standards for review of historic preservation projects.





