

HISTORIC LANDMARK COMMISSION
OCTOBER 24, 2016
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1982-0003
Lewis-Thomas House
1508 Newning Avenue

PROPOSAL

Construct a two-story secondary dwelling unit to the side and rear of the landmark house on the property.

PROJECT SPECIFICATIONS

The proposed secondary dwelling unit will have 446 square feet on the ground floor and 359 square feet on the second floor, and will be built at the rear of the side yard to the north of the landmark house. It will be a gabled structure, with ornamental brackets at the apex of the tympanum of the gable in a neo-Victorian style. The building will have hardi-plank siding, a standing seam metal roof, and a front-gabled entry porch with curved brackets at the top of the entry.

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.
- 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 the application as proposed. The proposed secondary dwelling unit is located at the back of the north side yard of the house and will not compete with the main house in its location or architecture, which is compatible, but not identical to the main house. The proposed building is compatible in terms of size, location, scale, materials, and fenestration patterns with the main house, and is in conformance with the applicable design principles for new construction on a landmark property.