

HISTORIC LANDMARK COMMISSION
DECEMBER 19, 2016
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1987-0013
Smith House
502 W. 13th Street

PROPOSAL

Construct a free-standing covered parking structure between the main house and the carriage house; restore the original style of the balcony railing and front columns in accordance with historic photographs.

PROJECT SPECIFICATIONS

The proposed covered parking structure will be built between the main house and the historic carriage house at the rear of the lot. The proposed structure will have stone columns to match the stone at the entry to the main house, timber trusses, and a standing seam metal roof to match the roof on the main house. It will be approximately 23 feet by 31 feet and will have a height just above the roof of the carriage house so that the carriage house will remain visible from the main house. The structure will be open and will have brick pavers extending to the existing concrete drive.

The applicant further proposes to remove the existing non-historic balcony railing and front columns on the house and reconstruct the original dimensions of the railings and columns in accordance with historic photographs.

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

The Committee recommended approval of both facets of the proposal.

STAFF RECOMMENDATION

Approve as proposed, with the further recommendation that the visual impact of the proposed parking structure be minimized to the greatest extent possible, allowing for the visual continuity and context of the house and carriage house.