

HISTORIC LANDMARK COMMISSION
FEBRUARY 27, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1980-0011
Haynes-Delashwah House
1209 Rosewood Avenue

PROPOSAL

Construct a kitchen addition in place of an existing non-historic wood deck on the back of the house.

PROJECT SPECIFICATIONS

The application proposes the construction of a kitchen addition on the back of the house. There is currently a non-historic addition and wood deck in the location of the proposed addition; these will be demolished. The proposed addition will be one story with approximately 500 square feet. It will have smooth white stucco walls with a steel cable vine trellis and a flat roof. Connecting areas of the house will be finished with siding to match original siding on the house. Existing historic windows on the house will remain untouched, and will be used as “pass-through” spaces from the kitchen into the remainder of the building.

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

The Committee reviewed initial plans and made recommendations regarding the proposed finishes on the addition and the necessity to retain original historic windows. The applicant has revised their plans for the addition to address the Committee’s concerns and recommendations.

STAFF RECOMMENDATION

Approve as proposed. The applicant has revised the plans for the addition in accordance with the directives of the Committee.

