

HISTORIC LANDMARK COMMISSION
APRIL 24, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2017-0006
600 Harthan Street
Harthan Street Historic District

PROPOSAL

Demolish a non-historic garage apartment, and replace it with a parking carousel; install new windows in an original section of the compound; construct new exterior stairs and railings.

PROJECT SPECIFICATIONS

The applicant proposes the demolition of one building in the compound, labeled Building C on the attached plans, and the construction of a new parking structure in its place. The proposed parking structure will be sheathed with a metal screen and will have a metal roof. It will be 30 feet tall and covered with vines.

The applicant further proposes the construction of metal stairs and guardrails at various locations within the compound, a stucco wall to match the adjacent existing wall, and the installation of four sets of windows to match existing windows on the south side of buildings A and D, closest to W. 6th Street.

STANDARDS FOR REVIEW

The Harthan Street Historic District Design Standards applicable to this project include:

- Retain the original façade of the house. Do not change the character, appearance, configuration, or materials of the façade, except to restore buildings to their original appearance.
- Do not add architectural features to a house which it never had – do not attempt to create an appearance for a house it never had.
- Replacement windows must maintain the same size, profile, configuration and details as the original window. New and replacement windows shall be wood or aluminum-clad wood. Windows with a vinyl or metal frame are prohibited.
- Locate all new mechanical equipment to the rear or side of the house.
- Exterior materials used in new construction must be compatible with the collective character of the district in scale, type, size, finish, texture, and color. Use wood or cementitious fiberboard as the primary exterior wall material on new construction. Brick, stucco, stone, and metal may be used as accents but not as the primary materials.

COMMITTEE RECOMMENDATIONS

The Committee recommended approval as proposed.

STAFF RECOMMENDATION

Staff recommends approval as proposed, but also recommends that the applicant consider the use of stucco or painted wood as a veneer for the frame of the proposed parking structure to be in greater conformance with the historic district design standards.



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: LHD-2017-0006
LOCATION: 600 Harthan St.



1" = 333'

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