

HISTORIC LANDMARK COMMISSION
DECEMBER 18, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2016-0008
Freeman-Whiteside-Tuke-Gamboa House
2205 E. Cesar Chavez Street

PROPOSAL

Remove rear addition and construct a two-story addition at the rear of the structure; restore original architectural features.

PROJECT SPECIFICATIONS

The applicant proposes remove a rear addition and to construct a two-story rear addition in its place. The proposed new addition will be very contemporary in design, and will have a combination of siding materials, including stained wood, stucco, and horizontal hardi-plank. The overall effect will be that of a cube on the back of the house, as the addition will have a flat roof and what appear to be fixed-sash windows in a random pattern. The addition will be pinched back behind the historic house to minimize its visibility from the street. The top of the addition will approximately 3' – 6" above the roof of the existing house, and is set back approximately 30 feet from the front wall of the house.

The applicant further proposes to replace the existing wood piers with concrete piers, level the existing foundation, repair or replace damaged wood siding and trim, and restore existing windows and the front door.

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 the proposal.

STAFF RECOMMENDATION

Approve as proposed.