

**HISTORIC LANDMARK COMMISSION
NOVEMBER 19, 2018
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2018-0026
1013 Blanco Street
Castle Hill Historic District**

PROPOSAL

Construct a two-story rear addition to a contributing house; replace siding in-kind; retain and restore historic windows on primary façade; change window openings on north elevation; demolish a detached garage.

PROJECT SPECIFICATIONS

Changes to the existing house include:

- Replace siding and front porch rail in-kind.
- Retain and restore historic windows on the primary (west) facade.
- Add one window opening will be added on a setback portion of the primary façade.
- Shift two window openings on the north elevation. These windows will be double-hung to match existing.
- Infill a smaller window opening on the west end of the north elevation.
- Replace asphalt shingles with a metal roof.
- Alter the roof shape from a hipped roof to a pyramidal roof.
- Remove the rear portion of the building—approximately 13' from the north wall and 17' from the south wall—for the construction of the addition.

The proposed addition will be attached on the east (rear) side of the existing historic house with a stepped-back hyphen. It is capped with a front-gabled metal roof and two-level roof deck and clad in board-and-batten hardiplank siding, with portions clad in wood siding to match the existing house. It features fixed and casement clad-wood windows. The addition has a footprint of 857 square feet and is set back 19 to 24 feet from the front wall of the historic house.

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.*

The proposed project largely preserves the character of the historic building. The addition will be set back 19 to 24 feet from the front wall of the building and connected by a stepped-back hyphen. It does remove the rear portion of the house and change the historic roof shape. The project somewhat complies with this standard.

- *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.*

The proposed project has a modern style in keeping with its construction date and complies with this standard.

- *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.*

The project repairs historic windows on the primary façade and replaces historic siding in-kind. The project complies with this standard.

- *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.*

The proposed project is designed in a spare contemporary style. Its size, scale, massing, and materials are compatible with the historic building. However, it removes the rear portion of the house. The project somewhat complies with this standard.

- *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.*

If the proposed project were to be removed, the essential form of the house would remain largely intact, though it does change the roof shape from hipped to pyramidal. The project somewhat complies with this standard.

COMMITTEE RECOMMENDATIONS




The committee felt that the design of the addition was compatible with and differentiated from the historic house, with the historic house retaining visual prominence. Committee members recommended retaining as much historic window material as possible and minimizing the visual impact of the spiral stair and trellis structure.

STAFF RECOMMENDATION

Recommend that the project retain the rear portion of the historic house, retain the hipped roof shape, retain and repair as much historic wood siding as possible, simplify the massing of the addition on the north street-facing side, and consider cladding the rear part of the addition in wood siding to match the historic house, rather than board-and-batten siding. Staff concurs with the Certificate of Appropriateness Review Committee recommendation to minimize the visual impact of the spiral stair and trellis structure.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 333'

NOTIFICATIONS

CASE#: LHD-2018-0026

LOCATION: 1013 BLANCO ST

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PROPERTY INFORMATION

Photos



Primary (west) façade and north elevation of 1013 Blanco Street.



North elevation.



Primary façade and south elevation.



Detached garage.