

HISTORIC LANDMARK COMMISSION
DECEMBER 17, 2018
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
LHD-2018-0002
1108 W. 11th Street
Castle Hill Historic District

PROPOSAL

Construct a two-story addition to the rear and side of the house; construct a one-story addition to the east side of the house. The applicant further proposes to restore the house.

PROJECT SPECIFICATIONS

The proposed two-story addition will be constructed to the rear and left side of the existing one-story historic house. The proposed addition will have a flat roof, painted siding and stone veneer, and multi-lite windows; those on the ground floor will have transoms. The addition will be detailed with horizontal bands above and below the windows and faux pilasters at the side of each window. The addition will be connected to the original part of the house with a framed glass connector. The one-story addition on the east side of the house will have bands of safety glass as the east wall, running back to a screened porch. The overall impression from the street will be that of restrained Classicism in the addition, complementing the vernacular simplicity of the original house.

As for the original house, the applicant proposes to remove the non-original rear addition, raise the house approximately 2 feet, and restore the siding and the roof. The twin front doors of the house will be retained.

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 reviewed several proposals for this property over the past months. The Committee had expressed concerns that the addition blend in rather than stand out from the historic house, and found that this iteration of the addition met their concerns. The Committee also liked that the windows are proportional to the addition and complement the fenestration pattern on the house.

STAFF RECOMMENDATION

Approve as proposed.