

**HISTORIC LANDMARK COMMISSION  
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS  
MAY 20, 2019  
C14H-1974-0009  
RED-PURCELL HOUSE  
210 ACADEMY DRIVE**

### **PROPOSAL**

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Construct a detached pool house.

### **PROJECT SPECIFICATIONS**

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The applicant proposes the construction of a detached pool house at the west side of the property with a deck and covered patio. The proposed new construction will be set back between 15 and 20 feet from the house and will be tied into the surrounding landscape rather than the house. The proposed pool house will have approximately 300 feet of enclosed space and approximately 1,000 square feet all total, including the wood deck and covered patio. The proposed pool house will be one story with a wall facing the public viewshed of the property from Melissa Lane, the adjacent street. The proposed pool house will have a planted green roof and a painted steel canopy all around. The building will be approximately 11.5 feet tall from the grade of the surrounding deck.

### **STANDARDS FOR REVIEW**

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The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects on historic landmarks. The following standards apply to the proposed project:

- 1) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Evaluation: The proposal meets this standard in that it is consciously designed to tie into the surrounding landscape rather than the historic house, and is set far enough from the house as to not detract from its character. The spatial relationships on the site will not be adversely affected by this new construction.

- 9) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Evaluation: The proposed pool house does not affect the materials or character of the historic house.

- 10) *New additions and adjacent or related construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Evaluation: The pool house is detached and will not affect the character of the historic property.

The project meets the applicable standards.

### **COMMITTEE RECOMMENDATIONS**

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The Committee recommended approval of the proposal.

**STAFF RECOMMENDATION**

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Approve as proposed. The proposed pool house and patio are separated from the historic house to the extent that they are subordinate to the historic architecture, context, and character of the site.