

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
OCTOBER 28, 2019
C14H-1979-0013
GREEN PASTURES
811 W. LIVE OAK STREET

PROPOSAL

Construct a new hotel building at the south end of the lot.

PROJECT SPECIFICATIONS

The applicant proposes to construct a new hotel building on the site, at the south and east of the historic Green Pastures house. The proposed new hotel will be 3 stories tall and will have stucco, painted wood siding, and a stained wood rainscreen as its primary exterior materials. The design of the building is contemporary, and using muted dark colors, which the applicants have decided upon as a way to make the building fade into the landscape, but also to highlight the prominence of the historic landmark building on the property. The proposed hotel building will have an event space incorporated into the design as well as underground parking and a pool. The proposed front wall of the new building will be roughly parallel with the rear wall of the current event center addition to the historic building, and will be set behind trees to the north and west. Access to the new building and parking areas will be located along a drive to the west of the historic house and aligning with S. 4th Street at the south end of the property. The composition of the new hotel building will consist of vertical bands of glass, each framed with plantation shutters, with stucco and stained wood as the primary exterior materials. The roof is flat. There is a one-story section closest to the historic landmark building that will have large expanses of glass along the north elevation.

STANDARDS FOR REVIEW

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) *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Evaluation: The proposal is for a new hotel building on the site. Green Pastures was a private residence, then became a restaurant and event center, mostly hosting weddings. The new hotel structure is not an anomaly to the current use of the site.

- 2) *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 Certificate of Appropriateness Review Committee had strong reservations about the design of the new hotel building, particularly with reference to the historic landmark building on the site. The hotel building will be articulated separately from the historic landmark, in an area that has ample tree cover, which will help screen it from the historic building, but the principal objection to the proposed design is that it does not reference the historic building or the site in any way, and appears to be very commercial in nature whereas the context of Green Pastures is residential.

- 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 applicants have stated that their design with its muted dark colors is purposeful to reduce the visual impact of it with relation to the historic landmark, which will be the centerpiece of the property. It does not appear that the proposed new hotel respects the historic context of the site nor is it very compatible with the historic building.

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 building represents new construction that will not affect the essential form and integrity of the property and its environment if it were to be removed in the future.

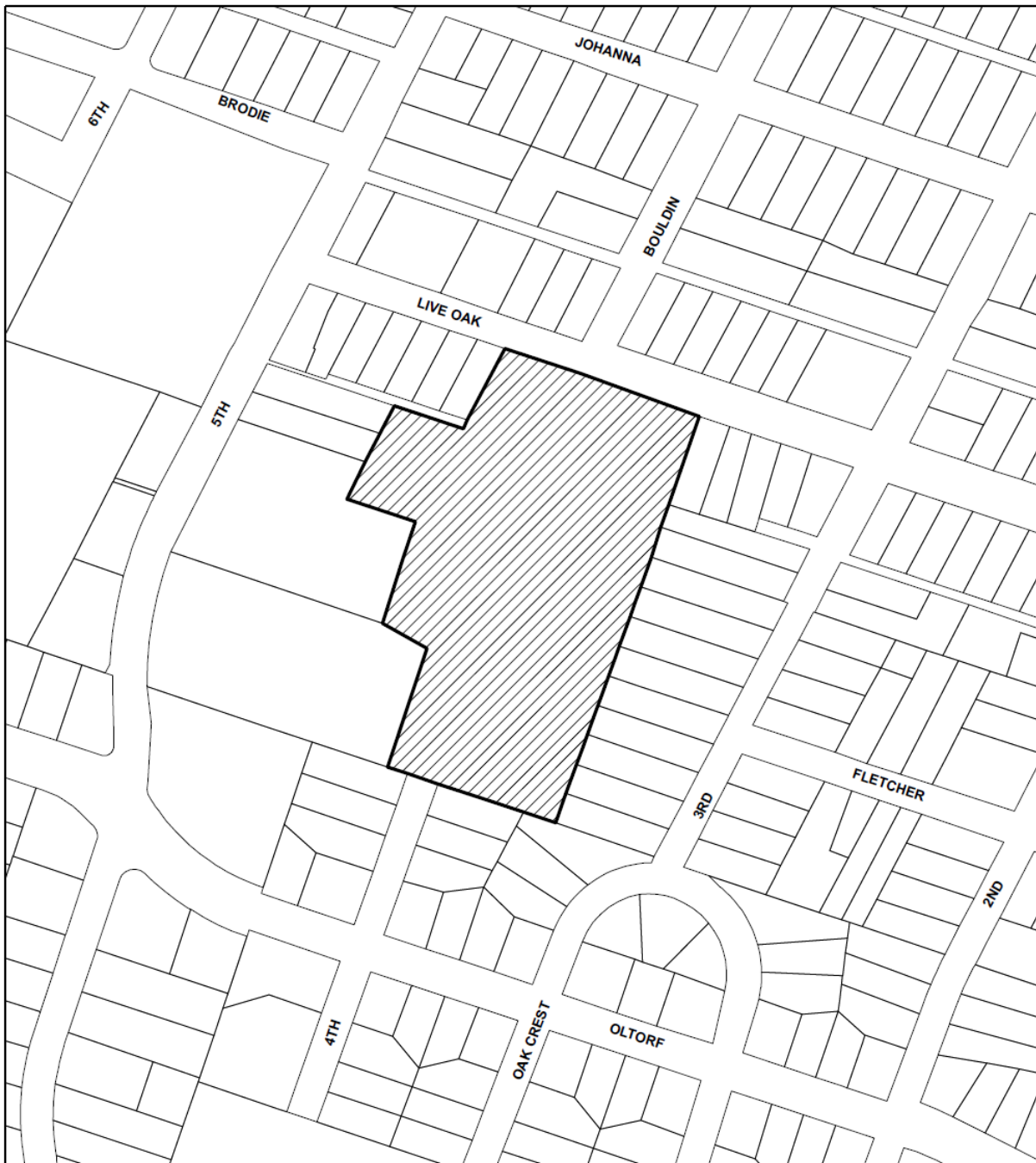
The project does not meet the applicable standards that apply to the context and character of the site.




COMMITTEE RECOMMENDATIONS

The Committee members had strong objections to the design of the proposed hotel structure, and recommended that the applicants look again at the previously-approved design for a hotel building on this site. Principally, the committee members felt that the current proposal does not reference the historic building or the site, and presents too much of a commercial appearance on a site that is defined by its residential character.

STAFF RECOMMENDATION

While staff agrees with the applicants that the muted colors of the proposed hotel will help the historic landmark building retain its prominence on the site, staff also agrees with the committee recommendations that the current design is out of character with the site and its environment, and should be redesigned to reflect more of the residential aspects of the site, particularly in terms of massing and fenestration patterns.



-  SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

1" = 198'

NOTIFICATIONS

CASE#: C14H-1979-0013
 LOCATION: 811 W Live Oak Street



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