

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
JANUARY 27, 2020
C14H-1996-0002
ROCKY CLIFF HOUSE
802 BARTON BOULEVARD

PROPOSAL

Construct a detached pool pavilion behind the house; replace the pool deck.

PROJECT SPECIFICATIONS

The applicant proposes the construction of a new detached pool pavilion adjacent to the backyard pool on the property. The proposed pavilion will be one-story with a slanted asphalt shingle roof with a band of clerestory windows; the walls will be combination of stucco and limestone; the building will have aluminum-framed windows and sliding glass doors. It will be located adjacent to the existing pool, mostly behind the existing garage and not visible from the street. The applicant also proposes improvements to the pool deck, consisting of concrete flatwork.

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: N/A
- 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 proposed pool pavilion will not affect the historic character of the house.
- 3) *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
Evaluation: N/A
- 4) *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
Evaluation: N/A
- 5) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*
Evaluation: N/A
- 6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
Evaluation: N/A

7) *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Evaluation: N/A

8) *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

Evaluation: N/A

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 pavilion will be a detached structure and located behind existing buildings so as to not compete with the historic character of the 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 structure is detached and will not affect the integrity of the historic house or its environment.

The project meets the applicable standards.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Approve as proposed.