

HISTORIC LANDMARK COMMISSION
JUNE 25, 2012
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1974-0017-A
Castleman-Bull House
201 Red River Street

PROPOSAL

Restore, repair, or reconstruct wood porches, windows, and doors; install a new metal roof; construct a new glass-sided rear addition.

PROJECT SPECIFICATIONS

The applicant proposes the following work to the Castleman-Bull House, which has been empty since its move from 7th Street to its current Red River Street location:

Woodwork:

The applicant proposes to repair existing wood doors, repair and repaint existing wood trim and windows, repair and repaint wood porch posts, repair and reconstruct (where necessary) existing wood porch railings on the first floor, and reconstruct the missing original railing at the top of the porch in accordance with physical evidence and historic photographs.

Roof:

Replace the existing non-historic metal roof with a new metal roof.

Additional porch railings:

The applicant proposes to install tempered glass guardrails behind the original or reconstructed wood porch railings.

Addition:

The applicant proposes to construct a new addition to the rear of the house. The proposed new addition will be painted metal and glass, and will be set in from the sides of the original house to clearly delineate its identity as a modern addition. The first floor of the addition will be an open deck area; above will be a glass box, allowing transparency and visibility of the back wall of the original house.

The applicant further proposes repair and repointing of masonry elements on the house, the construction of a new front staircase, and reconstruction of the latticework covering the crawlspace in accordance with physical evidence and historic photographs.

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.

- Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site.
- 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.
- Make every reasonable effort to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment or to use the property for its originally-intended purpose.

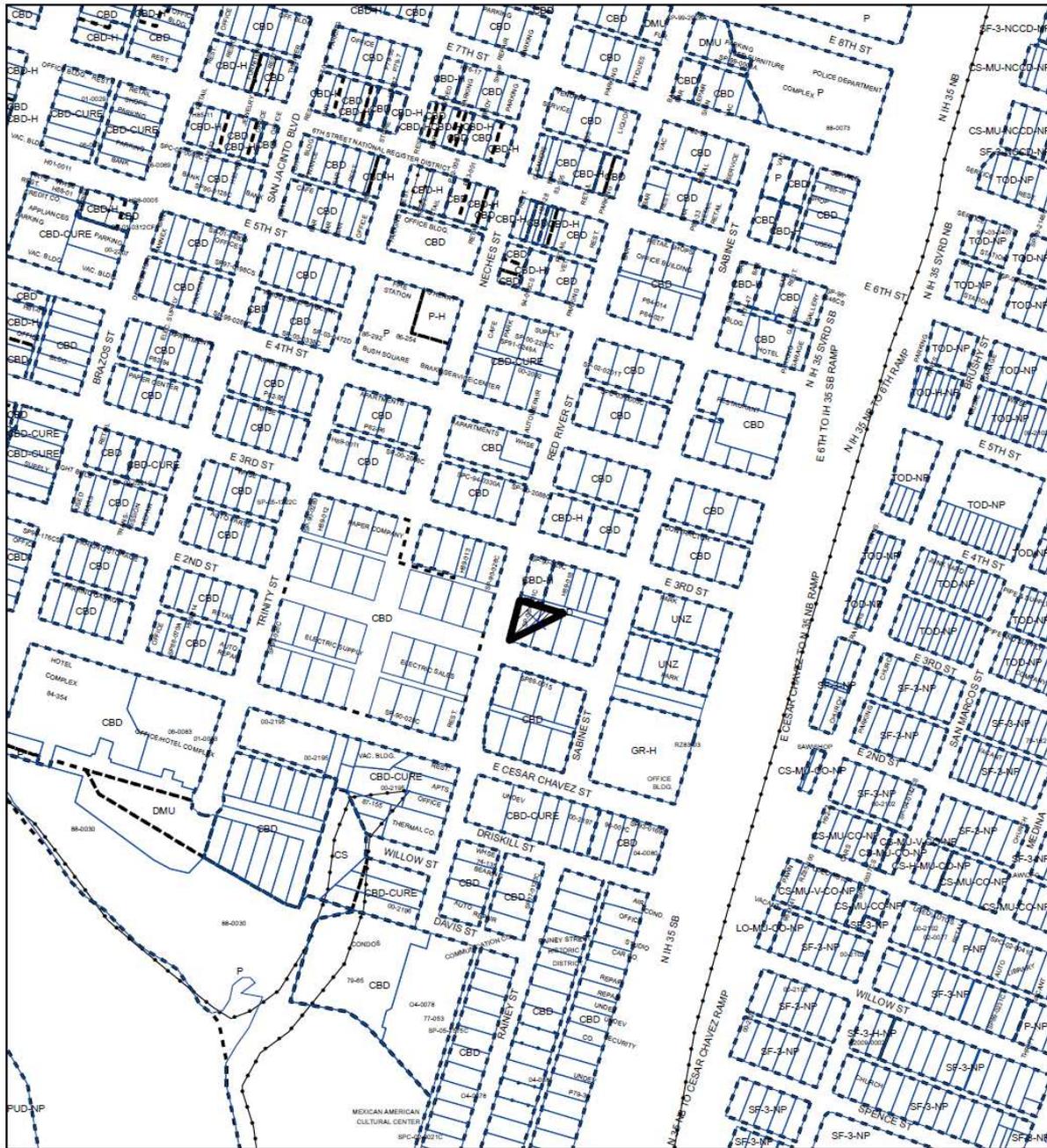
COMMITTEE RECOMMENDATIONS

The Committee recommended that the addition do as little damage as possible to the historic fabric and make the addition reversible. The Committee had concerns that the addition would be incongruous with the historic building, and that the glass front rails may not be the most appropriate solution to having porch rails that comply with City code.

STAFF RECOMMENDATION

Approve the Certificate of Appropriateness. The applicant has revised the plans to incorporate the recommendations of the Committee.

LOCATION MAP



-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1"=400'

ZONING
 ZONING CASE#: C14H-1974-0017-A



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