

HISTORIC LANDMARK COMMISSION
DECEMBER 17, 2012
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1978-0002
Gerhard-Schoch House
2212 Nueces Street

PROPOSAL

Restore the two-story front porch; add a second story roof deck at the rear of the building.

PROJECT SPECIFICATIONS

The applicant proposes to restore the historic appearance of the two-story front porch by removing later brick posts and replicating the original wood posts. The work will be based upon historic photographs of the house. The applicant further proposes to construct a wood roof deck on the rear of the house; the proposed deck will be built on top of an existing one-story addition to the rear of the house and will have light metal railings. The dimensions of the deck are 11 x 13.

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.
- 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

Not reviewed.

STAFF RECOMMENDATION

Approve the application as proposed.



1398.JPG

Historic photograph of the house showing the wood porch posts and no brick columns.



Historic photograph, detail of the front porch



Historic photograph – detail of the south side of the front porch



Current photograph of the front porch showing the brick posts to be removed.



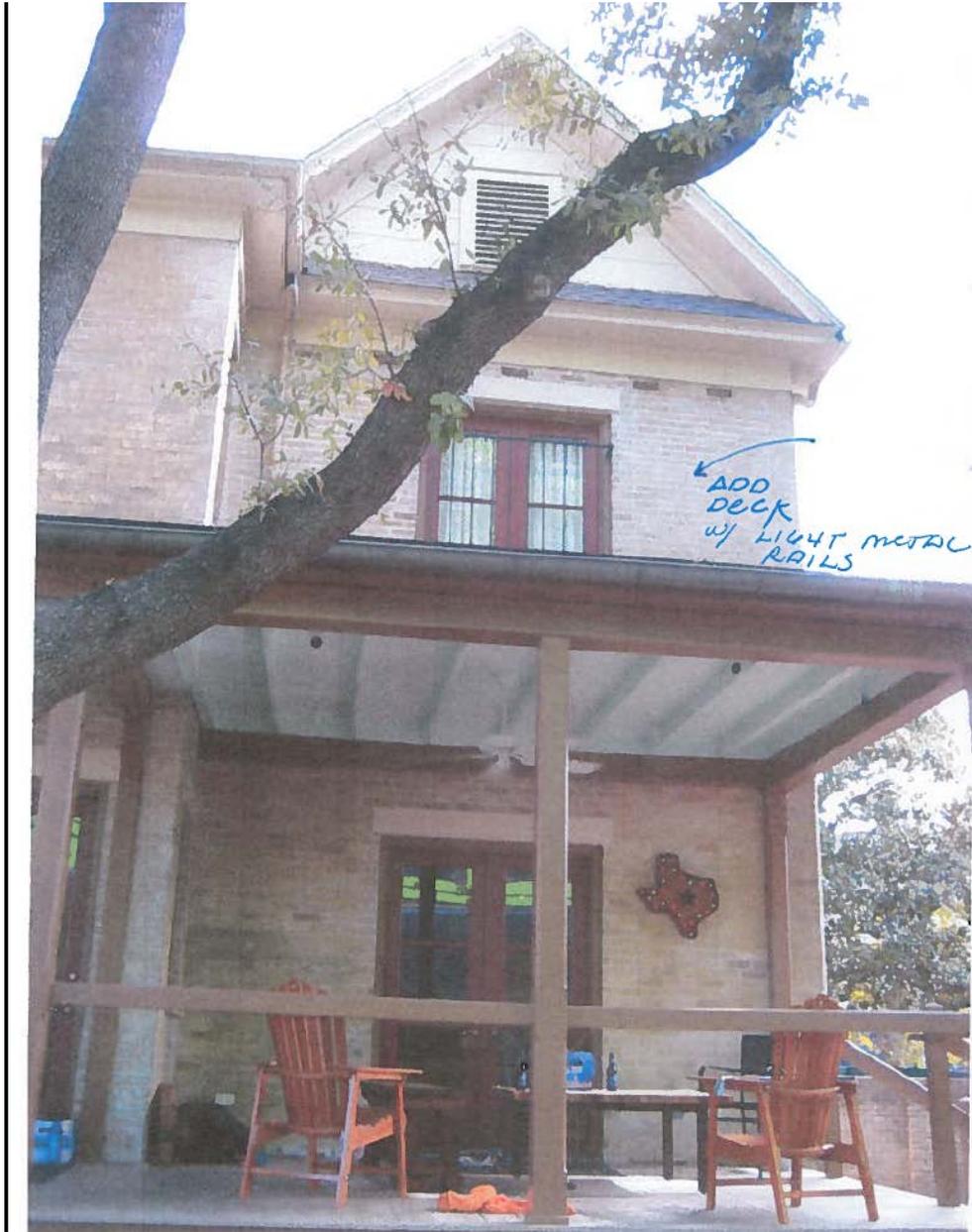
Current photo of the south side of the front porch showing the brick column to be removed and the non-historic latticework to be removed to restore the open front porches shown in historic photographs.



Detail showing the difference in the brickwork from the main house to the porch posts proposed for removal.



Current photograph of the back of the house showing the location of the proposed roof deck.



Current photograph of the back of the house showing the location of the proposed roof deck.

AMENDED PLAT OF LOT 1, A.T.O. SUBDIVISION AND LOTS 7, 8, AND 9, LOUIS HORST'S SUBDIVISION OF OUTLOT 37, DIVISION D DOC. NO. 200500122 O.P.R.T.C.TX.

OUTLOT NO. 37 DIVISION D

LOT 7

BEARING BASIS

S84°09'43"E 20.16' (20')

[N 83°55'46" W] [120'] N 83°55'46" W 119.98'

29.85' S 83°36'40" E 59.88'

All structures etc. must maintain 75" clearance from AE energized power lines. Enforced by AE & NESC codes.

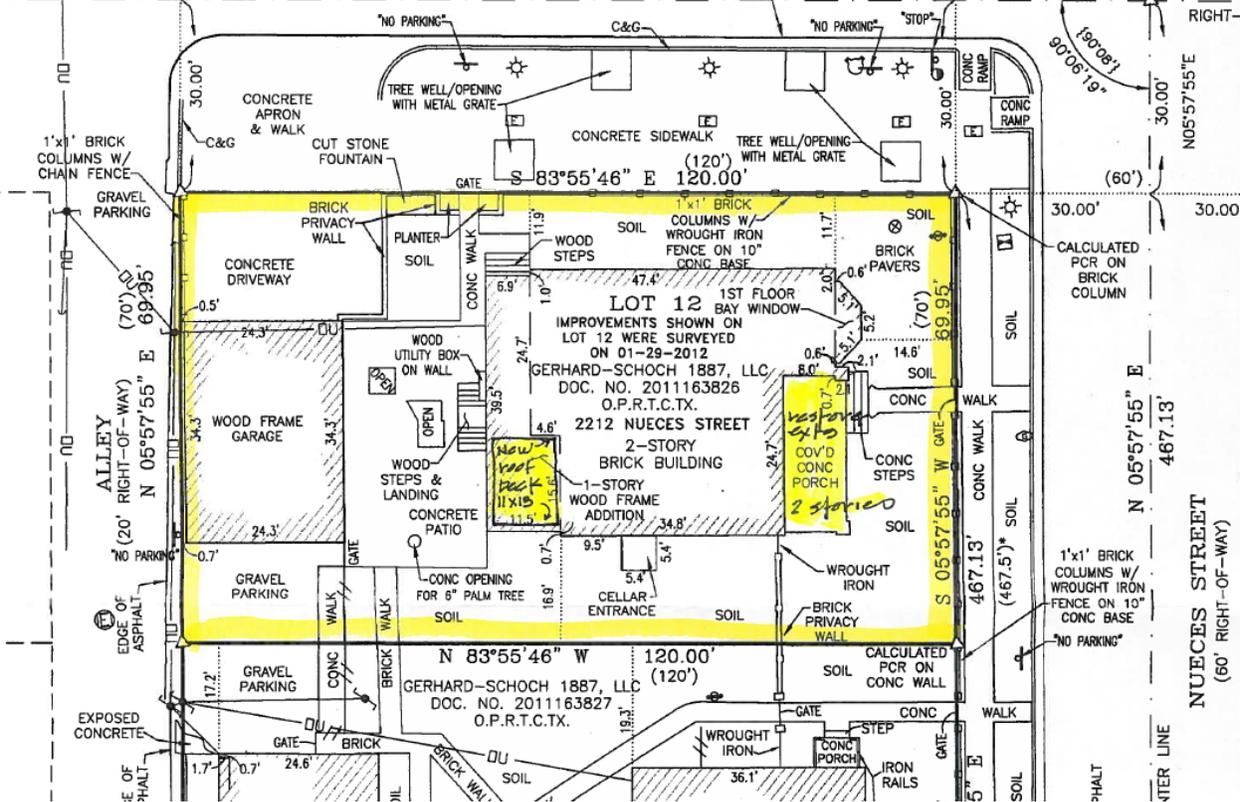
AE APPROVED NOV 14 2012 319-212 JGM

SCALE TO 1"=20' north

WEST 23rd STREET (60' RIGHT-OF-WAY)

S 83°55'46" E

EDGE OF ASPHALT



LOT 12 1ST FLOOR IMPROVEMENTS SHOWN ON LOT 12 WERE SURVEYED ON 01-29-2012 GERHARD-SCHOCH 1887, LLC DOC. NO. 2011163826 O.P.R.T.C.TX.

2212 NUECES STREET 2-STORY BRICK BUILDING

1-STORY WOOD FRAME ADDITION

WOOD STEPS & LANDING

CONCRETE PATIO

WOOD UTILITY BOX ON WALL

WOOD FRAME GARAGE

CONCRETE DRIVEWAY

BRICK PRIVACY WALL

CONCRETE APRON & WALK

CUT STONE FOUNTAIN

TREE WELL/OPENING WITH METAL GRATE

CONCRETE SIDEWALK

WOOD STEPS

SOIL

1'x1' BRICK COLUMNS W/ WROUGHT IRON FENCE ON 10" CONC BASE

BRICK PAVERS

SOIL

CONC RAMP

CONC RAMP

SOIL

1'x1' BRICK COLUMNS W/ CHAIN FENCE

GRAVEL PARKING

ALLEY (20' RIGHT-OF-WAY) N 05°57'55" E 69.95'

EDGE OF ASPHALT

EXPOSED CONCRETE

GRAVEL PARKING

GATE

BRICK

NO PARKING

C&G

NO PARKING

STOP

CONC RAMP

CONC RAMP

SOIL

SOIL

NO PARKING

NUECES STREET (60' RIGHT-OF-WAY)

N 05°57'55" E 467.13'

S 05°57'55" W 467.13' (467.5')*

WALK

RIGHT-

RIGHT-