

HISTORIC LANDMARK COMMISSION
MAY 20, 2013
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2013-0003
Seaholm Power Plant
800 West Cesar Chavez Street

PROPOSAL

Restore original south and east facades of the building; construct new canopied entries on the west elevation and construct new access steps and ramps; demolish the Oil Heating Building and underground pump room and install decorative paving outlining the footprint of the building as well as interpretive panels providing information about the history of the site in its place; remove three boilers and install glass infill in existing openings in the north façade; clean original concrete and aluminum windows.

PROJECT SPECIFICATIONS

Please see the attached project summary sheet.

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.
- 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.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Approve the application as proposed.