

HISTORIC LANDMARK COMMISSION
JULY 22, 2013
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2006-0021
Herbert and Alice Bohn House - 1301 W. 29th Street

PROPOSAL

The applicant proposes an addition to the house and the construction of a new wall along 29th Street.

PROJECT SPECIFICATIONS

The applicant proposes a two-story addition to the south and west of the original house. The addition will have Moderne styling to match that of the historic house with a flat roof, metal-framed casement windows, and similar patterns of fenestration. The addition will read as a separate building and be connected to the house through a narrower section with large windows. The applicant proposes new railings for roof decks that match those on the original part of the house, and a construction of a new roof deck, with the same railing style. The proposed new deck has a “steamship” stair tower which complements the Moderne style of the house. The applicant further proposes the replacement of original glass block windows in the curved sunroom at the east end of the house with glass, the installation of a pool to the south of the house, and the construction of a new wall stuccoed masonry wall along the 29th Street side of the house with a railing matching those on the house. The specifications for the height of the wall have not been provided.

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

Continue the materials over the glassed-in connector and match the mullions with mullions on the historic windows; keep the pattern of asymmetrical rhythm on the addition. Recommend approval. Keep the proposed wall to a height that does not obscure a public view of the house.

STAFF RECOMMENDATION

Staff recommends approval of all aspects of this proposal except for the replacement of the glass blocks in the curved sunroom with anything but new glass blocks.