

HISTORIC LANDMARK COMMISSION
JULY 22, 2013
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2009-0045 – Brady House
1601 Pearl Street

PROPOSAL

Extend the south porch around the back of the house; install a new hardscape patio and trellis in the back yard; re-clad the non-historic guest house with painted siding and re-roof with asphalt shingles; construct a new stone retaining wall on the south side of the property with a painted wood lattice fence above; construct a new painted wood lattice fence along the south side of the property and around the front.

PROJECT SPECIFICATIONS

The applicant proposes to extend the brick south porch around the back of the house, using brick and a cast stone cap to match the existing brick and cast stone cap on the existing porch. A non-historic wooden deck and stairs at the back of the house will be removed.

The applicant further proposes the installation of a new hardscape patio area in the back yard of the house with a trellis connecting the proposed new section of the brick porch of the house with the existing garage. The proposed hardscape will be poured-in-lace concrete pads set into gravel; the trellis will have brick columns and a wood pergola framework above.

The non-historic guest house in the back of the house currently has a brick veneer. The applicant proposes to remove the brick veneer and replace it with hardi artisan series siding that will be painted khaki green. The guest house will have asphalt shingles.

There is currently a stone retaining wall along a portion of the south property line. The applicant proposes restore and reinforce the existing wall as necessary and to construct a new stone retaining wall behind it at grade with the back yard of the house. The proposed new stone wall will have a wood lattice fence on top of the wall that will be painted khaki green to match the proposed siding on the guest house. The height of the combination wall and fence along the back yard will be 6 feet.

The applicant proposes a new painted wood lattice fence wrapping along the south side of the house, wrapping around the front of the house. The design will be identical to the lattice fence proposed for the top of the retaining wall, but will be 4 feet tall. A new painted wood lattice gate will be installed in the north section of fence at the existing driveway.

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

The Committee reviewed an earlier iteration of this proposal and suggested changes, which the applicant has made with the current proposal. The Committee appreciated the texture of the proposed fence and its openness, and recommended approval as proposed.

STAFF RECOMMENDATION

Approve the proposal.