

HISTORIC LANDMARK COMMISSION
AUGUST 25, 2014
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2008-0014
Webb-Sims-Aldridge House
108 W. 32nd Street

PROPOSAL

Remove the existing guest house and construct a new 2-story guest house and storage facility; remove the existing non-historic rear addition and construct a new rear addition; install a metal canopy from the house over the driveway.

PROJECT SPECIFICATIONS

The applicant proposes to construct a one-story addition to the rear of the house. The proposed addition will have a flat roof, and metal-framed glass walls with concrete support pillars. A portion of the existing kitchen wall will need to be removed to accommodate the new addition. The applicant further proposes the removal of the existing guest house and the construction of a 2-story guest house in its place. The proposed guest house will have a very contemporary design with an outdoor living area under the cantilevered main space of the guest house. The guest house will have cut limestone veneer, vertical fixed-sash windows, a projecting glass and steel cube at the corner, and a shed-roofed two-story storage area. It is located in the back yard behind the house. The applicant is also looking to add a metal suspended canopy to the side of the house over the 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.
- 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

Recommend that the applicant reconsider the design of the guest house to be something less monumental in appearance. An earlier iteration of the guest house was more of a cube with horizontal wood siding and horizontal bands of windows, which while still very contemporary, appeared to be more compatible with the overall context of the property. Staff recommends approval of the addition to the house, but recommends that the applicant return with a less incongruous design for the guest house. Staff further recommends

against the proposed metal awning on the side of the house over the driveway, as it is incongruous with the historic architecture and character of the house.