

HISTORIC LANDMARK COMMISSION
OCTOBER 27, 2014
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1997-0008
Norwood House
1019 Edgecliff Terrace

PROPOSAL

Foundation work, structural stabilization, and move the house to accord with the historic alignment and placement.

PROJECT SPECIFICATIONS

The applicant proposes to demolish the existing non-historic foundation and construct a new, permanent foundation, and to reinforce the wood structure. The proposed new foundation will consist of concrete piers drilled 16-18 feet into the bedrock, supporting a concrete grade beam and stem wall. Interior wood beams will be replaced with steel I-beams, and the existing floor structure will be reinforced with new sill plates and beams attached to existing joists. Historic flooring materials will be removed and salvaged for re-use. The house will also be moved approximately 5 feet to comport with the historic location and position of the house. When the house was moved back onto this site several years ago, it was not replaced on its historic site; the applicant proposes, with the foundation work, to correct that misplacement.

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.

COMMITTEE RECOMMENDATIONS

Recommended for approval.

STAFF RECOMMENDATION

Approve as proposed.