

**HISTORIC LANDMARK COMMISSION**  
**DECEMBER 15, 2014**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**C14H-1974-0036**  
**North-Evans Chateau**  
**708 San Antonio Street**

**PROPOSAL**

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Repair a failed stone wall at the west wall of the parking lot on Nueces Street; repair the carriage house addition.

**PROJECT SPECIFICATIONS**

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Retaining wall:

The stone retaining wall at the parking lot at the northeast corner of 7<sup>th</sup> and Nueces Streets (part of the historically-zoned property) has failed and must be repaired. The applicant proposes to remove the stones (visible only from the parking lot – the Nueces Street side of the wall is covered by a grass berm at the sidewalk), install an 8” thick concrete retaining wall, and then re-face it with the existing stones or stones to match the existing.

Carriage house addition:

The addition to the carriage house is also suffering from structural distress. The applicant proposes to underpin the addition by installing drilled piers with a continuous cap or grade beam around the perimeter, remove the masonry veneer and reinstall it, remove the flooring inside the addition to repair the crack in the slab, and provide adequate drainage around the building and slope the grade away from the building to address the observed issues.

**STANDARDS FOR REVIEW**

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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**

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Not reviewed.

**STAFF RECOMMENDATION**

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Approve as proposed. The applicant is seeking to address structural issues on features that have failed or are in danger of failing, and the remedy proposed is appropriate to the conditions and solution.



Failed wall along Nueces Street