

HISTORIC LANDMARK COMMISSION
SEPTEMBER 28, 2015
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-2000-2098
Oak Hill School
6240 W US 290

PROPOSAL

To replace windows, add openings, extend the covered walkway, reroof and construct an addition.

PROJECT SPECIFICATIONS

The building has a variety of window types found on the facades. The proposal seeks to replace each window type with a similar window type ie 9 over 6 with 9 over 6 and 5 horizontal louvered with 5 horizontal louvered.

Replace a shingle roof with a standing seam metal roof.

Construct a roof over an existing courtyard for an outdoor dining area. Increase the size and height of utility additions on the rear. Addition of an exterior walk in cooler with metal paneling.

Addition of new doors and windows on the sides and rear and closing up windows on a concrete utility addition.

Extend the covered walkway in the front to the end of the new addition of the covered exterior dining addition.

STANDARDS FOR REVIEW

This building is a Local Historic Landmark and therefore the Secretary of the Interior's Standards will apply to this project.

Standards for Rehabilitation that apply are

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
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COMMITTEE RECOMMENDATIONS

Reviewed and supports the proposal with changes that the applicant has incorporated into the submitted plans.

STAFF RECOMMENDATION

Staff recommends approval of the Certificate of Appropriateness as all of the changes to the property are in keeping with the architecture of the property. The additions and changes to the fenestration are on the sides and rear and are inconspicuous.

STANDARDS FOR REHABILITATION that apply are

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The only major change in material on the property is the change on the roof from shingle to metal roof. The original roof had been removed in prior rehabs and the current roof is not a historic roof.

The project meets this standard

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

The applicant is respecting the changes to the property by replacing the windows throughout the building with like windows. The windows on the front are different than the ones on the rear, and the applicant is keeping these two different window types. The applicant is also keeping the exterior covered walkway which was not original to the building, but has become a distinctive element on the building.

The project meets this standard

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The applicant is replacing like with like in the deteriorated windows. The only material that is not being replaced with like is the roof, which is not an original roof material.

The project meets this standard

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new additions on the rear as well as the covered patio will not destroy any historic fabric and they do not detract from the historic portion of the building. These additions are relatively small in comparison to the rest of the building.
The project meets this standard

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

All of the additions, or increasing in size of existing additions are on rear or side walls and if they are removed the original building would be able to be reconstructed at their connection point.
The project meets this standard

LOCATION MAP

