

**HISTORIC LANDMARK COMMISSION**  
**OCTOBER 26, 2015**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
C14H-2003-0001  
George Peterson House  
1012 W 8<sup>th</sup> Street

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**PROPOSAL**

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Build a two story guest house and garage at the rear of the property. Demolish existing non-contributing and historic garage.

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**PROJECT SPECIFICATIONS**

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Construct a two story guest house and garage at the rear of the property. The building will be a frame building with side gables and front shed dormers. There will be horizontal lap siding on the first floor and board and batten wood siding at the second level. The roof will be a metal standing seam roof to match the principal structure. The windows will be double hung wood windows with a wide trim around each window opening. A large horizontal band will separate the first and second stories. A exterior staircase to the second story will be on the west elevation and a double and single wide garage door will be on the north elevation to be accessed from the alley.

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**STANDARDS FOR REVIEW**

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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

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**

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

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**STAFF RECOMMENDATION**

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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 garage and guest house addition, while taller than the historic/principal structure, cannot be seen from the street when standing in front of the house and will be minimally visible while at the corner of the lot. The new building takes its cues from the historic building, but with a different roof line and the addition of board and batten at the second level distinguishes itself from the principal structure.

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*The new building is at the rear of the property and does not touch or affect the existing historic structure or its historic fabric. The new work is compatible as the main siding material and roof are the same as the house, but yet distinguishes itself from the historic house with the introduction of a different roof shape and board and batten material on the second floor.*

**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.

*As the new building does not touch the historic/existing structure if it is removed it does not affect the historic landmark.*

**The project meets this standard**

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## LOCATION MAP



