

HISTORIC LANDMARK COMMISSION
OCTOBER 23, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
 C14H-1991-0018
 1011 E. 8th Street
 Boothe-Santa Ana House

PROPOSAL

Enclose the rear porch, remove a small rear addition, and replace with a rear addition.

PROJECT SPECIFICATIONS

The applicant proposes to enclose the rear porch with vertical wood siding and double-hung wood-sash windows, adding a short flight of concrete steps for access. Original decorative brackets will be reused, and the porch roof will be rebuilt with a slightly shallower slope. The porch is currently enclosed with wood lattice siding. The applicant also proposes to demolish a small rear addition, remove an original window, and add a new addition clad in vertical wood siding with casement wood-sash windows that have a double-hung sash profile.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate proposed changes to historic landmarks. The standards applicable to this project include:

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.*

Both of the exterior elements of the proposed project are located at the rear of the property. They will be partially visible from Waller Street, though the side of the property is heavily vegetated. The project will have a low impact on the historic character of the property.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed changes do not create a false sense of historical development.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed project will preserve and reuse original porch brackets and maintain the form of the rear porch with half-height siding (built to the existing chair rail, which will be retained as a sill) and windows above. The original window proposed to be removed for the rear addition will be retained on site for future reuse.

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 proposed project will differentiate new construction from historic with vertical wood siding.

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.

The proposed porch enclosure could be removed and the porch restored in the future without significantly impairing the form and integrity of the historic building. Likewise, the proposed rear addition could be removed and the original window replaced. Though the majority of the materials used in the hypothetical restoration would be new, both proposed changes are at the rear of the building.

The project complies with the applicable standards.

COA COMMITTEE RECOMMENDATIONS

Approve the project as proposed.

STAFF RECOMMENDATION

Approve the project as proposed.

LOCATION MAP



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C14H-1991-0018
LOCATION: 1011 E 8TH ST



1" = 167'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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PROPERTY INFORMATION

Photos



Primary (north) façade of 1011 E. 8th Street. No changes are proposed to this façade.



Detail of current addition on rear (south) façade, looking northwest.



Detail of rear porch, looking west.