

HISTORIC LANDMARK COMMISSION
DECEMBER 17, 2018
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1974-0015
Elisabet Ney Museum
304 E. 44th Street

PROPOSAL

Restore existing historic windows and doors; replace existing basement hatches in kind; remove existing pedestrian bridge and replace with a new bridge; add ground-mounted pathway lighting and signage lighting.

PROJECT SPECIFICATIONS

Restoration of historic windows and doors:

The applicant proposes the restoration of historic windows and doors on the museum building. The applicant has compiled an inventory of all of the windows and their requirements for restoration, replacing only those materials too deteriorated to be repaired, or non-historic materials that have been used in repairs over the years. Non-historic hardware will be replaced with replicas of historic hardware. The applicant proposes to return to operable condition the large window facing north in the Texas Room of the museum with restoration and reconstruction of the pulley system. Interior and exterior doors will be repaired and restored.

Replace existing basement hatch doors:

The existing basement hatch doors have deteriorated due to exposure to the elements and must be replaced. The applicant proposes an in-kind replacement of the hatch doors, but providing a new hatch gutter to help ameliorate the runoff of rainwater from the building directly onto the hatch doors.

Replace existing pedestrian bridge:

The existing wooden pedestrian bridge across Waller Creek does not satisfy ADA requirements. The applicant proposes the replacement of the existing bridge with a new bridge on a new axis and sightline to the building. The proposed new bridge will be a modified "pony truss" design constructed of steel with very delicately-rendered railings and cap and a timber deck. The design of the proposed bridge complements the artistic ambience of the site with its skilled design, while not detracting from the primary focus of the museum site – the home and statuary of Elisabet Ney. The bridge will have new concrete pads at either end for accessibility.

Add new lighting:

The applicant proposes to add recessed ground lighting along the existing pathways on the property and additional lighting of the sign at the northwest corner of the property.

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.
- 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

The applicant worked with the Committee over several months to develop the plans for the new bridge and restoration work on the museum building. The Committee recommended approval of the proposal.

STAFF RECOMMENDATION

Approve as proposed. This project is exemplary in its attention to detail and its sensitive consideration of the character of the building and site. The proposal meets all applicable standards.



Existing walkway and pedestrian bridge proposed for replacement.