

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
APRIL 22, 2019
C14H-1994-0018
DAVID C. PARKER PROPERTY
2404 RIO GRANDE STREET

PROPOSAL

Construct a secondary building partially on the historic parcel at the rear of the house.

PROJECT SPECIFICATIONS

The applicant proposes the construction of a four-story building at the rear of the lot; the majority of the building will not be on the historic-zoned lot, but on the lot immediately to the rear. However, due to its proximity to the historic building, and the proposed connection with the historic building, the Commission has jurisdiction to review this application for a Certificate of Appropriateness.

The proposed rear structure will be four stories tall with a combination of brick, stucco, and synthetic wood siding. The windows in the proposed new construction will be metal. The building will have an exterior staircase facing the back of the historic house that will be screened with vertical mullions. The total height of the building is just over 44 feet.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects on historic landmarks. The following standards apply to the proposed project:

- 1) *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.*

Evaluation: The proposed new construction is located behind the historic house and has no physical connection to the house. The contemporary design for the proposed structure does not compete with the prominence of the historic house on the site, and the colors and materials chosen for the proposed new structure complement the historic architecture.

- 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.*

Evaluation: The proposed new building is set behind the historic house and has been designed and scaled to be complementary to the historic architecture.

- 10) *New additions and adjacent or related 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.*

Evaluation: The proposed new building does not physically impact the historic building in any way.

The project meets the applicable standards.

COMMITTEE RECOMMENDATIONS

The Committee has met continuously with the applicant over the course of several months and has recommended changes to the proposed new construction; the applicant has revised plans to meet the Committee's recommendations and the Committee has indicated its willingness to approve the proposal.

STAFF RECOMMENDATION

Approve as proposed. The proposed new building does not compete with the historic architecture and the materials chosen for the new building are complementary to the context and setting of the historic building.