

Certificate of Appropriateness for 116 E Gilman

August 12, 2019



Proposed Work

- Alterations to façade and main entrance
- Modify hardscape & landscape for main pedestrian entry
- Replacement of rear entrance canopy
- Replacement of screens on some windows



History of Property

- Constructed in 1960
- International style
- Mansion Hill Historic District (1850-1930)



Applicable Standards

41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS

(1) New construction or exterior alteration.

(d) In the case of any exterior alteration or construction for which a certificate of appropriateness is required, the proposed work will not frustrate the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources.



Applicable Standards

41.22 MANSION HILL HISTORIC DISTRICT

(4) Standards for Review of Development in the Mansion Hill Historic District.

(b) All street facades shall blend with other structures via directional expression. When adjacent structures have a dominant vertical or horizontal expression, this expression should be carried over and reflected.





1 Existing Front Lobby Entry From Steps



2
SCOPE OF WORK IN PHOTOS 1 - 2 - 3:
REPLACE GLASS ENTRY OF BUILDING LOBBY - ADD NEW WINDOW TO LEFT OF DOOR.
REMOVE EXISTING AWNING AND REBUILD ORIGINAL CANOPY TO ALIGN WITH NEW ENTRY GLASS.
REMOVE AND REPLACE EXISTING CONCRETE STEPS AND WALK.
REMOVE AND REPLACE EXISTING GARDEN WALLS AND LANDSCAPE.



3



4 Existing Lobby Entry Canopy and Stair Tower Windows

SCOPE OF WORK IN PHOTO 4:
REMOVE EXISTING FABRIC AWNING AND CANOPY WORK. REPLACE WITH NEW ANODIZED ALUMINUM OR ALTERNATE STEEL AND GLASS CANOPY.
REPLACE EXISTING STAIR TOWER CURTAIN WALL SYSTEM WITH NEW.



5 Typical Apartment Unit Window

SCOPE OF WORK IN PHOTO 5:
REPLACE MISSING AND DAMAGED SCREENS OF UNIT WINDOWS.



6 Existing Rear Entry Canopy

SCOPE OF WORK IN PHOTO 6:
REPLACE TO MATCH EXISTING CANOPY.



South Elevation



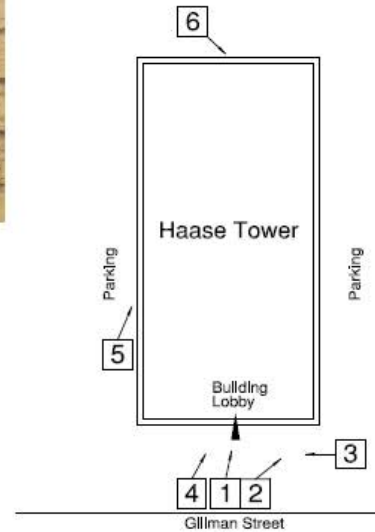
East Elevation

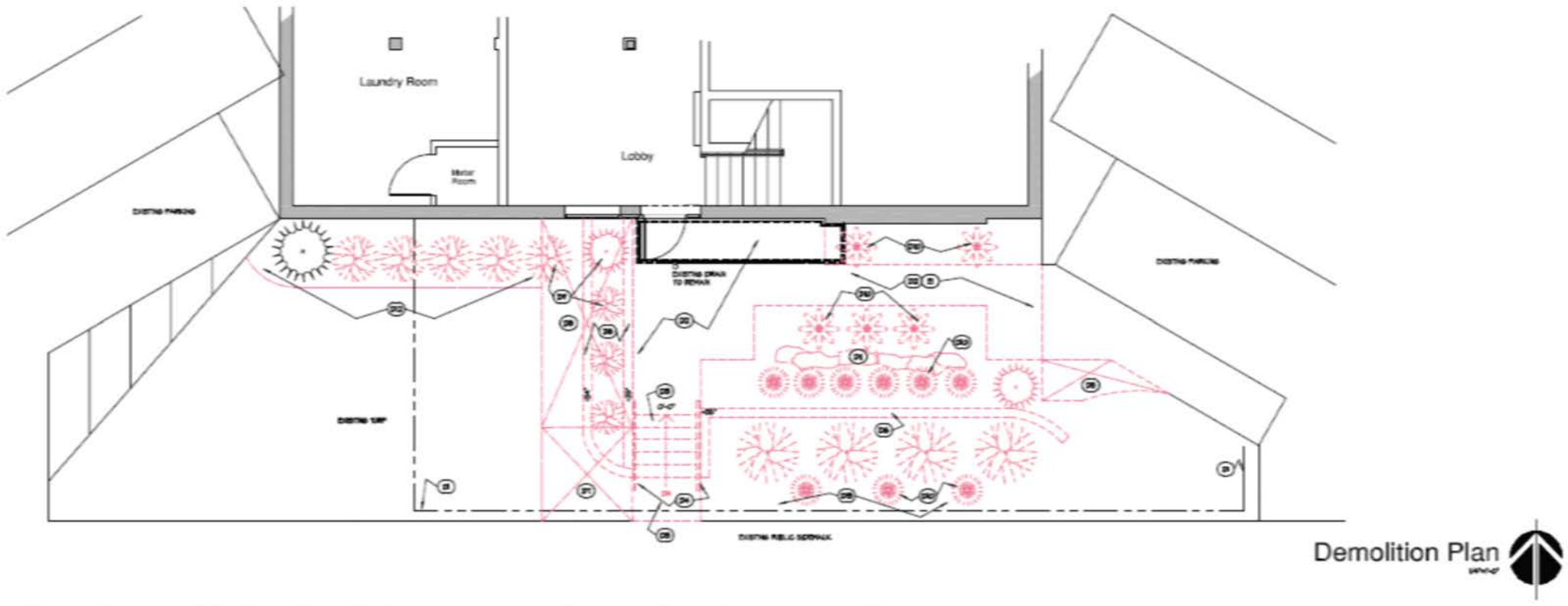


West Elevation

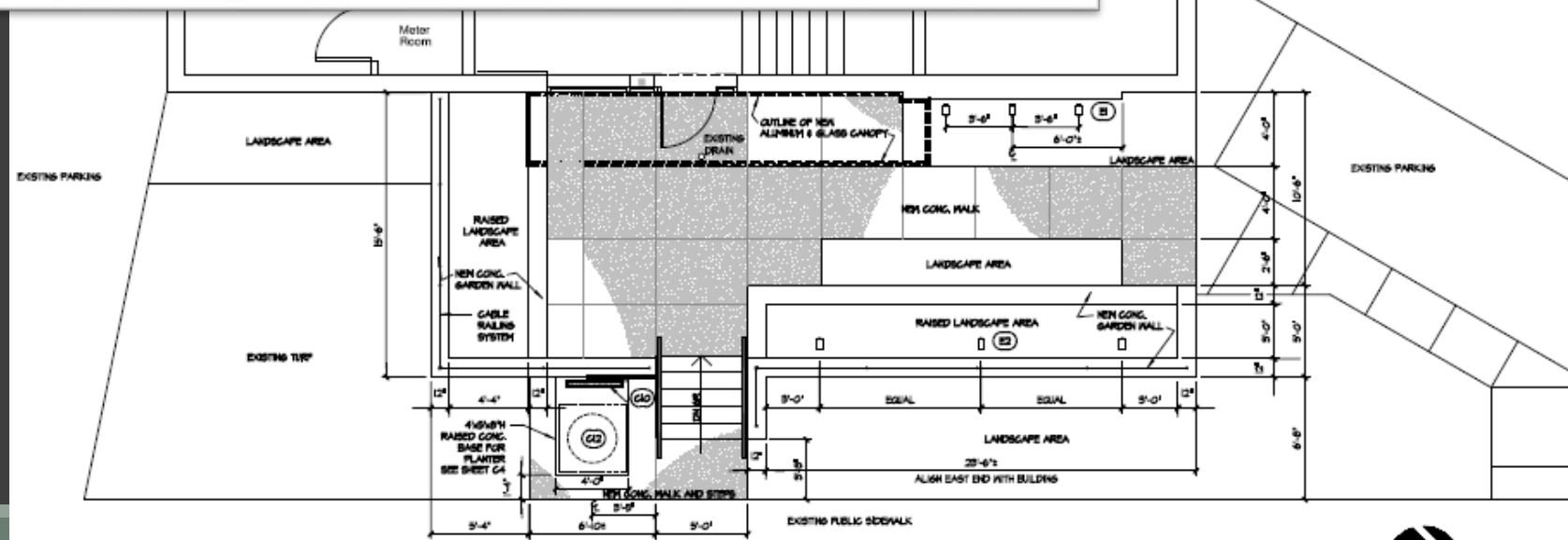


North Elevation





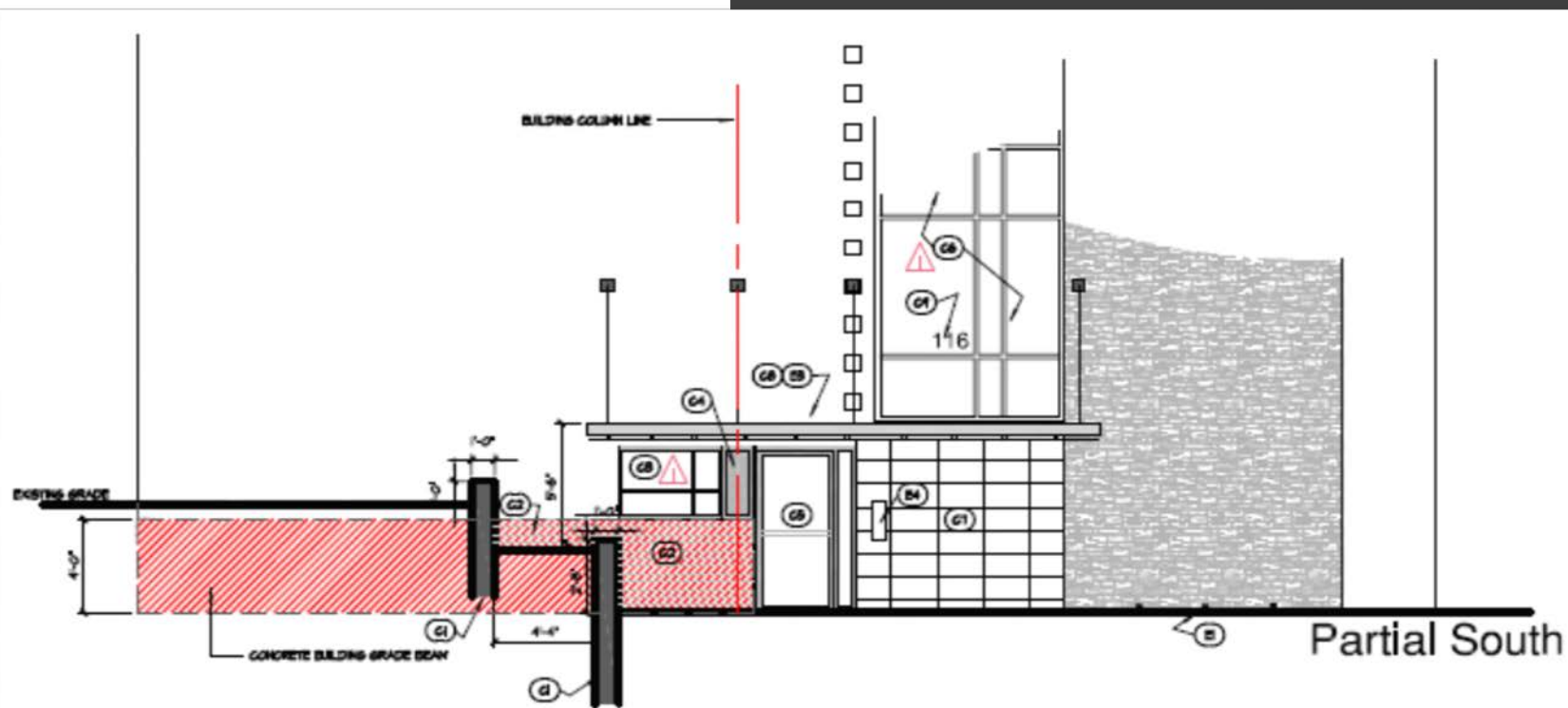
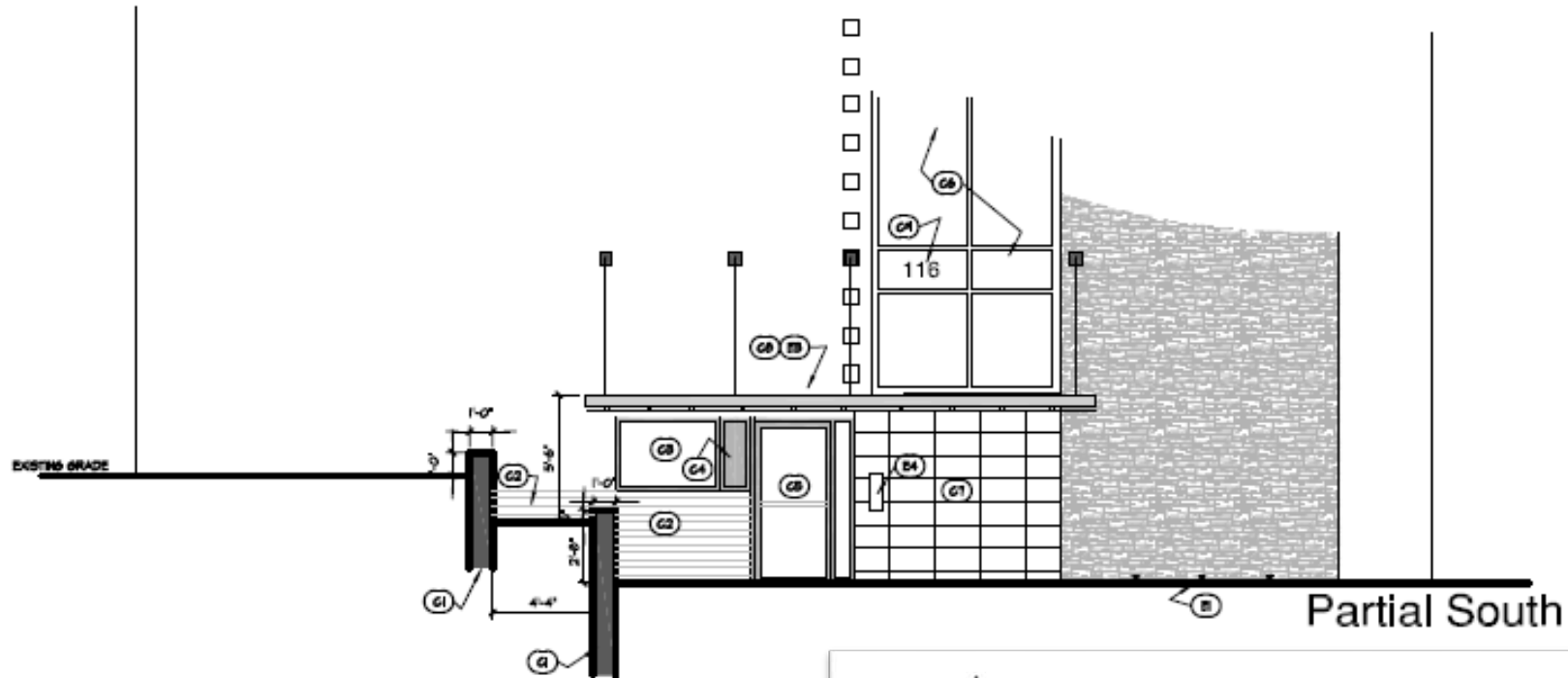
Demolition Plan

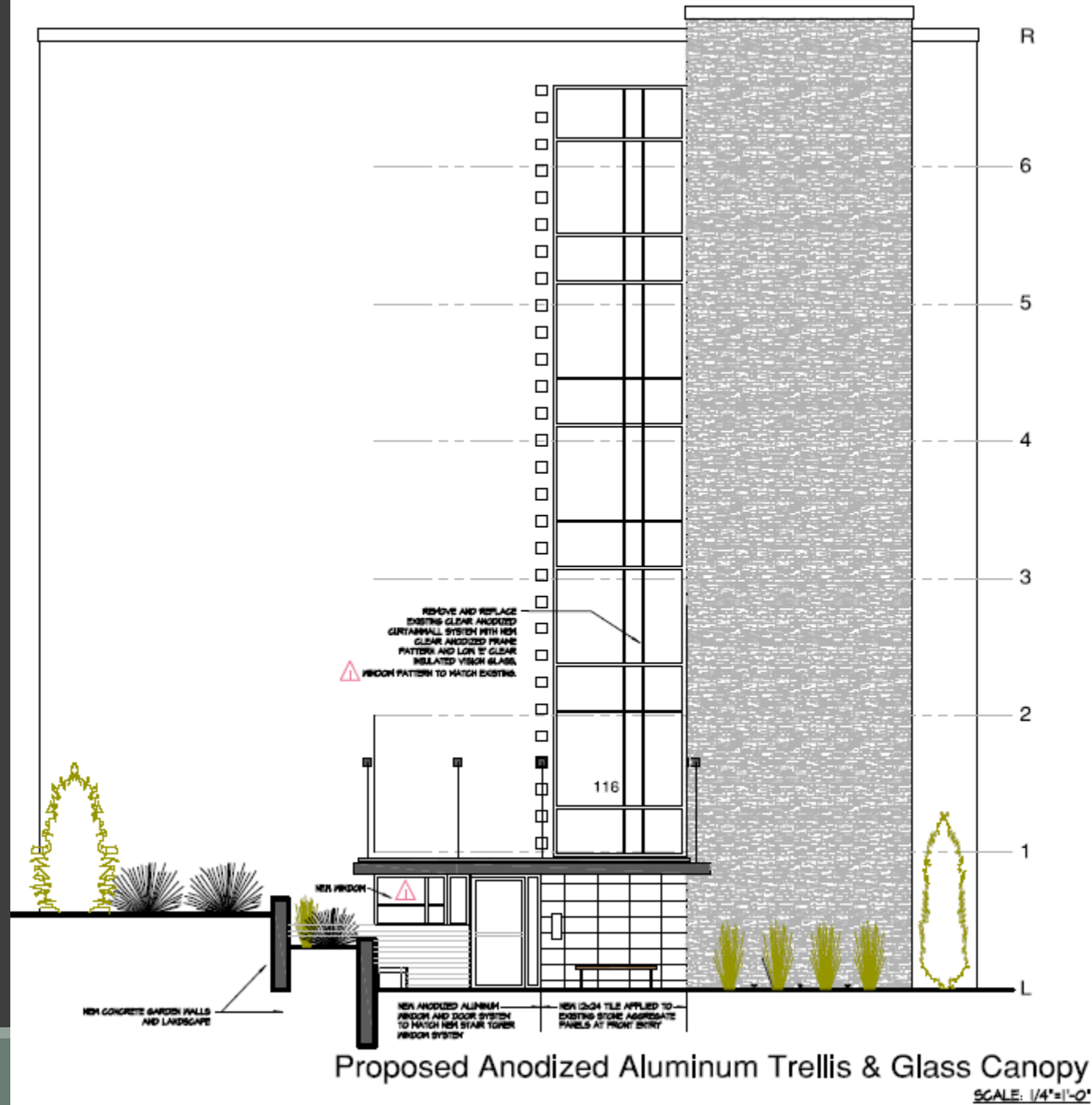
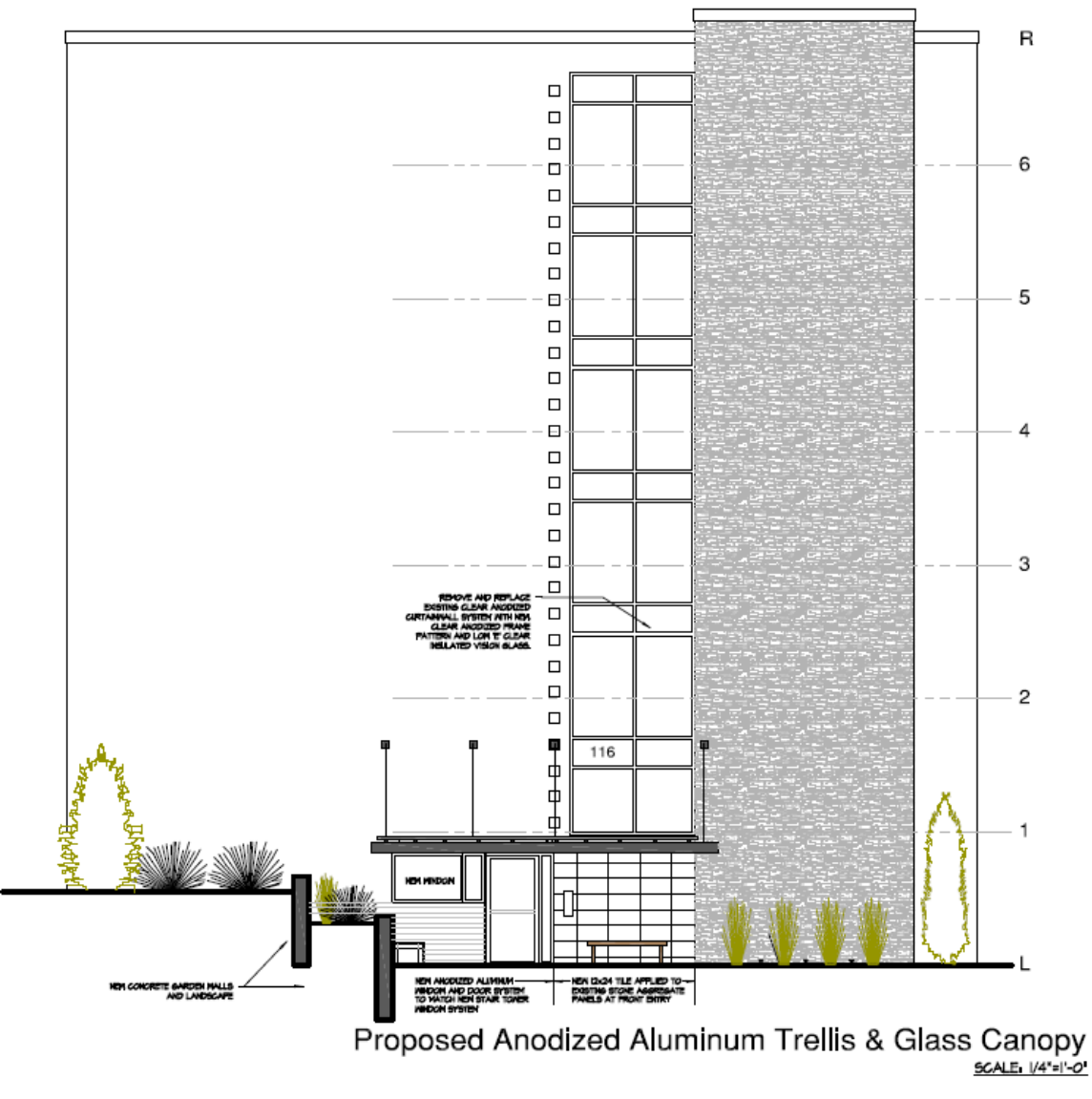


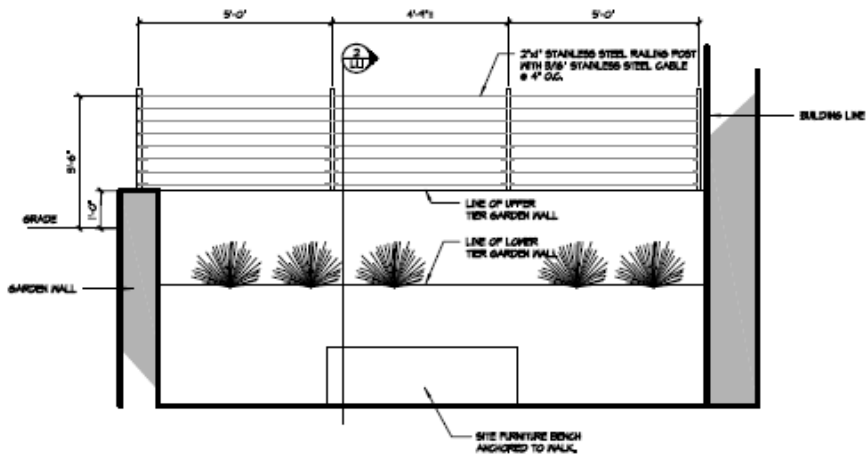
Entry Court Plan

SCALE: 1/4"=1'-0"

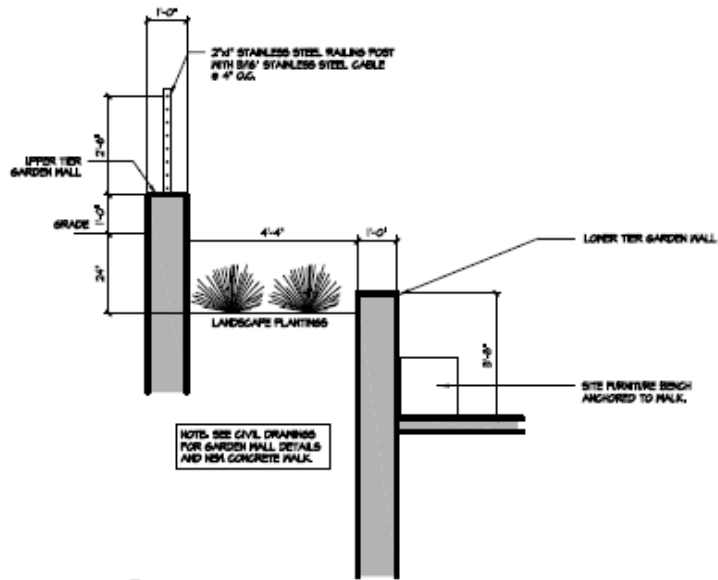




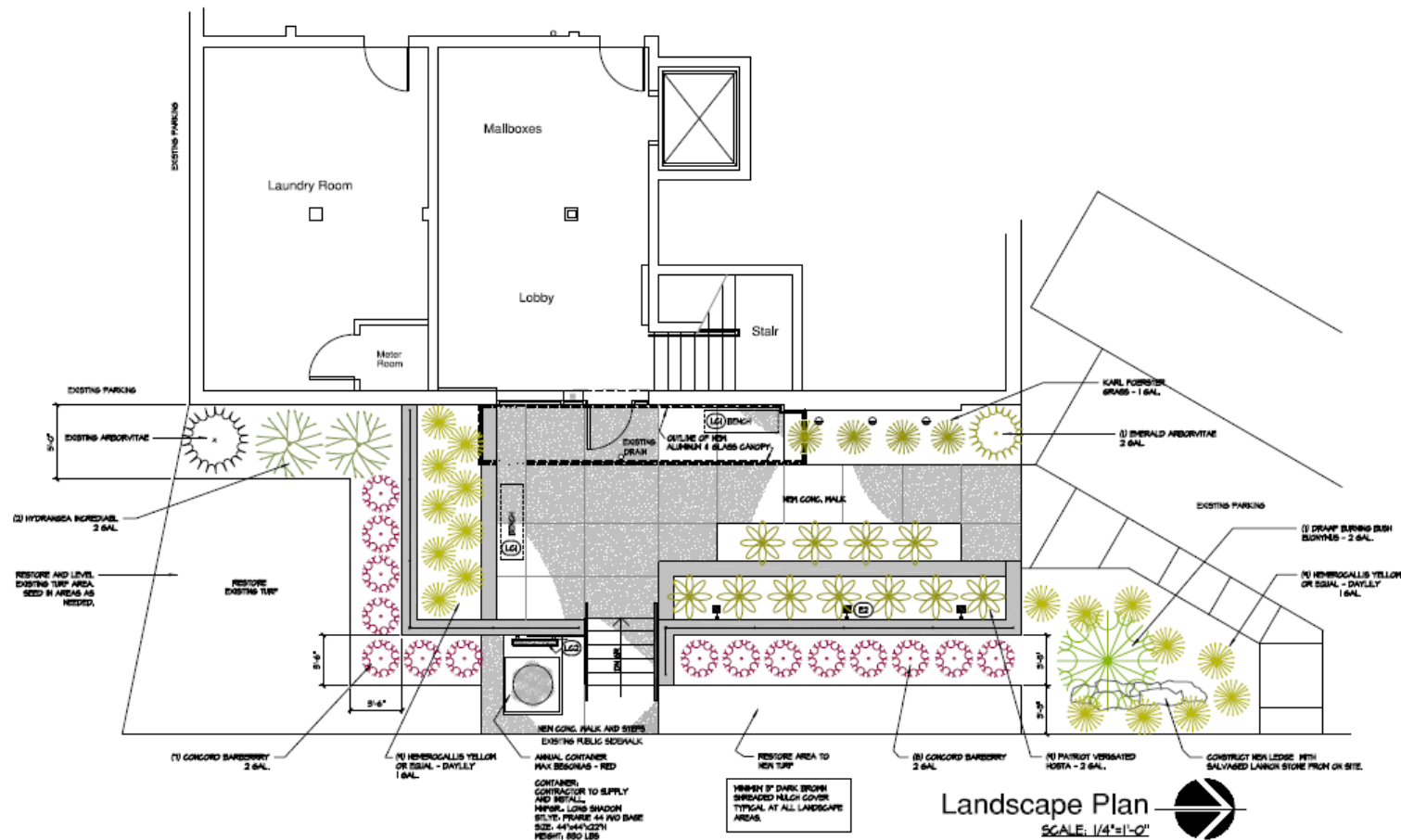




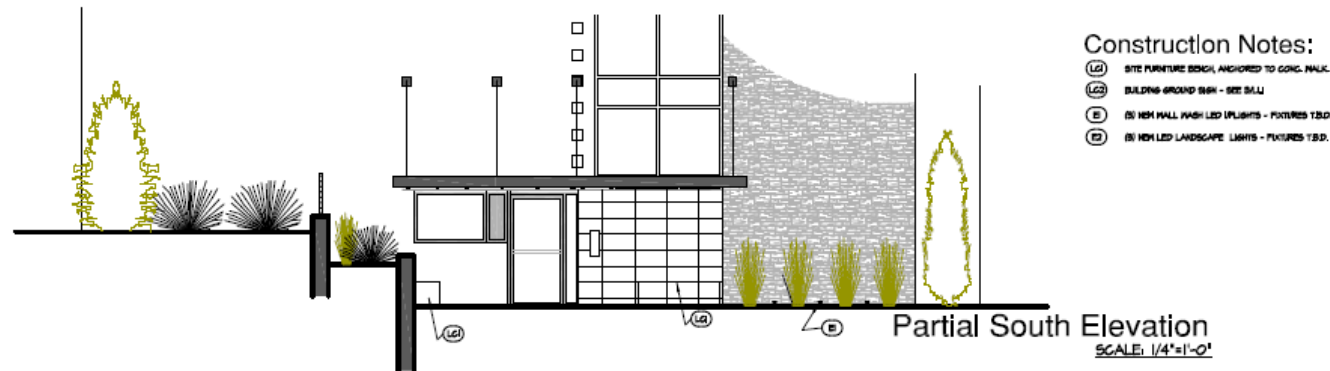
1 Bench - Garden Wall Elevation
SCALE: 1/2"=1'-0"



2 Garden Wall Section
SCALE: 1/2"=1'-0"



Landscape Plan
SCALE: 1/4"=1'-0"



Construction Notes:

- (1) SITE FURNITURE BENCH, ANCHORED TO CONC. WALK.
- (2) BUILDING GROUND BISH - SEE BILL.
- (3) NEW WALL WASH LED LIGHTS - FIXTURES T.B.D.
- (4) NEW LED LANDSCAPE LIGHTS - FIXTURES T.B.D.

Partial South Elevation
SCALE: 1/4"=1'-0"

Staff Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness can be met and recommends that the Landmarks Commission approve the project with the following conditions:

1. Approval of entranceway replacement with new windows either being clerestory or full length, new architectural tile installed over existing pebble-dash panels with color to be approved by staff, and replacement of door as proposed.
2. Approval of curtain wall replacement with new curtain wall to replicate original design, utilizing aluminum framing and low-e glass with low iron content.
3. Refer decision on signage for a future submission, or administrative approval by the Preservation Planner.
4. Approval of new parking lot surfacing as complies with other City requirements.

