



Project Name/Address: 416 East Wilson Street, Cardinal Hotel

Application Type: Certificate of Appropriateness for exterior alteration to a designated landmark

Legistar File ID # [33863](#)

Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division

Summary

Project Applicant/Contact: Mike Putnam, First General Services

Requested Action: The Applicant is requesting a Certificate of Appropriateness for the exterior alteration of the designated landmark site, Cardinal Hotel.

Background Information

Parcel Location: The subject site is a designated landmark site on East Wilson Street.

Relevant Landmarks Ordinance Sections:

33.19(5)(b)4. Upon filing of any application with the Landmarks Commission, the Landmarks Commission shall determine:

- a. Whether in the case of a designated landmark or landmark site, the proposed work would detrimentally change, destroy or adversely affect any exterior architectural feature of the improvement upon which said work is to be done;

33.19(8) Maintenance of Landmarks, Landmark Sites and Historic Districts.

- (a) Every person in charge of an improvement on a landmark site or in an Historic District shall keep in good repair all of the exterior portions of such improvement and all interior portions thereof which, if not so maintained, may cause or tend to cause the exterior portions of such improvement to fall into a state of disrepair. This provision shall be in addition to all other provisions of law requiring such improvement to be kept in good repair.

Analysis and Conclusion

An addition to the historic Cardinal Hotel was constructed in 1909 as designed by Kronenberg. It was designated a local landmark in 1993. The proposed exterior alteration work relates to the west elevation which is largely hidden from view. The windows and siding are not historic fabric and their replacement is part of the maintenance of the building.

The existing cedar siding was likely installed during the previous renovation work (circa 1990s) and is not original fabric. The submission materials request that the existing cedar siding will be replaced with an LP Smartside siding product and that the proposed replacement siding material will have the texture of cedar graining. The product information offers siding with a smooth side and with the texture of cedar graining. The Commission shall determine which siding appearance is appropriate for the installation. The submission materials also indicate that the existing exposure will be replicated.

In addition to the siding replacement, the submission materials also request that 40 existing windows (located in the area related to the siding replacement) be replaced. The current windows were likely installed during the previous renovation work (circa 1990s) and are not original fabric. The proposed replacement windows are one-over-one double hung vinyl units with full screens. The exterior color will be architect bronze. The submission materials explain that the windows will be “new construction” units, not replacement packs, so the visible glass size will not be reduced.

The completion of the proposed work will not detrimentally change, destroy or adversely affect the landmark building.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends approval by the Landmarks Commission. The Commission shall determine the appropriate texture of the proposed siding and include that determination in the motion.