



Project Name/Address: 1344 East Washington Avenue

Application Type: Certificate of Appropriateness for exterior alteration of landmark building

Legistar File ID # [37128](#)

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

Date Prepared: February 4, 2015

Summary

Project Applicant/Contact: Mullins Group LLC

Requested Action: The Applicant is requesting a Certificate of Appropriateness for the exterior alteration of the landmark building.

Background Information

Parcel Location: The subject site is a designated landmark located on East Washington Avenue.

Relevant Landmarks Ordinance Sections:

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.

33.19(5)(b)4 Regulation of Construction, Reconstruction and Exterior Alteration

- 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; and

Analysis and Conclusion

The property owner is requesting a Certificate of Appropriateness for work that was already completed to replace the majority of the window sash so that they can obtain the proper building permit.

A Mullins Group employee contacted staff in August to discuss the condition of the windows and the approvals needed for the landmark building. The employee and staff made arrangements to meet on site, but the employee did not arrive so staff reviewed the window condition from the exterior. Staff emailed the employee later that day to explain that the majority of the windows seemed to be in repairable condition. The employee contacted staff a month later and requested a discussion about the condition of the windows and the need for replacement. At approximately the same time the tenant contacted staff about the replacement of windows and staff provided information about maintenance and repair.

A permit for "INTERIOR DECONSTRUCTION ONLY: no changes to egress, exterior, fire rating, structure or toilet facilities" was issued on October 31, 2014. Recently staff learned that the window sashes had been replaced and contacted the employee to request that the work stop. Staff and the employee met on site to review the completed work.

The employee explained that the few existing wood sash that were in repairable condition were fitted with double pane glass units and that all other sash were replaced with new wood sash and double paned glass that were constructed to match the appearance of the previously existing sash. The employee also explained that some of the exterior trim and sills were replaced and some were repaired.

The applicant's submission materials indicate that the previously existing sash were largely replaced in 1975.

Recommendation

Because the previously existing sash were already replacements and the new sash were constructed to match them, staff believes the architectural features of the landmark site have not been changed, destroyed or adversely affected.

Staff believes that the standards for granting a Certificate of Appropriateness are met and recommends approval by the Landmarks Commission with the following condition of approval:

1. The exterior trim that is missing, exists in poor condition, or was recently repaired shall be repaired with full length material or repaired with Dutchman repairs that match the adjacent profile. Patches without a continuation of the adjacent molding profile are not appropriate and shall be corrected. By the completion of the work, the window assemblies shall be weather-tight with a historically appropriate appearance.

The applicant shall obtain a proper building permit for the completed window work and shall obtain a Certificate of Appropriateness for any other exterior alterations including repairs on this landmark site.