

Regarding: **1301 East Washington Avenue – Gisholt Machine Company - Designated Landmark - Exterior alterations including addition of new doors at rear loading area and changing some existing frosted glass to clear glass. (Legistar #21092)**

Date: January 24, 2011
Prepared By: Amy Scanlon

General Information

The Applicant is proposing to alter the exterior appearance of the designated landmark located at 1301 East Washington Avenue and known as the Gisholt Machine Company. The local landmark nomination is attached for your review. According to the submission materials, the alterations are as follows:

1. Addition of sloped apron with retaining walls in loading area.
2. Modification of original openings to create three wider openings with new doors at new loading area.
3. Installation of new canopy at new loading area.
4. Replacement of insulated window units where seals have failed.
5. Replacement of existing frosted glass insulated window units with clear glass insulated window units.

Relevant sections of the Landmarks Ordinance

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; and
- b. Whether, in the case of the construction of a new improvement upon a landmark site, the exterior of such improvement would adversely affect or not harmonize with the external appearance of other neighboring improvements on such site;

Staff Comments

Staff is supportive of these alterations that will reuse this landmark building. The following staff comments relate to the proposed work listed above:

1. The installation of the sloped apron and retaining wall is necessary for the new loading bays. The material and design details were not included in the submission, but this is not a concern at this level of design.

2. The construction method proposed to modify the original openings to create three wide doors preserves the arched head and the outermost jambs of the original window openings. The original masonry between the window pair and original masonry below the windows will be removed to create the larger opening, but it would be possible to reconstruct these masonry features in the future if desired.
3. The installation of the canopy has only four connections to the building will occur at locations of later concrete block infill instead of at original brick.
4. The original windows were replaced over 20 years ago. The current windows should be maintained/replaced as necessary for the overall preservation of the building. The replacement windows should match the existing windows as closely as possible or should replicate the original windows.
5. The request to replace the frosted glass in the upper lights of the existing windows with clear glass is desirable.

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations can be met and recommends approval by the Landmarks Commission subject to the following conditions:

1. That the details of the retaining wall and railing be approved by Staff.
2. That the details of the new loading doors and materials around these openings be approved by Staff.