



Project Name/Address: 3502 Gregory Street, Glenwood Children’s Park
Application Type: Alteration to a landmark site
Legistar File ID # [52424](#)
Prepared By: Amy L. Scanlon, Preservation Planner, Planning Division
Date Prepared: July 15, 2018

Background Information

Parcel Location/Information: The landmark site is located at 3502 Gregory Street.

Relevant Ordinance Sections:

- 41.18 STANDARDS FOR GRANTING A CERTIFICATE OF APPROPRIATENESS.** A certificate of appropriateness shall be granted only if the proposed project complies with this chapter, including all of the following standards that apply.
- (1) New construction or exterior alteration. The Landmarks Commission shall approve a certificate of appropriateness for exterior alteration or construction only if:
 - (a) In the case of exterior alteration to a designated landmark, the proposed work would meet the Secretary of the Interior’s Standards for Rehabilitation.
 - (b) In the case of exterior alteration or construction of a structure on a landmark site, the proposed work would meet the Secretary of the Interior’s Standards for Rehabilitation.
 - (c) NA
 - (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.

Secretary of the Interior’s Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. 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.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
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.
10. New additions and adjacent or related new 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.

Analysis and Conclusion

The current proposal requests the removal of the existing storm pipe and apron and the installation of a new headwall and pipe. The concrete headwall can be covered with stone veneer or stone liner to look like stone. The stone arch of the railroad culvert is not on the landmark site.

41.18(1)(a) instructs the Landmarks Commission to review the alteration request using the Secretary of the Interior's Standards for Rehabilitation. The Secretary of the Interior's Standards generally address the issues with this work. Overall, the historic character of the park is being retained and improved by the proposed storm water system work. The largest issue is how to blend the new concrete structure into the existing landscape so that it is unobtrusive.

41.18(1)(d) instructs the Landmarks Commission to determine if the alteration request frustrates the public interest expressed in this ordinance for protecting, promoting, conserving, and using the City's historic resources. Similar to the Secretary of the Interior's standards, the proposed work will assist in protecting, promoting, conserving and using the City's historic resources as long as the proposed headwall is unobtrusive.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the storm sewer project are met and recommends that the Landmarks Commission approve the request with the following condition of approval:

1. The new concrete headwall shall be covered with stone veneer or stone liner so that the new material blends with the existing appearance. The Landmarks Commission shall discuss options with Engineering staff.