



Project Name/Address: 1344 East Washington Avenue

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

Legistar File ID # [34764](#)

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

Summary

Project Applicant/Contact: Kirk Biodrowski, Shulfer Architects LLC

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

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
- 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;

Analysis and Conclusion

The applicant is requesting a Certificate of Appropriateness to alter the landmark by adding a raised deck and lower patio area on the north side (rear) of the building. The deck will be constructed on composite wood material and have a metal railing. The patio will be constructed on stamped concrete.

The applicant shall confirm the use of stamped concrete for the lower patio area as the submission materials show composite wood at the lower patio area.

The applicant shall describe how the raised deck is attached to the landmark building. Staff assumes that the deck framing will include a ledger board which would be attached to the landmark building and requests that the applicant consider framing options that do not anchor into the landmark building.

Recommendation

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. That the final details of the raised deck framing be reviewed and finalized with staff.