



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

Date Prepared: February 24, 2015

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 received a Certificate of Appropriateness for a raised deck and lower patio area at the July 14, 2014 Landmarks Commission meeting. The applicant is requesting an amendment to the previously approved COA related to a revised raised deck and patio design. The revised design includes a stamped concrete perimeter wall and steel pipes as structure for stringed lights. The lights are proposed to be attached to the landmark building; however, the raised deck structure does not physically attach the exterior wall of the landmark.

Staff previously approved the dumpster location and screening as submitted so an action from the Landmarks Commission is not needed as part of this request.

In addition to the raised deck and patio amendment, this application also includes the installation of mechanical equipment, lighting, and exterior doors. These elements are discussed below:

The proposed mechanical equipment is located in two areas. There is equipment located near the stair tower in the north west area of the rear of the building. There is also equipment located on the "flat" roof. The Landmarks Commission already approved the ducts and the unit closest to the stair tower. The new roof top unit (RTU) located above the passage shed is screened. The two condensers on the flat roof are visible from the north. A larger RTU is located on the north east side of the flat roof near the chimney and is visible from the north, east and south. An exterior duct exits the RTU above the parapet and bridges to enter the hipped roof of the adjacent portion of the landmark building.

The proposed lighting includes existing lighting to remain on the south elevation, new lights at each exterior door, decorative gooseneck fixtures mounted on the north elevation, and string lights over the deck and patio. The drawings indicate that the fixtures on the south elevation will remain, but other existing fixture locations are shown in the drawings. Most of the lights at each exterior door are located in new locations and will require that a hole be drilled in the exterior wall. Two of the decorative fixtures on the north elevation appear to be located in the place of an existing light fixture. The third decorative fixture appears to be a new location and will require that a hole be drilled in the exterior wall. The eastern most decorative fixture may interfere with an eave bracket. The drawings indicate that the string lights will be strung from the pole to the face of the building where they will be attached by an eye bolt.

The proposed exterior doors will be installed in every existing exterior door opening. The doors are shown as either 6 panel doors or half glass above with two panels below. The submission materials indicate that the doors are constructed as interior doors with wood veneer.

Recommendation

Staff believes that the standards for granting a Certificate of Appropriateness for the location of the larger "flat" roof RTU and related exterior ducting to the adjacent hip roof adversely affects the landmark building and recommends denial by the Landmarks Commission.

Staff believes that the standards for granting a Certificate of Appropriateness for the location of the condensers located on the "flat" roof adversely affect the landmark building and recommends denial by the Landmarks Commission unless the Applicant devises a way to integrate the equipment in a compatible manner. Staff recommends that staff have final administrative approval of this element and discretion to return this item to the Commission for review if necessary.

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

1. The Applicant shall provide staff with the color and style for the stamped concrete to ensure that the sample matches the existing brick building.
2. The Applicant shall install poles against the exterior wall of the building instead of fastening eye bolts to the exterior wall so that the structure for the lights is self-supporting from lower poles at the guard rail and higher poles at the building wall.
3. The Applicant shall confirm the locations of the existing light fixtures to remain and the method to remove the existing fixture and conceal related wall damage.

4. The Applicant shall confirm that the new light fixtures at the exterior doors are located in existing fixture locations so that existing holes or conduit locations can be utilized. If new holes are being drilled or new conduit is being affixed to the building, the Applicant shall confirm those locations and describe alternate locations that would not adversely affect the exterior walls. All fasteners shall be installed in the mortar joints.
5. The Applicant shall confirm that the location of the third decorative fixture is a new location and requires that a hole be drilled in the wall. The Applicant shall consider the deletion of that light location.
6. The Applicant shall confirm that the eastern most decorative fixture does not interfere with an eave bracket.
7. The Applicant shall select exterior grade doors of similar style for final administrative approval and discretion to return this item to the Commission for review if necessary.