

Regarding: **917 East Mifflin Street – Breese Stevens Field – Designated Landmark – Entrance Improvements (Legistar #21807)**

917 East Mifflin Street – Breese Stevens Field – Designated Landmark – Installation of Press Box Structure (Legistar #21808)

Date: March 28, 2011
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General Information

The Applicants are proposing to alter the exterior appearance of the designated landmark located at 917 East Mifflin Street and known as Breese Stevens Field. The submissions are being treated separately by the City Parks Department, but are combined in this Staff Report for better understanding of the entire landmark site.

According to the submission materials, the entrance improvements (#21807) involve the following:

1. Removal and replacement of concrete paving.
2. Installation of benches, tables, bollards, waste receptacles and trees.
3. Installation of monument signage.

According to the submission materials, the press box structure (#21808) will be installed on the East Washington side of the field. The press box is a pre-manufactured unit that would be elevated above the playing field for ease of viewing.

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 and Recommendations

Entrance Improvements: The proposed signs meet the height and square footage requirements of the sign code. Staff prefers sign Option A because it is less likely to require future maintenance. The location of the sign is within the vision triangle at the corner and should be approved by Traffic Engineering.

Staff believes that the standards for granting a Certificate of Appropriateness for the exterior alterations are met and recommends approval by the Landmarks Commission.

Press Box: The Applicant worked with Staff during the design phase to find a solution for the exterior treatment of the press box. Because the press box must be elevated, it was not feasible to install appropriate looking veneer stone or brick as the exterior material to blend it with the materials of the landmark. Instead, a more contemporary structure was suggested. The intent was that this structure would read clearly as a new addition for the function of the field and not be interpreted as part of the historic fabric.

Staff believes that the standards for granting a Certificate of Appropriateness for the installation of the press box structure are met and recommends approval by the Landmarks Commission.