



**Project Name/Address:** 2020 Eastwood Drive  
designated landmark, Kennedy Dairy Horse Barn

**Application Type:** PUBLIC HEARING: Certificate of Appropriateness for exterior alteration/addition

**Legistar File ID #** [41825](#)

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

**Date Prepared:** March 8, 2016

## Summary

**Project Applicant/Contact:** Jon Brakebill, Filament Marketing, LLC

**Requested Action:** The Applicant is requesting a Certificate of Appropriateness for exterior alteration/addition to a landmark

## Background Information

**Parcel Location:** The subject site is a landmark site located adjacent to Atwood Avenue.

### 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) N/A
    - (c) N/A
    - (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 Applicant is requesting to add a second floor addition to the existing concrete block one story element of the landmark building. The barn structure was constructed in circa 1904. The date of construction for the cinderblock addition is unknown, but it was present when the landmark designation was prepared in 1985.

The proposed addition would increase the height of the concrete block wall to just below the eave of the barn structure and continue the second floor wall of the addition to the addition roof with horizontal siding. The addition roof is proposed to be flat and intersect the existing barn structure gable roof parallel to one side. The sided portion of the south wall of the addition is stepped back to accommodate HVAC equipment in an area screened by the increased height of the concrete block wall.

A brief discussion of the Secretary of the Interior's Standards for Rehabilitation follows:

1. The use of the property is not being altered by the request. The building was adaptively reused as office space in 1985 and will continue to serve as office space. The distinctive barn form is being altered by the proposed addition.
2. The historic character of the property is largely being retained and preserved. The purpose and construction date of the existing concrete block addition is unknown, but it was constructed to complement the use of the historic barn structure. Providing a second floor addition to this existing previous addition will alter the appearance. The way the addition intersects the roof does not allow the simple barn roof form to continue. The addition should be revised to allow the roof form to remain unobscured.
3. Conjectural features are not being added. The addition of the second floor to the previous one story addition should have a physical break or offset so the wall extension is read as the progression of changes to the building over time.
4. The purpose and construction date of the existing concrete block addition is unknown, but it was constructed to complement the use of the historic barn structure. While the addition may not be historically significant, it is part of the history of the landmark.
5. The proposed addition will affect the barn form. The roof form is a distinctive feature of the building. Other distinctive materials, finishes, and construction techniques or examples of craftsmanship that characterize the historic barn structure will largely remain.
6. The historic features of the barn structure will remain.

7. Chemical or physical treatments are not being proposed.
8. Archaeological resources are not known to be located on this site and the construction of the addition will not require site disturbance.
9. The proposed addition will obscure the roof form which is a character defining feature of this building. The massing of the proposed addition should be revised to allow the roof form to remain unobscured. The proposed new concrete wall extension should have a physical break, but otherwise, the addition materials differentiate it from the existing building. The proposed new work is compatible with the existing materials.
10. The proposed second floor addition could be removed in the future and the form and integrity of the property would be largely unimpaired.

## **Recommendation**

Staff believes that the standards for granting a Certificate of Appropriateness for the proposed addition to the landmark are not met and recommends that the Landmarks Commission refer the request so that the Applicant can work with staff on a final design and return to the Landmarks Commission at a future meeting.