

## PLANNING DIVISION STAFF REPORT

February 20, 2017

PREPARED FOR THE LANDMARKS COMMISSION



**Project Name/Address:** 1021 University Avenue, Luther Memorial Church  
**Application Type:** Certificate of Appropriateness for exterior alteration of landmark  
**Legistar File ID #** [46058](#)  
**Prepared By:** Amy L. Scanlon, Preservation Planner, Planning Division  
**Date Prepared:** February 9, 2017

### Summary

**Project Applicant/Contact:** Vince Micha

**Requested Action:** The Applicant is requesting that the Landmarks Commission approve a Certificate of Appropriateness for the proposed exterior alterations which include the replacement of Education Wing roof, refinishing of entrance doors, removal of existing connector bridge and replacement of Education Wing windows at the landmark site.

### Background Information

**Parcel Location:** The subject site is located on University Avenue.

#### Relevant Landmarks Ordinance Section:

- 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.

#### 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

As described in the submission materials, the applicant is requesting a Certificate of Appropriateness for the following work:

- Replacement of Education Wing roof. The submission materials indicate that the existing EPDM roof will be removed and replaced in kind.
- Refinishing of entrance doors. The submission materials indicate that the existing entrance doors will be removed, repaired, refinished and re-hung.
- Removal of the existing connector bridge. The submission materials indicate that the existing stucco connector bridge which was constructed in 1959 will be removed. The door opening accessing the bridge to the Education Wing will be infilled with stone to match the adjacent stone veneer. On the opposite end, a double hung window matching the example next to the bridge will be installed at the church and the surrounding area will be infilled with stone to match the adjacent Church exterior.
- Replacement of Education Wing windows. The submission materials indicate that the existing circa 1980 casement windows in the Education Wing will be removed and replaced with new windows that match the specifications of the original windows. The appearance of the original windows was determined through historic photographs and original construction documents. The new windows will be aluminum with baked-on factory finish and screen options and will have a more historic appearance than the circa 1980s windows.

The work described above will not remove or negatively affect distinctive materials. The existing appearance will be retained and improved.

## Recommendation

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