

Staff Analysis

HPC Certificate of Appropriateness Application

File Number/Name: 26-42-COA, 128 3rd Avenue E – Façade Rehabilitation

Applicable Guidelines

<i>Sections</i>	<i>Applicable Guidelines</i>	<i>Description of Work</i>
2.1	2.1.8, 2.1.10, 2.1.12, 2.1.13	Introductions of metal awnings.
3.1	3.1.1, 3.1.7, 3.1.8	Preservation of existing openings and the introduction of new entryway design.
3.2	3.2.1, 3.2.2	Preservation and possible cleaning of brick on upper façade.
3.4.2	3.4.2.1, 3.4.2.2, 3.4.2.4, 3.4.2.	Replacement windows and doors.

Congruity Analysis:

Per the Applicable Standards & Submittal Requirements:

1. The existing façade appears to have been altered from its original design. The recessed entry was modernized at some point in recent years. The applicant did not provide documentation of the original façade design, and staff was unable to locate any historical documentation showing its original appearance. Therefore, it is appropriate to consider this rehabilitation a new design as defined in the Design Standards. (Section 3.1.7 and 3.1.8).
2. The brick on the majority of the façade appears to be original. No brick is proposed for removal, and the applicant has discussed with staff the possibility of cleaning the existing masonry. Both of these proposals are consistent with the applicable design standards. (Sections 3.2.1 and 3.2.2)
3. The applicant proposes replacing the existing windows and doors. None of the current windows or doors date to the building's original period of construction. Additionally, the existing windows do not properly fit the original window openings. The proposed replacement windows and doors will be aluminum and sized to fit the existing openings. (Section 3.4.2.4)
4. The applicant proposes to install birch plywood panels within the recessed entryway. This material is appropriate for the rehabilitation of a commercial storefront and is consistent with the applicable design standards. (Section 3.1.7)

5. The applicant proposes using reeded glass to recreate the appearance of a transom. While there is no documentation of the original storefront configuration, transoms were a common design feature in commercial buildings from the period of this building's construction. In the absence of historical documentation, the design standards permit the introduction of a new design that "retains the commercial character of the building through contemporary design." (Section 3.1.7)
6. The applicant proposes installing metal awnings, which introduce a contemporary design element to the façade but do not detract from its historic character. Although fabric awnings are generally preferred, the design standards allow metal awnings in instances where they are compatible with the historic character of the building. Given that this building is located on a side street, where typically, more industrial uses were located, the modern design element could be an appropriate choice. (Section 2.1.8)

Potential Conditions:

Based on the congruity analysis, staff concerns, and previous similar applications, the following conditions are suggested for consideration by the Commission, should the Commission choose to approve the application:

1. No conditions proposed by staff.