

Revised Staff Report and Recommended Conditions of Approval for  
CHB Case P13-0118

Staff Report, Page 4, 2<sup>nd</sup> Paragraph under V. Detailed Project Description

The paragraph currently reads;

The applicant is asking the Cultural Heritage Board (CHB) to revisit proposed architectural modifications to the easterly façade of the building. The north, south and west elevations along with landscaping, lighting and site circulation were previously approved under CHB case P12-0513, on November 20, 2012. If this case is approved the conditions of approval would supersede those previously approved for the easterly façade only.

Revisions Should Include the Strike Out of the Last Sentence as such;

The applicant is asking the Cultural Heritage Board (CHB) to revisit proposed architectural modifications to the easterly façade of the building. The north, south and west elevations along with landscaping, lighting and site circulation were previously approved under CHB case P12-0513, on November 20, 2012. ~~If this case is approved the conditions of approval would supersede those previously approved for the easterly façade only.~~

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As the recommendation is currently written:

Condition 3 Prior to issuance of the building permits, the exterior elevations submitted for plan check shall substantially reflect those approved by this Certificate of Appropriateness. In addition, plans shall reflect the following to the satisfaction of CHB staff:

a. Easterly Elevation (Howard Avenue).

i. Main Entrance;

- (1) Shall consist of an aluminum framed glass storefront of approximately 40' by 27' that will penetrate the existing façade.
- (2) Shall consist of a metal clad (Apolic #EM Titanium or equivalent as approved by CHB Staff) tower element capped with a metal canopy (Industrial Louver – Classic Silver II or equivalent as approved by CHB Staff), 41' in overall height and approximately 8' above the existing parapet line. The tower element would not penetrate the existing façade.
- (3) The metal cover (Industrial Louver – Classic Silver II or equivalent as approved by CHB Staff), directly above the main entrance doors, will protrude outward in an arced

fashion from the glass storefront system. Aluminum columns will be used to support the architectural element.

- ii. Freestanding metal louvers to the right and left hand side of the main entrance tower element shall be placed 2'-6" away from the façade and attached where necessary for structural support.
- iii. An approximately 35' portion of the existing façade on both sides of the tower element shall be removed and replaced with glass panels. Additionally, the remaining length, approximately 56', behind the louvers shall be covered in colored panels. The colored panels shall abut the existing façade.
- iv. Showroom Entrances;
  - a) The inclusion of three additional openings will be made southerly of the main entrance to provide access to a series of lease spaces. Each opening shall be inset in order to provide access to three lease spaces. The two southerly openings shall be 18' in width and the northerly opening closest to the main entrance shall be 8' in width.
  - b) The two southerly lease space openings shall be accentuated by aluminum clad (Apolitic Titanium/Yellow/Orange Random) surround features, approximately 39' in width, 33' in overall height and protruding approximately 5' above the existing parapet line. The surround elements shall not penetrate the façade of the building. Arced metal covers (Industrial Louver – Classic Silver II or equivalent as approved by CHB Staff), emulating the one used with the main entrance will be used above the opening. Stucco (Merlex – Yellow P-170-2 or equivalent as approved by CHB Staff) shall be used for the inset areas.
  - c) The final lease space opening located closest to the main entrance shall be flush with the façade and shall generally be located between the third and fourth freestanding louvers.

Proposed change to recommendation:

Condition 3 Prior to issuance of the building permits, the exterior elevations submitted for plan check shall substantially reflect those approved by this Certificate of Appropriateness. In addition, plans shall reflect the following to the satisfaction of CHB staff:

a. Easterly Elevation (Howard Avenue).

i. Main Entrance;

- (1) Shall consist of an **aluminum metal** framed glass storefront of approximately 40' by 27' that will penetrate the existing façade.

- (2) Shall consist of a metal clad (Apolic #EM Titanium or equivalent as approved by CHB Staff) tower element capped with a metal canopy (Industrial Louver – Classic Silver II or equivalent as approved by CHB Staff), 41' in overall height and approximately 8' above the existing parapet line. The tower element would not penetrate the existing façade.
- (3) The metal cover (Industrial Louver – Classic Silver II or equivalent as approved by CHB Staff), directly above the main entrance doors, will protrude outward in an arced fashion from the glass storefront system. **Aluminum metal** columns will be used to support the architectural element.
- ii. Freestanding metal louvers to the right and left hand side of the main entrance tower element shall be placed **2'-6" no closer than 2'0"** away from the façade and attached where necessary for structural support.
- iii. **An approximately 35'** **No more than a 40'** portion of the existing façade on both sides of the tower element shall be removed and replaced with glass panels. Additionally, the remaining length, approximately 56', behind the louvers shall be covered in colored panels. The colored panels shall abut the existing façade.
- iv. Showroom Entrances;
- a) The inclusion of three additional openings will be made southerly of the main entrance to provide access to a series of lease spaces. Each opening shall be inset in order to provide access to three lease spaces. The two southerly openings shall be 18' in width and the **disturbed area of the** northerly opening closest to the main entrance shall be **8' no more than 12'** in width.
- b) The two southerly lease space openings shall be accentuated by aluminum clad (Apolic Titanium/Yellow/Orange Random) surround features, approximately 39' in width, 33' in overall height and protruding approximately 5' above the existing parapet line. The surround elements shall not penetrate the façade of the building. Arced metal covers (Industrial Louver – Classic Silver II or equivalent as approved by CHB Staff), emulating the one used with the main entrance will be used above the opening. Stucco (Merlex – Yellow P-170-2 or equivalent as approved by CHB Staff) shall be used for the inset areas.
- c) The final lease space opening located closest to the main entrance shall be flush with the façade and shall generally be located between the third and fourth freestanding louvers.
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As the recommendation is currently written:

Condition 5. Stairs and ramps have been added to the showroom entrance areas to compensate for the grade differential from the exterior of the building to the interior. Plans call for an industrialized railing system with cables along the ramped sections leading from the vehicular parking lot to the lease-spaces. The main entrance and gallery entrances will deal with grade changes by placing stairs and ramps interior to the building. Cables and support poles shall be of an aluminum color.

Proposed change to the recommendation:

Condition 5 Stairs and ramps have been added to the showroom entrance areas to compensate for the grade differential from the exterior of the building to the interior. Plans call for an industrialized railing system with cables along the ramped sections leading from the vehicular parking lot to the lease-spaces. The main entrance and gallery entrances will deal with grade changes by placing stairs and ramps interior to the building. Cables and support poles ~~shall be of an aluminum color design and color to be submitted to CHB Staff for review and approval.~~

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As the recommendation is currently written:

Condition 7. Decorative vertical lines should be applied no closer than 15' apart starting at the main entrance and proceeding to the northeast corner. The vertical lines shall be accomplished only with paint; saw cutting lines is not permitted. Paint color of the lines or any decorative paint should be subject to review and approval of the historic architect and CHB staff.

Proposed change to the recommendation:

Condition 7 Decorative vertical lines should be applied no closer than 15' apart starting at the main entrance and proceeding to the northeast corner. The vertical lines shall be accomplished only with paint; ~~saw cutting lines is not permitted.~~ Paint color of the lines or any decorative paint should be subject to review and approval of the historic architect and CHB staff.

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As the recommendation is currently written:

Condition 8. Rehabilitation of the plaster wall, on the northerly side of the easterly façade, shall focus on removing peeling paint and deteriorated plaster in the most sensitive manner possible and consistent with the Secretary of Interior's Standards. The rehabilitation shall not include the removal of any existing layers, including paint and

plaster on the building. In accordance with the Secretary of Interior Standards, sandblasting shall not be used.

Proposed change to the recommendation:

Condition 8. Rehabilitation of the plaster wall, on the northerly side of the easterly façade, shall focus on removing peeling paint and deteriorated plaster in the most sensitive manner possible and consistent with the Secretary of Interior's Standards. The rehabilitation ~~shall not include the removal of any existing layers, including paint and plaster on the building. In accordance with the Secretary of Interior Standards, sandblasting shall not be used~~ of the wall including any removal of any existing layers of paint and plaster shall be in accordance with the Secretary of the Interior's Standards.

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As the recommendation is currently written:

Condition 9. The historic plaster on the Howard Street facade should be painted to match a historically referenced point in time, either the color that exists today or a color determined by the Historic Consultant to be near original.

Proposed change to the recommendation:

Condition 9 The historic plaster on the Howard Street facade should be painted to match a historically referenced point in time, either the color that exists today or a color determined by the Historic Consultant ~~to be near original~~ for review and approval of CHB Staff.