

**HISTORIC LANDMARK COMMISSION
FEBRUARY 27, 2012
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1983-0011
Sampso-Henricks Building
620 Congress Avenue**

PROPOSAL

Install an ATM and night depository in an existing door opening on the 7th Street façade of the building for a new bank tenant.

PROJECT SPECIFICATIONS

The applicant has proposed three options for the installation of an exterior ATM and night depository in an existing round-arched doorway opening on the north (7th Street) façade of the building. The first option (recommended by staff) retains the current look of the existing wood doors to the greatest extent, installing the ATM and night depository in the bottom half of a set of French doors that complement the existing wood doors in style and materials; the only difference is that the new doors would have slightly smaller glazing than the existing doors. The round-arched transom would be either glass or wood.

Option 2 proposes the infill of the existing opening with a smooth-finish concrete that would match the color of the existing stone on the building, and a concrete or glass transom in the arch.

Option 3 proposes the infill of the existing opening with aluminum panels, with glass in the transom.

In addition, the applicant plans to re-open a previously fixed shut set of doors as the bank's principal entry into the building to restore the building's entrance and presence on Congress Avenue.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

- Conceal the installation of protective or code-required mechanical systems whenever possible so as not to intrude upon or detract from the aesthetic and historical qualities of the property, except where concealment would result in the alteration or destruction of historically-significant materials or spaces.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Staff recommends Option One, the wood infill that complements the existing multi-light wood French doors as the least intrusive. Options Two and Three introduce incompatible materials to the building. The only other exterior locations for the ATM and night depository would be existing doorways on Congress Avenue, so locating the new facility on the less-prominent 7th Street side of the building decreases its visibility. Staff recommends the use of glass panels in the proposed door and a glass transom, as well as the proposed canvas canopy that would match the existing canopy at the main entrance for the upper story of the building on 7th Street.