

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
APRIL 23, 2012
NRD-2012-0045
222 E. 6th Street
Sixth Street

PROPOSAL

Construct rooftop additions to the buildings including a shaded deck, bar facilities, and an elevator shaft; restore missing window openings and reconfigure the front door.

PROJECT SPECIFICATIONS

The applicant proposes the construction of a roof-top addition on top of the three-story section of the building, which will consist of a partially-shaded rooftop deck and bar facilities. The top of the required elevator shaft and new staircase head will be located on the roof of the two-story building to the west. All of the proposed new roof-top construction will have perforated metal cladding; the shading structure which connects the two sections of the building, will be a steel trellis. The proposed rooftop additions will be just over 15 feet from the front parapet wall and 12.4 feet from the east wall (San Jacinto Boulevard side).

In addition, the applicant proposes to restore historic window openings on the San Jacinto (east) elevation of the building, using new painted wood windows that will match the existing windows in profile, materials, and configuration.

A new double-leaf wood door with glazing is proposed for installation on the southeast corner of the building on the San Jacinto side. The proposed door will have a concrete lintel similar to that over the other door openings on the building.

The applicant further proposes the installation of a new window on the ground floor of the east (San Jacinto) elevation that will complement the historic windows in style, configuration, and detailing, but will be larger in size.

STANDARDS FOR REVIEW

The Commission's Standards for Review for projects within the Sixth Street National Register Historic District include:

Rooftop Uses:

1. Minimize the visual impact of rooftop uses as seen from the street.
2. Set activities back such that they are not visible from the sidewalk below.

Design Guidelines for Historic Properties:

1. Preserve all character-defining features that are intact.
2. Repair those features that are damaged.
3. Replace features that are missing or beyond repair. Reconstruct the original element, based on adequate evidence if possible. If evidence is missing, a simplified interpretation of similar elements may be considered.
4. Design alterations to be compatible with the historic character of the property. Alterations that seem to imply an earlier period than that of the building or convey a different style, are inappropriate.
5. Avoid alterations that would damage historic features.

STAFF RECOMMENDATION

Release the permit as proposed. While staff has concerns about the possibility of undermining the stability of the building with the installation of the new door and window on the San Jacinto side, the improvements are complementary to the historic style and details of the building.