

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
AUGUST 27, 2012
NRD-2012-0093
416 E. 6th Street
Sixth Street

PROPOSAL

Install a new metal guardrail at the parapet to extend the roof deck.

PROJECT SPECIFICATIONS

The building currently has a roof deck; the wooden guard wall is currently approximately 10 feet back from the front parapet. A large air conditioning unit occupies the left front corner of the roof. The applicant proposes to help hide the air conditioner by constructing a painted metal guardrail at the parapet line, which will extend the roof-top deck by approximately 200 square feet.

STANDARDS FOR REVIEW

The Sixth Street Architectural Design Guidelines address roof-top decks and mechanical equipment:

Mechanical equipment:

- 19. Minimize the visual impact of mechanical equipment. Screen equipment from view.
- 57. Avoid clutter on roofs that will be visible from the public way. Locate mechanical equipment away from view.

Rooftop decks:

- 26. Minimize the visual impact of rooftop uses as seen from the street.
- 27. Set activities back such that they are not visible from the sidewalk below. At a minimum, they should be set back the height of a one-story building.. This includes trees, umbrellas, and tables.
- 56. Set a new roof terrace back from the building front. This will allow one to continue to perceive the historic character of the cornice line. Roof terrace railings and furniture should be placed well behind the parapet.

STAFF COMMENTS

At last month's hearing, staff recommended denial of the permit and asked that the applicant consider alternatives to their current plans. The applicant has explored ways to hide or move the air conditioning unit, but there are no feasible or prudent alternatives to the current proposal, which remains the same as presented to the Commission last month.

STAFF RECOMMENDATION

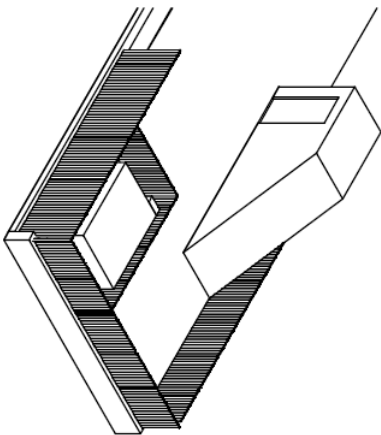
Staff recommends approval of the application, even though the project violates several tenets of the Sixth Street Architectural Design Guidelines. The rooftop air conditioning unit has been in place for a long time, and the applicant explored ways to hide or move the air conditioning unit but found no way to do so given the restraints of the building and its mechanical systems. Faced with an unfortunate situation with the location and visibility of the mechanical unit on the roof, staff must agree with the applicant that it cannot be remedied in and of itself, and that the proposed railing will help screen the unit from view.



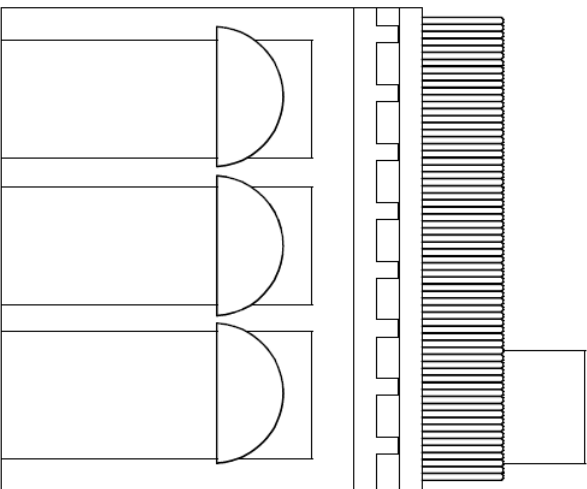
Picture 1 - HVAC on roof
Existing



Picture 2 - HVAC on roof - front view
Existing



Guardrail around HVAC
Proposed



Guardrail from street view
Proposed



Facilities
Services
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550 E. 6th St., Suite B
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Cheers deck extension

REVISION - 1
DATE - 8/2/22
SHEET -
Elevations