

HISTORIC LANDMARK COMMISSION
OCTOBER 22, 2012
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1990-0007
Nelson Davis Warehouse
117 W. 4th Street

PROPOSAL

Construct a new 75% open wood slat shade cover for the existing steel-framed deck “roof”, clad the sides of the deck with painted metal panels to hide the ends of the existing steel girders, replace all existing lighting on the rooftop deck, and construct a new wood screen to hide mechanical equipment.

PROJECT SPECIFICATIONS

The applicant proposes to improve the appearance of the existing rooftop deck for Six Lounge, located on the west side of the building, and to provide more shade for deck patrons. The applicant proposes to remove all temporary and fabric roof coverings (which were erected and applied in an effort to provide some shade to this west-facing deck) and to install a new 75% open wood slat ceiling under the existing steel framing forming the “roof” of the deck area.

The applicant further proposes to move the existing television from the south wall of the deck to the wall behind the bar (east wall) and to construct an 8-foot tall wooden screening fence to hide mechanical equipment currently on the roof. The wood screening fence will match the wood proposed for the slat ceiling of the deck “roof” framing.

The applicant proposes to install skirting around the floor of the deck to cover the existing steel joist ends; the skirting will consist of painted metal panels that will match the metal panels previously approved by the Commission for the rooftop addition to the east side of the building. An existing window will be removed from the stairwell bulkhead and elevator shaft, and the entire existing stairwell and elevator enclosure will be clad with the proposed painted metal panels.

The applicant further proposes to remove the existing rooftop lighting and replace it with “dark sky” compliant lighting which will consist of metal-shaded pole lamps around the perimeter of the deck and lighting installed in the bottom of the proposed wood slat ceiling to the deck bar area.

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.
- 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

The Committee members' concerns that the proposed wood slat ceiling for the deck roof framing would make it more opaque have been addressed and the applicant has provided additional drawings to better express the feel of the new construction. The Committee recommended that the plane of the deck should continue in front of the elevator shaft, but the design and plane of the elevator shaft were approved by the Commission in March, 2012.

STAFF RECOMMENDATION

Approve the application as proposed.