

HISTORIC LANDMARK COMMISSION
PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS
MAY 19, 2014
NRD-2014-0043
217 Congress Avenue
Congress Avenue

PROPOSAL

Remove the existing non-historic storefront and façade and construct a new storefront and a second-story addition to the rear of the building.

PROJECT SPECIFICATIONS

The buildings subject to this application are between the new Marriott Hotel at 2nd and Congress and the historic landmark Pearl House Bar at 221 Congress Avenue. Each building currently has a non-historic façade – the two-story building to the south has “Joseph” as a tablet in the parapet; the one-story storefront to the north has been completely modified.

The applicant proposes to retain the existing brick walls of each façade and to design a new storefront for each building, consisting of large metal-framed plate glass units. The south side of the two-story building will have a recessed entry. The existing rhythm of current fenestration will be retained on the second story of the two-story building, and the piers will be retained to accentuate the rhythm of window to brick common on the Avenue. Above the one-story building, the applicant proposes the construction of a second-story addition, which will be set back from the façade of the building by 15 feet, and will have a deck and open area with plantings at the parapet. The face of the second-story addition will be wood; all windows on the second story of the building will have metal frames. The “Joseph” tablet in the parapet will be retained.

STANDARDS FOR REVIEW

The Congress Avenue Historic District has no specific design guidelines relating to remodeling and additions to existing buildings apart from the general considerations of the Congress Avenue overlay, which the applicant’s proposal conforms to. General design guidelines for buildings in commercial historic districts encourage retaining defining features of historic-era buildings, following the general design motifs for the district, and construction of additions that do not overwhelm the existing historic-era buildings.

STAFF COMMENTS

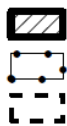
The applicant met with the Certificate of Appropriateness Review Committee on several occasions to discuss the plans for this building; the committee members recommend approval of the proposed design.

STAFF RECOMMENDATION

Approve as proposed with the recommendation that the applicant consider retaining the wood-framed windows in the second story of the building. The applicant’s proposal is a very sympathetic re-working on the facades of these two buildings, which by virtue of their modifications, would not be considered contributing to the Congress Avenue Historic District today. The applicant’s proposal retains the sense of the rhythm of the building integral to maintaining the architectural character of the district.



1" = 137'



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

NOTIFICATIONS

CASE#: NRD-2014-0043

LOCATION: 217 Congress Avenue

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217-219 Congress Avenue