

HISTORIC LANDMARK COMMISSION

NOVEMBER 16, 2015

APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**C14H-1978-0033 and C14H-1986-0008****Littlefield Building, 108 E. 6th Street, and Scarbrough Building, 522 Congress Avenue****PROPOSAL**

Install glass panels in the sidewalks at both the Littlefield and Scarbrough Buildings.

PROJECT SPECIFICATIONS

The applicant proposes to install glass panels in the sidewalks at both the Littlefield and Scarbrough Buildings, using historic photographs of the buildings to show the existence of glass sidewalk panels in the past. The proposal is not for a reproduction of a historic feature, but to recreate the feeling of the glass panel sidewalks that existed downtown in the early 20th century.

The applicant proposes to install clear glass dots set into panels that will be laid into the sidewalks. The panels will be set in concrete that matches the existing non-historic pink granite sidewalks to the greatest extent possible. At the entrances to the Scarbrough Building, the pattern of the glass inserts will change to a “baguette” pattern, indicating the building entrances. At the corner of 6th and Congress at the Scarbrough Building, the applicant proposes a star pattern in a circle; the glass inserts will be the same round glass pieces as in the flanking sidewalks.

STANDARDS FOR REVIEW

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

- Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- 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.
- Reconstruct part or all of a property only when it is essential to reproduce a significant missing feature in a historic district or scene, and:
 - a. The reconstruction is essential for understanding the value of a historic district;
 - b. Documentation exists to ensure an accurate reproduction of the original; and
 - c. A contemporary design solution is not acceptable.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Staff recommends approval of this proposal with the caveat that the applicant will need a license agreement from the city to do any work within the right-of-way. Further, the applicant should be aware that historic glass blocks in the sidewalk at the historic Grove Drug Building on E. 6th Street have had to be covered over with a steel mesh grate as they presented too much of a slip risk at the doorway.

Staff recommends the use of glass inserts that do not mimic the historic originals, so that they appear as a new feature, but as reminiscent of the glass blocks that were once there. Since the applicant is not proposing to accurately reconstruct the glass blocks in the sidewalk per the historic photographs, then then a new rendition is a more appropriate treatment, and in accordance with the Secretary of the Interior's Standards, if the Commission allows this change to the streetscape at these two buildings.