

HISTORIC LANDMARK COMMISSION
SEPTEMBER 25, 2017
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1983-0003
Koppel Building
320 Congress Avenue

PROPOSAL

Restore 4 arched storefront openings that were bricked over in the 1980s.

PROJECT SPECIFICATIONS

The applicant proposes to restore 4 arched storefront openings on the building, 3 on the 4th Street elevation and one on the back alley. The restored openings on the 4th Street side of the building will each contain a single-leaf wood door with a glazing and a wood panel under the glazing, and sidelights framed in wood. The sidelights will extend all the way to the ground level. On the alley side of the building, the applicant proposes to remove the brick infill and wooden transom from the arched opening and replace it with a solid hollow metal door, with sidelights in the same configuration as proposed for the 4th Street elevation.



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.

- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- 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.

COMMITTEE RECOMMENDATIONS

Not reviewed.

STAFF RECOMMENDATION

Approve the project as proposed, with the recommendation that the applicant use a wooden spandrel panel at the base of the sidelights on the 4th Street elevation of the building to match the existing door and sidelight unit on 4th Street (even though that is not original). The existing configuration of these arched openings, while modified by brick infill, do not reflect a more modern appearance for the building; any change to these openings should be moving towards greater compatibility with the historic character of the building rather than presenting a more modern solution. The applicant is considering the change to the plans for replacing a section of glass with wood.



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 245'

NOTIFICATIONS

CASE#: C14H-1983-0003
 LOCATION: 320 Congress Ave.



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