

**HISTORIC LANDMARK COMMISSION**  
**JUNE 25, 2018**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**C14H-1986-0015; C14H-2004-0008**  
**Grandberry and Mitchell-Robertson Buildings**  
**907, 909, and 911 Congress Avenue**

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**PROPOSAL**

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Deconstruct the facades of three historic buildings on Congress Avenue, warehousing materials, and reconstruction of the facades after completion of the construction of a new high-rise on the site.

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**PROJECT SPECIFICATIONS**

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The applicant has submitted plans for the deconstruction, warehousing, and reconstruction of the facades as requested by the Certificate of Appropriateness Review Committee, along with a timeline for the reconstruction of the facades. The applicant is seeking approval for this approach to the buildings to safeguard them from damage during construction of a new high rise behind the facades.

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**STANDARDS FOR REVIEW**

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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.
- 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.
- 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.

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**COMMITTEE RECOMMENDATIONS**

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The Committee asked for additional materials from the applicant, which he provides with this application.

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**STAFF RECOMMENDATION**

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Staff recommends that if the Commission is comfortable with the information provided by the applicant, then to provide approval for this treatment of the facades.