

HISTORIC LANDMARK COMMISSION
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
SEPTEMBER 23, 2019
C14H-1980-0023
RANDERSON-LUNDELL BUILDING
701 E. 6TH STREET

PROPOSAL

Construct a steel roof deck structure and a new steel exterior staircase; expand window and door openings at the basement level; construct new courtyard.

PROJECT SPECIFICATIONS

The applicant proposes to construct a new rooftop deck structure on the building, accessible via a new steel staircase on the rear of the building. The existing rear stair as well as the concrete loading dock on the south side of the building will be removed to accommodate the new staircase. The proposed roof deck will have a flat steel roof with a tongue-and-groove soffit and steel posts; the small enclosed section of the new roof structure will have tongue-and-groove siding. The perimeter of the roof deck will have stainless steel wire netting in a steel frame for a guardrail. The proposed roof structure will be set back approximately 9 feet from the front face of the building, approximately 5'-8" from the west side of the building, and approximately 7 feet from the east side of the building. The proposed exterior stair will be an open steel structure with a perforated metal screen as the guardrail.

The applicant further proposes to install new windows in the basement level of the building; the windows will be aligned with existing windows on the building and will be fixed-sash with a painted wood frame. Additional modifications to the site include the construction of a new courtyard facing Waller Creek and permanently closing some existing doors, but without any modifications to the exterior appearance of the building.

STANDARDS FOR REVIEW

The Secretary of the Interior's Standards for Rehabilitation are used to evaluate projects on historic landmarks. The following standards apply to the proposed project:

- 1) *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

Evaluation: The proposed project does not include significant removal of historic fabric, nor does it require alterations to the distinctive architectural character of the building.

- 2) *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

Evaluation: The proposed project meets this standard.

- 3) *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

Evaluation: The proposed project does not introduce any element creating a false sense of historical development.

- 4) *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

Evaluation: The proposed project will not remove any historic alterations to the building.

- 5) *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

Evaluation: The proposed project meets this standard.

- 6) *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

Evaluation: The proposed project meets this standard.

- 9) *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Evaluation: The proposed roof deck and rear stair will not destroy historic materials, features, or spatial relationships that characterize the property, and is clearly differentiated from the historic materials.

- 10) *New additions and adjacent or related construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Evaluation: The proposed project meets this standard.

The project meets the applicable standards.




COMMITTEE RECOMMENDATIONS

The Committee recommended that the applicant pull back the roof deck and soften the colors and materials. One commissioner did not agree about the removal of historic fabric for the new windows, but otherwise found the project appropriate. The applicant has revised the design for the project to comport with the Committee's recommendations.

STAFF RECOMMENDATION

Approve as proposed. The applicants have complied with the recommendations of the Committee in the design of this project.



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C14H-1980-0023
 LOCATION: 701 E 6TH STREET



1" = 333'

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