

**HISTORIC LANDMARK COMMISSION
CERTIFICATE OF APPROPRIATENESS**

**B.4 - 1
JUNE 28, 2010**

C14H-2009-0059

BUILDING AT 911 CONGRESS AVENUE

911 CONGRESS AVENUE

PROPOSAL

Restore and reconstruct the historic façade of the building.

PROJECT SPECIFICATIONS

The applicant proposes to restore the existing historic façade and the building and to reconstruct missing architectural elements as shown in historic photographs of the building. The applicant has submitted the specifications book for this project, which staff can provide to the Commissioners upon request, but it is too large to include in the packet.

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.
- Changes which have taken place over time are evidence of the history and development of a building, structure, or site and its environment. Recognize and respect the changes, which may have acquired significance in their own right.
- Treat with sensitivity distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site.
- 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.

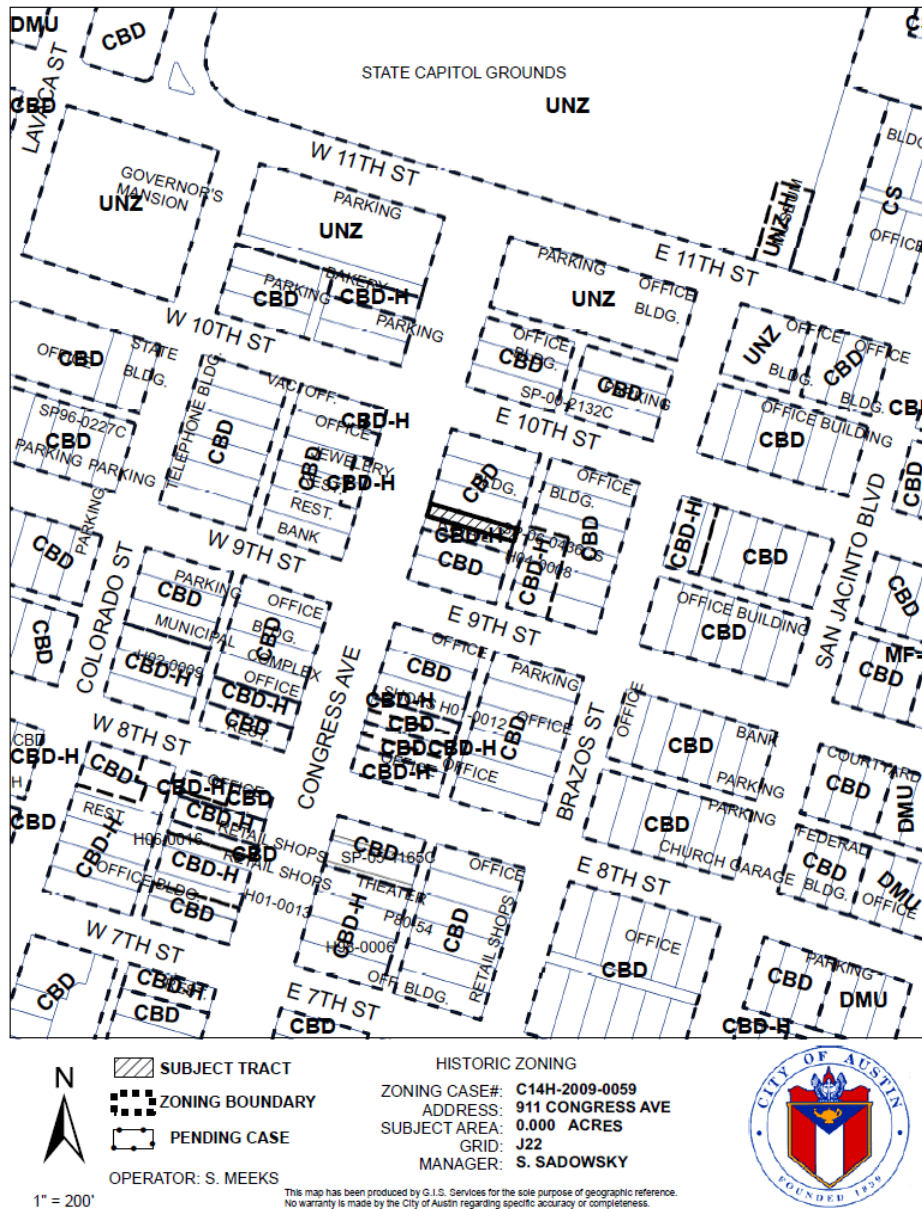
COMMITTEE RECOMMENDATIONS

The Committee applauded the proposal to keep the historic facades separately articulated at 907, 909, and 911 Congress Avenue. The Committee asked for greater details on the railing, and the medallions on the restoration/reconstruction of the façade of 911 Congress Avenue, and the applicant has provided updated plans since the time of the Committee meeting reflecting the Committee's suggestions.

STAFF RECOMMENDATION

Approve the Certificate of Appropriateness as submitted.

LOCATION MAP





ca. 1886 photograph of the three buildings (from left): 911, 909, and 907 Congress Avenue