

**HISTORIC LANDMARK COMMISSION**  
**MARCH 26, 2012**  
**APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS**  
**C14H-1990-0007**  
**Nelson Davis Warehouse**  
**117 W. 4<sup>th</sup> Street**

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**PROPOSAL**

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Construct a roof-top deck; re-clad the existing roof-top construction; restore historic windows; construct Great Street improvements.

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**PROJECT SPECIFICATIONS**

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The applicant proposes the construction of a roof-top addition with a front glass wall and a flat steel roof. The front of the addition will be 20 feet back from the front wall from the front wall of the historic building; the overhang of the steel roof of the addition will be 15 feet back from the front wall of the historic building. A 3' – 6" painted metal guardrail will be installed 2 feet back from the front wall of the historic building. The proposed roof-top addition is approximately 4,450 square feet and will be approximately the same height as the existing roof-top addition on the right (west) side of the building.

In addition, the applicant proposes to re-clad the front of the existing roof-top addition on the west side of the building to make it less detracting from the visual context of the historic warehouse. The applicant further proposes to restore original window openings with wood-frame, wood-sash windows of the period, restore the raised loading docks at the front of the building, and construct ADA accessibility and Great Streets improvements at the street level of the building.

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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.
- 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.

- 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.
- Conceal the installation of protective or code-required mechanical systems whenever possible so as not to intrude upon or detract from the aesthetic and historical qualities of the property, except where concealment would result in the alteration or destruction of historically-significant materials or spaces.
- Make every reasonable effort to provide a compatible use for a property that requires minimal alteration of the building, structure, or site and its environment or to use the property for its originally-intended purpose.

#### **COMMITTEE RECOMMENDATIONS**

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The Committee reviewed an earlier plan for the roof-top addition and sent the applicants back to the drawing board. The Committee's comments were to set the proposed new addition further back from the front wall (the original plans called for a 10'-9" setback from the front wall), to set the guard rail back from the front parapet, and to eliminate the strong line of steel that the original plans called for on the roof of the roof-top addition. The Committee focused on minimizing the visual impact of the new addition.

#### **STAFF RECOMMENDATION**

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Approve the Certificate of Appropriateness with the recommendation that the applicant paint the front of the exposed front steel beam of the roof white or light gray to further increase its invisibility from the street. The applicants have considered and applied the Committee's recommendations to set the roof-top addition further back from the front wall of the historic building, and to set the guard rail back from the parapet. Re-cladding to the existing roof-top addition should help minimize its intrusiveness on the visual character of the building. Restoration of the original window openings with period-appropriate windows will greatly enhance the historic character of the building from the street and pedestrian level, and the proposed ADA accessibility and Great Streets improvements conform with City goals and will not affect the historic context or character of the building.