

HISTORIC LANDMARK COMMISSION
JULY 22, 2013
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1982-0001-F
Larmour Block, 916 Congress Avenue

PROPOSAL

Construct a three-story addition to the building with a roof-deck.

PROJECT SPECIFICATIONS

The applicant proposes the construction of a three-story addition to the building. The addition will be set back 17 feet from the front parapet of the building, and will have a front wall composed of glass with horizontal metal dividers, with standing-seam metal panels on the sides, and brick along the back of the sides and the back of the building. The back of the building will have fixed-glass windows forming a portion of the back wall. The existing, historic inset masonry parapet on the building will be retained and will be used as the front wall of an enclosed courtyard. The applicant proposes a covered roof deck on top of the proposed addition – it will have brick walls and a flat, concrete roof. The applicant will preserve the front section of the historic landmark building, but the proposed project will require the demolition of the rest of the building to the alley.

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.
- 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

The Committee appreciated that the proposed addition will read as if it is behind the historic building, and recommended that the addition mimic the rhythm of the historic building with its tri-partite façade. With the recommended changes, the Committee recommends approval of the application.

STAFF RECOMMENDATION

Approve as proposed, but explore the possibility of retaining as much of the historic building as possible; staff cannot recommend demolition of the building to the façade in order to accommodate the addition.