

**HISTORIC LANDMARK COMMISSION  
NOVEMBER 27, 2017  
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS  
C14H-1989-0021  
Platt and Dittlinger Buildings  
302-04 E. 6<sup>th</sup> Street**

**PROPOSAL**

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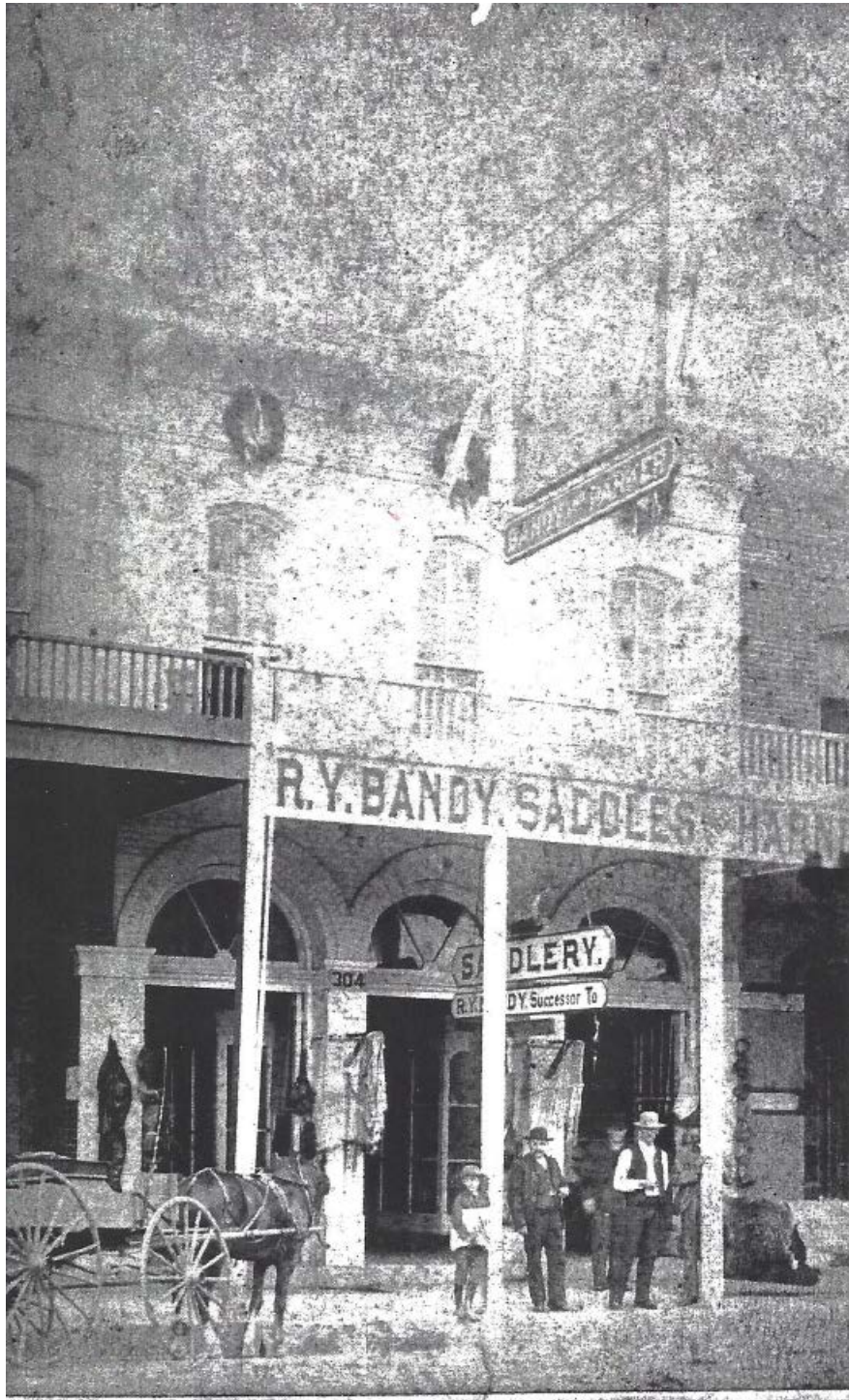
Construct a wood canopy structure across the front of the building.

**PROJECT SPECIFICATIONS**

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The applicant proposes to remove the existing canopy overhang, and construct a new wood canopy closely in line with the proportions of the historic canopy on the building.

The applicant has reviewed historic photographs of the building to determine the height, width, and existence of the historic canopy across the front of the building, and has scaled the proposed design to the best of his ability to replicate the historic dimensions. The proposed canopy will go across the front of both the Dittlinger and Platt buildings, and will be supported by 8 x 8 wood columns placed at 7- and 8-foot intervals across the front of the building. The proposed canopy will have a depth of 8 feet, 8 inches, and will be 13 feet from the sidewalk to the bottom of the decking above. The deck will have treated wood joists and a wood floor; the railing across the deck will be 3 feet, 6 inches tall and will be constructed of wood. Although there will be a railing on the top of the canopy as shown in historic photographs, there will be no access from the interior of the building to this deck area.



Photograph of the Platt Building (304 E. 6<sup>th</sup> Street), date unknown but believed to be ca.1885 – 1888. The photograph shows the existence of the canopy and upstairs railing.

#### **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.
- 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.
- 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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Find a historic photograph of the building, and base the design for the canopy on the photograph.

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**STAFF RECOMMENDATION**

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Approve as proposed. The height of the railing is difficult to scale, but the proposed design for the canopy is simple and does justice to the canopy shown in the historic photograph of the building.