

STAFF REPORT
for
APRIL 3, 2019 HRC MEETING

Case #: COA2019-024
Staff: Heather M. Bratland

Applicant: Tadhg O’Gara
Owner: Tadhg O’Gara, HROARK Properties, LLC

LOCATION

District: West End Historic Overlay District #104
Building: Office Building, Non-contributing
Street: 421 Summit Street
Local Historic
Landmark#: n/a

REQUEST(S)

- Widening of the Summit Street sidewalk

APPLICABLE SECTIONS OF DESIGN REVIEW GUIDELINES

West End Historic Overlay District Design Review Guidelines
(Please refer to the applicable sections of the *Guidelines*, as detailed in the staff comments.)

PROJECT DESCRIPTION/ELEMENTS

Please refer to the information provided with the application.

STAFF COMMENTS

The Office Building was designed by the firm of Lashmit, James, Brown, and Pollock and built in 1957 to serve as their office. The sidewalk at 421 Summit Street is 10’ wide, not including the portion of the sidewalk that is under the second-story overhang of the building. The sidewalk is edged with granite curbing, much of which has subsided below the edge of the sidewalk. The edges of the sidewalk are in poor condition.

The application requests approval for the following items:

- 1) Extension of the sidewalk by 4’, narrowing Summit Street by the same width. The entire section of sidewalk in front of 421 Summit Street will be repoured and edged with granite curbing. The ends of the sidewalk in front of 421 Summit Street will be curved to bring the sidewalk back into line with the narrower, existing sidewalks.
- 2) Installation of two STONE-CAST rectangular security planters in “tan river rock” exposed aggregate finish. These planters will be placed at each end of the widened sidewalk and planted with holly.
- 3) Installation of seven (7) 2’ wide galvanized steel bicycle rack loops spaced 5’ apart.

STAFF FINDINGS

Commission staff finds that the work is not incongruous with the character of the West End Historic Overlay District because:

- 1) The entire concrete sidewalk will be repoured to match the color, material, texture, pattern and tooling of surrounding concrete sidewalks. The historic granite curbing will be removed and

replaced at the edge of the extended sidewalk. (*Public Rights-of-Way and Alleys*, West End Guideline 4)

- 2) The installation of exposed aggregate planters with hollies will introduce vegetation in the location of a traditional planting strip, between the sidewalk and street. The exposed aggregate finish and color of the planters is consistent with the architectural style and character of the Office Building, a Modern commercial building. (*Public Rights-of-Way and Alleys*, West End Guideline 6)
- 3) The 2'-wide loop-style bike racks are small in size and very simple in design. The galvanized steel finish is compatible with the Modern commercial building. (*Accessory Features: Trash Containers, Dumpsters, and Recreational Facilities*, West End Guideline 3)

STAFF RECOMMENDATION

Based on the preceding findings, staff recommends that the Commission approve COA2019-024 at the Office Building, located at 421 Summit Street within the West End Historic Overlay District (PIN#: 6825-86-7809.00), with the following conditions:

- 1) The applicant shall receive, prior to commencement of the work, all other required permits or permissions from governmental agencies;
- 2) Commission staff shall review and approve any revisions or deviations to any portion of the as-submitted work, that qualifies as a minor work, prior to commencement of that portion of the project; and
- 3) The applicant shall submit the *Certificate of Appropriateness Request for Certification of Completed Work* and photo documentation of the completed project to HRC staff within ten (10) days of its completion.