



**Request for City Council Committee Action
From the Department of Community Planning & Economic Development**

Date: November 1, 2005

To: Council Member Gary Schiff, Chair of Zoning and Planning Committee

Prepared by: Greg Mathis, Senior Planner, CPED-Planning (612) 673-2439

Presenter(s) in Committee: Greg Mathis

Approved by: Barbara Sporlein, Planning Director _____

Subject: Appeal by Lund Food Holdings, Inc. of a decision of the Minneapolis Heritage Preservation Commission

Previous Directives: At a public hearing on October 11, 2005, the Heritage Preservation Commission (HPC) approved, subject to a number of conditions, a request by the appellant for a Certificate of Appropriateness (C of A) to rehabilitate the historic Sturr-Bullard Motor Company Building, located at 1208 Harmon Place in the Harmon Place Historic District.

Financial Impact (Check those that apply)

No financial impact

Community Impact

Ward: 7

Neighborhood Notification: Citizens for a Loring Park Community

City Goals: Consistent with "Preserve and enhance our natural and historic environment and promote a clean, sustainable Minneapolis."

Comprehensive Plan: Consistent

Zoning Code: Section 599.120 authorizes the Heritage Preservation Commission to hear and decide applications for certificate of appropriateness" and Section 599.350 requires "the commission make findings that the alteration will not materially impair the integrity of the landmark, historic district."

Background/Supporting Information: Lund Food Holdings, Inc. has filed an appeal of the decision of the HPC. At a public hearing on October 11, 2005, the HPC approved a C of A for the rehabilitation of the historic building located on the property. Lund Food Holdings, Inc. is appealing the following conditions of the HPC approval for the project:

- Except for the two storefronts allowed on the side elevation of the building (west), none of the historic window openings can be enlarged or relocated, they must retain their historic size and location.
- The historic chimney must be repaired and maintain its historic height.
- When the brick chimney is removed from the interior of the building, the brick must be salvaged and used to restore the chimney to its original height on the exterior of the building.
- The metal canopy proposed for the Harmon Place façade (south) is not approved.

The attached staff report, application for a C of A and draft minutes from the October 11, 2005, HPC public hearing are respectfully submitted for consideration by your Committee.

RECOMMENDATION: To adopt the HPC findings and deny the appeal.

Attachments

- A. Excerpts from the draft minutes from the October 11, 2005 HPC meeting
- B. Staff report for 1208 Harmon Place, dated October 7, 2005
- C. Application for 1208 Harmon Place, dated October 7, 2005, requesting approval for a C of A to rehabilitate the building located on this property.

ATTACHMENT A

EXCERPTS FROM THE DRAFT OCTOBER 11, 2005 HERITAGE PRESERVATION COMMISSION MEETING MINUTES

PERMIT REVIEW/PUBLIC HEARING

Item for Public Hearing

- 1. 1208 Harmon Place, Harmon Place Historic District, by Lund Food Holdings, for a Certificate of Appropriateness to rehabilitate the building, cut new storefronts into the side elevation, and install signage. (Staff, Greg Mathis)**

Mr. Mathis presented the staff report recommending that the HPC adopt staff findings and approve a Certificate of Appropriateness for the proposed work subject to the following conditions:

1. The tuckpointing mortar must duplicate the original mortar in terms of strength, color, composition, profile and texture.
2. All door and window glazing must be clear, non-tinted, non-reflective glass. One coat of Low-E glazing is allowed on the inner surface of the window.
3. Any historic brick molds around the doors and windows must be replicated with new metal panning.
4. All exterior metal on the building must have a paint finish.
5. Any dropped ceilings or other obstructions that drop below the window heads must be setback 5'0" from the exterior windows where they drop below the window head.
6. The bulkheads/base below the storefront windows facing Harmon Place must be stone or cast stone that matches the color, size, texture, profiles, dimensions and finish of the existing stone.
7. The metal canopy proposed for the Harmon Place façade (south) is not approved.
8. One of the proposed storefronts must be eliminated from the plan for the side elevation of the building (west).
9. Except for the one allowed storefront on the side elevation of the building (west), none of the historic window openings can be enlarged or relocated, they must retain their historic size and location.
10. The new window units must fit the historic openings.

11. The historic chimney must be repaired and maintain its historic height.
12. The skylight must be a low-profile unit that does not extend above the top of the parapet and the HPC staff must approve the design.
13. The awnings must be mounted to the metal window frames on the building.
14. The HPC staff must approve the brick, stone, cast-stone (pre-cast concrete) and any other replacement materials.
15. No signage is approved. All signage will require additional approvals.
16. The HPC staff must approve the final construction plans.

Commissioner comments were then taken.

Commissioner Larsen inquired about Finding 9 and why there was a recommendation for new brick to be applied where they were cutting new (storefront) openings. Mr. Mathis responded that the intent was to not create a false sense of history and that the recommendation for a different color is to show it is new and not historic fabric. Commissioner Larson then asked about the dotted lines on the elevations and wanted to know if they were filled windows. Mr. Mathis pointed out what were historic openings and which ones were proposed new openings.

Commissioner Koski asked about the staff recommendation requiring that the new window units must fit the historic openings. He asked if that meant that staff was not allowing new openings. Mr. Mathis noted that the applicant was proposing to increase the window sizes and requested that the Commission add a finding stating that the historic openings must remain their historic size and cannot be enlarged. Commissioner Koski stated that some of the smaller windows, peepholes, could not be enlarged. Mr. Mathis said he was referring to the historic openings. Commissioner Koski asked about areas where there is just a blank wall if it was acceptable to cut a new window.

Commissioner Koski questioned canopies versus awnings and the reasoning behind not allowing the metal canopies over the entrance and asked if there was a reason why they are not using an awning over the main entrance as opposed to a canopy. Mr. Mathis stated that this was a question for the applicant. However, there was never a canopy on this particular building and he did not want to create a false sense of history by putting something there that was never there. Commissioner Koski questioned about what would happen to the ghost sign and if it was historic. Mr. Mathis indicated that it was and that the other part would be a good question to have for the applicant.

Commissioner Nordstrom questioned the openings on the secondary façade facing the parking lot, on the west side of the building. The floor plan of the northern most store will enter directly into the first floor tenant space and the furthest south door goes upstairs to tenant space. If just one door was allowed there, and they eliminate the middle

door, people would have to go into the one storefront to get to the main stairwell to get to the tenants on second floor. The way it is drawn now, either one of those would seem like it would be a hardship.

The public hearing was then opened.

Gregory Houck, the architect, stated that the design challenge was to take a long, linear building and turn it into a retail space. It is highly unlikely that any of these buildings will be used to sell cars again. As an adaptive reuse they needed to look at how to take a two-story historic building that is long in length and turn it into retail space. The two challenges in doing this are the linear nature of the building and the grade change in the middle of the building. It is too narrow and long for two spaces. The logical way to divide up the space is into four spaces. It is essential to have glass and openings into a retail space for it to survive. Likewise having its own entrance. Out of all the schemes they looked at, this is the only way they could get this to work as a viable retail space. It is unlikely that it was a recessed entrance because of the iron column on the right hand side. On the other end of the building the odd square was actually another building prior to the 1208 building being built. The actual original building did come out and meet the street at that same foundation and then when they built 1208 they did recess that one and the other one stands out. To create a viable retail space at the back end, they need to have a door and they need to have openings so that people can see into the space. Retail spaces that do not have any visibility do not survive. They are opening up a small atrium to create a connection point for retail on the second floor, which also needs to have its own entrance and glass looking into the space. Without the openings and doors, this project would not work as a retail space. The whole point of this is that these need to be an adaptive reuse of the building. The metal canopies as far as historical precedent; there is historical precedence for that type of awning from that era, but there is not many from this exact location. The idea is to create a bit of hierarchy between the entries, secondary entries and the canopies. The chimney is severely corroded at the top half. Either it will be completely rebuilt up there, but it makes sense to take off the top 2' – 3' of it and put the same cap on. The design of the exterior came out of the adaptive reuse, creating retail spaces that will work and survive. There is still a primary façade on Harmon, it is a beautiful façade with beautiful brick work. The design intent of the side is to be as understated as possible with simple windows and simple entries. They have worked closely with Mr. Mathis on all of these projects, but they are to the point where what they are presenting is as far as they are comfortable as squeezing down the openings. They are no longer storefronts they are more punched recessed doors with reduced openings.

Commissioner Koski sought clarification regarding the chimney and if they were removing the actual chimney itself through building and just leaving a little vestige on top. Mr. Houck responded yes. Commissioner Koski asked if it was now fake. Mr. Houck responded yes.

Commissioner Koski then asked how the architect felt about the ghost sign. Mr. Houck said he loved the look of the sign, it gave life to the building.

Commissioner Koski asked if the if the entry on Harmon could be recessed. Mr. Houck said he would not be opposed to that, but it would be awkward because of the column. Looking at the façade there is just one column and it signifies an entry point. It is an iron column, gorgeous and a half moon, it is a structural column. They would have to look at how to do that and maintain the column. The entry would still need to be at that point and it would have to be flat because the column is not round. Commissioner Koski said he had a sense that they would not be able to open directly on to the public right-of-way.

Commissioner Koski inquired about the idea of changing to a cloth awning to protect the main entry as opposed to a metal canopy because metal canopies are not allowed in this district. Mr. Houck responded that they could live with that.

Commissioner Anderson asked if the chimney was in great disrepair. Mr. Houck responded that just the top is severely cracked. Commissioner Anderson asked if the 2' – 3' at the top was repairable. Mr. Houck responded yes. Commissioner Koski then asked if as long as Mr. Houck was taking out the rest of the chimney inside the building, if they could use the brick from that to repair the top. Mr. Houck responded yes.

Commissioner Herman stated that it seemed a little odd to have a window under the chimney and asked if it was necessary to move that window from where it actually is currently. Mr. Houck responded it that the chimney does not have a vertical presence on the building other than it is flush with the building. They had looked at that and thought it works with the entry more. He thought the symmetry of the new entry out weights the placement of the chimney. Commissioner Herman asked if this issue was drawn as an alternative. Mr. Houck explained that it was their best attempt at reusing the existing opening and filled in openings and adding some glass in a rhythm that is aesthetically pleasing yet understated.

No one else wished to speak for or against the application. The public hearing was then closed and commissioner comments taken.

Commissioner Larson asked about Condition 6 and if there was a reason why they would want to have the same stone versus something that was different. Mr. Mathis responded that his final thought on this matter is that it would be more inappropriate to have brick that made the storefront become even more of a visual distraction by compromising the character of the building even more. He thought it would be better to have something that creates a consistent appearance across the storefront to maintain the character of the façade.

Commissioner Nordstrom stated that she was concerned that if this was going to be retail space, the Commission should do what it can to make it an adaptive reuse. She thought two and two is the way to go and was concerned that if the Commission eliminated one of the openings on the west façade it could create a hardship. She thought two examples of urban retail areas that do not work with a single entrance and people having to move interiorly to the stores are Calhoun Square and St. Anthony Main. Commissioner Koski said he agreed that it was better to have two openings on a secondary elevation, but the

chimney dilemma was an issue. Having a little stub of a chimney on top of the building that does not connect back down to the ground is the kind of “stage set” preservation that the Commission tries to avoid. The Commission needs to modify the findings. They need to recess the front entry, but the number of store fronts are okay. They need to salvage brick to repair the chimney to its original height and deal with the existing openings in the south elevation.

Commissioner Larson commented that one of the things he finds interesting with retail buildings is that they talk about wanting lots of light and then they put up their shelving systems in front of them to block out the light. The proposed elevations have a significant amount of storefront on the Harmon side. On the west elevation, they are proposing four new openings and it makes him wonder if they really need the extra windows. Commissioner Koski indicated that he was okay with Condition 9.

MOTION by Commissioner Koski to **adopt** staff findings and **approve** a Certificate of Appropriateness with the staff recommended conditions, but with the following changes; on Finding 4, omit the sentence that begins “however, the proposed entrance is acceptable in this instance...”; change Condition 9 to read “except for the storefronts on the side elevation on the building...”; omit Condition 8; and add conditions that the brick from the interior chimney walls shall be salvaged for repair of the top of the chimney to its original height; and that the entry on Harmon must be recessed; and add another finding that the amount of glazing on and entrances are necessary to provide a viable retail property. **SECOND** by Commissioner Anderson. **MOTION APPROVED** with no abstentions.

ATTACHMENT B

CITY OF MINNEAPOLIS CPED PLANNING DIVISION HERITAGE PRESERVATION COMMISSION STAFF REPORT

FILE NAME: 1208 Harmon Place

DATE OF APPLICATION: October 7, 2005

APPLICANT: Lund Food Holdings Inc.

DATE OF HEARING: October 11, 2005

HPC SITE/DISTRICT: Sturr-Bullard Motor Company Building, Harmon Place Historic District

CATEGORY: Contributing

CLASSIFICATION: Certificate of Appropriateness

STAFF INVESTIGATION AND REPORT: Greg Mathis

DATE: October 7, 2005

A. SITE DESCRIPTION & BACKGROUND:

The Sturr-Bullard Motor Company Building is a two-story brick commercial building designed by Joseph McCoy and built in 1914 at 1208 Harmon Place. After the Sturr-Bullard Company relocated to 65 South 13th Street, Torbert McGregor Inc., which sold Star Cars and Durants, occupied the building during the 1920s. Nash and Ford vehicles were then sold here during the 1930s and 1940s. The flat-roofed building has a dark brown brick façade and common brick on the side and rear elevations. The façade historically had large display windows (currently covered) with a brick pier and cast iron column and grouped double-hung windows on the second floor, which were surmounted by subtle bands of brick that accentuate the metal cornice and simple brick parapet. The façade treatment continues for one bay on the side elevation. Historically, the side elevation had one-over-one double-hung windows arranged in vertical columns across the elevation. The second story windows now have non-historic units and several of the several first floor windows have been infilled or altered. The first floor of the rear elevation has an historic garage door opening and some partially infilled windows while the upper floor has a row of five window openings.

B. PROPOSED CHANGES:

The applicant is applying for a Certificate of Appropriateness to rehabilitate the building for multiple tenants. On the façade, facing Harmon Place, the applicant is proposing to replace the infilled storefronts with a new dark bronze colored (painted finish) glass and metal storefront system. The recessed entrance will be eliminated and replaced by a storefront, although the material for the bulkhead below the storefront is not specified. The applicant is proposing to install a new entrance on Harmon Place that is flush with the façade, with a dark bronzed colored metal canopy above that will be suspended from the facade. On the second story of the façade,

the existing windows will be replaced with new, double-hung metal windows painted dark bronze. On the non-street facing south and west (side and rear) elevations, the applicant is proposing to enlarge all of the historic windows to install larger windows. Additionally, on the first floor of the side elevation the applicant proposes to cut two new storefronts to create a new primary entrance to the building and a separate entrance for one commercial space. As proposed a dark bronze colored metal canopy with black support beams will be installed over the proposed principal entrance and the top 3' of the historic brick chimney will be removed. On the rear elevation, the applicant is proposing to enlarge and combine two historic window openings to create a storefront sized opening; install a modern style accordion door with a pedestrian door insert in the historic garage door opening; and cut a new garage door opening for new overhead door. The proposed replacement windows for the non-storefront openings on the building will be double-hung metal windows with a dark bronze painted finish. On both the side and rear elevations, the applicant proposes to rebuild deteriorated wall sections in-kind and install green canvas awnings over the first floor windows. The awnings will be 1'10" tall, including an 8" skirt and they will project out 3'0" from the building. Behind the building, the applicant is proposing to install a new, paved surface. Lastly, on the roof of the building, the applicant is proposing to install an 8' by 8' skylight, although they did not provide any specifications on the materials or height.

C. GUIDELINE CITATIONS:

HARMON PLACE HISTORIC DISTRICT DESIGN GUIDELINES (2002)

The Harmon Place Historic District Design Guidelines are based upon *The Secretary of the Interior's Standards for Rehabilitation*, which follow. The intent of the *Standards* is to promote the preservation of historic materials and features that contribute to a property's significance. The *Standards* can be applied to projects of nearly every description, including historic buildings and structures, related landscape features and new construction.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities, and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

1. Masonry

- a. *Decorative masonry features*

Decorative masonry features should be retained in repair or renovation projects. Deteriorated brick, stone, mortar, and other materials should be replaced with material used in the original construction or with materials that resemble the appearance of the original as closely as possible.

- b. *Cleaning and Waterproofing*

Masonry cleaning should be conducted only to halt deterioration and by means such as low pressure water, soft brushes, and/or appropriate chemical treatment. Sandblasting should not be used under any circumstances. Waterproof and water repellent coatings should not be used unless there is evidence of past water penetration.

- c. *Repointing and Replacement*

Original mortar joint size and profile should be retained and/or duplicated in repointing. Mortar mixtures should duplicate the cement proportion and should duplicate the original mortar in color and texture. New brick, terra cotta and stone should match the color, size, texture, profile and detail of the historic material wherever possible.

- d. *Resurfacing*

Repairs to historic masonry surfaces should duplicate the original in color and texture, if evidence exists. Smooth or heavy dashed surfaces should be avoided unless they were used

on the historic surface. Stucco, artificial stone, brick veneer, or vinyl or aluminum products should not be applied over historic masonry surfaces.

e. Painting and Paint Removal

The original color and texture of masonry surfaces should be retained and unpainted stone and brick surfaces should not be painted. The removal of paint from painted masonry surfaces should only be attempted if unpainted surfaces are historically appropriate and if removal can be accomplished without damage to the masonry.

3. Windows

a. Windows and Sash: Size and Shape

All existing historic window openings should be retained, and window openings should not be enlarged or reduced to fit new units. New windows should be compatible with existing historic units.

New window openings should not be introduced into principal elevations. Windows should not be removed or permanently blocked for the installation of air conditioners. Wherever possible, air conditioners should be located in the transom.

b. Sash and Glazing

Historic wooden or metal sash should be conserved rather than replaced. If historic sash requires replacement, the size and number of panes of glass in each sash should not be altered. New sash, if installed, should duplicate the existing or other appropriate historic models, including the division of lights. Clear glass should be used unless historical documentation shows other treatments.

Replacement windows may be wood or metal with a painted or baked enamel finish. The operation of replacements and the arrangement of lights should match the original. Crank-out units are not appropriate replacements for double-hung sash.

c. Trim

All decorative trim around the windows should be retained, including brick or terra cotta detail, wood or stone lintels, pediments, mouldings and hoods. If replacement is necessary, the original profile should be replicated.

4. Entries and Storefronts

a. Size and Shape

All historic entry and storefront components should be retained. Entry openings should not be enlarged or reduced to fit a new door.

New entry openings should not be introduced into principal elevations. Any new entry openings and doors should be compatible with existing historic units. Interior dropped ceilings should be set back at least 5 feet from exterior doors and windows.

b. Trim

Original or historic features of the entry and storefronts, including hoods, cast iron or other columns, sidelights, fanlights, tilework or paving, bulkheads, transoms, mouldings and hardware should be retained. If replacement is necessary, historic trim details should be replicated.

c. Entrances

Historic doors (and hardware) should be repaired rather than replaced. If replacement of original or historic doors is necessary, the replacement should be compatible with the material, design, and hardware of the older door. If there are no historic models available, the new door should be of simple design with a single-light design.

Historic garage openings and doors should be conserved. If removal is necessary, materials used to fill the opening should be compatible with the material, design, and hardware of the surrounding facade.

d. New Storefronts

Where original storefronts have been completely removed, their replacement should be compatible with the architectural character of the building and historic storefront design of similar buildings.

The division of new storefront bays should be compatible with the arrangement of windows on the building, and the bays should be divided with historically compatible materials such as brick, metal, wood, or terra cotta. Entries should be recessed wherever possible.

5. Architectural Features

- a. Cast iron columns and capitals, terra cotta trim and cladding, brick corbelling, wood and sheet metal cornices, and decorative cast concrete are among features that should be retained and conserved using appropriate materials and techniques.
- b. Replacement of missing materials and features as shown in historic photographs should replicate the size, scale, design, material, and texture of the original as closely as possible.
- c. Replacement of missing materials and features *not* documented by historic photographs or other information should replicate the size, scale, design, material, and texture of materials and features on *similar* historic buildings as closely as possible.

6. Signs, Awnings, and Lighting

- a. Signs and awnings should follow regulations contained in Chapter 543 of the city's zoning ordinance. Refer also to "Guidelines for Signs and Signage and Murals for

Historic Properties and Districts” and “Architectural Fabrics in Historic Properties and Districts” adopted by the HPC.

- d. Signs should not conceal architectural details or features and materials should be compatible with the materials of the building to which they are attached.
- e. No part of the historic facade should be irreversibly damaged or altered in the installation of signs and awnings. Limit drilling new holes into masonry. Signs must be attached to the building with holes drilled into mortar joints.
- g. Awnings should be sized to fit the windows and storefronts behind them. Simple canvas and a variety of metal awnings are traditional in the Harmon Place Historic District.

DESIGN GUIDELINES FOR ON-PREMISE SIGNS AND AWNINGS (2003)

1. In General

- c. *Number of signs:* Each principal building entrance that faces a public street, or each ground floor principal use, whichever is less, is allowed two signs. A corner lot with a principal entrance on each street is allowed two signs per street frontage. The two signs may be a combination of one wall sign, one projecting sign, one ground sign, one banner, and awning signage. However, a property may not have both a projecting sign and a ground sign. Only one of the signs should be illuminated, except that banners and awning signs should never be illuminated. Awning signs are limited to ground floor awnings and are subject to the specific guidelines for awnings and awning signs. Parking lot signs are subject to the specific guidelines for signs accessory to parking lots.
- d. *Location of building signs:* Wherever possible, signs should be placed in traditional sign locations including the storefront sign band area. Signs should not obscure or damage architectural features including windows, doors, pilasters, columns and historic signs. Building signs should be located only on the primary façade of the building adjacent to the street and should be no higher than fourteen (14) feet, except as otherwise provided in the specific guidelines for wall signs.
- e. *Color:* Sign colors and materials should be compatible with the colors of the building and its surroundings. Day-glo, light reflecting or fluorescent colors or materials are not allowed.
- f. *Installation:* Sign installation should have a minimal impact on the building and to the extent practical allow the building to be returned to its original condition if the sign is removed. Existing signboards and sign frames should be reused to limit drilling new holes into masonry. Wall signs should be attached to the building through the mortar joints. Projecting signs should be attached to a permanent mounting plate. Awnings should be attached to window or door frames and should never damage masonry.

g. *Illumination*: Signs may be illuminated externally, internally, or by neon. Plastic face covers should not be placed on illuminated signs. All illuminated building signs should connect to a permanent mounting plate located near the entrance. Electrical conduit should be installed through the permanent mounting plate. Not more than one brick should be damaged by the installation of the permanent mounting plate. Electrical conduit and any lighting fixture should be attached to the sign and not the building wall.

2. Sign Types Allowed

e. Awning signs.

3. Sign Types Not Allowed

c. Backlighted signs, backlighted awnings and backlighted awning signs.

4. Guidelines for Specific Types of Signs:

e. *Awnings and Awning Signs*

- i. Location. Awnings should fit within the window or door opening.
- ii. Number of awnings. The number of awnings may not exceed the number of window or door openings.
- iii. Number of awning signs. Awning signs are limited to ground floor awnings. There should be no more than one sign per awning. Awning signs should be no more than six (6) square feet in area. Where there are multiple awning signs on a building, all signs should be located in the same or similar position on the awnings.
- iv. Materials. Awnings should be constructed of coated or uncoated cloth fabric.
- v. Installation. Awning hardware should be attached to the window or door frame and should never damage masonry. Awnings should not be attached to or cover any part of the building wall.
- vi. Illumination. Awnings and awning signs should not be illuminated.
- vii. Awning shape. Awnings should project downward and outward from the openings in straight lines unless they are reflecting the curved shape of the opening. The projection of an awning should be less than its height. An awning drop or skirt should not exceed twelve (12) inches.

E. STAFF FINDINGS:

1. The Sturr-Bullard Motor Company Building, located at 1208 Harmon Place, is a contributing property to the Harmon Place Historic District.
2. Repairing the deteriorated masonry wall sections in-kind complies with the guidelines that recommend repairing rather than replacing deteriorated historic features.
3. The proposed windows, storefronts and doors comply with the guidelines that require wood or metal windows with a painted or baked enamel finish.
4. The proposed front entrance on Harmon Place does not comply with the guideline that requires new entries be recessed whenever possible to maintain the historic pattern of the

district. However, the proposed entrance is acceptable in this instance because the existing entrance is flush with the façade.

5. The metal canopy proposed for the façade of the building is not a design feature that is in keeping with the historic character of the façade of this building and is therefore inappropriate because it will create a false sense of history, which is recommended against by the district design guidelines.
6. Enlarging the existing historic windows does not comply with the guideline, which recommends “all existing historic window openings should be retained, and window openings should not be enlarged or reduced to fit new units. New windows should be compatible with existing historic units.” The historic window openings must maintain their original size.
7. Removing part of the historic chimney rather than repairing it does not comply with the guidelines that recommend that the historic character of a property shall be retained and preserved, and that the removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
8. Aside from the proposed partial demolition of the chimney, the proposed work generally complies with the guidelines for architectural features.
9. While the storefronts proposed for the side elevation comply with the guidelines that recommend against introducing new entries into principal elevations, cutting new storefronts into a side elevation to create a new primary façade does not comply with the guidelines that recommend retaining and preserving the historic character of a property and against changes that create a false sense of historical development. To minimize the cumulative effect on the side elevation and the building, one of the storefronts should be eliminated from the plan and material around the recessed opening should be a brick that is slightly different from the historic brick, to discern it as a new opening.
10. The proposed awnings comply with the guidelines for awnings.
11. The skylight should be a low-profile unit that does not extend above the top of the parapet.

E. STAFF RECOMMENDATION:

Staff recommends that the HPC adopt staff findings and approve a Certificate of Appropriateness for the proposed work subject to the following conditions:

1. The tuckpointing mortar must duplicate the original mortar in terms of strength, color, composition, profile and texture.
2. All door and window glazing must be clear, non-tinted, non-reflective glass. One coat of Low-E glazing is allowed on the inner surface of the window.

3. Any historic brick molds around the doors and windows must be replicated with new metal panning.
4. All exterior metal on the building must have a paint finish.
5. Any dropped ceilings or other obstructions that drop below the window heads must be setback 5'0" from the exterior windows where they drop below the window head.
6. The bulkheads/base below the storefront windows facing Harmon Place must be stone or cast stone that matches the color, size, texture, profiles, dimensions and finish of the existing stone.
7. The metal canopy proposed for the Harmon Place façade (south) is not approved.
8. One of the proposed storefronts must be eliminated from the plan for the side elevation of the building (west).
9. Except for the one allowed storefront on the side elevation of the building (west), none of the historic window openings can be enlarged or relocated, they must retain their historic size and location.
10. The new window units must fit the historic openings.
11. The historic chimney must be repaired and maintain its historic height.
12. The skylight must be a low-profile unit that does not extend above the top of the parapet and the HPC staff must approve the design.
13. The awnings must be mounted to the metal window frames on the building.
14. The HPC staff must approve the brick, stone, cast-stone (pre-cast concrete) and any other replacement materials.
15. No signage is approved. All signage will require additional approvals.
16. The HPC staff must approve the final construction plans.