

The proposed building uses would require a total of seven off-street parking spaces. Two of the required parking spaces are provided on the Mass Ave side of the building toward the back alley on an existing concrete pad. The remaining five required off-street parking spaces will be provided along the back alley on the interstate side of the building. The applicant's architect is proposing to expand this existing parking surface to accommodate the five spaces with a permeable washed stone pea gravel surface. The required number of off-street parking spaces is met in this proposal.

Modifications to the Building Exterior

The existing awning on the front of the building would be lengthened and a new black fabric covering would be installed over the existing frame. An existing opening on the Mass Ave side of the building would receive a new framed set of infill panels with a set of three glass transom windows above. On the interstate side of the building, the request includes the construction of an addition to the building. An enclosed dumpster area is proposed closest to the rear alley adjacent to the new addition. Directly above the dumpster area, the applicant would like to install a commercial grade round exhaust fan for the kitchen. Also, the applicant is proposing to provide rain barrels on a shelf mounted high on the wall above the dumpster area. Staff considers the modifications to the front and Mass Ave side of the building to be appropriate for this building. The additions to the interstate side of the building are focused on below.

New Addition and Dumpster Enclosure Area

The applicant is proposing to put all of the major restaurant components needed on the interstate side of the building. The proposed addition on the interstate side of the building would house a pre-fabricated cooler unit installed on a concrete slab on grade. The property owner's architect designed a simple enclosure that attaches to the side of the building in the open area facing the interstate. A door opening would need to be cut through the first floor of the rear block wall addition to provide access from the interior. The proposed addition would have a fiber cement lap siding with corner trim boards and a simple flat roof sloped for drainage. The top edge of the addition would be capped with a metal coping. A simple edge guttering system would run along the back side of the addition.

A new concrete dumpster pad would be provided adjacent to the back of the building and be surrounded with a six foot tall wood fence with a gate opening onto the alley. Two rain barrels would sit on a high shelf above the space to collect the water runoff from the roof and divert it away from the brick alley. A new large commercial kitchen exhaust fan would need to be located on this side of the building, toward the back, running through the existing concrete block wall addition to provide the mechanical venting requirements of the new restaurant. The area proposed for these elements is appropriate for the building given the unusual configuration of the site and its relationship to the interstate right-of-way.

Outdoor Seating Areas (not a part of this case)

The outdoor seating area proposal is not being reviewed as a part of this hearing since it was not included in the original application request. The proposed outdoor seating includes changes to the courtyard surface materials, a low wood deck, and the addition of a decorative screen. No variances are required as a part of this request; therefore, the case can be reviewed at an administrative hearing level. Separate notice is being sent out for this request.

Chatham-Arch Massachusetts Avenue Preservation Plan

The Plan recommends that new "additions should be located at the rear, away from the front façade". This proposed addition is located away from the front façade, in an area that is functionally the back of the building. The building does not have a true rear yard area since it extends to the rear property line along the brick alley to the north.

STAFF RECOMMENDED MOTION

Case #2010-COA-296 (CAMA):

To approve a Certificate of Appropriateness to:

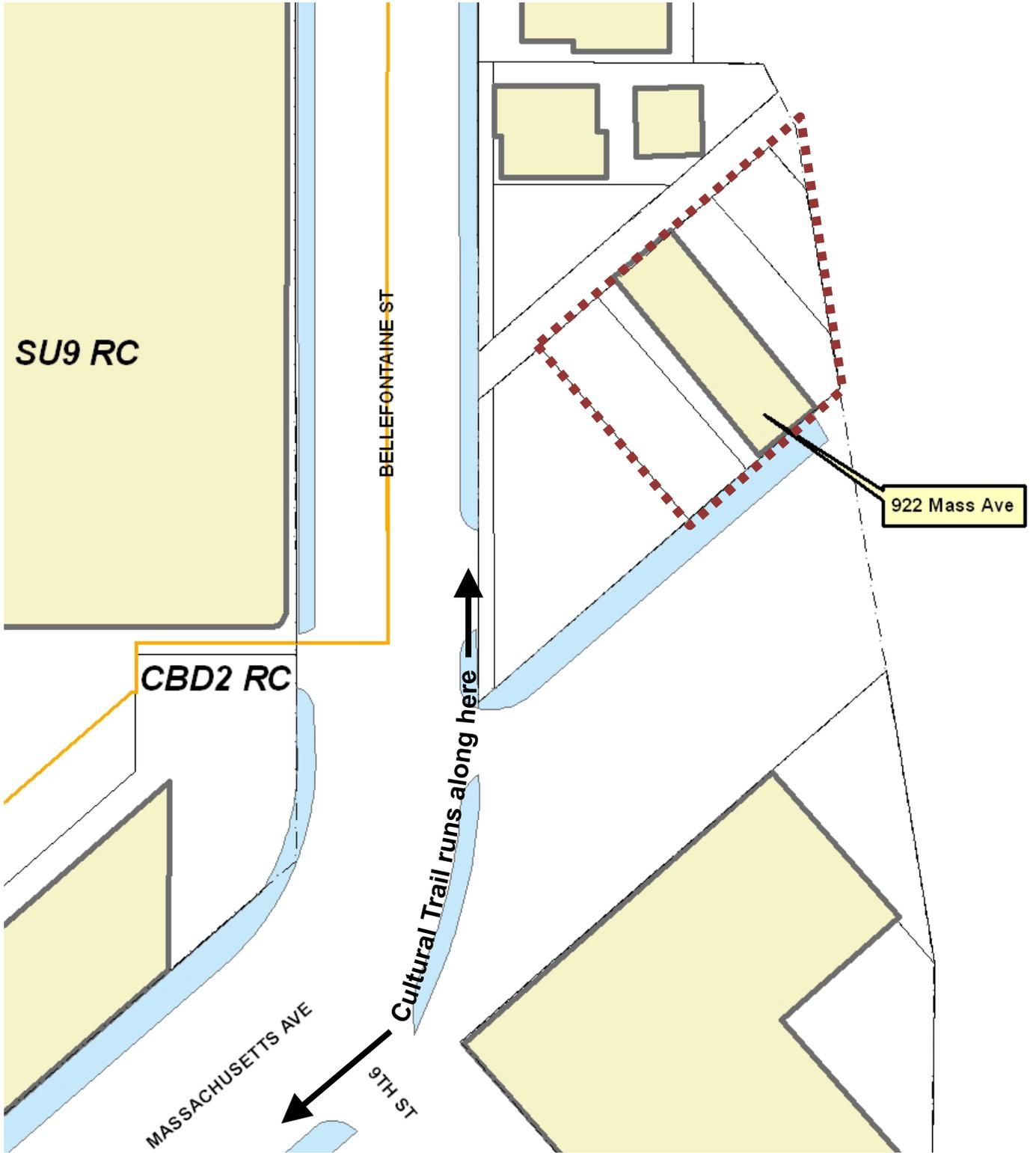
- repair and expand existing awning,
- in-filling an existing opening on the side of the building with new windows with solid panels below,
- constructing an addition to enclose a new pre-fabricated cooler unit,
- provide an enclosed dumpster area,
- install a through-wall commercial exhaust fan, and
- install a high rain barrel shelf for water runoff from the back of the building;

all per the submitted documentation and subject to the following stipulations:

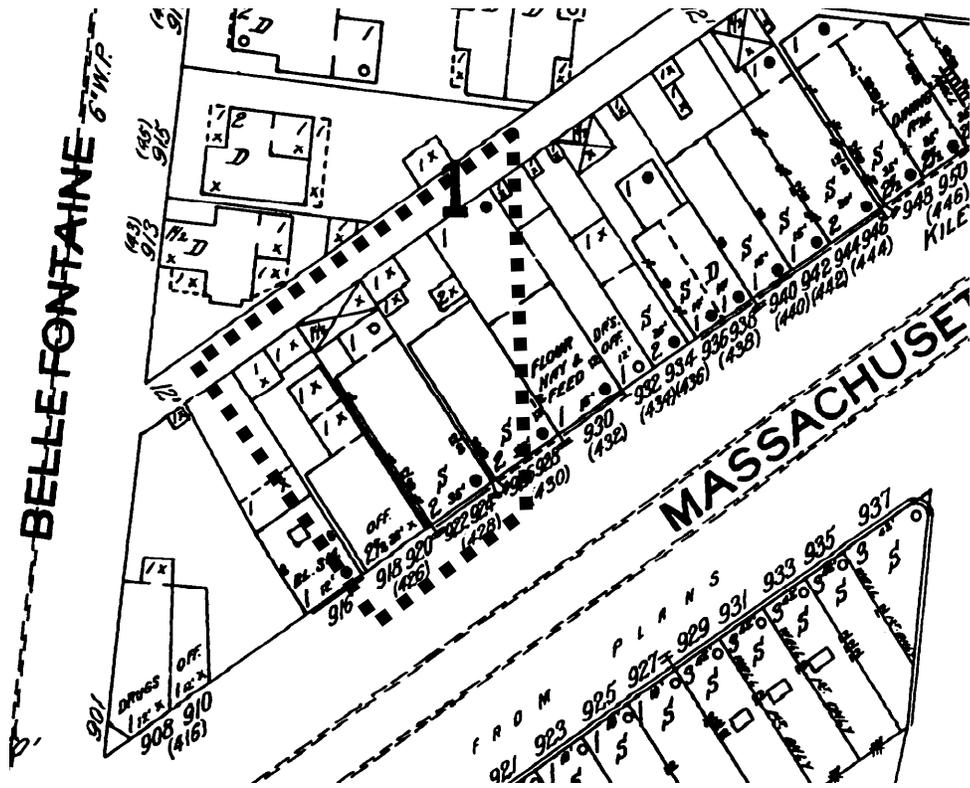
1. Construction must not commence prior to approval by the IHPC staff of final construction drawings. Approved: _____ Date: _____
2. A pre-construction meeting with IHPC staff, the designer, the owner, and the contractor/construction manager must be held prior to commencement of construction. Approved: _____ Date: _____
3. The new addition and concrete dumpster pad must be field-staked with no offsets and reviewed by IHPC staff prior to commencement of construction. Approved: _____ Date: _____
4. Awnings shall be of fabric construction on metal frames. High-sheen finishes are not permitted.
5. Awning supports and hardware must be installed using methods which cause as little damage as possible to the exterior walls. Fasteners at masonry locations should be installed in the mortar joints. Do not drill into or otherwise damage masonry (brick, block, structural tile, etc.).
6. Signage is not permitted by this certificate. Any text, numerals, logos, or other signage will require a separate certificate.
7. New windows must fit the existing openings; altering existing openings is NOT permitted.
8. All new windows shall match the dimensions, style, profile, and material of the existing; this includes components such as stiles, rails, muntins, casings, jambs, and sills.
9. Siding and trim materials must be wood or cementitious board and must have a smooth texture free of major imperfections and without embossed grain or rough-cut texture; artificial wood-grain patterns are NOT permitted. Siding exposure shall match the siding found on the primary structure.

NOTE: Stipulations #1, 2 and 3 must be satisfied prior to the issuance of any building permits.

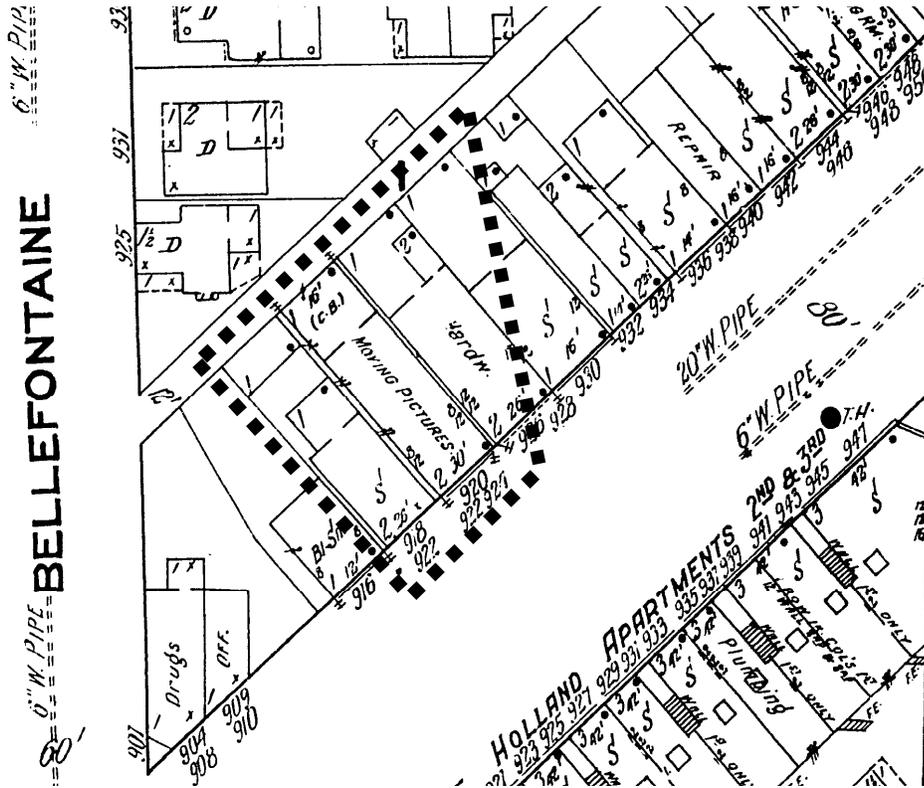
Staff Reviewer: Ann Steadham



Map of subject property



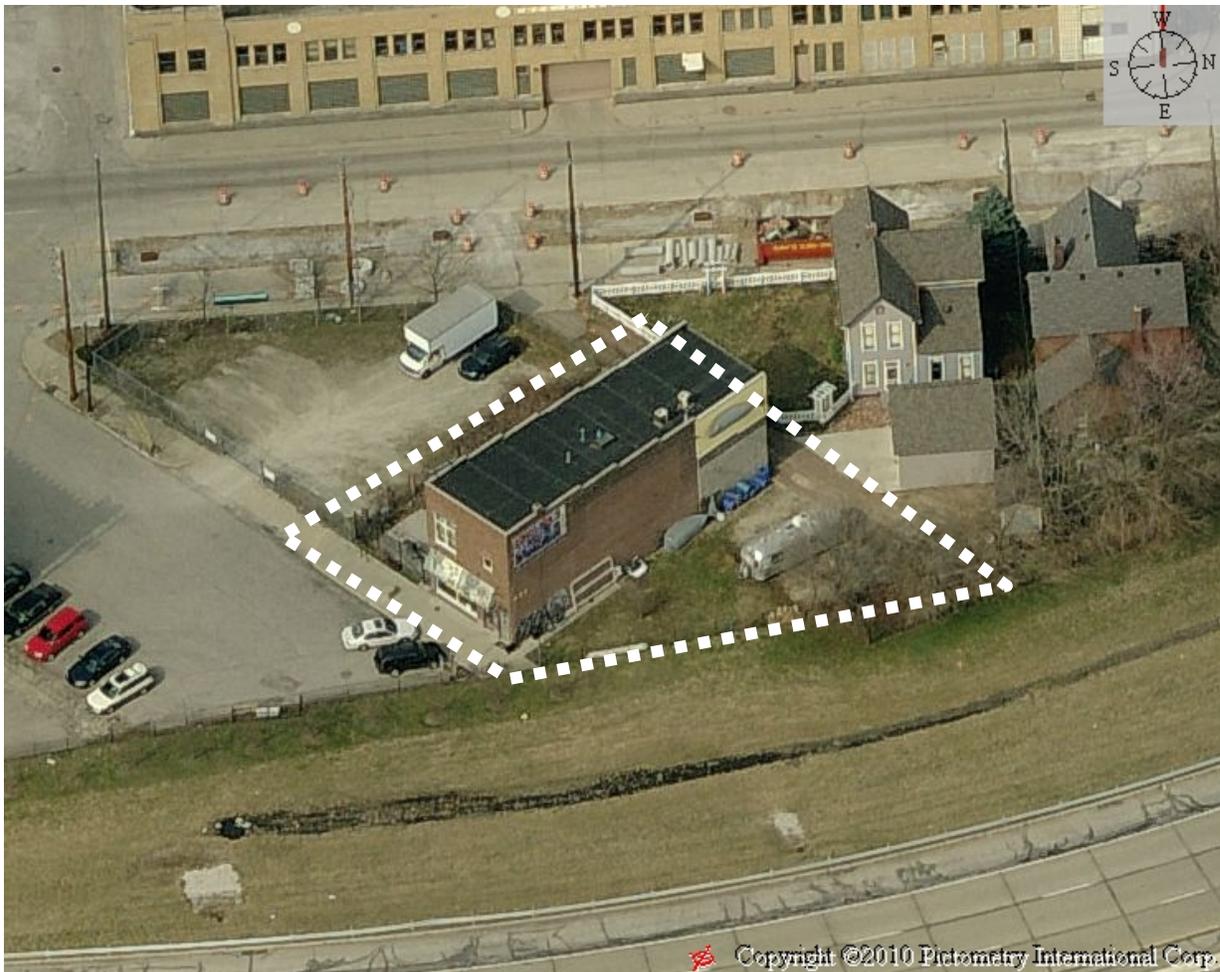
1898 Sanborn Map



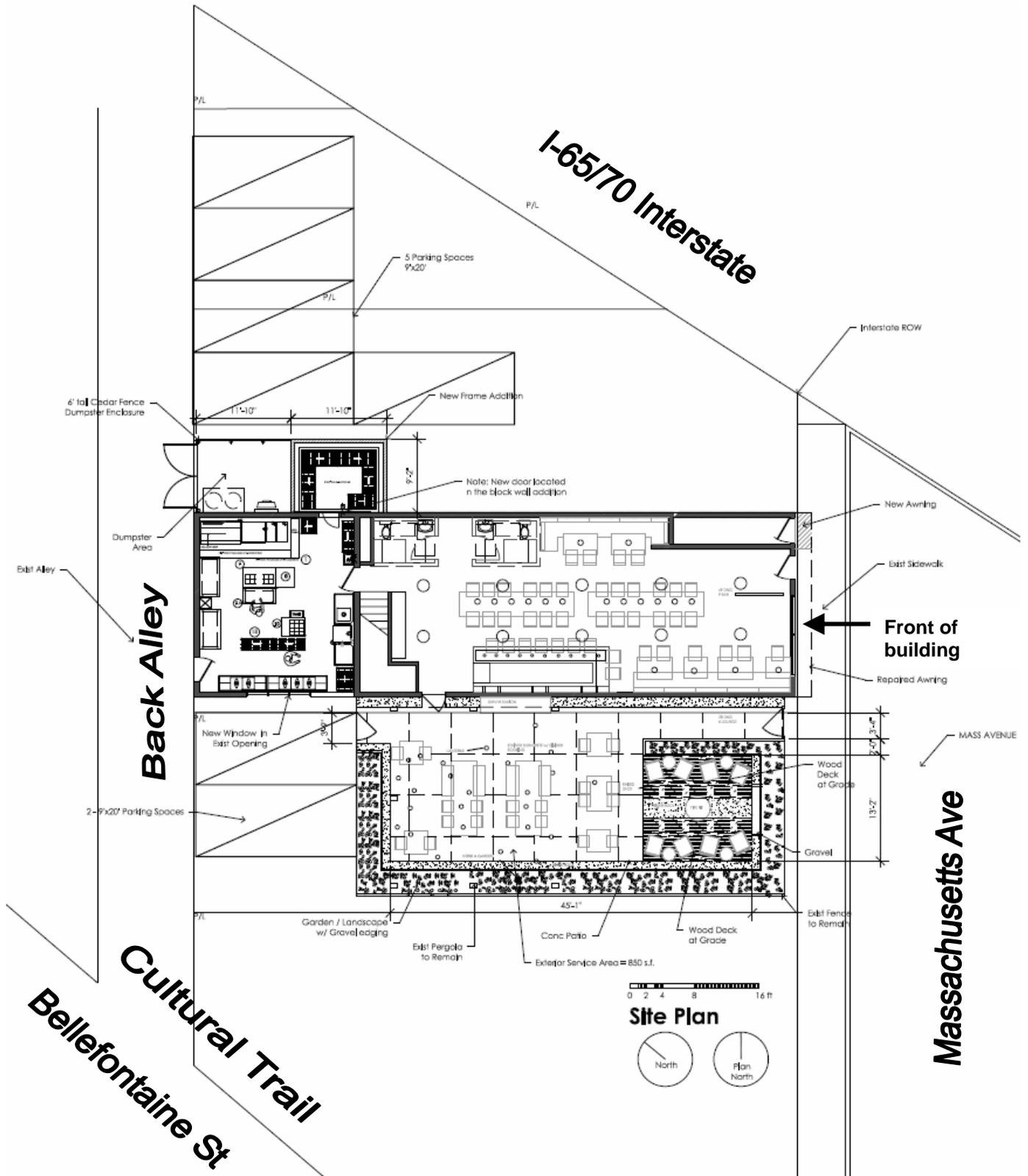
1915 Sanborn Map



Aerial photo looking north towards front of building



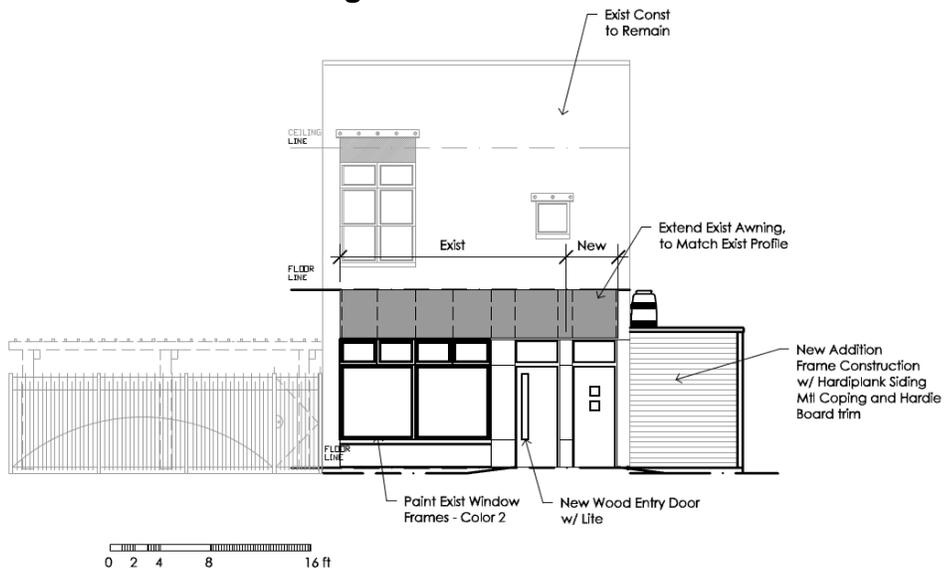
Aerial photo looking west towards side of building



Note: Outdoor seating areas are not a part of this case



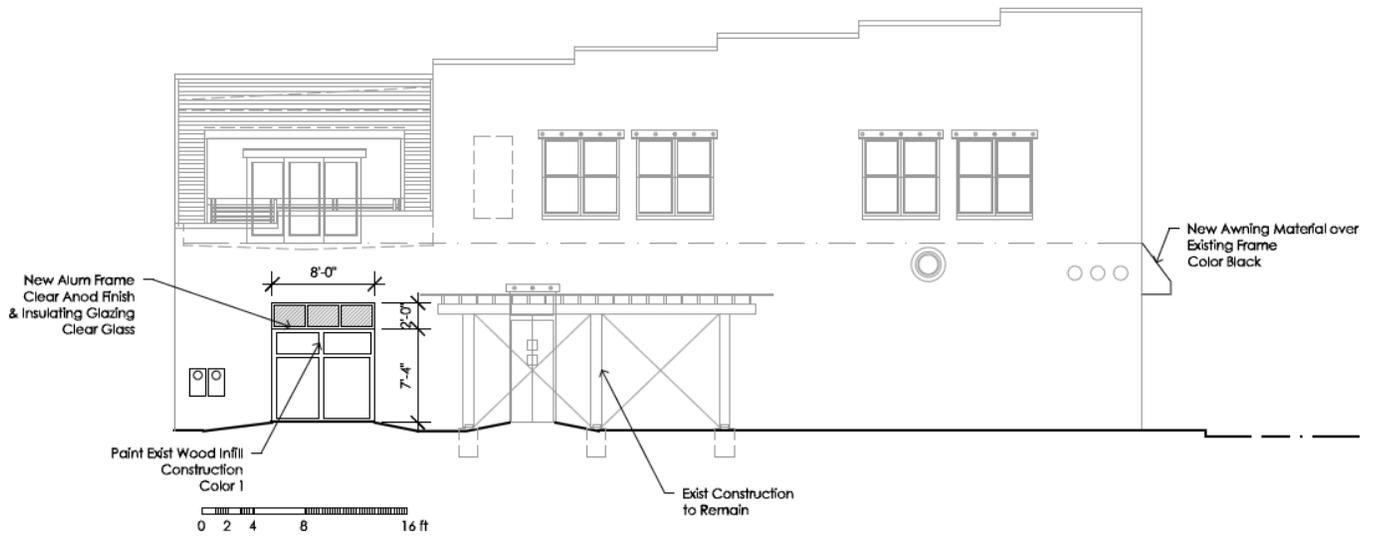
Front of building seen from Massachusetts Ave



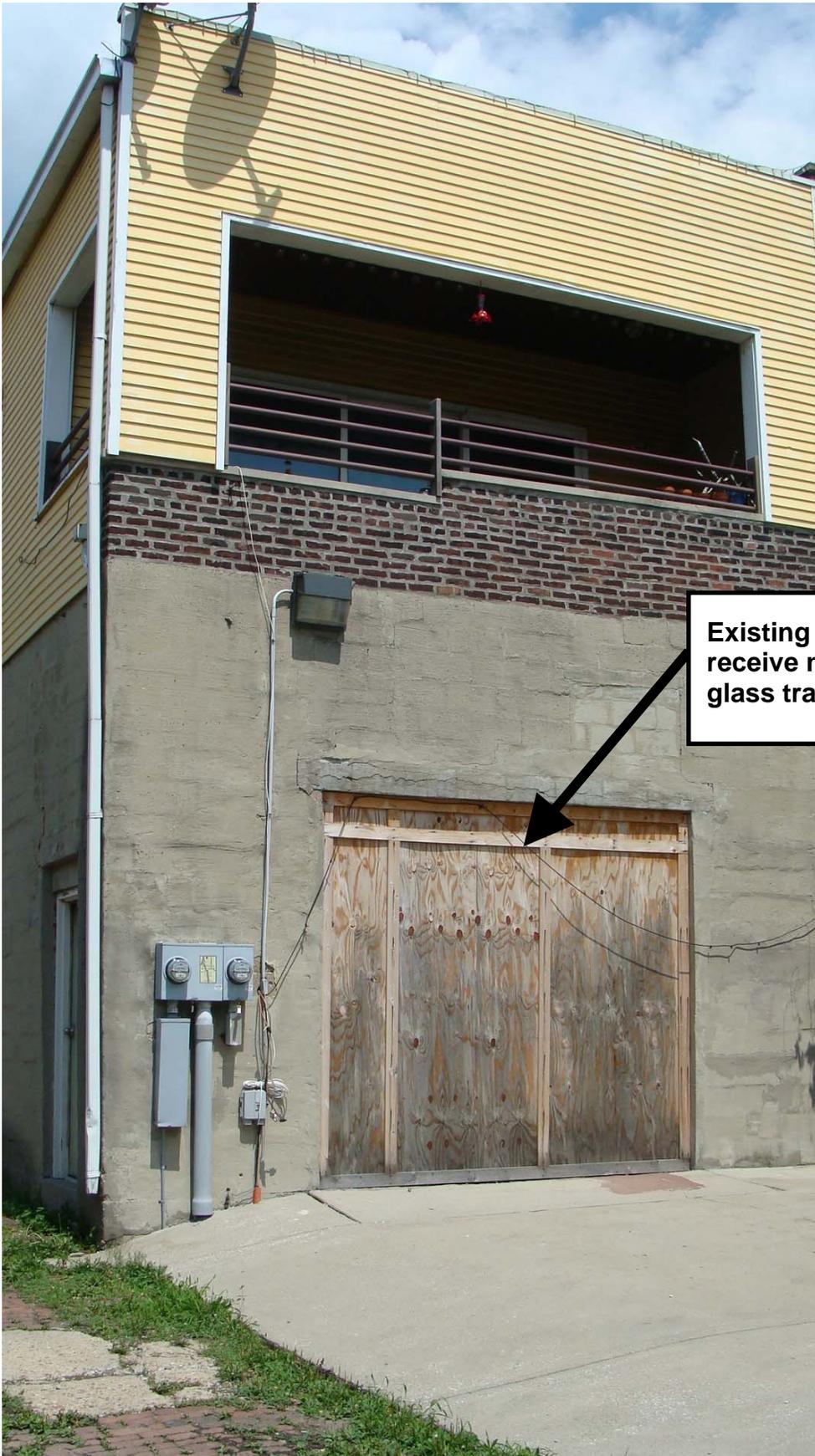
Front of Building



Side of building seen from Mass Ave



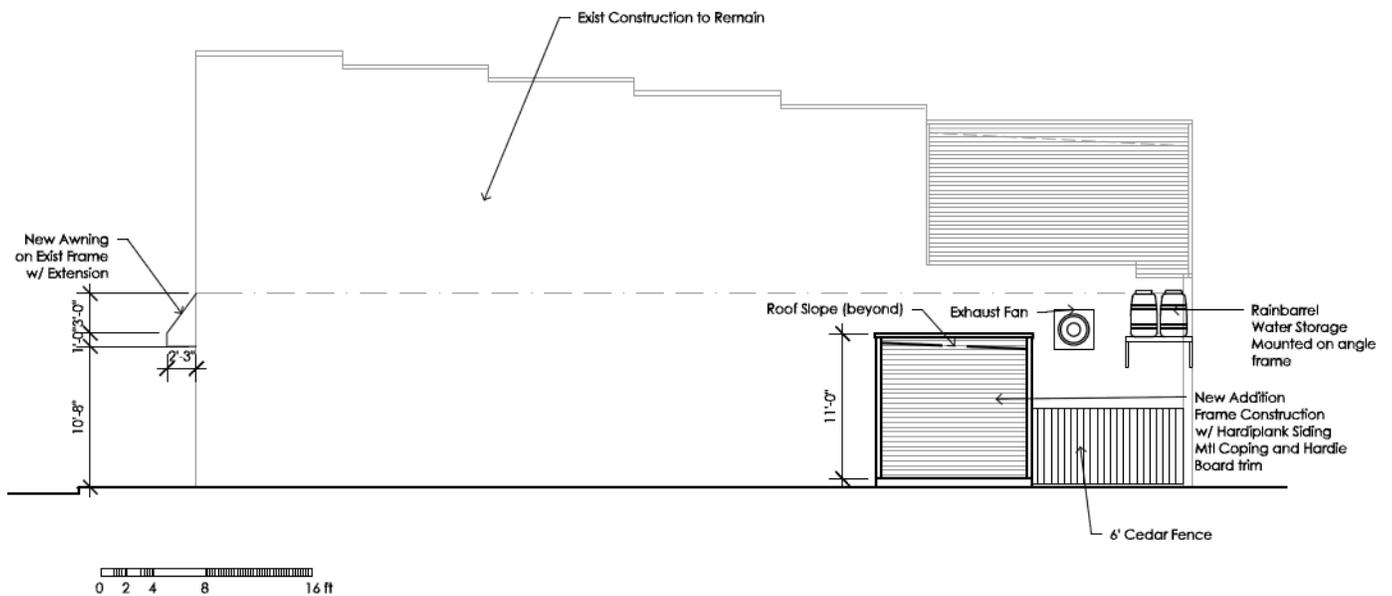
**Side of building facing towards Cultural Trail
(side most visible from Bellefontaine St and Massachusetts Ave)**



Existing first floor opening to receive new infill panels with a glass transom area above



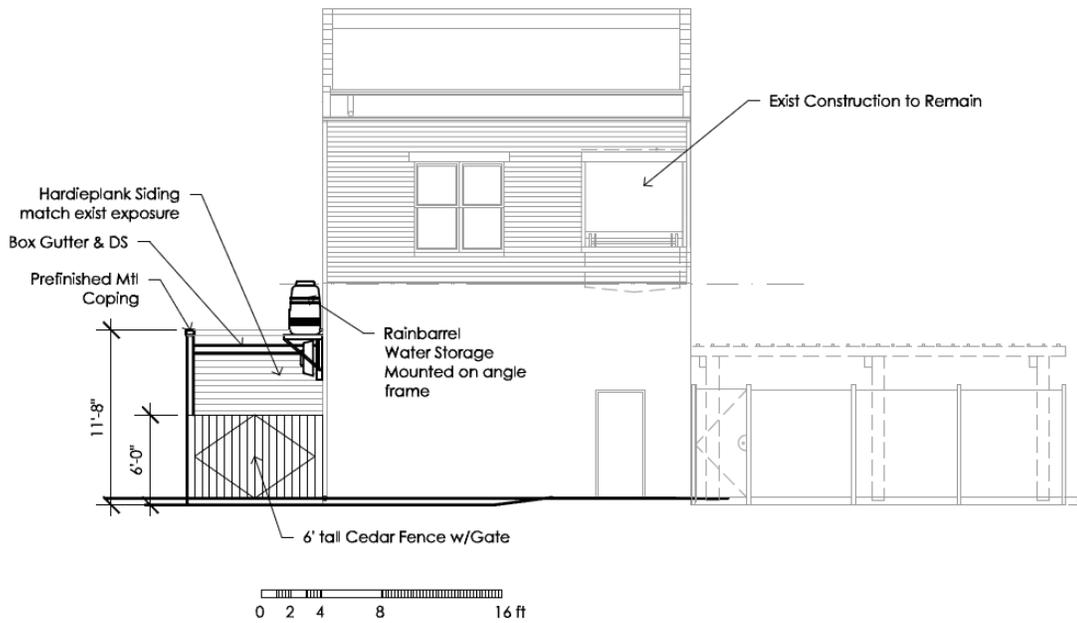
Area of building to receive proposed addition



Side of building facing interstate



Back of building as seen from brick alley



Back of building