



Department of Planning, Housing, & Community Development

Mayor, Matthew T. Ryan
Director, Tarik Abdelazim

Date: 19 March 2013
To: Commission on Architecture & Urban Design Members
Subject: 201 State Street – Façade
Tax ID: 160.33-1-31
Case: CAUD 2013-08
Copies:

A. Review Requested

On 13 March 2013, James Tuttle, one of the property owners, submitted an application for Design Review for the property located at 201 State Street. This building is a contributing property to the State Street and Henry Street Local and National Register Historic District, and all exterior modifications must be reviewed and approved by the Commission on Architecture and Urban Design (CAUD).

B. Proposal

The Applicant proposes to rehab the façade of the building as part of a new Tavern/Nightclub business which will occupy the first floor. The Applicant proposes to reconfigure the façade, including entirely new storefronts and relocation of existing windows on the upper floors. The proposed windows would be colored vinyl, the storefront would be painted aluminum tubing with brick piers at the corners and in the middle of the building, and the siding would be fiber cement. The existing cornice will be retained.

C. Property History and Condition

Year of Construction	ca. 1876-1885
Land Use	Commercial
Significance	This building is likely one of the earliest to be constructed on State Street after the closing of the canal (1875). It is a simple commercial façade, with a modillioned cornice. The storefront has been heavily and repeatedly modified over the years; the original design is not known. The existing windows on the upper floors are vinyl replacement windows in a 1-over-1 pattern. The siding on the building has also been changed repeatedly over the years. The building is of balloon frame construction.

D. Staff Findings

The proposed project would result in a major alteration to the appearance of the building's primary façade. The existing façade is not original to the building, but the original design is not known at this time. Without the original design being known, the determination of appropriateness should be based on

the proposed design, and how it relates to the character of the district and whether the design would be appropriate for a building of this age.

The proposed storefront is a drastic departure from what likely was original to the building. Based on discussions around other storefront cases, however, a redesigned storefront does not have to recreate a design which cannot be documented. The Commission may wish to recommend modifications to the proposed storefront design which might result in a modern interpretation of a more traditional storefront.

The proposed relocation of the windows is not necessarily a structural issue as the building is balloon frame construction, and the Applicant has stated that they would install the proper headers for the new windows. The arched windows on the top floor would be appropriate, based on adjacent buildings which have the arched windows. The use of vinyl windows is discouraged due to their relatively short life-span and the toxic chemicals used in the production of vinyl windows, which is released into the environment as the frames deteriorate. The placement of the new windows is generally appropriate, as they line up with elements on the proposed storefront. However, the expanse of wall left in the middle of the façade, where the sign is placed, results in a slightly odd configuration. The Commission may wish to discuss the possibility of having the Applicant install additional windows in that area above the center door, which would result in a more even and traditional appearance on the building.

E. Photographs



Existing façade



Storefront detail



ca. 1980 façade



Proposed façade

