

RECOMMENDED FINDINGS

Landmark Alterations Permit

Community Character Chapter – Heritage Preservation

Policy CC-5.2: Enhance the visual character of the city by preserving diverse as well as harmonious architectural styles and design preferences, which reflect various phases of the City's history and cultural traditions of past and present residents.

1. The proposed project is consistent with the purposes of the Heritage Preservation Ordinance – Finding Met

The proposed modifications, as conditioned, are consistent with City ordinances and the Murphy Avenue Design Guidelines. The proposal, as conditioned, provides an opportunity to update the windows to a more traditional double hung style window from a simulated gridded window design. The replacement of the storefront windows to a bi-fold window would allow more light into the tenant spaces and all window trims and awnings would be painted to match the dark brown color of the new window trims. The replacement of the awning over one of the tenant spaces with goose neck lamps and signage is complementary to other similar storefront details on Murphy Avenue. The proposed modifications, as conditioned, respect the character of the historic Murphy Avenue commercial district.

2. The proposal will not be detrimental to the significant historical features of the building – Finding Met

The project, as conditioned, enhances the general appearance of the site as well as the surrounding area. The modifications allow the existing tenant spaces to open up to the street and provide light and visual penetration. The proposed modifications will improve the appearance of the building and will enhance the existing and newer commercial development in the area.