

**STAFF REPORT 04-14-2021 MEETING**  
**APPLICATION NUMBER: 21-7160**  
**ADDRESS: 1401 BAGLEY**  
**HISTORIC DISTRICT: CORKTOWN**  
**APPLICANT: BRIAN HURTTIENNE**  
**DATE OF COMPLETE APPLICATION: 03-11-2021**  
**DATE OF STAFF SITE VISIT: 03-29-2021**

**PREPARED BY: G. LANDSBERG**

**SCOPE: ADD HVAC EQUIPMENT TO ROOF**

### **EXISTING CONDITIONS**

Per the HDAB Corktown Historic District designation report, this building was erected in 1887 by builder Hugh S. Peoples, and was originally a meat market with a large apartment above. It is one of less than two dozen Corktown buildings individually recognized and described in the report, testifying to its remarkable and broadly representative architectural character. The report continues:

*This two story building is a handsome examples of the Victorian corner store in a relatively unaltered condition. Its storefront windows have transoms above, and there are two entrances, one to the staircase of the apartment and the other to the store. The corners of the front façade are articulated by Eastlake pilasters, and a molded cornice separates the first and second stories. Above the three double-hung sash windows of the second story is a stone band that follows the line of the arched openings of the windows. Gray stone is also used near the bottom of those windows, with block of stone equally spaced, and at the parapet coping. The parapet wall rises into a pediment in the center and bears a centrally placed blank stone inscription panel situated between blind arcading.*

The building today retains a high degree of historic integrity, appears to be well-maintained, and commands a prominent corner location in the immediate vicinity.

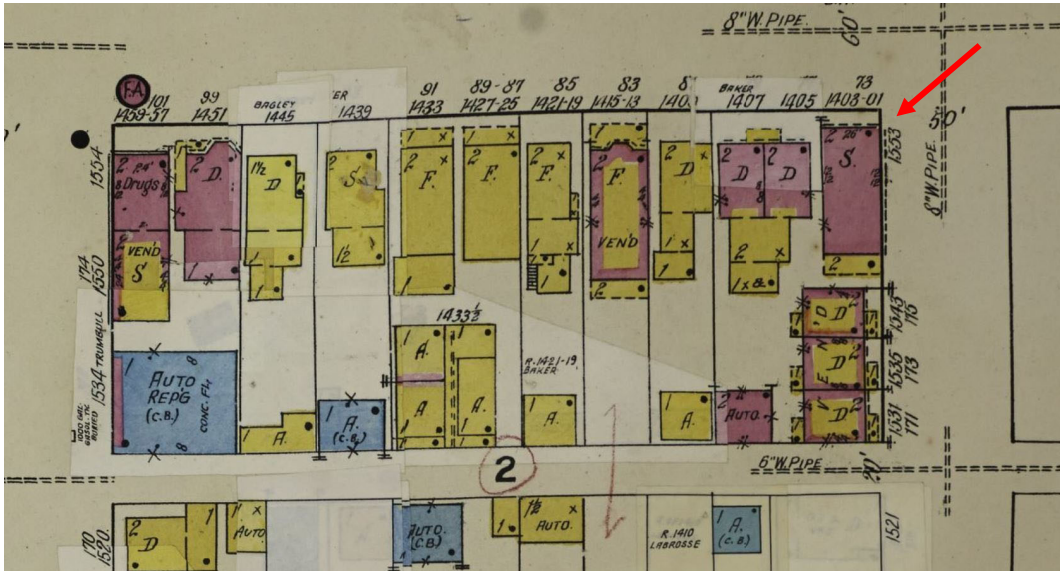


*View of existing conditions at 1401 Bagley, view to the southeast. Staff photo, March 29, 2021.*





Parcel view of vicinity, subject parcel outlined in yellow.



Sanborn map of vicinity, c. 1950.

## PROJECT DESCRIPTION

Per the submitted narrative, photographs, cut sheets, and drawings, the applicant is proposing install a roof-top HVAC unit (Allied Commercial K-Series, Model 024) to serve the upstairs apartment.

The proposed unit is 39" tall, by 45" wide, and 84" long. It will sit on an 8" roof curb.



*View of existing conditions at 1566 Bagley, view to the east from Tenth. Staff photo, February 26, 2021.*



## STAFF OBSERVATIONS AND RESEARCH

- The Corktown Historic District was established in 1984.
- Though an exact location is not given, the unit will be installed adjacent to a 4'-9" chimney in an area where the parapet height is approximately 2'-9". The applicant has submitted renderings showing that the unit, when installed, will be minimally visible from the public right-of-way.
- No screening has been proposed. Staff is generally wary of installing screening for roof-top equipment on low-rise buildings, as it tends to draw attention and massing to the roof, sometimes creating a larger impact to the historic composition than the mere addition of some equipment. Careful placement of equipment, as proposed here, eliminates any real concerns regarding impact on the historic character of the site.

## ISSUES

- No issues. Staff will recommend criteria to the Commission to allow administrative approval of future roof-top equipment installations which are found to be minimally visible and with little impact on the property's historic character, similar to photovoltaic (solar) installations.



*View to the northeast across Bagley. Note historic corner building, far left. Staff photo, February 26, 2021.*

## RECOMMENDATION

### Section 21-2-78, Determinations of Historic District Commission

The proposed installation of roof-top HVAC equipment retains and preserves the historic character of the property, and does not destroy any distinctive features or historic materials that characterize the property.

Staff therefore recommends that the proposal should qualify for a Certificate of Appropriateness, as it meets the Secretary of the Interior's Standards and the Corktown Historic District's Elements of Design, with the condition that HDC staff be afforded an opportunity to review and approve a final dimensioned roof plan which indicates the location of the HVAC unit prior to the issuance of the project's permit.