

**Staff Report- April 9, 2013**  
**16 East Biddle Street- Mount Vernon Local Historic District**

Plan: retroactively approve installation of electrical conduit on side façade of building

Staff Presenter: Eric Holcomb

Applicant: Yona Zahler

**Background**

The property under review is located within the Mount Vernon Historic District. On June 20, 2012, CHAP staff issued a Notice to Proceed for a comprehensive restoration of the building (see attached). This NTP did not include installation of conduits on the side of the building. On November 16, 2012, a “Stop Work Notice” was issued for installation of the conduits on the side of the building. Approximately one week later, staff, a neighborhood representative and the owner met on site. The property owner stated he would pursue moving the conduit inside. In mid-December staff called the applicant who informed staff that moving the conduit inside was not feasible. At this point staff informed the applicant that staff could not approve of the electrical conduits. The applicant asked to present his case to the full commission.

**Plan**

The applicant is requesting retroactive approval of the conduits on the side façade of the building.

**Analysis**

Staff believes that the installation of the conduits on the side of the building does not meet our guidelines 8.11 Mechanical, Electrical, and Plumbing Systems “Install new mechanical, electrical, and plumbing systems that minimally alter exterior elevations and that do not destroy or obscure historic fabric.”

**Neighborhood Comments**

Neighborhood association does not approve of the conduits on the side façade of the building.

**Staff Recommendation**

Disapproval. The placement of the conduits at that location does not meet our guidelines 8.11.

Site Plan



