

HPB23-0588 – 1601 Washington Avenue
Narrative Responses

1. Application

- a. All owners must sign the application including the City, the lessee and the property owner of 1627 Washington Avenue.

Response: Noted. The lessee, owner of 1627 Washington Ave (Washington JAL Inc.) signed the application. The Applicant is coordinating with City Administration with respect to the City's signature of the application.

- b. The application must include the owner of 1627 Washington Avenue as an owner and provide proper disclosure.

Response: Noted and included.

2. DEFICIENCIES IN PRESENTATION

- a. Provide an Historic Resources Report for 1627 Washington Avenue.

Response: Provided.

- b. Provide details including larger scale plan, elevations and sections of the ground level awnings along Washington Avenue.

Response: Provided.

- c. Provide existing and proposed plan drawings for the new balconies at the corner. It is no clear if the balconies will be accessible.

Response: Provided.

- d. Indicate how the plants within the proposed planter boxes will be maintained, irrigated etc. Are the adjacent windows operable to access the plants?

Response:

3. DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

- a. Staff recommends that all upper level awnings (including the awnings at the curved corner) be the flat slope type as proposed for the west façade.

Response: Please see updated design.

- b. Staff recommends that the awnings at the ground level be the flat slope type as proposed for the upper west façade except for the awning at the entrance to the building.

Response: Please see updated design.