

MEMORANDUM

TO: Emily Bodeker, Assistant City Planner
FROM: Robert Vogel, Preservation Planning Consultant
DATE: January 2, 2023
SUBJECT: Amendment to COA for 4630 Drexel Avenue

I have reviewed the information provided by the applicant regarding final approval of the project as built (specifically the omission of the outdoor fireplace at the base of the chimney, as shown on the plans submitted with the COA approved by the HPC).

As built, the project meets the Secretary of the Interior's standards for rehabilitation, which are the required basis for COA design review. While the exterior chimney is considered architectural character-defining feature of the house, the presence or absence of the outdoor fireplace does not represent a substantial façade alteration—these kinds of minor changes are allowed by the standards for rehabilitation and are not discussed in the district plan of treatment. My recommendation is to approve the project as built, with a note to the COA file documenting the fact that the fireplace described in the plans submitted with the COA application was not built.