

Development Services Department

Historical Resources Board

March 28, 2019

ITEM 5

Suzanne Segur, Senior Planner

1642-1648 Union Street



Project Summary

Description:

Consider the rescission of the designation of the Howard M. Kutchin Home (HRB #284) located at 1642-1648 Union Street as a historical resource.

Staff**Recommendation:**

Do not rescind the designation of the property located at 1642-1648 Union Street, HRB #284, on any grounds.

Property Information

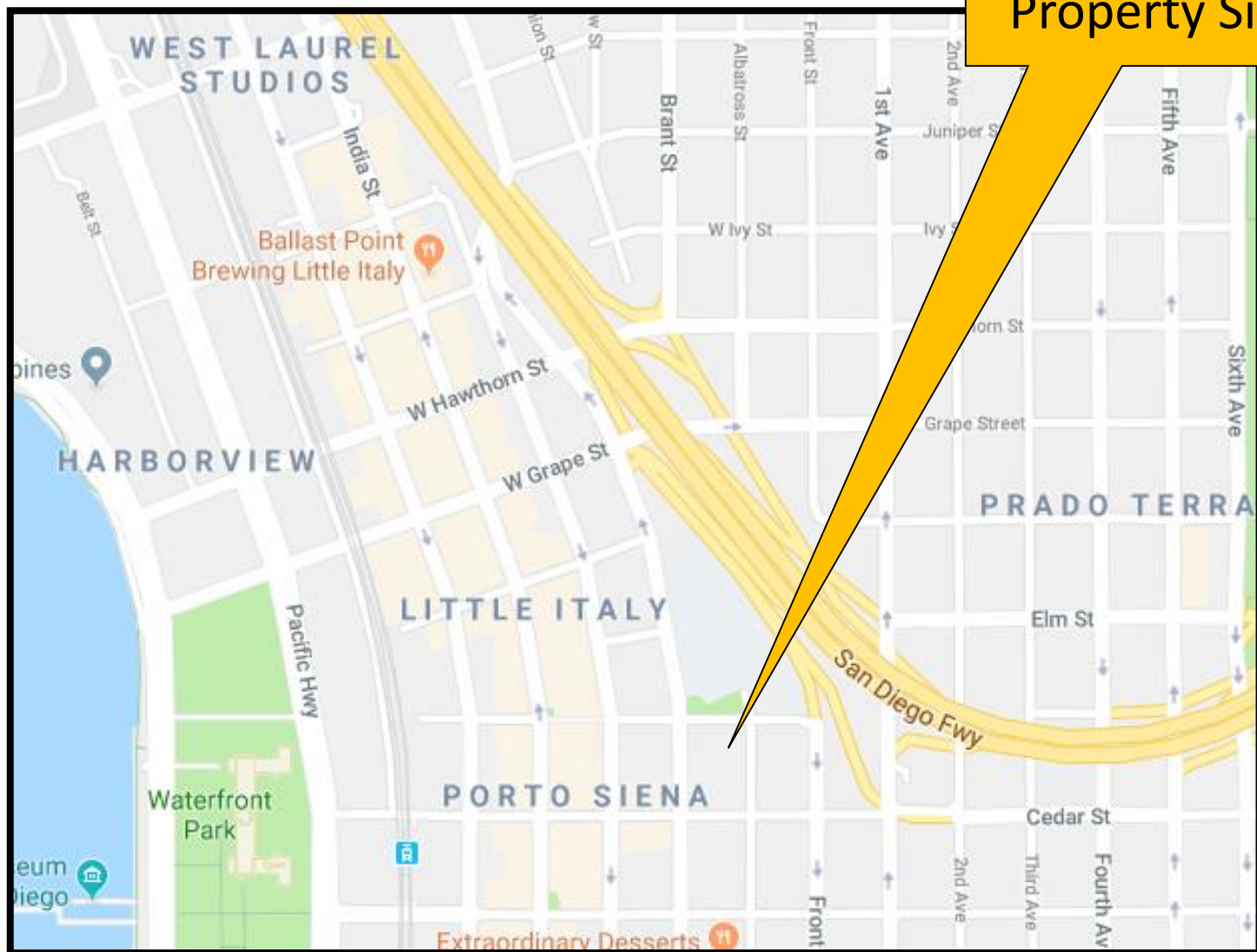
Location: 1642-1648 Union Street

APN(S): 555-353-1300

Community: Downtown

Council District: 3

Location Map



Aerial Photograph



Property Photos



Circa 1970's

Property Photos



Circa 1990

Property Photos



1990



2019

Permitted Work

1644-1648 Union Street

- Replacement of windows
- Addition of an exterior stair
- Modification of rear doors and window openings
- Rear balcony enclosure

1642 Union Street

- Addition on north side
- Replacement of windows

Property Photos



Google Streetview, 2008

Property Photos



Front Façade, 2002



Front Façade, 2019

Property Photos



1990



2019

Unpermitted Work

1644-1648 Union Street

- Replacement of wood siding with cement siding
- Front porch enclosure
- Front balcony modifications
- Addition of awning
- Addition of spiral staircase
- Modifications to railing and floor of porch on south façade
- Removal of brick chimney
- Infill of windows
- Addition of new window
- Enlargement of window opening
- Addition at rear of second floor

1642 Union Street

- Replacement of wood siding with cement siding
- Front porch enclosure
- Addition of awning
- Conversion of dormer window to door
- Second floor addition

Rescission of Historical Designation

The Historical Resources Board May Amend or Rescind a Designation on the Basis of:

- New information
- The discovery of earlier misinformation
- Change in circumstances surrounding the original designation

Rescission of Historical Designation

2 Grounds for Rescission Stated by the Applicant

- New information
- Change in circumstances surrounding the original designation

New Information

Applicant Claim: The Historical Resources designated the property without knowledge of modifications.

Staff response: The HRB would have considered the property in its existing condition at the time of designation.

New Information

Applicant Claim: The majority of unpermitted modifications were made before the current owner purchased the property.

Staff response: Responsibility for unpermitted work done by a previous owner passes to the current owner

Change in Circumstances

Applicant Claim: The collective modifications to the property have resulted in a loss of integrity.

Staff response: The HRB cannot consider unpermitted work and the property still retains integrity for its association with Howard Kutchin and the Queen Anne style.

Change in Circumstances



1990



2019

Staff Recommendation

Do not rescind the designation of the property located at 1642-1648 Union Street, HRB #284, on any grounds.

1642-1648 Union Street

