

CONDITIONS OF APPROVAL**Address: 501-505 E. Broadway****Application No.: COAC1907-02****Hearing Date: September 9, 2019**

1. This approval is for the renovation of the “Metropolitan Apartments.” The modifications shall be completed consistent with submitted plans dated 8/20/19 and attached to the subject case file, except as amended herein, and include repairing the deteriorated stucco walls; replacing the non-original storefronts; installing new transom windows and new doors; removing 22 existing vinyl windows and replacing with single hung wood windows in the same opening; repairing the original column located on the Linden Avenue elevation, repainting the building; and replicating the original main entry door on the Broadway elevation. These plans are on file in the Department of Development Services; Planning Bureau.
2. The project must be completed per the scope of work approved by the Cultural Heritage Commission, including all conditions listed herein. Any subsequent changes to the project must be approved by the Cultural Heritage Commission or by the Department of Development Service; Planning Bureau staff before implementation. Upon completion of the project, a staff inspection must be requested by the applicant to ensure that the proposed project has been executed according to approved plans and that all conditions have been implemented before occupancy hold can be released.
3. There is a ten calendar-day appeal period that will lapse at 4:30 p.m., ten calendar days after the action by the Cultural Heritage Commission is made. Appeal of the Commission's action will not be accepted after this time. A separate fee will apply to appeal an action taken by the Cultural Heritage Commission.
4. This Certificate of Appropriateness shall be in full force and effect from and after the date of the rendering of the decision by the Cultural Heritage Commission. Pursuant to the Cultural Heritage Commission Ordinance Section 2.63.080(1), this approval shall expire within two years if the authorized work has not commenced. Should the applicant be unable to comply with this restriction, an extension may be granted pursuant to Section 2.63.080(1) for an additional 12 months maximum. The applicant must request such an extension prior to expiration of this Certificate of Appropriateness. After that time, the applicant will be required to return to the Cultural Heritage Commission for approval. In addition, this Certificate of Appropriateness shall expire if the authorized work is suspended for a 180-day period after being commenced.
5. All required building permits shall be obtained by the applicant, as needed. Building permits must be obtained prior to the implementation of any construction or rehabilitation work. Separate plan check and permit fees will apply.

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6. All conditions of approval must be printed verbatim on all plans submitted for plan review to the Department of Development Services. These conditions must be printed on the site plan or a subsequent reference page.
7. All new storefront windows, transom windows and single hung windows are to be constructed of wood. The window manufacturer specifications shall be submitted to the Department of Development Service; Planning Bureau staff prior to the issuance of building permits.
8. Manufacturer specifications for new entry door shall be submitted to the Department of Development Service; Planning Bureau staff prior to the issuance of building permits.
9. All existing original windows and doors shall be inspected and restored as needed; including but not limited to cracks, seals, and functionality.
10. Any building materials, vents, architectural details, window and door trim, used in the project, shall be constructed or restored with the same or similar material as those existing features, finished to match.
11. The building exterior shall be painted to complement the architectural style of the building and/or consistent with the color scheme identified in the August 3, 2019 Color Analysis Study. The applicant shall be required to provide paint color samples and shall obtain a Certificate of Appropriateness.
12. The applicant shall obtain a separate Certificate of Appropriateness for any additional proposed exterior changes.
13. Any proposed changes to the plans approved by the Cultural Heritage Commission and the Department of Development Service; Planning Bureau staff, will need to be reviewed and approved by the Director of Development Services or their designee prior to implementation. Significant changes to the project's design will require review and approval by the Cultural Heritage Commission before permits are issued by the Department of Development Services.
14. The fire escapes on the north and south elevations shall be retained as part of the proposed scope of work. The fire escapes shall be painted and inspected to ensure proper operation.
15. As a condition of any City approval, the applicant shall defend, indemnify and hold harmless the City and its agents, officers and employees from any claim, action or proceeding against the City or its agents, officers or employees to attack, set aside, void or annul the approval of the City concerning the processing of the proposal/entitlement or any action relating to, or arising out of, such approval. At the discretion of the City and with the approval of the City Attorney, a deposit of funds by the applicant may be required in an amount sufficient to cover the anticipated litigation costs.