CERTIFICATE OF APPROPRIATENESS

Application Date: March 30, 2016

Applicant: Bob Fretz, Fretz Construction Company for Dan Zimmerman, owner

Property: 110 Main Street, Tract 3, Block 15, Main Street Market Square. The property includes a historic three-story 7,125 square foot commercial building on Main St. The building is situated on a 2,400 square foot interior lot.

Significance: Contributing Italianate commercial building, constructed circa 1872, located in the Main Street Market Square Historic District.

Proposal: Alteration –Commercial Building

- Removal of fire escape stair on front façade. The fire escape is not original to the building, but photos show that a fire escape has been installed on the front façade of the building since at least the 1920s.
- Restore all windows by repairing any damaged or rotten wood and re-glazing windows if needed.

Recommendation: **Approval**

HAHC Action: **Approved**

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: April 21, 2016

PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

Planning Official **Date**

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(1)	The proposed activity must retain and preserve the historical character of the property;
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
☒	☐	☐	(3)	The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
☒	☐	☐	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
☒	☐	☐	(5)	The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
☒	☐	☐	(6)	New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
☒	☐	☐	(7)	The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
☒	☐	☐	(8)	Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
☒	☐	☐	(9)	The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located;
☒	☐	☐	(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
☐	☐	☒	(11)	The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

N

PROPERTY LOCATION

MAIN STREET MARKET SQUARE HISTORIC DISTRICT

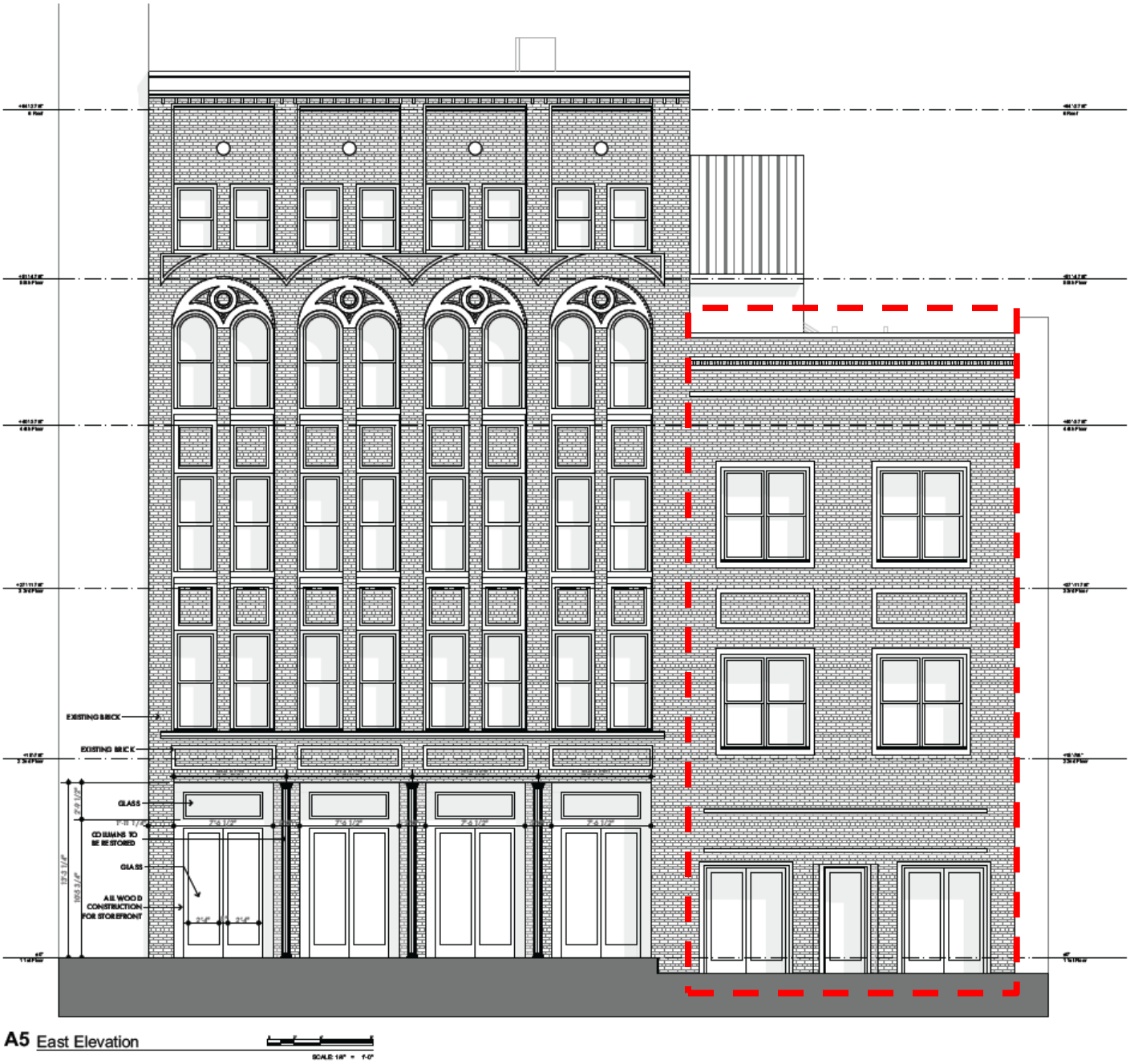
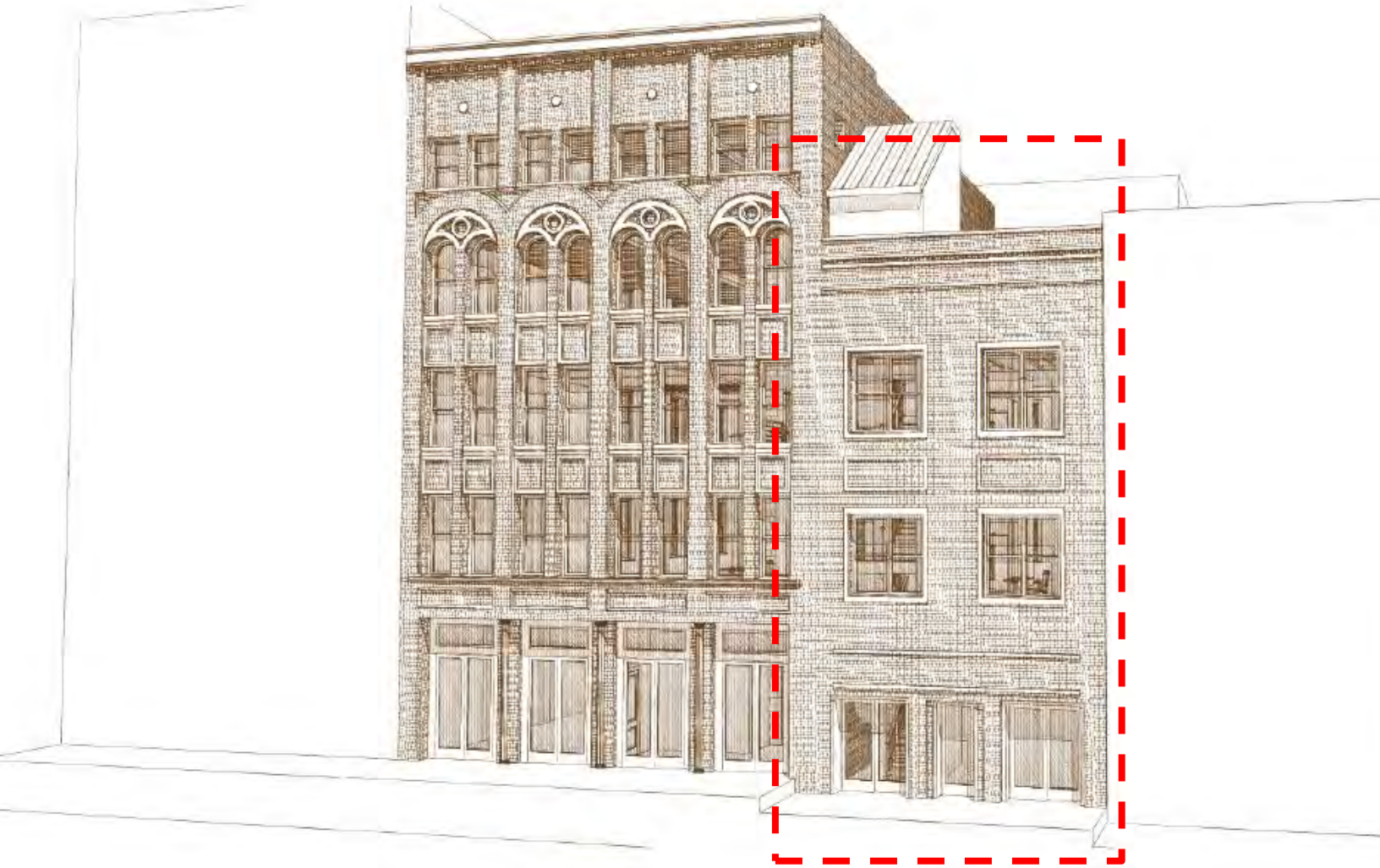
Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

PROPOSED WORK

1) Existing original windows to have all rotted wood replaced; clean, prime and paint all windows to remain; re-glaze all windows to remain
2) Clean, prime and paint existing storefront and transom
3) Research color for plaster façade; prep and install new coating
4) Remove fire stair on Main Street Façade.

FRONT ELEVATION – FACING MAIN STREET



RENDERING