

CERTIFICATE OF APPROPRIATENESS

Application Date: April 1, 2015

Applicant: Blini Hoxha, The Moonshiners for James Fitch, Main and Prairie Realty, Ltd, owner

Property: 1004 Prairie Street, lots 10 & 11, block 56, SSBB Subdivision. The property includes a historic 28,500 square foot, three-story commercial building situated on an 11,250 square foot corner lot.

Significance: Contributing commercial building, constructed circa 1911, located in the Main Street Market Square Historic District.

Proposal: Alteration – Replace two non-original aluminum storefront bays with aluminum folding doors. Install two reverse lit signs attached to the existing canopy.

See enclosed application materials and detailed project description on p. 4-12 for further details.

Public Comment: No public comment received.

Management District: Downtown Management District is in support of the project. See Attachment A.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: April 23, 2015



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year 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.

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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

- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) | The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. | |



PROPERTY LOCATION

MAIN STREET MARKET SQUARE HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

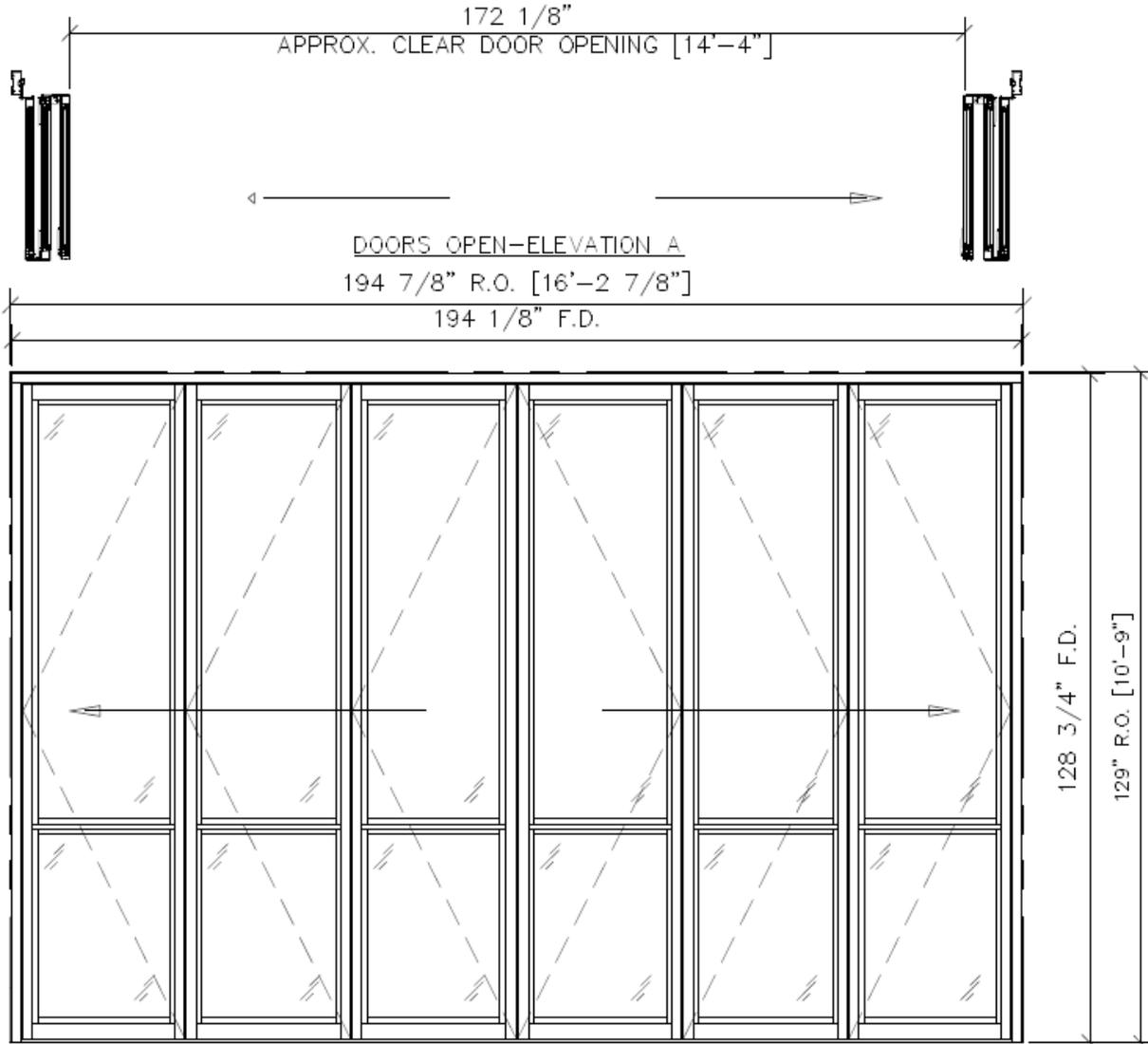


CURRENT PHOTO



PROPOSED STOREFRONT ALTERATION LOCATIONS

PROPOSED STOREFRONT

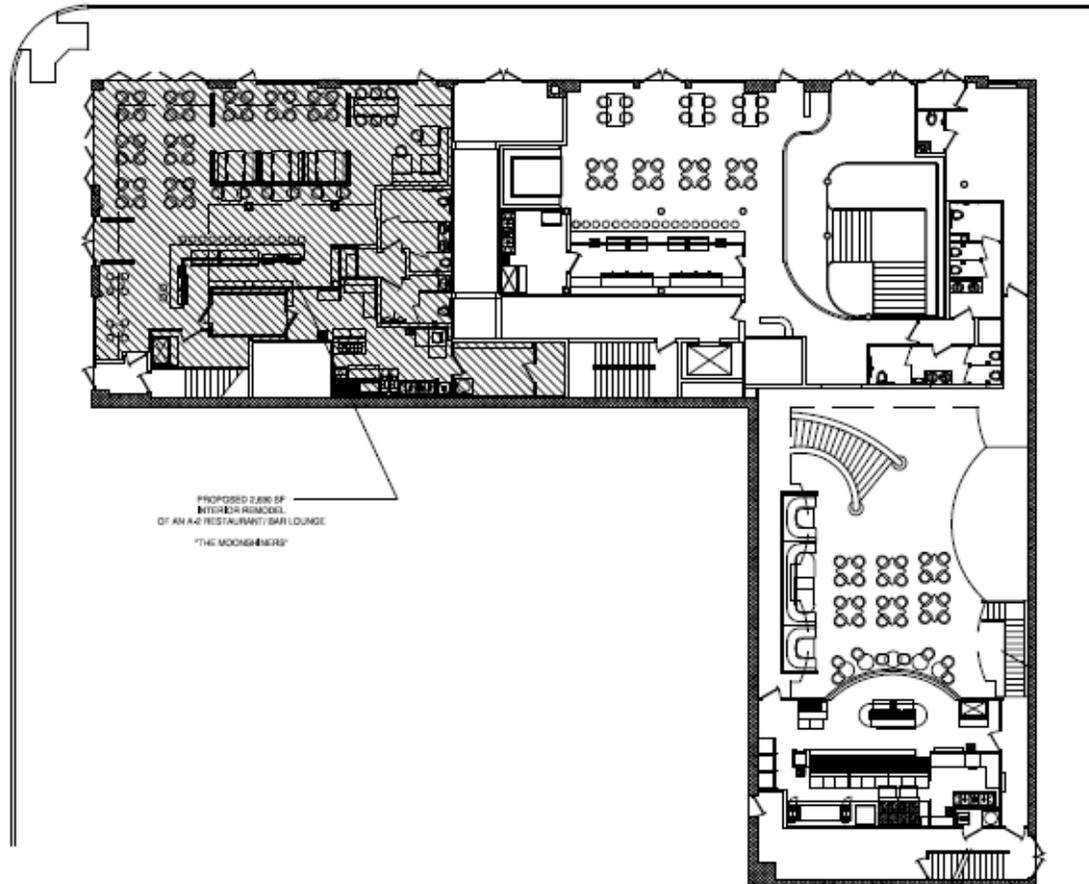


SITE PLAN



PRAIRIE STREET

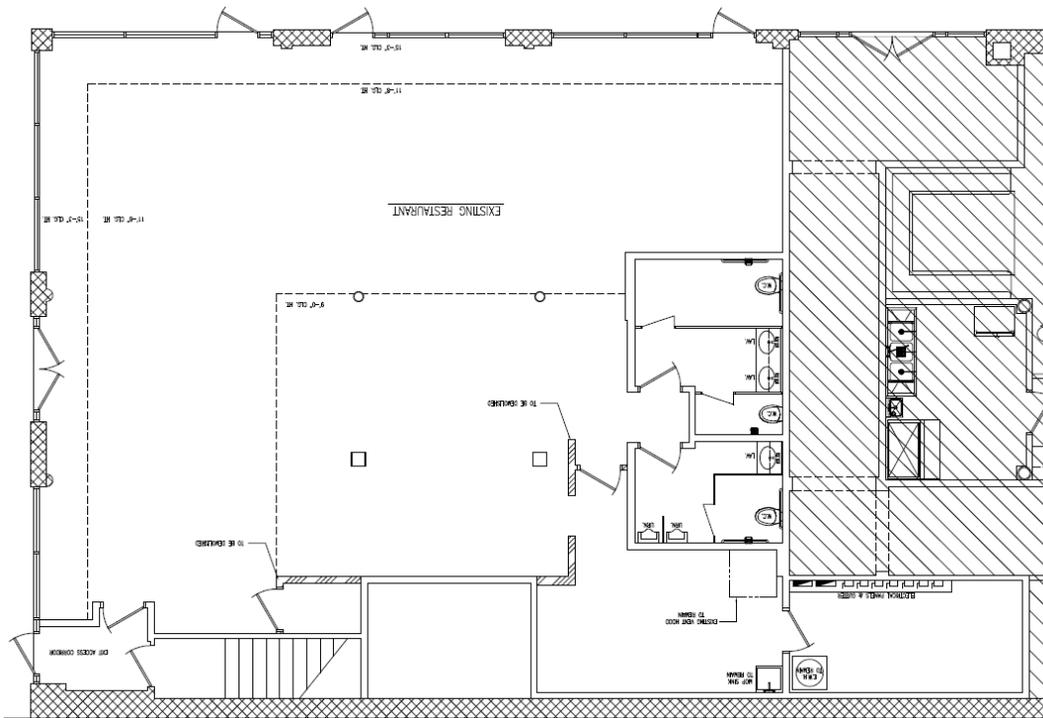
MAIN STREET



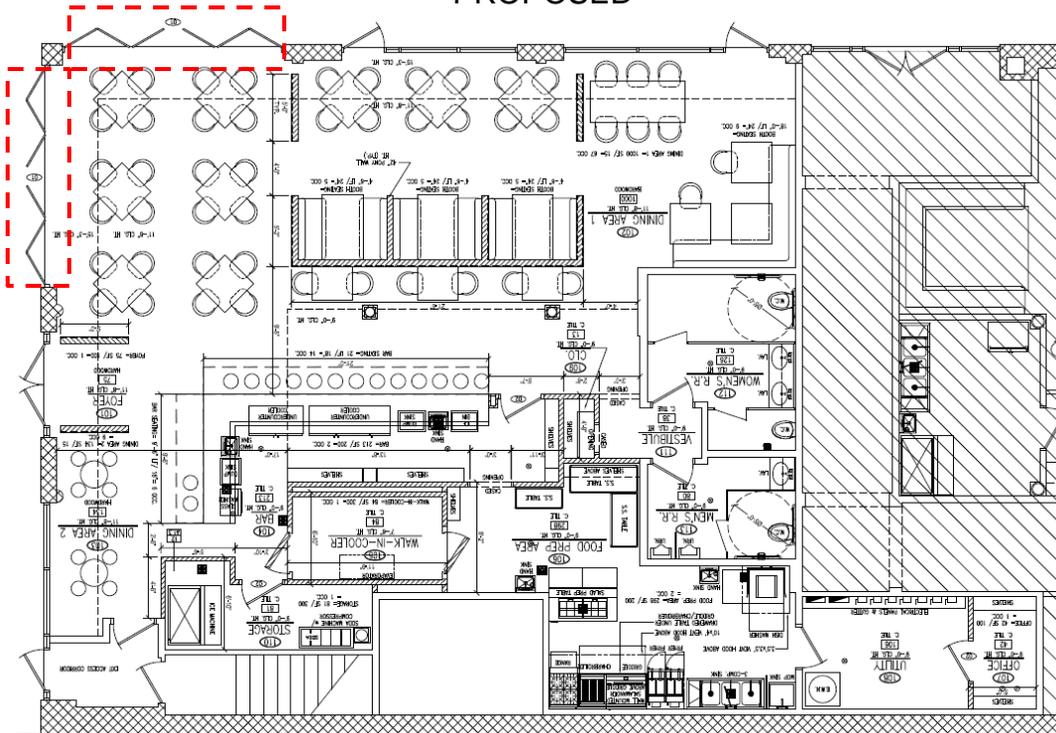


FIRST FLOOR PLAN

EXISTING

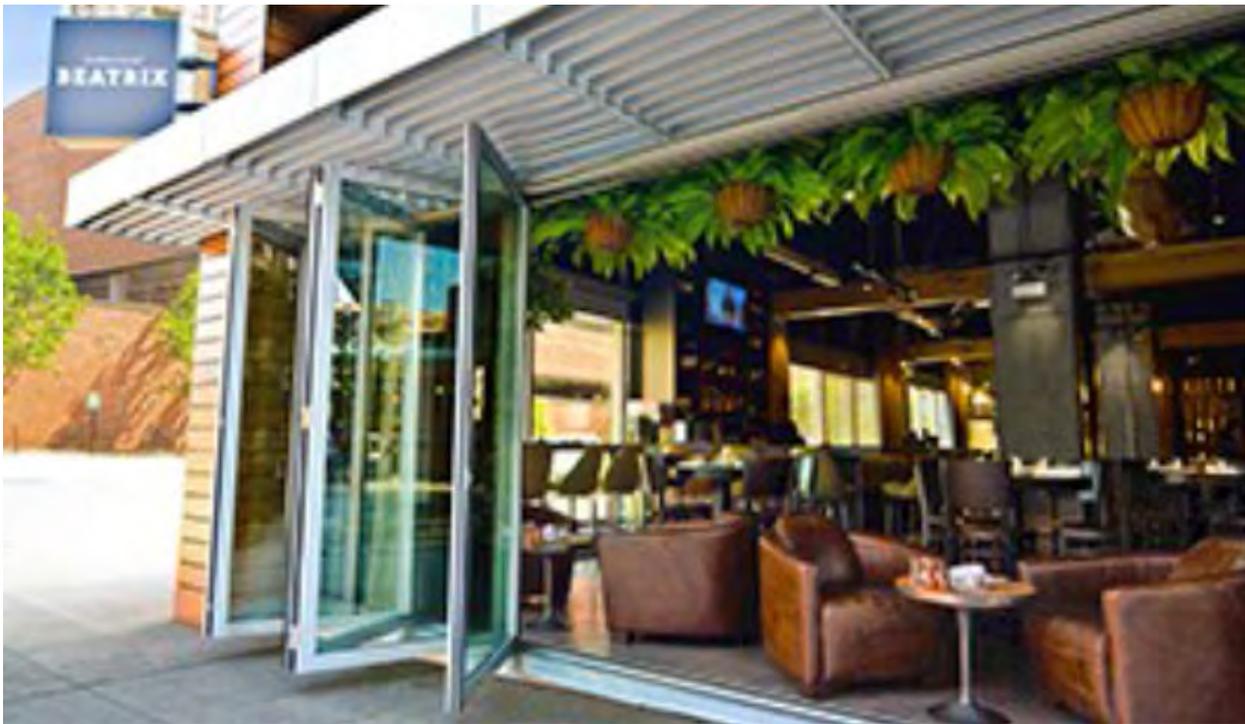


PROPOSED

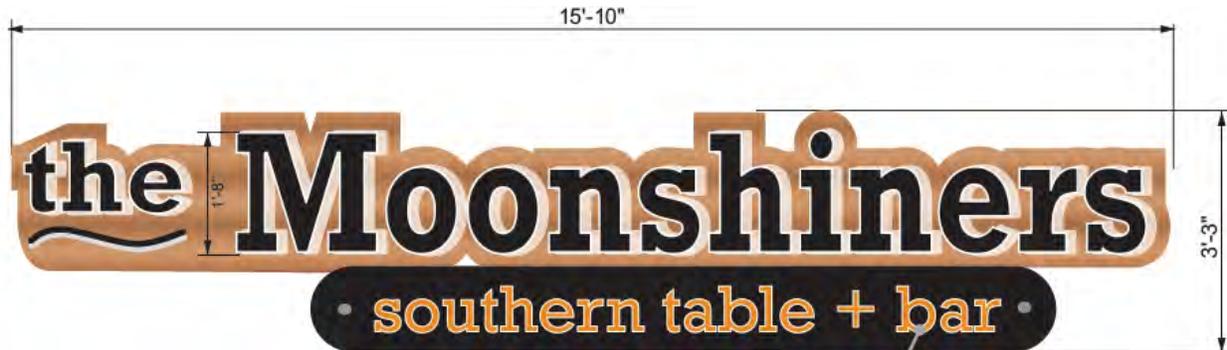


 PROPOSED STOREFRONT ALTERATION LOCATIONS

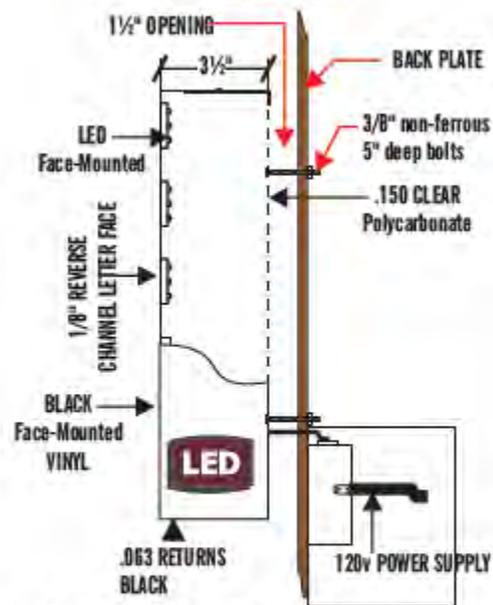
PROPOSED STOREFRONT
OPERATION EXAMPLES



PROPOSED SIGN



REVERSE CHANNEL LETTER



- Faces: .125 Aluminum/WHITE W/BLK VINYL
- Returns: .063 Aluminum WHITE
- Backs: Polycarbonate
- Trim: White
- LED White
- Trans: 120v/60w.
- Fasteners: 3/8" Non-Ferrous

NIGHT VIEW



NORTH ELEVATION FACING PRAIRIE STREET

PROPOSED SIGN LOCATION



LED
AUG 2015
BLACK
Face: 125 Alum
Returns: 063 Alum
Backs: Polycarbo
Tems: White
LED: White
Trans: 1 20x60w
Fasteners: 3/8" Non-i

WEST ELEVATION FACING MAIN STREET

PROPOSED SIGN LOCATION



PROJECT DETAILS

Windows/Doors: The structure features single hung wood windows, all of which will remain. At the ground floor, all aluminum transoms will remain. One pair of aluminum entry doors will remain. Three of five existing non-original aluminum storefront bays will remain unchanged. The two other non-original aluminum storefronts will be removed and replaced with aluminum folding doors.

Sign: Two new reverse illuminated acrylic signs with aluminum and copper back plates measuring 15'-10" wide by 3'-3" tall will be installed on the existing non-original canopy.

Front Elevation: The structure features a total of six storefront bays, of which only the westernmost bay will be altered. The existing non-original storefront will be removed and replaced with aluminum folding doors. One sign will be installed on the canopy at the corner of the building.
(North)

Side Elevation: The structure features, from north to south, one aluminum storefront bay to be removed, a narrower bay with aluminum entry doors to be retained, and an aluminum storefront bay with one entry door to be retained. One sign will be installed on the canopy at the corner of the building.
(West)

ATTACHMENT A
PUBLIC COMMENT

Dear John,

Blini Hoxha submitted a grant application to the Downtown District for exterior improvements to 1000 Prairie. The improvements included signage on both the Main and Prairie, sidewalk cafe (new iron railing and table and chairs for dining, planters and greenery), and the installation of bi-fold doors on both Main and Prairie.

The Downtown District's economic development committee reviewed Mr. Hoxha's application and plans and recommended the project to the board of the Downtown District, who approved the grant at the April 9 board meeting. Please note that District approval is contingent on approval by HAHC.

We have worked diligently on reviving the Historic District and since Market Square Park reopened in 2010, more than 20 bars and restaurants have opened and two residential projects are also now underway! We still have vacancy's though, and the Main and Prairie corner is a critical location that desperately needs to be activated. We strongly believe that the storefront improvements to 1000 Prairie will enhance the visual appeal of the project and enhance the streetscape and pedestrian experience. Mr. Hoxha has a long and successful track record in the restaurant industry and we are very excited that he is investing in Downtown.

We appreciate your consideration and dedication to the continued success of Downtown's Historic District. Please let me know if you have any further questions.

Sincerely,

Angie Bertinot

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Angie Bertinot

Houston Downtown Management District

Director of Marketing & Communications | Retail Development Program

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www.downtowndistrict.org