

CERTIFICATE OF APPROPRIATENESS

Application Date: December 17, 2014

Applicant: Michael Collins, Bovine & Barley LLC, for Dan Meyer, 416 Main LLC, MC Management & Development Inc., owner

Property: 416 Main St, Tract 2, Block 44, South Side Buffalo Bayou Subdivision. The property includes a one story 3,600 square foot commercial structure situated on a 3,600 square foot interior lot.

Significance: Contributing commercial structure, constructed circa 1939, located in the Main Street Market Square Historic District. The building façade was extensively altered several decades ago with a metal curtain wall. The building received a COA in 2000 to replace the metal curtain wall with stucco.

Proposal: Alteration – Remove and replace the existing non-original stucco and glass storefront system.

- Replace non-original glass storefront system with a taller glass storefront system that is inset 4' from sidewalk. The new storefront system will be approximately 13' tall, which is in line with the transoms on the adjacent historic buildings.
- Install 2"x6" vertical wood slats on the upper portion to the top of the parapet. The parapet is currently 38' tall, which will not be altered.

See enclosed application materials and detailed project description on p. 4-19 for further details.

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

Civic Association: No comment received.

Recommendation: Approval
HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: January 29, 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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. | |

INVENTORY PHOTO



CURRENT PHOTO



RENDERING – FRONT FACING MAIN STREET

PROPOSED



DETAIL OF RELATIONSHIP BETWEEN 420 AND 416 MAIN STOREFRONTS



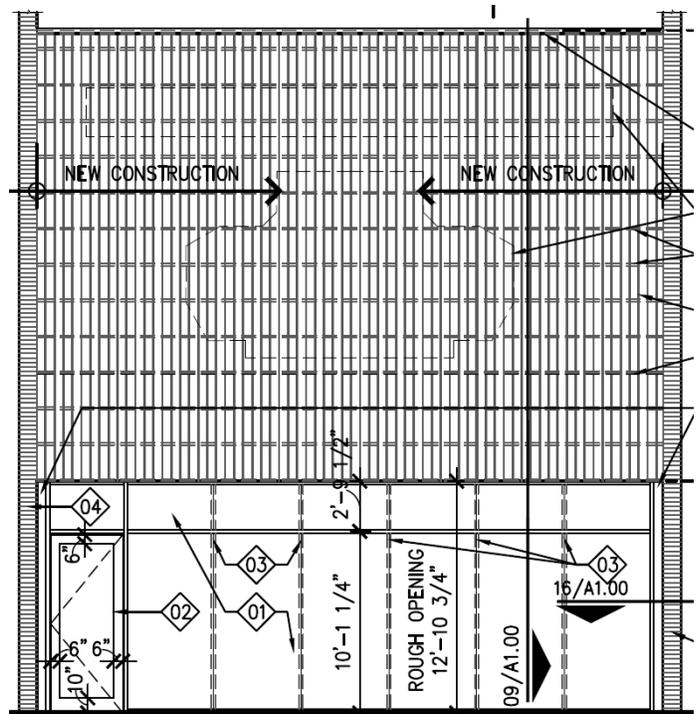
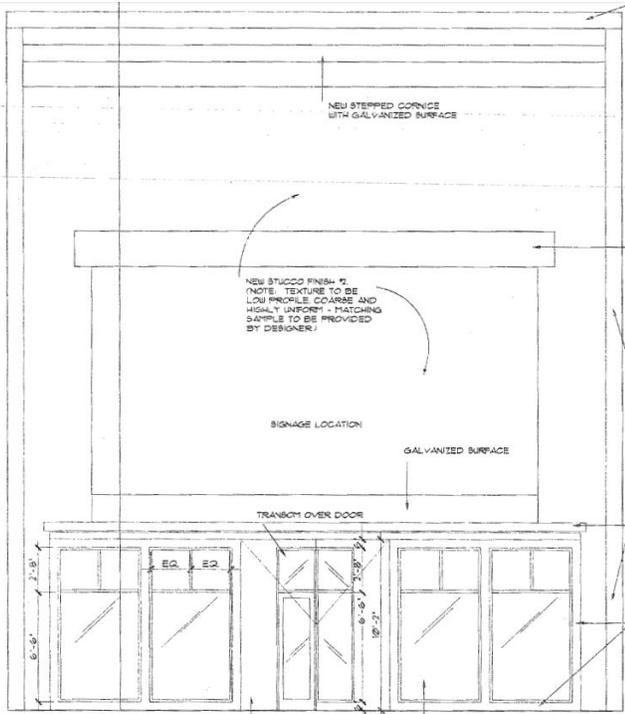
DETAIL OF RELATIONSHIP BETWEEN 416 AND 412 MAIN STOREFRONTS



EAST ELEVATION – FRONT FACING MAIN STREET

EXISTING

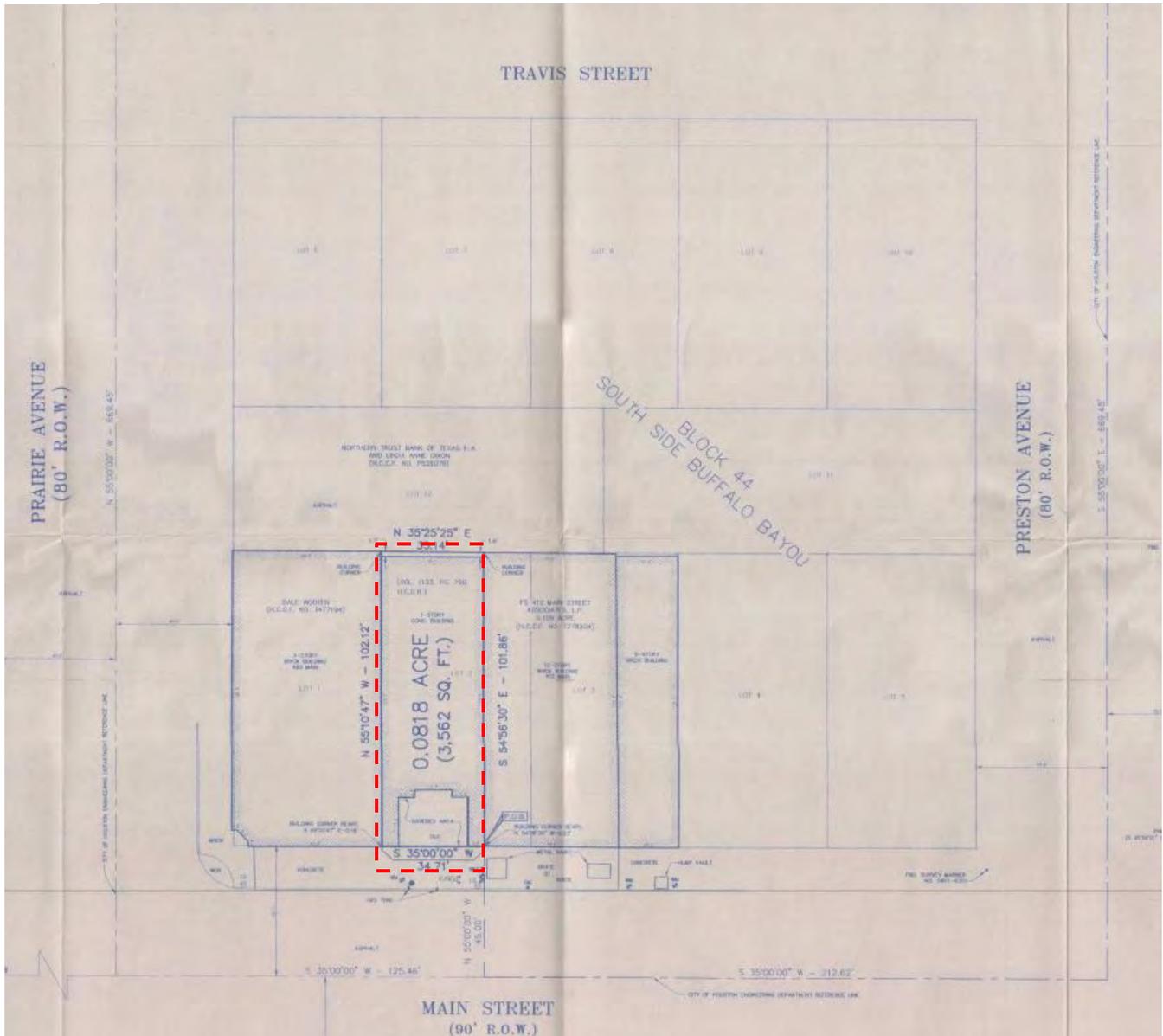
PROPOSED





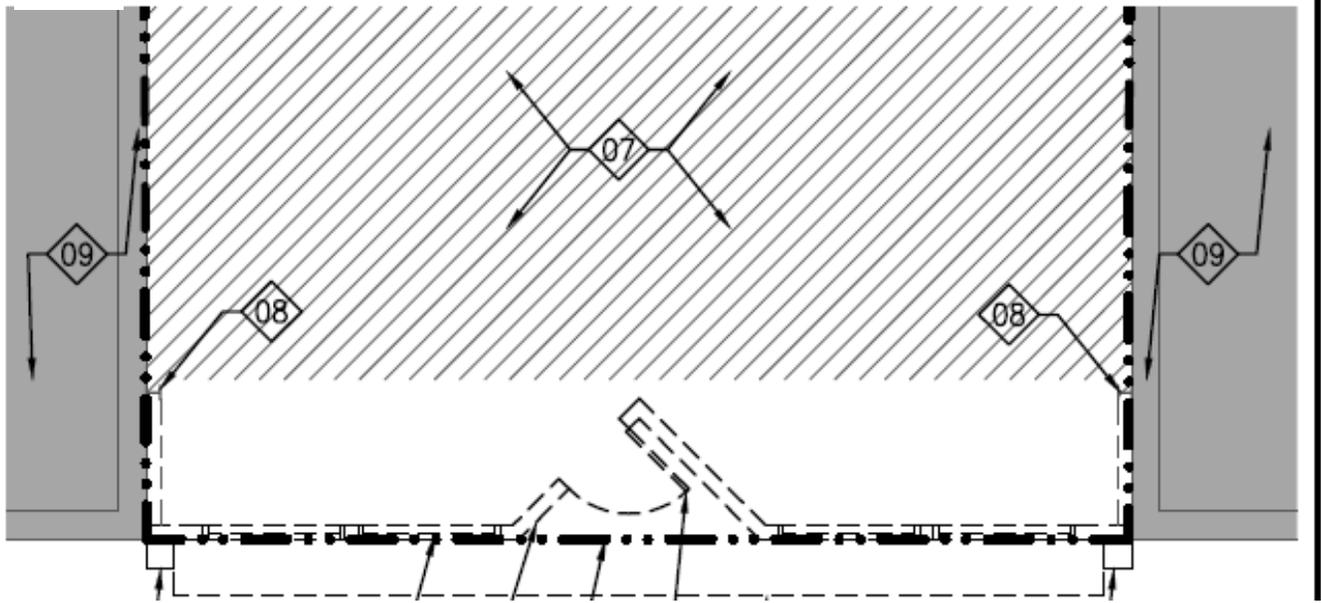
SITE PLAN

EXISTING

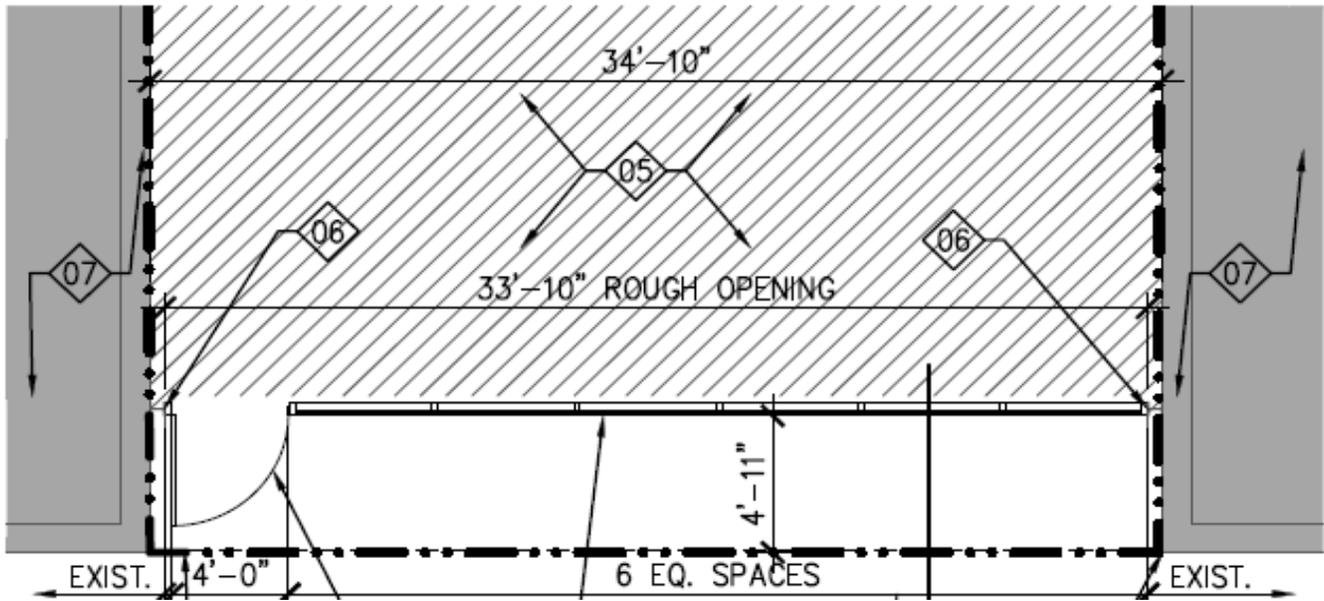


FIRST FLOOR PLAN

EXISTING/DEMOLITION PLAN



PROPOSED



HISTORIC PHOTOS

1947 - BILLBOARD-STYLE UPPER FACADE



HISTORIC PHOTOS

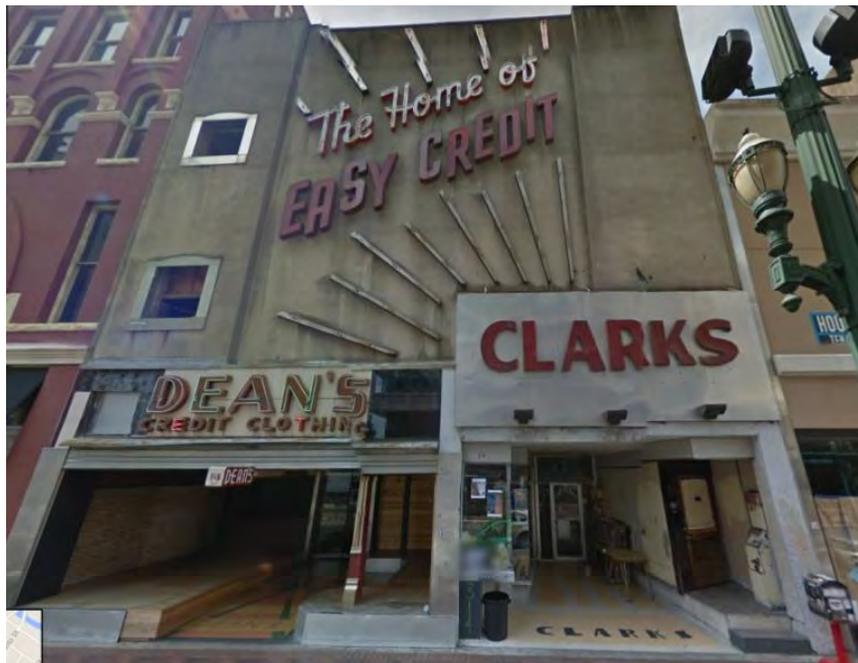
PRE 1947 – ORIGINAL BUILDING LIKELY DEMOLISHED



NEIGHBORING PROPERTIES WITH SIMILAR TO PROPOSED BILLBOARD-STYLE FACADES



312 Main – Contributing – ca 1900 * No longer in this condition

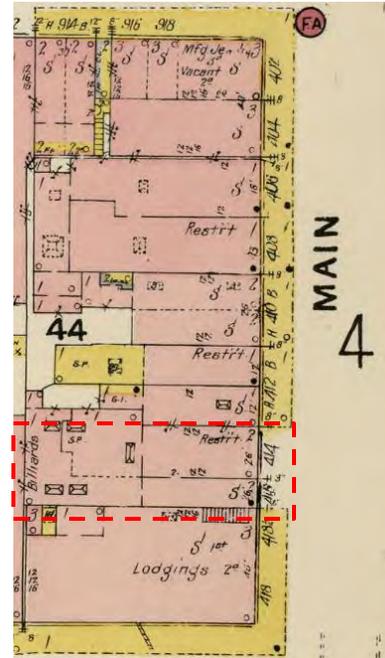
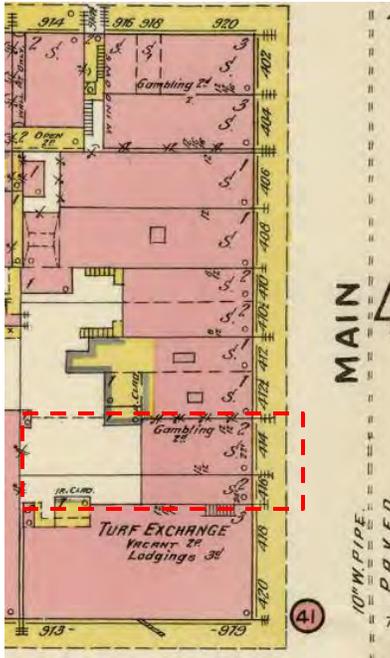


314 Main – Contributing – ca 1893

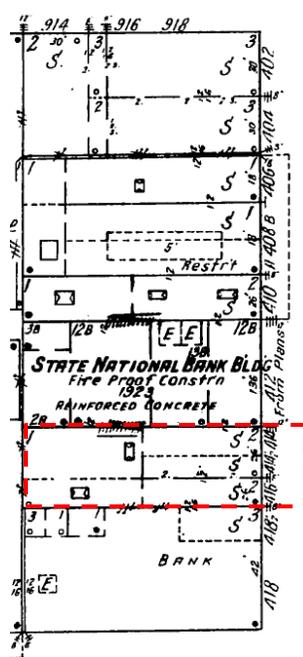
SANBORN MAPS

1896, SHEET 3

1907, VOL 1, SHEET 3



1924-1950, VOL 1, SHEET 9



DETAILS OF CURRENT STOREFRONT





WRITTEN DESCRIPTION PROVIDED BY APPLICANT

(From email)

“Current building façade is composed of multiple stucco colors that has deteriorated over the years, with aluminum finish metal trims, and punched windows at street level not original to the building. It seems that all of the original façade finishes have been removed in the last renovation, but pictures circa 1996-1997 shows the building façade with corrugated cement panels installed vertically above the storefront. The proposed design has a glass storefront that is 12 feet in height and spans the entire width of the building, and recessed back from the street R.O.W about 4 feet, both similar to the building conditions prior to latest renovation. This change should have a positive effect on the pedestrian experience on Main Street. The stucco finishes above the glass storefront and to the top of the existing parapet will be removed and new wood siding installed vertically similar the corrugated cement panels prior to latest renovation. Parapet height will not be changed. The proposed material palette is warmer with the wood and bronze colored storefront and trim, and new wood door. Proposed signage will be applied on the wood siding.”

PROJECT DETAILS

Shape/Mass: The existing building is one-story with a second story parapet that has a maximum height of 38'. The existing glass storefront system is 9'-2" tall by approximately 31' wide. The new glass storefront system will be 12'-10" tall by 31' wide and be set in from the beginning of the upper portion approximately 4'.

Exterior Materials: The building is currently clad in stucco and contains a series of aluminum-clad caps and canopies. The stucco will be replaced and a weather barrier installed before 2"x6" vertical wood slats are installed above the storefront system to the parapet. Brick to match the interior will be used to line the sides the full height of the building.

Front Elevation: The building currently contains three bays: glass windows with transoms on the sides and an angled entry door in the center. The parapet is clad in stucco and finished with a series of metal caps. The alteration installs a new continuous system of glass windows and door that is inset 4', raises the opening to 12'-10" and installs vertical wood slats beginning from the top of the storefront to the parapet.

ATTACHMENT A

DOWNTOWN MANAGEMENT DISTRICT COMMENT

