

CERTIFICATE OF APPROPRIATENESS

Application Date: November 24, 2015

Applicant: 914 Preston LP, owner

Property: 402 Main St, lot 5, block 4, SSBB Subdivision. The property includes a historic nine-story masonry commercial building situated on a 5,000 square foot corner lot.

Significance: Contributing Neo-Classical bank, constructed circa 1925, located in the Main Street Market Square Historic District.

Proposal: Alteration – Signs/Doors

- Remove non-original 8’ wood doors on the Main Street elevation and install new 9’ bronze, brass and glass doors in the same location. The transom will be shortened by 1’ to approximately 3’ tall with a bronze screen detail;
- Remove non-original wood and glass doors with wood and glass paneling around on the Preston Street elevation and install new metal and glass doors in the same opening with a glass surround with a bronze screen detail;
- Install four total 17” by 36” brass sign plates on both elevations.

See enclosed application materials and detailed project description on p. 4-15 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: December 16, 2015



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.

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 | 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, 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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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. | | |



PROPERTY LOCATION
MAIN STREET MARKET SQUARE HISTORIC DISTRICT

Building Classification
■ Contributing
■ Non-Contributing



CURRENT PHOTO

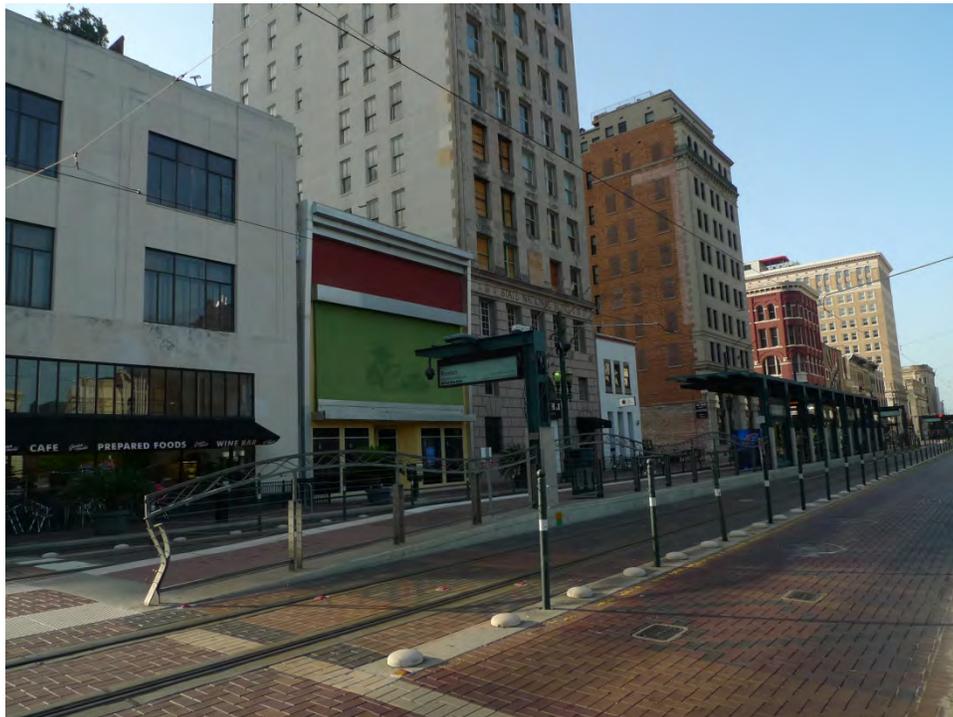


NEIGHBORING PROPERTIES

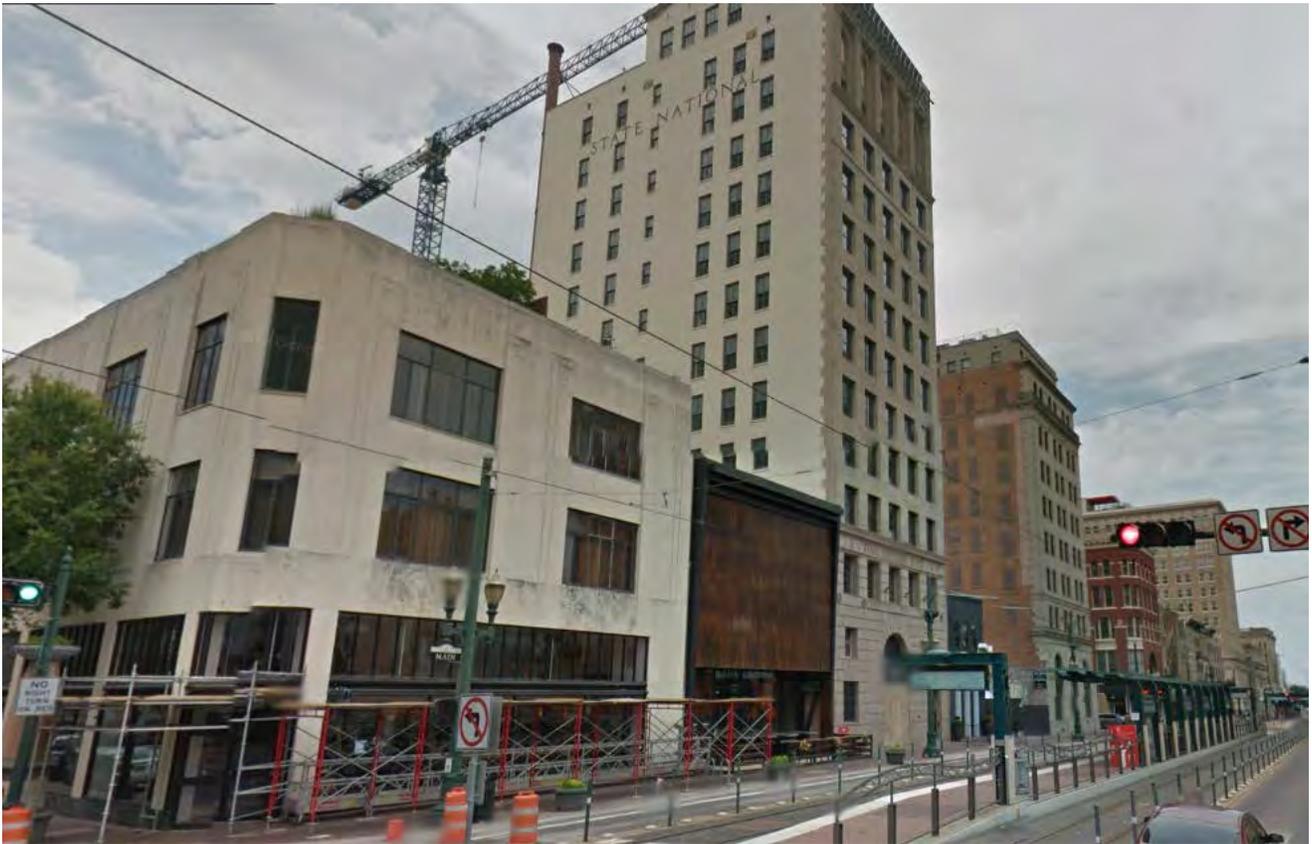
405 MAIN ST- CONTRIBUTING – ACROSS STREET



AUGUST 2013 BLOCK PHOTO

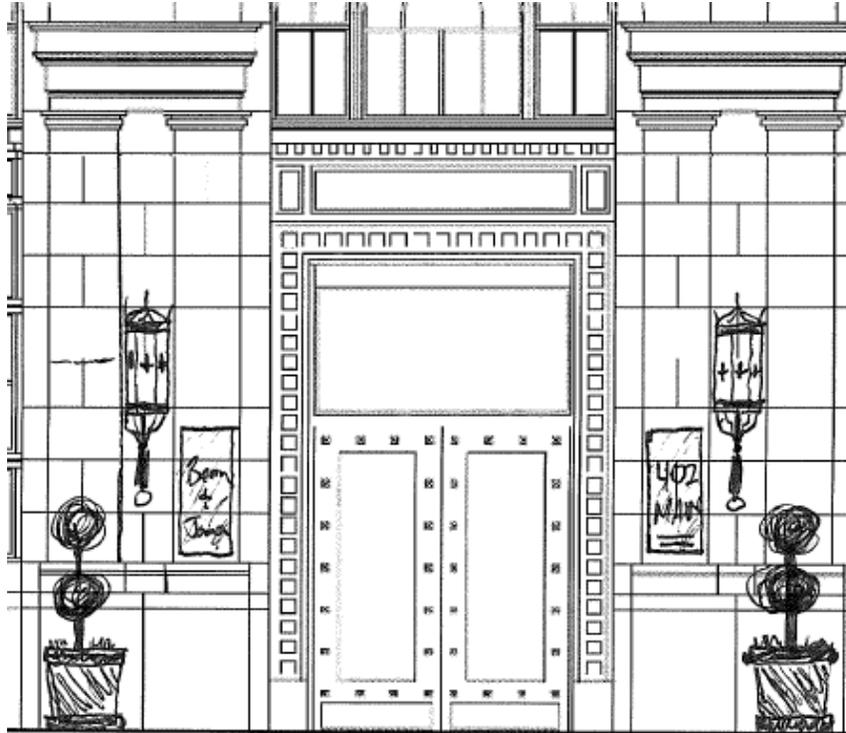


AUGUST 2015 BLOCK PHOTO

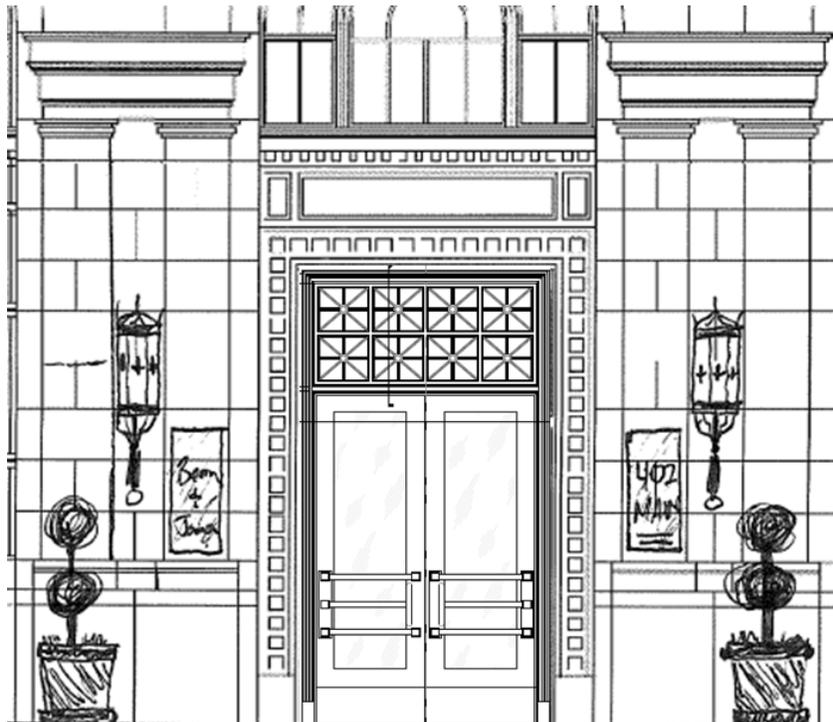


EAST ELEVATION – FRONT FACING MAIN STREET

EXISTING



PROPOSED

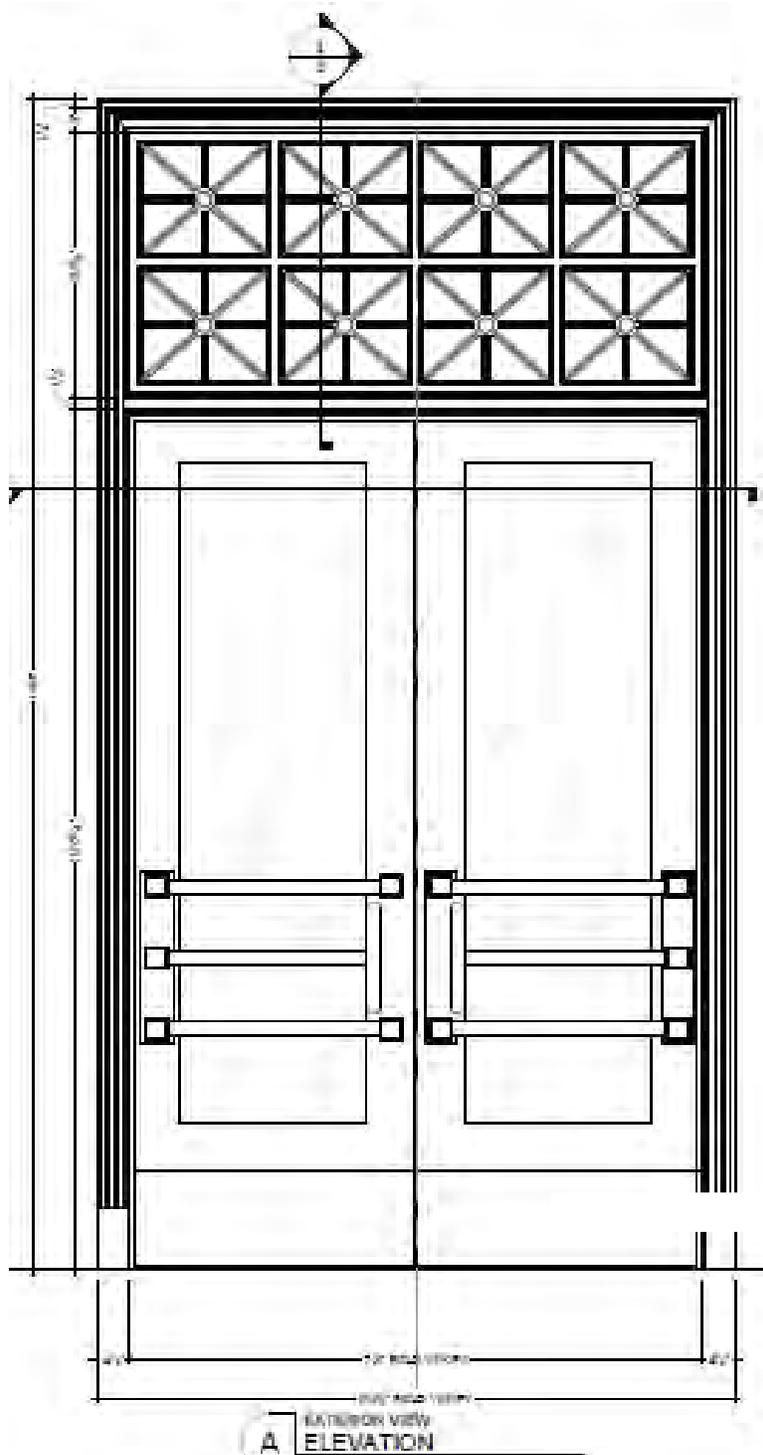


EXISTING PHOTOS

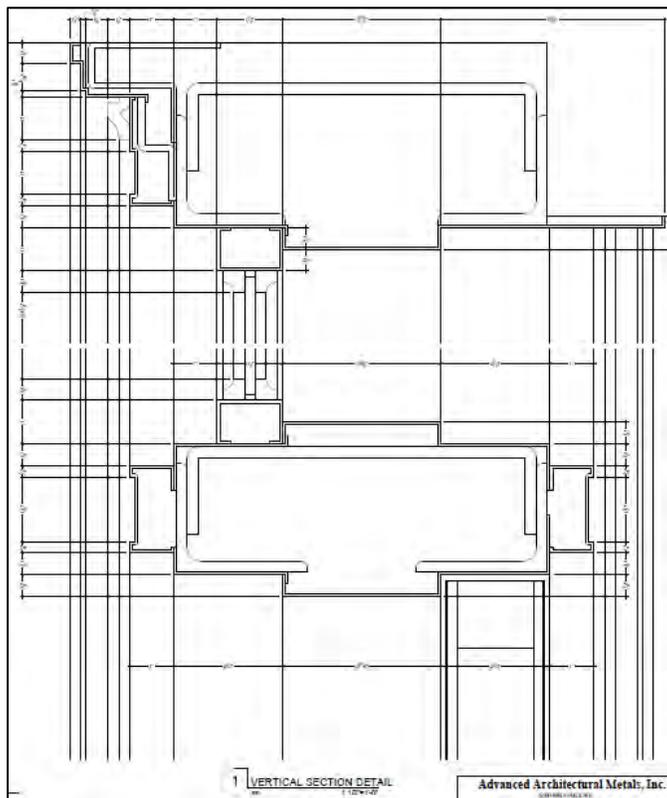
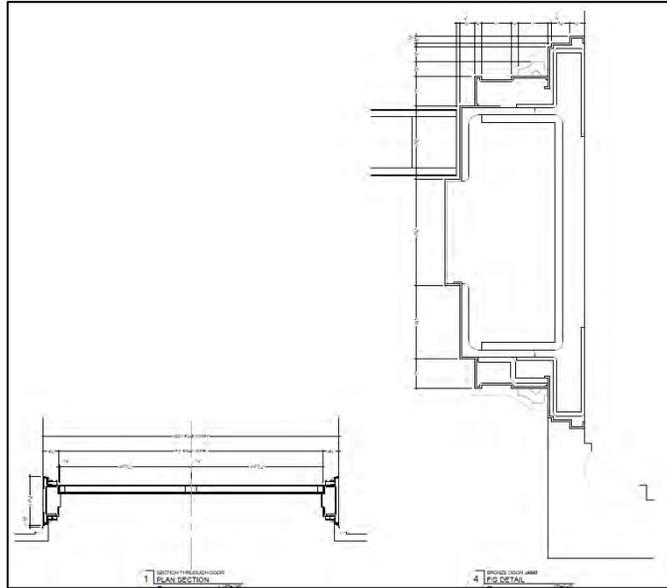
MAIN STREET ENTRANCE



DOOR DETAILS
MAIN STREET PROPOSED



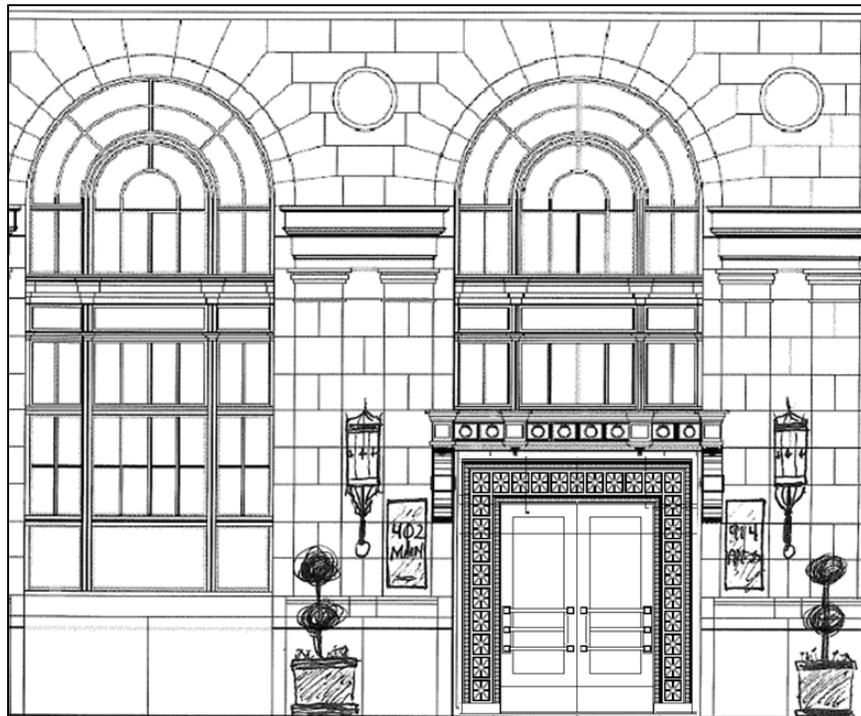
SECTION PLANS
MAIN STREET PROPOSED



NORTH SIDE ELEVATION – FACING PRESTON STREET
EXISTING



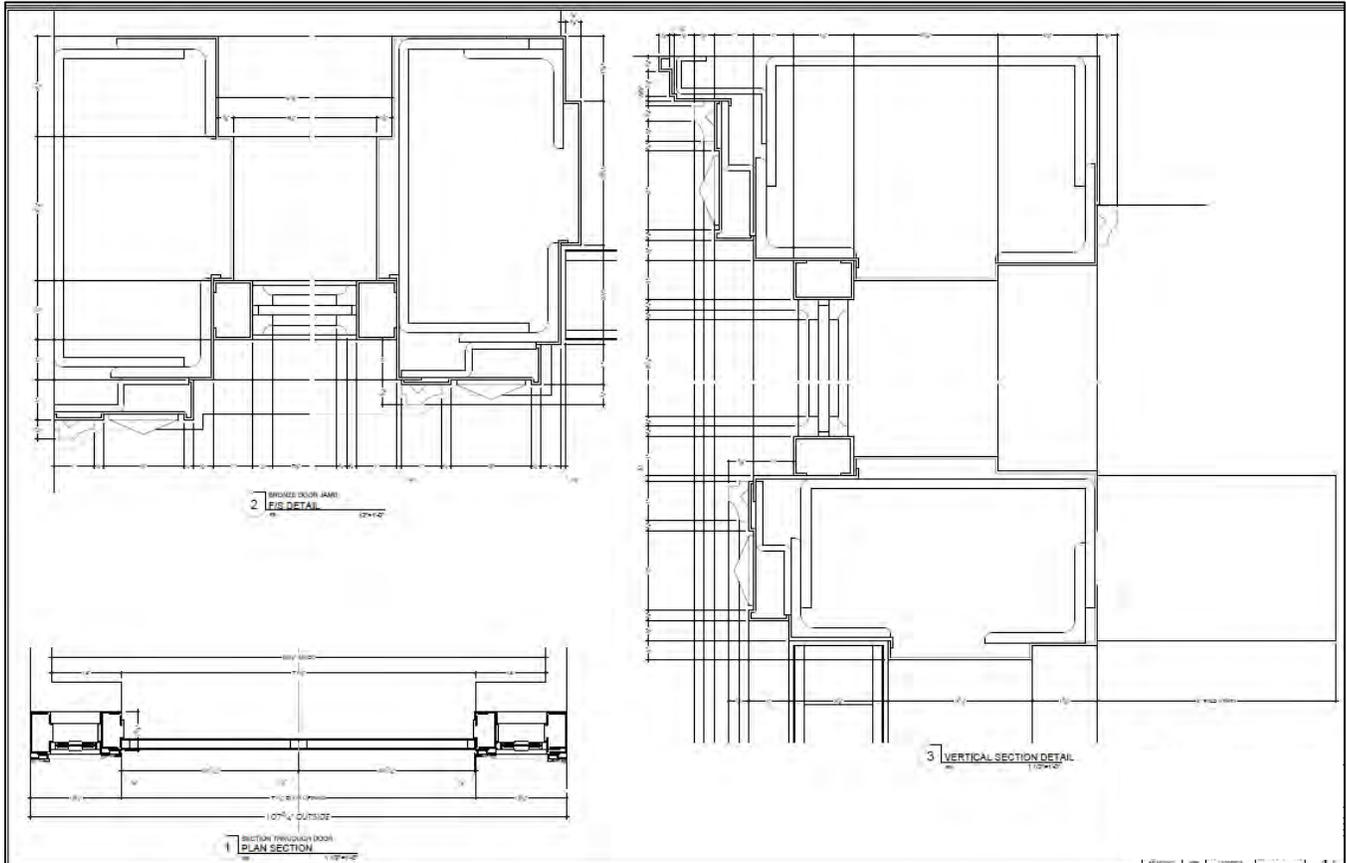
PROPOSED



EXISTING PHOTO
PRESTON STREET ENTRANCE



SECTION PLANS
PRESTON STREET PROPOSED



PROJECT DETAILS

Shape/Mass: The existing door opening size on the Main Street elevation is approximately 6' wide by 8' tall with a 6' wide by 4' tall transom. The alteration installs 9' tall doors that alter the transom height to 3' tall. The width remains the same.

The Preston Street elevation contains an opening that is roughly 10' tall by 9' wide with 8' tall doors and a wood and glass paneled surround. The alteration installs doors with a glass surround and bronze detail within the existing opening.

The brass address plaques are 17" by 36".

Windows/Doors: Both sets of existing doors are wood and glass. The Main Street side has a transom above and the Preston Street side has glass and wood panels surrounding the doors. The alteration installs taller, metal and glass doors on the Main Street side. The new transom with bronze detailing will be set within the jamb.

Metal and glass doors to match existing dimensions will replace the doors on the Preston Street side. The doors will be set within bronze jambs, and a second set of bronze jambs will hold the glass and bronze screen detail surrounding the doors.

Front Elevation: The entrance contains wood and glass doors under a transom. New, taller metal and glass doors
(East) will be installed in the masonry opening and a new shorter transom with a bronze detail will be installed. Two brass address plates will be placed on either side of the entrance.

Side Elevation: The entrance contains wood and glass doors with a wood and glass paneled surround. The
(North) alteration installs new metal and glass doors in the same opening with a glass surround covered by a bronze detailing. Two brass address plates will be placed on either side of the entrance and the canopy will be retained and restored.