

CERTIFICATE OF APPROPRIATENESS

Application Date: February 3, 2016

Applicant: Greg Swedberg, 2 Scale Architects, for Ed Love, owner

Property: 417 Travis Street, Tract 6, Block 44, SSBB Subdivision. The property includes a historic 3,800 square foot two-story midblock commercial structure situated on a 2,600 square foot (26' x 100') interior lot.

Significance: Contributing Italianate style commercial structure, constructed circa 1878, located in the Main Street Market Square Historic District. Historic records show that the existing stucco façade is not original to the building. The structure once featured a brick facade (see Sanborn on page 9 of this report). At some point the façade was altered to feature stucco scored to appear as stone (see description on page 10 of this report). Presently, the façade features non-original stucco cladding and a metal canopy, both giving the structure a unified appearance with the adjoining property to the south.

Proposal: Alteration – Install two doors on the northeast side of the existing historic building. Currently, these new openings will be exposed, as the adjacent lot has not yet been developed. In June 2014, the HAHC approved the construction of a two story detached façade proposed to be located at the front property line. This will conceal a two story restaurant and bar at the rear of the property. The proposed doors will be obscured by this previously approved project.

- Door A will be a 3'-0" wide by 6'-8" tall hollow metal non-egress door with crash bar; the proposed door will connect the existing Frank's Pizza kitchen to the new Frank's Backyard kitchen and will be located at the proposed connector hall
- Door B will be a 3'-0" wide by 8'-0" tall hollow metal non-egress French door; the proposed door will connect the existing Frank's Pizza dining room to the new Frank's Backyard dining room
- 417-419 Travis is not sitting squarely on its property line, leading to a small gap between existing historic building at 417 and the proposed adjacent structure; a connector hall will bridge that small gap
- The proposed 6" deep and approximately 5' wide CMU waterproofed connector hall, with a parapet height of 17.5' above finished floor, will be constructed to connect the existing building at 417 Travis to the proposed structure at 413 Travis

See enclosed application materials and detailed project description on p. 4-11 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: -
Effective: -



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

- (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.



PROPERTY LOCATION

MAIN STREET MARKET SQUARE HISTORIC DISTRICT



417 Travis Street

Building Classification

- Contributing
- Non-Contributing
- Park

STAFF PHOTO



STAFF PHOTO



3D RENDERING – FRONT FACING TRAVIS STREET

PROPOSED



NEIGHBORING PROPERTIES

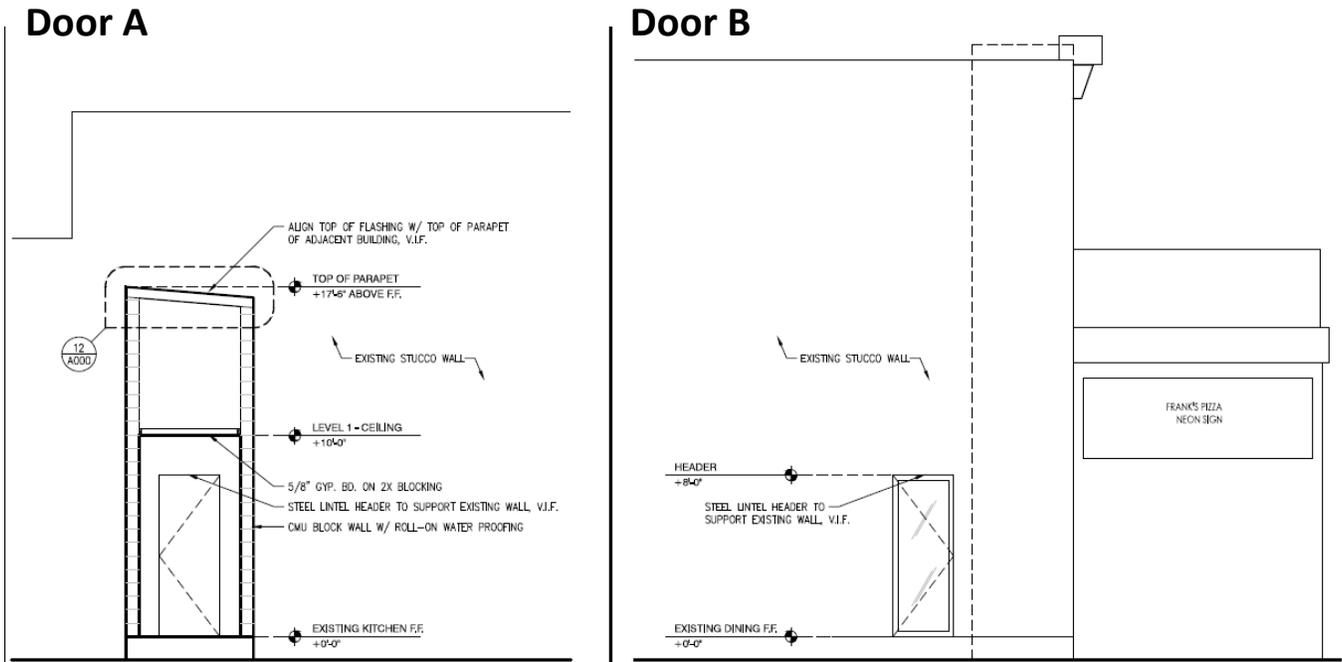
413 TRAVIS (NORTH)

PROPOSED

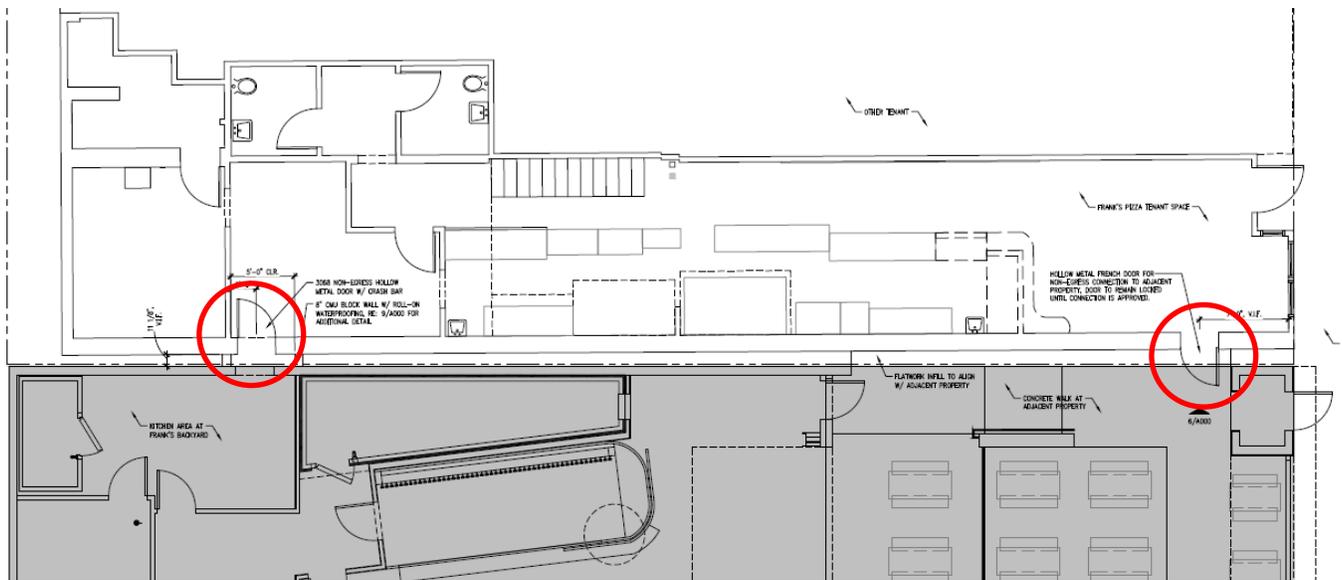


PROPOSED PROJECT DETAILS

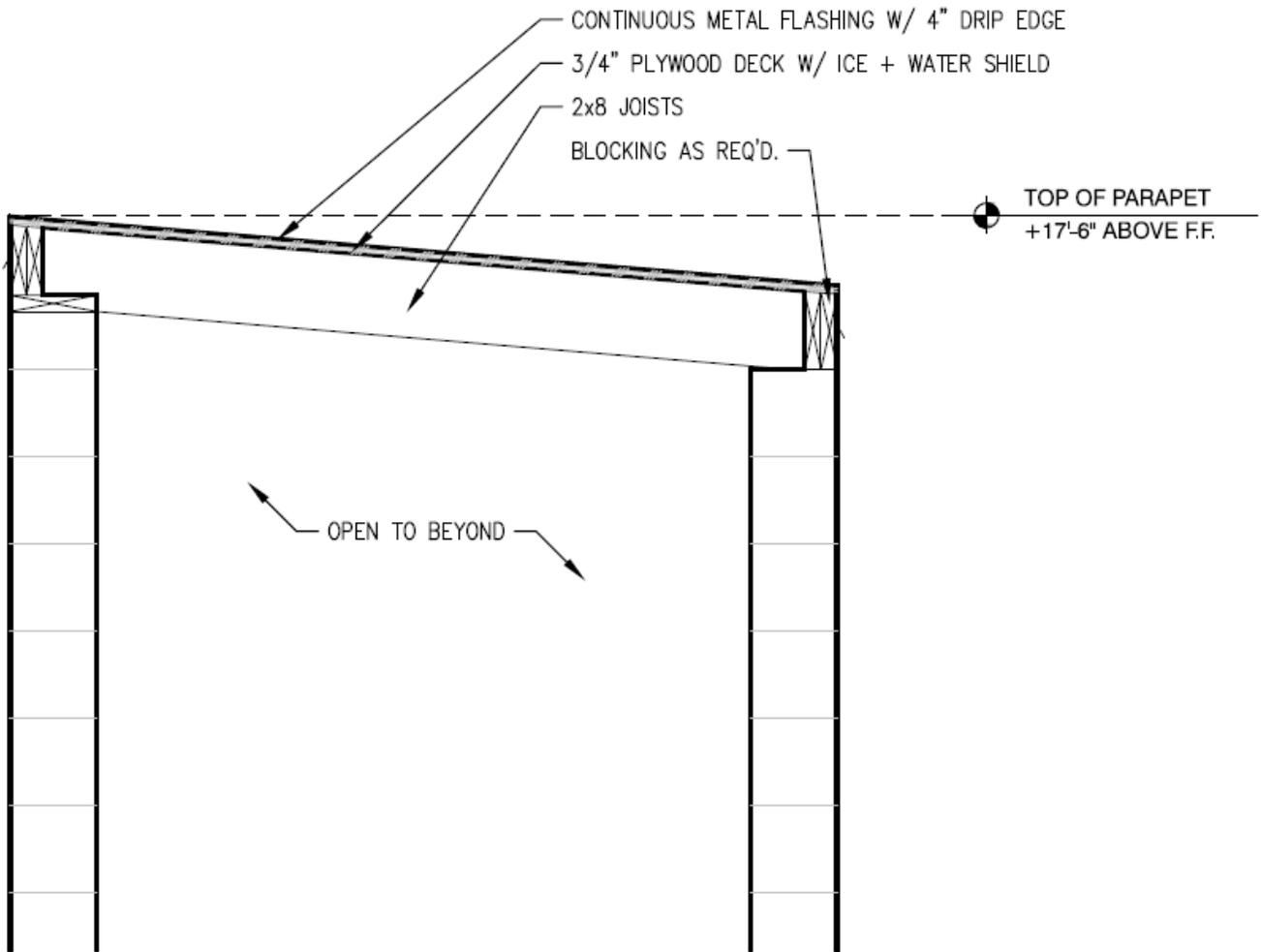
PROPOSED DOORS



PROPOSED FLOOR PLANS



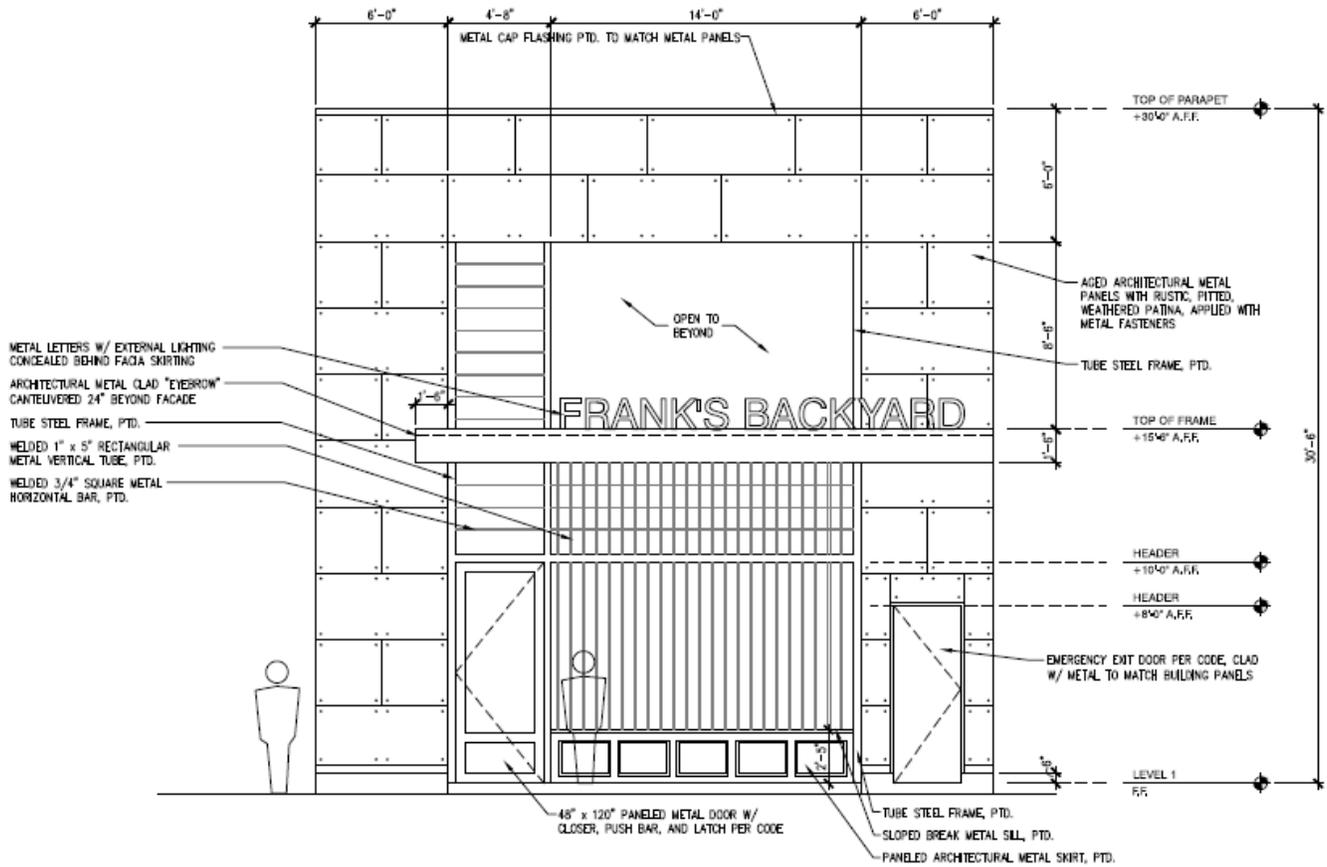
CONNECTOR HALL



NEIGHBORING FRANK'S BACKYARD (APPROVED JUNE 2014)

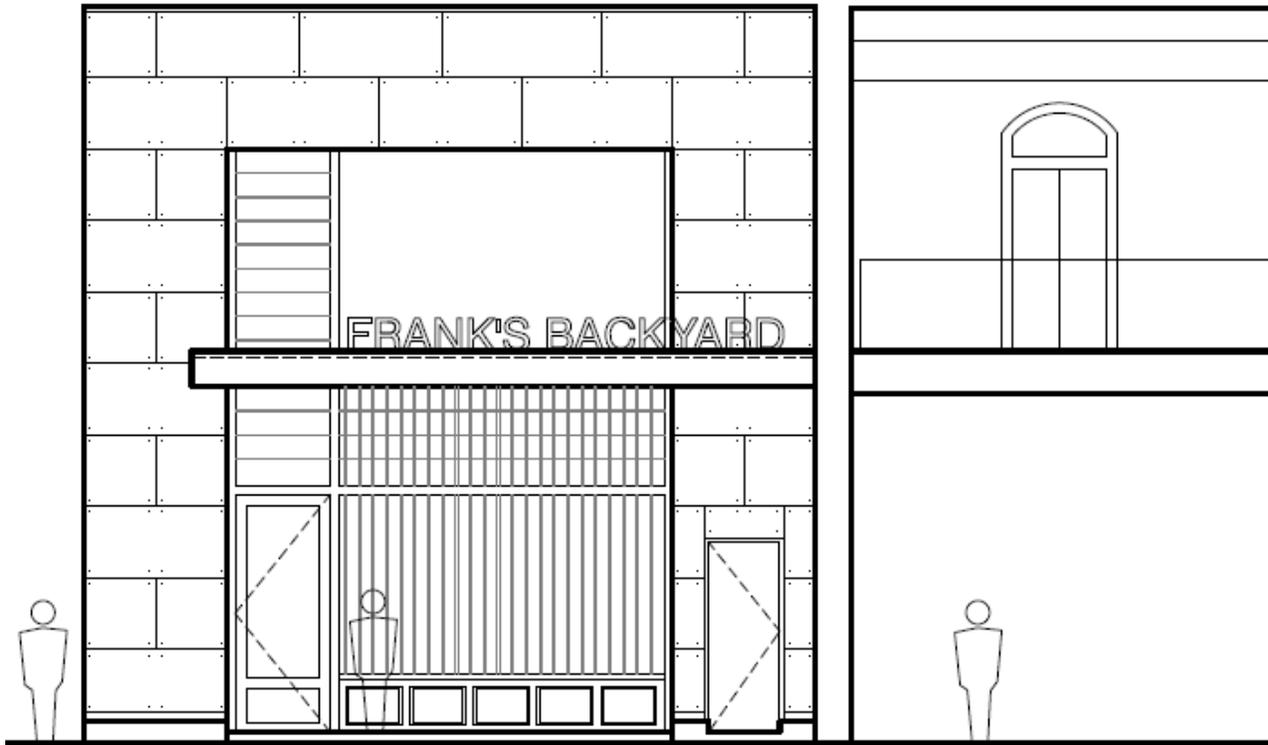
WEST ELEVATION – FRONT FACING TRAVIS STREET

PROPOSED



NEIGHBORING FRANK'S BACKYARD (APPROVED JUNE 2014)

WEST ELEVATION NEXT TO THE NEIGHBOR TO THE SOUTH



PROJECT DETAILS

Shape/Mass: 417-419 Travis is not sitting squarely on its property line, leading to a small gap between existing historic building at 417 and the proposed adjacent structure; a connector hall will bridge that small gap. The proposed 6" deep and approximately 5' wide CMU waterproofed connector hall, with a parapet height of 17.5' above finished floor, will be constructed to connect the existing building at 417 Travis to the proposed structure at 413 Travis. See drawings for more detail.

Windows/Doors: Two doors will be installed on the northeast side of the existing historic building. Currently, these new openings will be exposed and visible, as the adjacent lot has not yet been developed. In June 2014, the HAHC approved the construction of a two story detached façade proposed to be located at the front property line. This will conceal a two story restaurant and bar at the rear of the property. The proposed doors will be obscured by this previously approved project.

Door A will be a 3'-0" wide by 6'-8" tall hollow metal non-egress door with crash bar; the proposed door will connect the existing Frank's Pizza kitchen to the new Frank's Backyard kitchen and will be located at the proposed connector hall.

Door B will be a 3'-0" wide by 8'-0" tall hollow metal non-egress French door; the proposed door will connect the existing Frank's Pizza dining room to the new Frank's Backyard dining room. See drawings for more detail.