

CERTIFICATE OF APPROPRIATENESS

Application Date: July 6, 2016

Applicant: Sean O’Quinn, Scott+Reid General Contractors for Timothy Ronan, Jr., SRC Franklin Owner, LP, owner

Property: 805 Franklin Street, Lots 3, 4, & 5, Block 16, SSBB Subdivision. The property is a vacant lot situated on a 15,002 square foot (150’ x 100’) corner lot.

Significance: The property is a vacant lot located in the Main Street Market Square Historic District.

Proposal: New Construction – Construct a new 150,000 square foot precast concrete 10-tier (plus ground level) parking garage on an existing vacant lot. The proposed parking garage will front Franklin and Milam Streets.

- The proposed garage will have a maximum width of 145’ (along Franklin Street) and a maximum depth of 98’ (along Milam Street)
- Due to the site sloping seven feet to the north, the height from existing grade ranges from 113’-120’ in height.
- The first-story of the garage will be clad in brick veneer. The rest of the structure will be painted with textured paint to simulate the texture of brick.
- A faux storefront will be installed at the ground level to simulate the commercial rhythm of the district. For flood reasons, the storefront will consist of only aluminum frames with no glass. Cloth awnings will be installed above the ground level storefront systems.
- A 1’ thick cornice with a 3’ overhang will be installed at the parapet wall on the Franklin and Milam elevations.
- Two stair towers will flank the structure on the south and west elevations and will extend slightly above the main structure. The tower elevations fronting Franklin Street will be open and infilled with a metal chain link screen. The tower elevation facing Milam will contain paired square openings.
- On the Milam and Franklin elevations a row of five aluminum frames will be installed between open portions of the 9 tiers above the ground level to simulate a traditional window pattern. The windows on the Milam elevation will feature a rectangular dimension while the windows on the Franklin elevation will be square.
- Proposed entrances and exits will be located on both the Franklin and Milam elevations. The two interior elevations will be precast concrete fire walls with no fenestration.
- A 5’ wide by 20.5’ tall aluminum panel sign with the word ‘PARKING’ will extend 2’ from the west elevation at the corner of Milam and Franklin Streets.

See enclosed application materials and detailed project description on p. 4-33 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Context Area: The context area includes contributing properties on opposing Milam and Franklin streets and is expanded to include contributing properties on the 900 block of Franklin and the opposing 200 block of Travis, as the site does not have any contributing properties immediately flanking it on its blockface.

Recommendation: Deferral

HAHC Action: Deferred

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

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

[X] [] [] (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;

[] [X] [] (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

The applicant and staff have diligently worked together in order to design a compatible structure that compliments the existing historic buildings in the district. However, at this point, the exterior features of the proposed structure are not fully compatible with the exterior features of other contributing structures in the context area.

Despite being relatively tall, the massing, scale, and proportion of the structure appears to fit within the context area as the surrounding buildings are taller than the typical two-three stories seen in other parts of the district. The main issues of the project involve the horizontal nature of the structure as well as the street level detailing. Satisfying criteria can be accomplished by incorporating more vertical elements to better match vertical elements, such as window openings, that are typically found within the district. Although this can be partially seen on the Milam elevation with the inclusion of vertical aluminum window frames; the square frames and overall horizontal nature along the Franklin side is uncharacteristic of the district. At the ground level, suspended awnings as opposed to cloth awnings should be installed above the storefronts. This type of awning is more typically seen throughout the district, and is more historically appropriate. The use of additional brick veneer and perhaps some form of curtain wall may also make the structure more compatible with the Main Street Market Square Historic District.

[X] [] [] (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;

[X] [] [] (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



PROPERTY LOCATION

MAIN STREET MARKET SQUARE HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO



CURRENT LOCATION



CONTEXT AREA



110-120 Milam – Contributing – 1888-1912 (across street)



202-204 Travis – Contributing – 1884-1917 (blockface)



800 Franklin– Noncontributing (blockface)



915 Franklin– Contributing – 1911 (next block)



802-804 Commerce – Contributing 1894 (View looking southeast)



805 Franklin – Proposed Structure – Site

3D RENDERING – FRONT FACING FRANKLIN STREET

PROPOSED



3D RENDERING – CONTEXT AREA

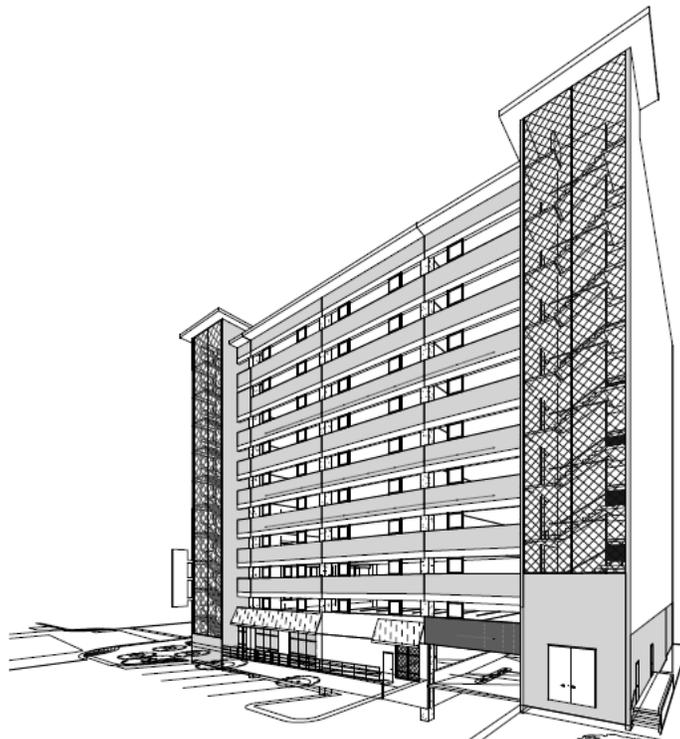
PROPOSED



3D DRAWINGS



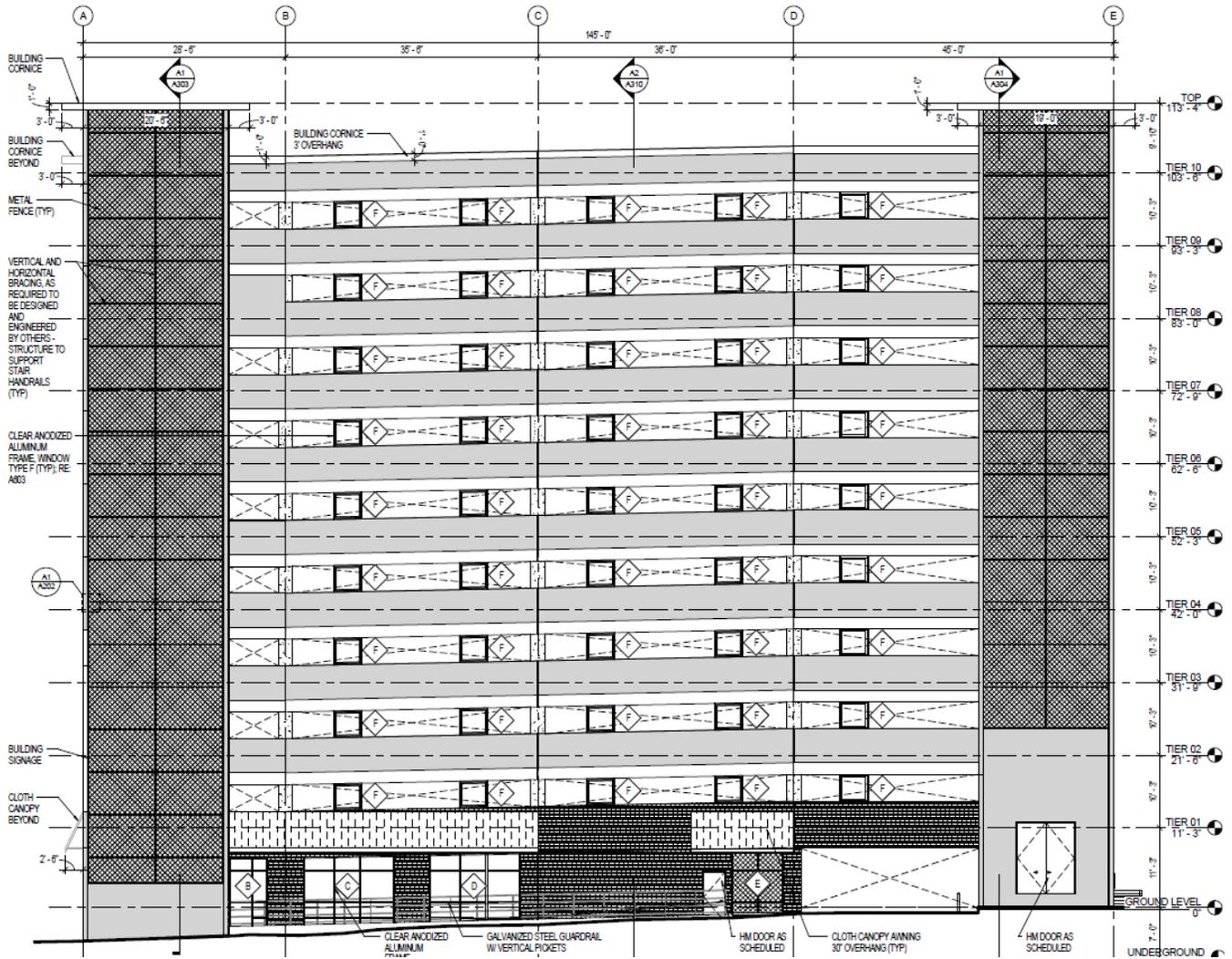
① 3D SOUTHWEST CORNER
SCALE



② 3D SOUTHEAST CORNER
SCALE

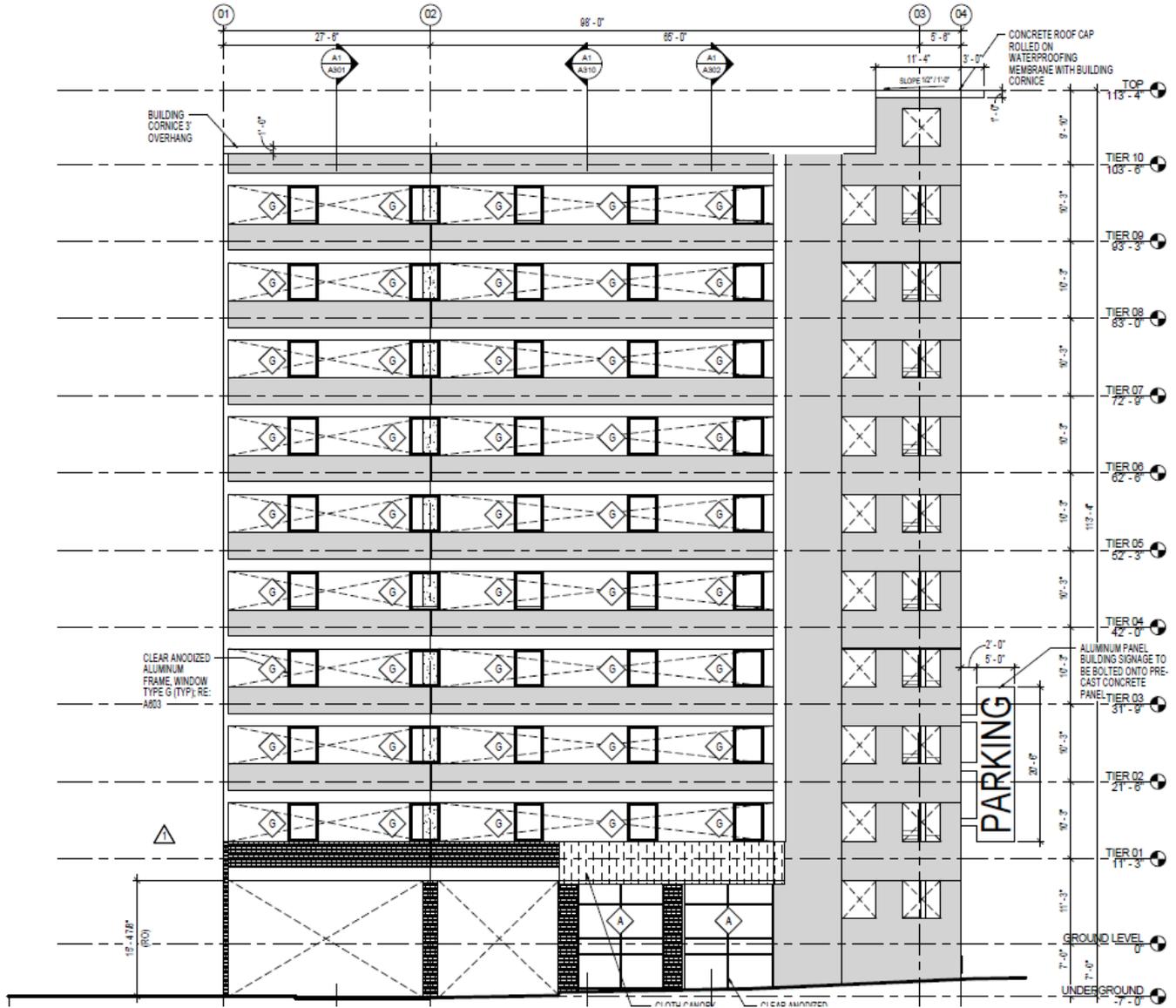
SOUTH ELEVATION – FACING FRANKLIN STREET

PROPOSED



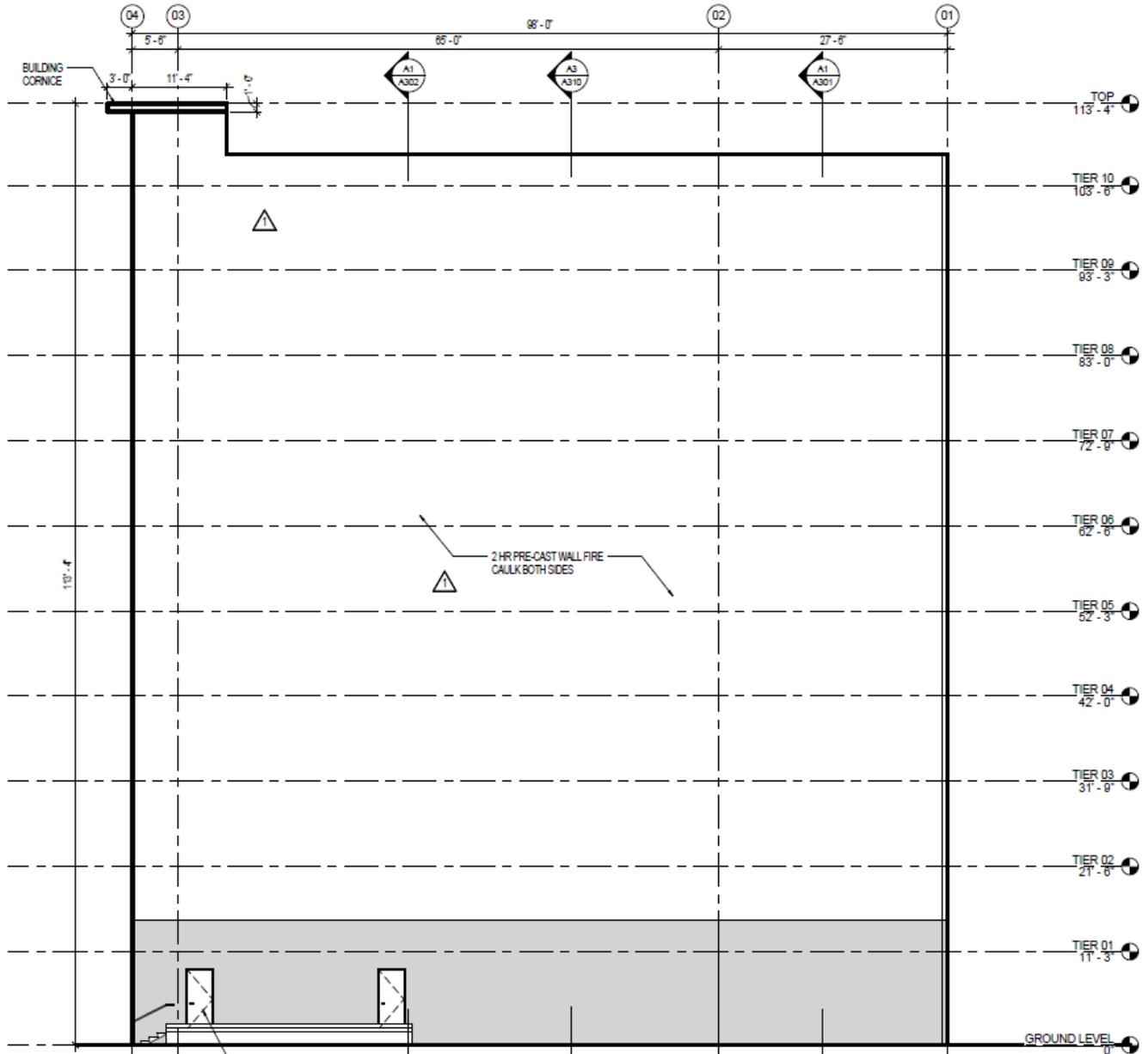
WEST ELEVATION – FACING MILAM STREET

PROPOSED



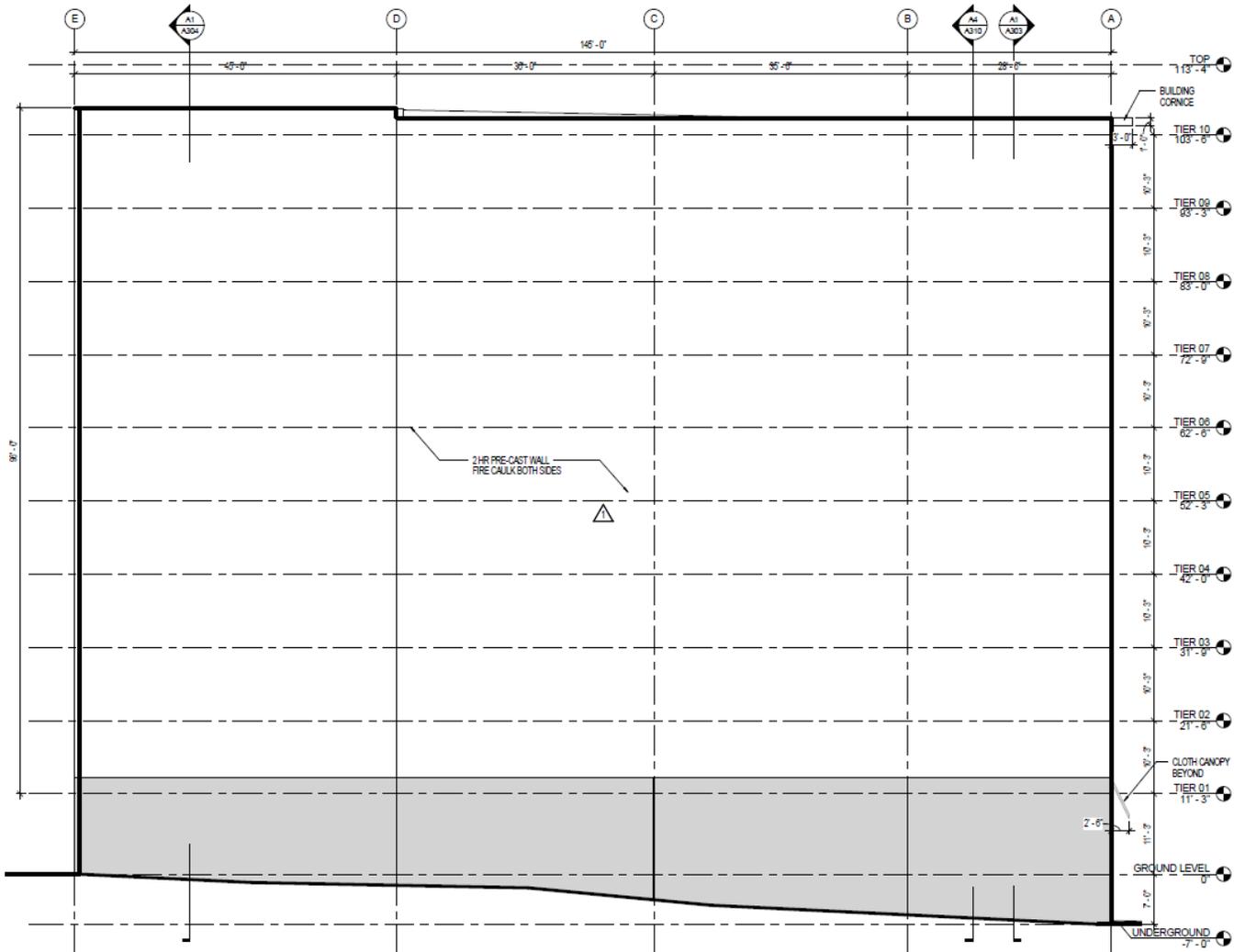
EAST ELEVATION

PROPOSED



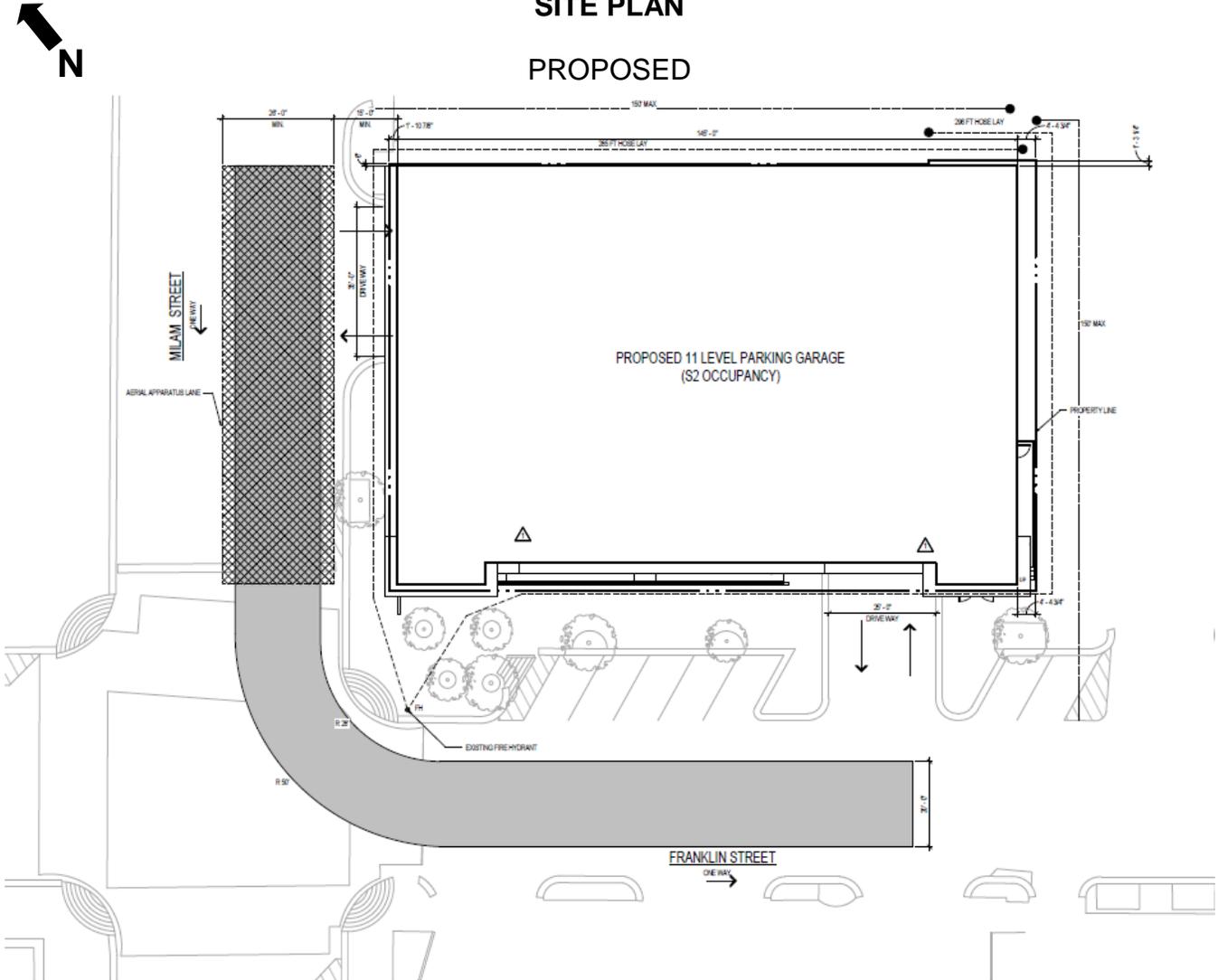
NORTH ELEVATION

PROPOSED



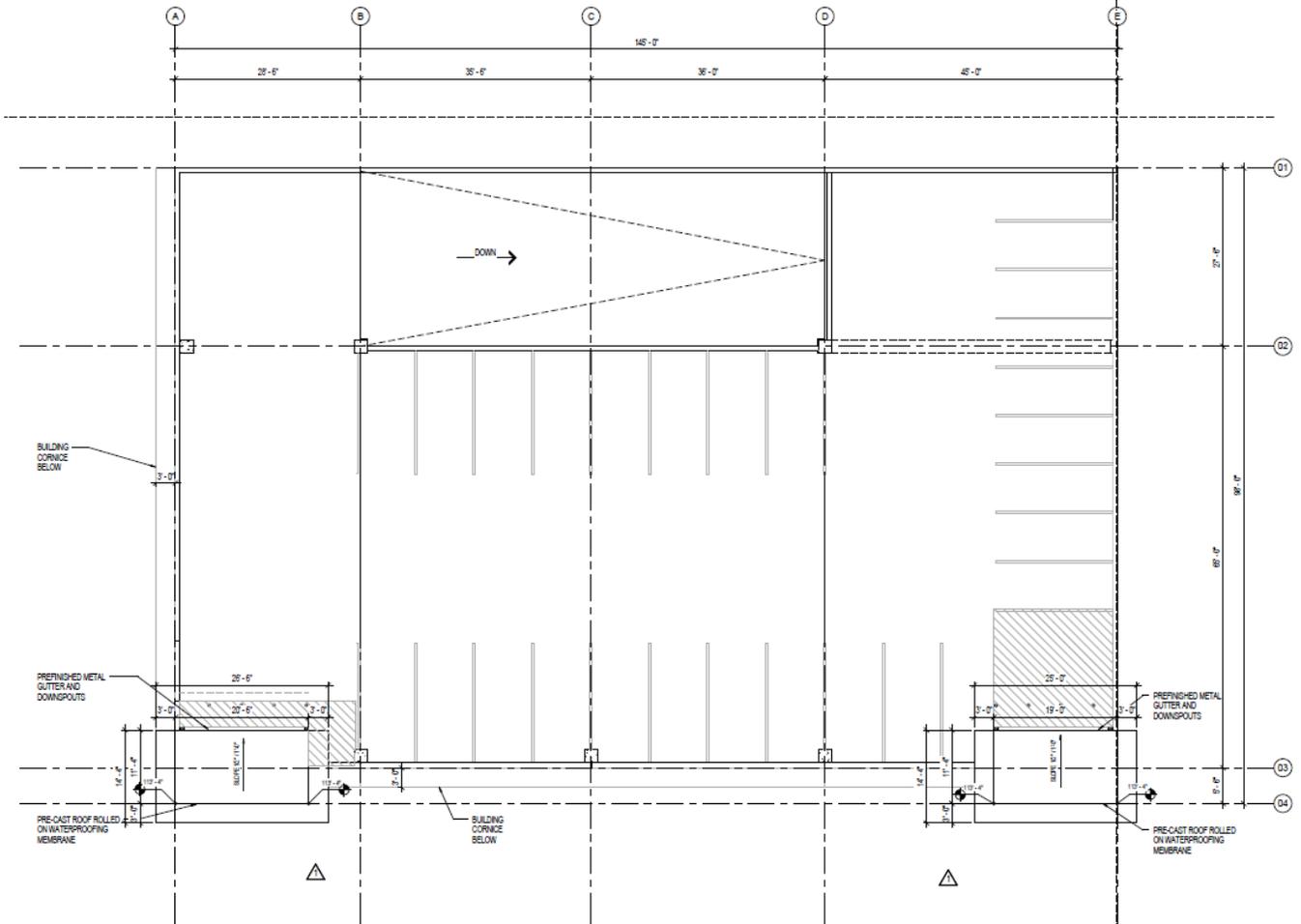
SITE PLAN

PROPOSED



ROOF PLAN

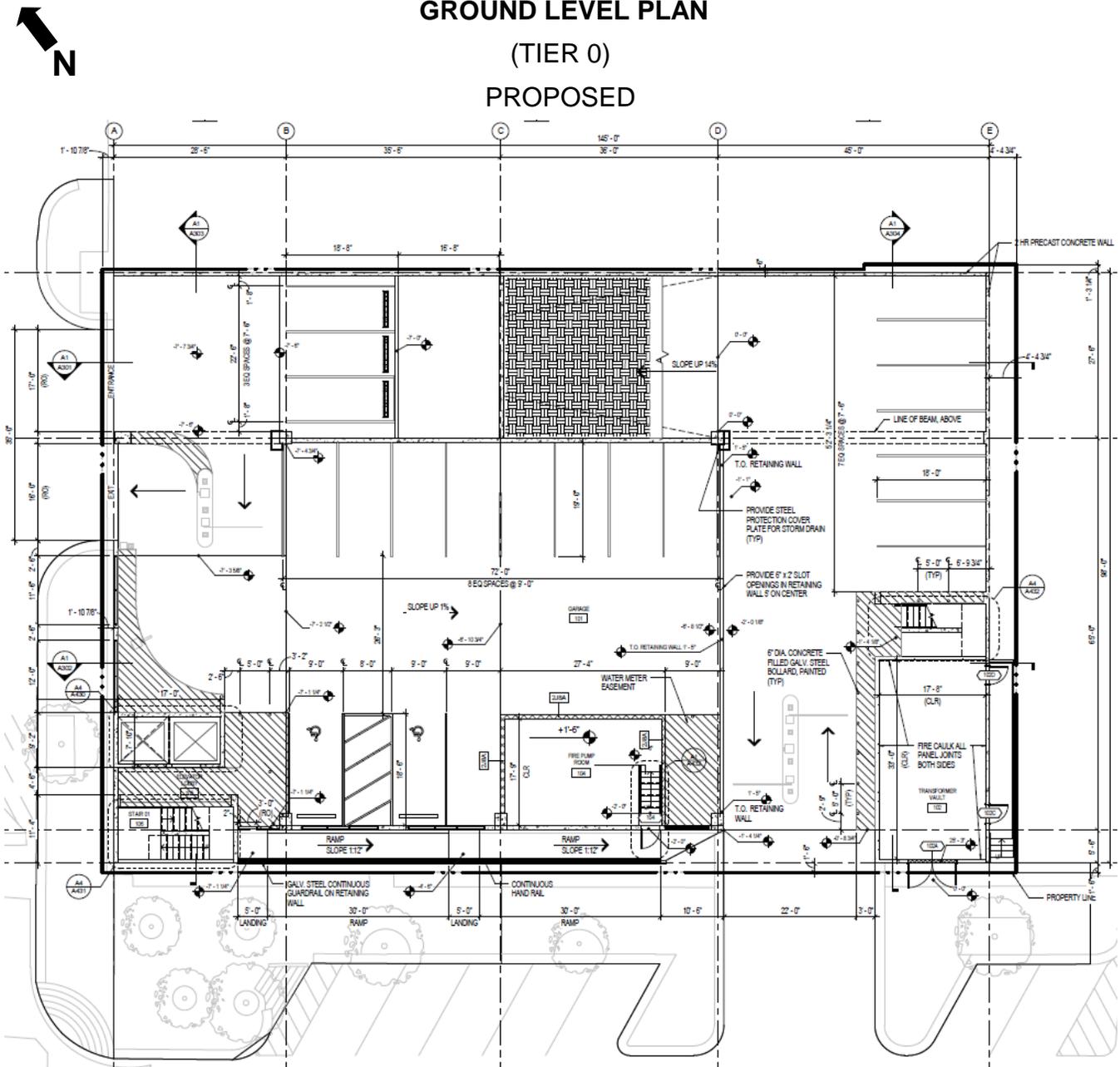
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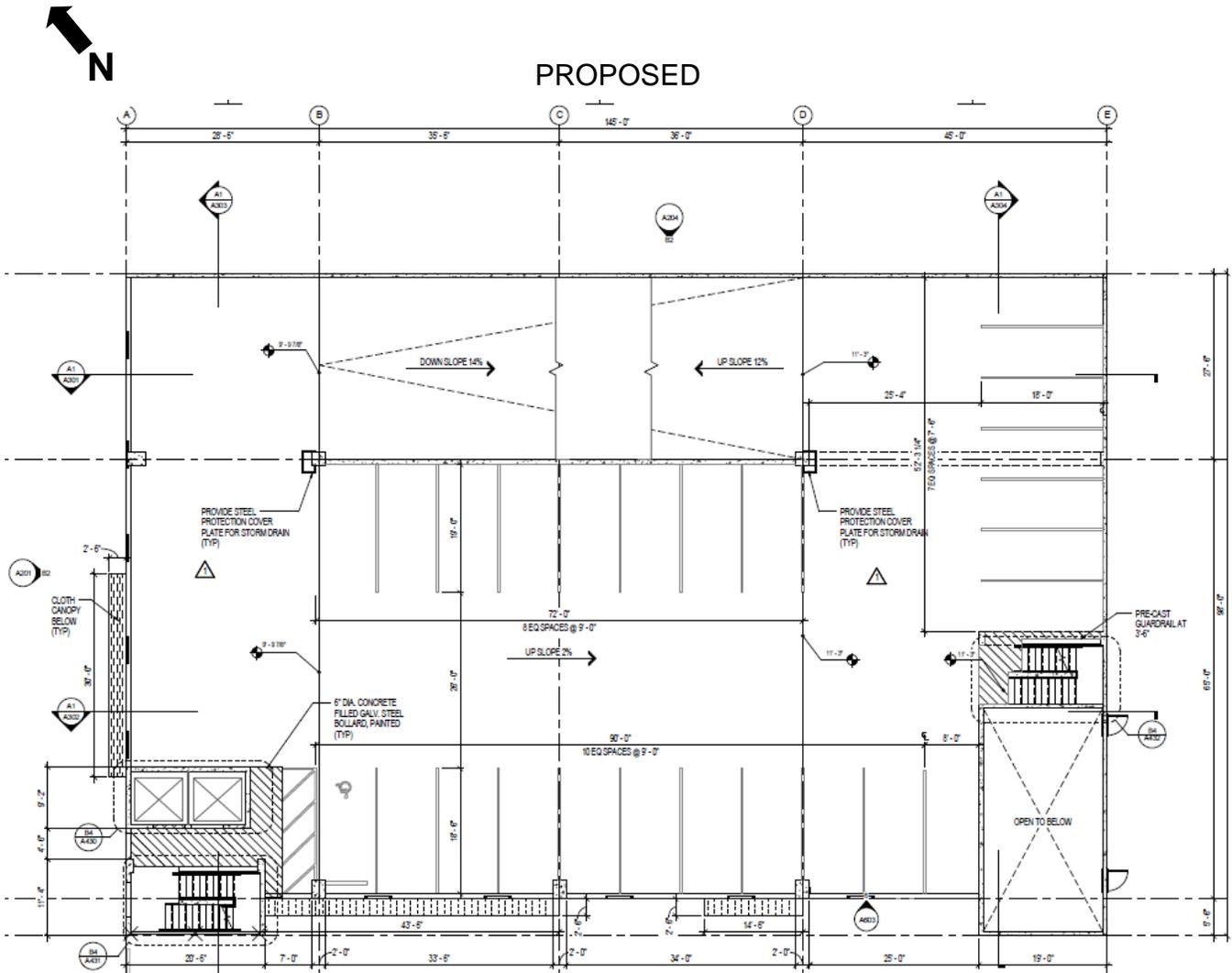
GROUND LEVEL PLAN

(TIER 0)

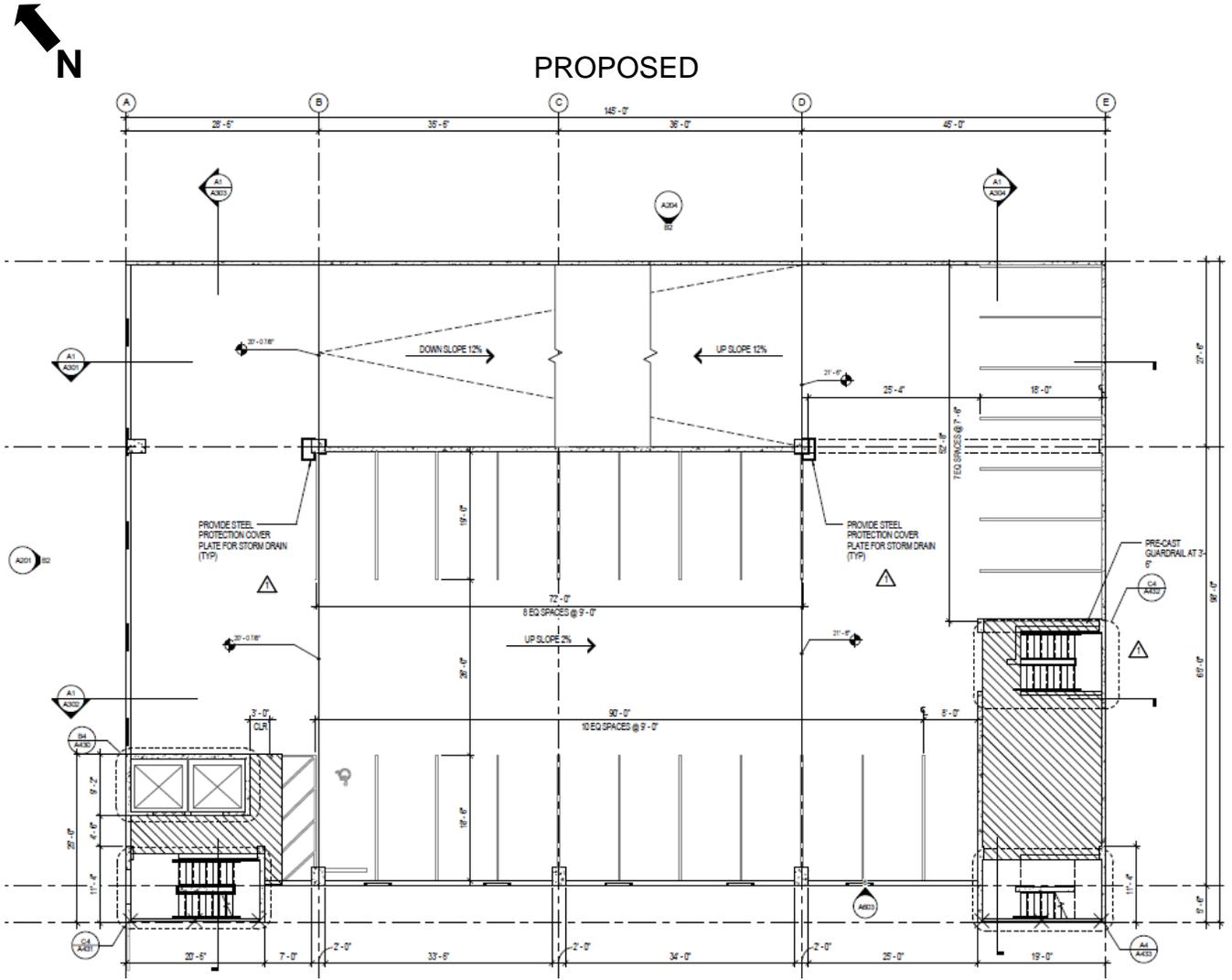
PROPOSED



FIRST TIER FLOOR PLAN



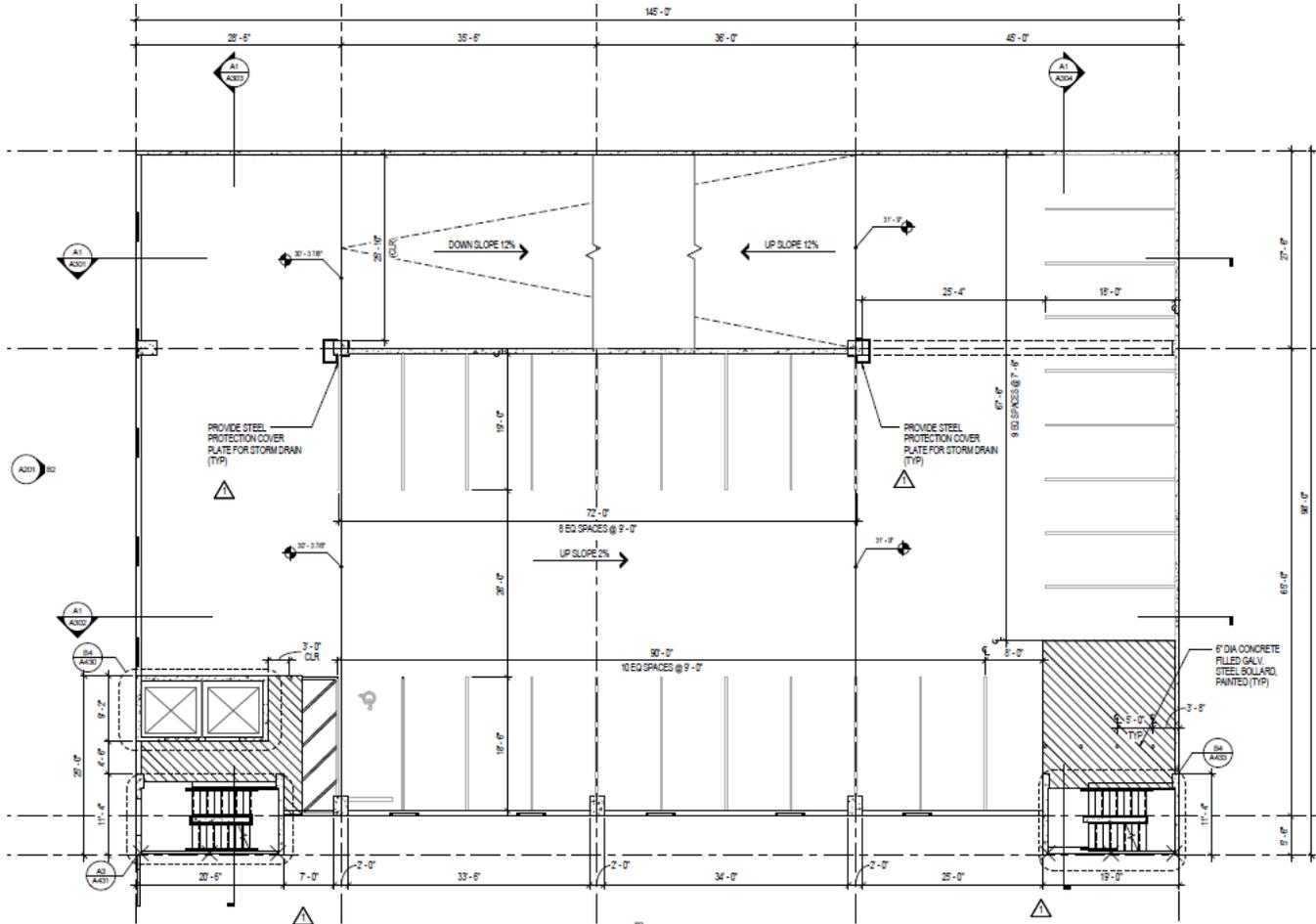
SECOND TIER FLOOR PLAN



THIRD, FOURTH, AND FIFTH TIER FLOOR PLAN



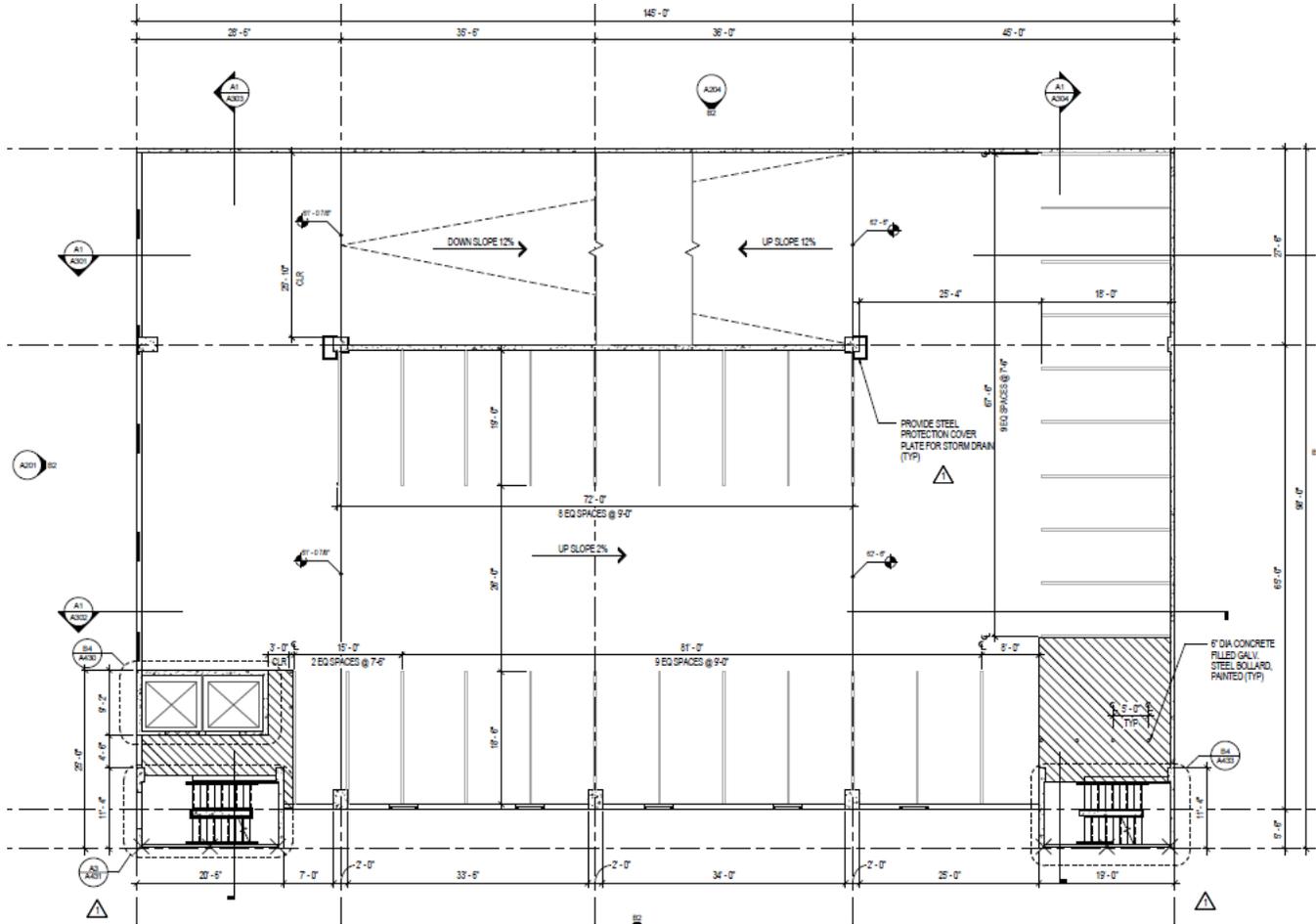
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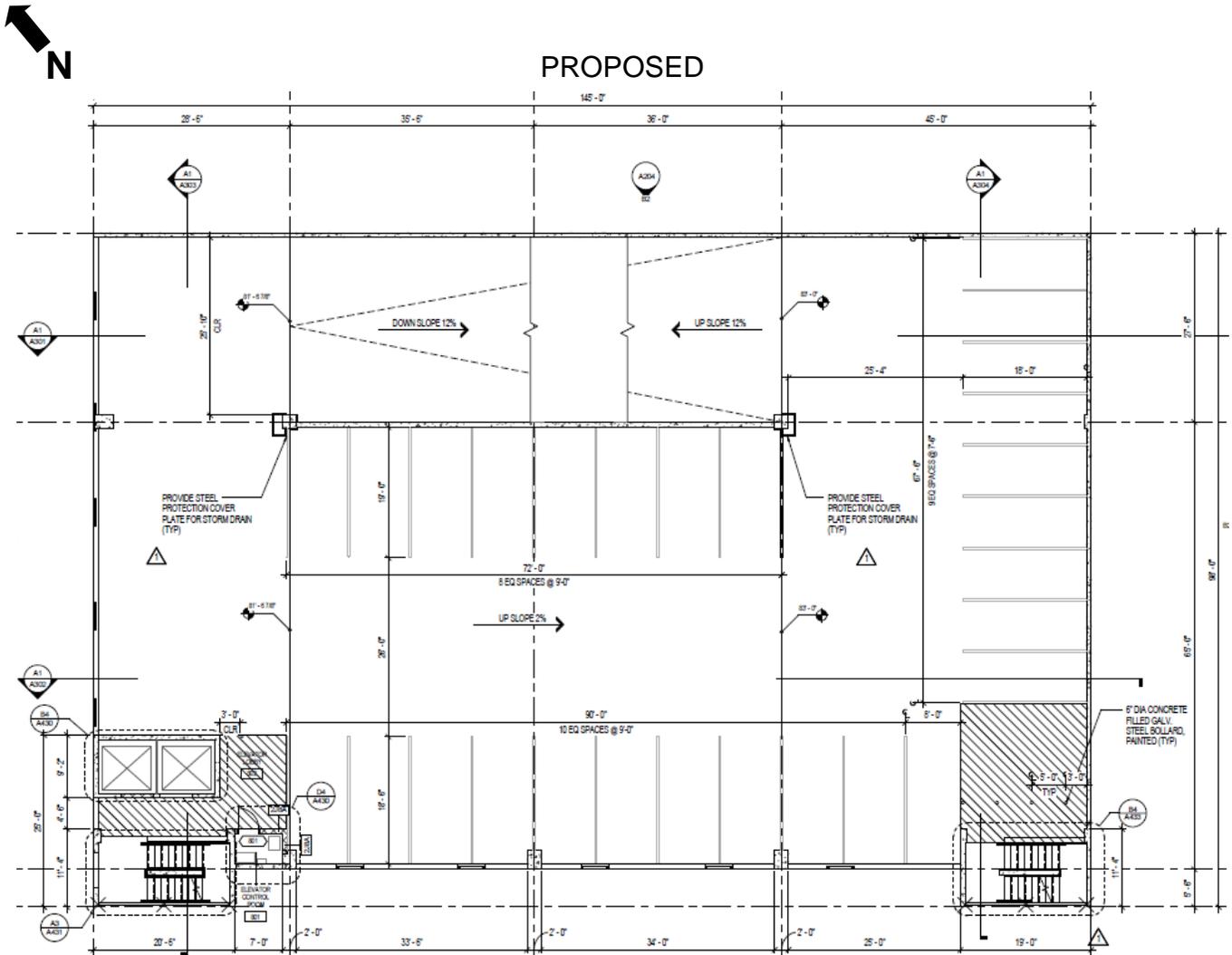
SIXTH AND SEVENTH TIER FLOOR PLAN



PROPOSED



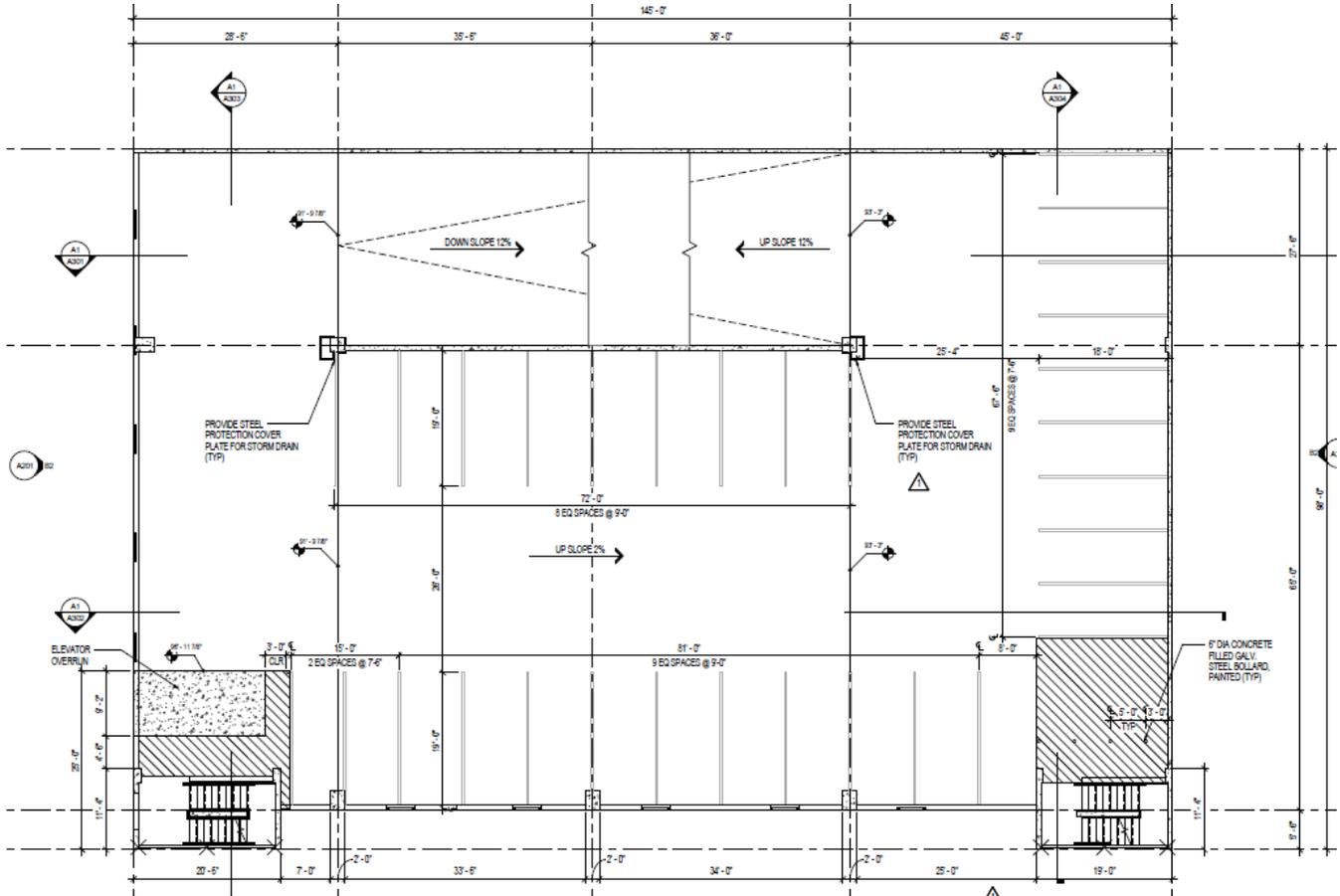
EIGHTH TIER FLOOR PLAN



NINTH TIER FLOOR PLAN



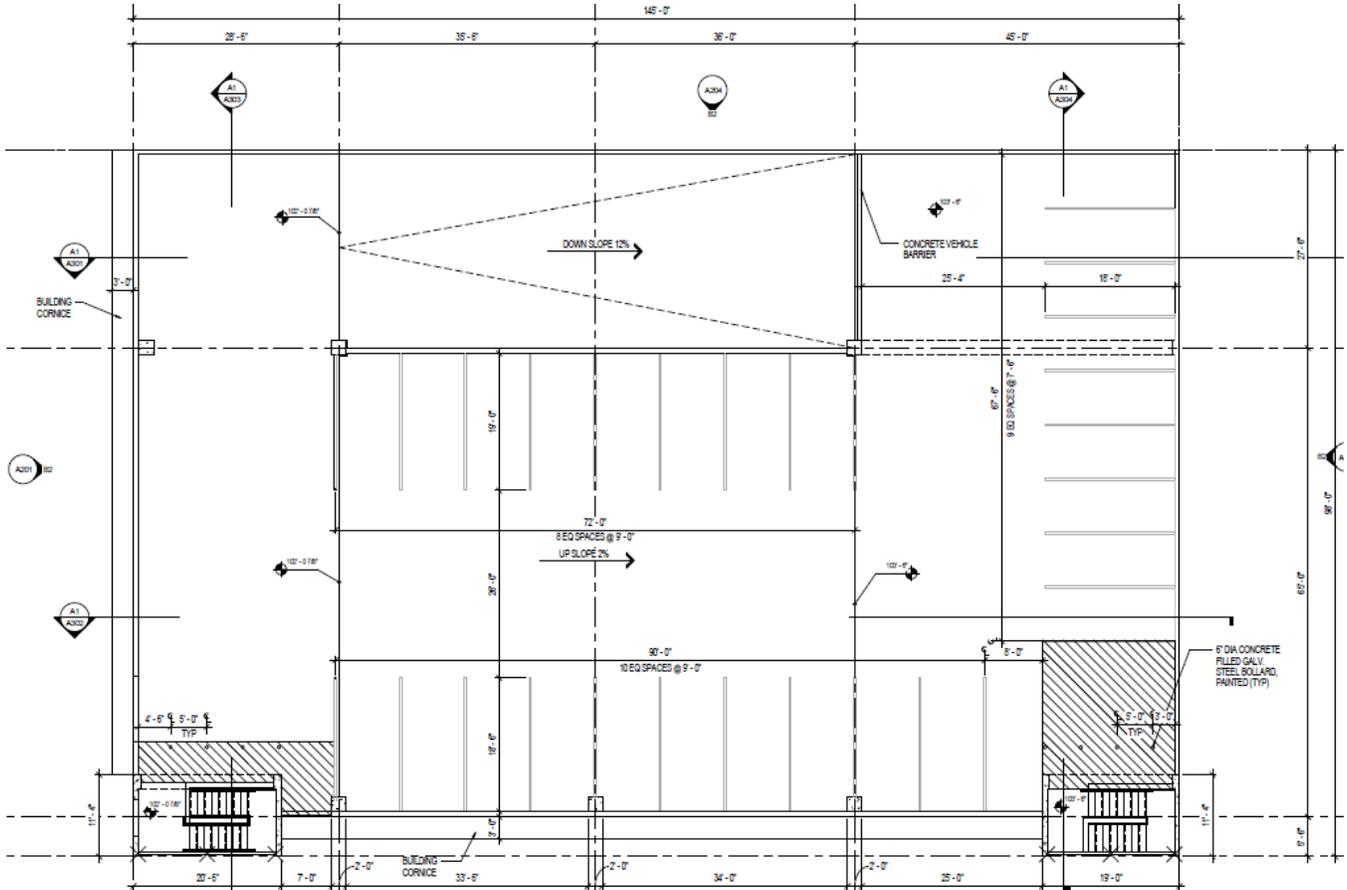
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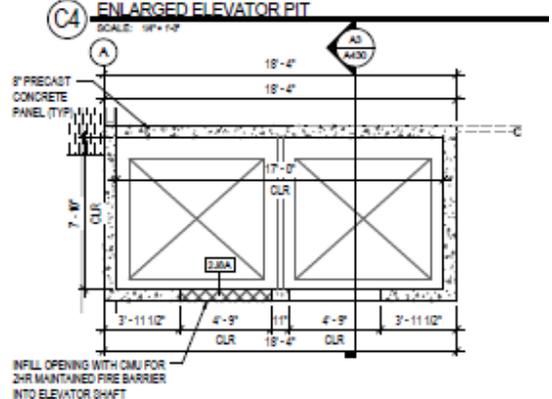
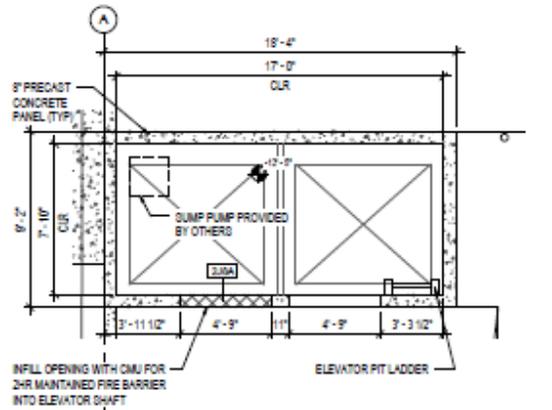
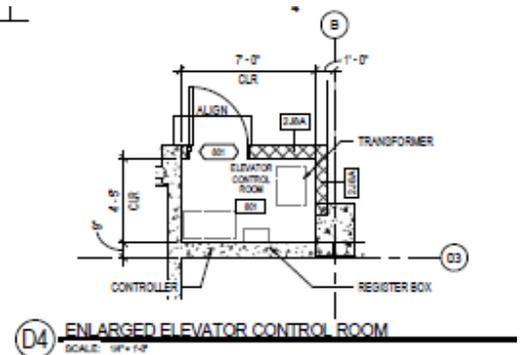
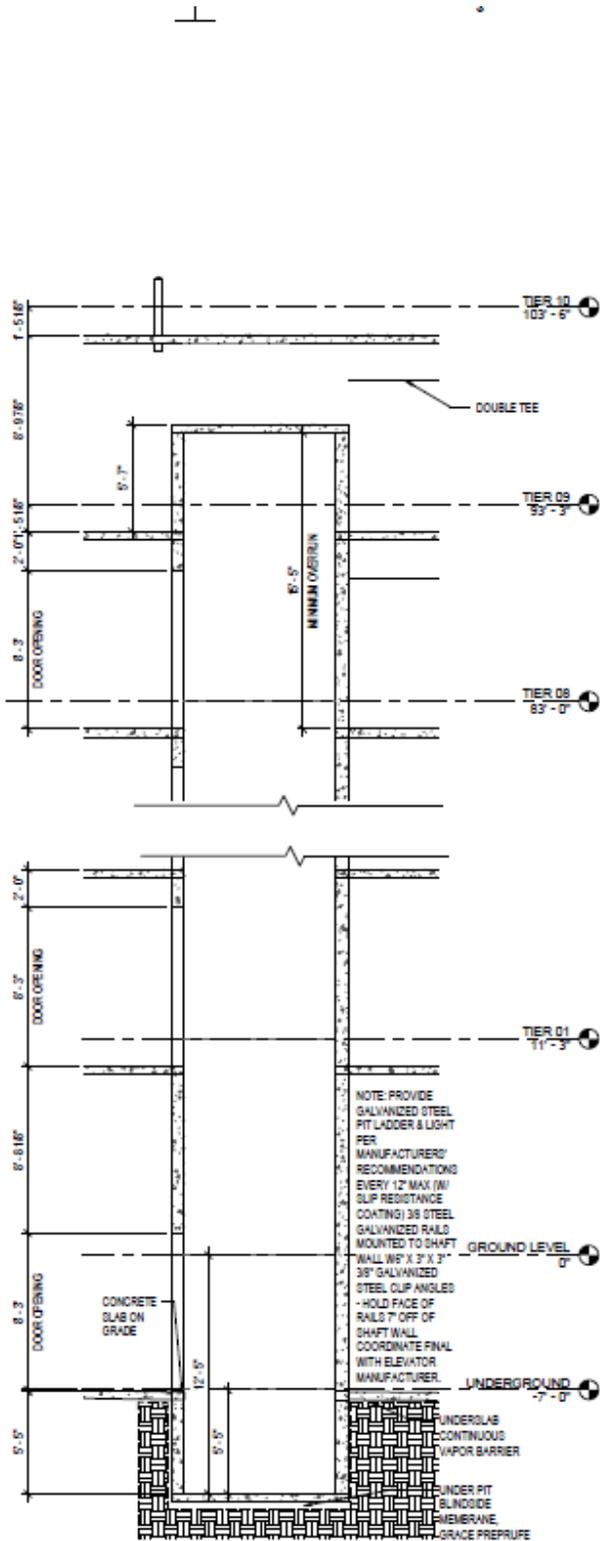


TENTH TIER FLOOR PLAN

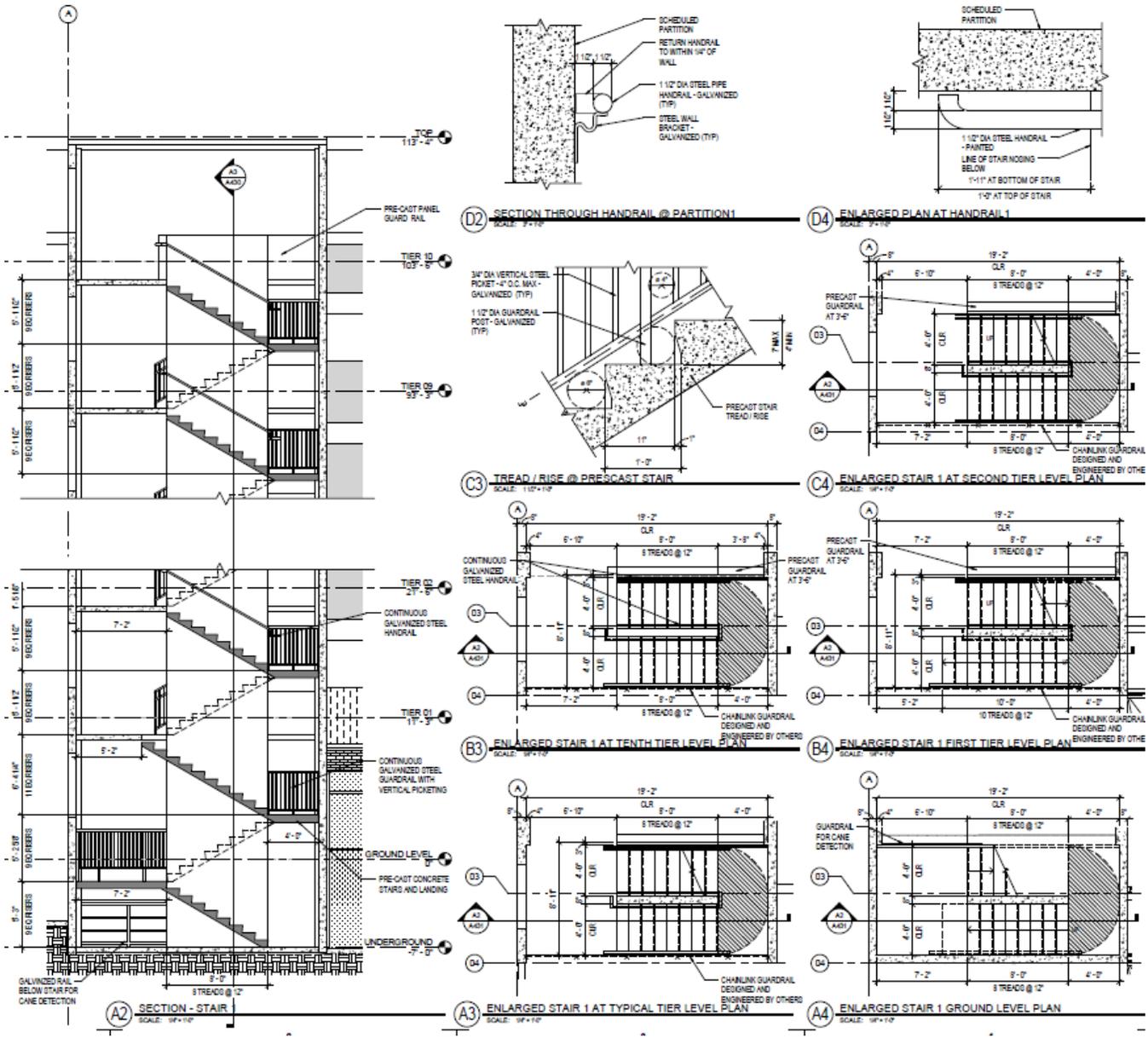
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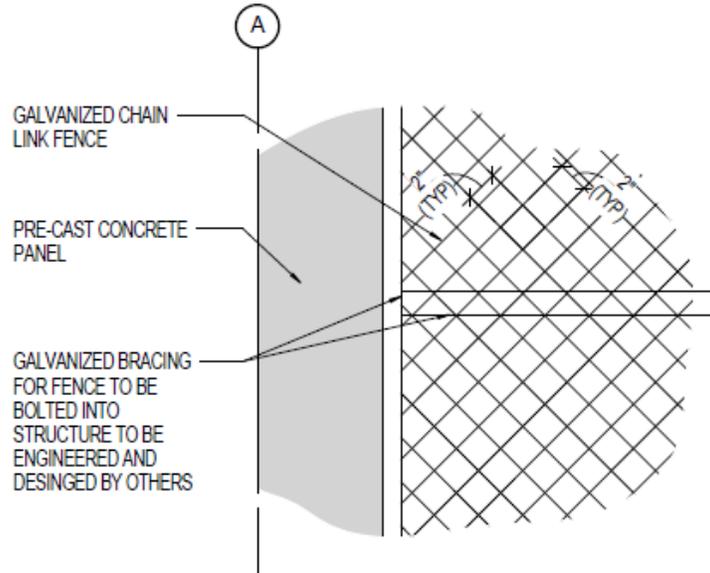
ELEVATOR DETAIL



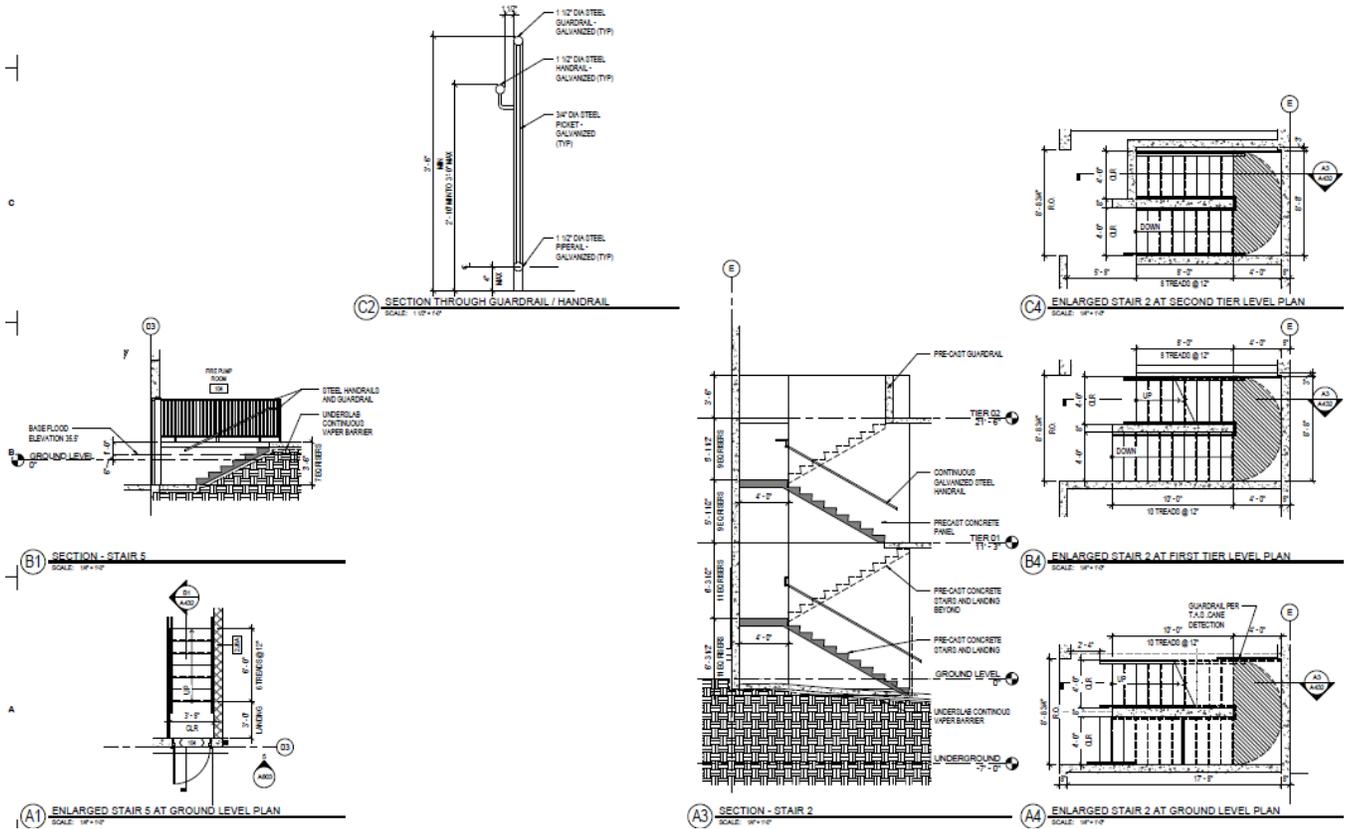
STAIR DETAIL



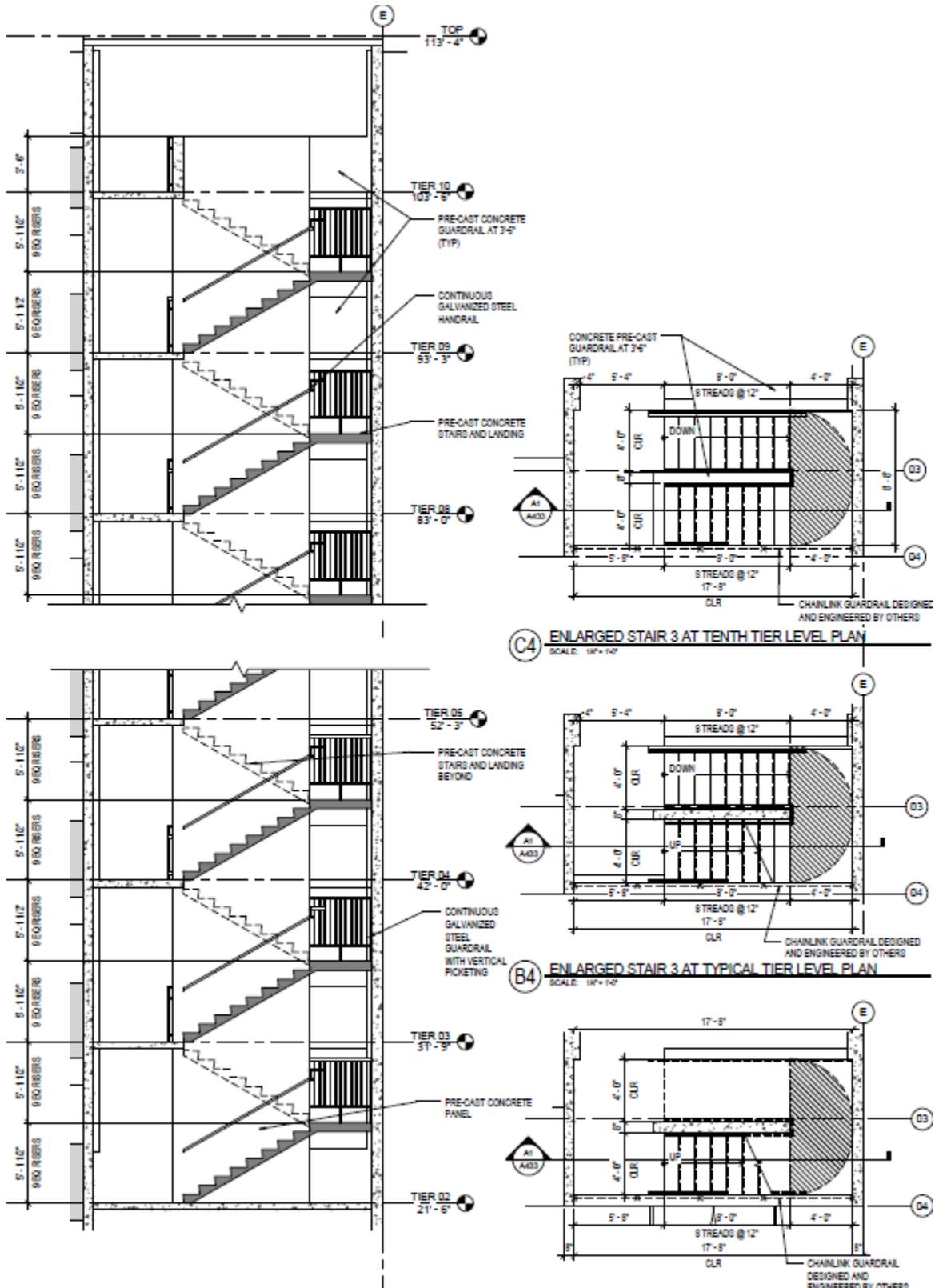
CHAIN LINK DETAIL



STAIR DETAIL

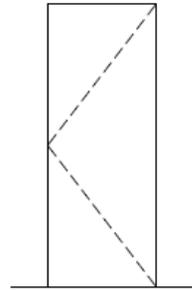


STAIR DETAIL

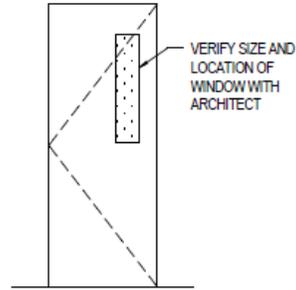


WINDOW / DOOR SCHEDULE

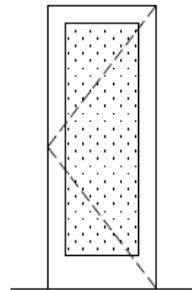
DOOR ELEVATIONS



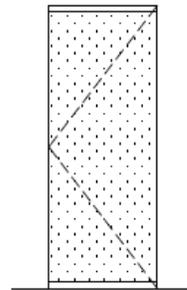
TYPE "A"



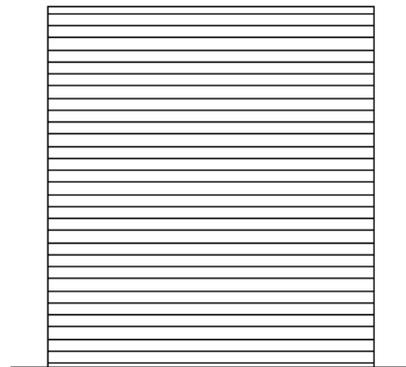
TYPE "B"



TYPE "C"



TYPE "D"

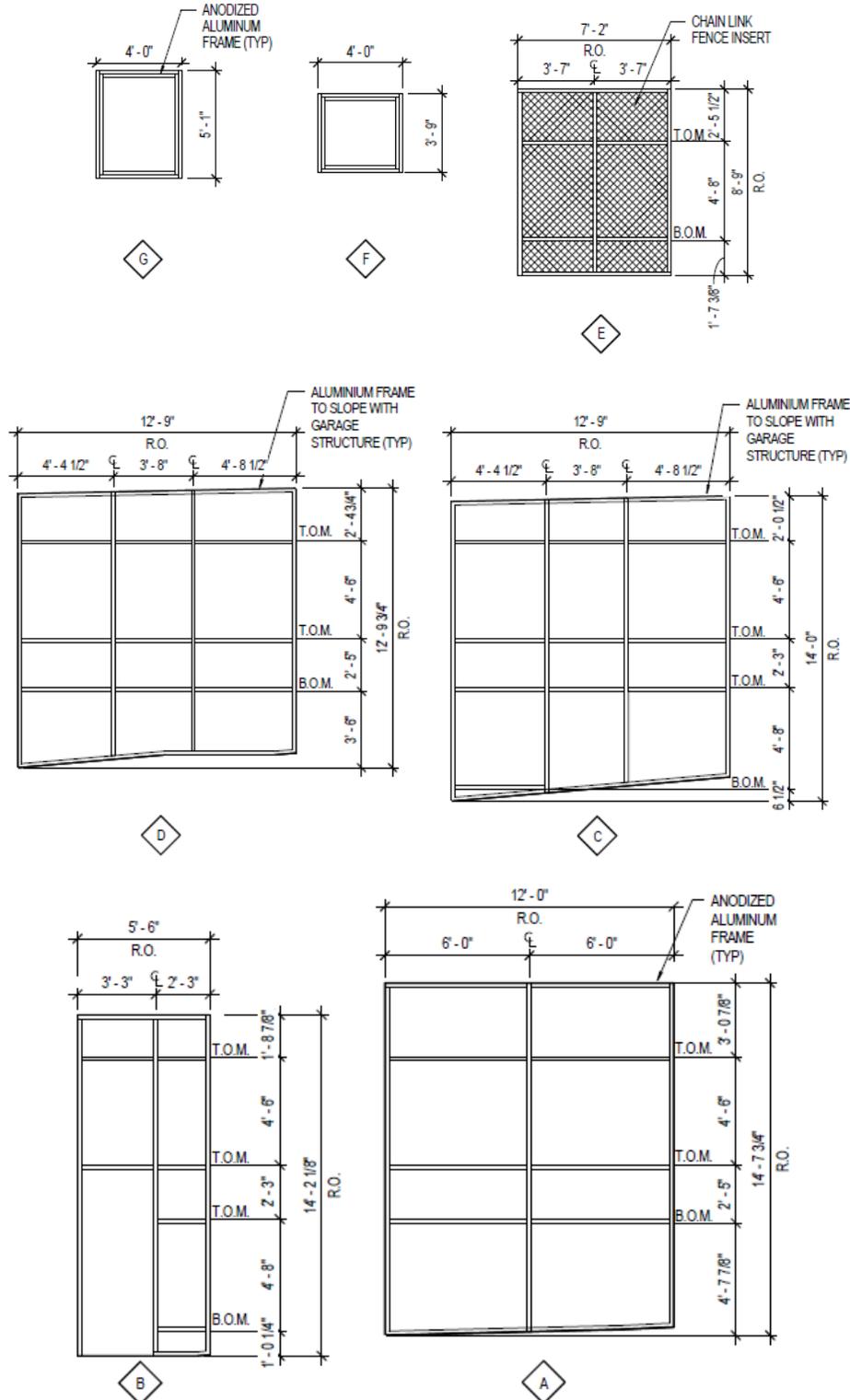


TYPE "E"

| DOOR ASSEMBLY | | | | DOOR MATERIAL | | | FRAME MATERIAL | | Hardware Set | Fire Rating | Remarks | | |
|-----------------------|--------|------|-------------|---------------|----------|-----------|----------------|---------|--------------|-------------|---------|-----|---------------------------|
| Location | Number | Type | Description | Dimensions | | | Door Material | Finish | | | | | |
| | | | | Width | Height | Thickness | | | Material | Finish | | | |
| TRANSFORMER VAULT | 102A | A | DOUBLE | 8' - 0" | 10' - 0" | 1 3/4" | HM | PAINTED | HM | PAINTED | 01 | 3HR | WATER PROF GATE AND SEALS |
| TRANSFORMER VAULT | 102C | A | SINGLE | 3' - 0" | 7' - 0" | 1 3/4" | HM | PAINTED | HM | PAINTED | 03 | 3HR | |
| TRANSFORMER VAULT | 102D | A | SINGLE | 3' - 0" | 7' - 0" | 1 3/4" | HM | PAINTED | HM | PAINTED | 03 | 3HR | △ |
| FIRE PUMP ROOM | 104 | A | SINGLE | 3' - 0" | 7' - 0" | 1 3/4" | HM | PAINTED | HM | PAINTED | 02 | 2HR | CLOSER REQUIRED |
| ELEVATOR CONTROL ROOM | 801 | A | SINGLE | 3' - 0" | 7' - 0" | 1 3/4" | HM | PAINTED | HM | PAINTED | 02 | 2HR | CLOSER REQUIRED |

WINDOW / DOOR SCHEDULE

WINDOW DETAILS



EXAMPLES OF VERTICALITY IN THE DISTRICT



EXAMPLES OF VERTICALITY IN THE DISTRICT



PROJECT DETAILS

Shape/Mass: The proposed parking garage will have a maximum width of 145' and a maximum depth of 98'. The height of the garage varies by 7' due to a slope on the lot. From grade, the maximum height of the garage will range from 113'-4" to 120'-4". Two stair towers will flank the central body of the structure. The western tower will be 20'-6" wide by 25'-0" deep and the eastern tower will be 19'-0" wide by 11'-4" deep. The main portion of the structure will be setback 5'-6" from the stair towers on the Franklin elevation. The towers will be flush with the main structure on the Milam and eastern elevations. See drawings for more detail.

Setbacks: The proposed parking garage has a south (facing Franklin Street) setback of 1'-6"; a west setback (facing Milam Street) of 1'-11"; an east setback of 4'-3¾"; and a north setback of 6". See drawings for more detail.

Foundation: The proposed foundation consists of auger cast piles with slab on grade concrete on the first floor. See drawings for more detail.

Windows/Doors: The proposed parking garage will feature a faux storefront along the Milam and Franklin Street elevations. The faux storefront will be constructed from an open aluminum frame and will not feature any glass. The upper tiers will feature faux windows. The faux windows will be constructed from an open aluminum frame and not feature any glass. The windows on the Franklin elevation will be 4'-0" wide by 3'-9" tall. Five windows will be installed on each level. The windows on the Milam elevation will be 4'-0" wide by 5'-1" tall. See window and door schedule for more detail.

Exterior Materials: The proposed parking garage will have pre-cast floor construction on all levels above grade. With the exception of the stair tower guardrail, all building components of the garage including the floors, roof, and elevator shafts will be constructed of pre-cast concrete. The ground floor will be clad in brick veneer. The stair towers will feature a chain link metal fence screen. Cloth awnings with a 30" overhang will be installed above the faux storefront along the Franklin and Milam street fronts. The two interior elevations will be precast concrete fire walls with no fenestration. A 5' wide by 20.5' tall aluminum panel sign with the word 'PARKING' will extend 2' from the west elevation at the corner of Milam and Franklin Streets. See drawings for more detail.

Roof: The roof of the proposed parking garage will be flat and open for vehicular parking. The parapet walls surrounding the upper level as well as the stair/elevator towers will be topped by a concrete cornice on the elevations fronting Milam and Franklin Streets. The proposed cornice will have a pitch of ½":12 and be 1'-0" thick and extend 3'-0" over the edge of the building. See drawings for more detail.

Front Elevation: The proposed south elevation features a faux storefront topped by a cloth awning on the ground level. The garage entrance/exit is located on the eastern portion of the ground level. The second through ninth stories each feature five square aluminum frames. The main central portion of the structure is flanked by two stair towers. The towers are clad in chain link fencing. The roof of the structure features a parapet wall topped by a cornice. See drawings for more detail.

Side Elevation: The proposed west elevation features a faux storefront topped by a cloth awning on the ground level. The garage entrance/exit is located on the northern portion of the ground level. The second through ninth stories each feature five rectangular aluminum frames. The stair tower is located to the south and each level features a pair of square openings. The top level features a single square opening. The roof of the structure features a parapet wall topped by a cornice. See drawings for more detail.

Side Elevation: The proposed east elevation is comprised of a precast concrete wall with no fenestration. Two
(East) doors are located at ground level. See drawings for more detail.

Rear Elevation: The proposed east elevation is comprised of a precast concrete wall with no fenestration or doors.
(North) See drawings for more detail.