

CERTIFICATE OF APPROPRIATENESS

Application Date: May 27, 2015

Applicant: Nguyen Anh Mai, Prohibition for Main & 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 brick 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 – Install a reverse illuminated fascia sign on the north elevation. The sign will be mounted to the existing awning and will measure 18’-6” wide overall and 2’-6” in height.

See enclosed application materials and detailed project description on p. 6-9 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: June 18, 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

- (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 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;
(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
(11) The proposed activity will comply with any applicable deed restrictions.



PROPERTY LOCATION
MAIN STREET MARKET SQUARE HISTORIC DISTRICT

Building Classification

- Contributing (Red square)
- Non-Contributing (Yellow square)
- Park (Green square)



INVENTORY PHOTO



CURRENT PHOTO



RENDERING – FRONT FACING PRAIRIE STREET



NORTH ELEVATION – FRONT FACING PRAIRIE STREET

EXISTING



PROPOSED



NIGHT VIEW

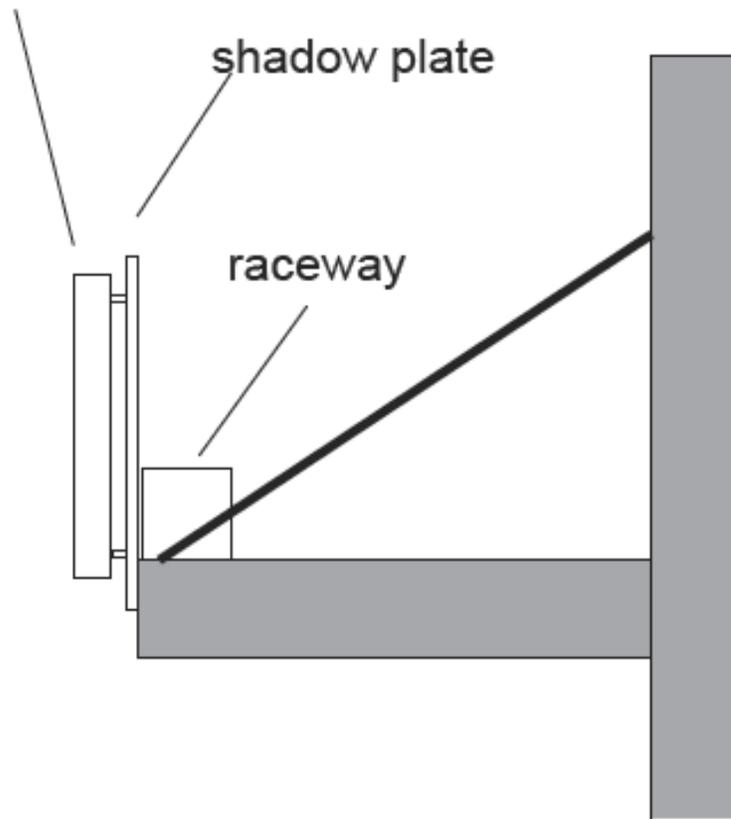
SIGN DETAILS

NORTH ELEVATION

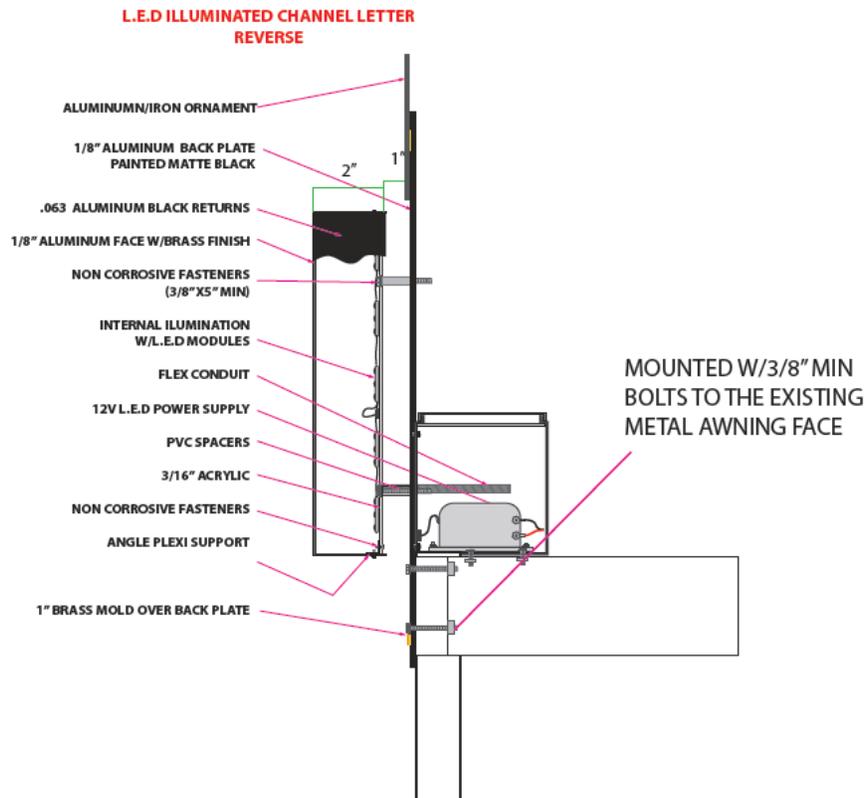


SIGN SECTION

reverse LED illuminated
channel letter



SIGN SECTION



PROJECT DETAILS

Exterior Materials: The sign will measure 18'-6" wide overall and 2'-6" in height. The sign will feature 15" aluminum reverse illuminated channel letters mounted to an aluminum shadow plate. The sign will be mounted to the existing metal awning face with 3/8" metal bolts.