

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** May 27, 2015

**Applicant:** Daniel B. Barnum, HBL Architects for Rupert Whitten, Republic Building TX LP owner

**Property:** 1018 Preston St, Tract 5 Block 45, SSBB Subdivision. The property includes a historic eight story office building with retail space on the ground floor.

**Significance:** Contributing Neo-Classical style building, constructed circa 1907, located in the Main Street Market Square Historic District.

**Proposal:** Alteration – Remove a non-original inset door opening and reinstall it 3’ forward to a new depth of 1’-7” from the exterior wall.

- Install a new metal door
- Install a new metal panel above the door

See enclosed application materials and detailed project description on p. 4-8 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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
|                                     |                          |                                     | <b>S - satisfies    D - does not satisfy    NA - not applicable</b>   |
| <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 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.   |



**PROPERTY LOCATION**  
MAIN STREET MARKET SQUARE HISTORIC DISTRICT

- Building Classification**
- Contributing
  - Non-Contributing
  - Park

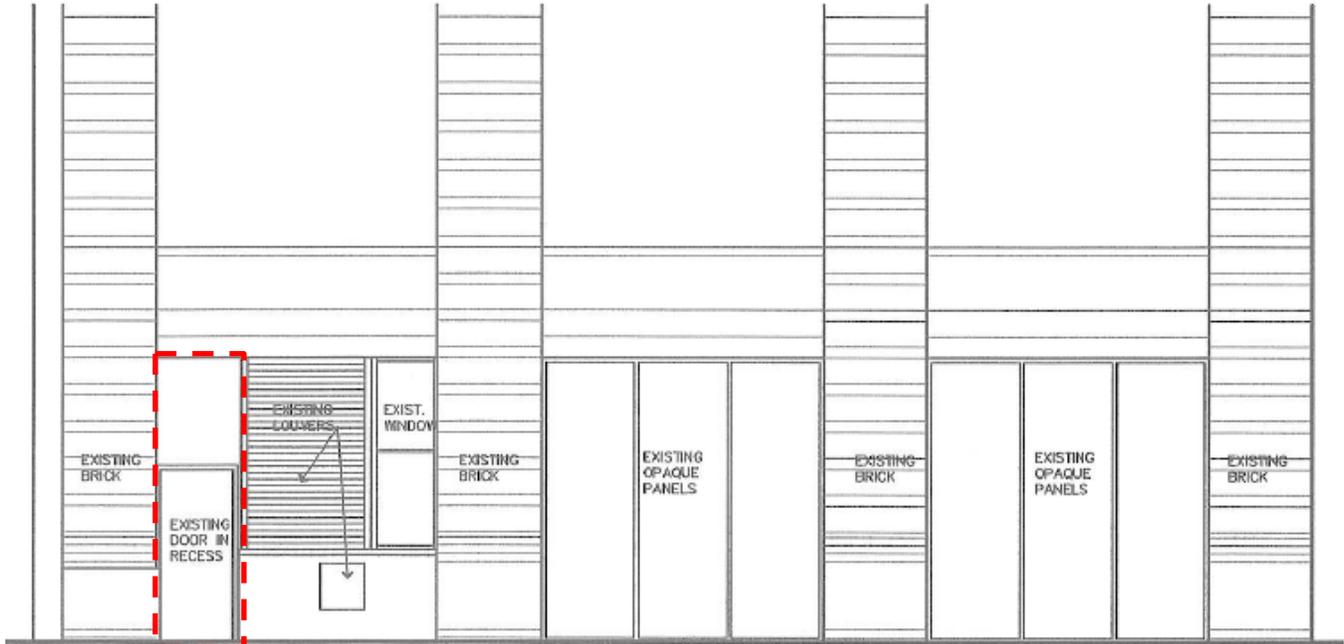


CURRENT PHOTO

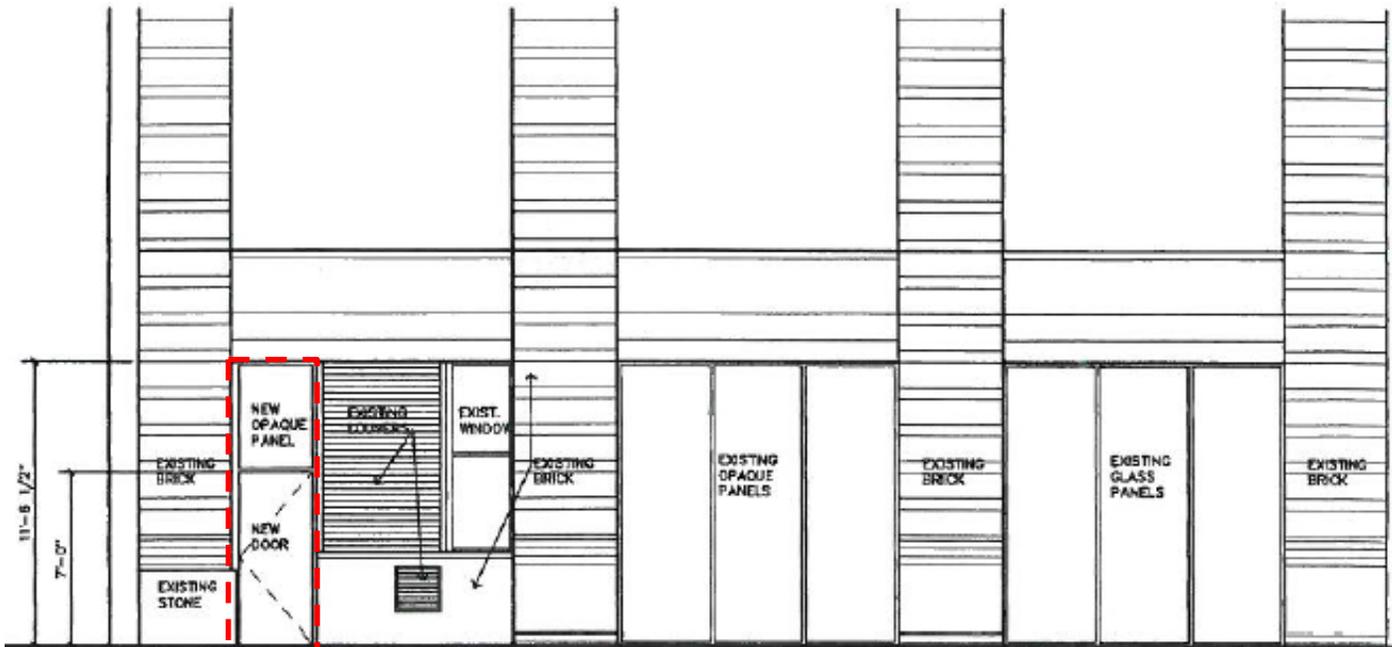


EAST ELEVATION – SIDE FACING FANNIN STREET

EXISTING



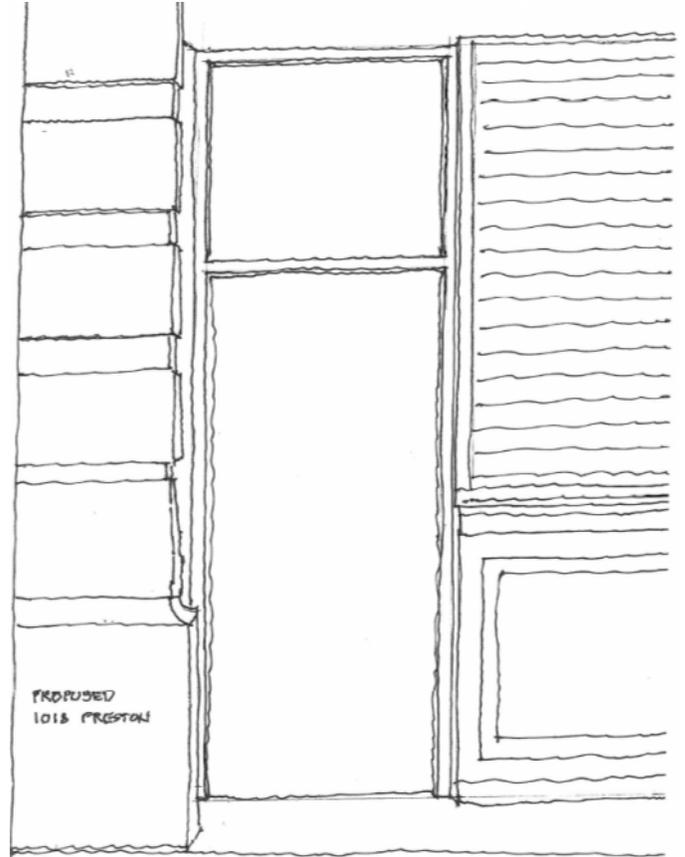
PROPOSED



OPENING DETAIL

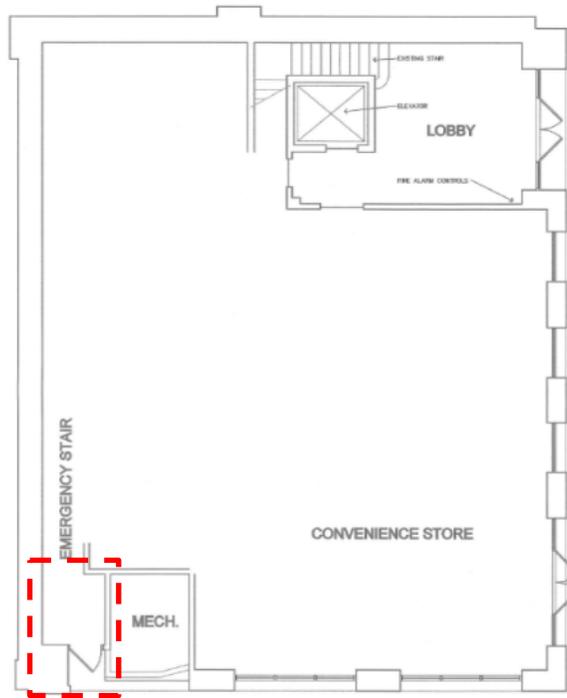
EXISTING

PROPOSED

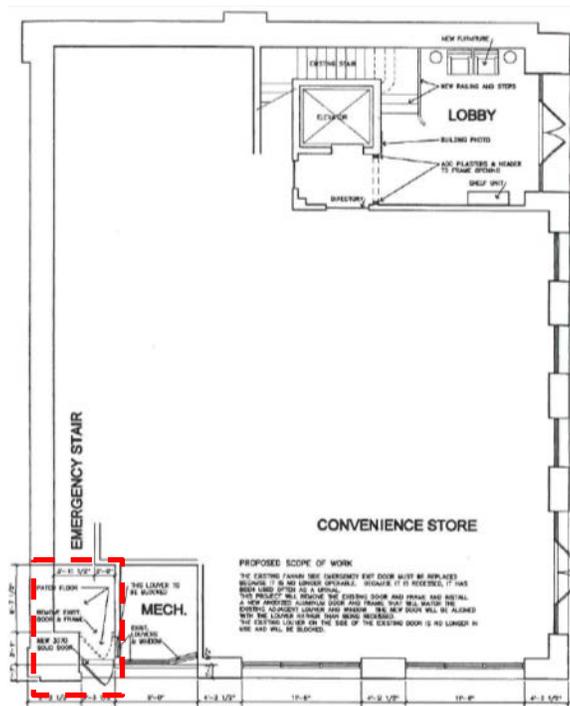


### FIRST FLOOR PLAN

#### EXISTING



#### PROPOSED



### PROJECT DETAILS

**Shape/Mass:** The existing opening measures 3'-3 1/2" wide by 11'-6 1/2" tall by 4'-8" deep with a 7' tall door. The alteration pushes the door and panel opening toward the exterior wall to a depth of 1'-7".

**Windows/Doors:** The existing door is metal and the area above the door is concrete. The new door and panel are metal.

**Side Elevation:** The existing elevation contains a metal door that is set in from the exterior wall 4'-8". The **(East)** alteration reinstalls the door and adds a metal panel above it 1'-7" from the exterior wall.