

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: Bob Fretz, Fretz Construction Co. for Episcopal Health Foundation, owner

Property: 500 Fannin St, tracts 4A & 5A, block 56, SSBB Subdivision. The property includes a 4-story, stucco clad, historic commercial building.

Significance: Contributing Deco-style commercial building, constructed circa 1932, located in the Main Street Market Square Historic District.

Proposal: Alteration – Reduce the depth of the Prairie Street (north) entrance from 9' to 5'-2", and the Fannin Street (east) entrance from 9' to 4'-8"

- Reduce the depth of the windows on the walls perpendicular to the Prairie entry doors from 8'-2" to 4'-8"

See enclosed application materials and detailed project description on p. 4-10 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: May 21, 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 |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 (Red square)
- Non-Contributing (Yellow square)
- Park (Green square)



CURRENT PHOTO

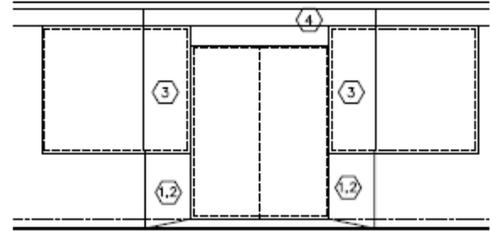


HISTORIC PHOTO

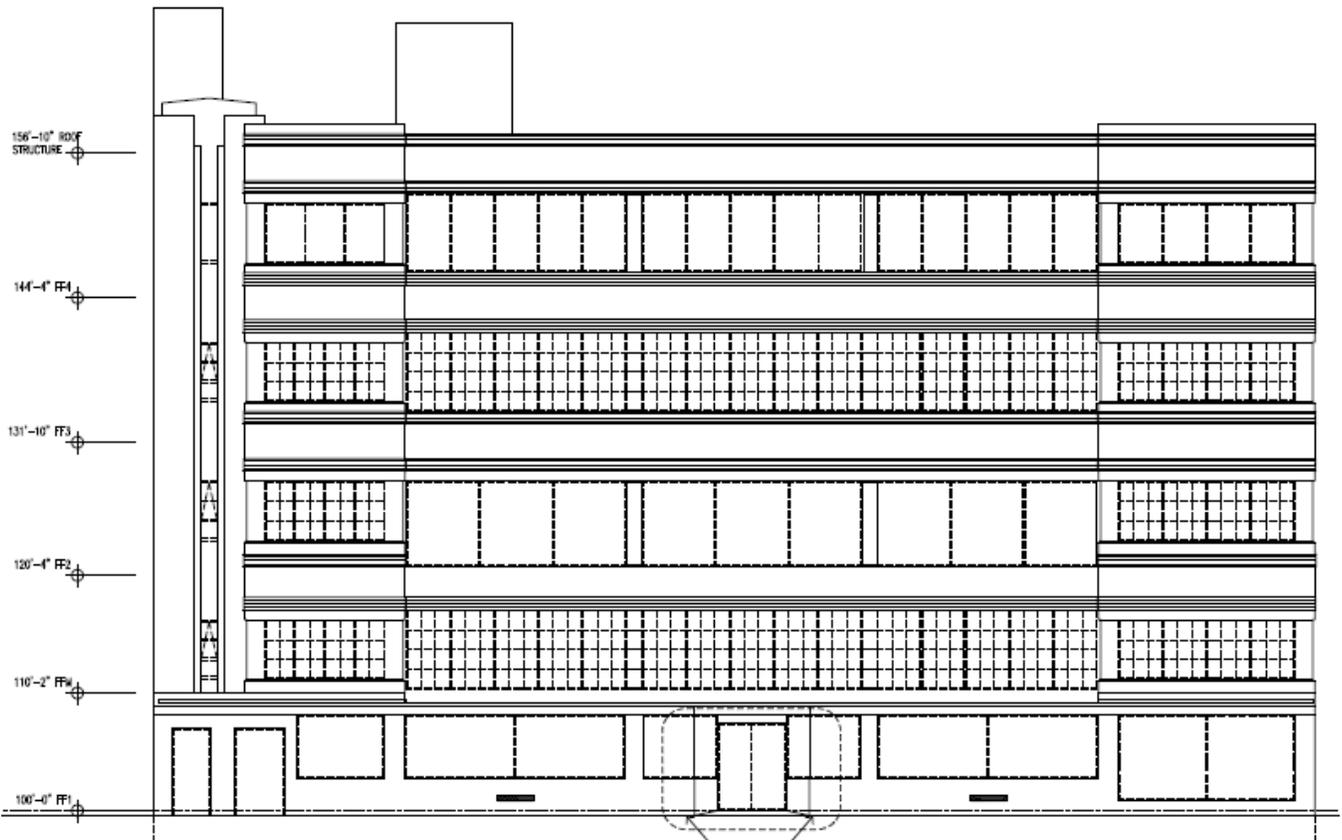


EAST ELEVATION – FRONT FACING FANNIN STREET

EXISTING

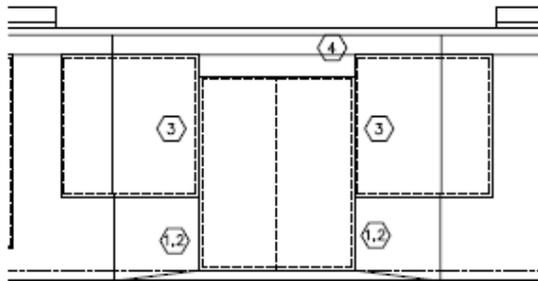


4 E. ENTRY ELEVATION
SCALE 1/4"=1'-0"



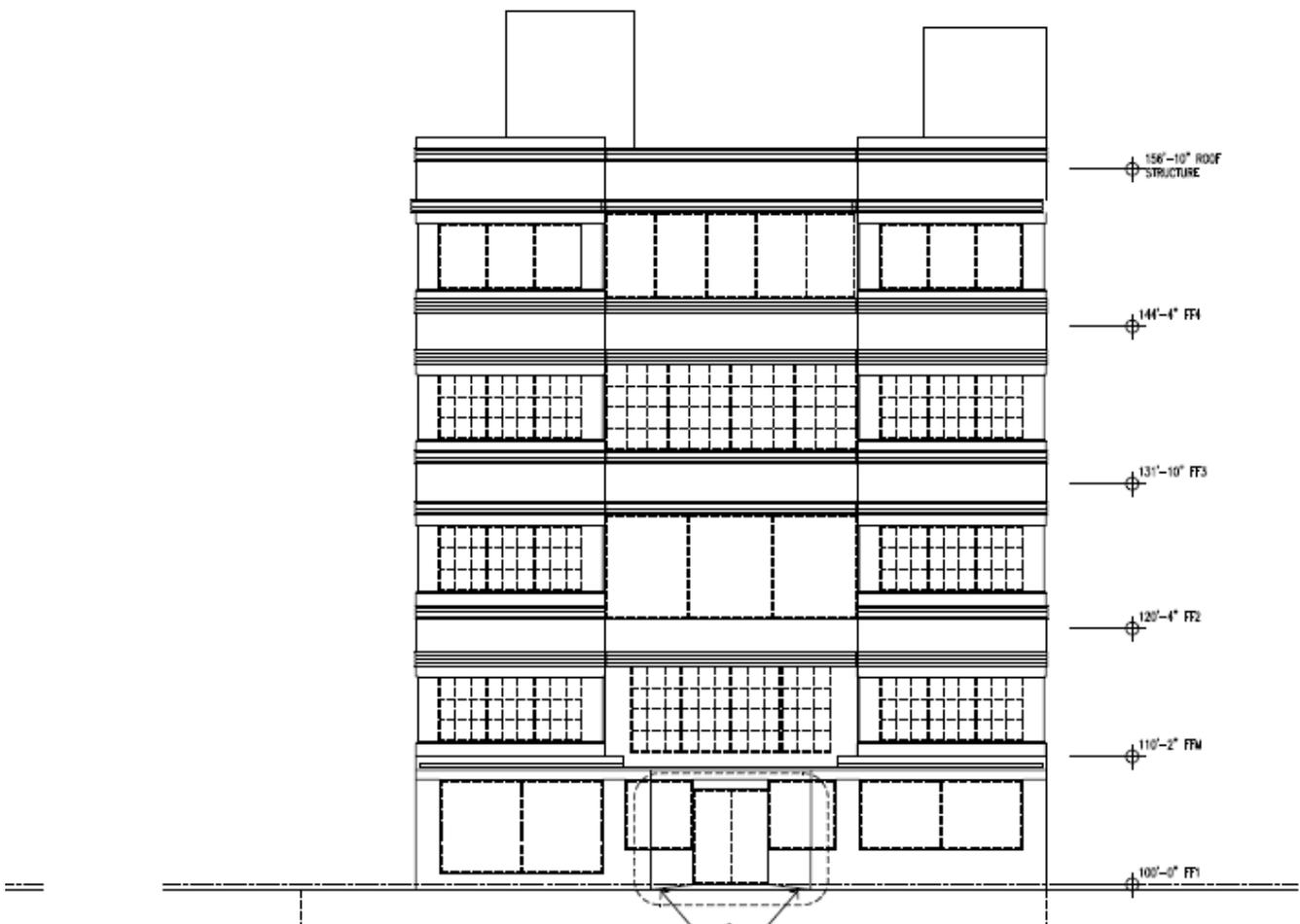
NORTH SIDE ELEVATION FACING PRAIRIE STREET

EXISTING



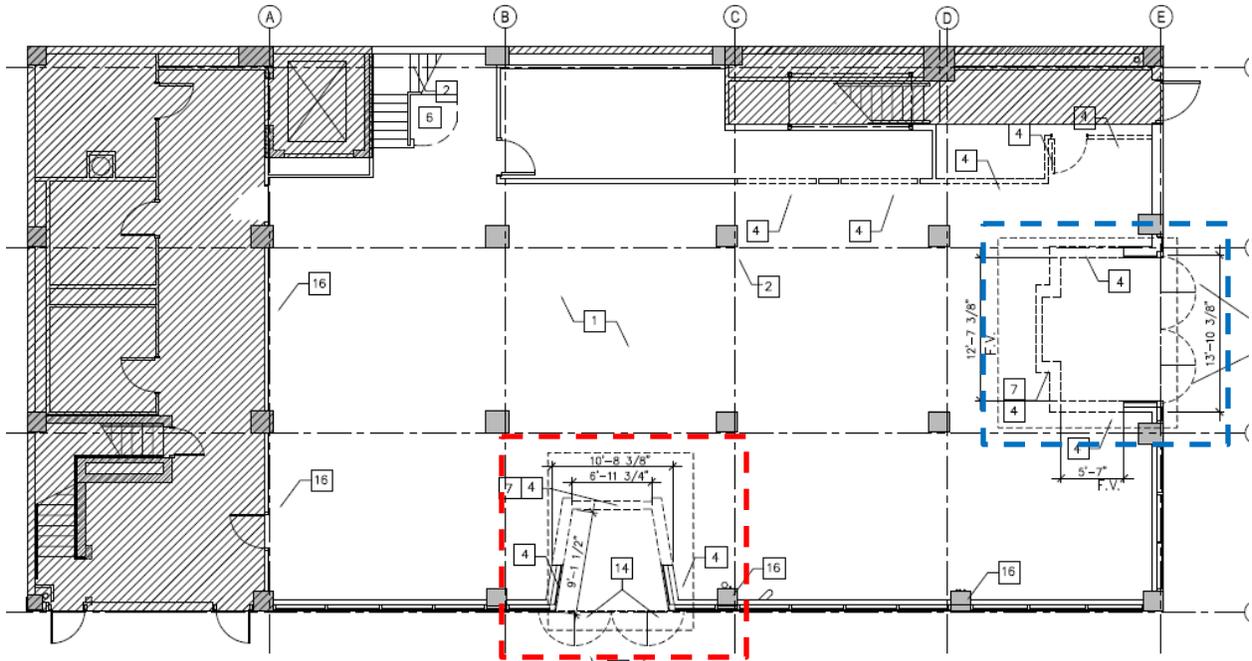
KEYED NOTES- DEMO PLAN	
1	WALL LENGTH TO BE REDUCED AS SHOWN IN PLAN.
2	REMOVE BLACK GRANITE CLADDING WITHOUT DESTROYING IT. PRESERVE PANELS FOR REUSE - AND PREP WALL TO RECEIVE PANELS IN REGULAR RUNNING BOND PATTERN.
3	LENGTH OF STOREFRONT WINDOWS TO BE REDUCED, PER PLAN
4	REMOVE NON-HISTORIC GATES ADDED IN 2013, AND OFFER TO CLIENT FOR THEIR USE OR STORAGE. PREPARE SOFFIT FOR OVERHEAD COILING DOOR.

3 N. ENTRY ELEVATION
SCALE 1/4"=1'-0"

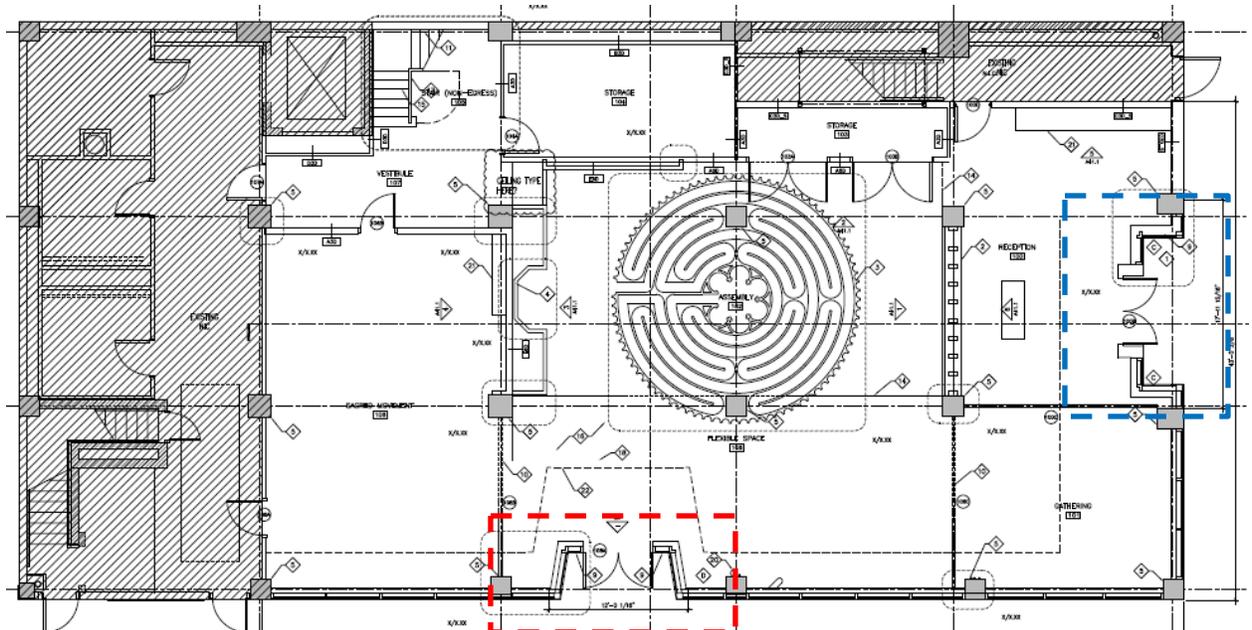


FIRST FLOOR PLAN

EXISTING

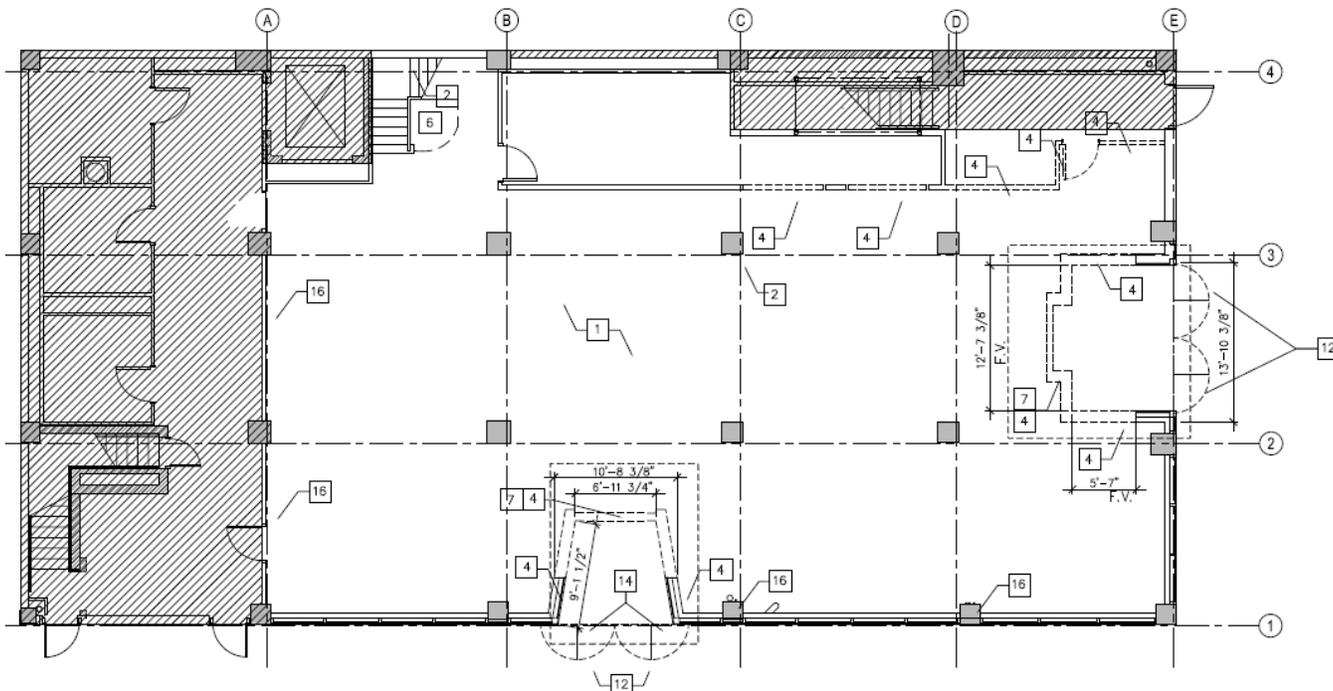


PROPOSED



DEMOLITION PLANS

FIRST FLOOR



KEYED NOTES- DEMO PLAN	
1	CLEAN FLOOR ENTIRELY. REMOVE ANY DAMAGED AND SPAWLED SECTIONS, REMOVE ANY ATTACHED EQUIPMENT, BRACKETS, ETC. PREP FOR PATCHING.
2	CLEAN WALLS AND COLUMNS ENTIRELY, REMOVE ANY ATTACHED EQUIPMENT, ETC. PREP ALL DAMAGED AREAS FOR PATCHING, TYP.
3	CLEAN CEILING ENTIRELY. REMOVE ANY DAMAGED AND SPAWLED SECTIONS, REMOVE ANY ATTACHED EQUIPMENT, BRACKETS, ETC. PREP FOR PATCHING.
4	REMOVE ALL TILE, FRAMING, LOWER WALL INFILL, ETC. AND DEMOLISH EXISTING CAST IN PLACE CONCRETE.
5	ELECTRICAL, PLUMBING AND FIRE SPRINKLER SYSTEM SUBS ARE TO REMOVE THEIR RESPECTIVE ASSEMBLIES AND DISTRIBUTION SYSTEMS IN PREPARATION FOR NEW SYSTEMS. COORDINATE ALL WORK, AS NECESSARY, WITH THE C.O.H.
6	CLEAN AND PRESERVE CONCRETE STAIR STRUCTURE AND HISTORIC METAL RAILING
7	REMOVE OLD DOOR & PREP FOR NEW DOOR.
8	CLEAN & PREP FLOOR FOR NEW INFILL STRUCTURE
9	REMOVE WINDOWS/DOOR FRAMES, ANCHORS, IN AREA INDICATED. INSTALL TEMPORARY PLYWOOD CLOSURE AT ALL OPENINGS UNTILL WINDOWS ARE INSTALLED.
10	CLEAN ALL EXISTING PAINT, APPENDAGES, ETC. FROM FACE OF EXISTING FACADE. FILL ALL VOIDS & FRACTURES WITH SPECIFIED PATCH MATERIAL IN PREPARATION FOR NEW WATER PROOFING & PAINT.
11	REMOVE ANY GROUT BUILD UP @ SILLS. TAKE BACK TO EXISTING CAST IN PLACE CONCRETE FORM. FILL ALL VOIDS WITH SPECIFIED PATCH MATERIAL
12	REMOVE GATES, AND OFFER TO CLIENT FOR THEIR USE OR STORAGE. PREPARE WALL TO RECEIVE NEW GATE.
13	CLEAN TERRAZZO FLOOR
14	REMOVE BLACK GRANITE CLADDING WITHOUT DESTROYING IT. PRESERVE PANELS FOR REUSE -- AND PREP WALL FOR TO RECEIVE PANELS IN REGULAR RUNNING BOND PATTERN.
15	REMOVE CABLE-STRUNG BALUSTRADE AND ALL SUPPORTS. DO NOT REMOVE STRUCTURAL TIE-RODS
16	DEMOLISH EXPOSED PIPES, CONDUIT & AFTER CONFIRMING THEY CAN BE RELOCATED

PROJECT DETAILS

Windows/Doors: The structure contains plate glass windows and doors. The north entrance contains two non-original wood doors that will be and will be removed and replaced with stainless steel doors. The stainless steel doors on the east side will be replaced with metal doors.

Exterior Materials: The structure is clad in black granite and tiles on the ground floor. The alteration removes and reinstalls these materials around the altered entrances where necessary. The entrances are blocked by non-original security bars that will be removed and replaced with a coiling security gate.

Front Elevation: The elevation facing Fannin Street contains an entrance door flanked by windows that measures approximately 12' wide and is inset from the wall of the building 9'. The side walls of the entryway are angled inward. The alteration reduces the overall depth of the entrance to 4'-8". The black granite and angle will be maintained.

(East)

Side Elevation: The elevation facing Prairie Street contains an entryway that measures approximately 13'-10" wide is inset from the wall of the building 9'. Plate glass windows are located at the inset walls perpendicular to the doors that measure 8'-2" deep. The alteration reduces the depth of the entrance to 5'-2" and the depth of the windows to 4'-8". The black granite materials will be removed and replaced where necessary.

(North)