

CERTIFICATE OF APPROPRIATENESS

Application Date: August 10, 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 – *This project was deferred at the July 2016 HAHC meeting so that the applicant could further work with staff.*

The current application has not changed as the applicant is requesting a second deferral from the HAHC to continue working with staff. As previously submitted, the applicant proposes to 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. 4-50 for further details. See Attachment A for an applicant submitted packet.

Public Comment: No public comment received.

Civic Association: No comment received.

Context Area: The context area was expanded by the HAHC to include all contributing structures within the Main Street Markey Square Historic District.

Recommendation: Deferral – The applicant has requested a second deferral of this project.

HAHC Action: -

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

(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;

(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.

The applicant has based the current design on existing noncontributing parking garage structures within the district, despite insistence from staff that these structures are noncontributing and are not taken into account to determine compatibility with the district.

Although being relatively tall, the massing, scale, and proportion of the structure appears to fit within the district, as there are taller buildings are present within the district along with the typical two – three-story structures. 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.

Staff would also be in support of a more contemporary design that is able to incorporate the massing and components of other historic buildings within the district. Historically, the taller structures within the district feature a distinct base, a rhythmic series of vertically oriented bays, and a prominent cornice. The system of base, bays, and cornice should be replicated in the proposed design. On the ground level, the incorporation of a false store front system (complete with delineated with knee walls and transoms) and topped by deep overhanging suspended awnings will help identify the pedestrian focused nature along the street level. The use of vertical screens and panels installed at spaced intervals along the two street facing elevations will emulate the historic rhythm of bays while still maintaining the openness required of a garage. The structure should then be capped with a cornice to complete the traditional three part design of historic building. The overall design does not have to be ornate or over decorative, and in fact, should be simple and more refined. By featuring the components (extracted features) of traditional buildings, the structure will blend in and act as a benign backdrop to the surrounding buildings.

(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;

- (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.

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PROPERTY LOCATION

MAIN STREET MARKET SQUARE HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO



CURRENT LOCATION



SURROUNDING 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

WITHIN DISTRICT



201 Main Street – Franklin Lofts Building
Contributing



808 Franklin Street – Contributing



320 Main Street – Contributing



Contributing structures along the 300 Block of Main



Contributing structures along the 300 Block of Main



Contributing structures along the 400 Block of Main

WITHIN DISTRICT



403 Main Street - Contributing



Contributing structures at the corner of Main and Prairie



301 Main Street - Contributing



*917 Franklin Street – Hotel Icon
Contributing*

WITHIN DISTRICT



Contributing structures along the 900 Block of Prairie (noncontributing Rice Hotel parking garage at the right)



Contributing structures along the 200 Block of Travis



Contributing structures along the 300 Block of Travis



Contributing structures along the 900 Block of Preston (noncontributing County building at the right)



Contributing Rice Hotel Houston Chronicle Photo



Rears of Contributing structures along the Main Street (Photo taken from Travis)

3D RENDERING – FRONT FACING FRANKLIN STREET

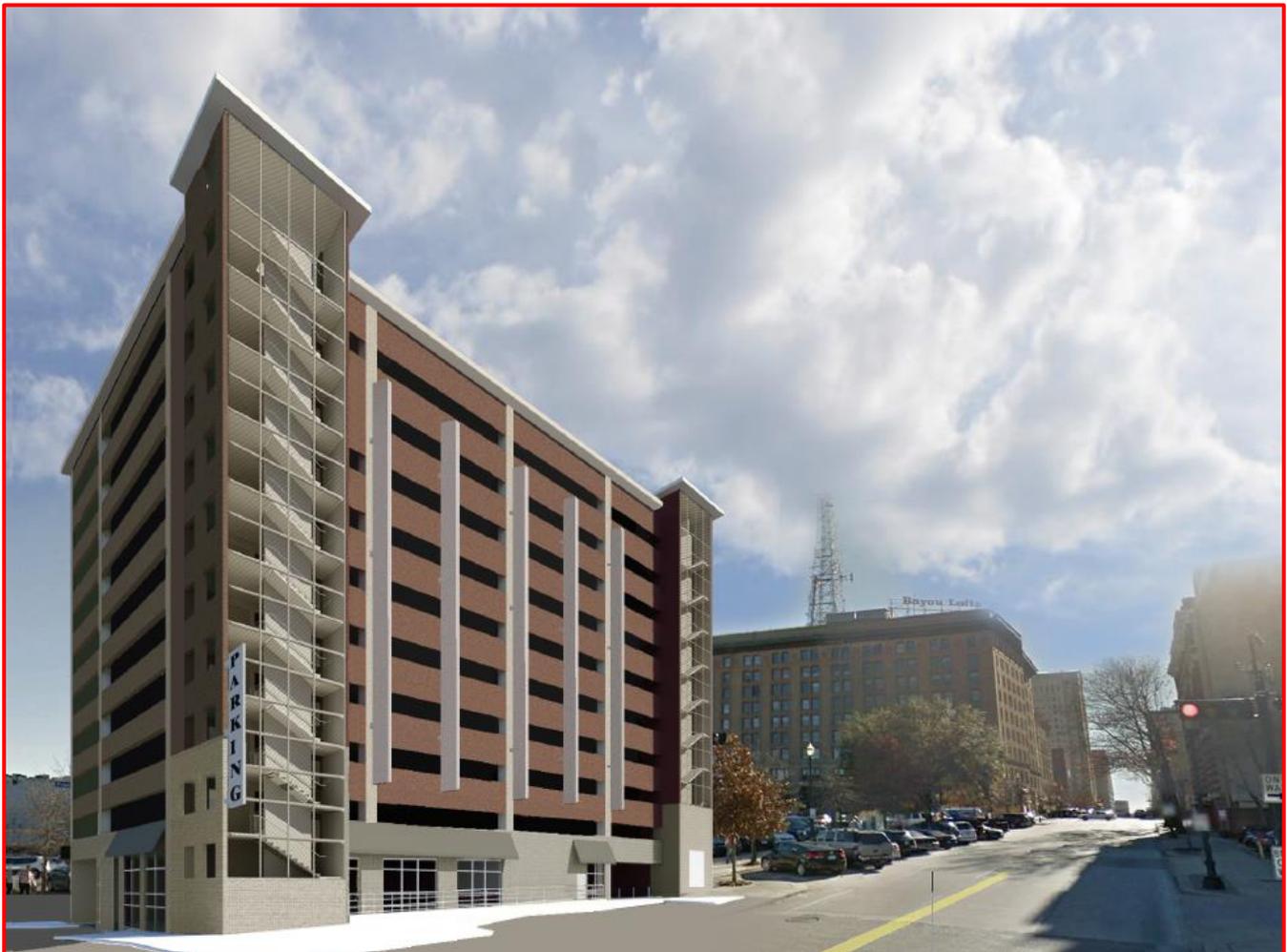
DEFERRED JULY 2016



3D RENDERING – FRONT FACING FRANKLIN STREET

-NOT FOR CURRENT CONSIDERATION-

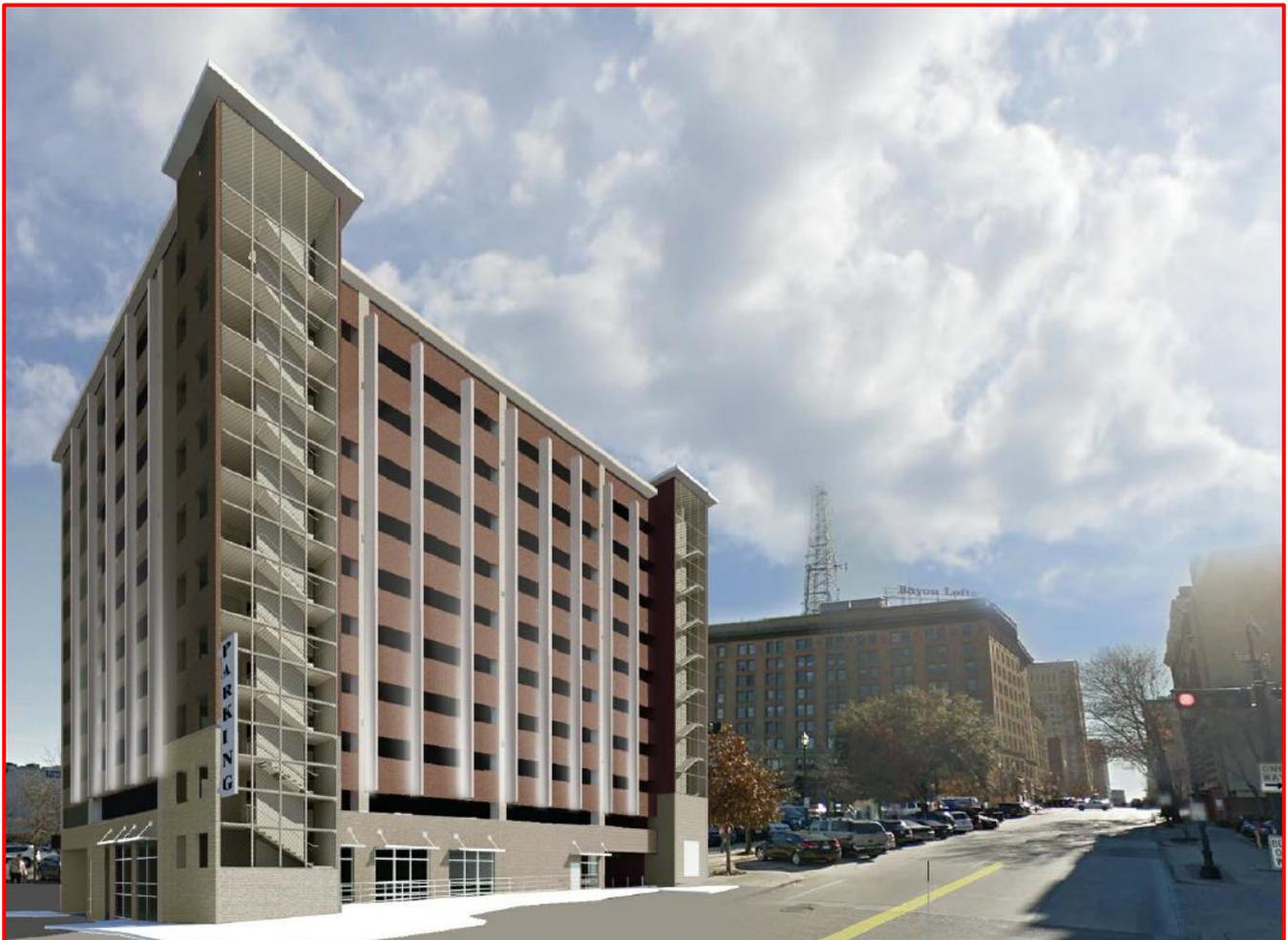
Proposed August 2016



3D RENDERING – FRONT FACING FRANKLIN STREET

-NOT FOR CURRENT CONSIDERATION-

Proposed August 2016



3D RENDERING – CONTEXT AREA

PROPOSED



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3D DRAWINGS



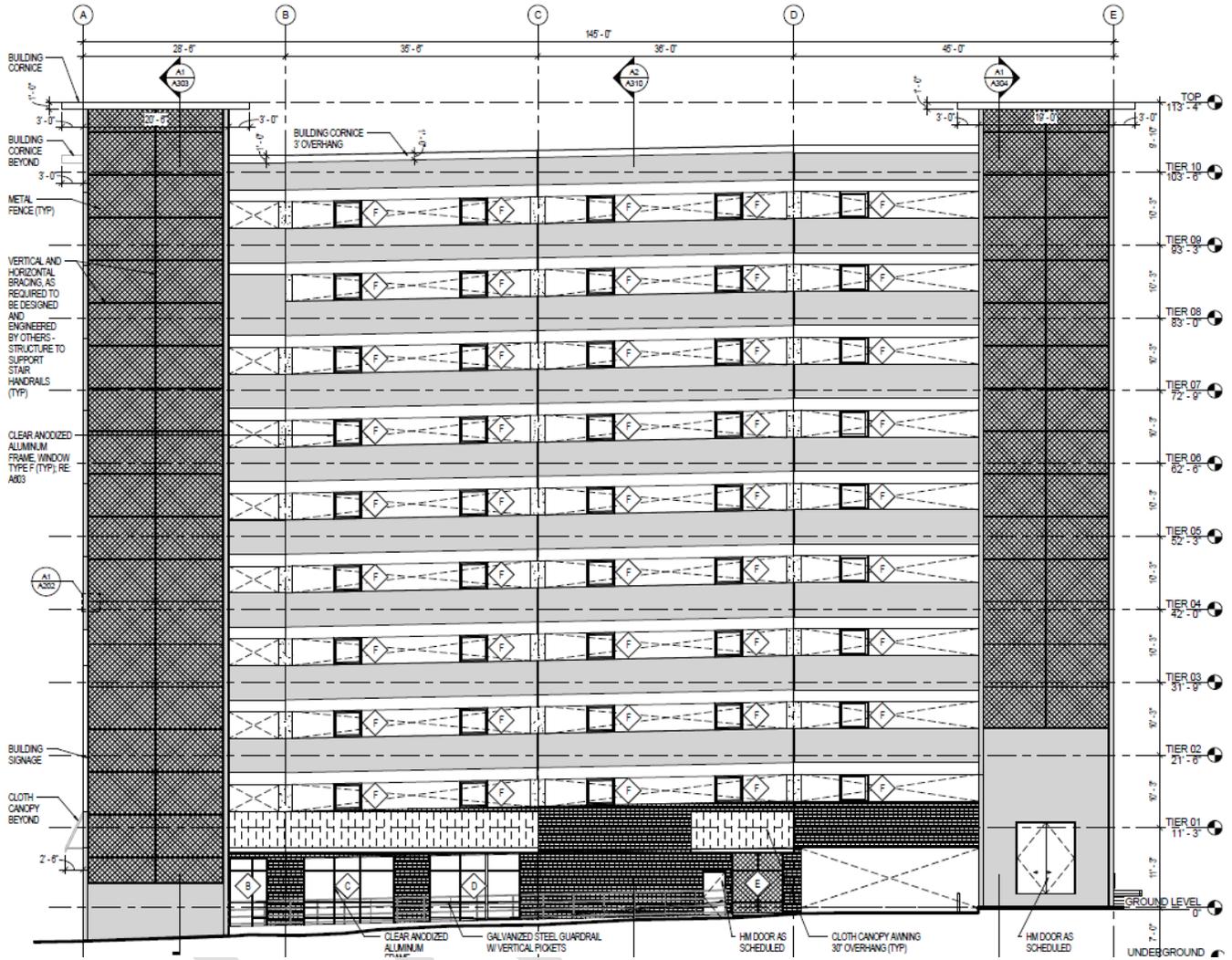
① 3D SOUTHWEST CORNER
SCALE



② 3D SOUTHEAST CORNER
SCALE

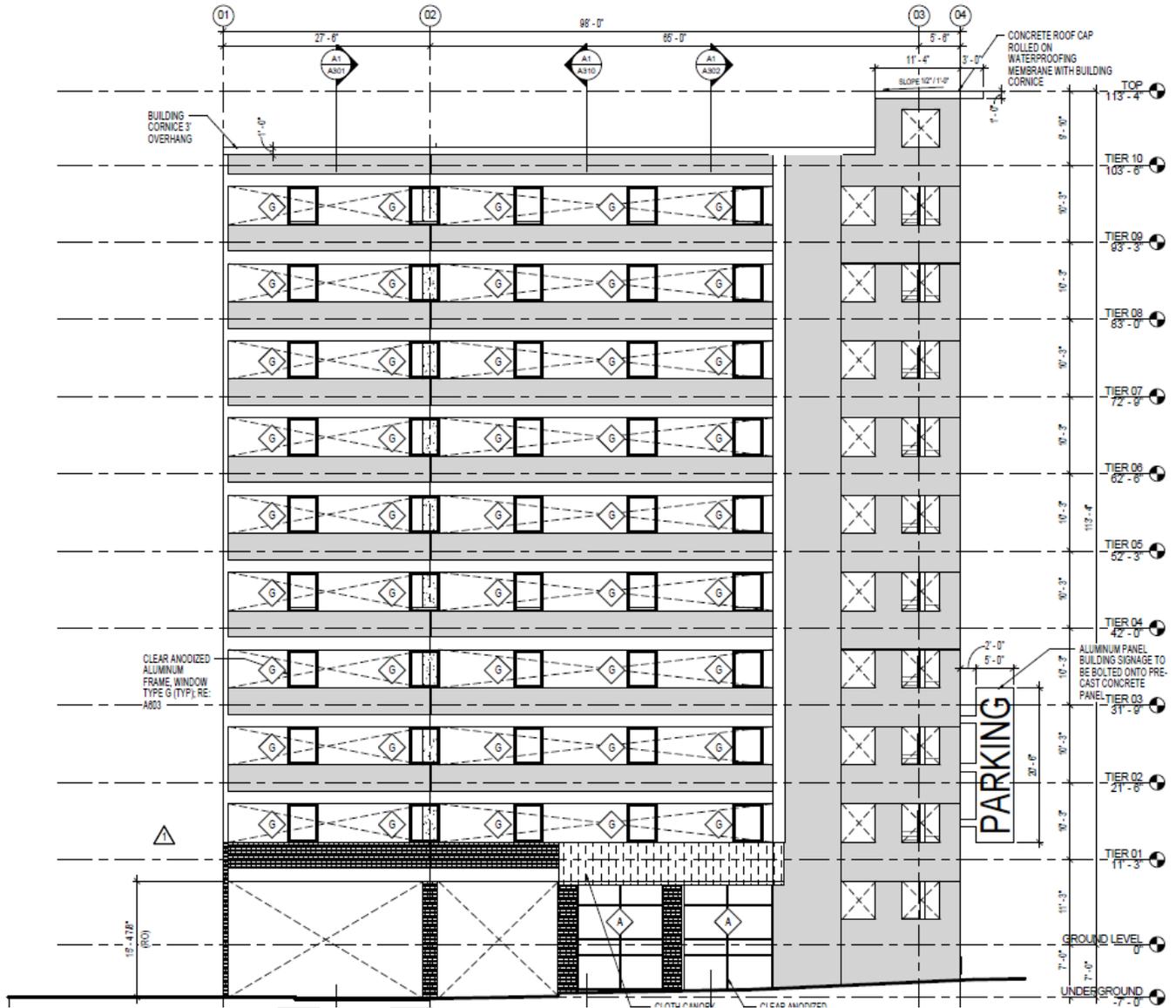
SOUTH ELEVATION –FACING FRANKLIN STREET

PROPOSED



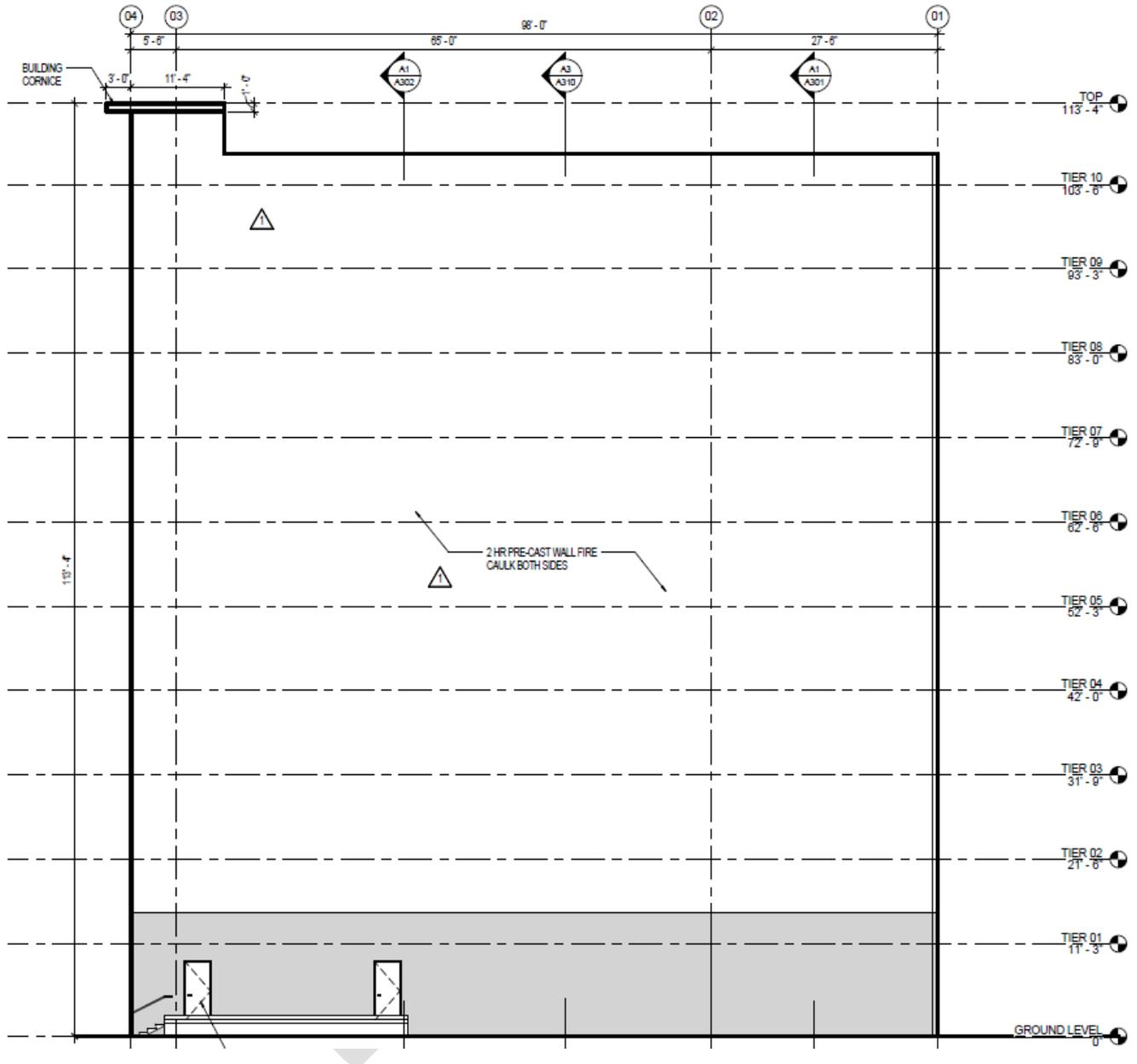
WEST ELEVATION – FACING MILAM STREET

PROPOSED



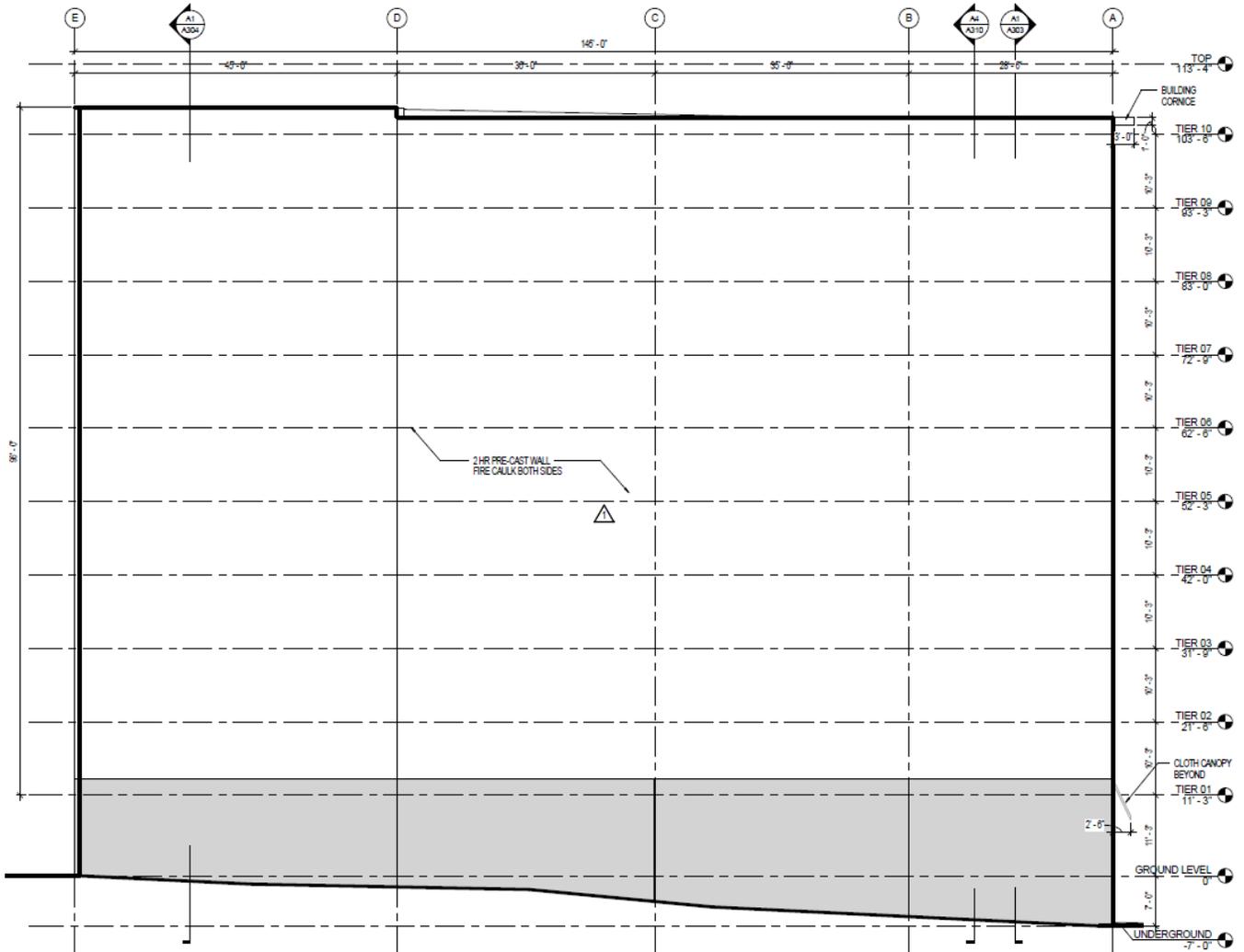
EAST ELEVATION

PROPOSED



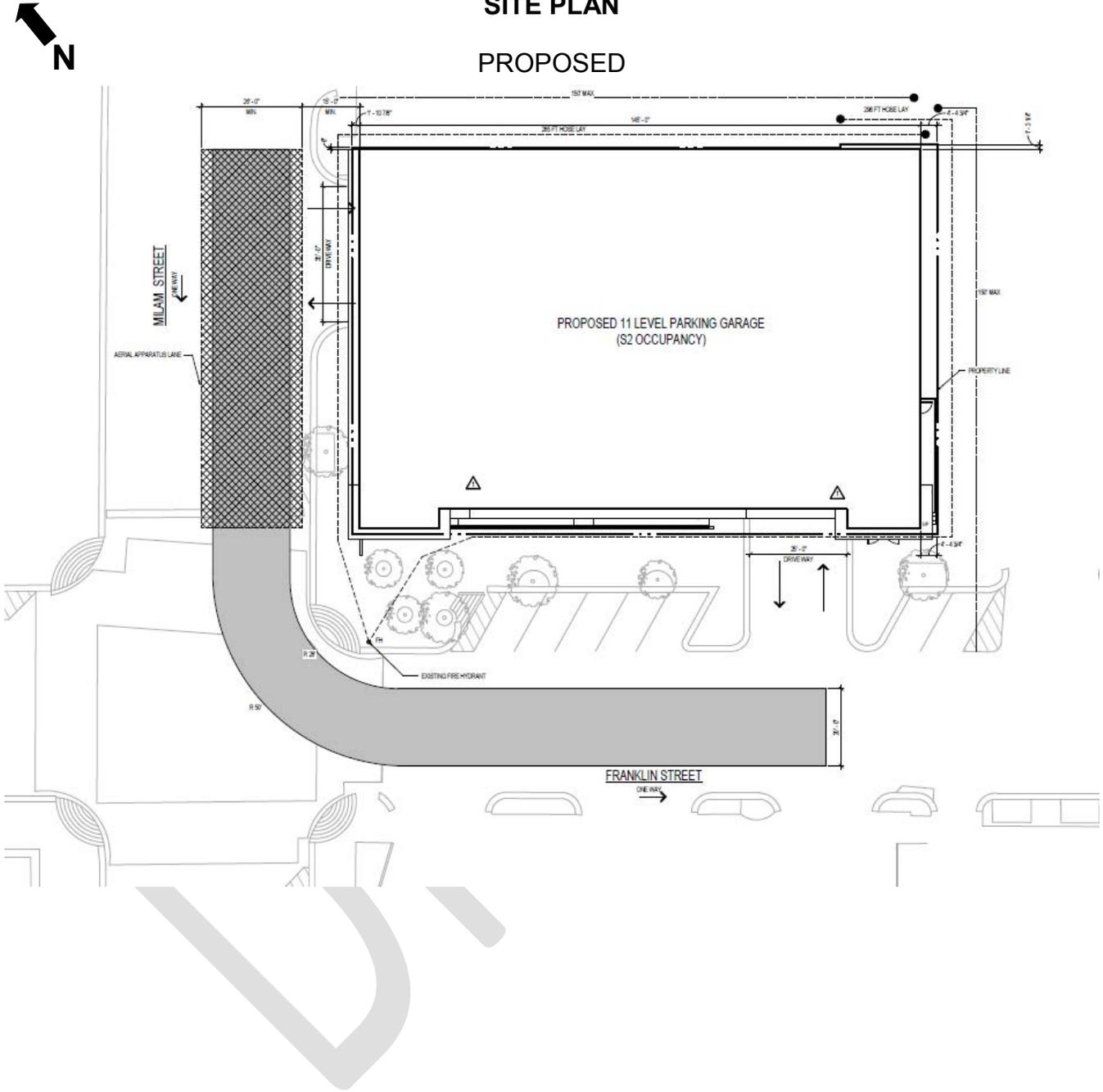
NORTH ELEVATION

PROPOSED



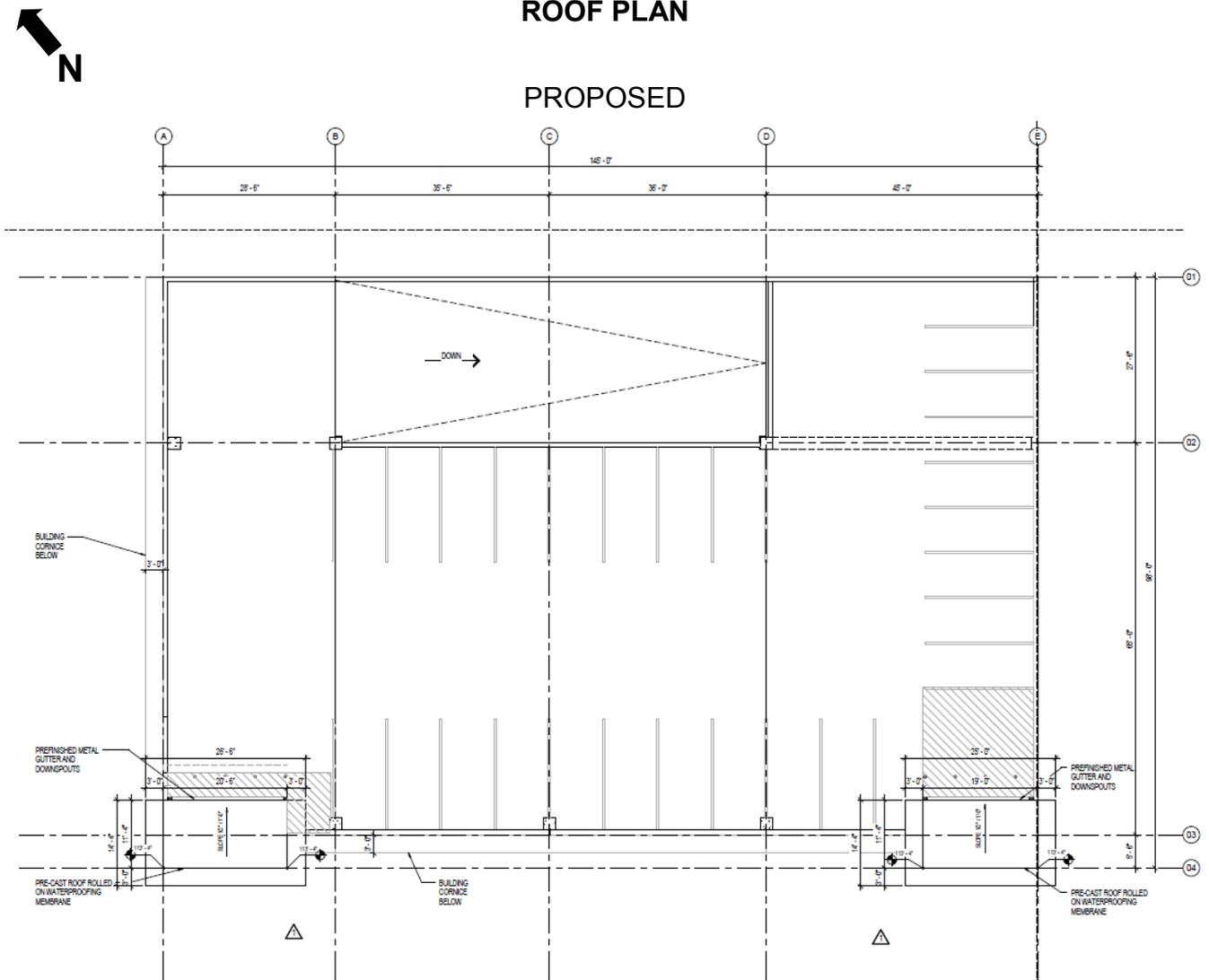
SITE PLAN

PROPOSED



ROOF PLAN

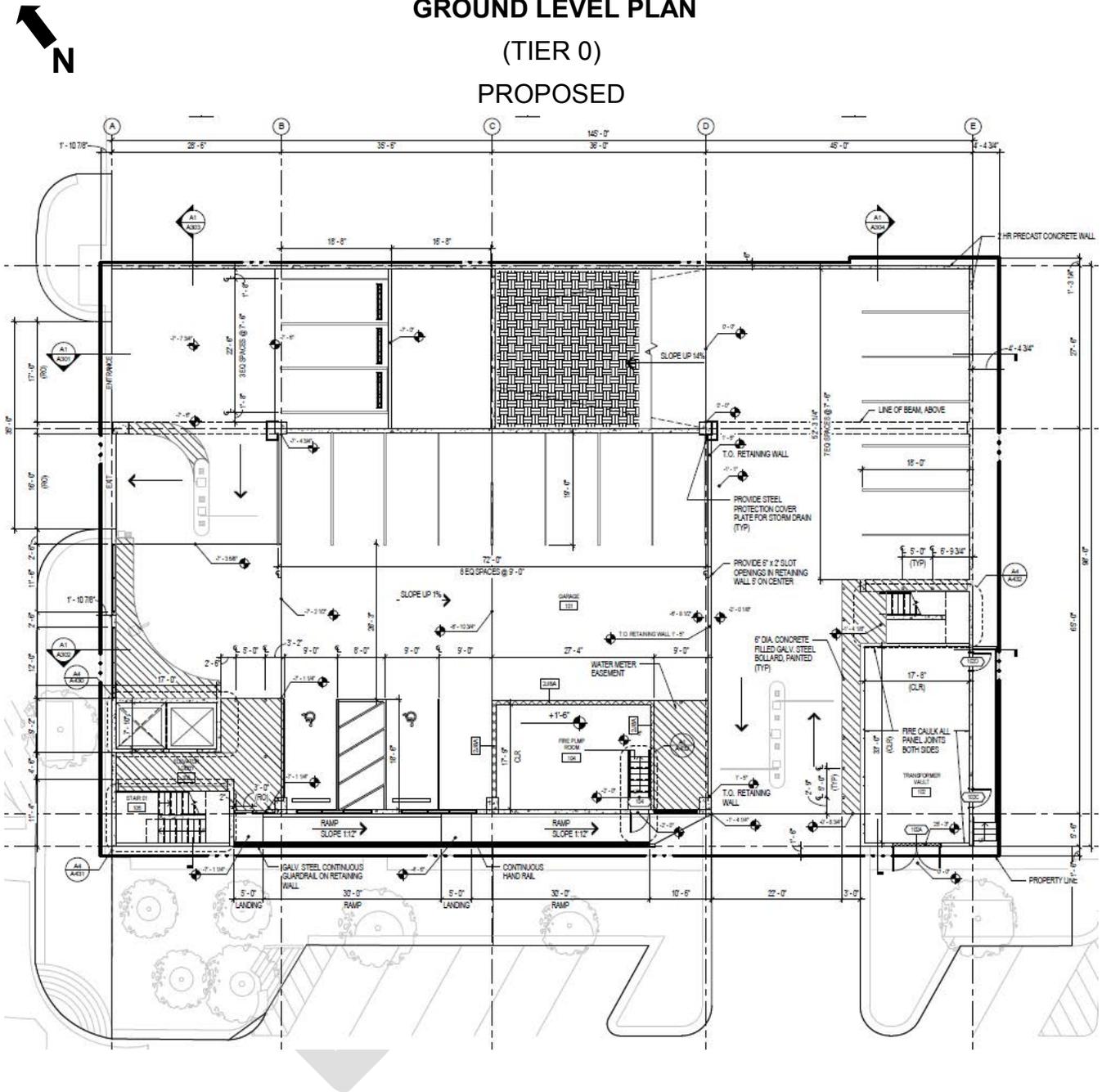
PROPOSED



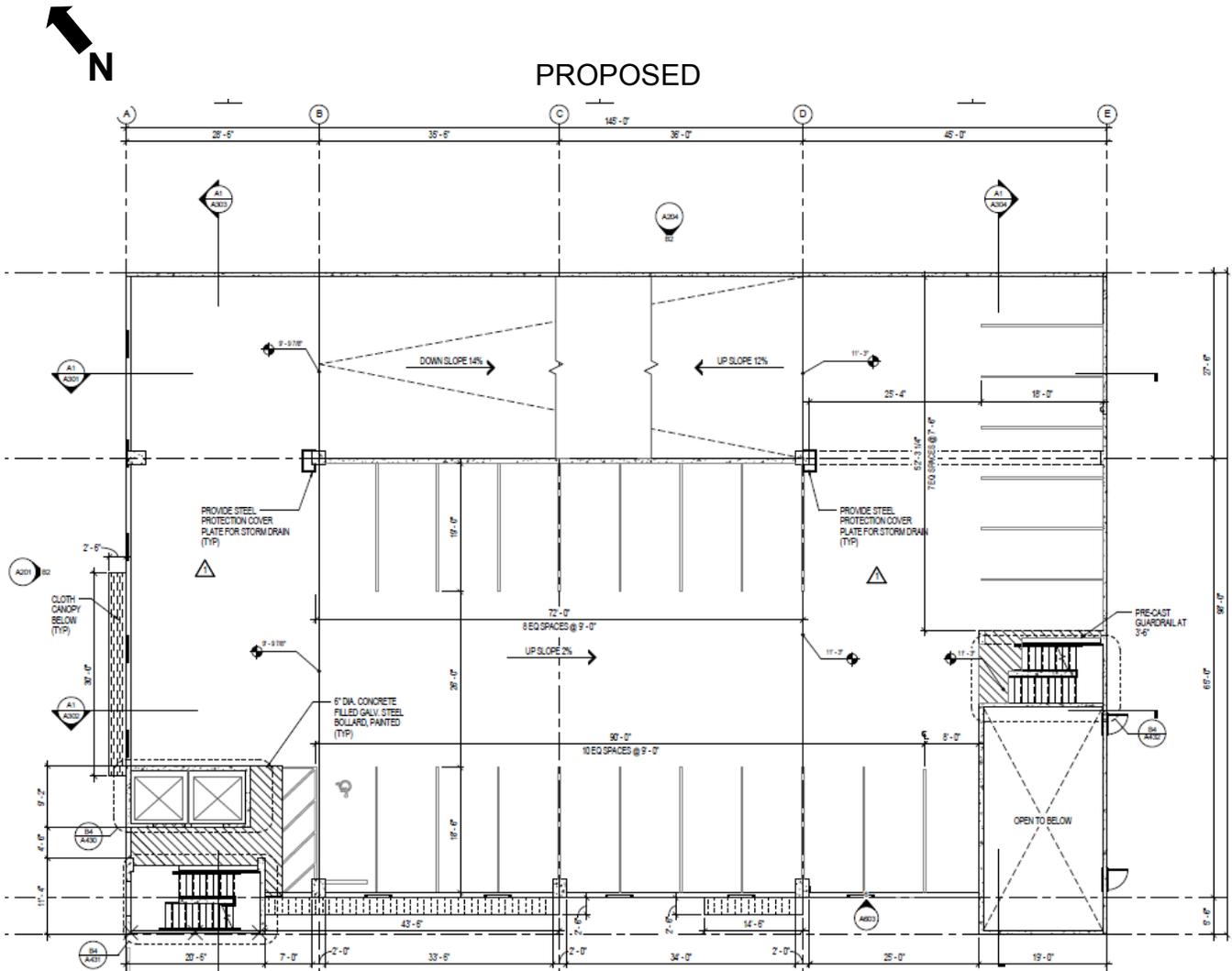
GROUND LEVEL PLAN

(TIER 0)

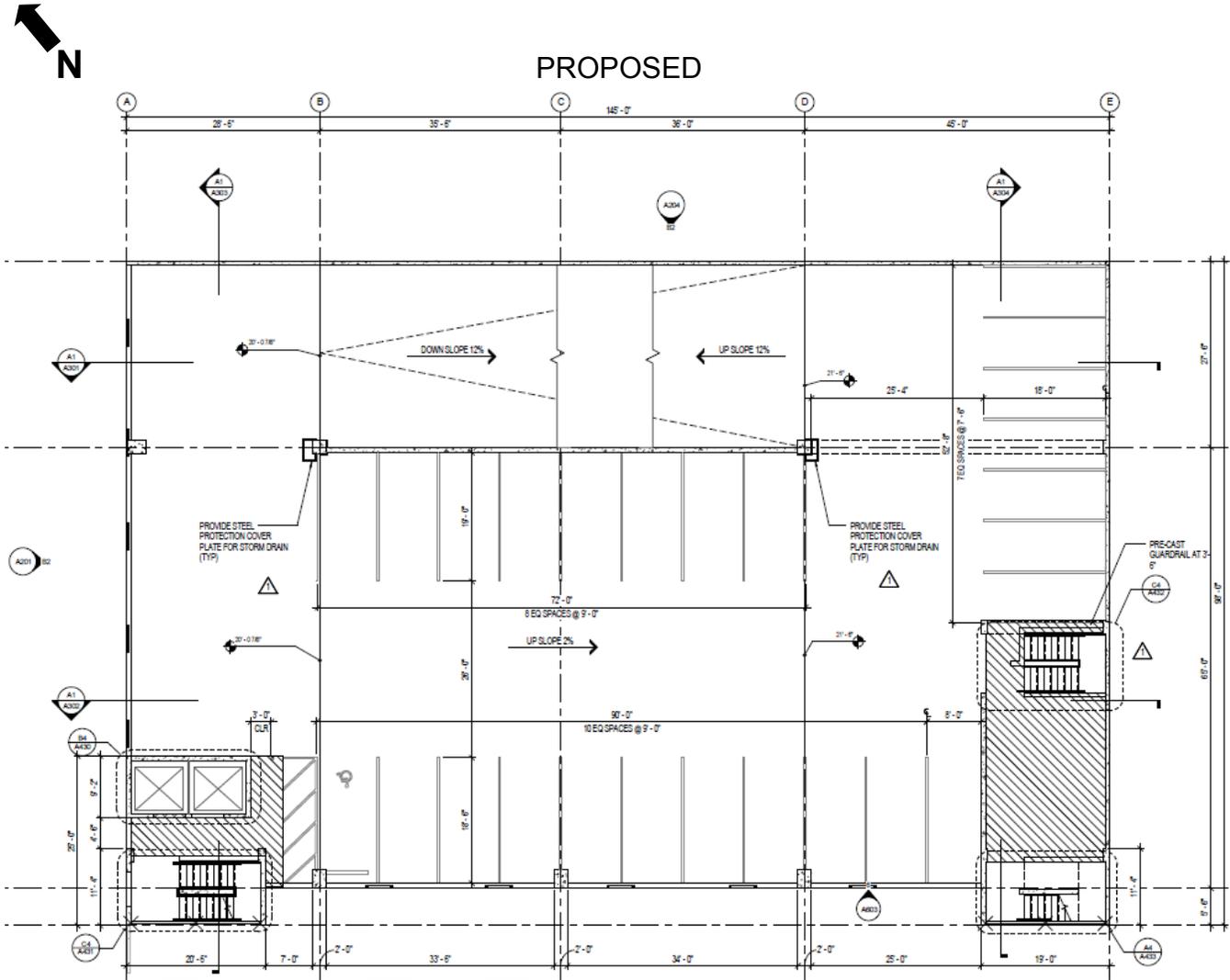
PROPOSED



FIRST TIER FLOOR PLAN



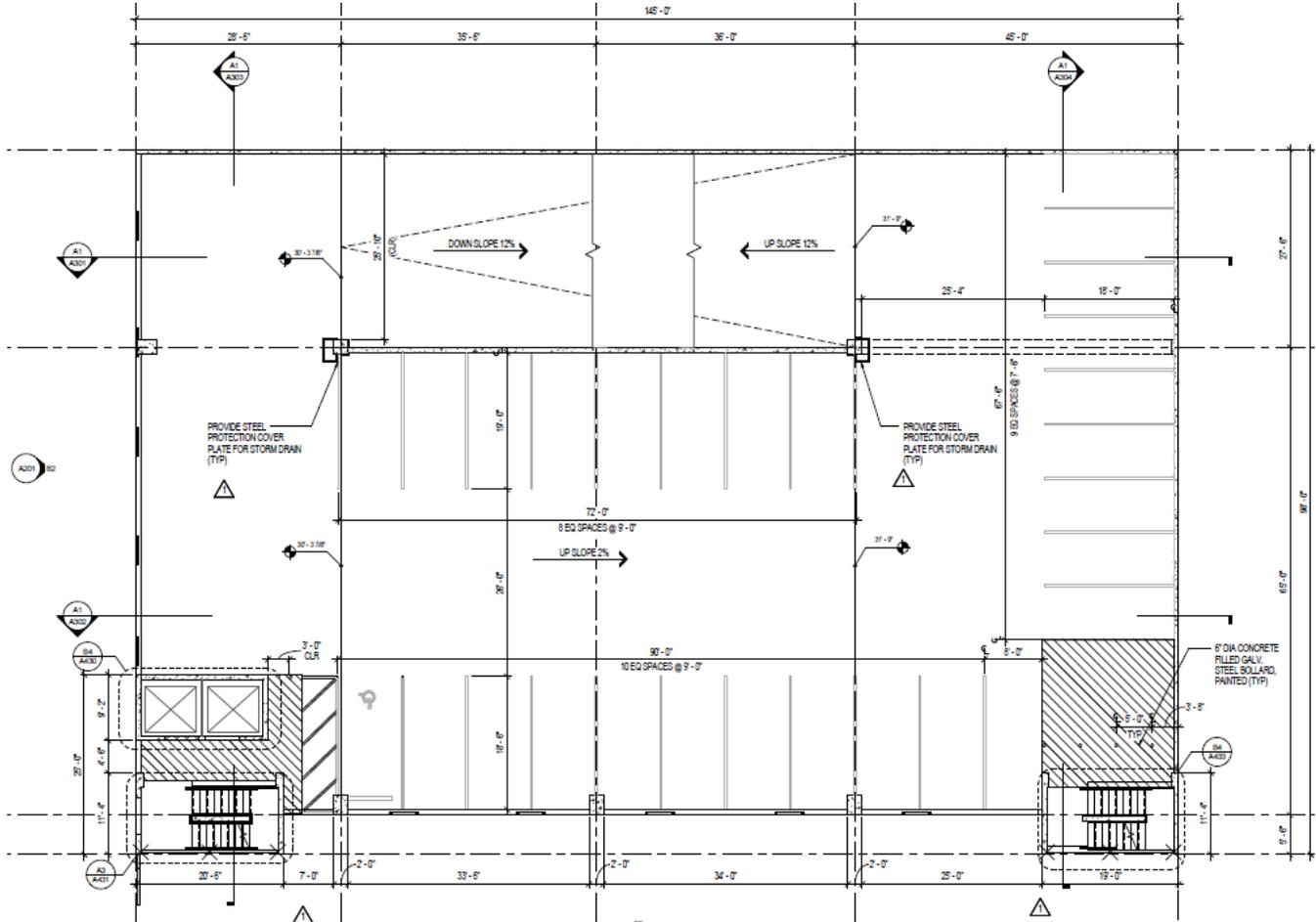
SECOND TIER FLOOR PLAN



THIRD, FOURTH, AND FIFTH TIER FLOOR PLAN



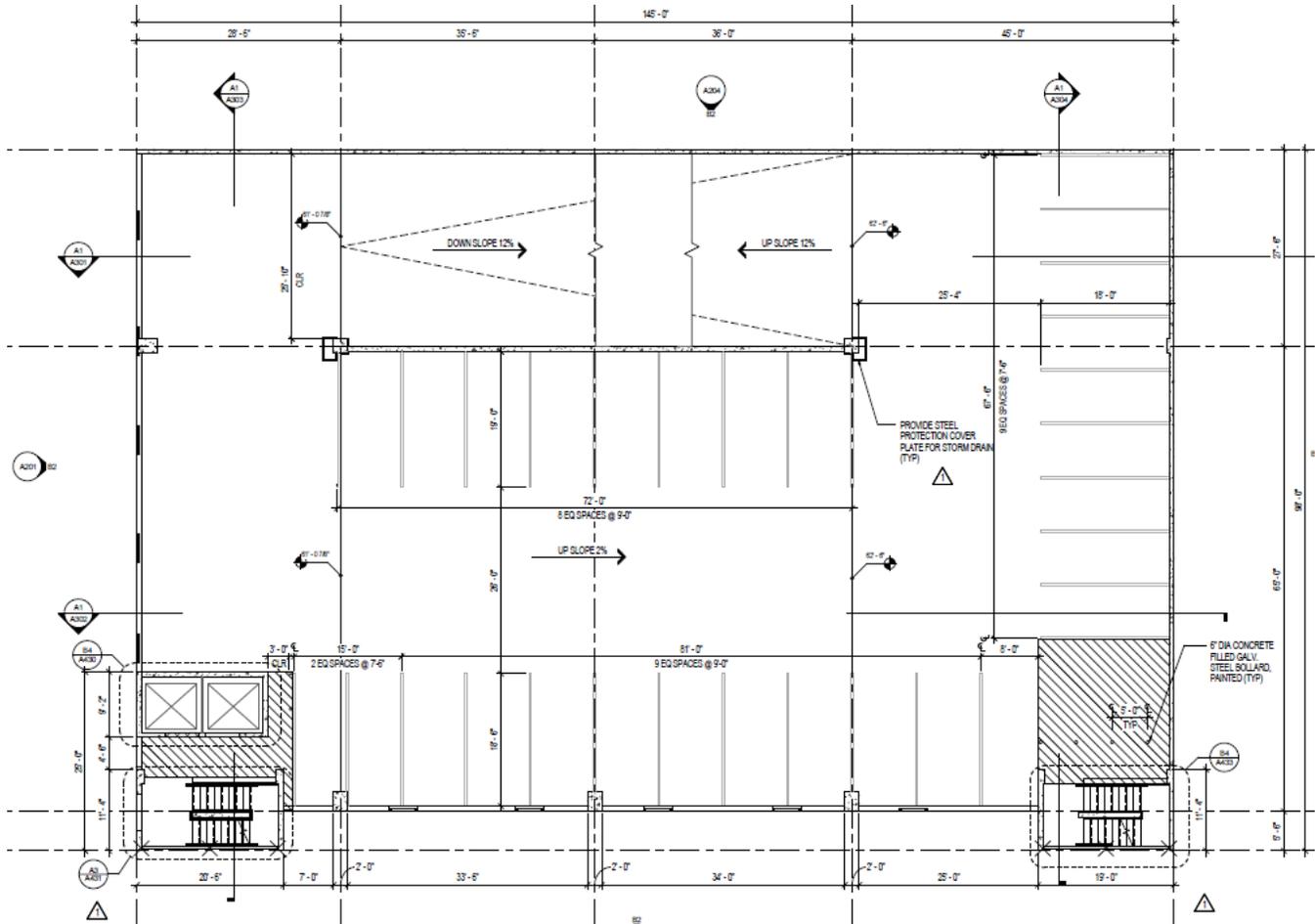
PROPOSED



SIXTH AND SEVENTH TIER FLOOR PLAN



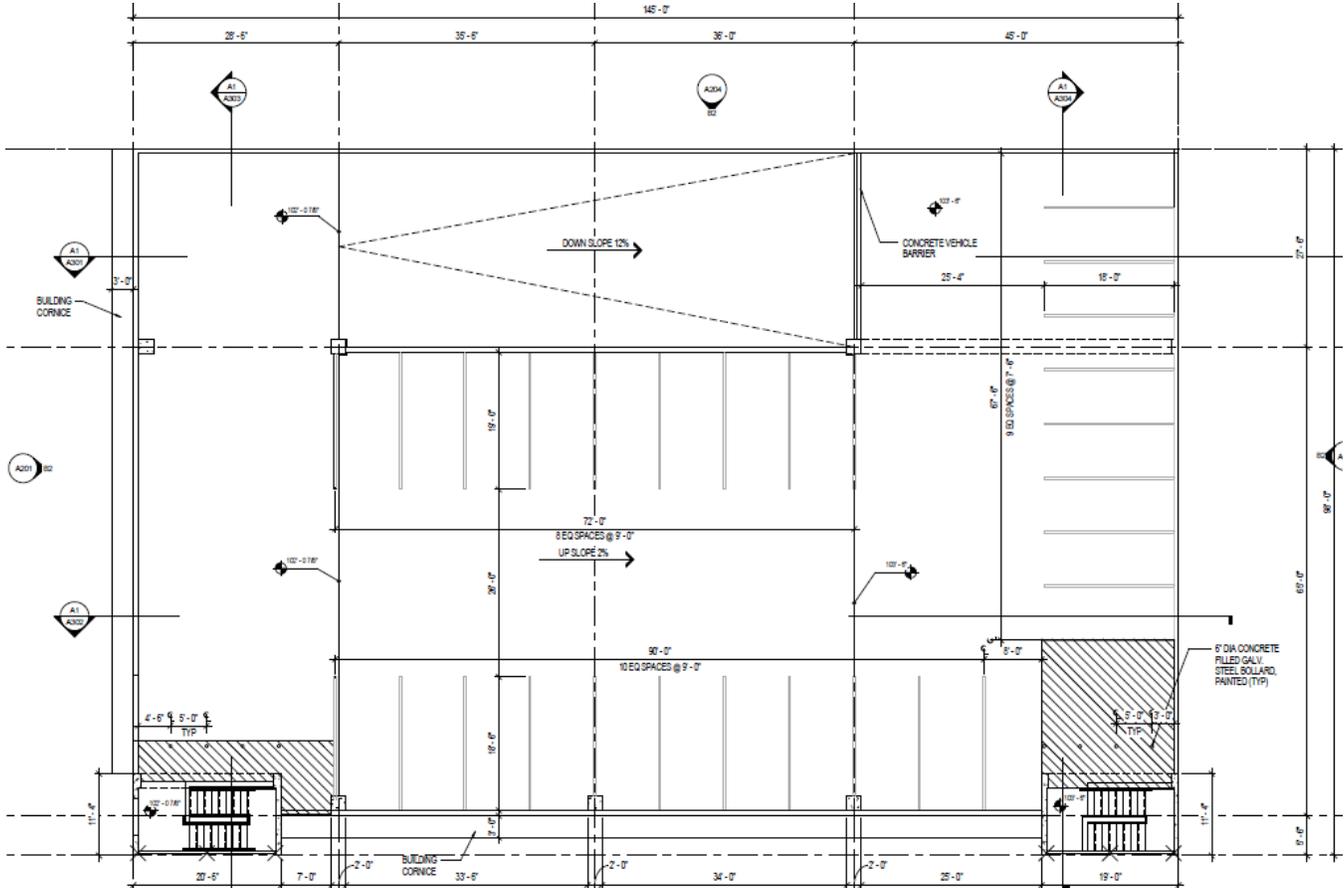
PROPOSED



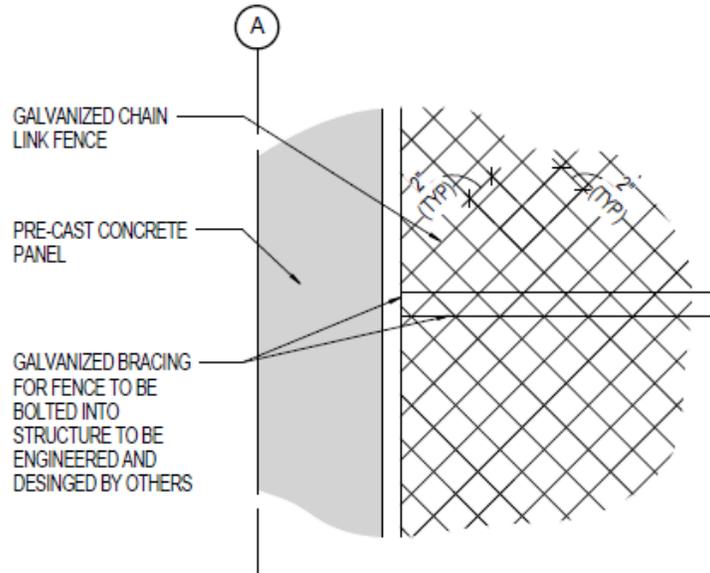
TENTH TIER FLOOR PLAN



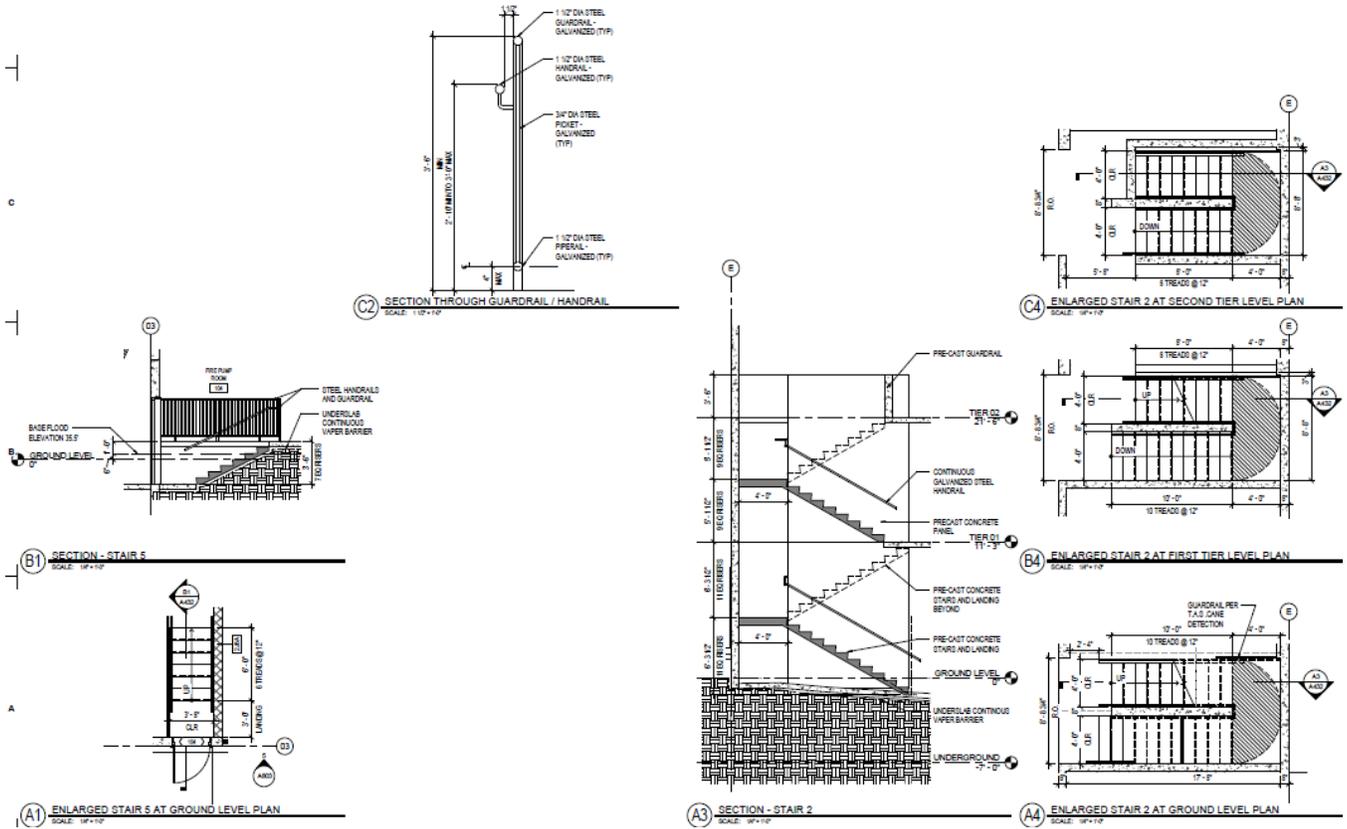
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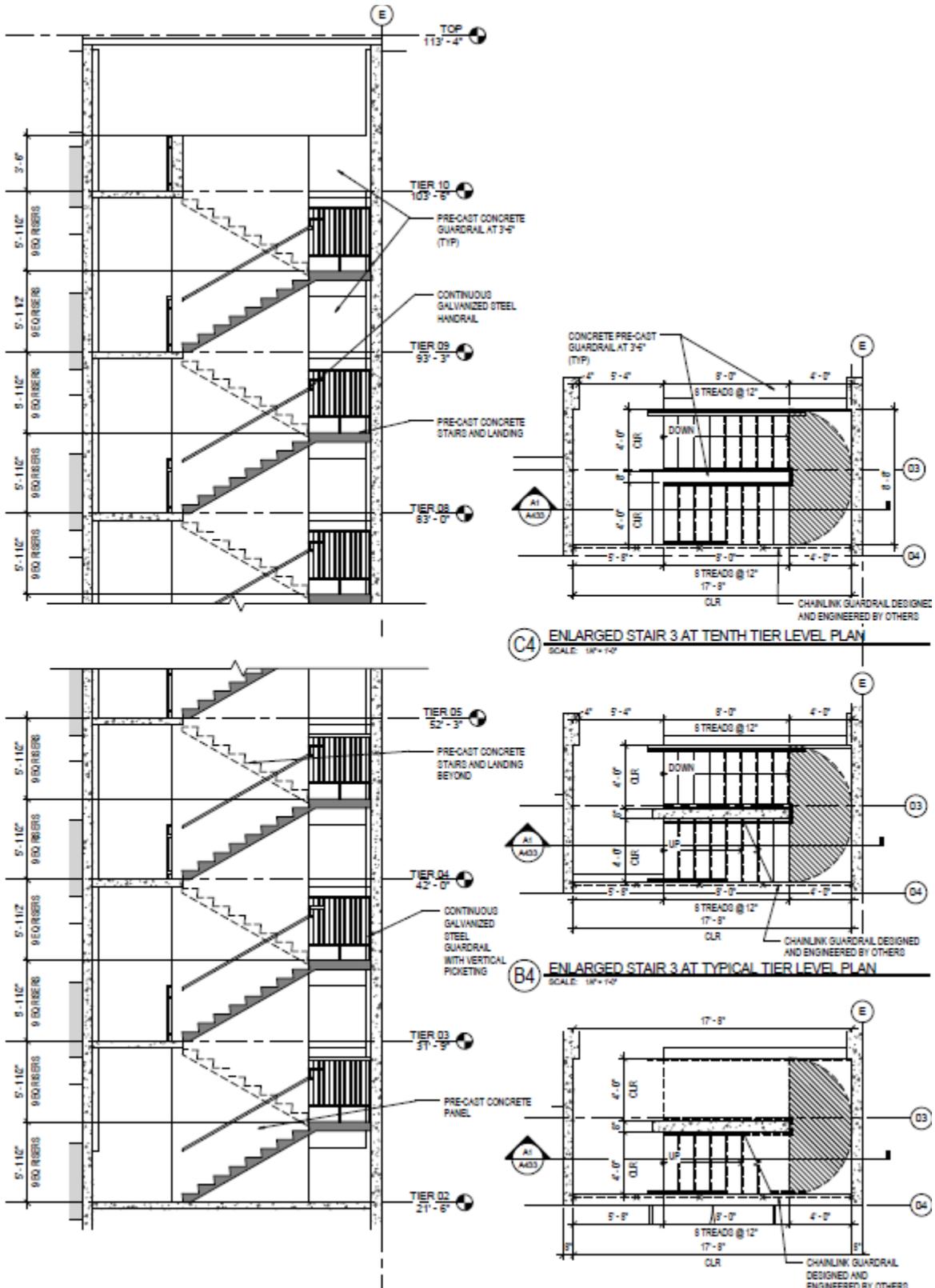
CHAIN LINK DETAIL



STAIR DETAIL

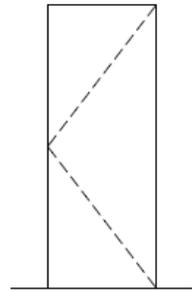


STAIR DETAIL

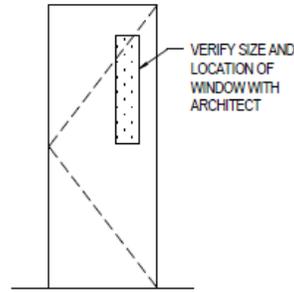


WINDOW / DOOR SCHEDULE

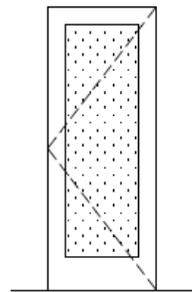
DOOR ELEVATIONS



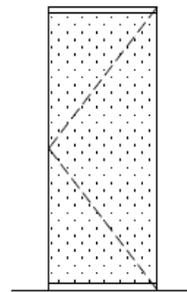
TYPE "A"



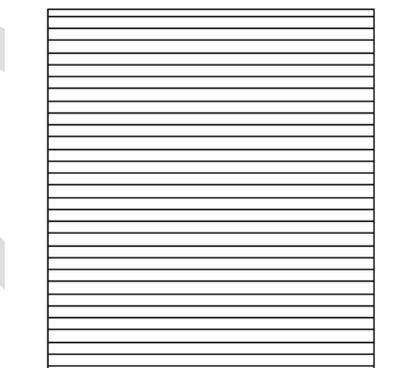
TYPE "B"



TYPE "C"



TYPE "D"

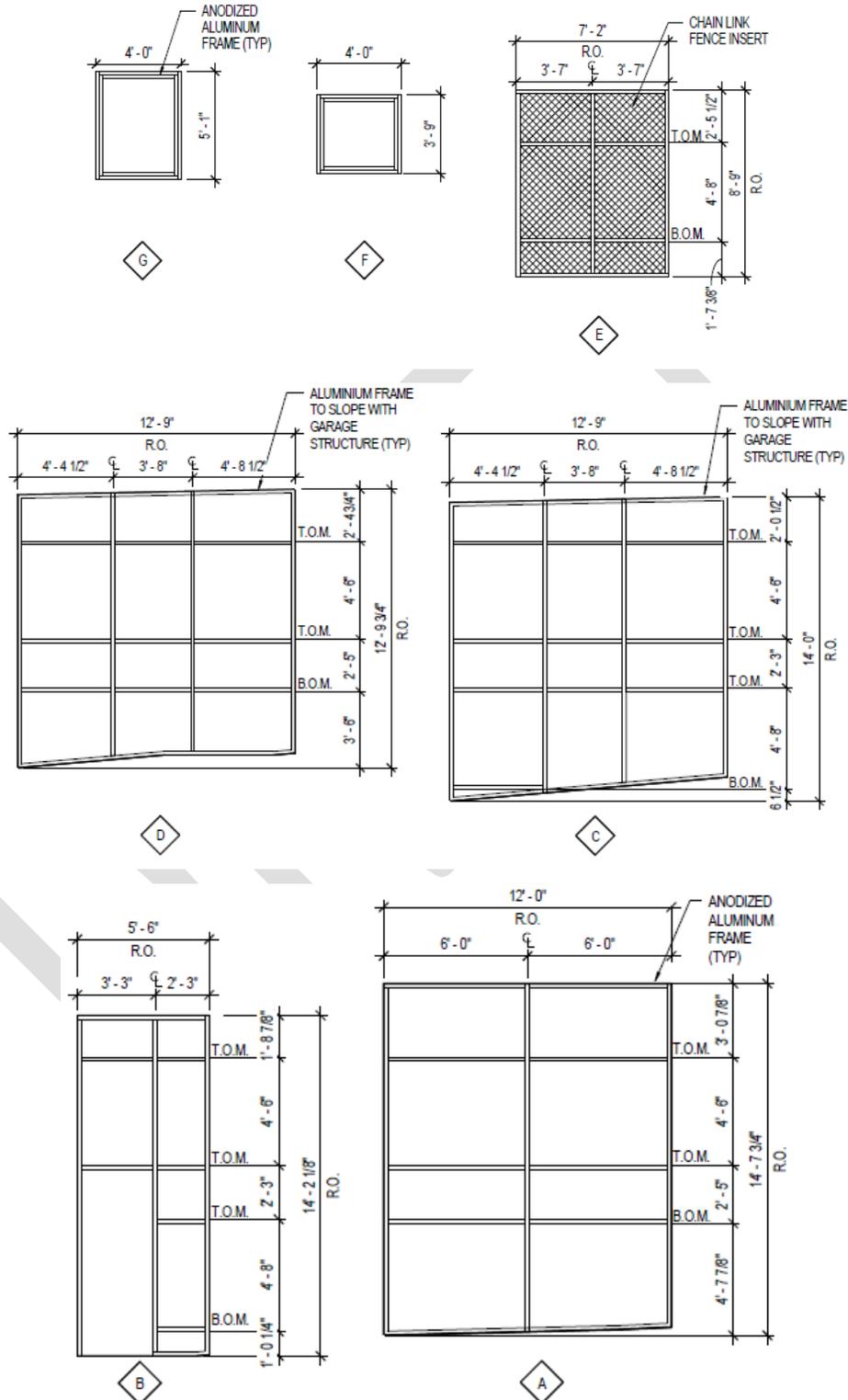


TYPE "E"

DOOR ASSEMBLY				DOOR MATERIAL			FRAME MATERIAL		Hardware Set	Fire Rating	Remarks		
Location	Number	Type	Description	Dimensions			Material	Finish					
				Width	Height	Thickness	Door Material	Finish	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



GARAGE EXAMPLES PROVIDED BY STAFF TO THE APPLICANT
(ELEMENTS TO BE CONSIDERED)

Summary:

During a meeting with the applicant, staff explained that it is not just the verticality that is important in the overall design of this structure. We explained that the verticality is a dominant feature in any of the tall historic structures in the district, along with a fenestration rhythm and distinct bays, cornice lines, awnings, and ground floor storefronts.

We emphasized that the horizontal parking decks should be masked and suggested methods included screens, false fronts, and curtain walls. In conjunction creating a more typical rhythm, elements such as decorative exterior fins or other features could be added to increase the sense of verticality. None of these suggestions are stand-alone items and should be used in conjunction with other methods.

Staff also recommended that both the ground floor and the cornice be differentiated from the body of the building, which would lend a more traditional appearance to the building, even if the building still reads as a garage. We particularly noted that the ground floor should be emphasized or differentiated from the body of the building because of the pedestrian character of the historic district. Staff's suggestion was to design a ground floor that reflects the characteristics of historic building storefronts found throughout Main Street Market Square, as well as the use of a prominent suspended awning over the sidewalk. This would both help enhance the pedestrian experience, be compatible with other historic structures in the district, and would partially obscure the upper floors of the garage from the ground level.

Please see the subsequent pages for the images distributed to the applicant and a brief explanation as to why the particular examples are appropriate. These images were then used by the applicant to help redesign the garage.

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EXAMPLES OF VERTICAL BAYS



Each distinct vertical bay features a series of three windows. Example also includes strong base delineation, use of modern and traditional materials, and exterior screens.



This example uses more traditional materials and simplified traditional design. Vertically oriented openings, cornice detail, varied façade, and deep awnings help this structure effectively blend into its context.

EXAMPLES OF VERTICAL PANELS



The use of repeated vertical panels can be used to help break up the façade as well as give the horizontally designed structure a more vertical feel.



This example also uses vertical panels to help break up the façade, although the large open sections showing the horizontal parking decks would be less effective in current project.

EXAMPLES OF CONTEMPORARY VERTICAL FIN FEATURES



The use of contemporary fins in this example helps give the façade a more vertical orientation as well as obscuring the parking decks.



The use of vertical fins in this example helps break up the façade and would be more effective in the proposed project in conjunction with other suggested elements such as vertical window openings and distinct bays.

EXAMPLES OF VERTICALLY DEFINED COLUMNS AND BASE FEATURE



In this example, the use of more massive vertically defined columns along with a more traditional base, cornice, and use of brick, gives this structure an appropriate appearance as historic infill.



This example also features a strong delineated base, complete with storefronts and deep awnings. The more traditional design of massive brick columns in conjunction with modern vertically oriented screens makes this compatible infill as well.

EXAMPLE OF EXTERIOR SCREEN PANELS



This example is completely clad in a mesh screen featuring the appearance of distinct vertical bays. (Not shown to the applicant)



Although this example is not ideal for the proposed project, the pedestrian friendly base and use of mesh screens are appropriate elements and their use should be explored.

EXAMPLES OF DISTINCTIVE BASE



This design employs strong vertical banding and features a distinctive base. Although a change in material is not a requirement, traditionally, the base should be distinct from the subsequent upper floors.



This design features a distinctive base. Although a change in material is not a requirement, traditionally, the base should be distinct from the subsequent upper floors.

EXAMPLES OF AWNING USE



The use of awnings is imperative in the current proposed project. The deep suspended awnings in this example help identify the pedestrian entrance and exit. The use of awnings on the current project will not only help the pedestrian experience, but will help obscure the upper floors of the parking garage from ground level.



In this example, deep awnings are used to help identify the vehicular entrance and exit. Effective use of vertical screen panels have also been employed.

EXAMPLES OF CONTEMPORARY AND TRADITIONAL MATERIAL USE



This example employs the use of traditional brick as well as metal screens. Both the brick bays and screen panels are vertically oriented. Proper infill should feature compatible elements found in the district, but may be used in a more contemporary fashion or design.



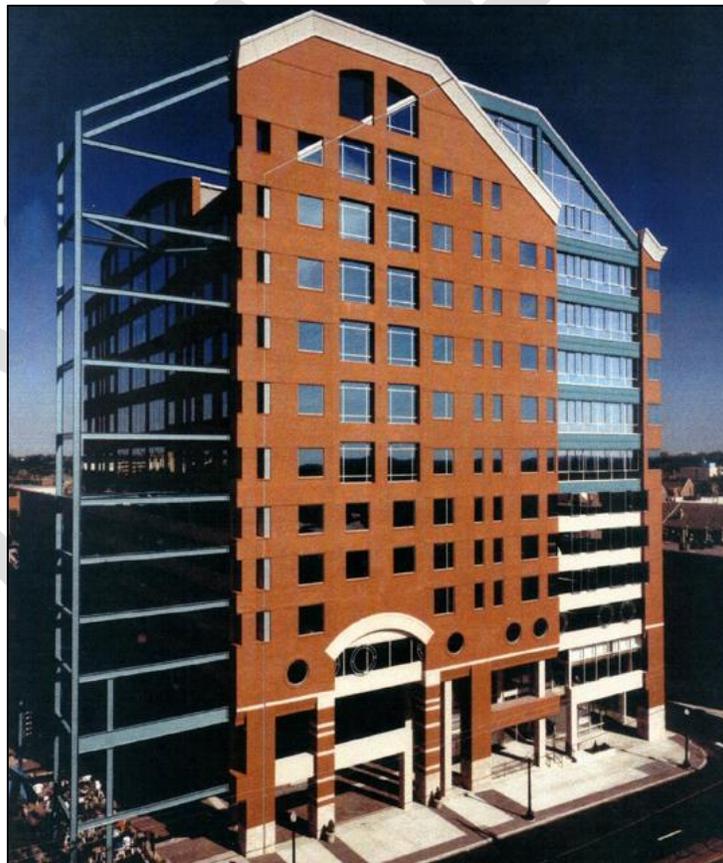
This example uses traditional brick as well as glass. Although this is a more horizontal design, the structure features vertically oriented window openings as well as deep awnings.

EXAMPLE OF TRADITIONAL MATERIAL AND DESIGN



The cladding on this structure was designed to hide the parking decks of the garage behind a very traditional historic-styled façade.

EXAMPLE OF CONTEMPORARY DESIGN



This is a very contemporary interpretation of a parking garage. Staff is not opposed to have a more contemporary design as long as it features compatible elements drawn from within the district.

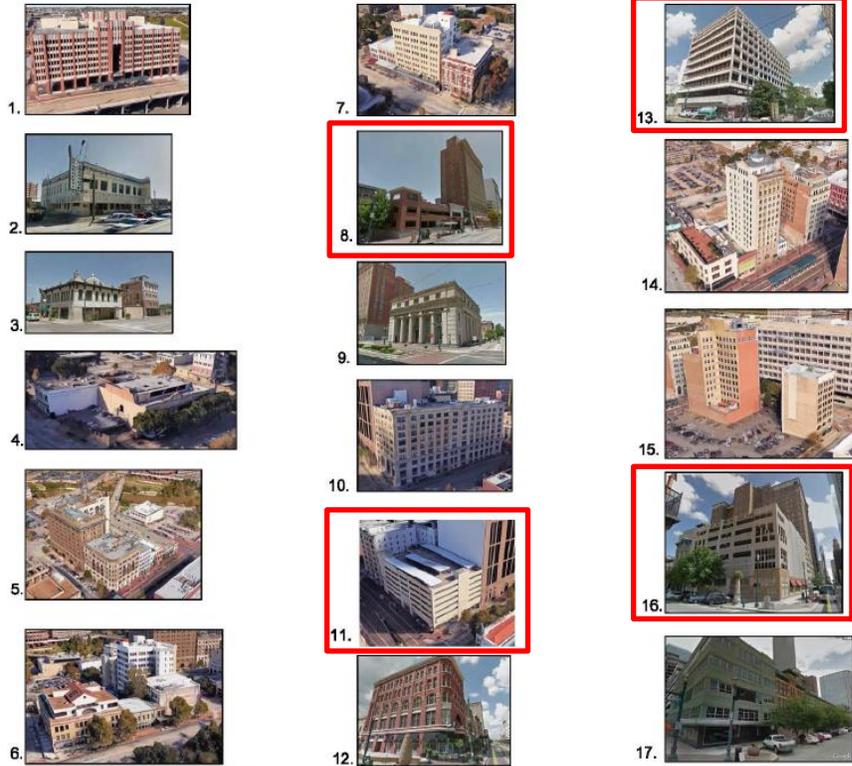
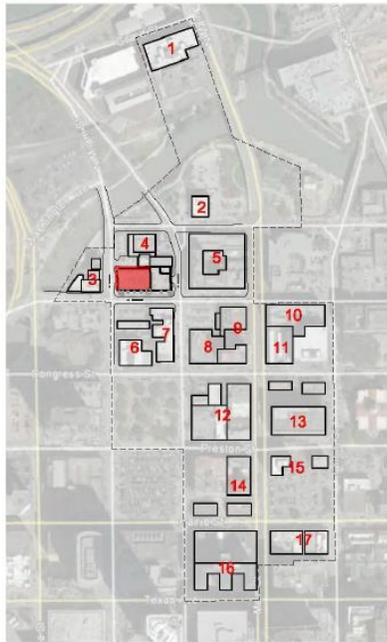
EXAMPLES OF VERTICALITY AND WINDOW RHYTHM WITHIN THE DISTRICT



EXAMPLES OF VERTICALITY AND WINDOW RHYTHM WITHIN THE DISTRICT



CLARIFICATION OF THE APPLICANT'S CHART OF CONTRIBUTING ARCHITECTURE



 Not contributing to the District
(Contrary to what has been indicated by applicant)

- 8. Noncontributing parking garage on the same lot at the Contributing Hotel Icon
- 11. Noncontributing parking garage on the same lot as the Contributing Franklin Lofts
- 13. Listed on the inventory as Noncontributing
- 16. Noncontributing parking garage on the same lot as the Contributing Rice Hotel

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'-3³/₄"; 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 Milan 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 1/2":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.

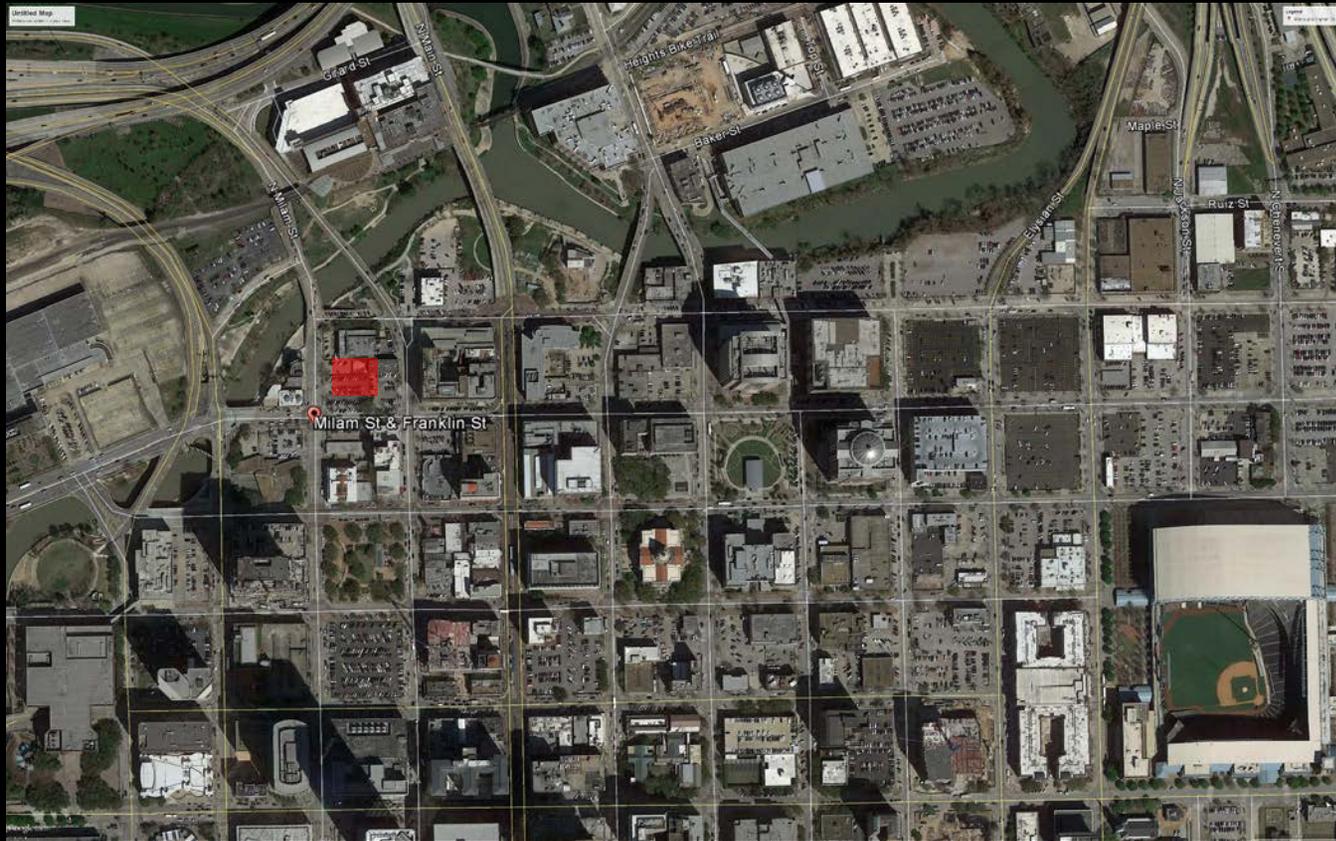
Rear Elevation: The proposed east elevation is comprised of a precast concrete wall with no fenestration or doors.
(North) See drawings for more detail.

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ATTACHMENT A
APPLICANT SUBMITTED PACKET

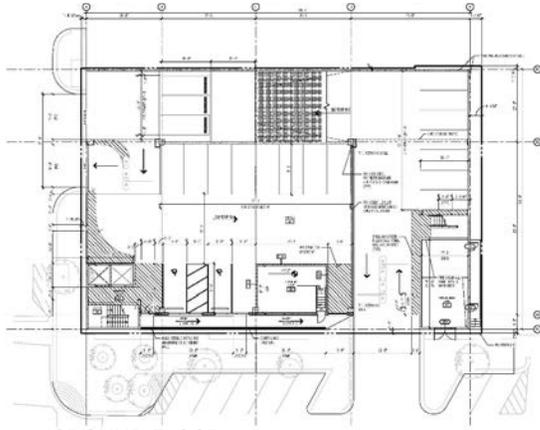
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HISTORICAL DISTRICT GARAGE SITE

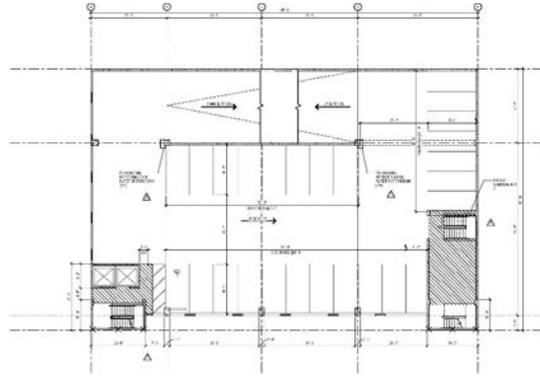


CURRENT DESIGN

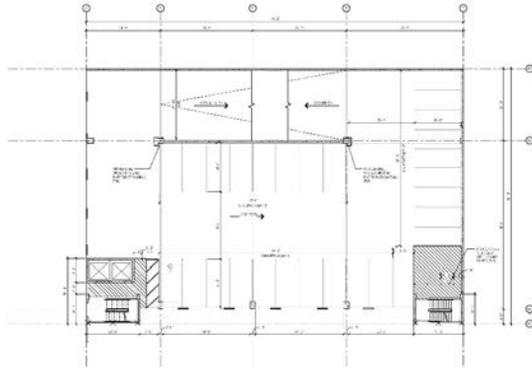
FLOOR PLANS



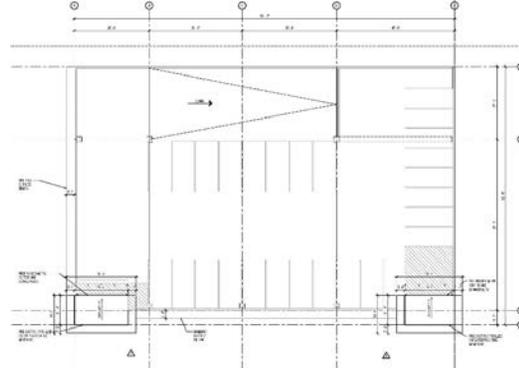
GROUND FLOOR



SECOND FLOOR



TYPICAL FLOOR



ROOF

BY DEFINITION

CONTRIBUTING AND NON-CONTRIBUTING ARCHITECTURE



SITE (on Non-Contributing site)

Main Street Market Square Historic District

Historic District Boundary

Building Classification

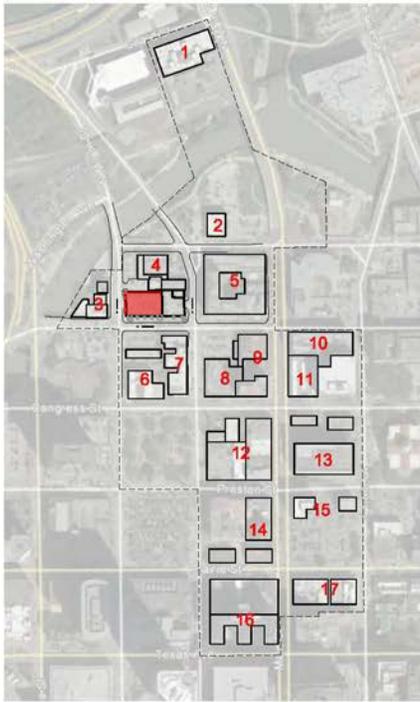
- Contributing
- Non-Contributing
- Park

Established: March 5, 1997
Source: GIS Services Division
Date: May 1, 2013
Reference: #17025_Main_St_Market_Sq

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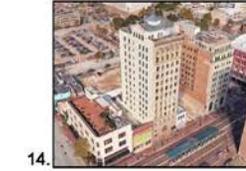
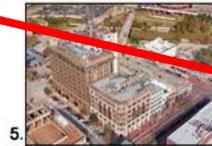
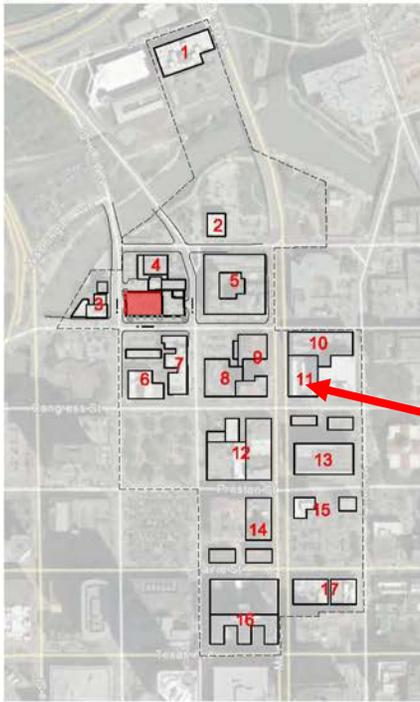


CONTRIBUTING ARCHITECTURE HISTORIC DISTRICT



CONTRIBUTING ARCHITECTURE

HISTORIC DISTRICT



CONTRIBUTING ARCHITECTURE

HISTORIC DISTRICT

Compatible with exterior features of contributing structures



06-03-2016 INFORMAL MEETING WITH HISTORIC BOARD STAFF

- UNOFFICIAL DESIGN COMMENTS MADE BY STAFF
- OFFICIAL SUBMISSION SUGGESTED



REDESIGN SCHEMES

- PROJECT TEAM WORKED THROUGH NUMEROUS ITERATIONS OF RE-DESIGN BASED ON INITIAL STAFF FEEDBACK



REDESIGN PACKAGE
SUBMITTED TO STAFF FOR ADD'L
COMMENTS ON 07-06-2016



Staff Comments- Round 1: 7-12-2016

Date: July 12, 2016 at 12:47:28 PM CDT

To: Joe Price <_____>

Cc: "Timothy T. Ronan - Stanton Road Capital, LLC (_____)"
<_____>

Subject: RE: Certificate of Appropriateness _ Application Packet _ 805 Franklin St _REVISED

Good afternoon,

I am currently reviewing your application for the parking garage at 805 Franklin Street and need the following additional information:

- Dimensions of the stair towers (the west tower is 20'-6" wide and extends 5'-6" from the façade, but what is its total depth?, the east tower is 19'-0" wide and extends 5'-6", but what is its total depth?)
- Is the garage to be clad in brick or will there be a textured concrete used?
- We need a window/Door schedule for the proposed windows and doors
- Details of the false windows and doors (such as their dimensions (thickness, depth, height, width))
- Detail of the metal fencing at the stair tower (what is the size of the fencing openings (will it be more opaque than not?)
- Detail of the proposed sign, where and how it will be attached, dimensions, and materials
- Dimensions of the concrete roof cap (thickness and overhang)
- What material is the canopy being constructed from (cloth, metal)?
- Additional perspectives from other angles of how the garage will fit into the district.

Staff also has the following suggestions:

- The western edge of the west elevation should be more substantial and not so thin (A201)
- Perhaps the awnings be suspended awnings and extend the width of the building without being broken up

The deadline for this additional information is Friday at noon (but sooner is appreciated). Please let me know if you have any questions.

I would also talk with the Downtown Management District to get their take on the proposal.

<http://www.downtowndistrict.org/>

Thanks,

Matt

Response Round 1- in preparation for 7-15-2016 Submission Date for July Commission

1. Additional renderings – let’s add one rendering and I would suggest maybe from pedestrian view walking down Franklin if you can do this.
2. Are all other comments addressed in the package you just sent me ?
3. Notes to David’s red comments
 - a. Stair dimensions – note on plans – Yes I provided these dimensions, but just in case I think it would not hurt if we provided the actual enlarged stair plans
 - b. Brick/Textured Paint – note on plans – The material legend and building hatches have been updated
 - c. Window/door schedule – note on plans – All of the elevations have been tagged and correspond to the schedules on sheet A602 and A603
 - d. False window – note on plans (Fyi, yes not a window system, but as you described in your email below) – The window has been tagged on the elevation and window schedule
 - e. Chain link – yes we need a small image of that with size – can this be added in plans? – I provided the detail A1/A202 can you take a look and let me know if you are ok with the verbiage?
 - f. Signage – describe and dimension on plans – Signage has been dimensioned and noted on sheet A201, let me know if you would like to change any of the verbiage
 - g. Roof detail – note on plans – An actual detail has not been provided but all of the cornices have been dimensioned with overhand and thickness I can draft up a section detail but we will need to discuss how you would like to build it, please advise.
 - h. Fabric canopies – note on plans – Yes this has been noted on the elevations and A102

Staff Comments Round 2: 7-14-2016 (7-15-2016 submittal deadline) – Staff comments sent before project was resubmitted for review

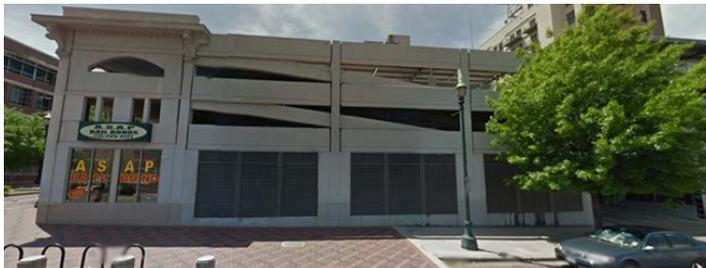
From: "Kriegl, Matthew - PD" <_____>
Date: July 14, 2016 at 2:36:39 PM CDT
To: Joe Price <_____>
Cc: "Timothy T. Ronan - Stanton Road Capital, LLC (_____)"
 <_____>
Subject: RE: Certificate of Appropriateness_ Application Packet _ 805 Franklin St_REVISED

Good afternoon,

Staff has had several rounds of group reviews for this month's projects, and ultimately the office believes that the proposed parking garage should more closely resemble a building. We are very appreciative of the efforts you have made to get the structure to what it looks like at this point, but believe that in order to better meet the criteria for approval, the building should blend more seamlessly with the surrounding buildings and therefore be more compatible within the district. There are several great examples of this being done across the country including something similar currently being constructed at the corner of Travis and Preston Streets. Although staff has not formally completed our review or developed an official recommendation, I wanted to take the time and let you know of the current issues that have come up. Once we receive the previously requested information, staff will complete the report and present the project to the Historical Commission on July 28th. It is foreseeable that the Commission will have many suggestions and comments on the current proposal. Please let me know if you have any questions or comments.

Thanks,

- GARAGE @ COMMERCE/MAIN
- NOTED AS CONTRIBUTING BLDG IN HISTORIC DISTRICT REFERENCE MATERIALS
- OWNED BY APPLICANT



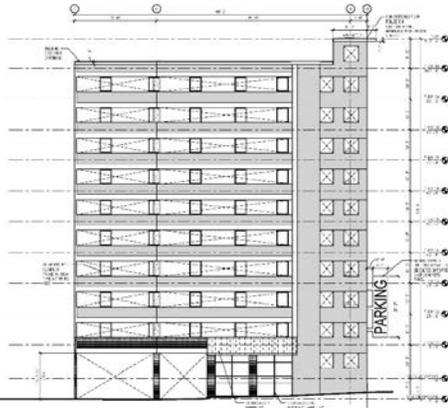
- PROVIDED BY STAFF
- HINES' MULTIFAMILY TOWER @ MARKET SQUARE



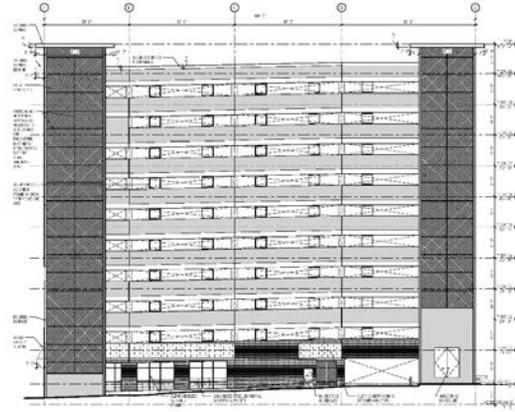
- GARAGE @ CONGRESS/MAIN
- NOTED AS CONTRIBUTING BLDG IN HISTORIC DISTRICT REFERENCE MATERIALS

CURRENT DESIGN AS OF 7-16-2016

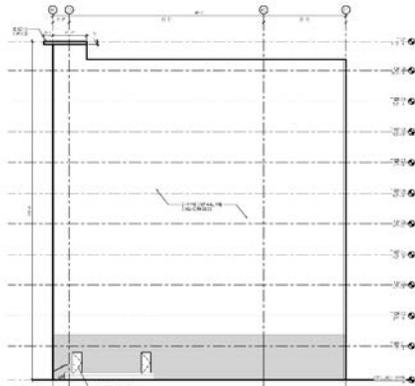
ELEVATIONS



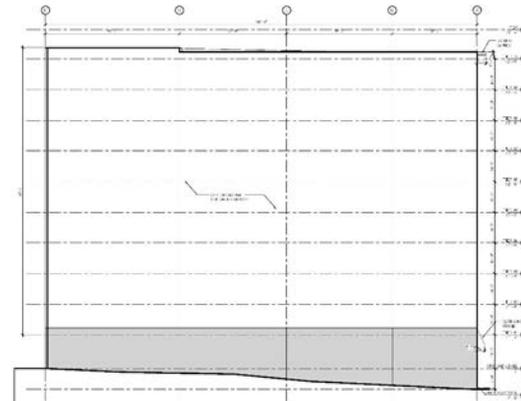
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

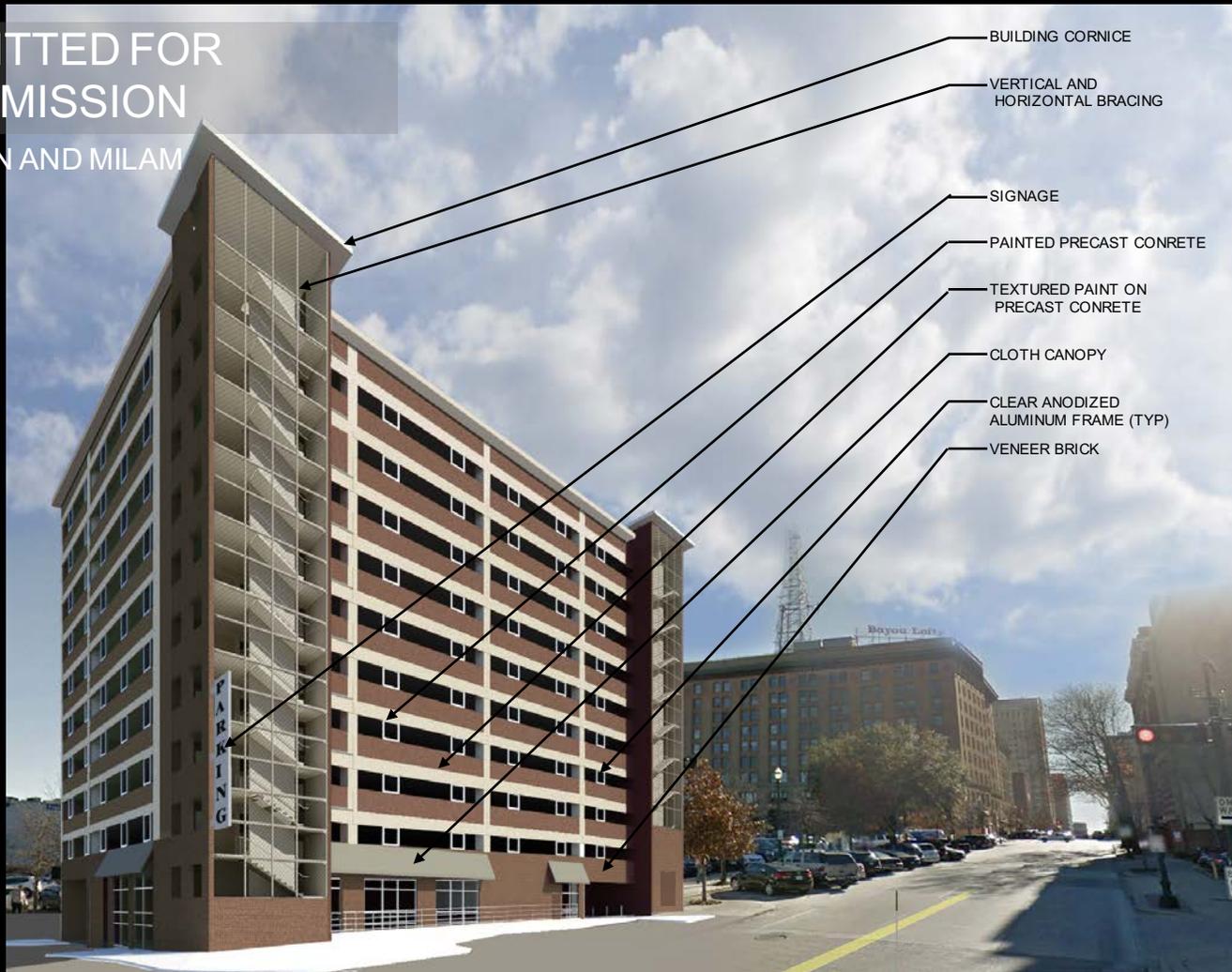
FINAL DESIGN SUBMITTED FOR
7-28-2016 COMMISSION MEETING

VIEW FROM FRANKLIN AND MILAM



DESIGN SUBMITTED FOR 7-28-2016 COMMISSION

VIEW FROM FRANKLIN AND MILAM



BUILDING CORNICE

VERTICAL AND
HORIZONTAL BRACING

SIGNAGE

PAINTED PRECAST CONCRETE

TEXTURED PAINT ON
PRECAST CONCRETE

CLOTH CANOPY

CLEAR ANODIZED
ALUMINUM FRAME (TYP)

VENEER BRICK

DESIGN IN CONTEXT

BIRDS EYE VIEW



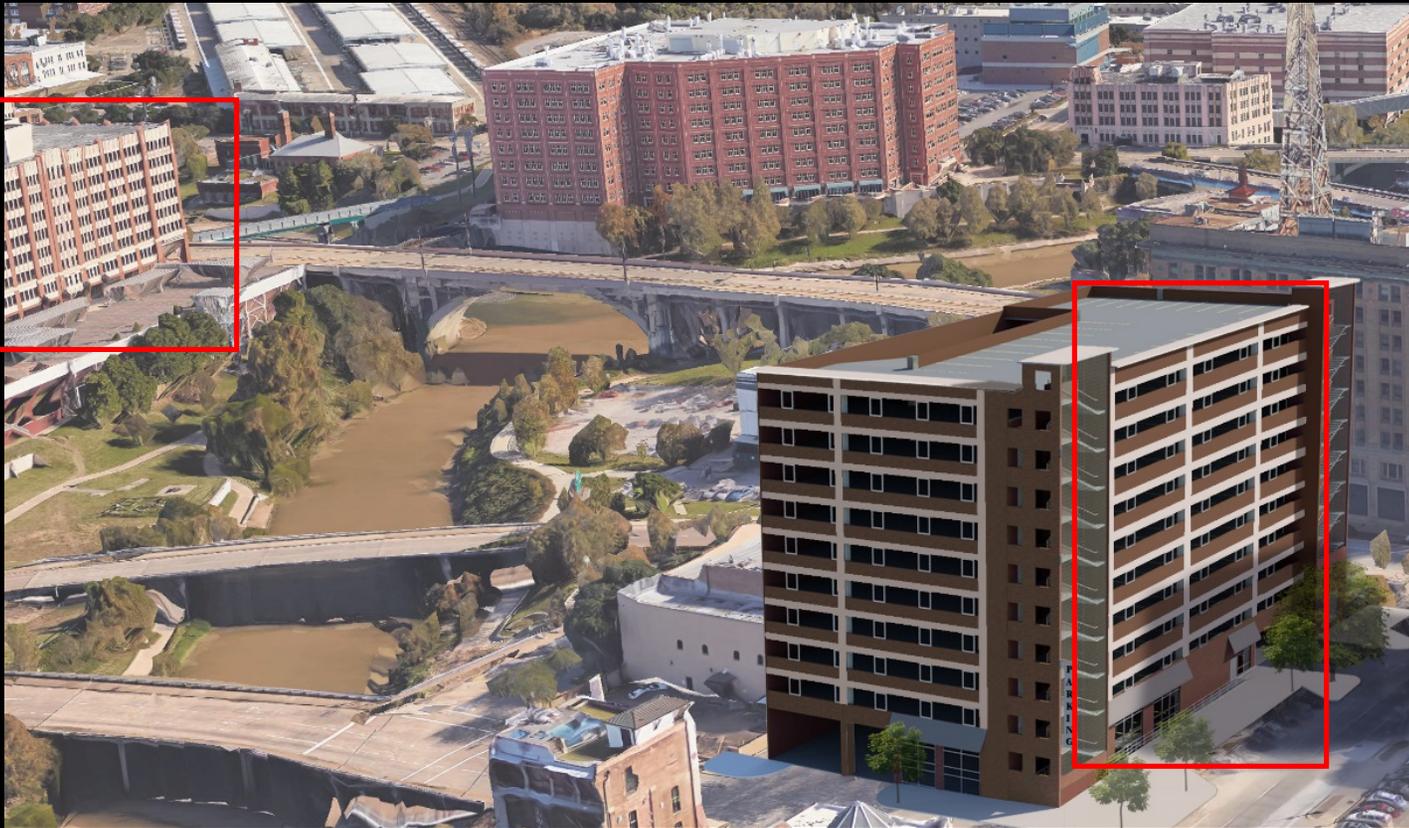
DESIGN IN CONTEXT

BIRDS EYE VIEW



DESIGN IN CONTEXT

BIRDS EYE VIEW



DESIGN IN CONTEXT

BIRDS EYE VIEW



DESIGN SUBMITTED FOR
7-28-2016 COMMISSION

VIEW FROM FRANKLIN AND MILAM



7-28-2016

Commission Meeting- Deferral

- Missing Commission members needed opportunity to weigh in
- Motion approved to increase “context area” to entire District
- Staff deferred to Commission input as they had not evaluated a ground-up garage project

The absent Commissioners have seen the draft project report prior to Commission and have been sent copies of the action report that was reviewed by the other Commissioners during the meetings. At this point, Commissioner Bucek has indicated the following: The proposed garage could be clad in a perforated metal screen that emulates a historic building. The could follow the contours of historic buildings featuring windows cut out of the screen (a void) with a traditional rhythm. These windows do not have to match up with the floors of the garage since it will act as a curtain wall. The Commissioner also indicated that there should be an attempt to introduce greater verticality and that the ground level should be more pedestrian friendly. He noted that there are many way to do this and there are many creative solutions. Ultimately, whatever is constructed should maintain the massing, scale, and proportions of a traditional historic building found within the Main Street Market Square Historic District. He is continuing to look at the project and may have additional comments, which I will pass on to you. We have not heard back from any other Commissioners.

8-5-2016

Staff Meeting with Project Team

- Verticality Emphasized
- Over twenty images downloaded from the internet were given as examples where some parts of each were offered as examples of what would be acceptable
- It was suggested that we remove tower expression from stair towers - functionally not possible due to fire code / bldg code which requires staircase to extend to top floor for emergency access
- Two images were set forth by Staff to Project Team as preferred design elements
 - 1 - Contrasting Ground Floor Brick Cladding
 - 2 - Vertical “fins” on structure’s facade

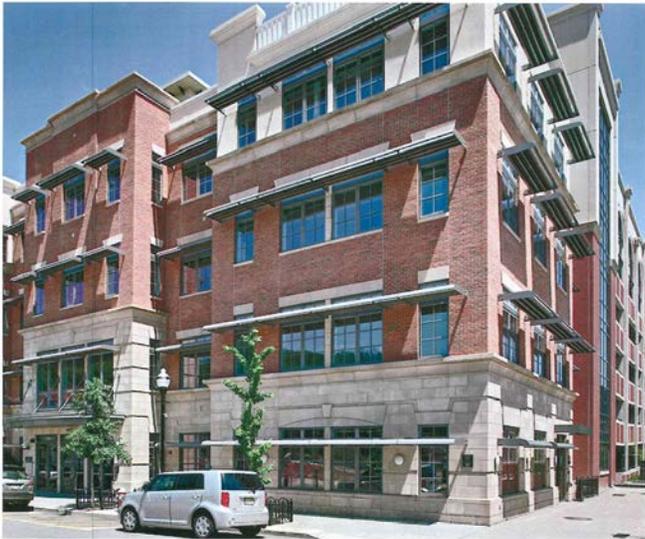


- Images provided by Staff to Project Team





- Two images were set forth by staff to use as preferred



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Final Redesign Scheme – 8-10-2016 Submission Deadline



Prior Design Scheme – 7-28-2016 Commission



BUILDING IMAGE

VIEW FROM CORNER OF FRANKLIN AND MILAM



FRANKLIN GARAGE
a project for
SCOTT + REID



BUILDING IMAGE

VIEW FROM CORNER OF FRANKLIN AND MILAM



FRANKLIN GARAGE
a project for
SCOTT + REID