

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** December 17, 2014

**Applicant:** Michael Collins, agent Bovine & Barley LLC for Dan Meyer, agent for 416 Main LLC, MC Management & Development Inc., owner

**Property:** 416 Main St, tract 2, block 44, South Side Buffalo Bayou Subdivision. The property includes a one story 3,600 square foot commercial structure situated on a 3,600 square foot interior lot.

**Significance:** Contributing commercial structure, constructed circa 1939, located in the Main Street Market Square Historic District. The building received a COA in 2000 to replace the non-original metal curtain wall with stucco.

**Proposal:** Alteration – Remove the current non-original stucco and glass storefront system. Replace with a taller glass system that is inset from the street and install vertical wood slats on the upper portion to the top of the parapet.

See enclosed application materials and detailed project description on p. 4-18 for further details.

**Public Comment:** One in favor. See Attachment A.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

**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</b> | <b>D - does not satisfy</b> | <b>NA - not applicable</b> |
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- (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
- Non-Contributing
- Park



INVENTORY PHOTO



CURRENT PHOTO

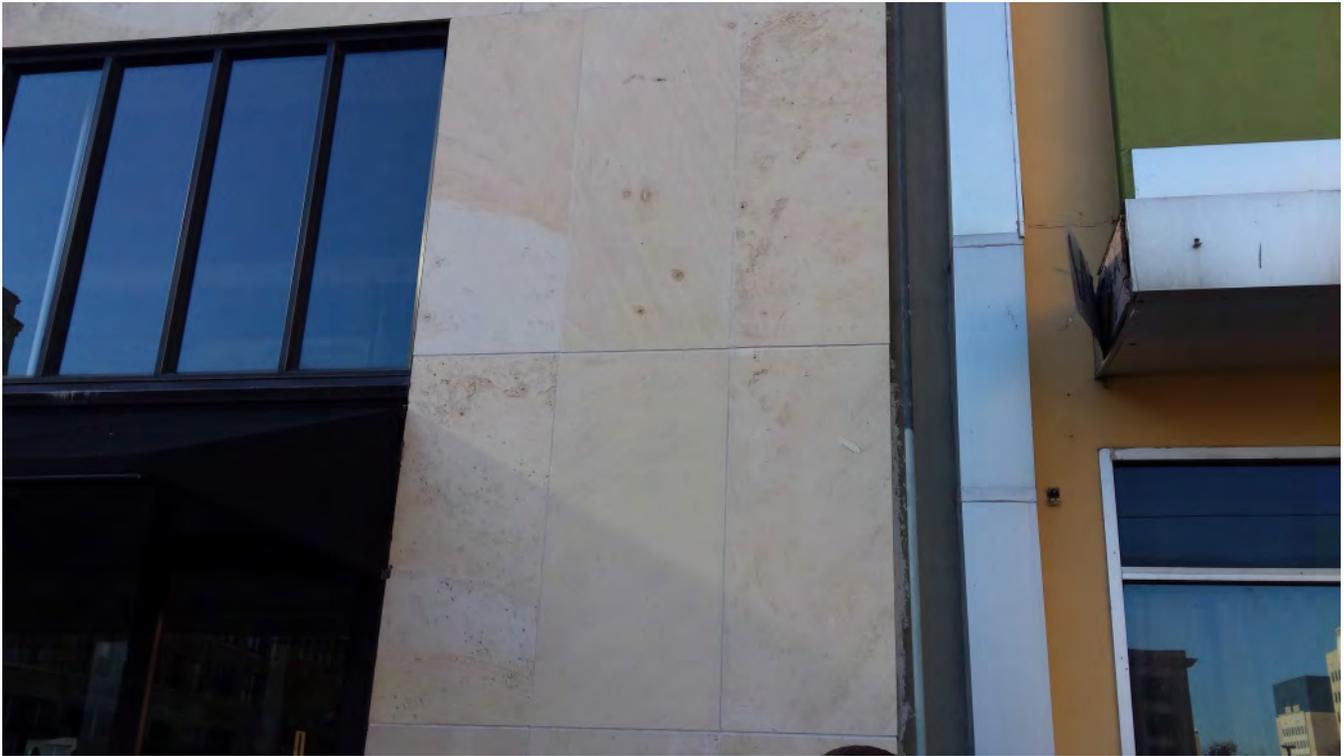


**3D RENDERING – FRONT FACING MAIN STREET**

PROPOSED



**DETAIL OF RELATIONSHIP BETWEEN 420 AND 416 MAIN STOREFRONTS**



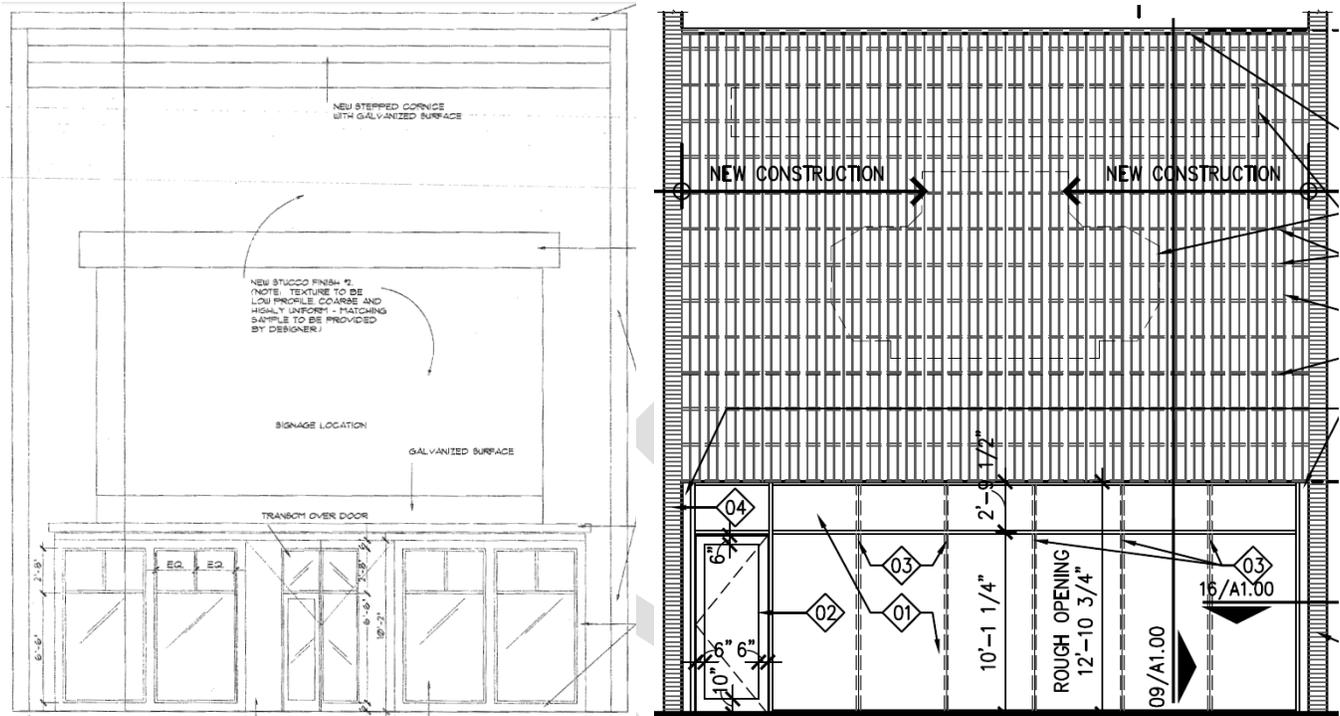
**DETAIL OF RELATIONSHIP BETWEEN 416 AND 412 MAIN STOREFRONTS**



**EAST ELEVATION – FRONT FACING MAIN STREET**

EXISTING

PROPOSED

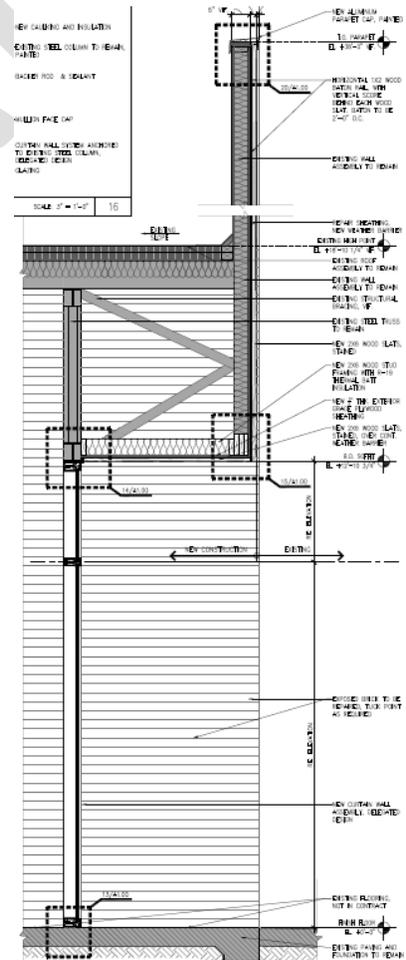
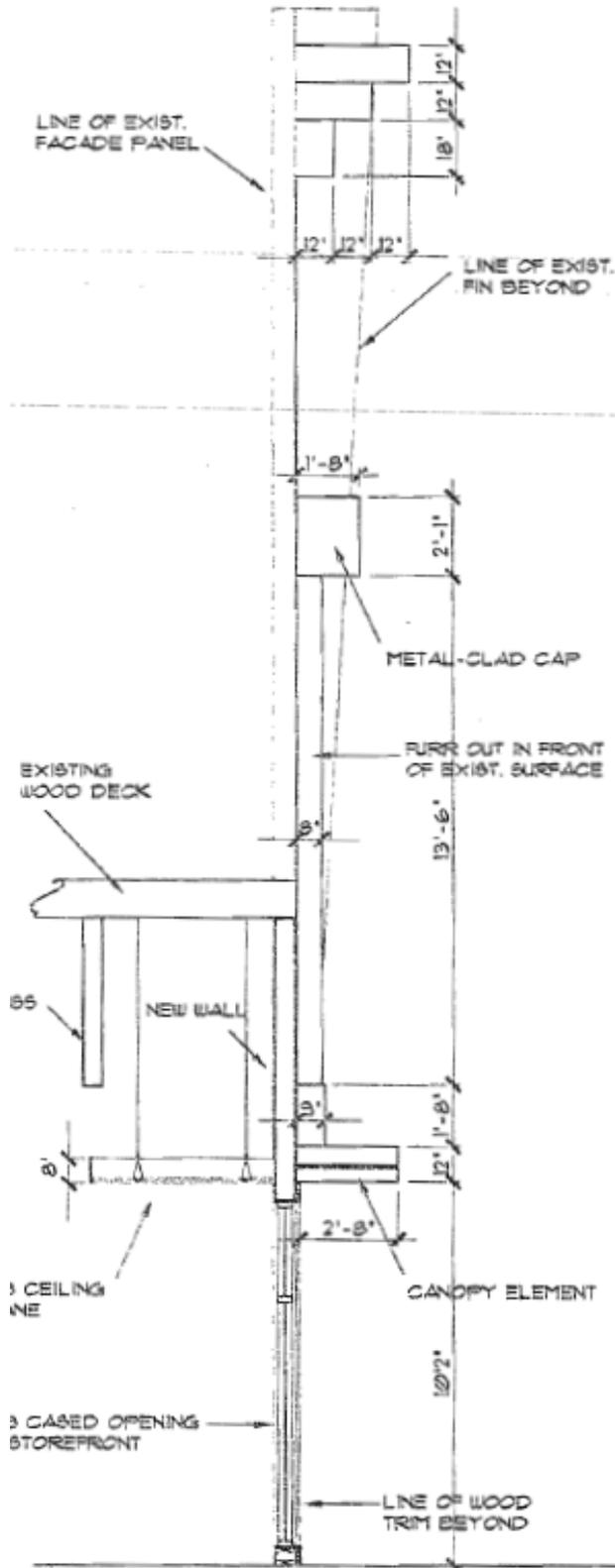




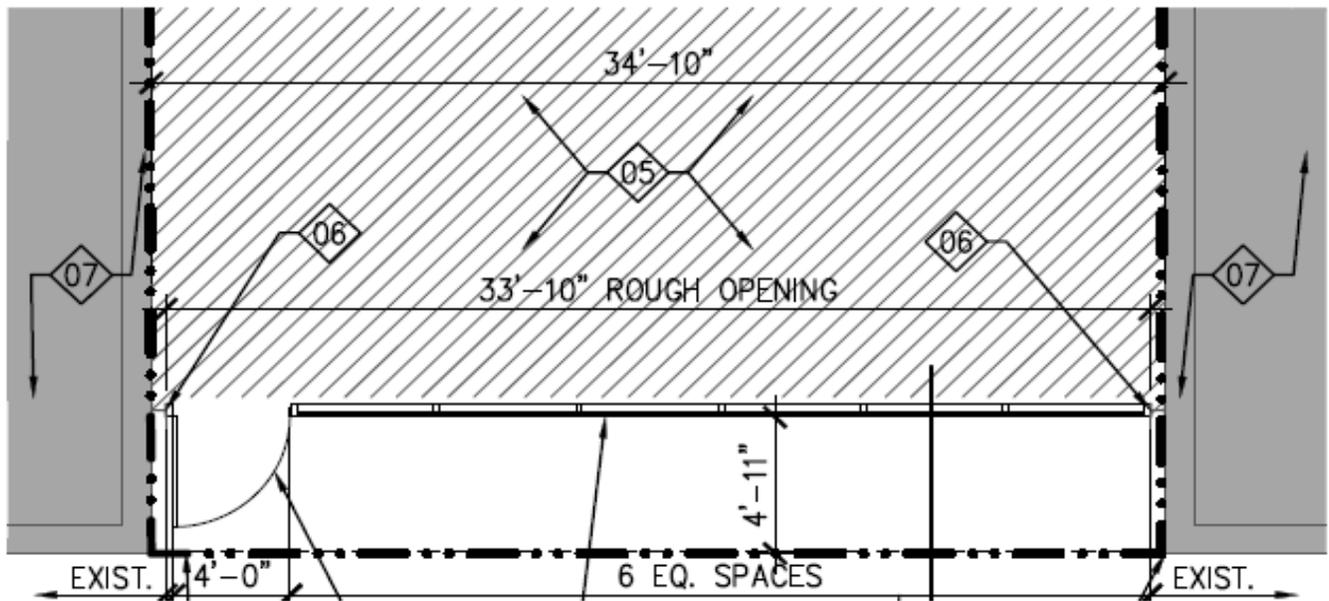
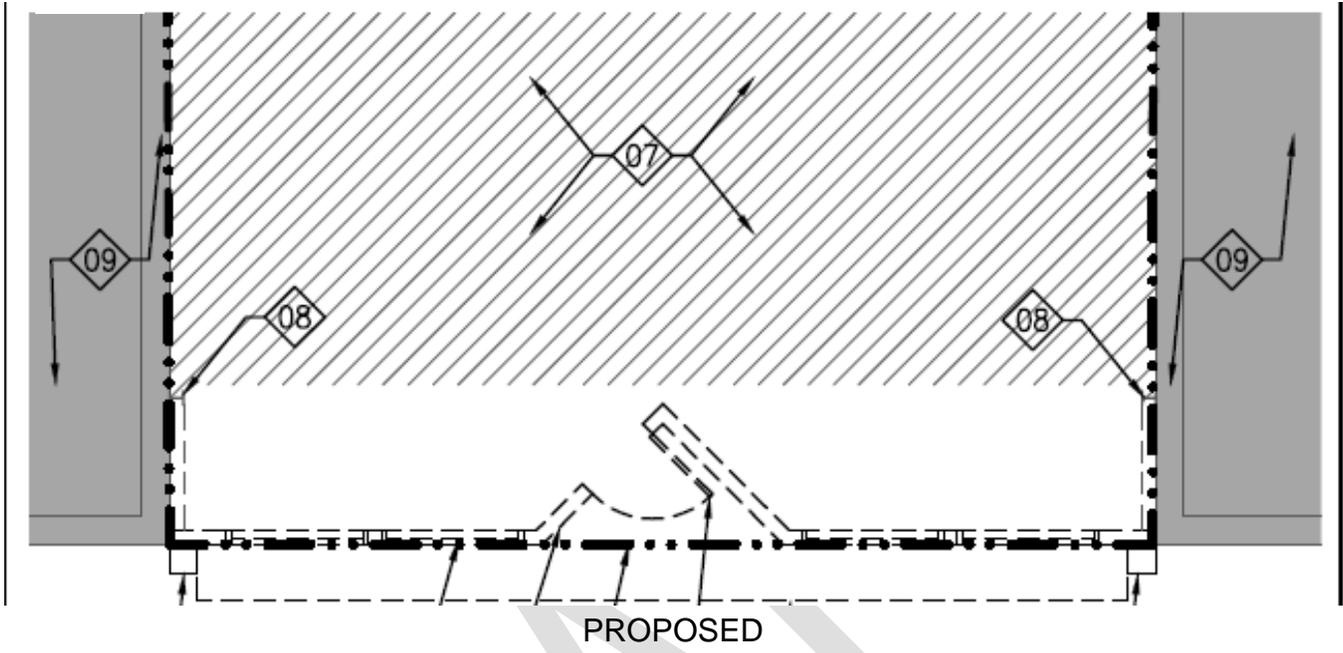
SECTION PLAN

EXISTING

PROPOSED



**FIRST FLOOR PLAN**  
EXISTING/DEMOLITION PLAN



**HISTORIC PHOTOS**

1947

ORIGINAL BUILDING DEMOLISHED OR UPPER FAÇADE REMOVED, REPLACED WITH  
BILLBOARD-STYLE PARAPET WALL



**HISTORIC PHOTOS**

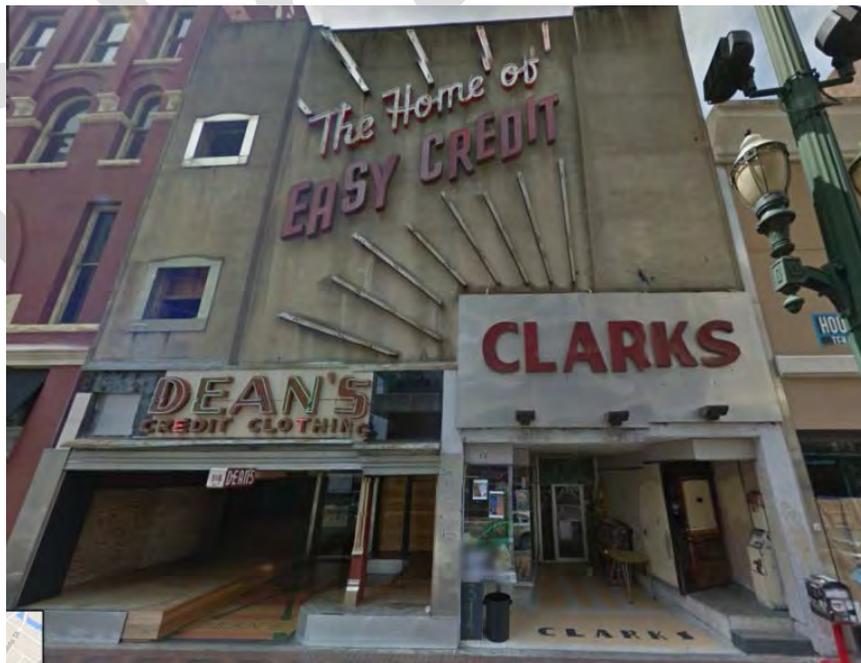
PRE 1940 – ORIGINAL BUILDING DEMOLISHED OR FAÇADE REMOVED



**NEIGHBORING PROPERTIES WITH SIMILAR TO PROPOSED BILLBOARD-STYLE FACADES**



312 Main – Contributing – ca 1900 \* No longer in this condition

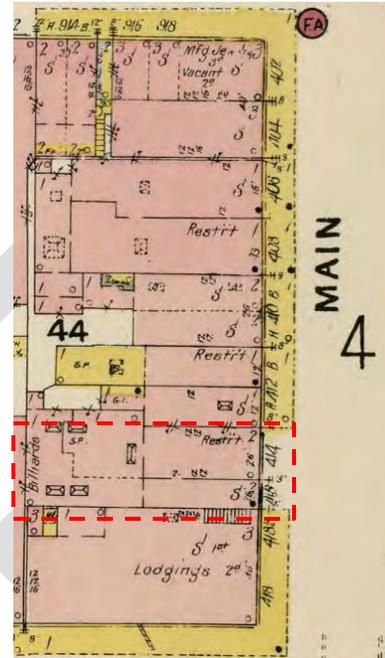
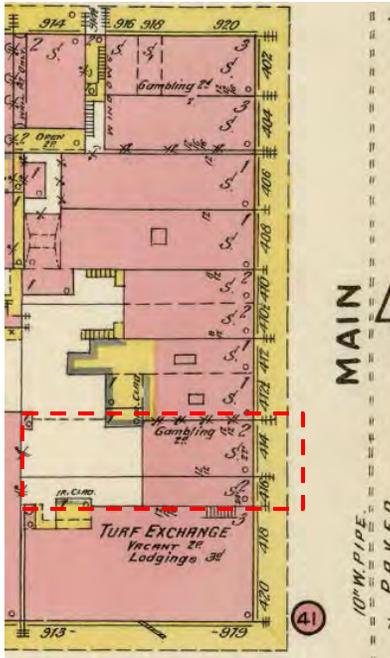


314 Main – Contributing – ca 1893

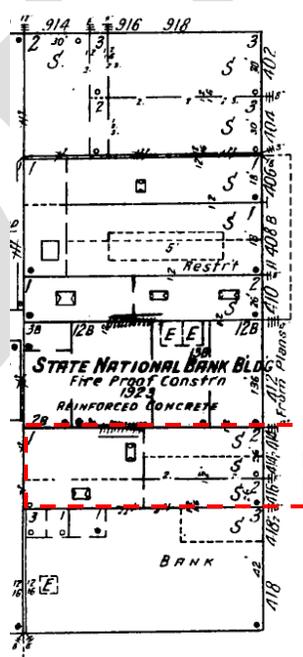
SANBORN MAPS

1896, SHEET 3

1907, VOL 1, SHEET 3



1924-1950, VOL 1, SHEET 9



DETAILS OF CURRENT STOREFRONT





## PROJECT DETAILS

**Shape/Mass:** The existing building is one-story with a second story parapet that has a maximum height of 38'. The existing glass storefront system is 9'-2" tall by approximately 31' wide. The new glass storefront system will be 12'-10" tall by 31' wide and be set in from the beginning of the upper portion approximately 4'.

**Exterior Materials:** The building is currently clad in stucco and contains a series of aluminum-clad caps and canopies. The stucco will be replaced and a weather barrier installed before 2"x6" vertical wood slats are installed above the storefront system to the parapet. Brick to match the interior will be used to line the sides of the building the full height of the building.

**Front Elevation:** The building currently contains a glass system on either side of the triangular doorway and the parapet is clad in stucco and finished with a series of metal caps. The alteration installs new glass windows and door, insets the storefront 4', raises the opening to 12'-10" and installs vertical wood slats beginning from the top of the storefront to the parapet. The signage will be painted on the slats and lit from above.

**(East)**

DRAFT

**ATTACHMENT A**

**DOWNTOWN MANAGEMENT DISTRICT COMMENT**

