

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 7, 2016

**Applicant:** Benjy Levit, Local Foods owner

**Property:** 420 Main St, Commercial unit .4998 INt Common Land & ELE Byrds Lofts Condo Amend. The property includes a historic 4,145 three-story commercial property situated on a corner lot.

**Significance:** Contributing Moderne-style commercial structure, constructed circa 1935, located in the Main Street Market Square Historic District. A renovation in 2004 included a full window restoration at the second and third levels and installation of a new storefront system on the first level.

**Proposal:** Alteration – Storefront/Sign

- Install a new neon, LED light and metal sign at the southeast corner and a new metal blade sign at the Prairie elevation;
- Install new awnings on both elevations;
- Relocate existing vents in the third bay of the Prairie storefront to the fourth bay;
- Install a pedestrian glass door in the fourth bay of the Prairie storefront.

See enclosed application materials and detailed project description on p. 4-12 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

**APPROVAL CRITERIA****ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district 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> |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements 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 proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (11)                 | The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.   |                            |



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

**Building Classification**

-  Contributing
-  Non-Contributing



INVENTORY PHOTO



CURRENT PHOTO



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

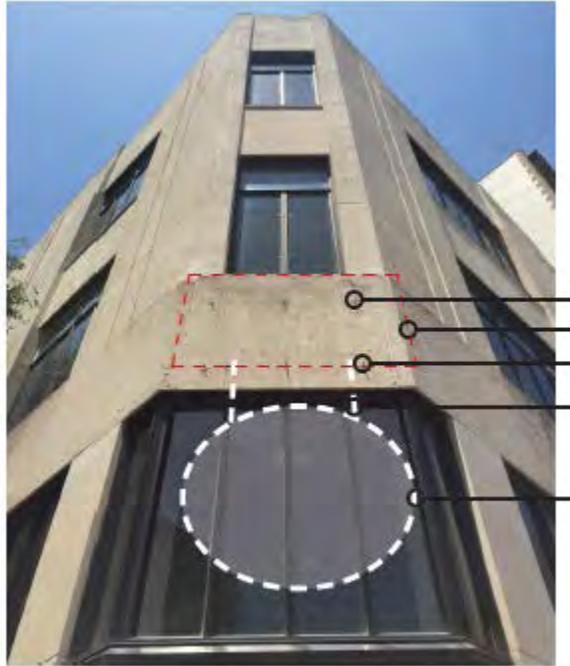
PROPOSED



DRAFT

**SOUTHEAST ELEVATION – CORNER OF MAIN AND PRAIRIE**

EXISTING



PROPOSED



**SOUTH SIDE ELEVATION**

EXISTING



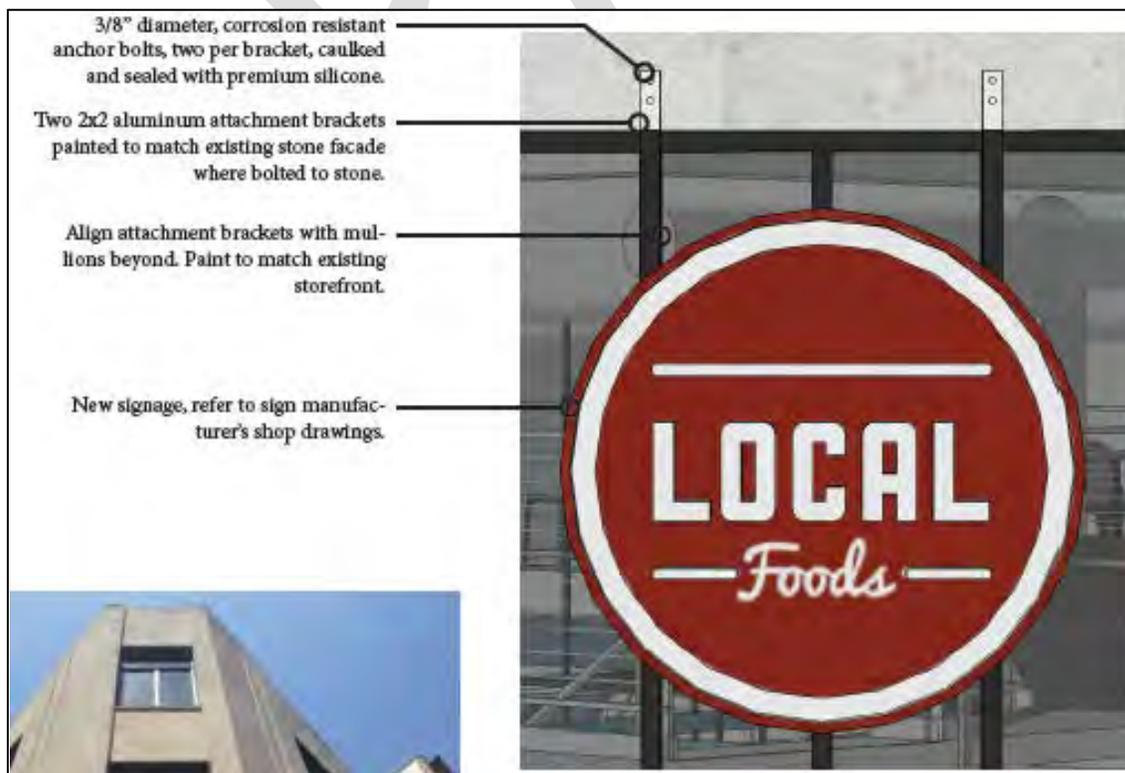
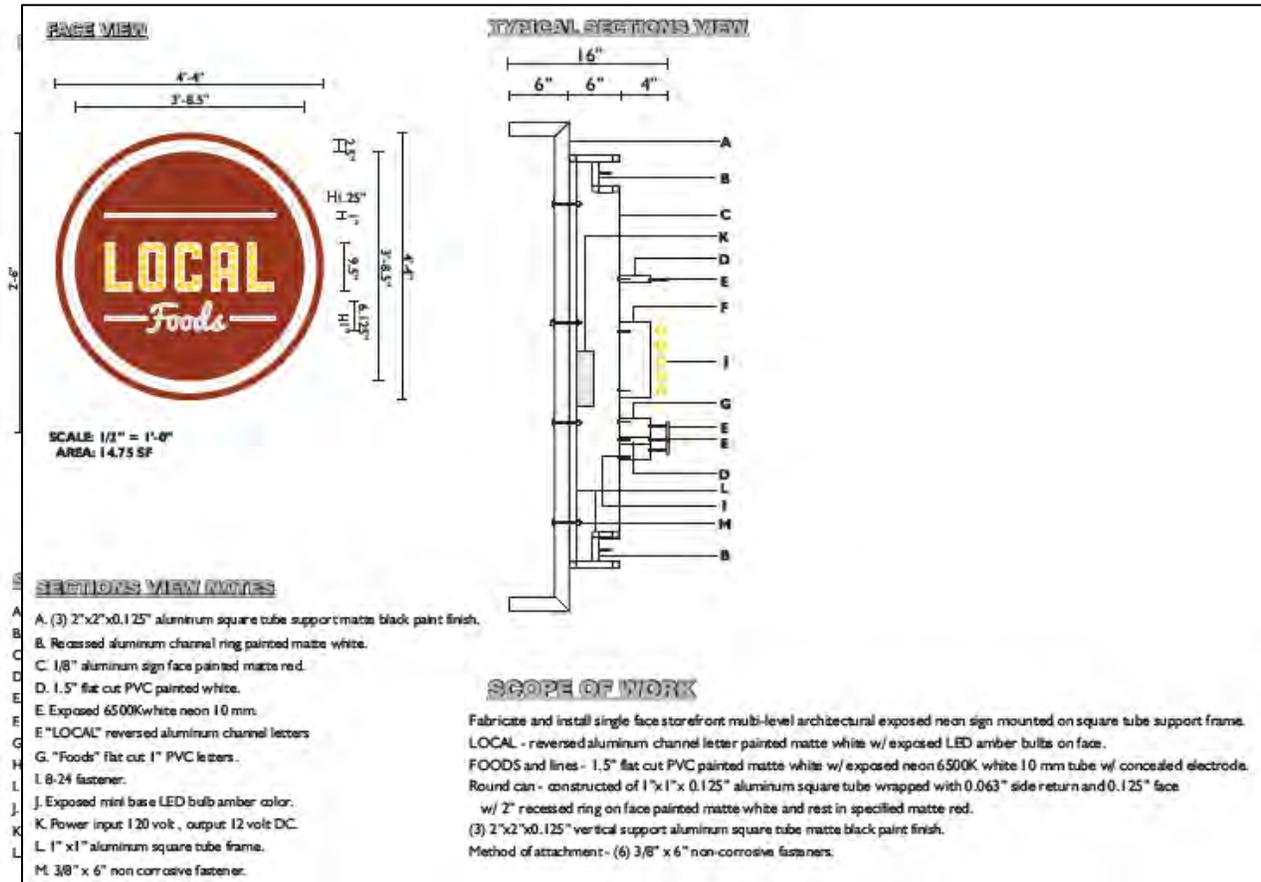
PROPOSED



**SOUTH SIDE ELEVATION SIGN AND DOOR DETAIL**

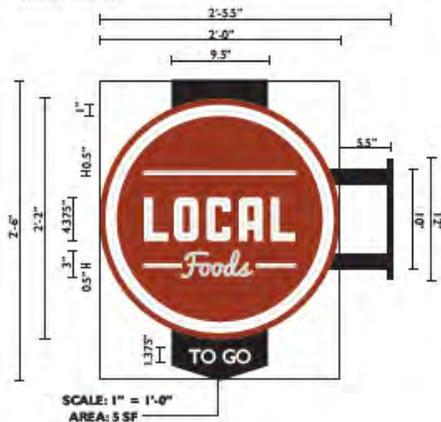


**FRONT SIGN DETAILS**

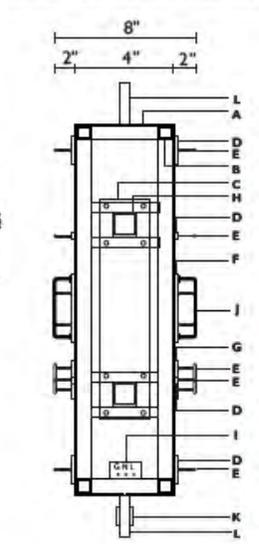


PRAIRIE STREET SIGN DETAILS

PAGE VIEW



TYPICAL SECTIONS VIEW



ELEVATION

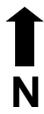


SECTIONS VIEW NOTES

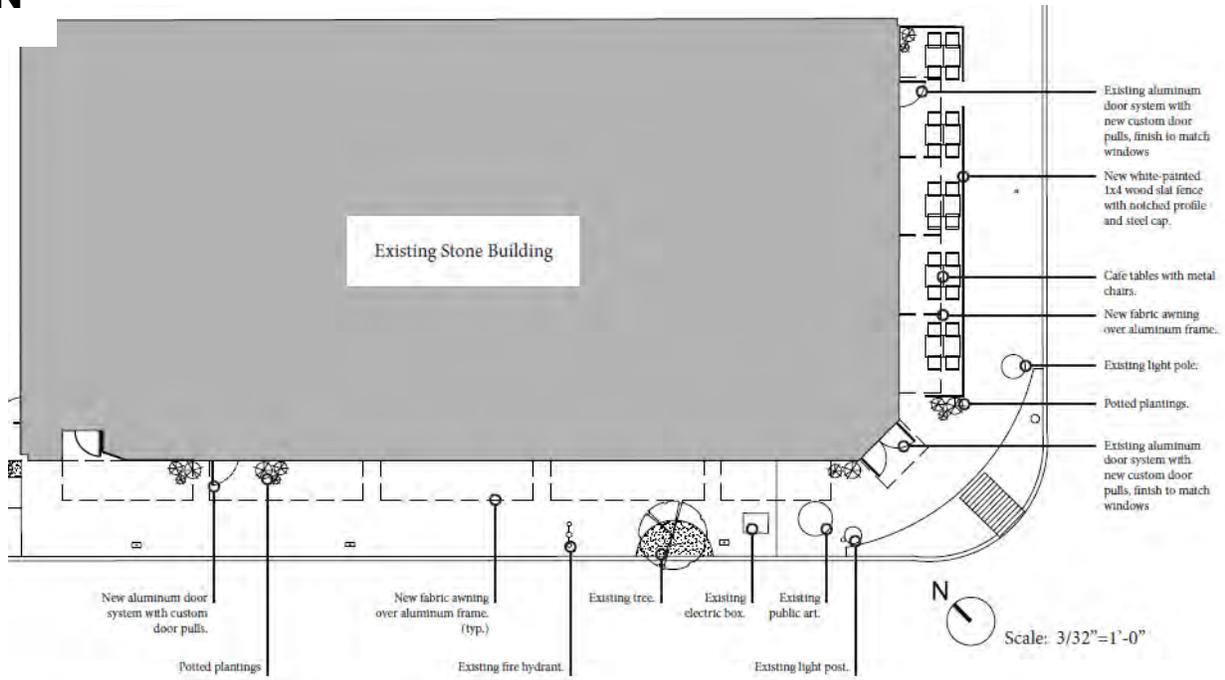
- A. 0.063" x 4" return aluminum cover painted matte specified red.
- B. 0.75" x 0.75" aluminum square tube weld frame.
- C. 3/8" aluminum primary supporting mounting plate w/ (8) 3/8" x 6" fasteners.
- D. 0.25" flat cut PVC graphics painted matte white.
- E. Exposed white neon graphics 10 mm tube.
- F. "LOCAL" 0.25" flat cut PVC painted matte white.
- G. "Foods" 0.25" flat cut PVC painted matte white.
- H. (2) 2"x2"x0.125 aluminum square tube support painted matte black.
- I. Power input 120 volt , output 12 volt DC.
- J. Exposed white neon letter 10mm tube
- K. 0.25" "TO GO" flat cut PVC painted matte white.
- L. 0.75" D/F flat cut PVC arrow painted matte black.

SCOPE OF WORK

Fabricate and install double faced multi-level architectural exposed neon sign mounted on square tube support frame.  
 LOCAL - 0.25 flat cut PVC painted matte white w/ exposed 6500K white neon 10 mm tube w/ concealed electrodes.  
 FOODS and lines - 0.25" flat cut PVC painted matte white w/ exposed 6500K white neon 10 mm tube w/ concealed electrodes.  
 Round can - constructed of 0.75"x 0.75"x 0.125" aluminum square tube wrapped with 0.063" side return 0.125" face painted matte specified matte red.  
 (2) 1.5"x 1.5"x 0.125" horizontal support aluminum square tube welded 3/8" aluminum plate matte black paint finish.  
 Method of attachment - (8) 3/8" x 6" non-corrosive fasteners.



**SITE PLAN**  
**PROPOSED**



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## PROJECT DETAILS

**Shape/Mass:** The front sign measures 4'-4" in diameter and is located approximately 11' from grade. The side sign measures 1'-8" in diameter and is located approximately 7' from grade.

**Windows/Doors:** The existing aluminum windows and storefront system are not original. New aluminum windows will be installed in the clerestory of the third bay and a new aluminum storefront window and door in stalled in the fourth bay within the existing openings on the Prairie side.

**Front Elevation:  
(Southeast Corner)** The existing building has black awnings. A round aluminum sign with exposed mini LED bulbs in the reverse channel letters spelling 'LOCAL', and exposed white neon in the letters spelling 'FOODS'. The sign will be attached with two aluminum brackets and four 3/8" anchor bolts. New fabric awnings will be installed on the existing frames.

**Side Elevation:  
(South)** The existing building has five bays of storefront windows with clerestory windows. Vents are installed in the third bay in the clerestory window. The alteration removes the vents in the third bay and relocates them to the fourth bay clerestory windows. The alteration also installs an aluminum door in the fourth bay. A round aluminum blade sign will be installed with exposed white neon in the letters that spell 'LOCAL'. It will be attached with 3/8" by 6" non-corrosive fasteners. New awnings will be installed.

**Side Elevation:  
(East)** The existing building has black awnings. New fabric awnings will be installed.