CERTIFICATE OF APPROPRIATENESS

Application Date: May 27, 2015

Applicant: Marcus Lam for Anthony Piazza, owner

Property: 809 Congress Street, Lot 3, Block 19, SSBB Subdivision. The property includes a historic 8,250 square foot two-story brick and stucco commercial structure situated on a 5,000 square foot interior lot.

Significance: Contributing brickfront commercial building, constructed circa 1870, located in the Main Street Market Square Historic District.

Proposal: Alteration – Resubmittal. Install a 50' wide balcony 12' above the sidewalk along the front of the contributing commercial building and convert two windows on the second-story to doors. All other windows, doors, and cladding is to remain.

A similar proposal, that also included brick veneer and additional fenestration changes, was granted approval by the HAHC in August 2013. A renewal to the project, which included additional changes to the existing doors, was denied in September 2014.

See enclosed application materials and detailed project description on p. 5-17 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **-**

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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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(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.

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PROPERTY LOCATION

MAIN STREET MARKET SQUARE HISTORIC DISTRICT

Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

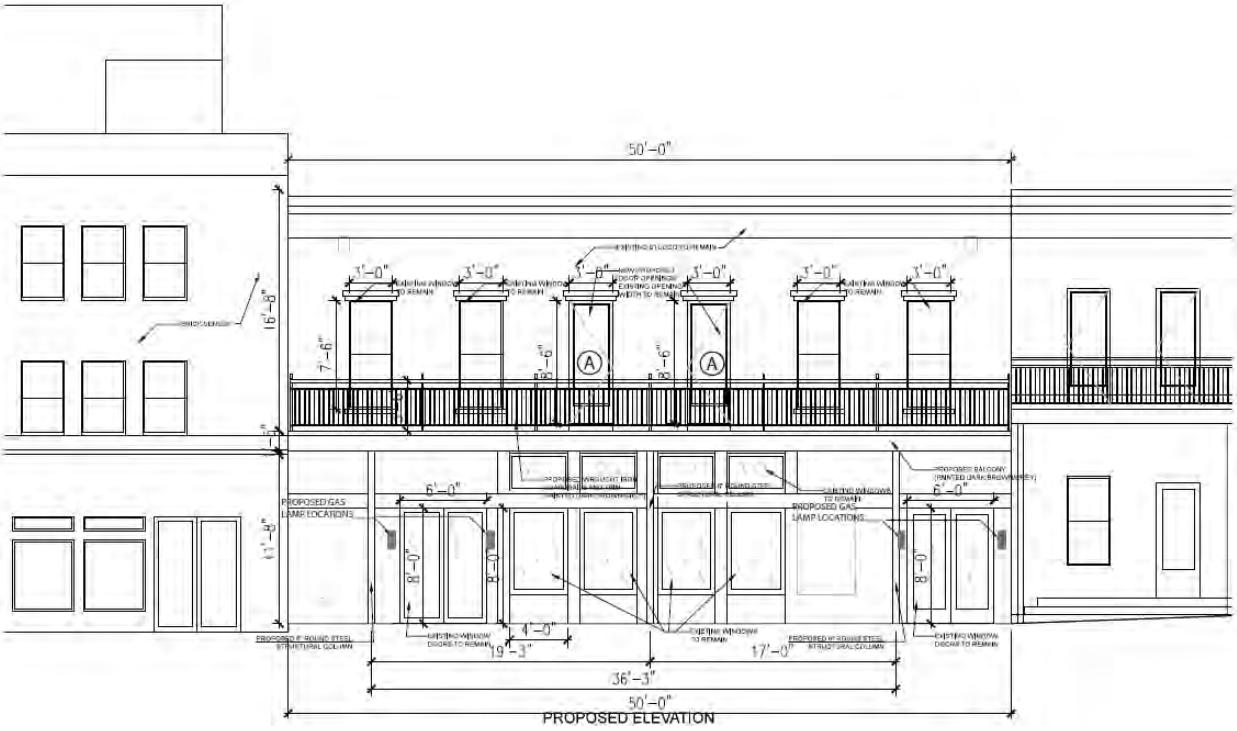
SOUTHWEST ELEVATION – FRONT FACING CONGRESS STREET

CURRENT PHOTO

SOUTHWEST ELEVATION – FRONT FACING CONGRESS STREET

EXISTING

PROPOSED



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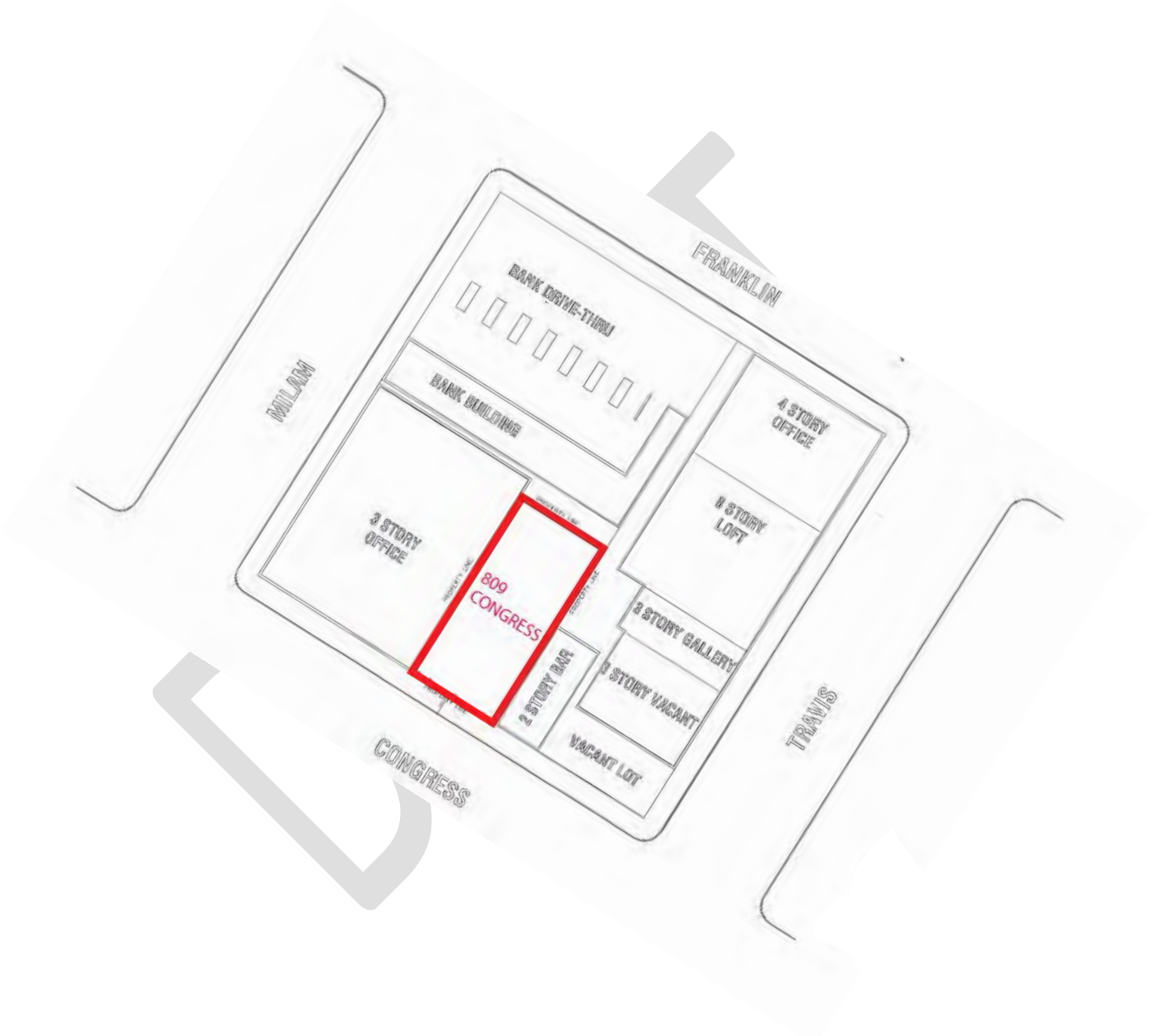
SITE PLAN

EXISTING



FLOOR PLAN (BALCONY CONFIGURATION)

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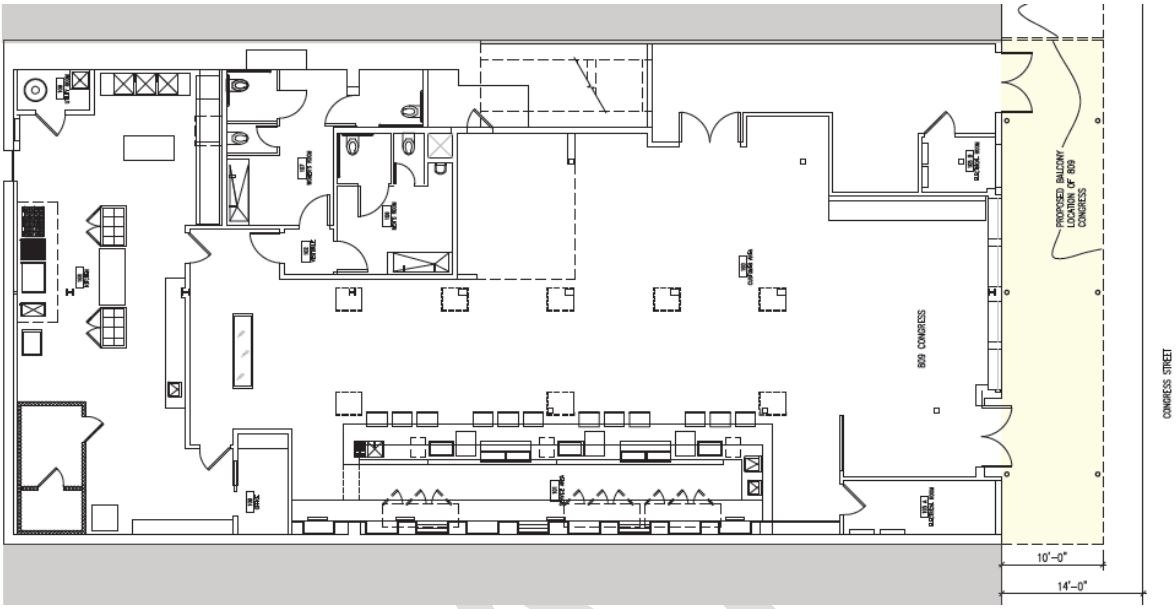
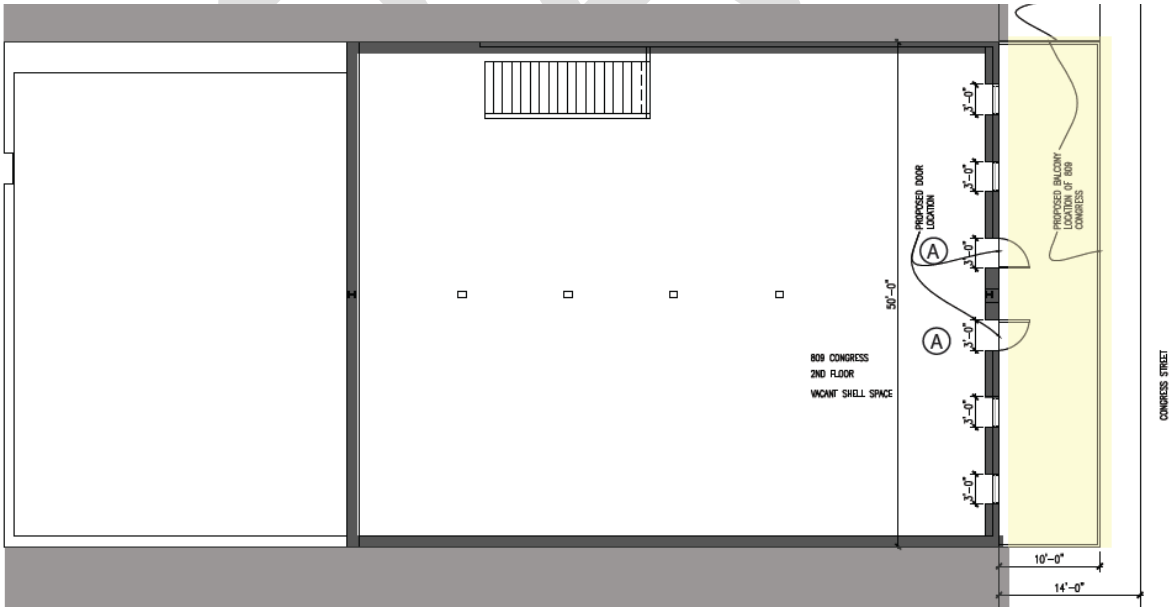
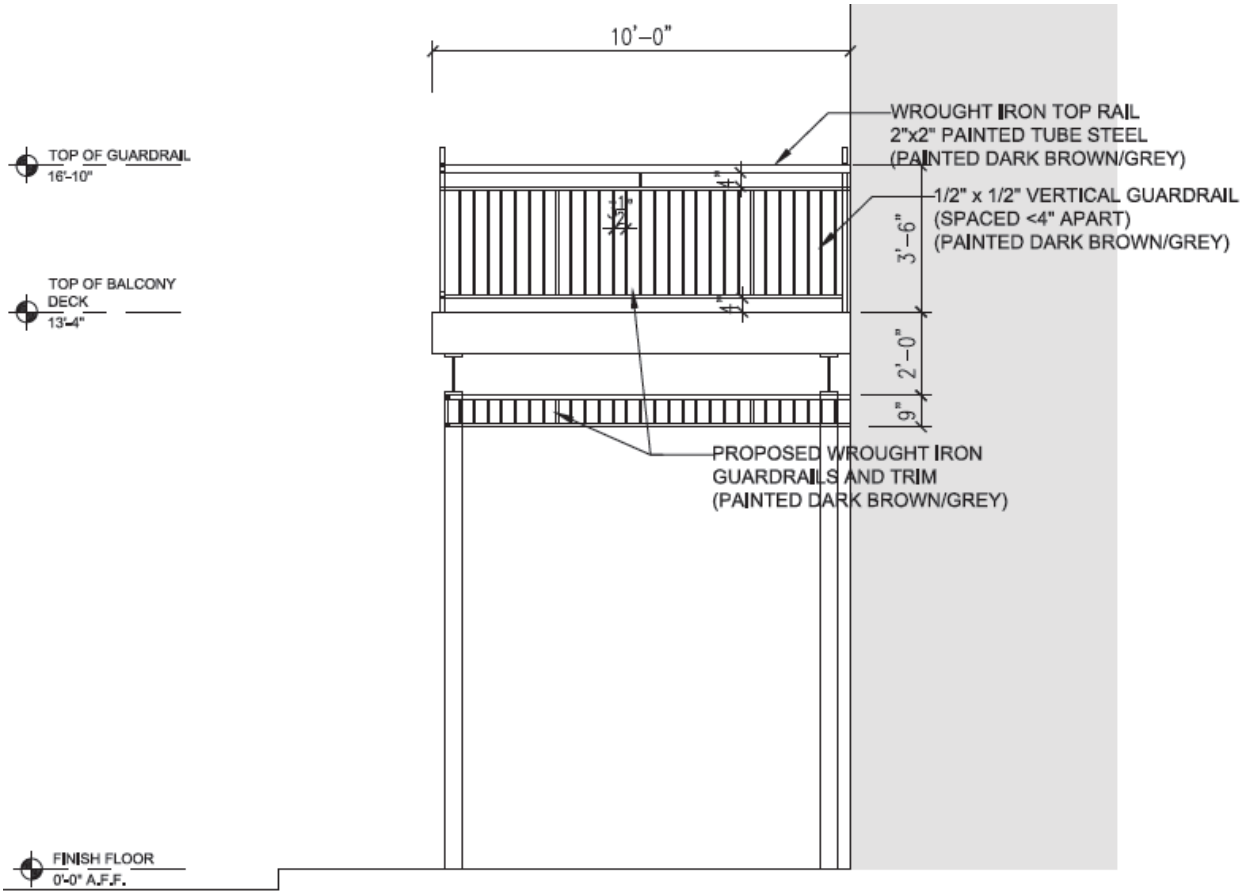
First Floor



Second Floor



BALCONY DETAIL (PROFILE)



RAILING EXAMPLE

VERTICAL RAILING DETAIL: OPT 2
(ALTERNATE CONSIDERATION)

DOOR SCHEDULE

3'x8'-6" FULL LITE SOLID
WOOD FRAMED DOOR
1.75" THICK

PAINTED DARK BROWN TO
MATCH EXISITING FIRST FLOOR
DOORS

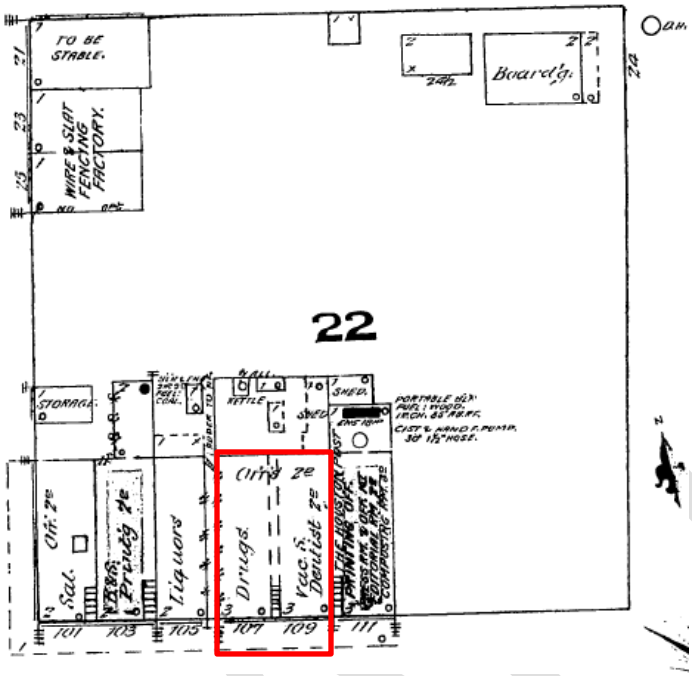
EXISTING FRONT DOORS
(TO REMAIN)

Northwest Doors

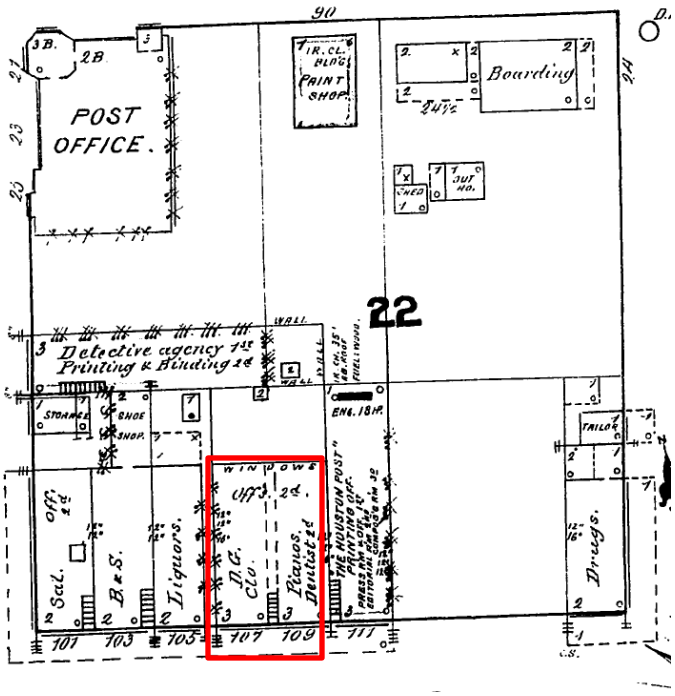
Southeast Doors

SANBORN MAPS

1885

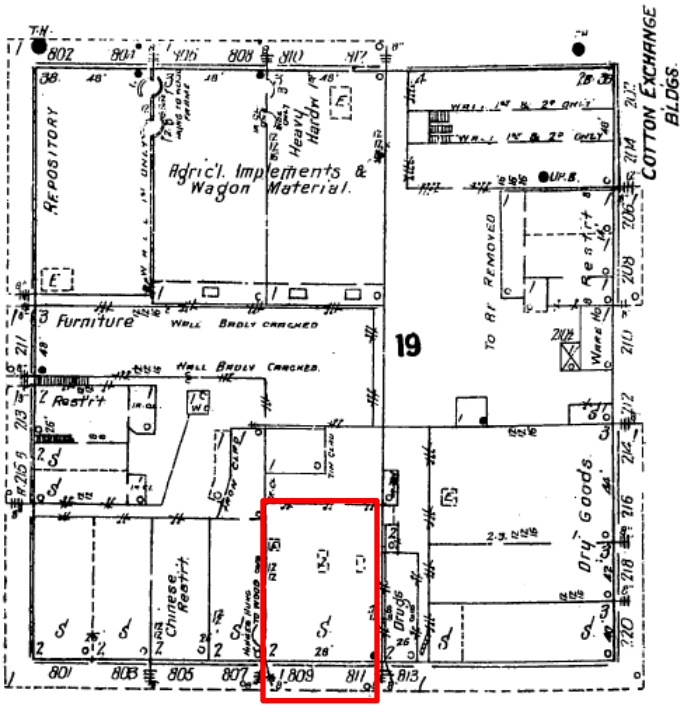


1890

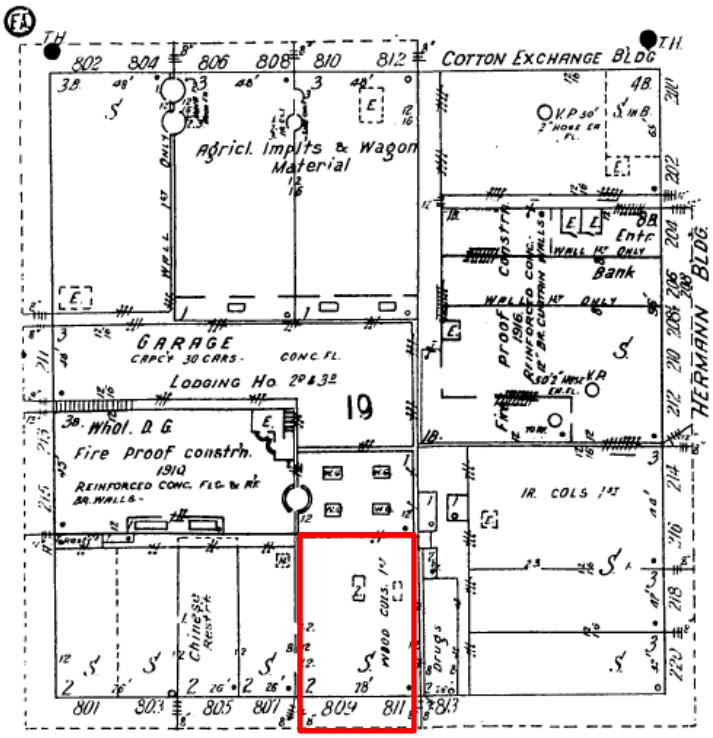


SANBORN MAPS

1907

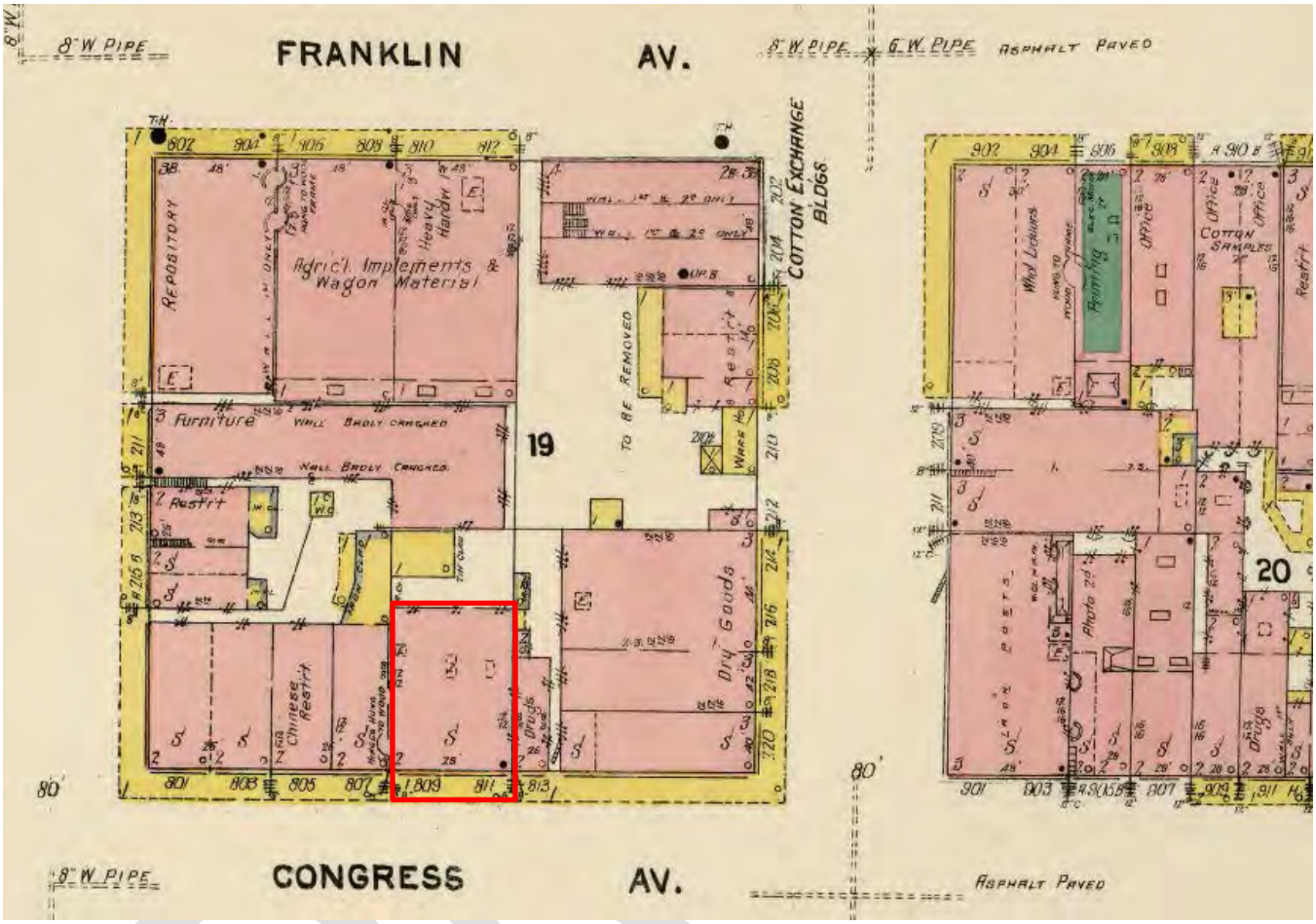


1924-1950

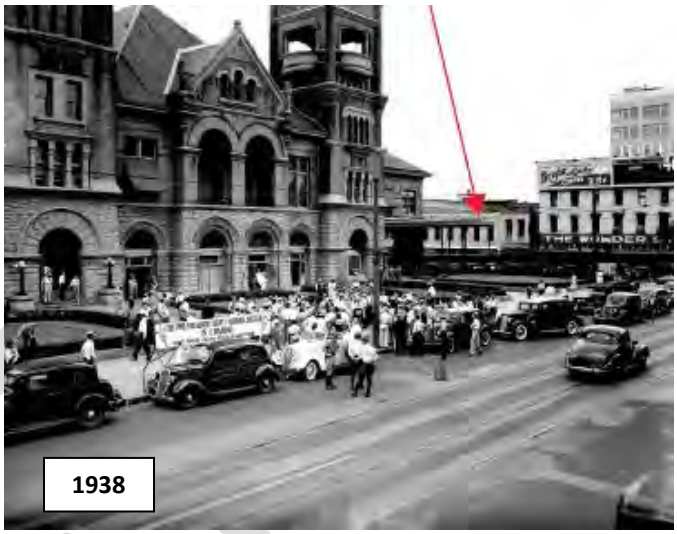


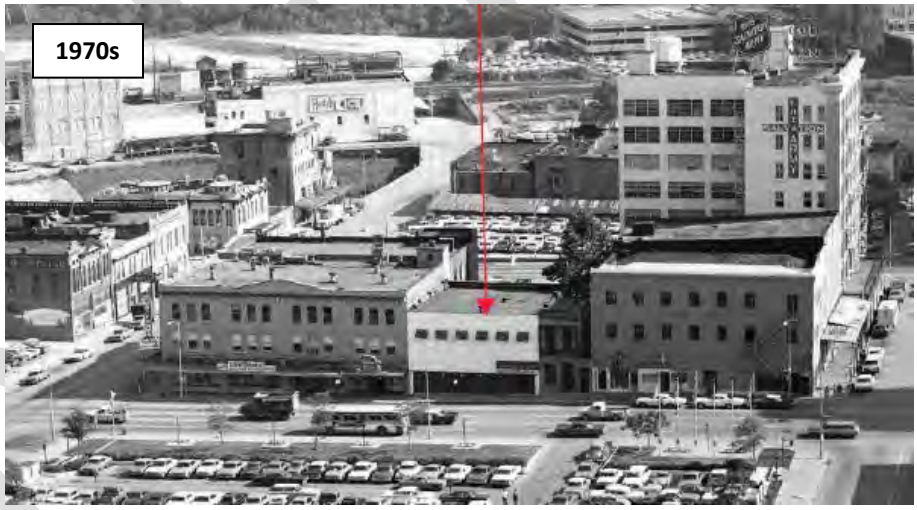
SANBORN MAPS

1896 (color)



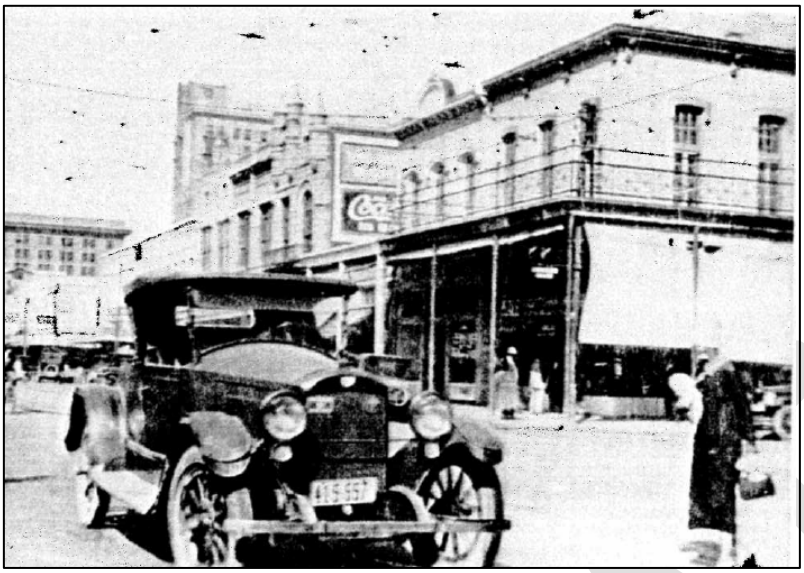
HISTORIC PHOTOS

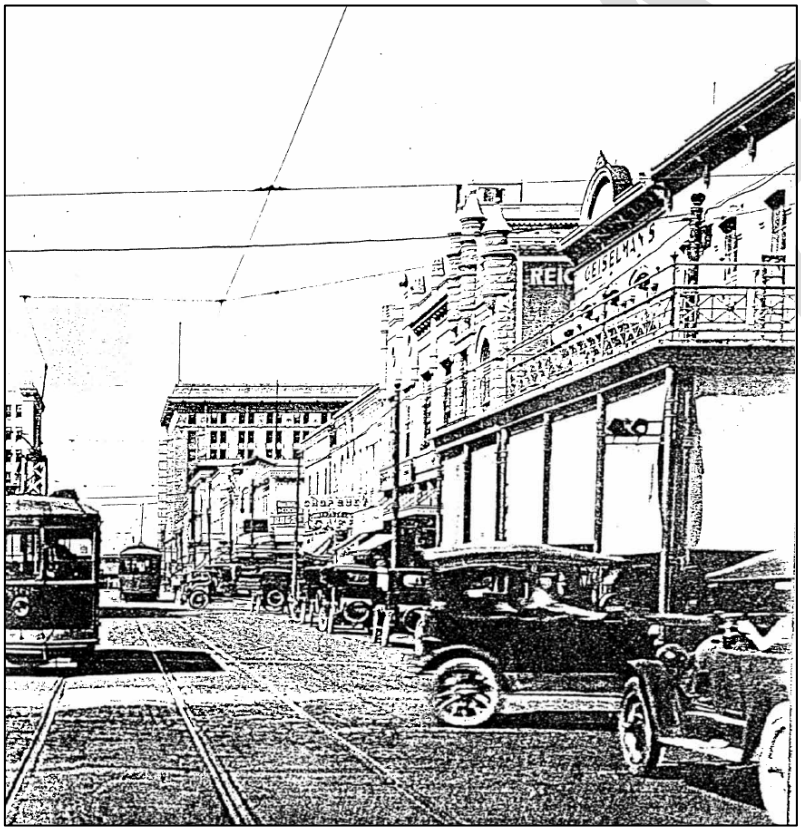


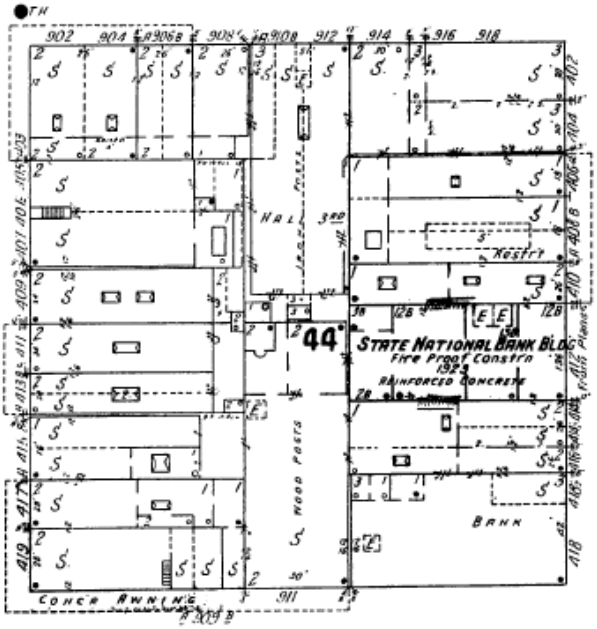


CORNER OF TRAVIS AND PRAIRIE

(SHOWING BALCONY PHOTOS AND SANBORN MAP DRAWING)







These photographs, from the 1920s-1930s, show a balcony which is also evident in the 1924-1950 Sanborn Map. The view point is identified by the red arrow.

PROJECT DETAILS

Shape/Mass: The existing two-story building is 50' wide by 99'-4" deep and 30' tall. The shape and mass of the building will remain the same. The applicant proposes to install a balcony, which will extend 10' over the sidewalk from the second story, and will span the 50' façade of the building. See drawings for more information.

Setbacks: The existing building is set at the sidewalk. The sidewalk is 14' wide to the street. The existing building setback will not be altered; however, the balcony will encroach over the sidewalk right-of-way. The applicant will need to seek a 'Consent to Encroach Agreement' from the City of Houston Public Works Department before the balcony can be installed. The balcony will extend 10 feet over the sidewalk. Its extent will approximately match the balcony on the adjacent building, 813 Congress (currently La Carafe). See drawings for more information.

Windows/Doors: The building features two pairs of non-original wood and glass 6' x 8' double doors located on the first story at either end of the façade. Between these doors are four large non-original windows. The second story features six tall 1-over-1 windows approximately evenly spaced. The windows are 3'-0" x 7'-6".

The six existing window openings on the second floor, featuring 1-over-1 windows, are to remain, however the two center windows will be extended to the floor and converted to doors (they will maintain the existing width). These two doors will be 3'-0" x 8'-6" and will allow access to the proposed balcony. On the first story, all existing doors and windows are to remain. See drawings and photos for more information.

Exterior Materials: Cement stucco has previously been applied over the original brick façade. The existing cement stucco is to remain.

A steel balcony will be installed above the first story. This balcony will span 50' along the facade. It will be installed approximately 12' above the sidewalk and extend 10' over the sidewalk. The balcony will be of a simple design and feature 9" tall wrought iron trim 2' below the balcony deck. The top of the balcony deck will be 13'-4" above the finished floor. The balcony deck will feature a 3'-6" high railing system with ½" x ½" vertical guardrail spaced 4" apart and a 2" x 2" wrought iron top rail. The balcony will be supported by three 6" round steel columns. See drawings for more detail.

Front Elevation: (Southwest) The existing structure is a two-story, brick commercial building constructed circa 1870. It has been altered numerous times, most noticeably with the application of stucco cement on the façade. The building features two pairs of double doors located on the first story at either end of the façade. Between these doors are four large windows. The second story features six tall 1-over-1 windows approximately evenly spaced. The roof is hidden by a parapet wall featuring a non-original decorative cornice with a dentil pattern. See photos for more information.

In the proposed project, a steel balcony will be installed above the first story. This balcony will span 50' along the facade. It will be installed approximately 12' above the sidewalk and extend 10' over the sidewalk. The balcony will be of a simple design and feature 9" tall wrought iron trim 2' below the balcony deck. On the second story, the two center windows will be converted into doors while the four other windows will remain.

Although the existing building does not currently contain a balcony, according to old photographs of early downtown Houston, as well as the Sanborn Maps, many of the building possessed either awnings or balconies which covered the sidewalk below, allowing for pedestrian and store front shade.

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Sanborn Maps as early as 1885 show that entire blocks were once wrapped by awnings and balconies, but that by the 1920s, these features were being removed. Few remain today.

There have been several other buildings within the district that have used this evidence to receive Certificates of Appropriateness to reconstruct their balconies. These include the Fox Kuhlman Building at 305 Travis Street (currently the CharBar and the Duke of Hollywood Tailors); the Roco Building at 419 Travis Street (most recently Pepper Jacks Restaurant) (several photos from the 1920s exist of the previous balcony and can be cross-referenced with the Sanborn Maps); the Smith Building at 308 Main Street; the Baker-Meyer Building at 315-317 Travis Street (currently Treebeards Restaurant); and the Kennedy Bakery Building at 813 Congress (currently La Carafe). See photos and maps for more information.

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