

CERTIFICATE OF APPROPRIATENESS

Application Date: September 28, 2016

Applicant: Alim Davari, Houston Provisions, for Dan Silvestri, Silvestri Investments, owner

Property: 208 Travis St, Lots 1, 2, 3, 9, 10 & 11, Block 19, Southside Buffalo Bayou Subdivision. The property includes a historic eight-story brick residential/commercial building situated on a 10,430 square foot (100' x 103') interior lot.

Significance: The Hermann Estate Building, also known as the Hermann Lofts Building, is a City of Houston Protected Landmark designated in January 2015. The Neo-Classical style eight-story historic residence/commercial structure was constructed circa 1917. The building was commissioned by the estate of George Henry Hermann, a Houston resident who accumulated a personal fortune through various business enterprises, and was designed by Houston architect Louis A. Glover. The Hermann Estate Building originally was designed to house personnel working in the cotton industry. The building housed cotton related business until approximately 1924. From 1924-1958, the building houses various commercial businesses and tenants. In 1958, the building was sold to the Salvation Army, which occupied it until 1975. The building was vacant and boarded up from 1975 until 1996, when it was sold to private investors and converted into and sold as residential lofts, its current use. The Hermann Estate Building is also listed as a Contributing structure in the Main Street Market Square Historic District.

Proposal: Alteration – Storefront. Alter four of six non-original storefront sections within two bays.

In October 2016, the applicant removed the sidelight and single-lite wood door from Bay 3-Section C (Bays and Sections numbered/lettered left to right) and installed a paneled wood door without a COA. The applicant seeks approval for this work and the following:

- Remove ca. 1997 single-pane fixed windows and wood bulkheads from Bay 4-Sections D, E, and F.
- Install three sets of two custom wood French doors in Bay 4- Sections D, E, and F. Each single-lite wood door will fit within the existing openings beneath the existing transoms and feature wood panels at the base to replicate the style and size of the existing wood bulkheads.
- No alteration to Bay 3-Sections A and B. No alteration to existing transoms.

See enclosed application materials and detailed project description on p. 3-10 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Partial Approval: Approval for the alterations to Bay 4-Sections D, E, and F; denial for the installation of a paneled wood door in Bay 3-Section C.

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:

- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|-------------------------------------|-------------------------------------|----------------------|---|----------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property;
<i>A solid entry door is not compatible with historic storefront systems or the existing storefront system and therefore does not retain or preserve the historical character of the property.</i> | |
| <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 type="checkbox"/> | <input checked="" 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;
<i>The proposed door does not preserve the distinguishing qualities or character of the building because it is not predominantly glass. A solid entry door is not compatible with historic storefront systems or the existing storefront system.</i> | |
| <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; | |
| <input type="checkbox"/> | <input checked="" 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
<i>The existing storefront system is characterized by glass and transparency. Since the proposed door is not predominantly glass, it is not compatible with the character of the property.</i> | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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



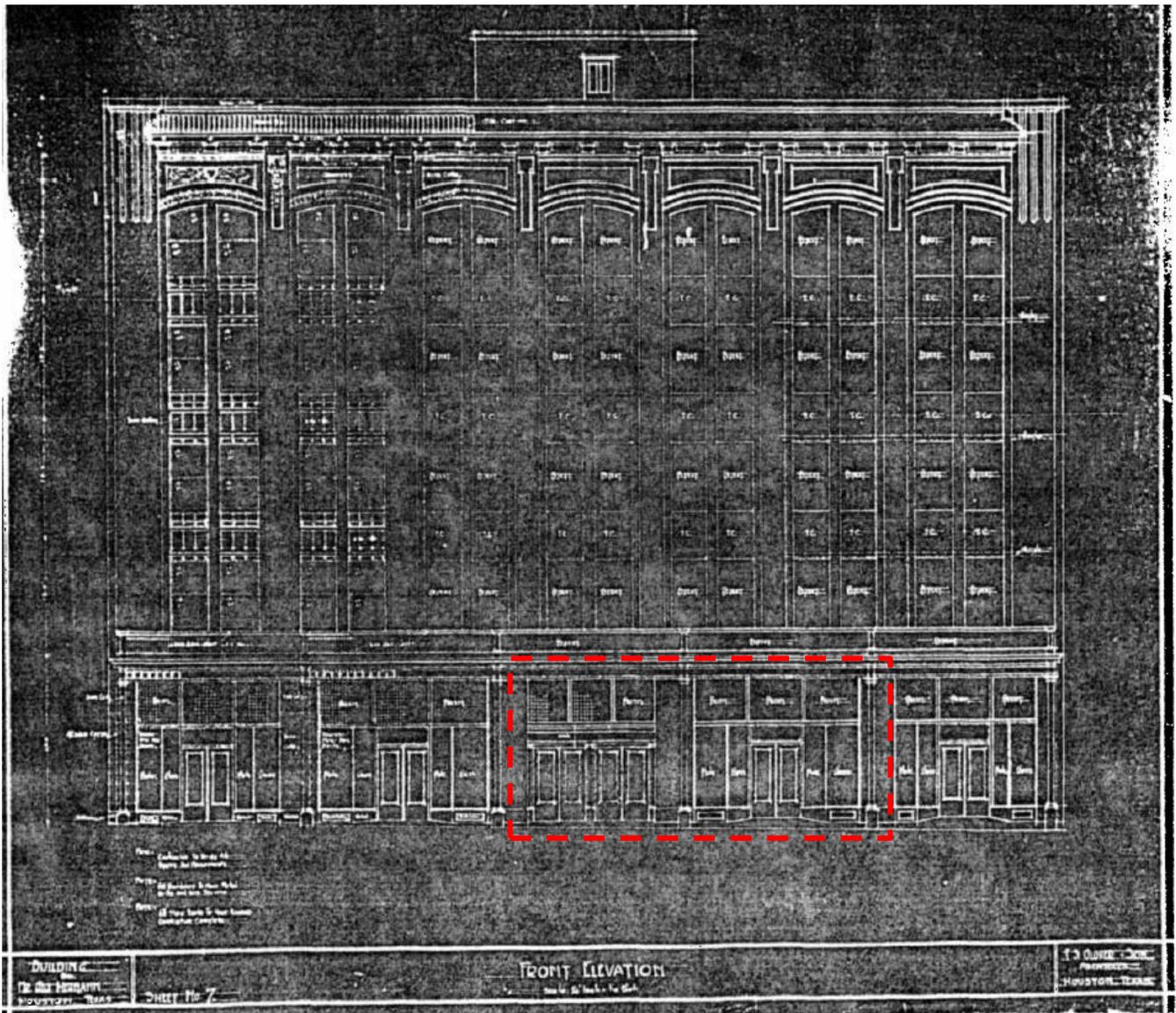
Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO



ORIGINAL ARCHITECTURAL DRAWING – EAST ELEVATION

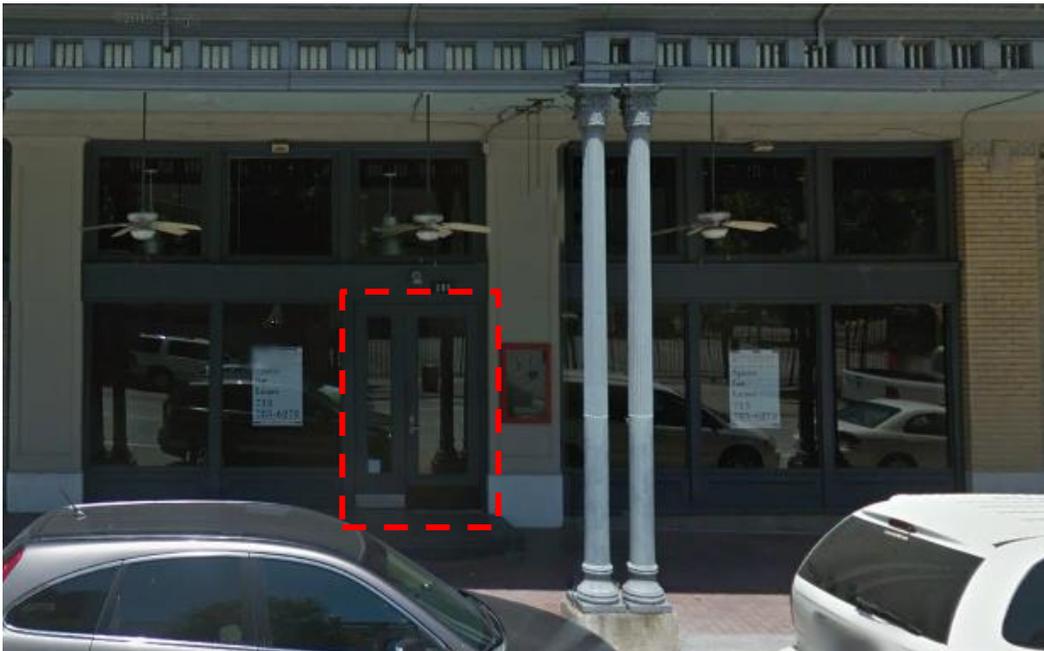


EXISTING EAST ELEVATION

APPROVED 03/17/1997



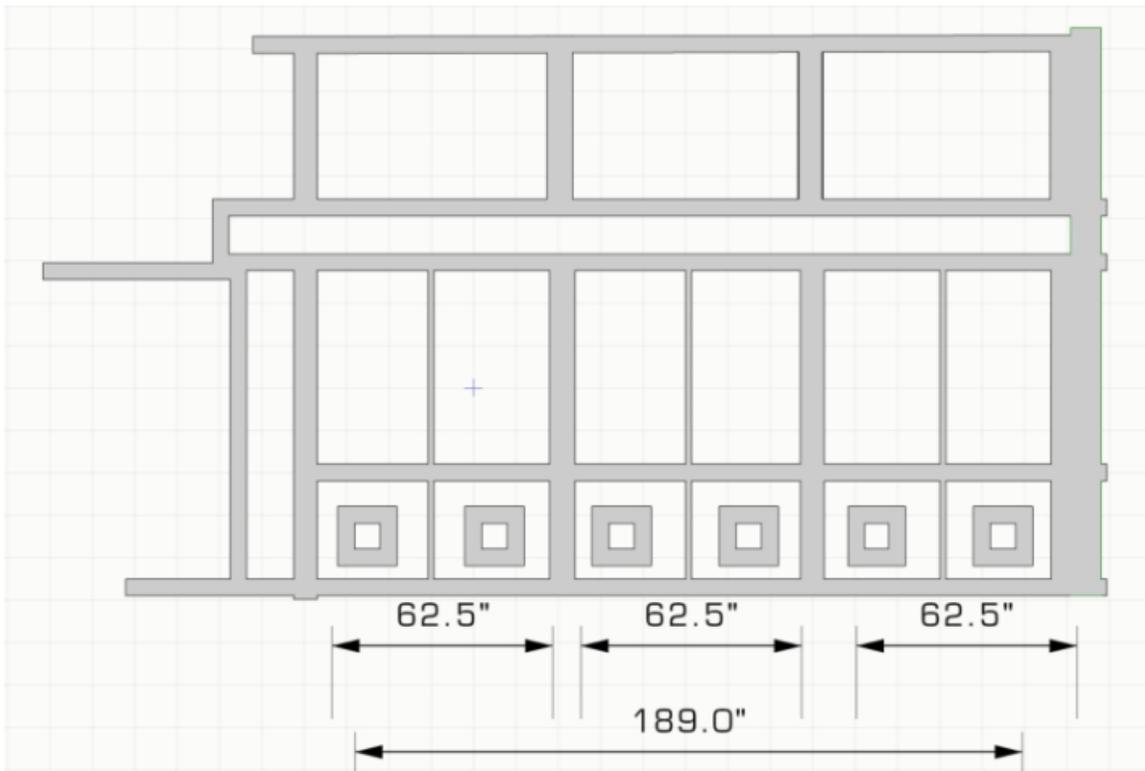
STOREFRONT DETAIL (2015)



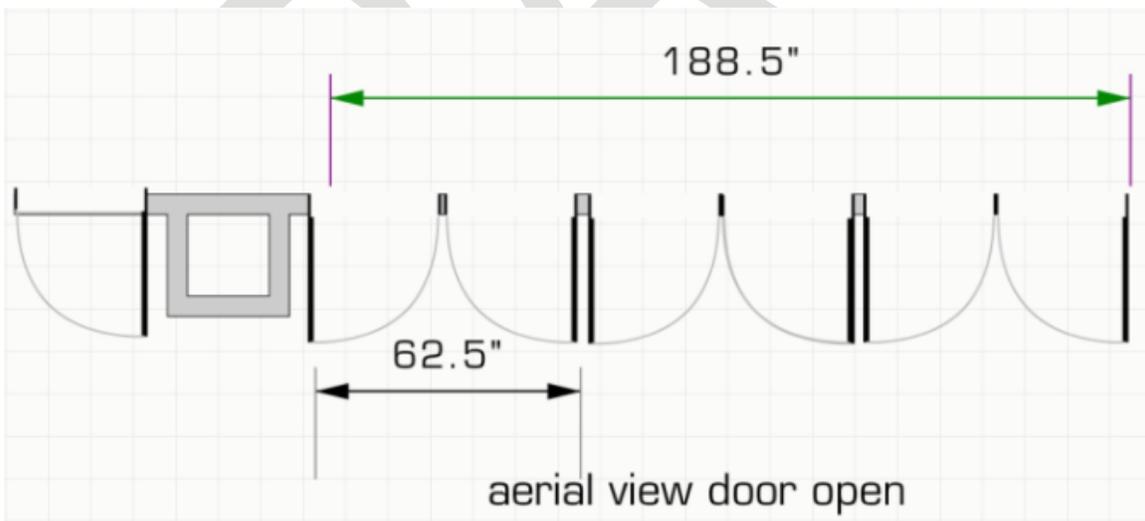
**EXISTING STOREFRONT DETAIL WITH PROPOSED DOOR
(CURRENTLY INSTALLED)**



PROPOSED EAST ELEVATION



**Not to scale*



**Not to scale*

PROJECT DETAILS

Windows/Doors: The existing non-original storefront system within the scope of work consists of two bays divided into three sections with transoms above. Each section measures approximately 62.5" x 95" (excluding the transoms above which will remain). Five of the sections contain single-pane fixed windows with 62.5" x 24" paneled wood bulkheads at their base. Bay 3-Section C contains a sidelight and single-lite door.

Bay 3-Sections A and B will not be altered. The applicant has removed the sidelight and single-lite door from Bay 3-Section C, and installed a paneled wood door within the existing opening. The applicant proposes to install three sets of two custom French doors in Bay 4-Sections D, E, and F. Each single-lite wood door will measure approximately 31.25" x 95" with 31.25" x 24" wood panels at the base to replicate the existing bulkheads.

**Bays and sections are numbered/lettered in order from left to right.*

DRAFT