

CERTIFICATE OF APPROPRIATENESS

Application Date: September 30, 2015

Applicant: Michael Kravets, A.I.A., Heights Venture Architects LLP, for Anas Dib, SRC Congress Owner LP, owner

Property: 213 Milam (801 Congress), Lot 4 & 5, Tract 12A, Block 19, SSBB Subdivision. The property includes a historic four-story 57,180 square foot brick storefront building situated on a 12,000 square foot corner lot.

Significance: Contributing brick storefront building, located in the Main Street Market Square Historic District.

Proposal: Alteration – Remove the existing non-original storefront system and replace with new glass and wood panel storefronts.

- Custom storefront will be installed in existing openings
- No exterior masonry will be altered

See enclosed application materials and detailed project description on p. 4-8 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(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 | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
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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

CURRENT PHOTO



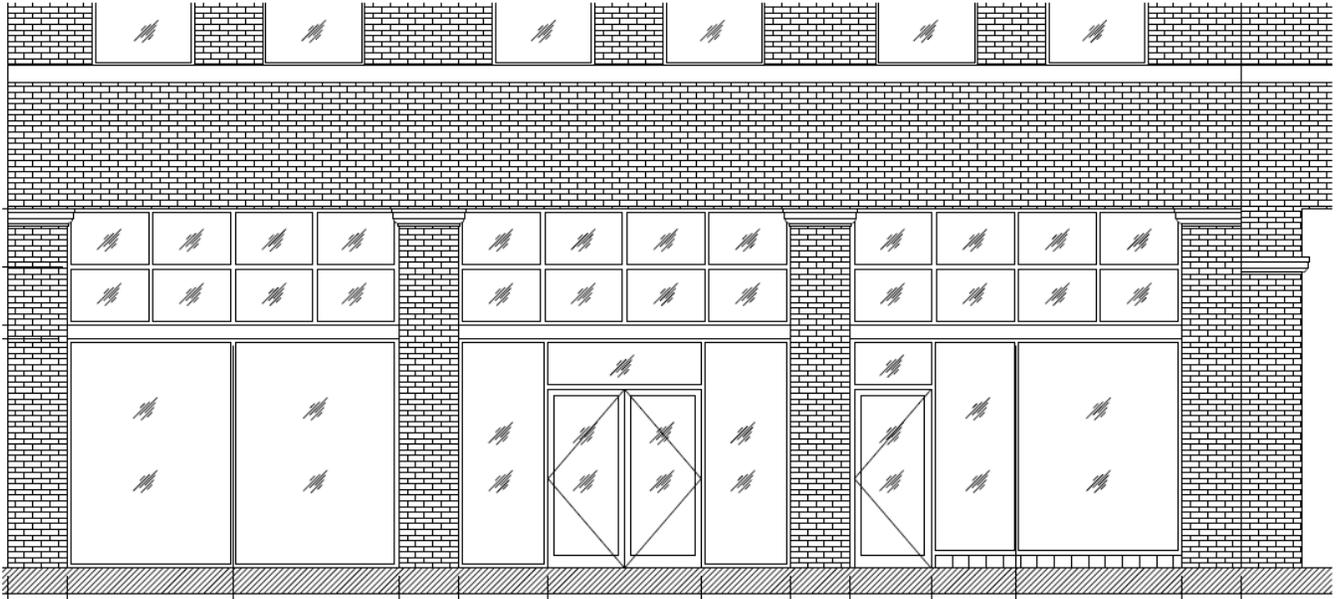
3D RENDERING – FRONT FACING MILAM STREET

PROPOSED

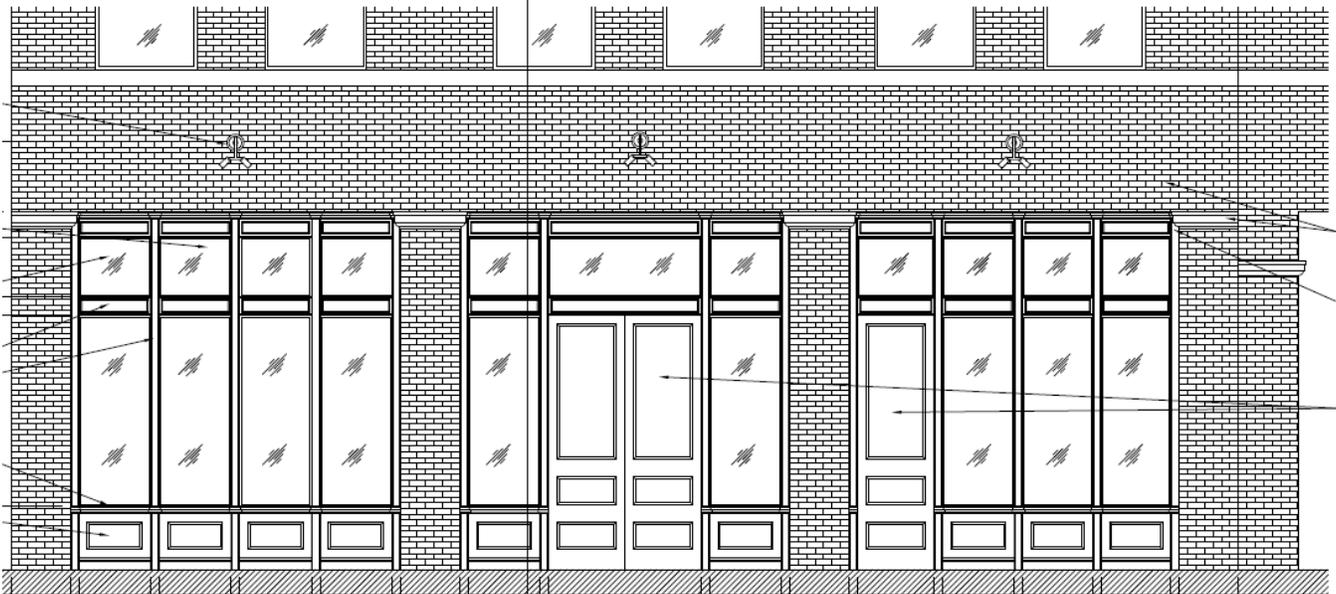


NORTHWEST ELEVATION – FRONT FACING MILAM STREET

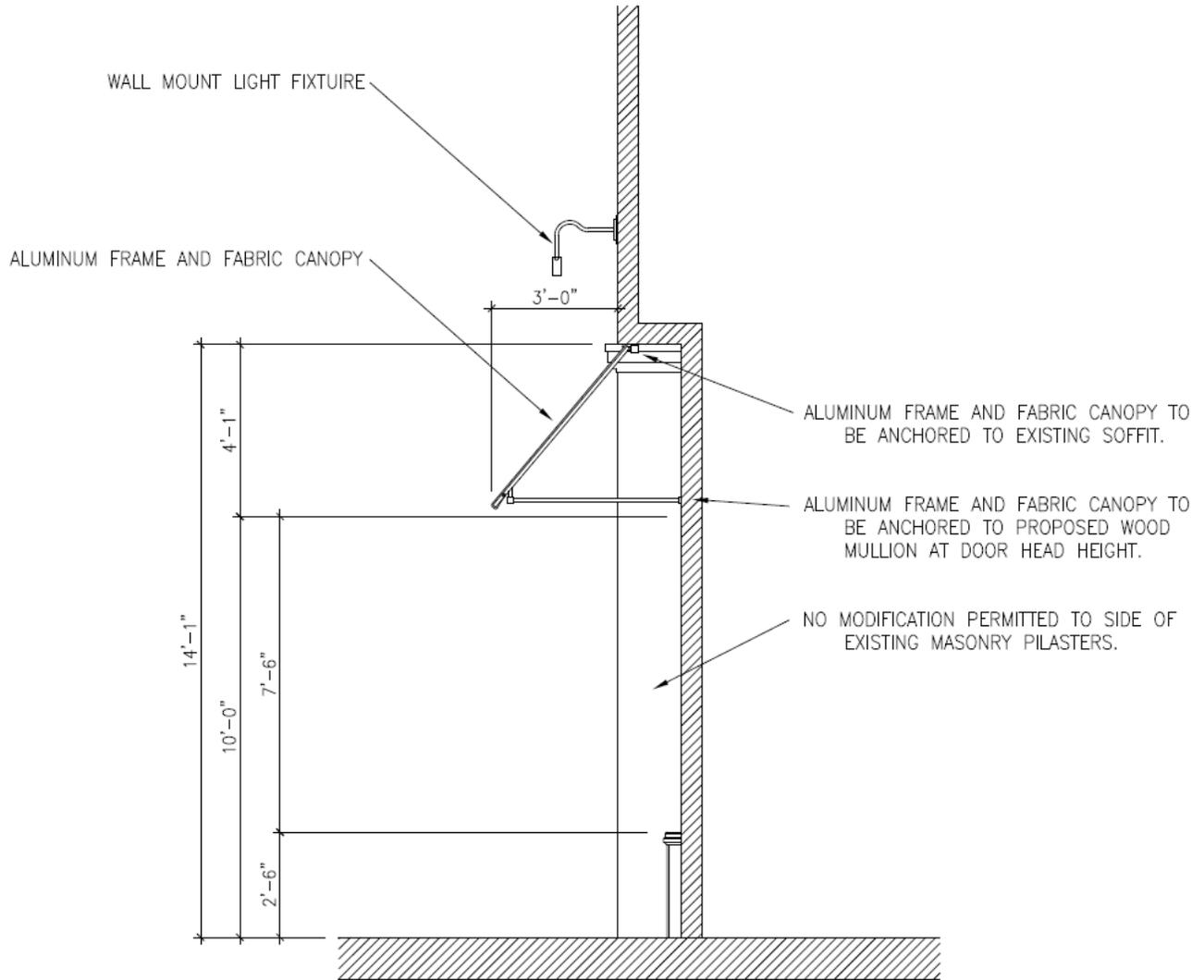
EXISTING



PROPOSED



AWNING DETAIL



PROJECT DETAILS

Shape/Mass: The existing storefront is located on the northern portion of the building at 801 Congress and fronts Milam Street. The Milam Street side of the building contains two storefronts. The northern storefront will be altered. The existing brick storefront is 48'-4" wide and features three bays. Each bay is 13'-0" wide and separated by 2'-4" brick columns. The existing storefronts are not original. The northern bay includes two 6'-6" wide by 9'-0" tall glass panes. The central bay includes a 6'-0" wide double door flanked by 3'-6" wide by 9'-0" tall panes of glass. The southern bay includes a 3'-2" door and a 3'-4" pane of glass and a 6'-6" pane of glass. All three bays are topped with a 4'-7" tall transom consisting of eight windows (two rows of 4 windows).

The existing storefront will be removed. All existing masonry is to remain and will not be altered. The proposed storefront will be inserted into the existing openings. The northern bay will include four 2'-10" wide sections, each consisting of a 2'-6" tall bottom wood panel, a 7'-6" tall glass pane, 9" tall wood panel, 2'-4" tall glass transom, and topped by a 1'-0" tall panel. Each section will be separated by a 4" wood column. The central bay will include 6'-0" wide glass and panel double door topped by a transom and will have a 2'-10" wide panel and glass section on either side. The southern bay will include a single 3'-0" wide glass and panel door and three 2'-10" panel and glass sections. The transoms will be covered by new awnings. The awnings will be located 10' from the ground and will be 3'-0" deep and 4'-1" tall. See drawings for more detail.

Windows/Doors: The non-original existing storefront consists of aluminum framed glass panels and doors. This non-original aluminum storefront system will be removed.

The proposed windows and doors will be custom made from wood. The 2'-10" wide sections will be comprised of a 2'-6" tall bottom wood panel, a 7'-6" tall glass pane, 9" tall wood panel, 2'-4" tall glass transom, and topped by a 1'-0" tall panel. The central double doors will be 6'-0" wide and 10' tall. The single door will be 3'-0" wide and 10'-0" tall. See drawings for more detail.

Exterior Materials: The existing building is clad in brick.

The existing brick cladding is to remain and will not be altered. No change is permitted to any existing masonry. See drawings for more detail.

**Front Elevation:
(Northwest)** The existing brick storefront features three bays. Each bay is separated by brick columns. The existing aluminum storefronts are not original. The northern bay includes two tall glass panes. The central bay includes a set of doors flanked by glass panes. The southern bay includes a door and two panes of glass. All three bays are topped with a transom consisting of eight windows (two rows of 4 windows).

The proposed northern bay will include four sections, each consisting of wood panels and glass panes and topped by a transom. Each section will be separated by a wood column. The central bay will include a glass and panel double door topped by a transom and flanked on either side by wood panels and glass sections. The southern bay will include a single glass and panel door and three wood panels and glass sections. The transoms will be covered by awnings. See drawings for more detail.