

AGENDA ITEM: 1h

HPO File no. 091008

SITE NAME:

SITE LOCATION: 312 Main Street – Main Street Market/Square Historic District

Owner: Theodore E. Brakatselos

Applicant: Same

Time Frame	Date Accepted	90-day Waiver
	October-05-2009	January-04-2010

SITE INFORMATION:

Tracts 2A and 3B, Block 33, SSBB, City of Houston, Harris County, Texas. The building on site is a two-story commercial building.

TYPE OF APPROVAL REQUESTED:

The building on the site is a modern replacement of the late Victorian building which had stood at this location and which had originally been a portion of the Kiam Annex building. The current building has experienced several alterations in the past. The applicant requests approval for the following work:

- Alter the existing front entry and install a new entry within the existing storefront;
- Remove left door of existing paired front entry doors; Install a single glass window in same location; Applicant proposes two options for new front entry (please refer to elevation for details);
 - Option 1 – Install one entry door to the left (south) side of new single glass pane;
 - Option 2 –Install paired entry doors to the left (south) side of the new single glass pane.

HISTORY AND SIGNIFICANCE:

The property is contained within the boundary of the Main Street/Market Square Historic District, listed in the National Register of Historic Places in 1983. The District was designated by City Council as a Historic District of the City of Houston on March 5, 1997. On February 17, 2000 the HAHC granted the owner and tenant, Spy Club, a certificate of appropriateness to construct an aluminum storefront which was compatible to the existing façade, a later alteration, which displayed the business name, “The Hub.” On March 23, 2006 the owner was issued a certificate of appropriateness to install a modern, aluminum frame storefront on the first floor, and the work has been completed. On April 20, 2006 the owner was issued a certificate of appropriateness for installation of a modern anodized aluminum glass window on the second floor. On January 24, 2007 the tenant was granted a certificate of appropriateness to install a canvas awning over the entry door. On May 23, 2007 the applicant was approved a certificate of appropriateness for the installation of a wall sign on the Main Street façade of the building; proposed sign will be installed in the area above the existing storefront system and below the existing upstairs windows (centered); sign will be rectangular in shape and will measure 12’ in length and 30” inches in height; sign face will be ¾ inch sand blasted plexiglass; business logo and building address will be ¼ inch brushed metal (reverse cut) applied to plexiglass; additional business name includes 8” brushed metal letters applied to plexiglass; sign will be illuminated by external spot lights – one placed above and below sign (centered).

The building at 312 Main Street, known as the Kiam Annex, or Kiam’s Shoe Store, was classified as “potentially contributing” due to the alterations to the storefront and upper facade when the inventory was prepared for the City of Houston Historic District in 1997. The building was built circa 1900 originally as a three-story building. The first floor was originally open to the south as an extension of the Kiam Building. As late as 1942, the building retained its original three story façade. At some later date, the third floor was removed and the existing concrete block wall was constructed on the second floor and covered with the existing red tiles which were attached to the upper floor, without any windows being

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installed. The current first floor storefront was again altered circa 1970. According to the current owner, the wall behind the existing slip cover, which displayed the graphic letter sign, "The Hub," is actually built of modern, concrete block, and not original to the building. Nor does the building currently exhibit any window openings on the second floor. Had this information been known at the time the inventory was prepared, the building would have been classified as "non-contributing" in 1997.

APPROVAL CRITERIA FOR ALTERATION:

Sec. 33-241. Same-Alteration, rehabilitation, restoration, and construction.

(a) The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration, or construction of an exterior feature of (I) any landmark, (II) any building, structure, or object in 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

- 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 must be compatible with the materials being replaced in composition, design, texture and other visual qualities;
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 alterations or construction 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); and
11) The proposed activity will comply with any applicable deed restrictions.

STAFF RECOMMENDATION: Approval of the certificate of appropriateness as requested by the applicant.

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Site Location Map
Not to scale



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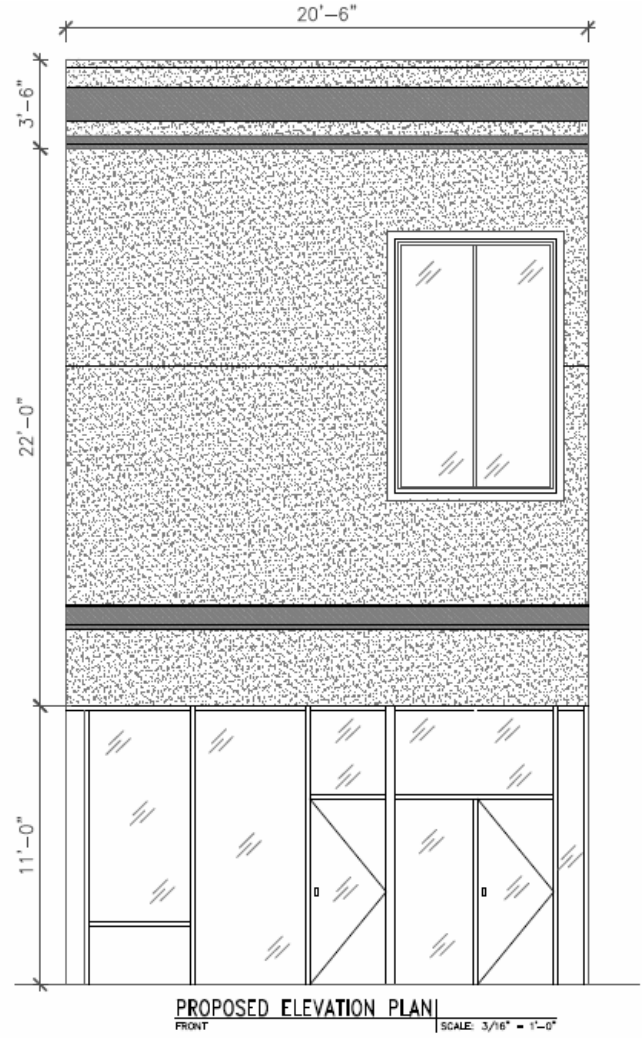
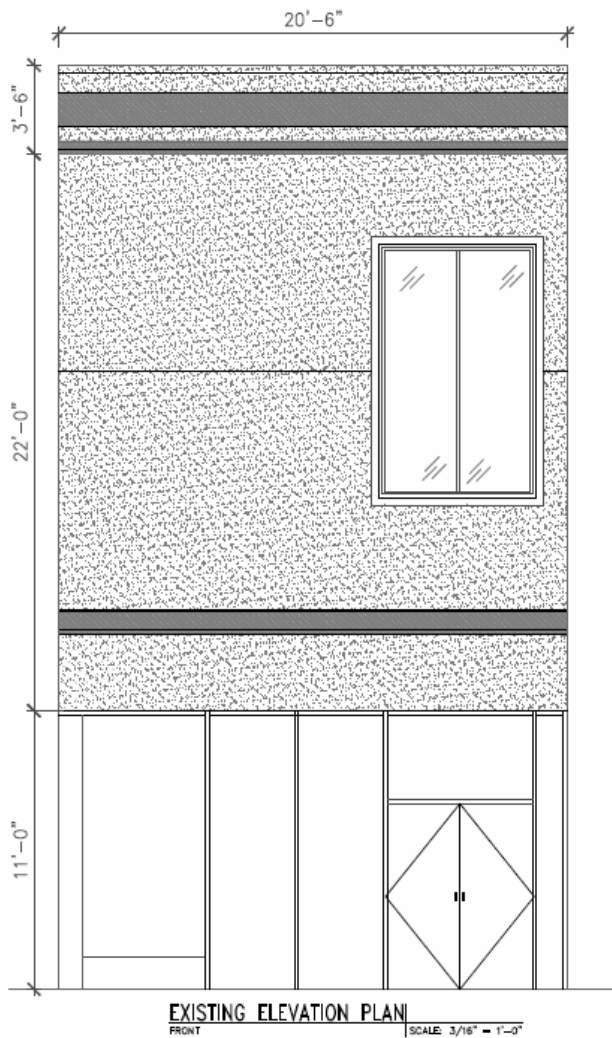
Current photograph showing existing storefront configuration
Not to Scale

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**Option 1 – Showing One Entry Door
Not to Scale**

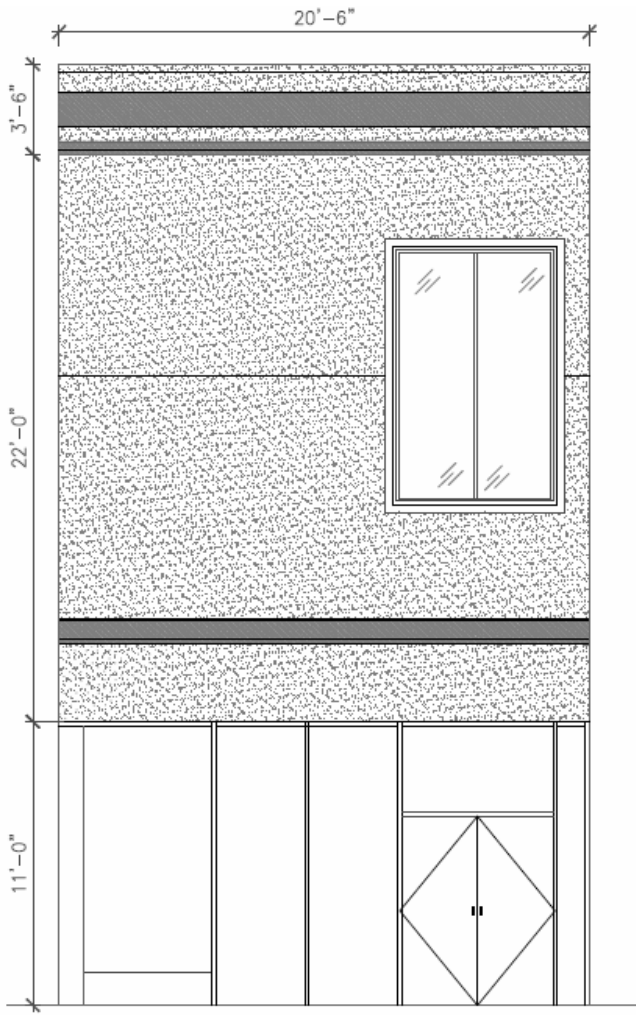


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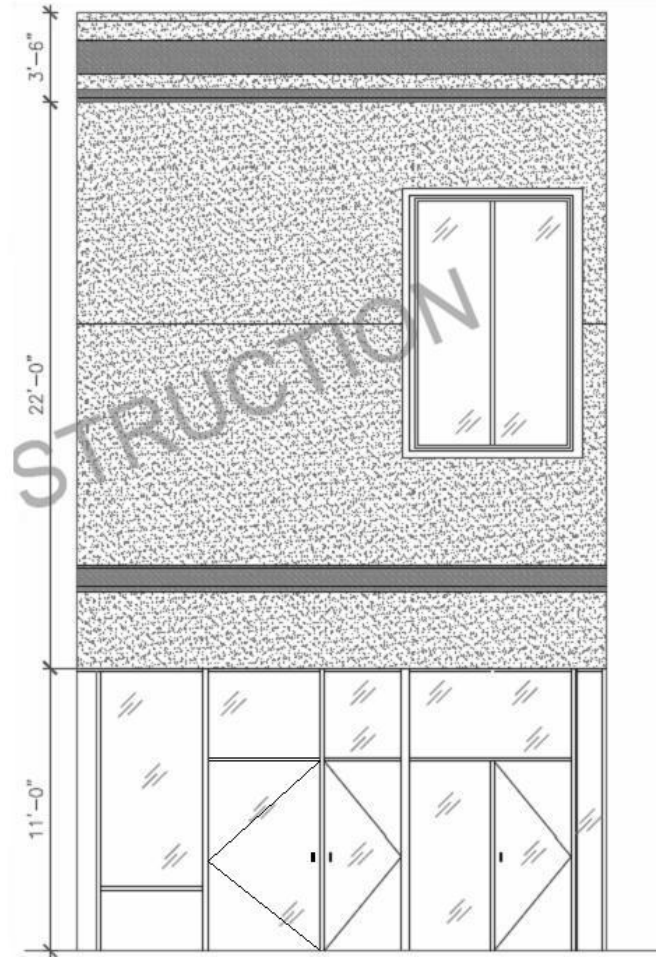
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**Option 2 – Showing Paired Entry Doors
Not to Scale**



EXISTING ELEVATION PLAN
FRONT | SCALE: 3/16" = 1'-0"



PROPOSED ELEVATION PLAN
FRONT | SCALE: 3/16" = 1'-0"

CERTIFICATE OF APPROPRIATENESS