

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 909 Franklin Street Houston TX 77002 USA.

Historic District / Landmark _____ HCAD # _____

Subdivision _____ Lot _____ Block _____

DESIGNATION TYPE

- Landmark
- Protected Landmark
- Archaeological Site
- Contributing
- Noncontributing
- Vacant

PROPOSED ACTION

- Alteration or Addition
- Restoration
- New Construction
- Relocation
- Demolition
- Excavation

DOCUMENTS

Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name Ramon Soriano
 Company La Calle LLC
 Mailing Address 909 Franklin Street
77002 Houston TX USA
 Phone (469) 648-8441
 Email [REDACTED]
 Signature [Signature]
 Date 12/06/2015

APPLICANT (if other than owner)

Name Same
 Company _____
 Mailing Address _____
 Phone _____
 Email _____
 Signature _____
 Date _____

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ___/___/___ Application complete: ___/___/___

Make copies of this page if additional photos are needed to describe your project. Beneath each photograph describe in detail what it represents and what changes are being proposed.



Describe what is represented in the above photograph prior to making the proposed improvements, and what will be installed/changed in same location once the facade project is completed (feel free to use arrows/side columns also):

See renderings below.



Describe what is represented in the above photograph prior to making the proposed improvements, and what will be installed/changed in same location once the facade project is completed (feel free to use arrows/side columns also):

See renderings
below.



If the Applicant does not own the property, the below Owner Consent Form must be completed by the property Owner and submitted with the Application.

OWNER CONSENT FORM

The undersigned owner of the existing building located at: 909 FRANKLIN
(Address) certifies that Ramon Soriano (Applicant) operates or intends to operate a business at the above location. The undersigned agrees to permit the Applicant and his contractors or agents to implement the improvements listed on the Façade Improvement Grant Program Application ("the Application") dated 11/19/2016.

The undersigned hereby waives any claim against the Houston Downtown Management District ("HDMD") arising out of the use of said grant funds for the purposes set forth in the Application. The undersigned agrees to hold the HDMD harmless for any charges, damages, claims or liens arising out of the Applicant's participation in the Storefront and Streetscape Improvement Grant Program.

In witness whereof, the owner has hereunto set his hand and seal, or if a corporation, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, if a Partnership by its Partners, if a LLC or LLP, by its Members/Managers, etc. the day and year first above written.

BAYOU RETAIL PARTNERS, LP
(Company Name) leave blank if Owner is an Individual

By: [Signature] (Seal)

Steve A. Radon Name

Manager of General Partner Title

By: _____ (Seal)

_____ Name

_____ Title



Description Storefront and Streetscape Improvement

909 Franklin St
Houston TX, 77002



● Façade

The proposal includes to remove the existing brick wall attached to the building in order to create a 13' by 16' feet opening, giving transparency and illumination to the establishment, and adding a stucco covered lintel to match with the rest of the building. The renovation includes the cleaning or replace the brick, stone, woodwork and tile in order to preserve and rehabilitate the original façade to match the existent openings with limestone or granite as required and using only building materials to match original building material palate.



The picture above shows the false brick addition wall that is proposed to be removed.



This picture shows the adjacent business space, using a large window wall and creating a limestone lintel that adds character to the building and the window above it.

● Storefront window wall and visual transparency

The renovation project proposes installing a new window wall increasing and facilitating visual transparency from the exterior to the interior of the business. See-through windows and doors add visual activity to the street that and allow pedestrians to see inside and feel safe knowing exactly what environment they are entering.

The proposed storefront framing consists of:

EnCORE™ Framing System, a two-piece, face-and-gutter system that offers thermal economy, a Structural Silicone Glazing (SSG) option that include the unique QuickSeal™ self-sealing system, a broad selection of system depths and a 1 3/4-inch (44.5) minimal sightline.

EnCORE™ readily adapts to remodel projects and new construction, whether traditional or modern architecture.

- 1-3/4" (44.5) sightline with a 3-9/16" (90.5), 4-1/2" (114.3) depth
- Front or Center (4-1/2") glass applications
- Outside glazed:
- Tempered Dual Pane/Insulated Unit glass
- Screw Spline, Shear Block or Type-B fabrication
- SSG option
- Thermal break via. Polymer glazing clip
- Permanodic™ anodized finishes color #40 dark bronze

- **Awning, sign and night illumination**

The renovation proposes the installation of an aluminum marquee awning with V-shaped Panels. The awning projection won't exceed 2/3 of the length of the sidewalk. This stylish and functional aluminum awning uses overhead braces and is suitable for commercial establishments. Its overhead brace design allows it to be used where vertical support posts are not desirable. The picture below is a clear example of the suggested awning. (in black) .



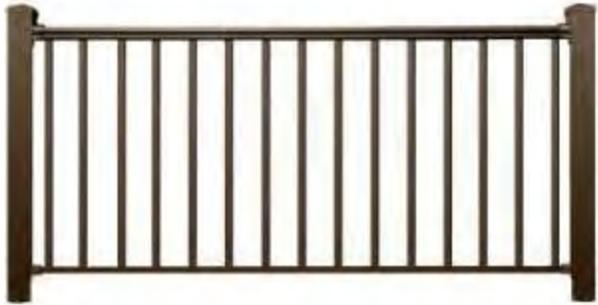
An **outdoor lightbox** will be placed right above the awning to make the business easier to find at night, displaying the brand's logo. The installation of LED lights surrounding the frame of the marquee will provide ambient street illumination at night, thereby contributing to a lively and safe pedestrian environment.

- **Outdoor patio**

The patio will feature simple and practical outdoor furniture such as 2 A-Frame Oak High Table bar counter high 6' x24"x42" and 6 high orange metal outdoor counter height stools, as shown on the picture below.

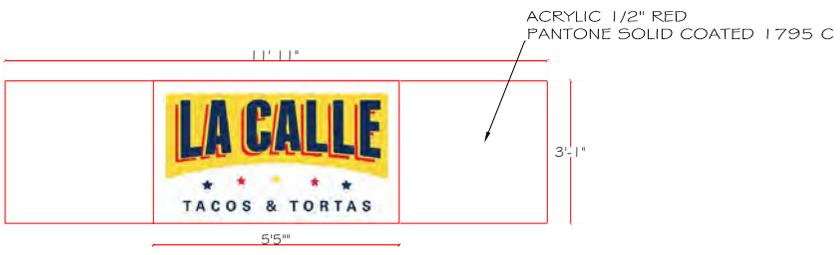


A simple yet elegant iron railing will be added to delimit the areas of the cafe. In addition, several landscape items will be added, such as the Tidore Tall 27.5" Planter from Crate and Barrel, that features clean taper shapes in graduated slats that have the look of wood.

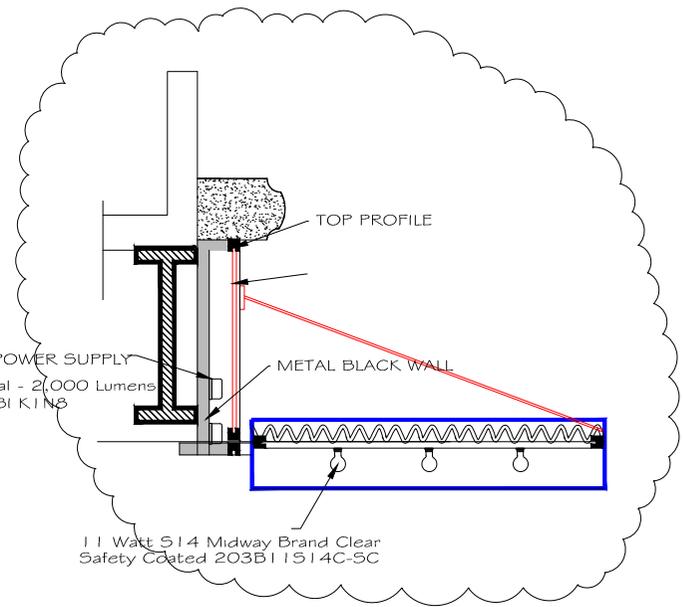


LA CALLE

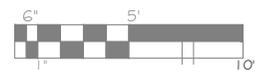
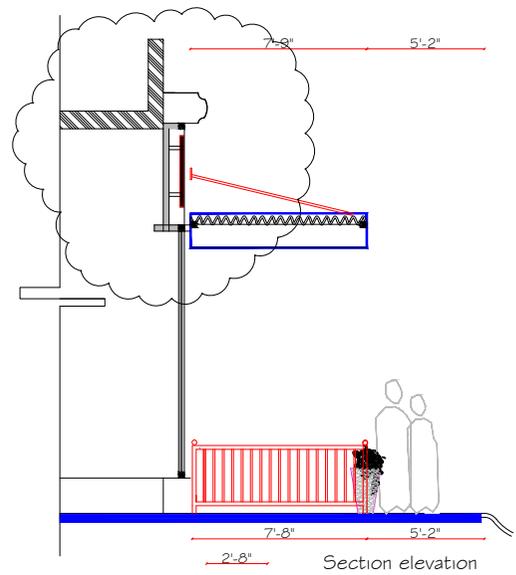




L.E.D. POWER SUPPLY
LED - 20 Watt - A21 - 125 Watt Equal - 2,000 Lumens
5000K Stark White - 120 Volt - KOBILING



Proposed
South East Elevation
909 Franklin



COMFORT DESIGN STUDIO
Architecture Interior Design and Graphics
www.comfortdesignstudio.com
Telephone 936-672-3467

Restaurant plan for:



LA CALLE LLC
909 Franklin St.
Houston, TX. 77002

Issues and Revisions:

05/16 ITACOS interactive structure removed from patio

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Architect. Contractor shall check and verify all
dimensions and conditions at job site.

Storefront & street improvement

Drawn By: JA

FRANKLIN ELEVATION DETAIL

A 05



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 Telephone 936-672-3467

Restaurant plan for:



LA CALLE LLC
 909 Franklin St.
 Houston, TX. 77002

Issues and Revisions:

- 1/8/12 new kitchen layout
- 1/8/12 new table configuration (for revision)
- 1/02 revised common area and kitchen layout

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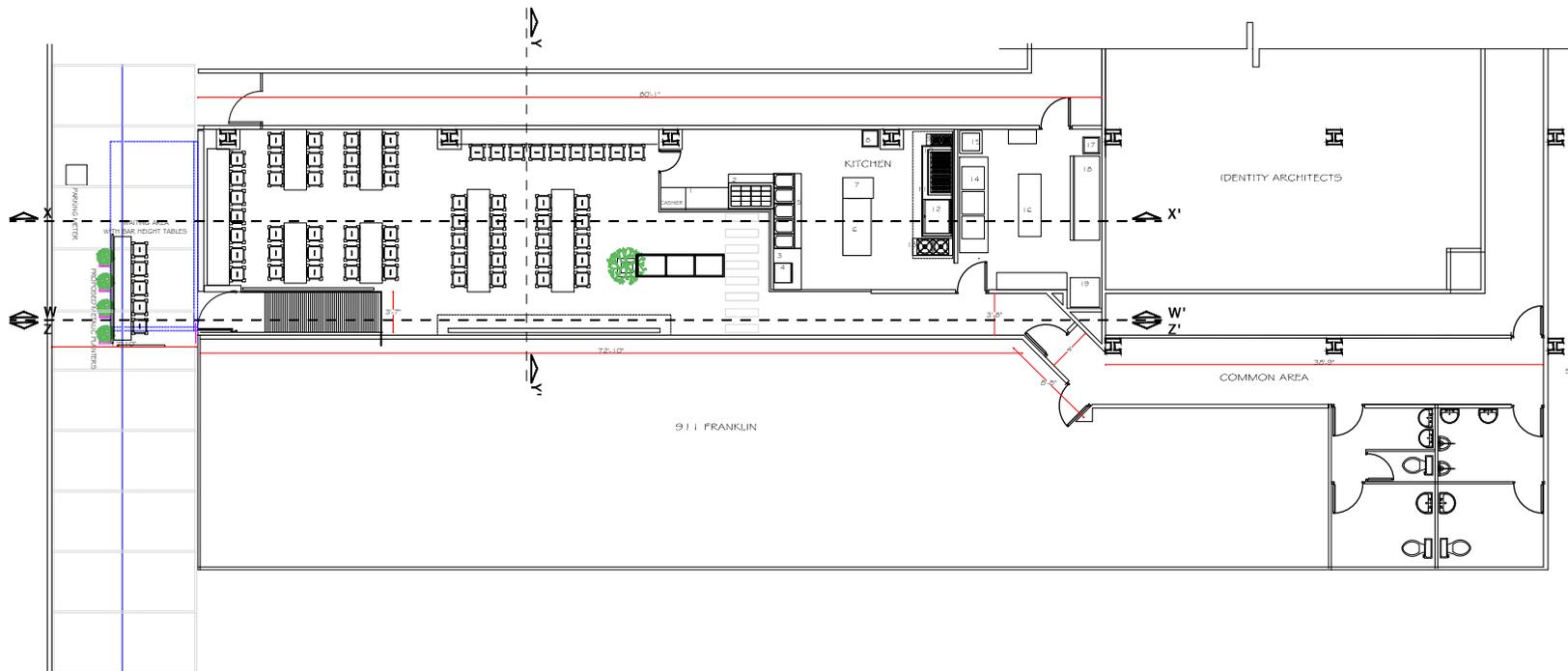
SEAL

Drawn By: JA



Floor plan layout.

A 01





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Storefront & street improvement



Drawn By: JA

FRANKLIN ELEVATION

A 04



Current
 South East Elevation
 909 Franklin



Proposed
 South East Elevation
 909 Franklin

