CERTIFICATE OF APPROPRIATENESS

Application Date: September 3, 2014

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 – Install a balcony on the front of the contributing commercial building. Convert two windows on the second-story to doors. Install four sets of double doors within the existing openings on the first level. Re-clad front elevation with thin brick veneer.

The above proposal previously received a COA in August 2013.

Now also included, the applicant proposes to replace the wood and glass doors with custom metal and glass doors that will fit into the existing openings.

See enclosed application materials and detailed project description on p. 5-20 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **Denied – does not satisfy criteria 1, 3, 4, 5**

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.

N

PROPERTY LOCATION

MAIN STREET MARKET SQUARE HISTORIC DISTRICT

Building Classification
- Contributing
- Non-Contributing
- Park

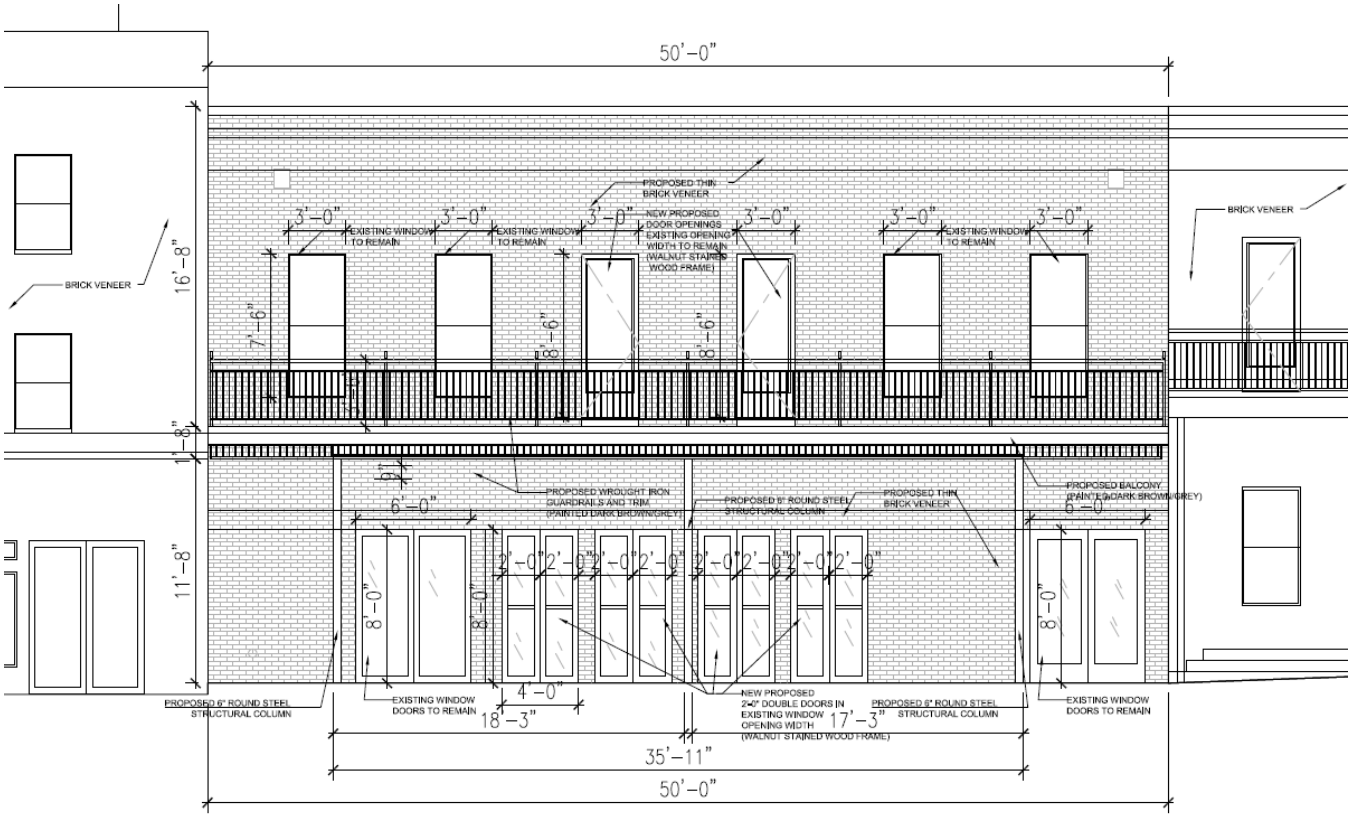
INVENTORY PHOTO

SOUTHWEST ELEVATION – FRONT FACING CONGRESS STREET

EXISTING

SOUTHWEST ELEVATION – FRONT FACING CONGRESS STREET

PROPOSED



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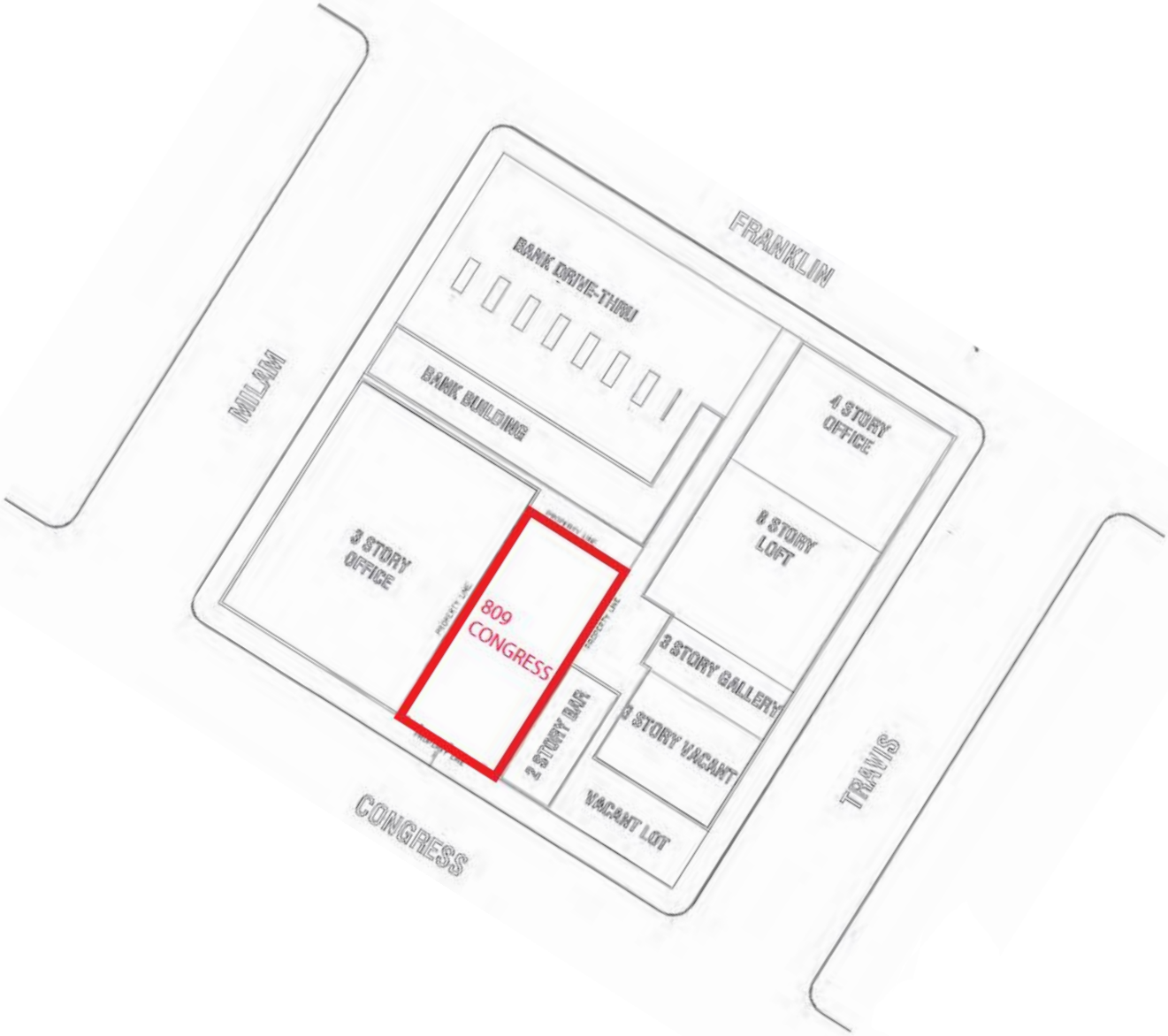
SITE PLAN

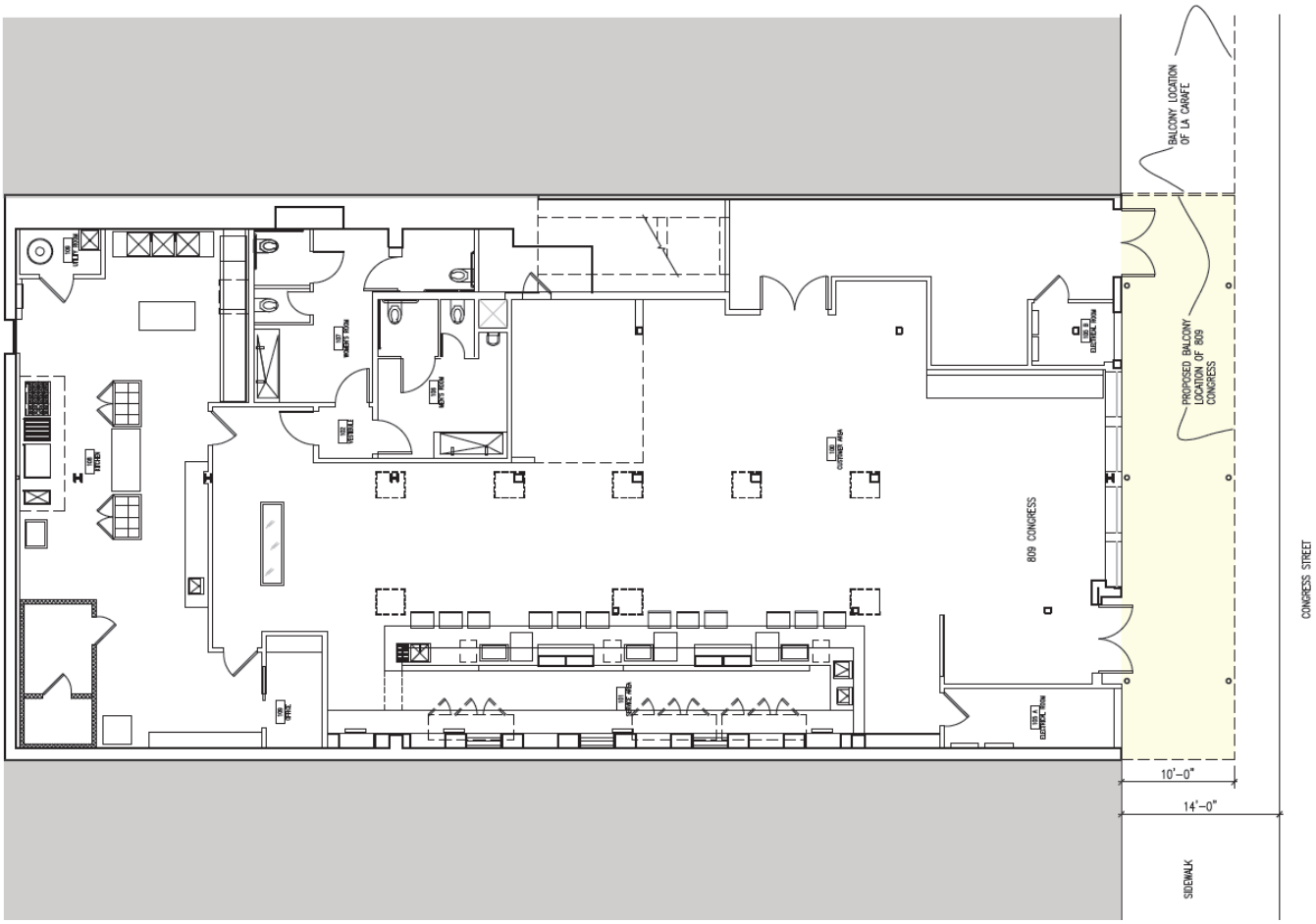
EXISTING



FIRST FLOOR PLAN (BALCONY CONFIGURATION)

(no current plans for second floor)

PROPOSED



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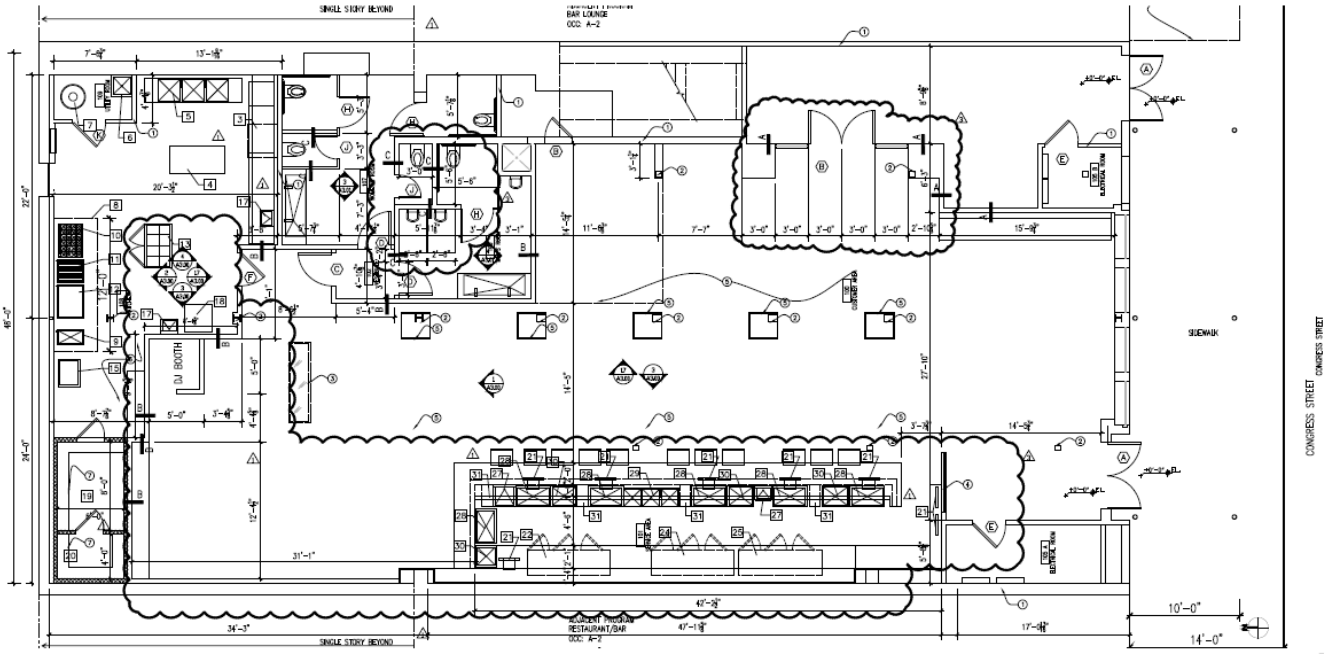
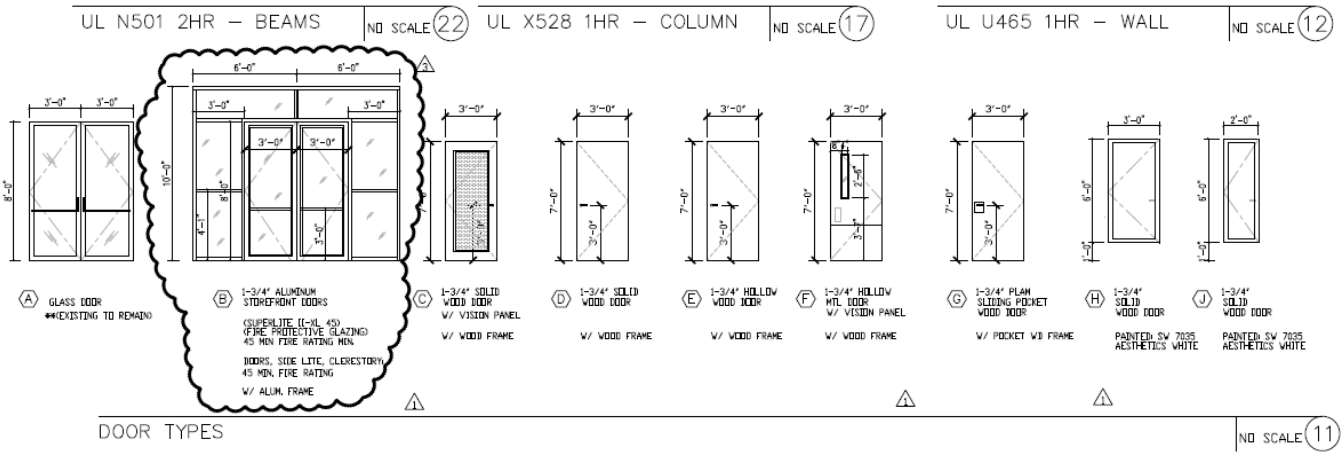
FIRST FLOOR PLAN (REVISED LAYOUT)

(no current plans for second floor)

PROPOSED

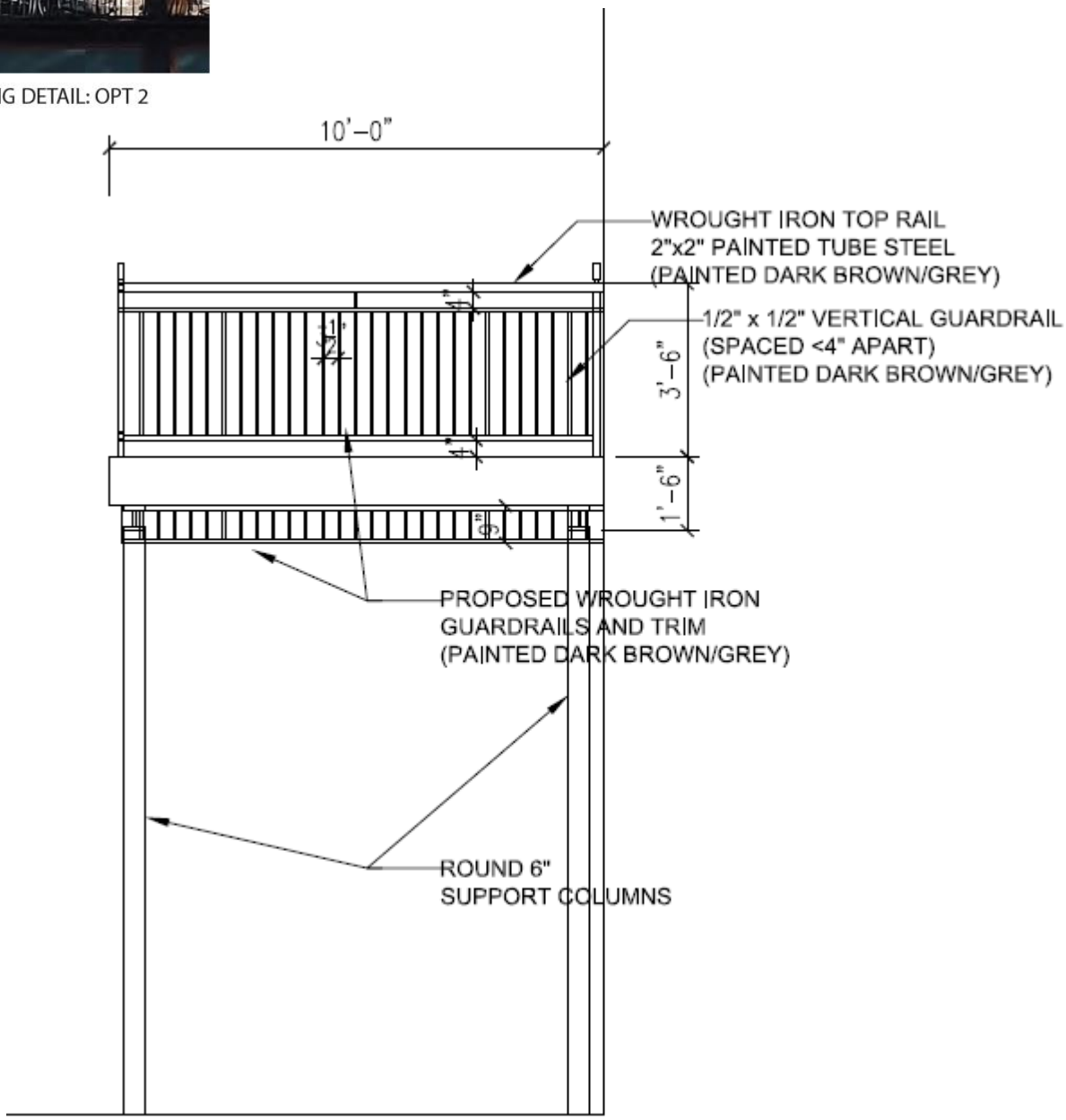


DOOR SCHEDULE

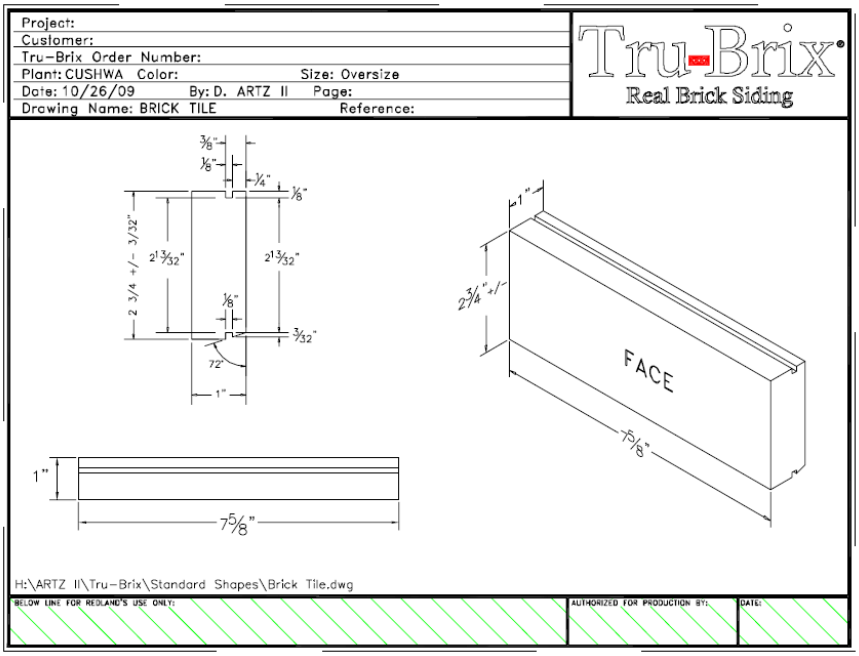


BALCONY DETAIL (PROFILE)

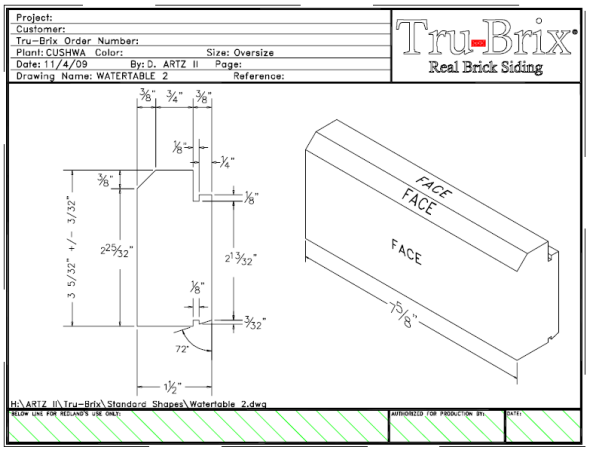
VERTICAL RAILING DETAIL: OPT 2



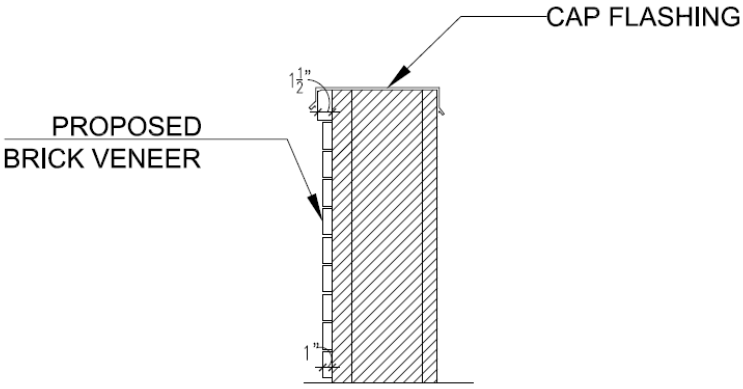
BRICK VENEER SPECIFICATIONS



Cornice Brick Specifications



Parapet Detail



BRICK VENEER SPECIFICATIONS

Redland
Siding Systems LLC
Tru-Brix Real Brick Siding
P O Box 160
Williamsport, MD 21795

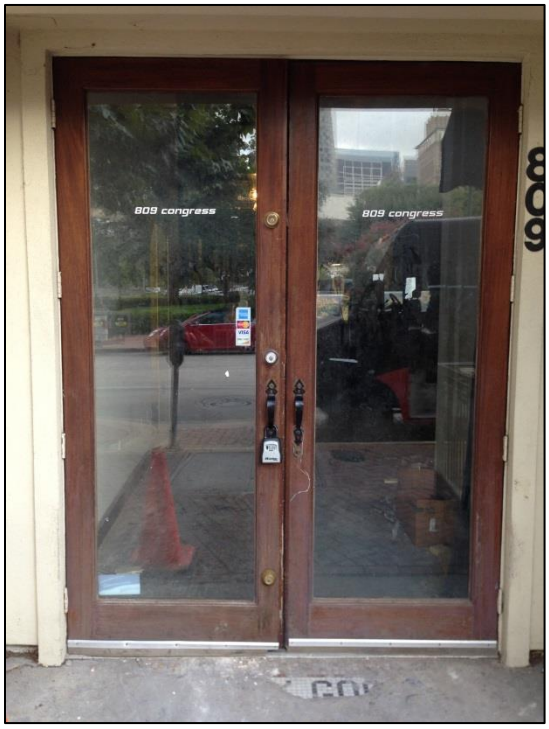
Tru-Brix Real Brick Siding

TECHNICAL DATA

Weight	11.5 psf
Brick Sizes	2-3/4" H x 7-5/8" L x 1" T (Engineer Size) 2-3/4" H x 8-1/2" L x 1" T (Williamsburg Size) 2-1/4" H x 7-5/8" L x 1" T (Modular Size)
Brick Coursing	2-3/4" (Oversize) Rails: 5 Courses = 16 Inches Adjusts up to: 5 Courses = 16-5/8 Inches 2-1/4" (Modular) Rails: 3 Courses = 8 Inches Adjusts up to: 3 Courses = 8-3/8 Inches
Brick Specification;	ASTM C216 Face Brick Grade SW (Severe Weathering) ASTM C1088 Thin Brick Grade Exterior (Severe Weathering)
Mortar;	ASTM C270 Type N Mortar Cement with polymer additives for workability and durability. ASTM C144 sand is included in the 80 lb bags.
Steel Holding Rails	0.027" HDG , Commercial CS Type B, Non-chemical Treated, Minimum Spangle, Smooth, Cold Roll Formed G-90 Galvanizing 50-Year Proprietary protective polymeric coating
Anchors	Type 1: #10 Polymer coated Wood Screws 1" to 2-1/2" Type 2: Self-tapping Polymer coated Metal screws 1" to 1-1/2" Type 3: Concrete and Masonry Screws 1" to 2-1/2" Type 4: RSS-approved anchors for special applications
Building Wrap	Vapor permeability 10 perms per ASTM E96 Procedure A Vapor transmission 73 $g/m^2/24hrs$ per ASTM E96 Procedure A/B Air Leakage/Resistance 0.03 cfm/ft^2@75Pa Water resistance >60 minutes per ASTM D779 Water resistance "Pass" per ASTM E331 Fire ratings; Flame Spread < 25 FSI and Smoke < 450 SDI per ASTM E84
Flashing	Self-adhesive PVC 20 mil
Fire Rating;	Adds only Non-combustible materials to rated walls. (See Building Wrap)

Tru-Brix Siding System guaranty applies only when installed with Tru-Brix proprietary products in accordance with the Tru-Brix Installation Instructions.

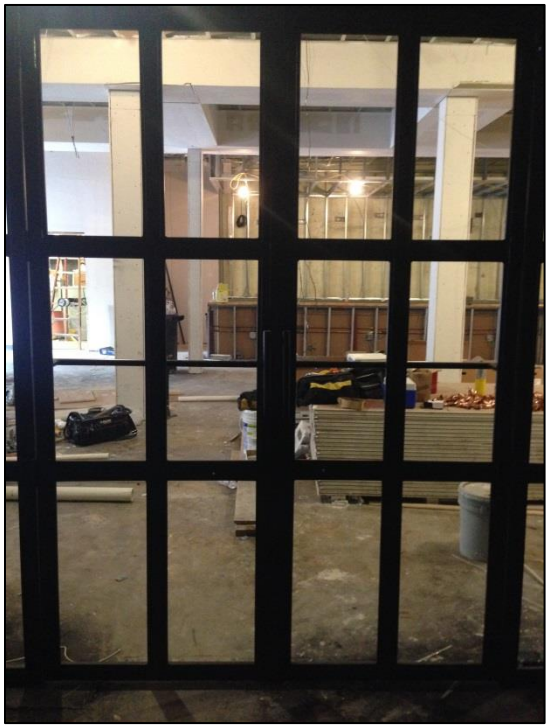
EXISTING FRONT DOORS

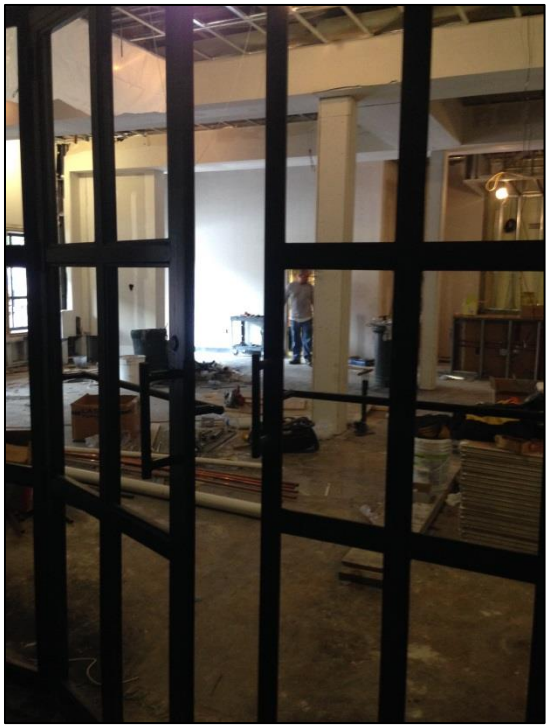


Northwest Doors

Southeast Doors

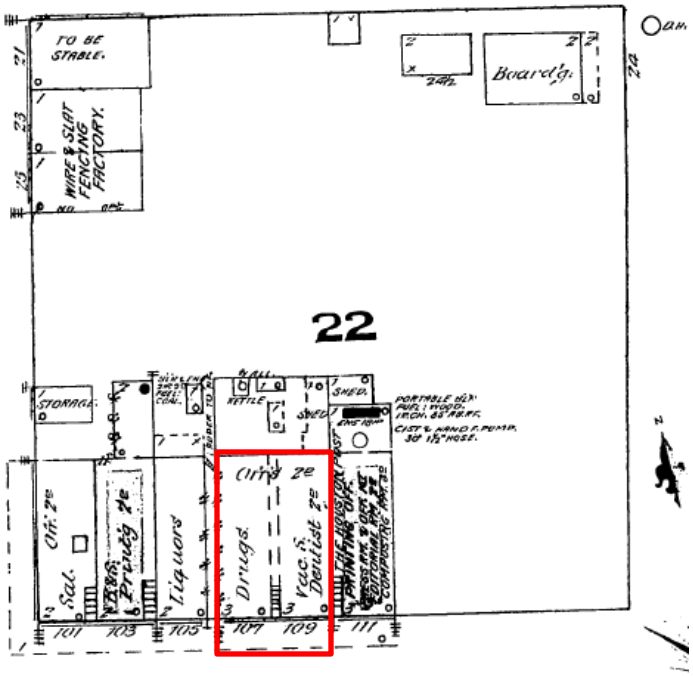
PROPOSED FRONT DOORS



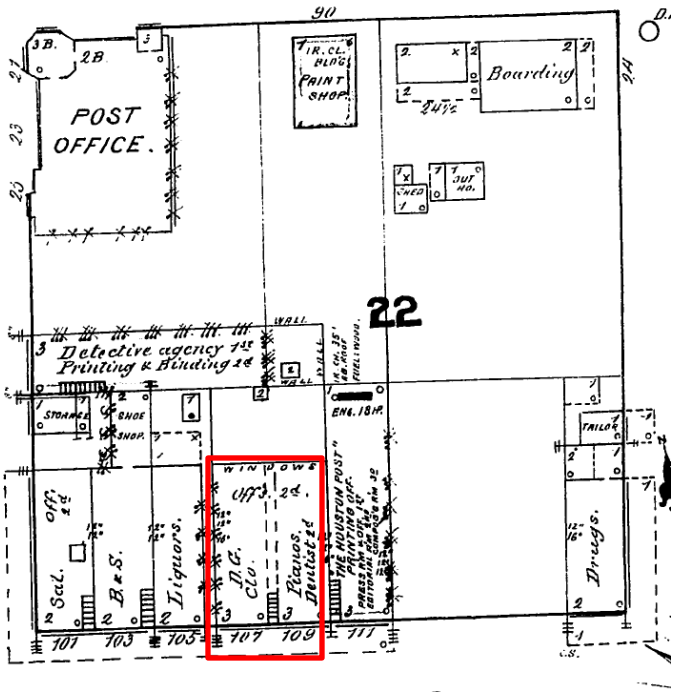


SANBORN MAPS

1885

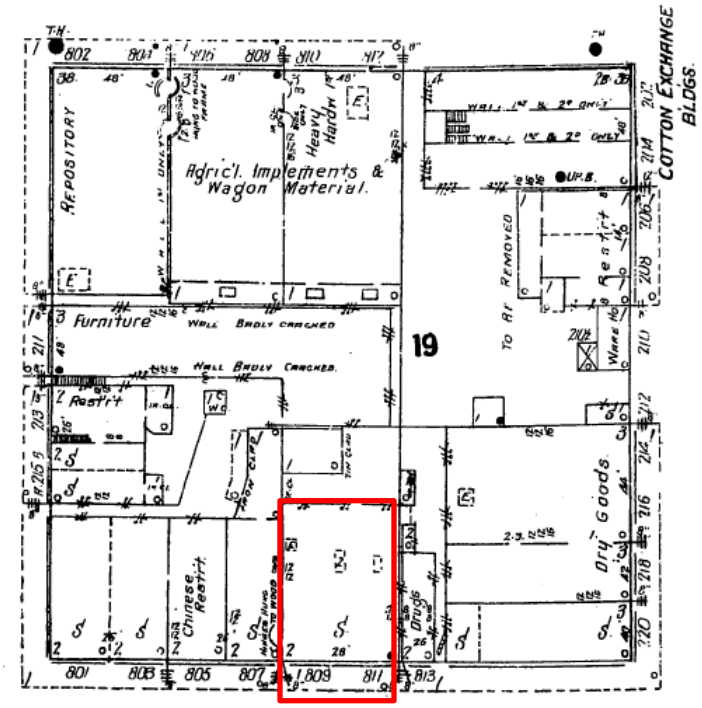


1890

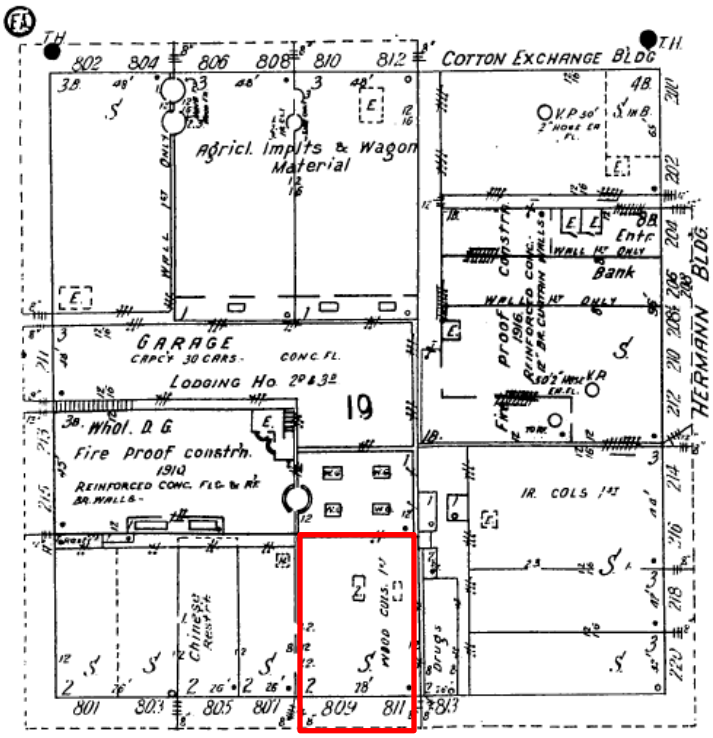


SANBORN MAPS

1907

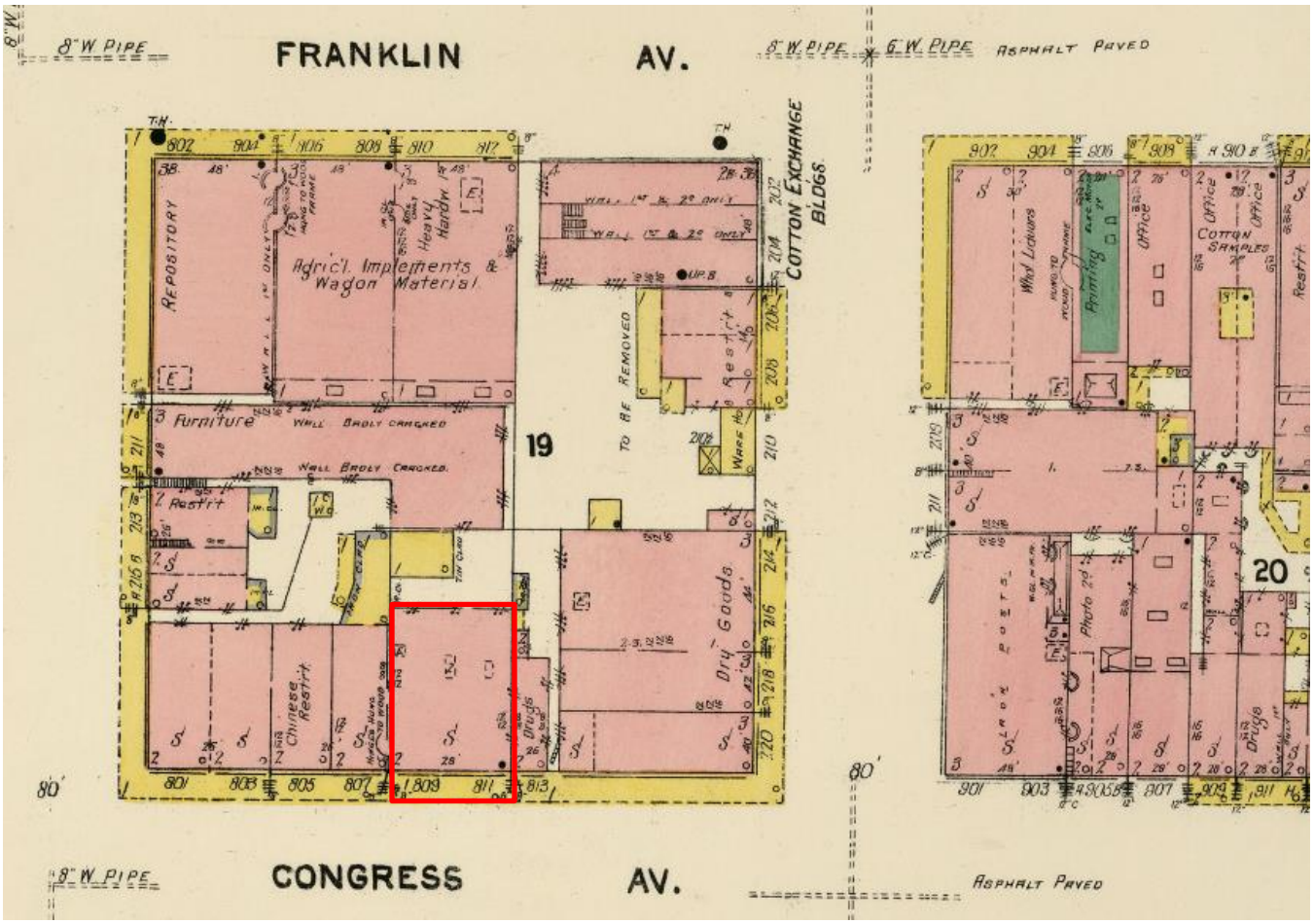


1924-1950

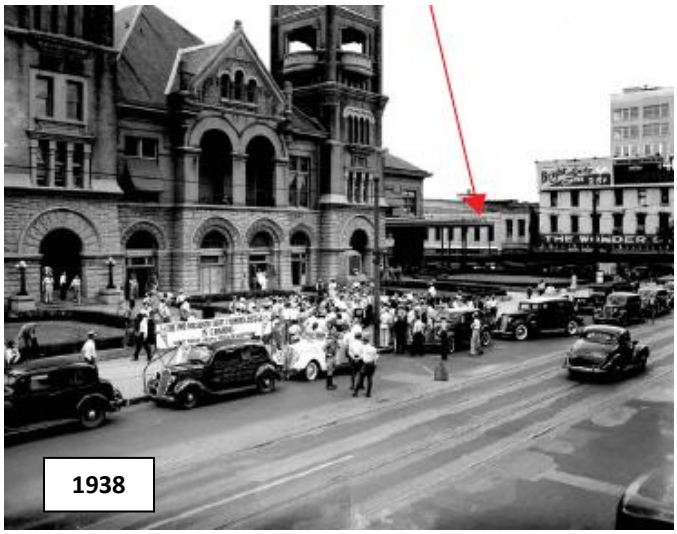


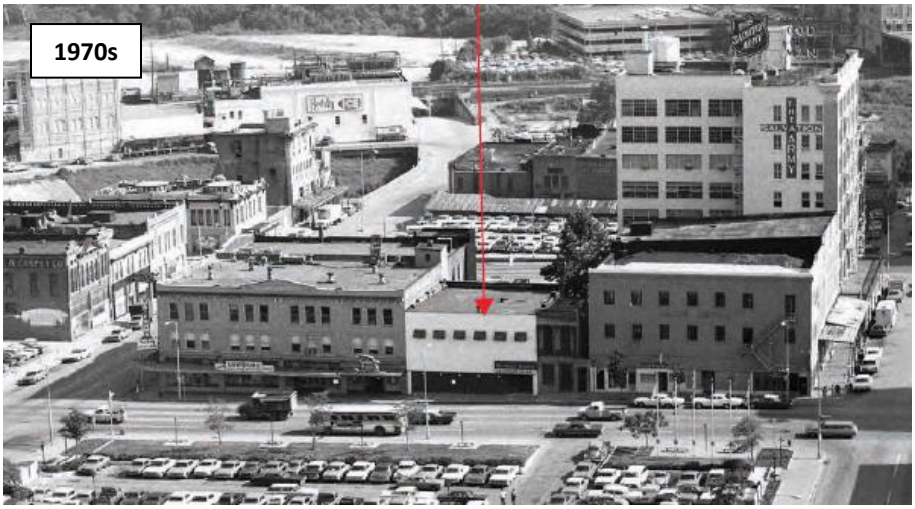
SANBORN MAPS

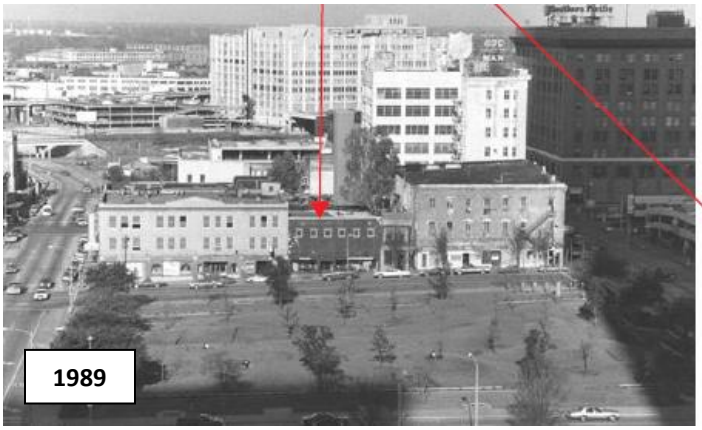
1896 (color)



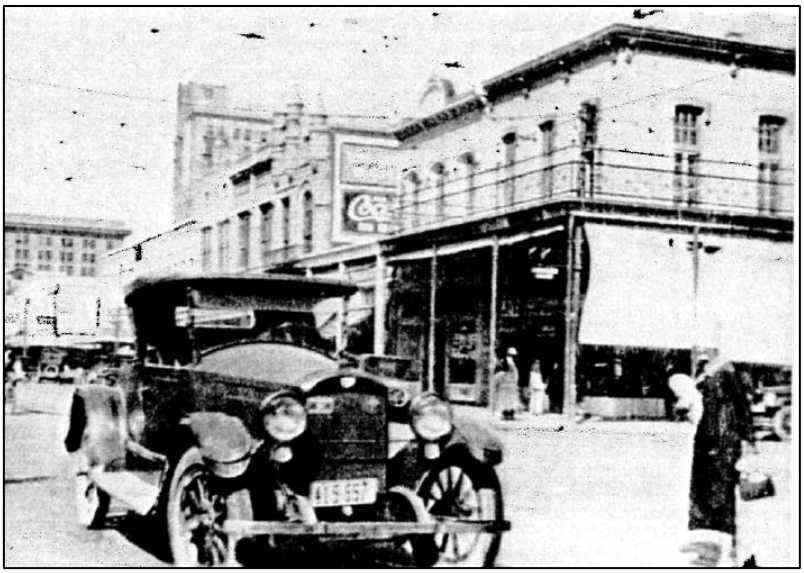
HISTORIC PHOTOS

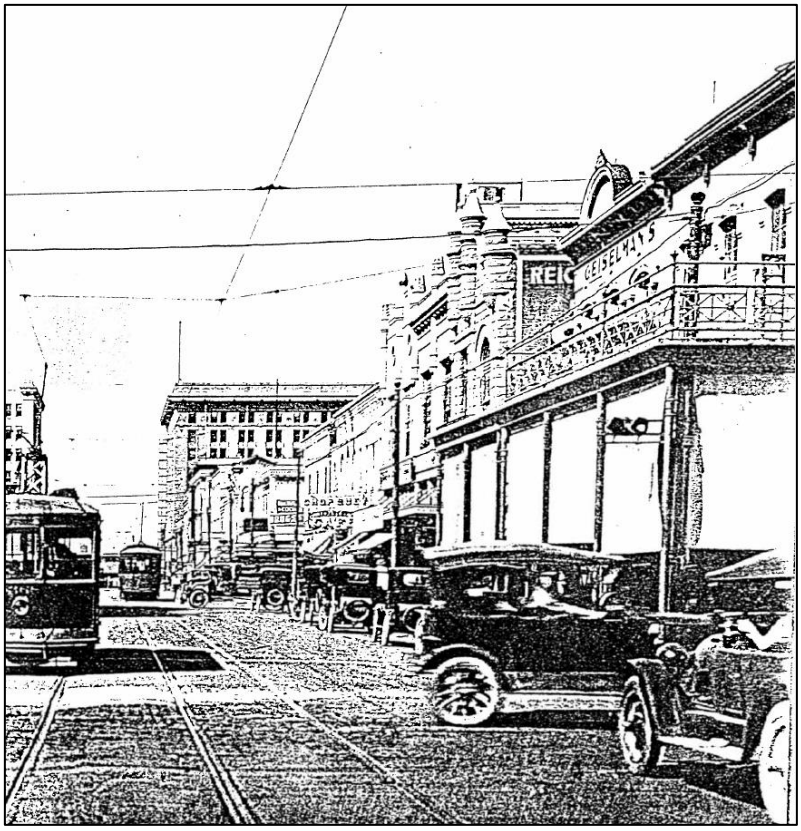


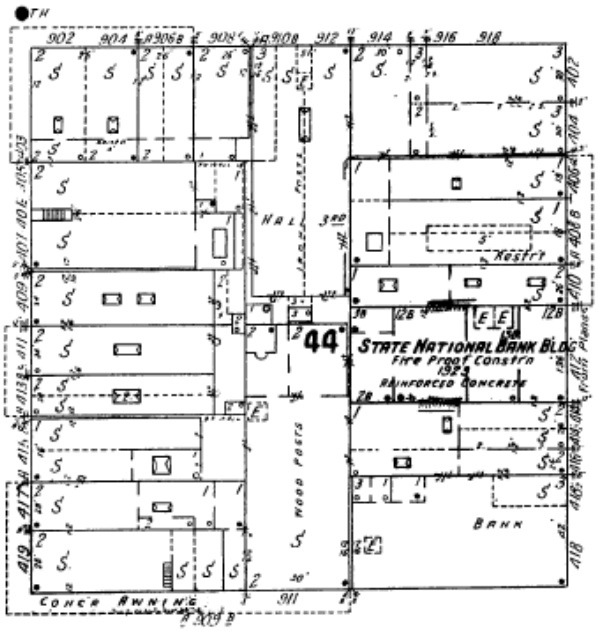




CORNER OF TRAVIS AND PRAIRIE







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 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, will 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 ground floor, the two existing wood and glass non-original pairs of doors (at either end of the façade) will be replaced with custom metal and glass doors (with a 6x6 grid pattern) that will fit into the existing 8' x 6' openings. Between these doors, four existing altered widow openings will be extended to the ground and converted into four doors, each consisting of two, 2 foot wide double doors. These doors will be 4' x 8' and will allow access to the outdoor seating area located under the proposed balcony. See drawings and photos for more information.

Exterior Materials: Cement stucco has previously been applied over the original brick façade. As part of this project, the applicant proposes to clad the building in a thin brick veneer. The thin brick veneer is a product called True-Brix: Real Brick Siding, which is installed in a similar way to vinyl siding (with an underlying track system for support). The brick veneer, as installed in this fashion, is therefore not load-bearing. The bricks will be 7-5/8" wide by 2-3/4" tall.

According to the applicant, removing the existing stucco in order to expose the original brick façade is not feasible. The cement was applied right to the brick face with no separation. The stucco would have to be chipped off inch by inch. Even if this was accomplished, and the brick façade was reached, it would be difficult to completely clean the brick face surface. The contractor and architect have looked into this option, as they thought it may have been lower in cost, but upon investigation, this option was ruled it out.

The current building features a cloth and metal frame awning centered above the first-story windows between the first and second floors. This awning will be removed and not replaced.

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. Currently, an awning has been installed above these 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, the building will be reclad in a brick veneer to better match its original appearance. The two existing pairs of non-original double doors on the lower level will be replaced with metal and glass doors with a grid pattern (6x6) to fit the opening. The four non-original windows between these doors will be removed and the window openings will be extended to the floor. Double doors will then be installed in each of these four openings to allow outside access. The awning will be removed. 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. The proposed cornice will feature a simple brick design. See drawings for more information and detail.

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.

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.