

CERTIFICATE OF APPROPRIATENESS

Application Date: March 30, 2016

Applicant: Javier Schneider, 312 Main Ventures, LLC, for Theodore E. Brakatselos, owner

Property: 312 Main Street, Tracts 2A & 3B, Block 33, SSB Subdivision. The property includes a historic two-story commercial building situated on a 2,200 square foot interior lot.

Significance: Contributing brick front commercial building, constructed circa 1900, located in the Main Street Market Square Historic District. At the time of its construction circa 1900, the brick front commercial building at 312 Main was three stories. In 1949, the third story and the façade were removed and replaced with a terra cotta tile, aluminum and glass façade with neon signage. The 1949 storefront was removed circa 1970 and replaced, but the second floor tiling and neon were retained. In 2000 the owner of 312 Main received a COA to remove and replace the storefront with a new, partially recessed aluminum and glass storefront. In 2006 the second floor façade was removed and replaced with EIFS and a single window was installed. The 2000 storefront was removed and replaced with a flat aluminum and glass storefront. This work was completed prior to applying for a Certificate of Appropriateness, but a retroactive COA was ultimately granted. The storefront was further altered in 2009 with a change in door locations.

Proposal: Alteration – Install a new sign at the centrally located sign band between the first and second stories and install a new storefront system comprised of a stucco knee wall and clear and black tinted glass panels.

- Storefront area to be modified will be 14'-2" tall and 15'-6" wide.
- The eastern portion of the storefront is to remain and will not be altered (entrance door to the second level).

See enclosed application materials and detailed project description on p. x-xx 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: 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | |
| <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 checked="" type="checkbox"/> | <input 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; | |
| <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 checked="" type="checkbox"/> | <input 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 | |
| <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



1915 PHOTO



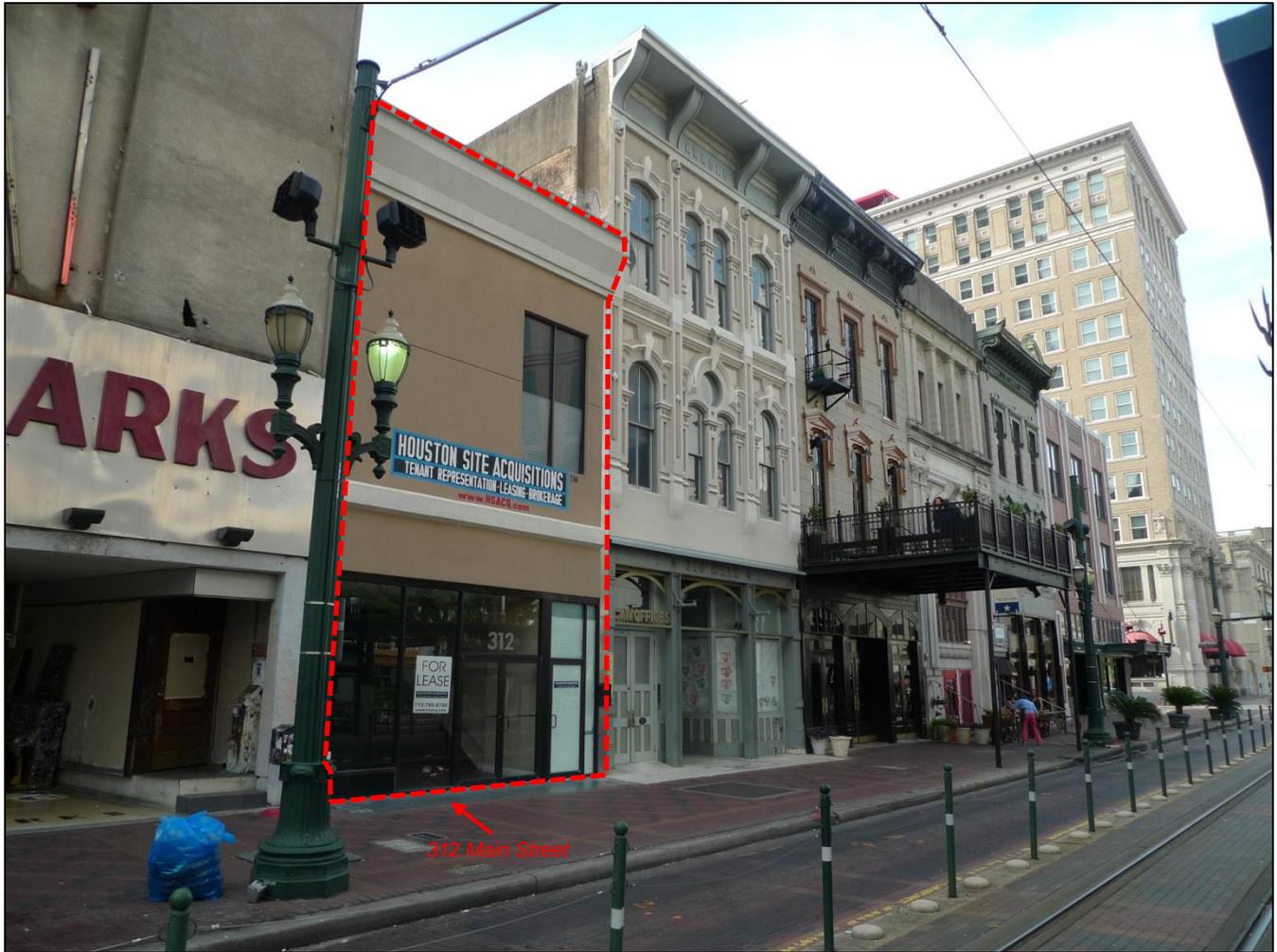
INVENTORY PHOTO



CURRENT PHOTO



NEIGHBORING PROPERTIES



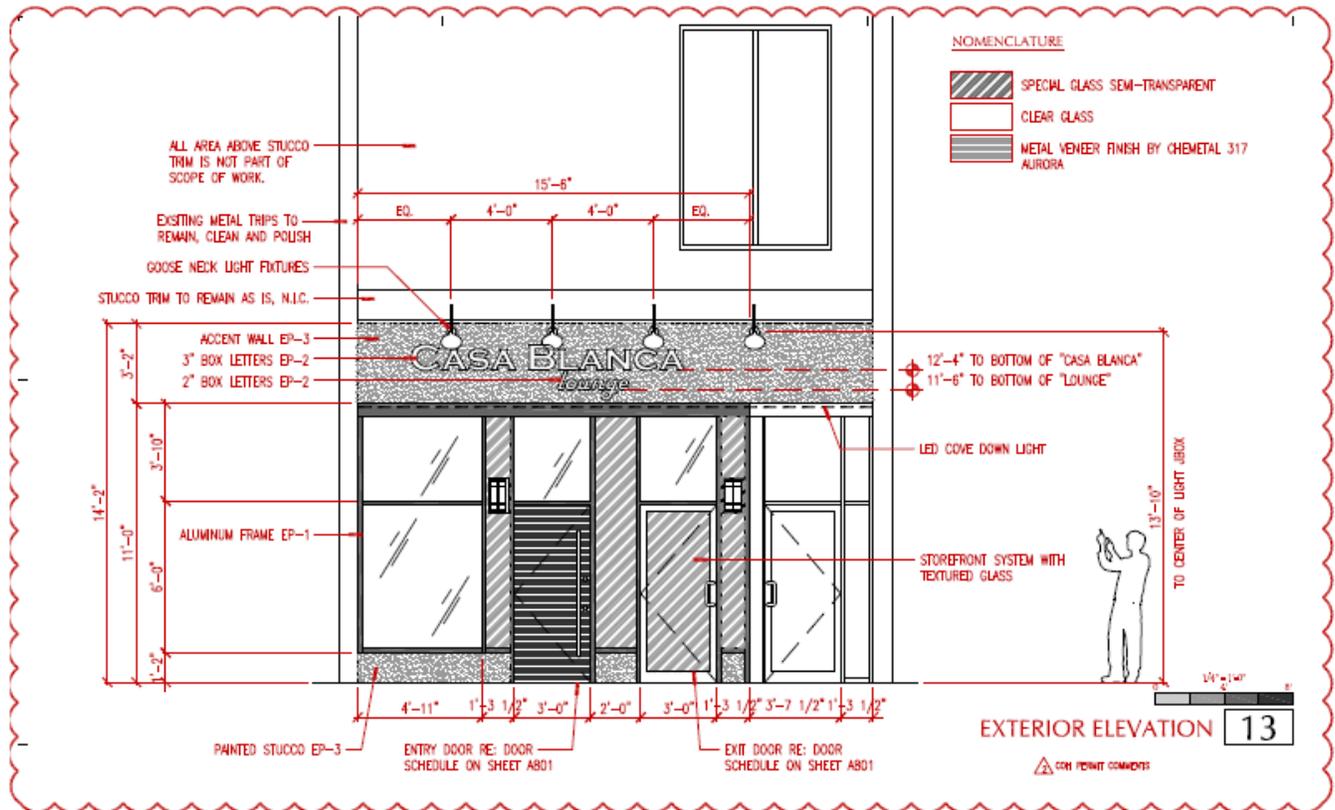
SOUTHEAST ELEVATION – FRONT FACING MAIN STREET

EXISTING



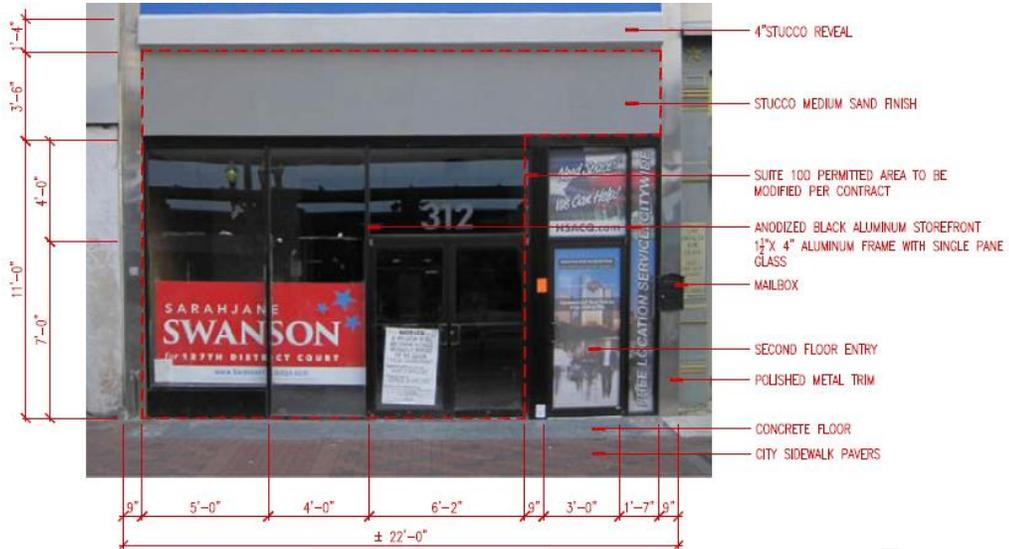
SOUTHEAST ELEVATION – FRONT FACING MAIN STREET

PROPOSED

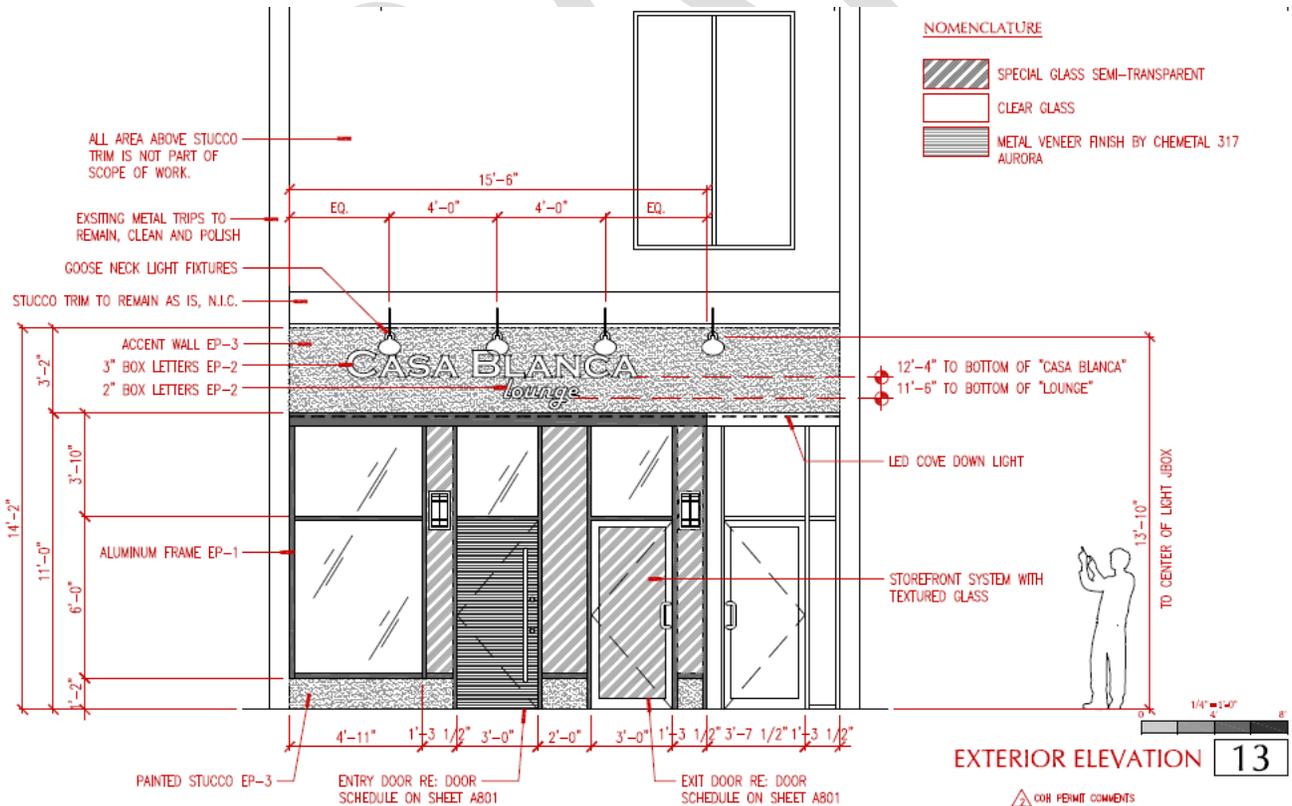


SOUTHEAST ELEVATION – FRONT FACING MAIN STREET

EXISTING

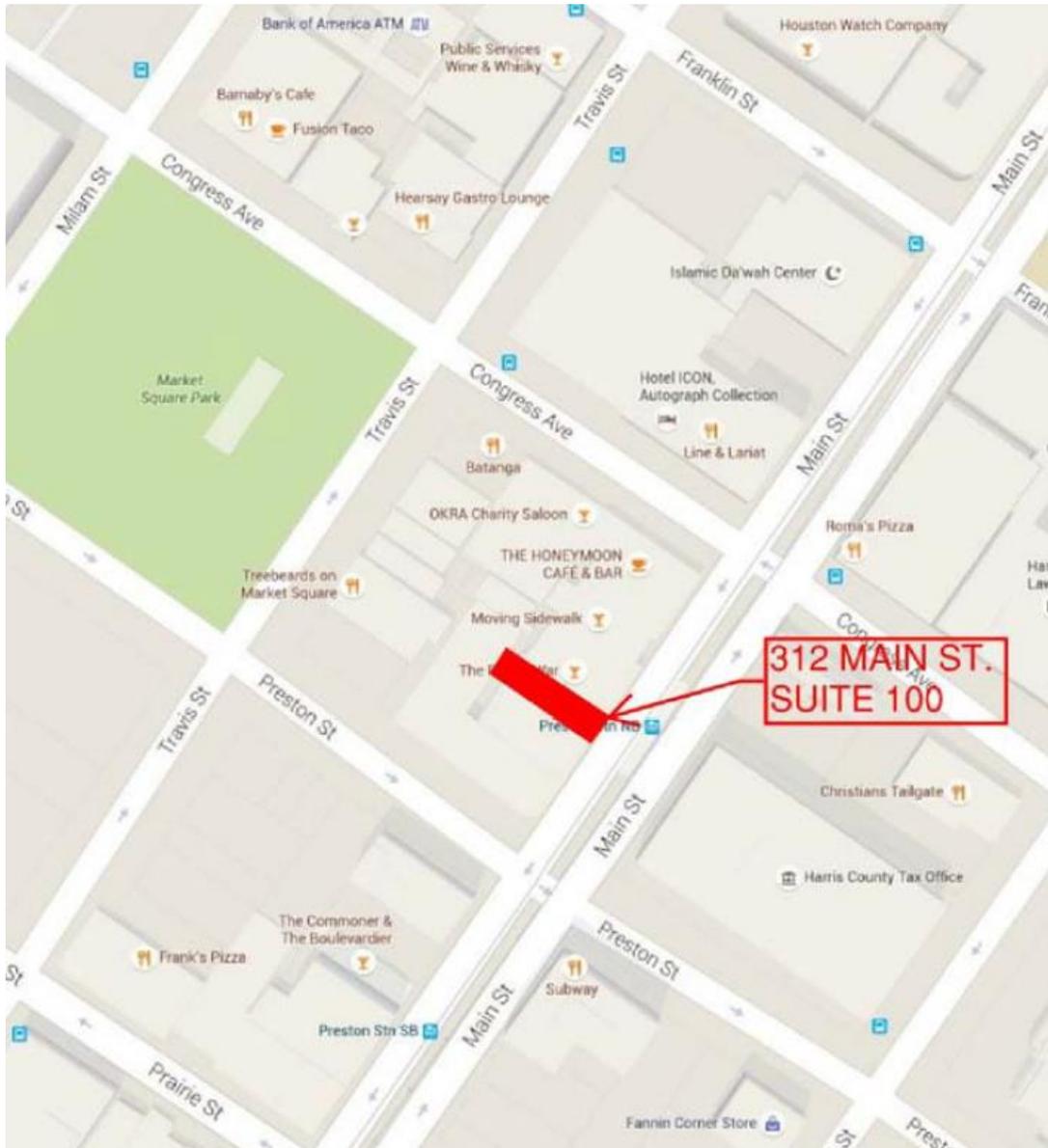


PROPOSED





SITE PLAN

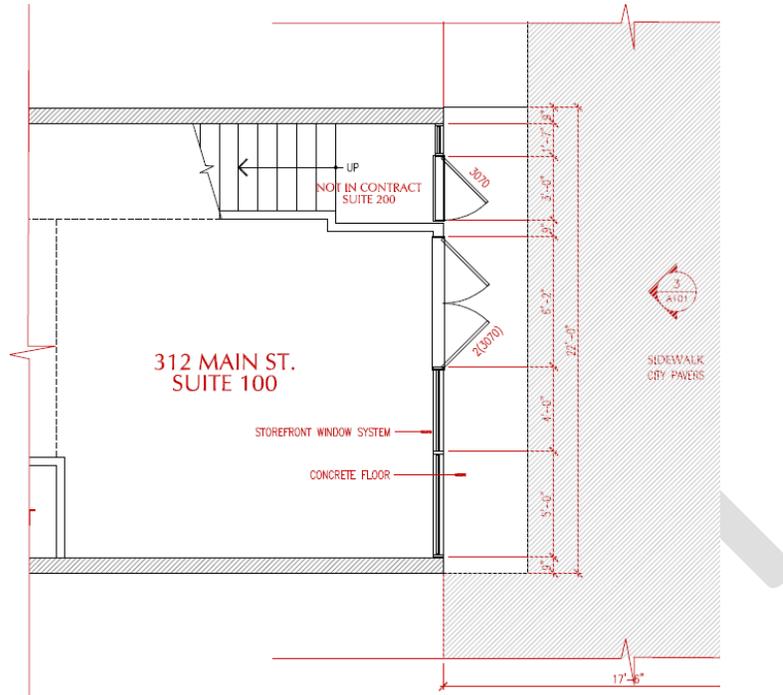


**312 MAIN ST.
SUITE 100**

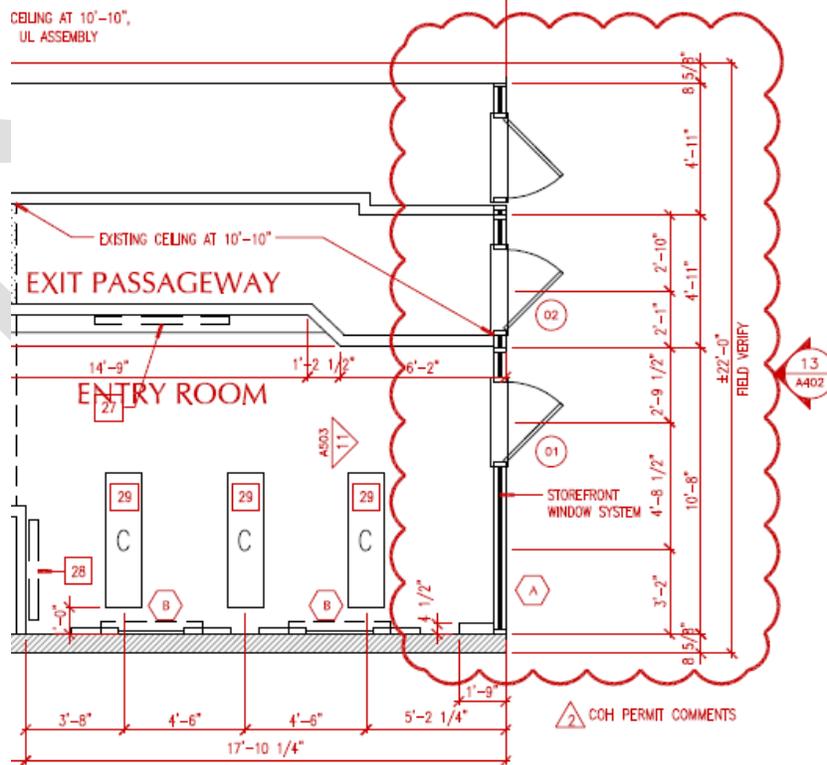


FIRST FLOOR PLAN

EXISTING



PROPOSED



PROJECT DETAILS

Shape/Mass: The existing work will be limited to the first floor. The existing storefront is 22'-0" wide by 14'-2" tall. The southwestern 15'-6" of the existing storefront will be removed. The remaining northeast portion is to remain.

The proposed storefront system will include a 1'-2" tall knee wall, a 6'-0" tall main/central section, and a 3'-10" tall transom section. The existing 3'-2" tall sign band located above the storefront is to remain and will be the location of the proposed new sign. See drawings and photos for more detail.

Windows/Doors: The proposed storefront will feature a mixture of clear glass, and semi-transparent glass installed in a traditional configuration. The main entry door will have a metal veneer, while the secondary egress door will have the semi-transparent glass. See drawings for more detail.

Exterior Materials: The existing second story and sign band is painted stucco and is to remain. The proposed knee wall will be painted stucco. The rest of the storefront will be comprised of metal and glass.

The proposed externally lit sign will be located on the existing sign band above the storefront. The sign will be comprised of 3" thick acrylic letters spelling out 'CASA BLANCA' with 2" thick acrylic letters spelling out 'lounge.' The signage will be lit by four gooseneck lamps to be installed above the sign band. See drawings for more detail.

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