CERTIFICATE OF APPROPRIATENESS

Application Date: March 2, 2016

Applicant: Steven Labac, Craft Beer Cellar Houston for Steve A. Radom, Bayou Retail Partners LP, owner

Property: 907 (915) Franklin Street, Unit CU #1, .0128 Int Common Land & Ele, Bayou Lofts Condo 8th Amend. The property is located in a 9-story commercial/residential brick building situated on a corner lot.

Significance: Contributing Neo-Classical building, constructed circa 1911, located in the Main Street Market Square Historic District.

Proposal: Alteration – Install canopies at the central muntin of all the storefront windows, reopen the previously enclosed northwest corner entrance, and construct an outdoor patio.

- Install six 14'-7" wide by 6'-0" deep metal awnings below the existing upper clearstory windows.
- Reopen the previously bricked in 11'-1" wide by 12'-8" tall entrance; the stairs will be reconstructed per the original design
- Construct a new 7'-3" wide by 63'-3" long sidewalk café outdoor seating area
- Install a 6'-0" wide by 3'-6" tall non-illuminated sign

See enclosed application materials and detailed project description on p. 4-14 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received at this time.

Recommendation: **Approval**

HAHC Action: **-**

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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 - 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
☒	☐	☐	(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
☒	☐	☐	(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.

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PROPERTY LOCATION

MAIN STREET MARKET SQUARE HISTORIC DISTRICT

Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

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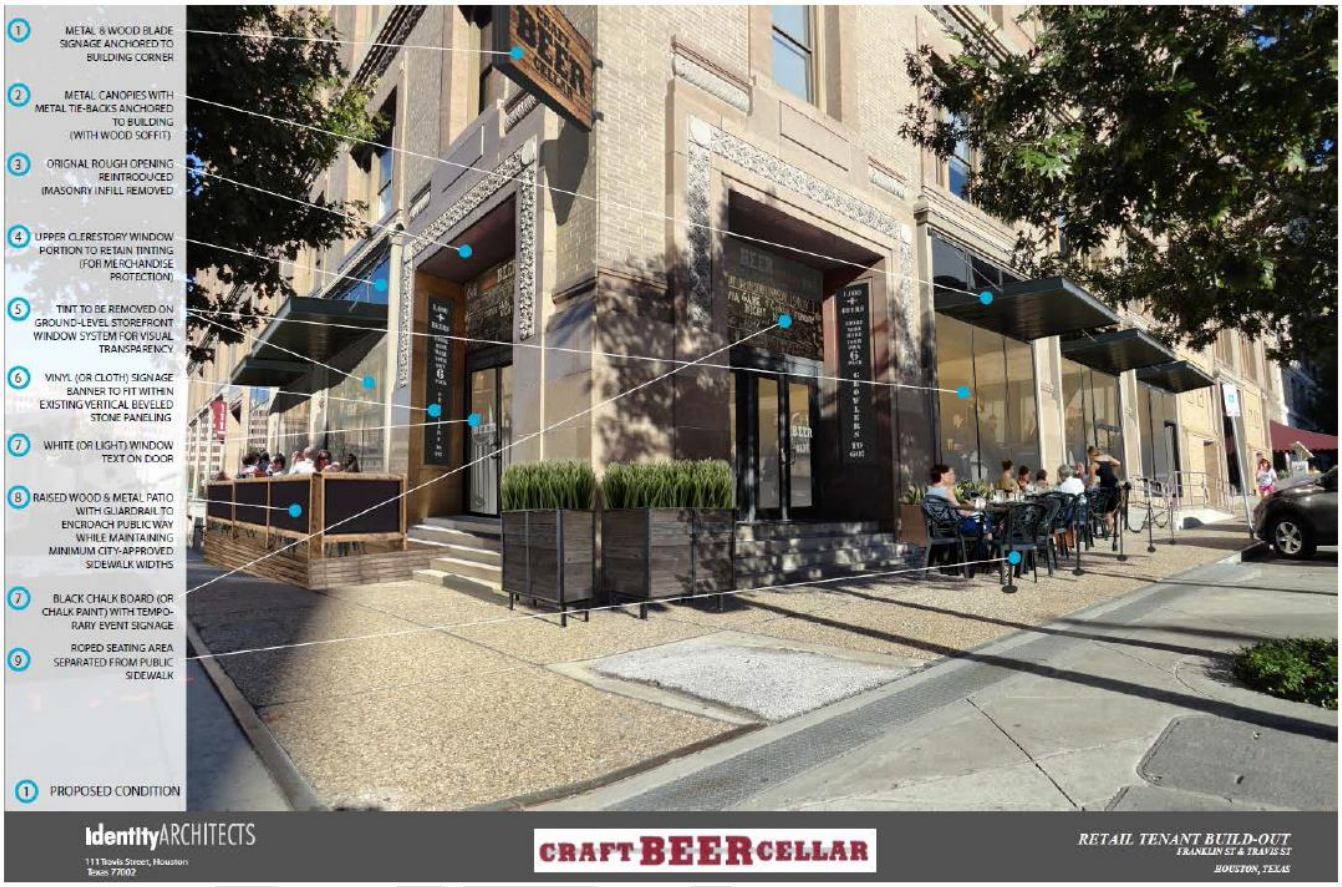
CURRENT PHOTO

HISTORIC PHOTO

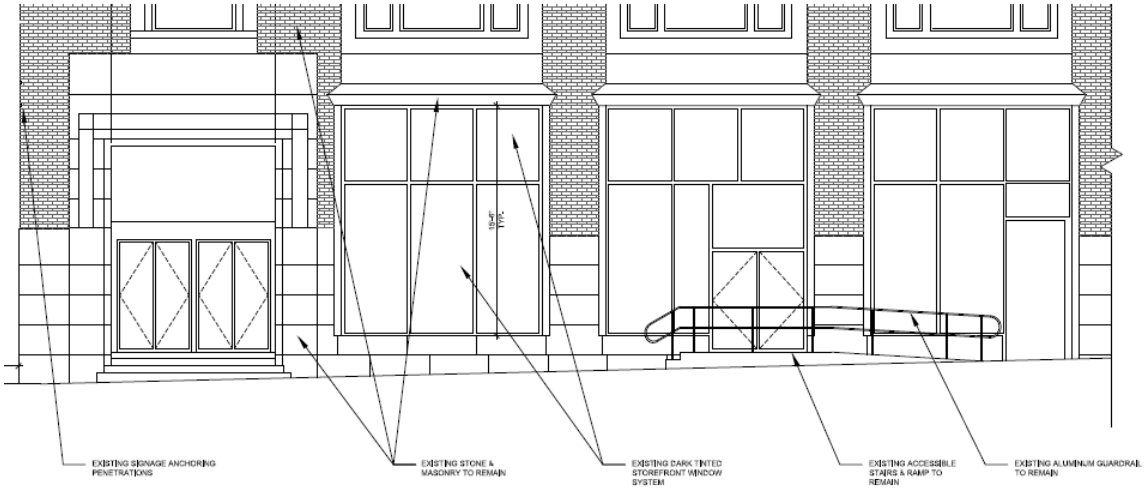
3D RENDERING

PROPOSED

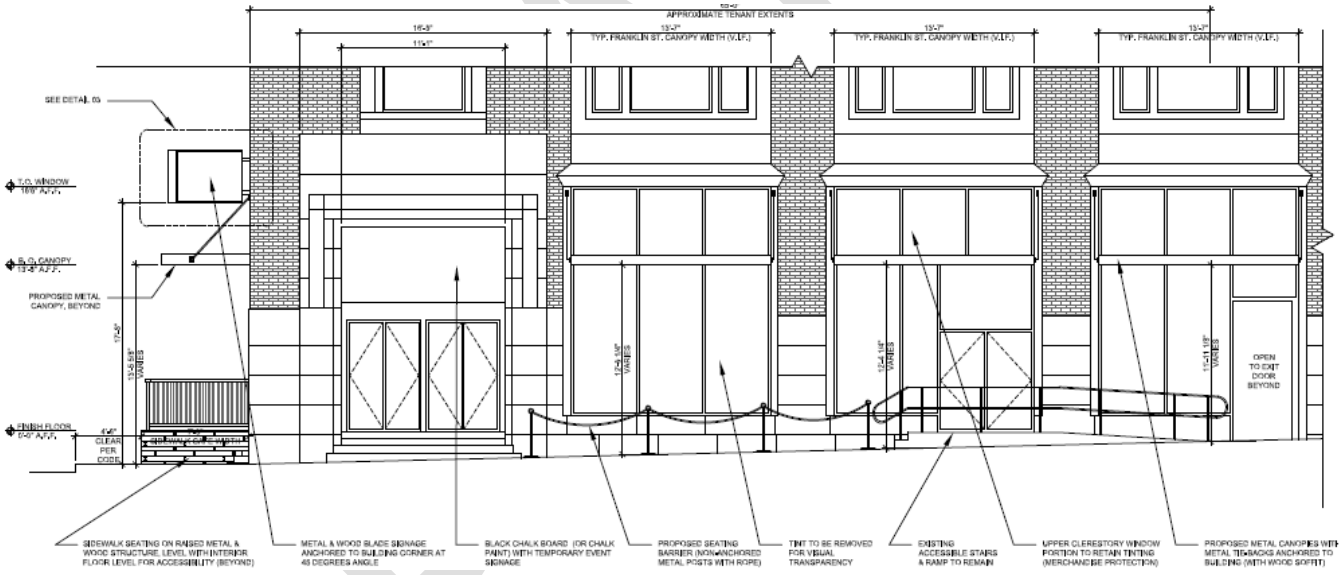


SELECT DIR. ELEVATION – FRONT FACING STREET

EXISTING

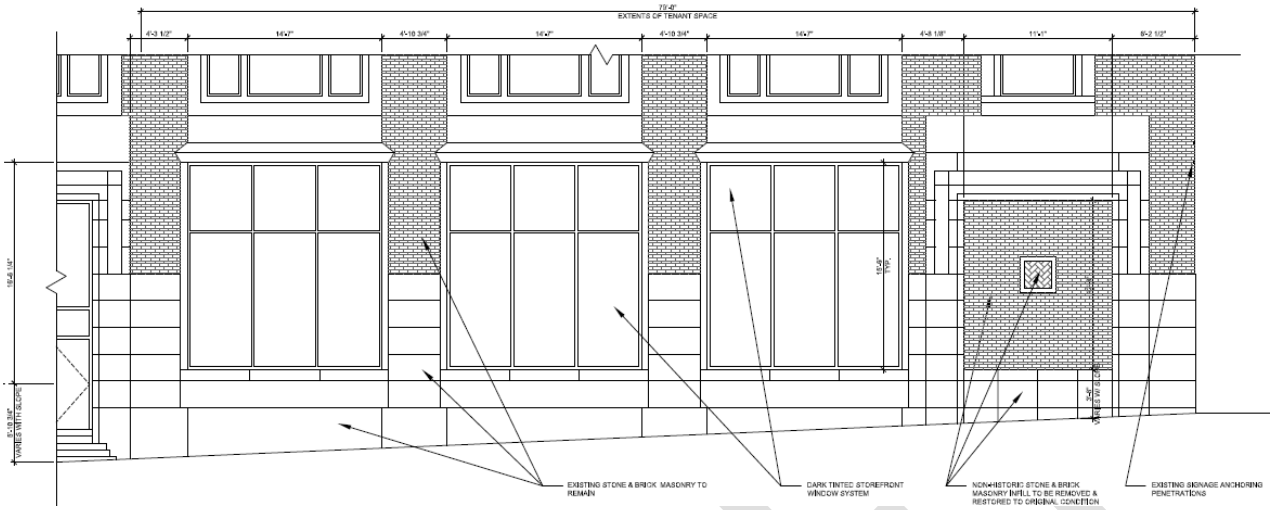


PROPOSED



SELECT DIR. SIDE ELEVATION

EXISTING



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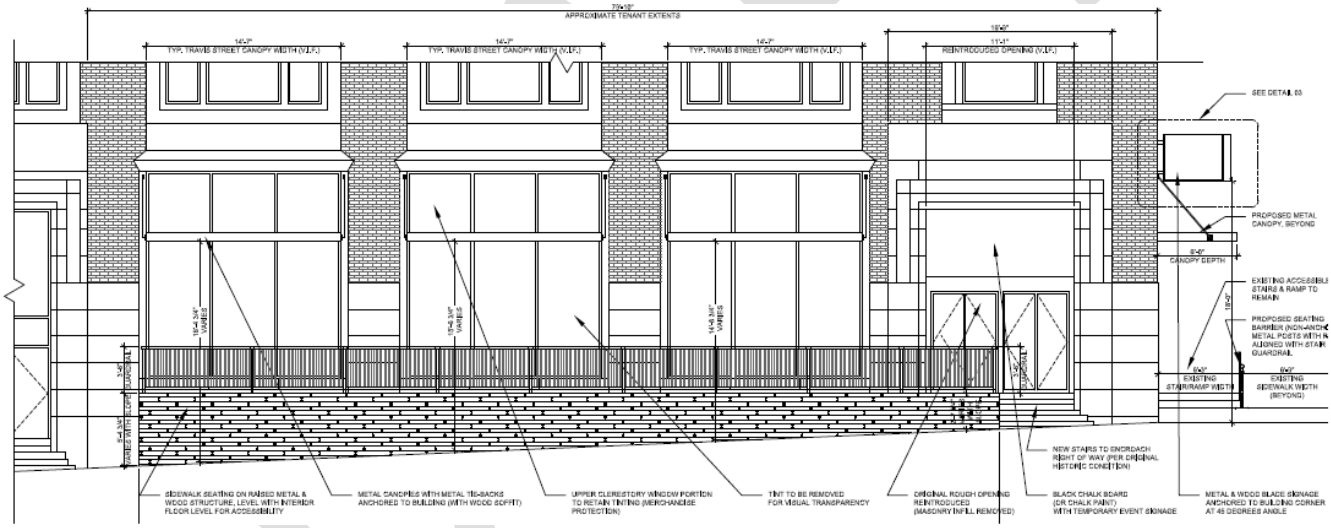

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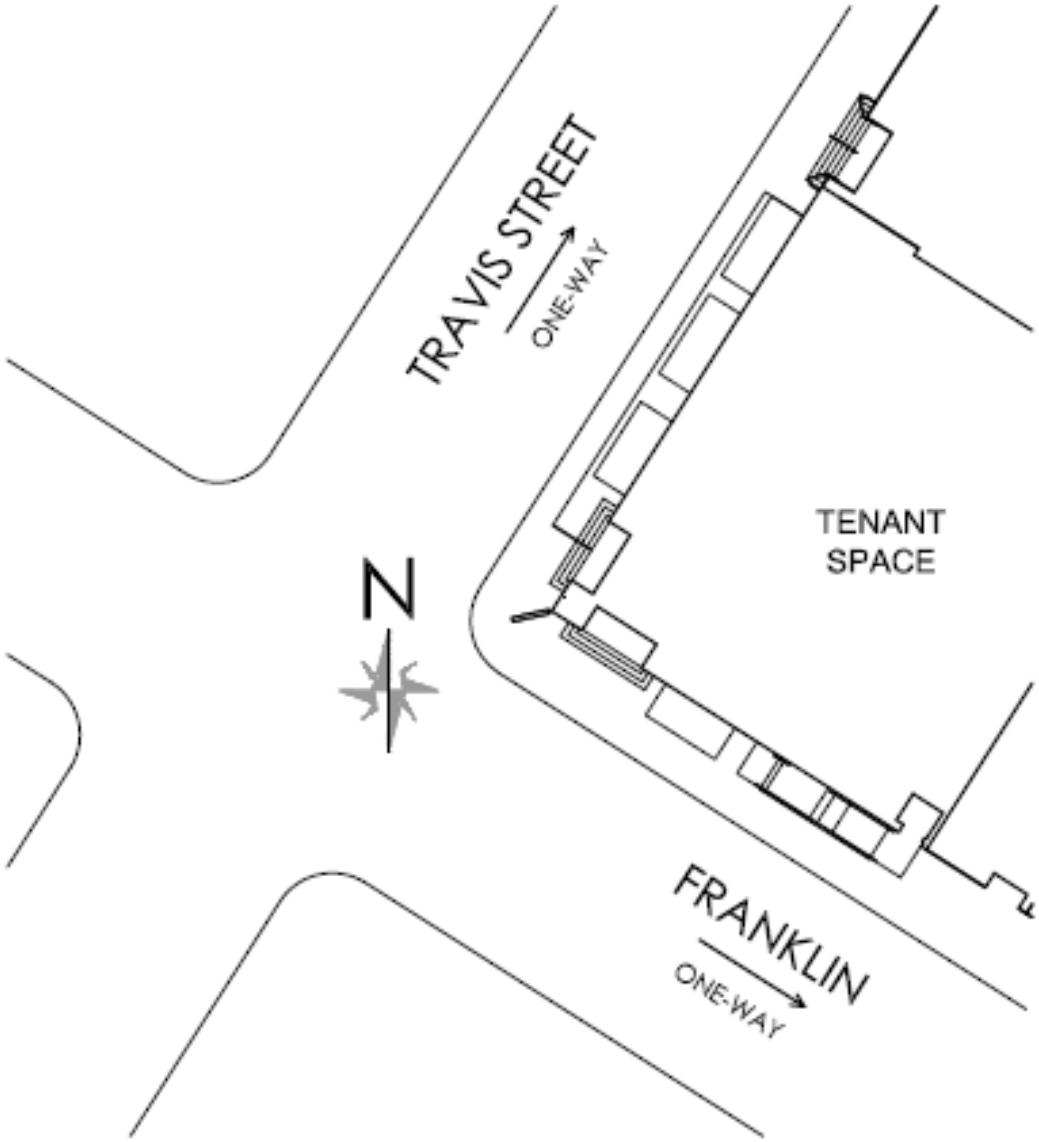
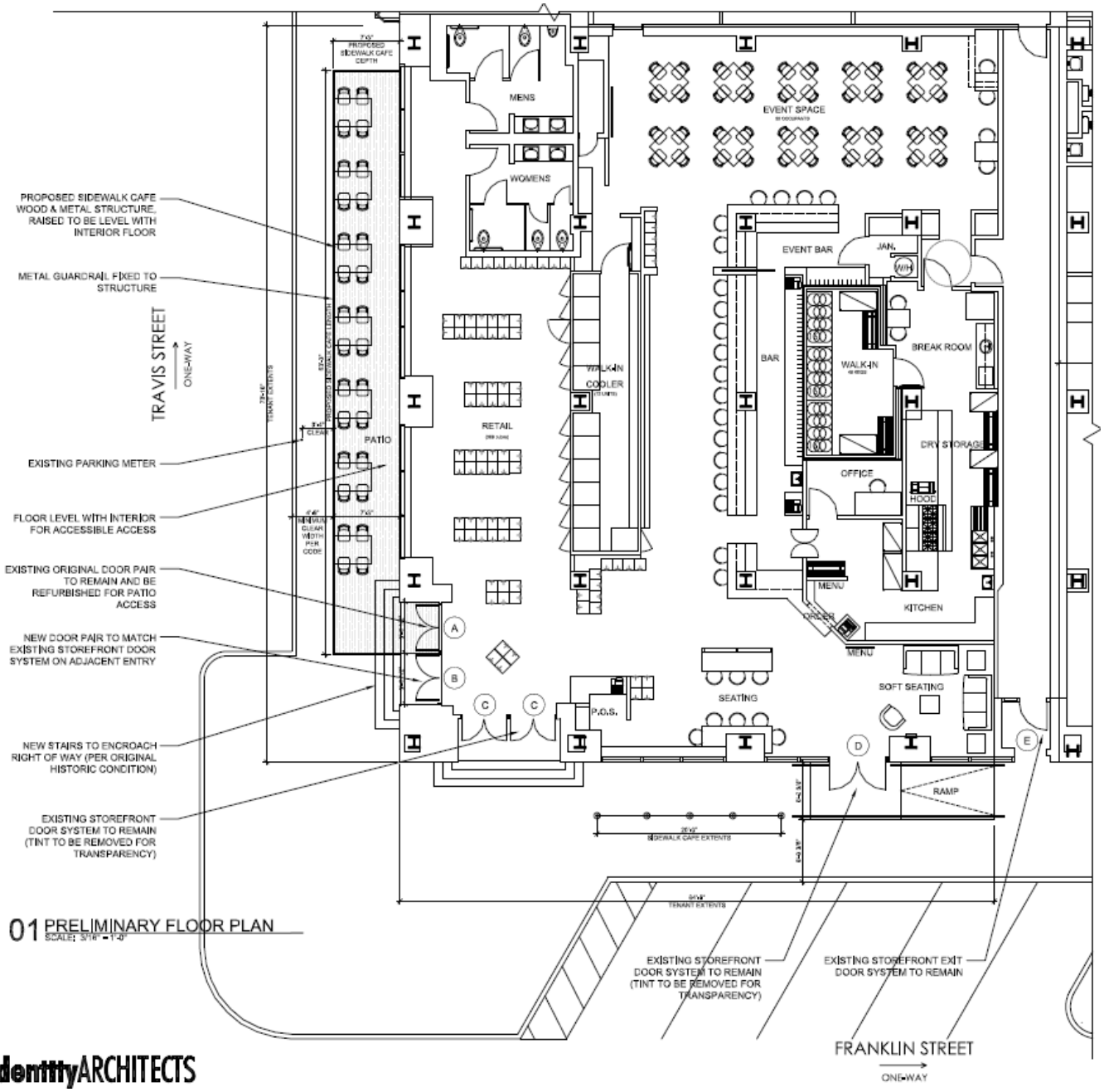
SITE PLAN

PROPOSED



FIRST FLOOR PLAN

PROPOSED



DOOR SCHEDULE

PRELIMINARY EXTERIOR DOOR SCHEDULE:

(A)
- 5'-0" x 8'-0"
- EXISTING ORIGINAL DOOR PAIR
- TO BE REFURBISHED AND USED FOR SIDEWALK CAFE ENTRY/EXIT
- WOOD (WITH INTENT TO REFURBISH)
- IN-SWING PER ORIGINAL CONDITION

(B)
- 5'-0" x 8'-0"
- EXISTING ROUGH OPENING DIMENSIONS
- NEW ALUMINUM FRAME DOOR
- CLEAR VISION GLASS
- OUTSWING

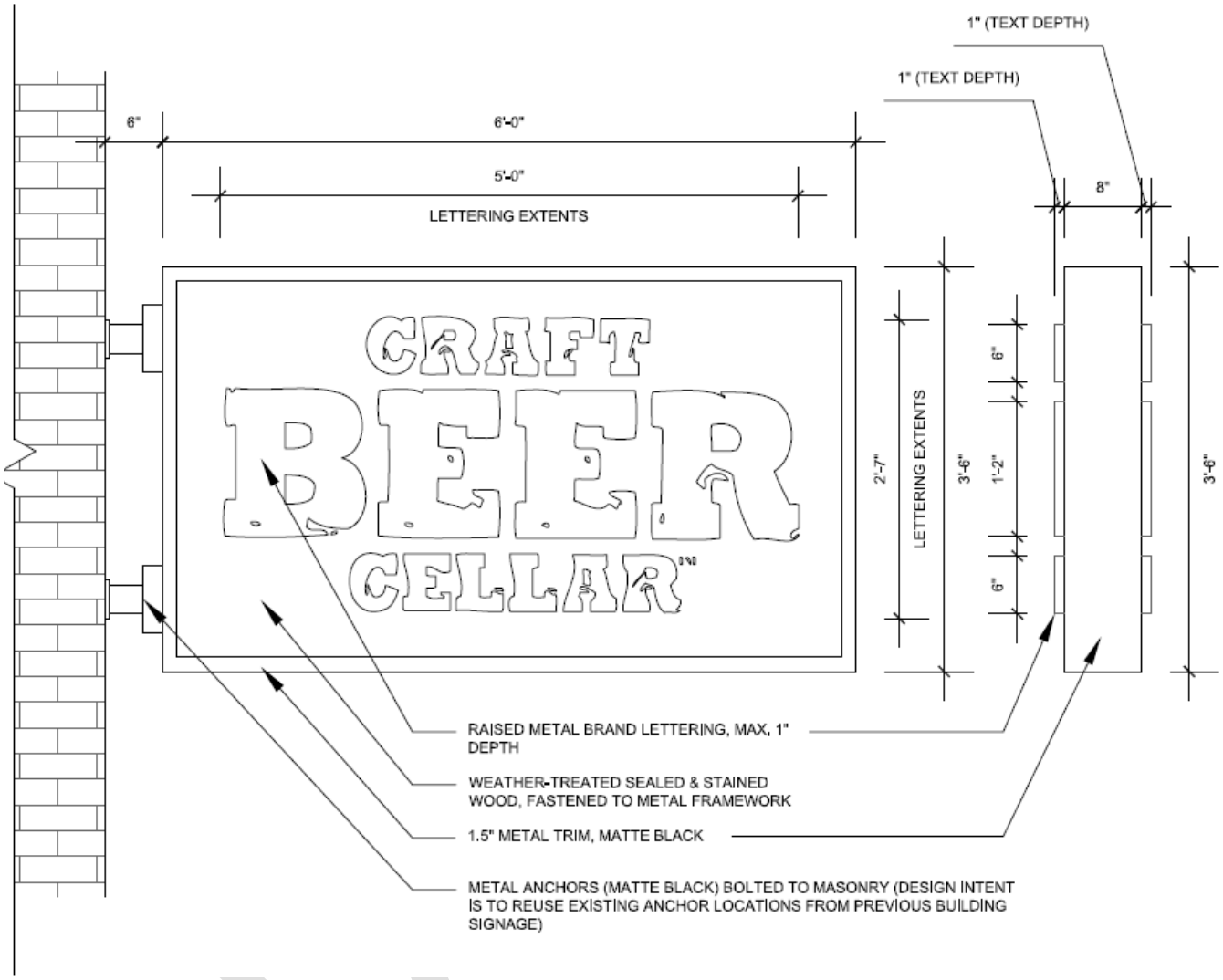
(C)
- 5'-0" x 8'-0"
- EXISTING ROUGH OPENING DIMENSIONS
- EXISTING ALUMINUM FRAME DOORS
- TINT TO BE REMOVED
- OUTSWING TO REMAIN

(D)
- 5'-0" x 8'-0"
- EXISTING ALUMINUM FRAME DOOR
- TINT TO BE REMOVED
- DOOR TO REMAIN
- OUTSWING TO REMAIN

(E)
- 3'-0" x 7'-0"
- EXISTING ALUMINUM FRAME DOOR
- DOOR TO REMAIN
- OUTSWING TO REMAIN

PROPOSED SIGN

DETAILS



PROJECT DETAILS

Shape/Mass: The existing project area includes approximately 65'-0" along Franklin Street and 79'-0" along Travis Street. Only the first story will be impacted. The existing 17'-2" wide by 18'-4" tall corner storefront along Travis Street has previously been enclosed with brick. The brick infill will be removed and replaced with a pair of double doors to match the existing doors at the corner storefront along Franklin Street.

The proposed sidewalk café outdoor seating area will be 7'-3" wide by 63'-3" long. Due to the slope of this area the northern most portion will be located 5'-4¾" above the sidewalk with the lowest portion at about 2'-7¾" (near the corner). The proposed guardrail will be 3'-6" in height.

Setbacks: The existing building is zero lot line. The proposed sidewalk café outdoor seating area will encroach into the City Right-of-Way. The existing sidewalk is 11'-9" wide. With the proposed 7'-3' width of the outdoor café, the remaining sidewalk will have 4'-6" of clearance. The applicant is currently working out the details with Public Works.

Windows/Doors: All existing windows are to remain. New two sets of paired doors will be installed in the entrance that was previously infilled. See door schedule and drawings for more detail.

Exterior Materials: All existing masonry, with the exception of the brick infill, is to remain.

Six new metal canopies will be installed at the muntins below the clearstory windows. The canopies will be 14'-7" in width and will be 6'-0" in depth.

The proposed sidewalk café outdoor seating area will be constructed from wood and metal.

The proposed wood and metal sign will be 5'-0" in width and 3'-6" in depth. The wood sign will have metal letters spelling out 'CRAFT BEER CELLAR.' The smaller words (CRAFT and CELLAR) will be 6" in height while the center word (BEER) will be 1'-2" in height. The sign will be 8" thick with 1" thick letters on either side. The proposed wood and metal sign will be installed at existing sign anchor locations. The sign will be attached to the building with two new metal anchors at 17'-8" above grade. See drawings for more detail.

Front Elevation: (Franklin) See elevation drawings for more detail.

Front Elevation: (Travis) See elevation drawings for more detail.

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