

HISTORIC LANDMARK COMMISSION
MAY 19, 2014
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1979-0010-A
Hofheintz-Reissig Store
600 E. 3rd Street

PROPOSAL

Construct two pavilions for outdoor seating and events.

PROJECT SPECIFICATIONS

The applicant is proposing the construction of two pavilions for outdoor seating and events at the site, which is a restaurant. The restaurant currently has canvas tents up for this purpose, and proposes to replace the tents with more permanent structures. Both proposed pavilions will be built on open ground and neither will require any demolition. One structure will be on the Red River Street side of the property, to the north of the two-story principal structure and between a 2 one-story structures. The other pavilion will be on the 3rd Street side of the property to the east of the two-story structure.

The Red River Street pavilion will be approximately 41 feet deep by 25 feet wide. The 3rd Street pavilion will be approximately 27 feet square, with a cutout section to accommodate an existing tree. Each pavilion will have painted steel posts, a stained wood base, and a shed-style standing seam metal roof with screen panels allowing for air circulation at the roof. The sides of the pavilions will be open, but will have roll-up awnings that will allow use of the pavilions in inclement weather. The height of each pavilion is just over 13 feet.

STANDARDS FOR REVIEW

The Commission's Standards for Review of applications for Certificates of Appropriateness include:

- Do not destroy the distinguishing original qualities or character of a building, structure, or site and its environment. Avoid the removal or alteration of any historic material or distinctive architectural features.
- Recognize all buildings, structures, and sites as products of their own time. Do not construct alterations which have no historical basis and which seek to create an earlier appearance.
- Contemporary design for alterations and additions to existing properties are appropriate when such alterations and additions do not destroy significant historic, architectural, or cultural material and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- Construct new additions or alterations to structures in such a manner that if such addition or alteration were to be removed in the future, the essential form and integrity of the structure will be unimpaired.

COMMITTEE RECOMMENDATIONS

The Committee reviewed an earlier set of plans, which are included in the applicant's materials for this case, and provided comments regarding the need for the pavilions, and their scale, roof type, and compatibility with the historic character of the historic buildings. The applicant has proposed the current drawings in accordance with the comments of the Committee members.

STAFF RECOMMENDATION

Approve the proposal as proposed. The applicant has made significant changes to the design and scale of the proposed pavilions in accordance with the directions of the Committee members. Staff believes that the current design is contemporary enough to set it apart from the historic structures on the site, as well as being much more compatible with the scale of the existing historic buildings. The proposed pavilions, if approved, will have a minimal effect on the historic character of the site due to the lightness of their scale and contemporary design.