

HISTORIC LANDMARK COMMISSION
JULY 14, 2014
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS
C14H-1979-0010-A
Hofheinz-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 25 feet by 40 feet. The 3rd Street pavilion will be approximately 28 feet square. Each pavilion will have painted steel posts and a barrel-vaulted metal roof. The pavilions will be approximately 12.5 feet tall at their tallest point. There are no side walls proposed for either pavilion, but there will be clear vinyl rolldown sides for each pavilion to protect guests from inclement weather; the rolldown sides will have black canvas at the bottom.

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.
- Repair, rather than replace deteriorated architectural features wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Base the repair or replacement of missing architectural features on accurate duplications of features, substantiated by historical, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- 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

Recommend approval as proposed. The Committee found that the pavilions are separate from the building and are appropriate to the height of the existing balconies on the historic building. Their simple design does not detract from the historic character of the site.

STAFF RECOMMENDATION

Approve as proposed.