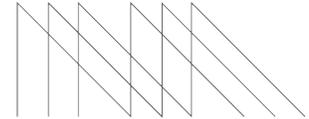




609 Davis Street



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CERTIFICATE OF APPROPRIATENESS REVIEW COMMITTEE COMMENTS & RESPONSES

DATE: 2019.08.21

(A) CERTIFICATE OF APPROPRIATENESS REVIEW COMMITTEE COMMENTS

(2019-08-12)

RESPONSES 2019-08-21

- In response to the Certificate of Appropriateness Review Committee comments regarding 609 Davis Street, a non-contributing structure located in the Rainey Street District, we made a number of changes to the original design previously submitted.

- We reduced the massing and proportions of the addition to lighten its visual weight and make it less prominent. The reduction of massing consists of dropping the height of the second floor by 2 feet to reduce the scale of the addition compared to the existing building and reducing the footprint of each of the 2nd level structures by 1' in each direction. This change in massing breaks down the scale of the new building and allows for the existing building to take center stage. See sketches on sheets AR.2, AR.3 and AR.4

- The Committee also recommended the addition of a trellis over the trellis to help differentiate the buildings. This comment was incorporated into the design resubmission. See sketches on sheets AR.2, AR.3 and AR.4

(B) THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

- **ARTICLE 2:** The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The existing Building at 609 Davis Street is retained and preserved in its entirety, allowing the existing building to remain on the site without a major intervention or demolition of the existing structure. The building as a whole is unchanged, just rehabilitated, including a new roof and repairs to exterior features to keep up with building maintenance. The main entry to the building will be moved from Davis Street to Rainey Street to complement the existing building and bring more prominence to the primary facade.

- **ARTICLE 9:** New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The addition is compatible, but differentiated, from the existing building.

- The addition is set back from the front of the property, even though setbacks are not required per zoning.
- *The new building and existing buildings appear separate from the street. To create a clear differentiation between old and new.
- *The addition is all open air and appears light in construction vs. the exiting building an airconditioned bungalow, that requires physical enclosure and weatherizing.
- *The primary elevation of the addition is designed to break down the facade into smaller buildings more consistent with the scale of the existing building.
- *The height, scale and volume of the addition is more closely related to the existing building than the new high-rise developments surrounding the site and prevalent in the neighborhood.
- *The front elevation of the addition is set back 10' from what is allowed per zoning and is significantly greater than the neighboring properties. This design decision places more prominence on the existing building.

(C) FROM THE SECRETARY OF THE INTERIOR'S PRESERVATION BRIEFS

<https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm#dense-architecture>

New Exterior Additions to Historic Buildings: Preservation Concerns

We have referenced the following brief as a general guideline to designing a respectful and complementary addition to the existing building. See attachment.

New Additions in Densely-Built Environments

In built-up urban areas, locating a new addition on a less visible side or rear elevation may not be possible simply because there is no available space. In this instance, there may be alternative ways to help preserve the historic character.

One approach when connecting a new addition to a historic building on a primary elevation is to use a hyphen to separate them. A subtle variation in material, detailing and color may also provide the degree of differentiation necessary to avoid changing the essential proportions and character of the historic building. A densely-built neighborhood such as a downtown commercial core offers a particular opportunity to design an addition that will have a minimal impact on the historic building. Often the site for such an addition is a vacant lot where another building formerly stood. Treating the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district. In these instances, there may be no need for a direct visual link to the historic building. Height and setback from the street should generally be consistent with those of the historic building and other surrounding buildings in the district. Thus, in most urban commercial areas the addition should not be set back from the façade of the historic building. A tight urban setting may sometimes even accommodate a larger addition if the primary elevation is designed to give the appearance of being several buildings by breaking up the facade into elements that are consistent with the scale of the historic building and adjacent buildings.

Our project is located in the CBD, a densely built neighborhood that provides a unique opportunity for preserving the historic building in its entirety. Treating the addition as a separate building was the best approach to design an addition that would have the least impact on the historic building. The design intends to provide a subtle visual link to the existing building through materiality, roof pitch, massing, and architectural features, but provides a clear separation between what is historic and what is new.

In a tight urban setting, a larger addition that maximized the use of the land is needed in order for any land occupant to survive. Nevertheless, the property owner has surrendered a significant amount of real estate area from the front of the building/primary to assure that the existing building occupies the place of prominence.

In addition, the new structure appears to be several buildings. This is achieved through breaking up the roof line, plan layout for 1st and 2nd level, and implementing an open-air aesthetic. Furthermore, a different yet complementary color palette and a majority of the building materials will be harmonious with the existing building. These design decisions clearly differentiate between old and new and help to create a tone of reverence and a direct acknowledgement of the importance of the existing building.

(D) CERTIFICATE OF APPROPRIATENESS REVIEW COMMITTEE COMMENTS

(2019-08-12)

- RENDERING AT PEDESTRIAN POINT OF VIEW

Updated images included in this email. See sketches on sheets AR.2, AR.3 and AR.4

- PULL BACK BUILDING

The front elevation of addition is setback 10' from what is legally allowed per zoning and it is also significantly greater than the neighboring properties. Our design gives the existing building a spatial dominance over the new structure.

- MATCH CLIVE'S ROOFLINE

The pitched roof in our design is different from the existing building to help create a clear differentiation between old and new. The departure on the roof structural design allows the open-air structure to ventilate properly in summer without air conditioning. It is paying tribute to the existing structure by matching roof styles without directly imitating its unique characteristics.

- ADDITION TO BE LESS PROMINENT

*Our design is based around the decision to keep, preserve, and celebrate the existing building by not modifying or changing the structure in any significant way.

*The new building and existing buildings appear separate from the street to create a clear differentiation between old and new.

*The addition is set back from the front of the property, even though setbacks are not required per zoning.

*The addition is stepped away from the Rainey elevation by 10' feet to emphasize the relevance of the existing building.

*The addition is designed as an open-air structure so the massing and scale will not overpower the existing building. The open walls allow the addition to feel "lighter" and less "solid" than the existing structure. The existing structure represents weight and permanence while the addition appears delicate and temporary.

*The scale is appropriate for development growth of the Rainey Street District but significantly smaller than the new high-rise developments surrounding the site and prevalent in the neighborhood.

*The proposed design allows for the business to grow and keep up with the current real estate economic pressures and development growth.

*This project allows the business to remain in operation and remain on the site, without a major intervention or demolition of the existing structure.

* Our proposed design steps away from the existing Clive Bar and floats above the back portion of the building. The Rainey facing façade is broken down into smaller volumes and provides large openings and a small balcony overlooking the historic structure to add permeability to the addition. Slender steel columns, a slim floor plate profile, and an open-air design lend a lightness to the building that allows it to gently hover above.

- REDUCE VISUAL WEIGHT

Stepping back from the Rainey elevation allows pedestrian focus to remain on the existing building. The open-air structure of the 2nd level reduces visual weight with large openings and lighter construction and materials; more open walls create a less massive structure. The addition's primary elevation is designed to break

down the façade volume into a building that is perceived as 3 smaller buildings more consistent with the scale of the existing historic building. The addition steps upward and away from the historic Clive Bar and hovers lightly above.

- WORK WITH THE MASSING AND PROPORTIONS

We have broken down the new building into smaller buildings similar in scale, style, and mass to the historic building. Also, the entire 1st level addition is open air, with no wall or windows, just structure that helps support the 2nd level. In a densely packed, urban core neighborhood (CBD), it makes sense to use as much of the lot as possible. Our proposal achieves this while maintaining the historic structure as a whole. We have taken every design opportunity to break down the scale of the addition, such as setting large masses back away from Rainey and Davis streets, breaking the larger façade down into smaller volumes, and retaining an open-air structure