

## Legislation Text

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**File #:** 24-725, **Version:** 1

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**PRESENTER:**

Katie Totman, HPO

**SUBJECT:**

HLC Case HST24-173: Discuss and consider a Certificate of Alteration to perform several exterior alterations to the property at 150 S Seguin, located in the Downtown Historic District.

**DEPARTMENT:** Planning & Development Services

**COUNCIL DISTRICTS IMPACTED:** 5

**APPLICABLE CITATIONS:**

*Code of Ordinances, Chapter 66 - Historic Preservation*

*Sec. 66-57. Alteration certificates for alteration or new construction affecting landmarks or historic districts.*

No person shall carry out any exterior alteration, restoration, reconstruction, new construction, removal or relocation of any city designated historic landmark or on any property within a city designated historic district which may affect the appearance and cohesiveness of any historic landmark or any property within a historic district without first obtaining an alteration certification authorizing the change.

*Sec. 66-58. Criteria for approval of an alteration certificate.*

In considering an application for an alteration certificate, the commission shall be guided by any adopted design guidelines, and where applicable, the following from the secretary of the interior's standards for the rehabilitation of historic buildings. Any adopted design guidelines and secretary of the interior's standards shall be made available to the property owners of historic landmarks or within historic districts.

- (1) Every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration of the building, structure, object, or site and its environment.
- (2) The distinguishing original qualities or character of a building, structure, object, or site and its environment shall not be destroyed when possible. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) All buildings, structures, objects, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

- (4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, object, or site shall be kept where possible.
- (6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material shall reflect the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based 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.
- (7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- (8) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.
- (10) Wherever possible, new additions or alterations to buildings, structures, objects, or sites shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the building, structure, object, or site would be unimpaired.

## FINDINGS:

a. The building located at 150 S Seguin is a two-story commercial structure with a contemporary storefront at the street level and an enclosed atrium on the second story. Historically the building has housed businesses including Baetge Motor Sales, NB Sales & Service, Thomas McGraw's dental office and even the Chamber of Commerce offices. It is in the Downtown Historic District.

b. **FIRST FLOOR STOREFRONT** - The existing storefront is not changing aside from the proposed wainscoting replacement, additional lighting in the entryway, and possible glazing and frame replacement at the storefront windows. In kind repairs to this area are eligible for staff approval.

c. **AWNING REMOVAL** - The applicant is requesting to remove the existing curved awning above the storefront. **Per Criteria 1**, every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration. The awning is not original to the building and staff finds that its removal will not negatively impact the overall character of the building.

d. **SECOND STORY PATIO** - The applicant is requesting to remove the enclosed solarium and create an open second floor patio with a new flat roof. **Per Criteria 1 and 4**, every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration, and changes which may have taken place in the course of time are evidence of the history and development of a building, structure, object, or site and its environment. These changes may have acquired significance, and this significance shall be recognized and respected. While it is uncertain when the solarium was added, staff finds that removing it will not negatively impact the building itself. The addition of the flat awning is reversible and may not negatively impact the structure.

e. **EXTERIOR PATIO AREA** - The applicant is requesting to create a patio area on the ground level of the east elevation of the building. **Per Criteria 1**, every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration. The patio will be located on the secondary side of the building and, while visible from the right of way, will not negatively impact the structure.

f. **FIRE WALL SEPARATION** - The applicant is requesting to install a fire wall separation on the west side of the second-floor balcony. The side facing Main Plaza will be stucco and the side facing interior to the balcony will be wood. **Per Criteria 1**, every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration. Generally, staff finds that this modification does not negatively impact the building and is consistent with the criteria for approval. Additionally, the existing windows are not original to the structure.

g. **WAINSCOTING REPLACEMENT** - The applicant is requesting to replace the existing black glass wainscoting along the base of the first-floor storefront with a new material. The black glass is currently covering brick which is evidence that it was added later in the building's life. **Per Criteria 1**, every reasonable effort shall be made to adapt the property in a manner which requires minimal alteration.

h. **SIGNAGE** - As a note, signage is shown on the renderings, but no specifics have been provided to staff at this time for final signage. What is illustrated appears to be consistent with the criteria for approval, though final approval from the HLC is required before any new building signage is installed.

#### **STAFF ANALYSIS:**

Staff finds that the proposed changes are consistent with the criteria for approval based on findings b through g.

#### **ATTACHMENTS:**

1. GIS Location Map
2. Pictures
3. Renderings