



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Façade Remodel

AGENDA ITEM: AR-2

PREPARED BY: Jose Barriga
Assistant Planner

MEETING DATE: April 29, 2015

TITLE: Special Review of Façade Remodel to a Building in the Historic Commercial Downtown Zone
417 South Myrtle Avenue

APPLICANT: Marvin and Kiki Dieguez

REQUEST: A special review of a proposed front façade remodel to add an exterior door at 417 South Myrtle Avenue. The new door would provide access to the second story floor of the building, which currently has limited access.

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 1)

BACKGROUND: The Historic Preservation Commission reviews and approves façade changes in the Historic Commercial Downtown (HCD) Zone to ensure that proposed changes are appropriate for Old Town and to encourage the preservation and restoration of historic buildings. The applicant is requesting approval to remodel the front façade by adding an exterior door to provide access to the second story of the building.

In 2008, the Commission approved, with conditions, an entire façade remodel with removal of stucco at 417 South Myrtle Avenue. The remodel exposed the underlying brick and bay windows were installed on the second story façade. The only access to the newly exposed second story was through a staircase that is accessed from the rear of the building by walking across the roof. This is not permitted by the Building Code, which leaves the front of the building as the only reasonable way to provide separate access to the second story.



ANALYSIS: The existing front façade includes a window with aluminum trim store front with one glass door that provides access to the ground floor. This façade was installed in the 1950's. The Applicant proposes to remodel the existing south end of the store front window by replacing it with a new French door that will lead to the second story staircase. Above the French door, a new transom window is proposed to be installed. The proposed door will have

a wood trim around the door frame and the new stucco will be painted to match existing stucco finish and color. A new can light is proposed within the existing canopy structure directly above the proposed door. Signage that is indicated on the plans provided is not part of this application and requires DRC approval. The introduction of the ground level street facing door will provide an opportunity for a business to locate in the second story space.

In reviewing façade remodels, the general direction has been to encourage changes to take their cues for the original building, restoring when possible. This building provides a challenge since it is divided between a turn of the century design on top of a mid-century storefront at street level. Although the proposed changes are more consistent with the second story and may move the overall design closer to the desired end product, the introduction of a wood framed door and transom create an awkward juxtaposition on the ground level. Therefore, Staff recommends that the proposed changes match the design of the existing storefront as follows:

- The new proposed door design shall match the existing metal windows and door. Staff believes the use of a wood door will not complement the existing 50's store front.
- Continue the existing stucco around and above the proposed door without the use of the transom window. By removing the proposed transom window, the new door will tie in well to the existing store front.
- With the removal of the flag stone apron, the design should continue the existing stucco finish below the remaining north window and not incorporate new brick.
- Establish a sub-committee to review the final plans and materials before applicant applies for a building permit.

The addition of a new door will not disturb any portion of the existing brick façade that was previously restored. The decision to remodel the storefront and provide access to the second story is the only reasonable option that addresses the challenges between the top and ground level designs. With the recommendations provided by Staff, the store front will maintain the existing 50's appearance.

RECOMMENDATION: Staff recommends that the Historic Preservation Commission approve the façade remodel as presented in the staff report. If the Historic Preservation Commission concurs, the appropriate action would be a motion to:

Approve façade remodel as presented in the staff report for 417 South Myrtle Avenue and establish a subcommittee to review the final details.