



HISTORIC PRESERVATION COMMISSION STAFF REPORT

APPLICATION: Façade Remodel

AGENDA ITEM: AR-1

PREPARED BY: Ili Lobaco
Associate Planner

MEETING DATE: December 3, 2014

TITLE: Special Review of Façade Modification to a Building in the Historic Commercial Downtown Zone
198-200 South Myrtle Avenue

APPLICANT: Justin Hernandez

REQUEST: Review of proposed change to a storefront on an existing building

ENVIRONMENTAL DETERMINATION: Categorical Exemption (Class 1)

BACKGROUND: The applicant is requesting approval to remove faux brick veneer on a façade on the storefront of the building at 198-200 South Myrtle Avenue (Xylem Salon). 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.

In May 2012, the Historic Preservation Commission approved a façade remodel of the building that included removal of the false metal front that was installed on the building in 1955 (as per building permits.) Behind the false front, two arched windows were exposed and repaired. The owner now plans to remove the non-period faux brick.

DISCUSSION: Building permits indicate that the brick treatment along the bottom of the façade and on the columns on the sides of the building was installed in 1955. The owner plans to remove the brick and replace with stucco to match the existing stucco in color and texture that is found on the upper half of the façade.



Proposed changes to facade

The applicant has provided a large material board that will be available for review by the Commissioners at the Historic Preservation Commission meeting.

Staff is encouraged by the restoration that has occurred on this façade with the previous removal of the metal façade and the restoration of the arched windows. Removal of the faux brick will complete the façade restoration to this 1924 building.

RECOMMENDATION: Staff recommends approval of the proposed restoration. If the Historic Preservation Commission concurs with the recommendation, then the following motion is appropriate.

Approve the façade remodel at 198 South Myrtle Avenue