Certificate of Appropriateness – conditions checklist

113 E. Main Street – Façade remodel – HPC February 2016 – updated 4/5/16

Conditions listed are summaries; refer to Certificate of Appropriateness for complete condition requirements. Noncompliance with the conditions of a CofA is a zoning violation subject to fines of up to \$2,000/day.

1.2 CofA signed by property owner - - Rece 1.3 After building permit is issued, any nust be approved by HPC or staff Building permit issued 3/18/16 - 2/26 1.3 After building permit is usued, any nust be approved by HPC or staff COMM1603- - - - 2/26 2.1 contact staff when ready to removel limestone and paneling so that any features revealed in demolition - Staff to document demo work 4/4/16 Docume Courper part of inner columns removed 4/4/16 Outer or also treatment of columns above the recess, limestone must be approved - Staff to document demo work 4/4/16 Outer or also treatment of columns above the recess, limestone must be approved - Staff to document demoved 4/4/16 Outer or also treatment of columns - Inspecter 3.1 Windows as well. - Staff to double-hung, with ow of bronze-anodized aluminum frames. May not be part of curtainwall system. Window [3-8-16] Lincoln LIFE-DBLH-1 and DBLH-2 Inspecter 3.2 Door(s) must be untinted, with wood or bronze-anodized aluminum frames. May not be part of curtainwall system Door & transom [selection] Inspecter 3.3 Door hardware must be dark, simple, and include a backplate. May not be part of curtainwall system Door hardware selection Selection] Inspecter 4.1 Pavers under barstools Fi	HPC CofA Condition Summary Issued Feb 16, 2016	Admin CofA required for	Admin CofA condition(s)	Outcome/ Completed as conditioned?
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Issues for Commission RE HPC -

- specify conditions for approval
- request additional information for HPC review
- delegate specific approvals to staff

Does Commission need to see what is under the limestone and panels before making a decision about façade arrangement/symmetry?

Do the center columns need to remain in place? With/without limestone? Should the columns remain in the wall above the awning?

Does new façade need to retain symmetry? Center entry?

What other features should be retained? Should any definitely be removed?

What overall style(s) are appropriate?

Are prefab curtain wall/façade systems appropriate?

Are double-hung serving windows appropriate?

What kind(s) of window frames/glass are appropriate?

What kind(s) of doors/frames/glass are appropriate?

Are the proposed stucco panels appropriate for the solid wall parts?

Is the proposed awning appropriate? Condition on obtaining a license agreement?

What other hardware/lighting/details are appropriate (or not)?