

## 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.

HPC CofA Condition Summary Issued Feb 16, 2016	Admin CofA required for	Admin CofA condition(s)	Outcome/ Completed as conditioned?
<b>1. Additional Documents</b>			
1.1 License agreement for awning	-	-	Approved 2/26/16
1.2 CofA signed by property owner	-	-	Received 2/23/16
1.3 After building permit is issued, any necessary changes to the 2/16/16 CofA must be approved by HPC or staff before CO may be issued..	Building permit issued 3/18/16 COMM1603-0009	[Changes?]	?
<b>2. Demolition</b>			
2.1 contact staff when ready to remove limestone and paneling so that any features revealed in demolition may be documented.	-	Staff to document demo work 4/4/16	Documentation completed [date]
2.2 If structural issues necessitate removing limestone from inner columns above the recess, limestone must be remove from the outer columns as well.	Any changes to approved treatment of columns	Upper part of inner columns removed 4/4/16	Outer columns also stucco [date]
<b>3. Windows &amp; Door</b>			
3.1 Windows may be double-hung, must be large, single-lite, untinted, with wood or bronze-anodized aluminum frames. May not be part of curtainwall system.	Window selection	[3-8-16] Lincoln LIFE-DBLH-1 and DBLH-2(mulled), unfinished wood exterior, RO 37-7/8 x 53 and 75-1/4 x 53. Screens may not be installed.	Inspected [date]
3.2 Door(s) must be untinted, with wood or bronze-anodized aluminum frames. May not be part of curtainwall system.	Door & transom selection	[3-8-16] Lincoln SWING-PD-1 and WIDE-TRAN-1, unfinished wood exterior, RO 37-7/8 x 99-1/8. Screens may not be installed.	Inspected [date]
3.3 Door hardware must be dark, simple, and include a backplate. May not be part of a curtainwall system	Door hardware selection	[Selection]	Inspected [date]
<b>4. Finish materials</b>			
4.1 Pavers under barstools	Final paver selection	[Selection]	Inspected [date]
4.2 Paint color: Moroccan Henna #PPU3-19 is approved	-	-	Inspected [date]
4.3 Need a second paint color for Tan part of color scheme	Paint color	Behr "Artisan" PPU3-19 3/29/16 Behr "Caramel Swirl" PPU4-1	Inspected [date]
4.4 Any other color changes must be reviewed by staff	Any changes to paint scheme	[Changes]	?
<b>5. Fixtures</b>			

5.1 Awning: full width, drop front, Sunbrella Navy fabric. Muse meet conditions of license agreement.	Final design to be approved by staff before ordering	[Selection]	Inspected [date]
5.2 Countertop to be maple lacquered butcher block	-	-	Inspected [date]
5.3 Bradford black countertop bracket or similar	Final bracket selection	[Selection]	Inspected [date]
5.4 Barstools: #3030 black roman classic base & white oak seat	-	-	Inspected [date]
5.5 Replace trim on existing soffit lights (flat, dark colored)	Final trim selection	[Selection]	Inspected [date]
5.6 Hanging sign bracket (if used)	Final Bracket selection	[Selection]	?

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)?