

**HISTORIC LANDMARK COMMISSION
STAFF REPORT**

July 27, 2022



Certificate of Appropriateness Case no. HLC 22-09: 105 South Main Street

LOCATION: 105 South Main Street, adjoining the southeast corner of West 26th Street and South Main Street

LEGAL DESCRIPTION: Lots 10 & 11 in Block 268 of the Bryan Original Townsite

DISTRICT: Downtown Historic District

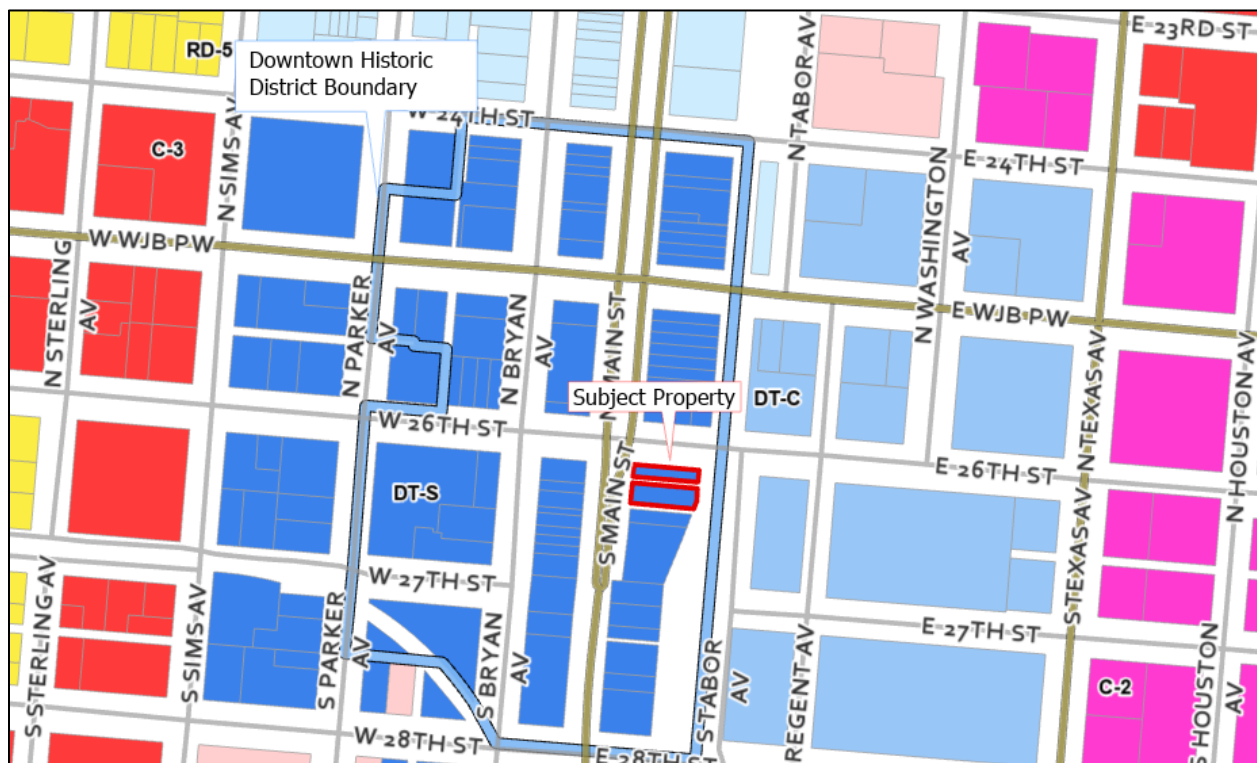
ZONING: Downtown – South (DT-S) zoning district

EXISTING LAND USE: Public Space/Event Center

APPLICANT(S): City of Bryan

STAFF CONTACT: Mitchell Cameron, Staff Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** the Certificate of Appropriateness as requested.



AERIAL PHOTOGRAPH, 2021:



BACKGROUND:

Constructed in 1909, the Palace Theatre, located at 105 South Main Street, originally housed the City of Bryan offices and an auditorium until the building was sold to the Schulman family in 1930 after the completion of the new city hall. Upon new ownership, the building was named the Palace Theatre and continued to feature films and live theatre until the building collapsed in July of 1986.

The applicant, City of Bryan, is requesting a Certificate of Appropriateness to construct an extension to an existing building at the Palace Theatre. The existing building, located adjacent to East 26th Street, is currently used as the restroom facilities for the Palace Theatre. The proposed extension would include a bar area, for use by patrons of the Palace Theatre, and associated service area for staff. Materials for this building extension are proposed to match the existing materials found at the entrance to the Palace Theatre on South Main Street. If these materials are unable to be matched exactly, then the closest match will be used.

HISTORIC PHOTOGRAPHS FROM 1986 HISTORIC RESOURCE SURVEY:



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NEW H.M. DOOR AND FRAME (PAINTED)

(2no.) FREEMAN IRON CORBEL 2" WIDE x 1/4" TH L-BRACKET SUPPORT FOR ADA COUNTER SIZE 11.5" DEPTH x 14" HEIGHT FINISH TO APPROVAL WWW.IRONSUPPORTS.COM

ACCESSIBLE COUNTER

NEW VER COILING SERVICE

113'-3" A T.O. CMU

107'-8" T.O. DP

100'-0" FINISH F

PREFINISHED ALUM METAL COPING (TO MATCH EXISTING)

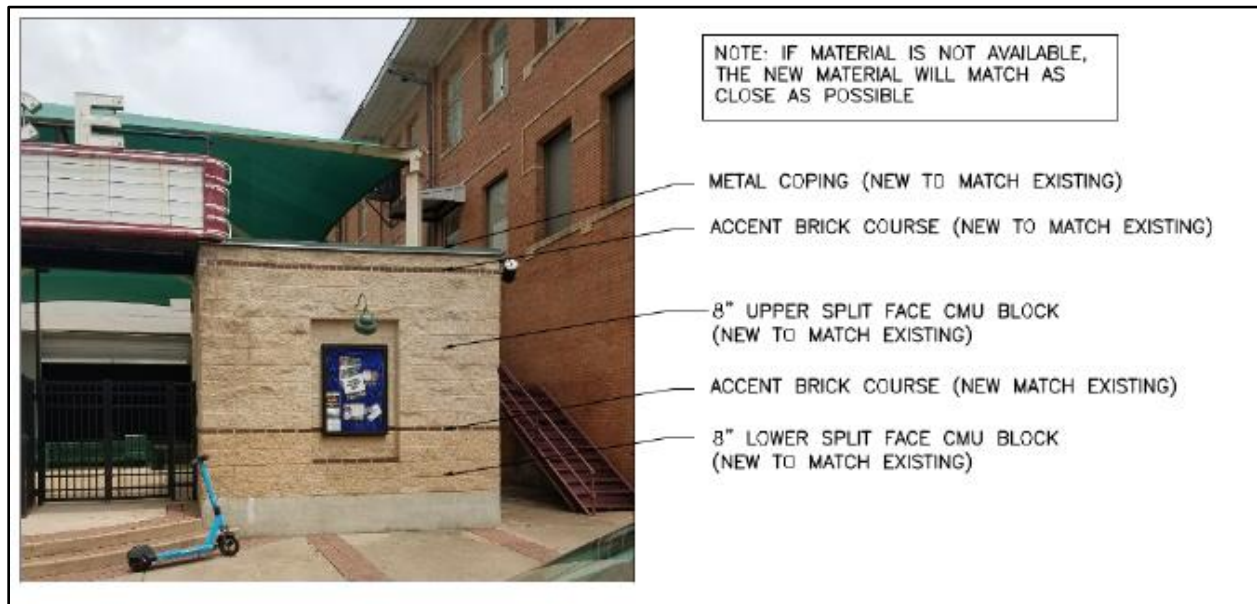
LIGHT FIXTURE ABOVE DOOR

03/14

02/14

B1F

EXAMPLE OF BUILDING MATERIAL:



STAFF ANALYSIS AND RECOMMENDATION:

Staff recommends **approving** this request for a Certificate of Appropriateness, finding the following:

Staff finds that the construction of a bar addition to an existing structure is appropriate for this property. The proposed elevation and design materials is compatible with the existing structures and will not take away from the historical and cultural significance of the location. The extension of the structure, if removed in the future, will not harm the essential form and integrity of the building.

With respect to the specific criteria by which the Historic Landmark Commission is to be guided for approval of a Certificate of Appropriateness, Staff finds criteria no. 9 and no. 10 to be particularly relevant in this case:

Secretary of Interior's Standards for Rehabilitation Referenced:

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. *Whenever 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.*