



October 17, 2019

Via Email

Ms. Tonia Banks
Clerk, Hammond City Council
312 East Charles Street
Hammond, LA 70401
Email: Tonia Banks (banks_tm@hammond.org)

Re: Hammond Historic District Decision

Dear Hammond City Council:

On August 13, 2019, One Thirteen Hospitality, LLC (“One Thirteen Restaurant”) applied to the Hammond Historic District seeking a Certificate of Appropriateness (COA) for an addition to the north façade of the building located at 113 North Oak Street.

On September 18, 2019, the Hammond Historic District Commission denied the application.

One Thirteen Restaurant appeals and seeks reversal of that decision.

One Thirteen Restaurant

One Thirteen Restaurant opened last year after more than a year of planning and a \$1M investment in renovating and adapting the mid-century building designed by renowned architect John Desmond. The Hammond Downtown Development District reported, “With a few renovations, the [owners have] really transformed the space into the perfect place for a beautiful restaurant filled with relaxation, enjoyment, and excitement for every guest.”¹ One Thirteen Restaurant is a downtown jewel loved by many, and it was recently recognized by local citizens as 2019’s “Best Fine Dining” and “Best New Restaurant.”

¹ Downtown Hammond News, June 20, 2018, www.dddhammond.com/News-Events/one-thirteen

Work at North Façade and Fine

After being open for almost a year, One Thirteen Restaurant planned to enclose an approximate 160 square foot breezeway on the north façade of the building. This work would be considered an "addition" per the Hammond UDC's Design Guidelines for the Hammond Historic District.

Unfortunately, due to miscommunications when an owner was out of town and the desire to start and complete the project as quickly as possible so as to not disrupt operations, One Thirteen Restaurant commenced work *before* submitting an application to the Hammond Historic District (HDC) and receiving a Certificate of Approval (COA) to complete the work. After receiving a letter from the HDC in late May directing it to stop all work, it immediately ceased work until this was resolved, which includes reinstalling the original wooden slats. The work remains unfinished to date.

One Thirteen Restaurant's plans for exterior work were not submitted in advance to the HDC as required by Section 8.1.10 of the UDC; however, the work meets the applicable design guidelines. Ultimately, the HDC issued One Thirteen Restaurant a fine of \$5,900 for the violation. This includes the maximum fine of \$100.00 per day from May 29-July 19 and a one-time demolition fine of \$1,000.

Application for COA

One Thirteen Restaurant submitted the application to the HDC seeking a COA for the proposed work on August 13, 2019. Specifically, One Thirteen Restaurant proposed to:

1. Install a new 2' x 4' wood stud wall anchored to bottom of existing steel beam with exterior siding panel painted dark grey to match existing building color
2. Install new 1-1/2" x 1-1/2" steel tubes mounted to face of new wall, secured to steel columns, painted to match dark grey to match existing building color
3. Reinstall original vertical wood slats, mounted to steel tubes and held 2" away from face of new wall

One Thirteen Restaurant's proposed work would echo the style of the original building while introducing compatible contemporary design. It would not visually overpower the original building, compromise its historic character, or destroy any significant features and materials.

It is important to note that this proposed work would be completed behind screening for a dumpster that was previously approved by the HDC.

Following are images of One Thirteen Restaurant's north facade "before" and "after" the applied for work.

**Photo-
graph of
original
north
façade**



**Enhanced
photo-
graph
showing
proposed
work**



The area where the applied for work is to be completed is 5.6' x 28.6', or about 160 SF. This area represents just 5% of the entire 3,210 SF building.

HDC Design Guidelines

The "Design Guidelines" of Hammond's Unified Development Code (UDC) regulate work to properties in the Hammond Historic District. The Design Guidelines contains a section specifically describing additions to historic properties at pages 53-54. These guidelines are attached for your convenience.

The guidelines provide that the "introduction of additions compatible with historic buildings in the district is acceptable if the addition does not visually overpower the original building, compromise its historic character, or destroy any significant features and materials."² Other items described in the "Overview," as applied to One Thirteen Restaurant's proposed work, are:

- Any alteration of existing structures should include the preservation of historic architectural features seen on the building.

Original wood vertical slats are being preserved and reinstalled

- New construction should relate to historical design elements and follow certain patterns of design set forth by the existing historic buildings.

New exterior siding panels and steel tubes follow existing architecture and are painted dark grey to match existing building color

- By placing additions on inconspicuous elevations and limiting their size and height, the integrity of the original buildings can be maintained.

New addition is based on the existing structure and roofline of the building and is only 5% of the building's size (~ 190 SF), which is inconspicuous and virtually unnoticeable from the street

- It is important to differentiate the addition from the original building so that the original form is not lost or confounded.

The addition is clearly differentiated by its solid wood panels (instead of original glass panels); the solid material behind the vertical slats (instead of the original opening), and the covered steel beams (where the original beams were visible)

- Additions should be designed so that they can be removed in the future without significant damage to the historic building or loss of historic materials.

The addition is designed around the building's original steel beams and roof so that future removal can be accomplished with minimal damage to the historic building

² City of Hammond Historic District Commission Design Guidelines, Page 52, Paragraph 1

In addition to the overview, the Design Guidelines provide nine specific “Guidelines for Additions” which are listed below and applied to One Thirteen Restaurant’s proposed work:

	Guideline	113 Proposed Work
1	Additions must be constructed so that there is the least possible loss of historic fabric. Character-defining features of the historic building must not be obscured, damaged, or destroyed	<p>The addition features no loss of historic fabric.</p> <p>There are no character-defining features of the historic building on the north façade that are obscured, damaged, or destroyed.</p> <p>The original vertical wood slats are still featured on the façade and are not obscured, damaged, or destroyed.</p>
2	The size and the scale of additions must be limited so that they do not visually overpower historic buildings	<p>The addition is small and only 5% of the size of the building.</p> <p>The addition is 5.6 x 28.6 (about 160 SF). The building is 3,210 SF.</p>
3	Additions must be located as inconspicuously as possible, on the rear or least character defining elevation of historic buildings.	<p>The addition is virtually unnoticeable from the street as it is based on the existing structure and roofline of the building.</p> <p>While it faces a street, it is behind screening of the dumpster previously approved by the HDC.</p> <p>Additions on the south and west façades are not possible, and the east façade is the most character defining elevation.</p>
4	Additions must be designed so that they are differentiated from the historic building. It is not appropriate to duplicate the form, the material, the style, and the detail of the historic building so closely that the integrity of the original building is lost, confused or compromised.	<p>Because of the unique situation, this factor is not entirely applicable. The addition is within original space, and there is no increase to footprint</p> <p>The form, materials, style, and details of the building are not duplicated. It is an adaptive reuse.</p> <p>The addition is clearly differentiated due to:</p> <ul style="list-style-type: none"> - Solid wood v. original glass panels - Solid material behind vertical slats v. original opening behind vertical slats - Steel beams enclosed v. original steel beams visible

5	Additions must be designed so that they are compatible with the historic building in mass, materials, color, and proportion and spacing of windows and doors. Either reference design motifs from the historic building, or introduce a contemporary design that is compatible with the historic building.	Addition is compatible with the building as: <ul style="list-style-type: none"> - Materials (wood and steel tubes) complement original structure - Color is same as the building - Location of door is similar to location of original door - Mass and scale complement original building (addition uses original lines and roof form of building)
6	For the predominant material of the addition, a material that is visually compatible with the historic materials of the original building, such as brick, stone, stucco, or wooden siding, must be used. Imitation masonry, vinyl and aluminum sidings are prohibited, but fiber cement or other composite siding may be considered.	Predominant material of the addition is wood, which is visually compatible with the historic materials of the original building. All surfaces are similarly painted. No imitation masonry, vinyl, or aluminum sidings are used.
7	The roof form must be compatible with the historic building and consistent with contributing roof forms in the historic district	The addition uses the building's original roof line.
8	The foundation height and the eave lines of additions must generally align with those of the historic building.	The addition uses the building's original foundation height and eave lines.
9	Additions must be designed and installed to minimize damage the historic fabric and make future removal possible.	The addition has been designed and installed around the building's original steel beams and roof so that future removal can be accomplished with minimal damage to the historic fabric and building.

Conclusion

One Thirteen Restaurant's proposed work for an addition meets all Design Guidelines set forth by the HDC, and the Design Guidelines provide that this addition is acceptable. The historic architectural features of the building (wooden slats) have been preserved, and the addition is small (190 SF) and inconspicuous (behind approved screening and dumpster). The addition can be removed in the future without significant damage to the building, and it has no impact on the site in terms of loss of important landscape features. Importantly, the addition does not visually overpower the original building, compromise its historic character, or destroy any significant features and materials.

The proposed addition meets the overall objectives and intent of the HDC's Design Guidelines, as well its nine specific Guidelines for Additions. The proposed work is "acceptable" per the HDC Design Guidelines, and One Thirteen Restaurant requests that the HDC's September 18, 2019, denial of its application for work be reversed, and a COA permitting the addition and proposed work be issued.

Sincerely,

Saul Rubio

Saul Rubio



ADDITIONS

Overview

The introduction of additions compatible with historic buildings in the district is acceptable if the addition does not visually overpower the original building, compromise its historic character, or destroy any significant features and materials. Any alteration of existing structures should include the preservation of historic architectural features seen on the building. New construction, while hopefully creative and innovative in nature, should relate to these historical design elements, and follow certain patterns of design set forth by the existing historic buildings. By placing additions on inconspicuous elevations and limiting their size and height, the integrity of the original buildings can be maintained. It is important to differentiate the addition from the original building so that the original form is not lost or confounded. Additions should be designed so that they can be removed in the future without significant damage to the historic building or loss of historic materials. Also, as with any new construction project, the addition's impact on the site in terms of loss of important landscape features must be considered.

The compatibility of proposed additions with historic buildings will be reviewed in terms of the mass, the scale, the materials, the color, the roof form, and the proportion and the spacing of windows and doors. Additions that echo the style of the original structure and additions that introduce compatible contemporary design are both acceptable.

GUIDELINES FOR ADDITIONS

1. Additions must be constructed so that there is the least possible loss of historic fabric. Character-defining features of the historic building must not be obscured, damaged, or destroyed.
2. The size and the scale of additions must be limited so that they do not visually overpower historic buildings.
3. Additions must be located as inconspicuously as possible, on the rear or least character defining elevation of historic buildings.
4. Additions must be designed so that they are differentiated from the historic building. It is not appropriate to duplicate the form, the material, the style, and the detail of the historic building so closely that the integrity of the original building is lost, confused or compromised.

GUIDELINES FOR ADDITIONS (CONTINUED FROM PREVIOUS PAGE)

5. Additions must be designed so that they are compatible with the historic building in mass, materials, color, and proportion and spacing of windows and doors. Either reference design motifs from the historic building, or introduce a contemporary design that is compatible with the historic building.
6. For the predominant material of the addition, a material that is visually compatible with the historic materials of the original building, such as brick, stone, stucco, or wooden siding, must be used. Imitation masonry, vinyl and aluminum sidings are prohibited, but fiber cement or other composite siding may be considered.
7. The roof form must be compatible with the historic building and consistent with contributing roof forms in the historic district.
8. The foundation height and the eave lines of additions must generally align with those of the historic building.
9. Additions must be designed and installed to minimize damage the historic fabric and make future removal possible.

GUIDELINES FOR NEW GARAGES & OUTBUILDINGS

1. The proportion and the height of new garages and outbuildings must be compatible with the proportion and the height of historic garages and outbuildings in the district.
2. New garages and outbuildings must use roof forms, materials, and details compatible with the main building or historic outbuildings in the district. "New Construction" guidelines apply. It is not appropriate to construct prefabricated metal storage buildings in the historic district.
3. New garages and outbuildings must be located in the rear yard and in traditional relationship to the main building.
4. New garages and outbuildings may not be located in front of the main building unless such a location is historically accurate for a specific site.