



Agenda Item Report

Legislative Board: Historic Preservation Commission
Date: September 18, 2025
Contact: Will Parrish
Agenda Item ID / Number: 2025-831- / G.2

ITEM TITLE: Deliberation and possible action to approve a request for changes to a Certificate of Appropriateness to rehabilitate and expand the structure located at 108 N Main Street.

1. EXECUTIVE SUMMARY

This property is located at 108 Main Street and was most recently occupied by the restaurant “Casa Alde”. The building was severely damaged by fire in March of 2020. The applicant is proposing to rehabilitate the structure and open a restaurant, “Louie’s BBQ”.

A COA was approved on August 15, 2024, however the applicant is proposing some changes to the previous COA.

2. BACKGROUND/HISTORY

108 N Main Street lies in the Historic Overlay District. In the recently adopted Historic Resource Survey, the existing commercial structure has a brick exterior and is categorized as Medium priority regarding Historical Significance towards Landmark status. The previous survey identified this structure as a High Priority Building, but that was survey was prior to a fire that impacted the building. The existing structure was built c.a. 1915 and is noted in the survey as a 1-Part Commercial Style structure. The applicant previously came before the HPC in 2021 and was granted a COA for the demolition of the metal shed on the property, located behind the primary building. Additionally, the Historic Preservation Commission held a workshop on July 21, 2022, to discuss the proposed rehabilitation of this building. On September 15, 2022 HPC approved a Certificate of Appropriateness to rehabilitate and expand this structure, which included the addition of a second story. A COA was approved on August 15, 2024, for a one story rehabilitation, however the applicant is proposing some changes to the previous COA.

3. ANALYSIS

The property has a zoning designation of Form District 5H (F5H), and its proposed use as a restaurant is allowed in accordance with the Unified Development Code (UDC). The proposed plan will rehabilitate the current first floor, which was substantially damaged by a fire. The plan will also update the building to meet ADA standards for operation as a restaurant establishment.

As in the previous request, the proposed rehabilitation of the first floor will include a remodel to structurally support a suspended awning that will extend over the public sidewalk. According to the applicant, the intention of this change will be to match the suspended awning which existed as part of the building in the 1950s. One of the requests that differs from the previous COA, is that the applicant intends to remove some of the parapet corbels that define the separate spaces original to the building, in order to create a sense that there is one cohesive space. This also provides more room for future signage in this area, but impacts the architectural characteristics of the structure.

Staff finds that the proposal for the awning is consistent with the Historic Preservation Guidelines which state in Chapter 3(D)2 (pg. 47) that “Storefronts which are original and require repair, should be with features to match the original design and materials”. However the proposal to remove the corbels is not consistent with the same guidelines, as it takes away architectural features that tell a story about the design of the building.

Additionally, the applicant is proposing some changes to the current/approved storefront façade. The 2024 COA approved replacing the existing windows with modern windows that are a similar shape to the existing windows, additionally, transom windows above the new awning were approved. The applicant is now proposing to full length shopfront windows all the way to the ground, and is removing the transom window request.

Staff finds that the proposed windows are generally not consistent with the Historic Design Guidelines, and that the previous approval proposing to maintain a similar size and shape to the existing windows was more consistent. However, both the approved COA and the current request propose metal window frames, rather than the wood frames similar to the historic windows, which is generally inconstant. The applicant has explained that this is because they are attempting to match the frames and style of adjacent buildings. Staff maintains the previous recommendation that wood frames be used rather than metal. Chapter 3(D)3-3 (pg. 48) states that : “Display window mullions or framing should be of wood, copper, or bronze metal, and similar in size and shape to the original design”. At the July 21, 2022 Workshop, the Historic Preservation Commission gave general direction that the windows be generally of the shape of the existing windows, and were in favor of adding transoms above the awning. At the September 15, 2022 meeting, the Commission approved black aluminum window frames and fenestration as submitted by the applicant and that is also how the 2024 COA was approved. At the August 21, 2025 workshop the commission discussed both the full length windows and windows in the size and shape of the current windows, as the applicant did provide that as an alternative rendering. There was discussion about the neighboring facades also having full length windows, such as the new construction building to the north, commonly referred to as "Mike's Baber Shop".

The 2024 COA approved replacing the existing southern double doors made of wood and glass that was historically the primary entrance with a modern glass and metal single door, with glass and metal sidelights, and a transom above the awning. The current request removes the transom but retains the single door with sidelights. Fenestration is proposed as dark anodized aluminum storefront with narrow sightlines with insulated glazing units. The doors are intended to be full light doors to match adjacent properties. Additionally, the applicant is proposing to remove the existing door threshold to create a level surface with the public sidewalk, in order to create ADA accessible entrances. In the current request, the applicant is requesting the full removal of the northern door and replacement with a window, as the threshold is higher than the southern door, and more difficult to make ADA compliant. ADA compliance is not required for this door, either for normal or emergency ingress or egress. The applicant has stated that it will make the interior layout of the restaurant more functional to not have a door in this location.

Staff finds that the proposal for the replacement entrances is not consistent with the Historic Preservation Guidelines. The Guidelines state repeatedly in Chapter 3(A) (pg. 43) and 3(B) (pg. 44) that original doors and entrances should not be significantly altered or modified, particularly on the front façade. At the July 21, 2022 meeting, some time was spent on discussion of the primary door and the materials proposed, and there was general consensus in favor of the transom above the awning, which has since been removed from the current request. However there was less consensus regarding the materials and design of the primary entrance. At the September 15, 2022 meeting, the Commission approved the black anodized aluminum frame and full light door style similar to the current proposal. However, the proposal to remove the second (northern) entrance is new to this request. During a previous workshop, in 2022, when the project was proposed to be two

stories, the applicant received positive direction from the Commission to create a large opening in the front facade at the location of this entrance (though much larger than the door). However that request was altered and not included in the later 2024 COA, which maintained the northern entrance.

At the rear of the property, the applicant is proposing to expand the building towards Austin Street. The expansion is proposed to be a metal sided structure with a pitched roof. The expansion is similar to the one approved in the 2024 COA, however it is slightly taller, but the taller portion is further from Main Street than in the previously approved COA. This expansion takes the place of the previous metal shed structure that was attached to the building. It is proposed to be a one story expansion, that is just under 26 feet tall. The elevation facing Austin Street has been modified from a glass garage door to a more traditional metal roll up, as the proposed function of the building has changed from seating to pit room. In this current configuration, the addition goes from facing Austin Street, to facing the interior courtyard, using Austin Street solely as a service entrance. However, the new courtyard is proposed to be the new Austin Street entrance to the facility. This structure is proposing to use dark metal fenestration for both doors and windows. As these are new structures, the Guidelines support the use of dark/black metal for this application.

Separately, facing Austin Street, a smaller structure, created from a shipping container, is proposed to be placed at near the property line. The applicant has not provided details on what the Shipping Container is proposed to be designed. However, at the August 21, 2025 workshop, the applicant provided some pictures of potential treatments for the container, that involved wood and metal designs. As both of these are new structures, the Guidelines support the use of dark/black metal for this application.

The proposed courtyard will include a fence along the boundary, as well as a gate entrance. The applicant has not yet provided fencing details for the boundary fence, and intends the interior to look like a baseball field, but with tables and chairs, and possibly TVs for entertainment. Details regarding the courtyard and shipping container are expected in the future, but the applicant is hoping to get the primary structure details approved in order to begin moving forward on the bulk of this project.

4. FINANCIAL IMPACT

Not Applicable.

5. STRATEGIC PLAN/GOALS

HISTORIC AND VIBRANT DOWNTOWN

6. STRATEGIC PLAN OBJECTIVES

Downtown

7. PROS AND CONS

8. ALTERNATIVES

If the Commission would like to approve this project in a manner that is most consistent with the Historic Guidelines, Staff would recommend the following conditions:

1. Window/door framing and fenestration should be of wood,
2. Windows should not be heavily tinted, and
3. The primary entrance should retain a double door design of wood and glass, similar to the existing doors.
4. The corbels are restored in a manner consistent with the current location and design.
5. The proposed shipping container and fencing for the courtyard facing Austin Street come back before HPC for a COA once the applicant has the opportunity to work on the design.

9. REQUESTED ACTION / SUGGESTED MOTION / RECOMMENDATION

Staff has reviewed the request under the adopted Design Guidelines and found that the some aspects of the proposed design is inconsistent with the Design Guidelines. However, the applicant has prepared the current proposal based on previous discussion and direction given by the Historic Preservation Commission at various workshops, and the approvals provide by HPC for the September 15, 2022, and August 15, 2024 Certificate of Appropriateness. Staff recommends that if the Historic Commission wishes to approve the design as submitted, they do so with the following conditions to best comply with the Historic Design Guidelines: 1. The corbels are restored in a manner consistent with the current location and design. 2. The northern door way should be retained, and the replacement door should be consistent with the design approved per the August 2024 COA. 3. Window/door framing and fenestration should be of dark metal, 3. Windows should not be heavily tinted. 4. The proposed shipping container and fencing for the courtyard facing Austin Street come back before HPC for a COA once the applicant has the opportunity to work on the design.

Attachments:

[HPC 25-11-250730 hc pres_108 main \(1\).pdf](#)
[108 Main Street.pdf](#)