

CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Nicole Boudreau, Hines for Dougal Cameron, Cameron McKinney, LLC, owner

Property: 1001 McKinney Street, Lots 1, 2 & 6, Tracts 12A & 13, Block 137, SSBB Subdivision. The property includes a historic twenty-three story commercial building situated on a 20,204 square foot corner lot.

Significance: City National Bank Building is a City of Houston Landmark designated in October, 1996. The twenty-three-story historic commercial structure was constructed circa 1947. Formerly known as the Texas American Building, it is now called 1001 McKinney.

Proposal: Alteration – Remove and replace three storefront bays and install a sidewalk canopy.

- Two bays contain non-original aluminum and glass doors which will be removed and replaced with fixed stainless steel and glass single lite windows.
- The center bay contains a non-original fixed aluminum and glass storefront window which will be removed and replaced with a set of four stainless steel and glass entry doors.
- Two non-original aluminum canopies will be removed and replaced with a larger canopy spanning all three bays.
- Aluminum letters reading 1001 McKinney will be installed on the new canopy.
- Two flagpoles mounted at the second floor will be retained and moved one bay out to make room for canopy attachments.

See enclosed application materials and detailed project description on p. 4-15 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: August 28, 2014



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

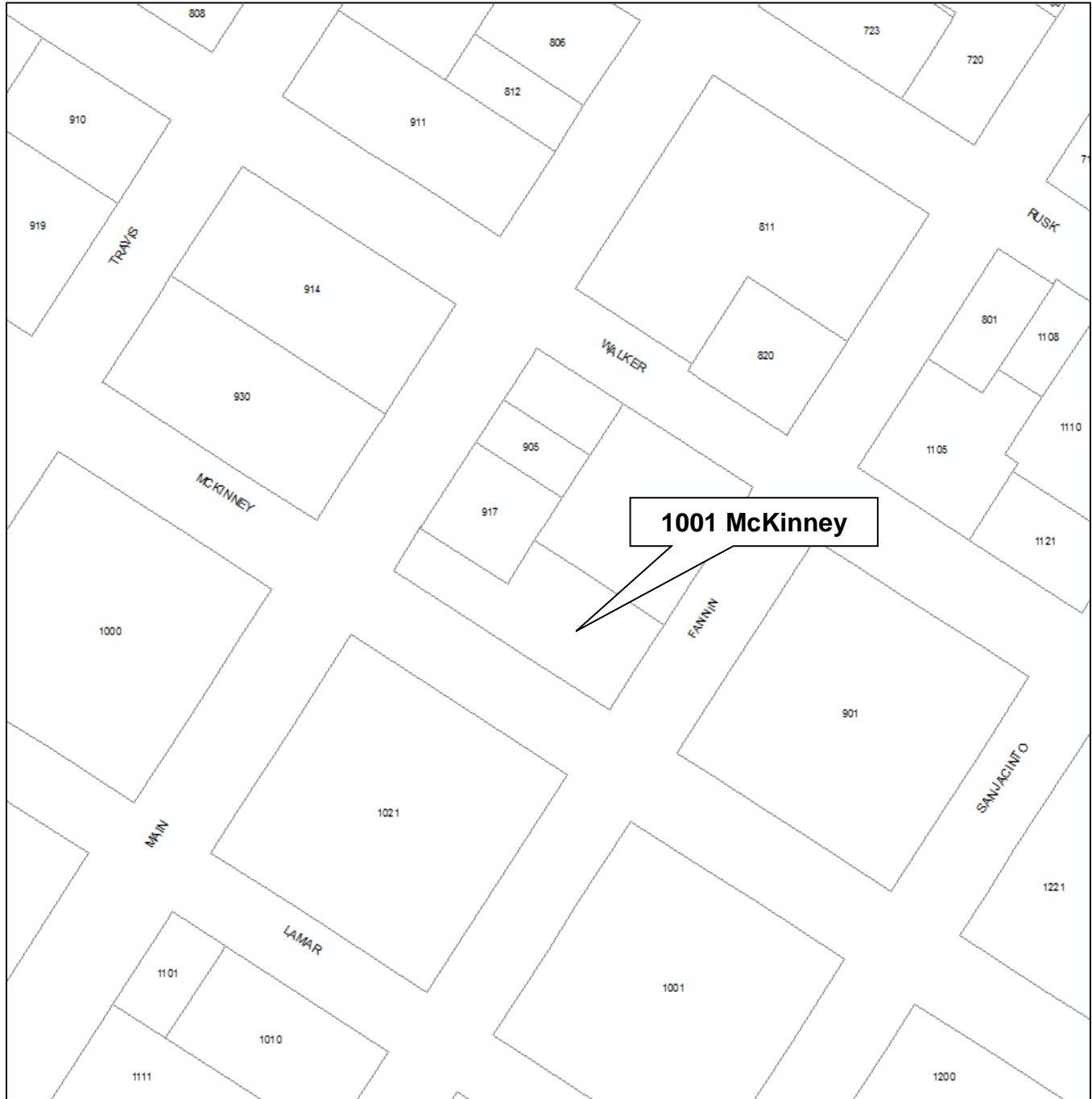
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |



PROPERTY LOCATION
CITY NATIONAL BANK BUILDING



CURRENT PHOTO



3D RENDERING – FRONT FACING MCKINNEY STREET

EXISTING

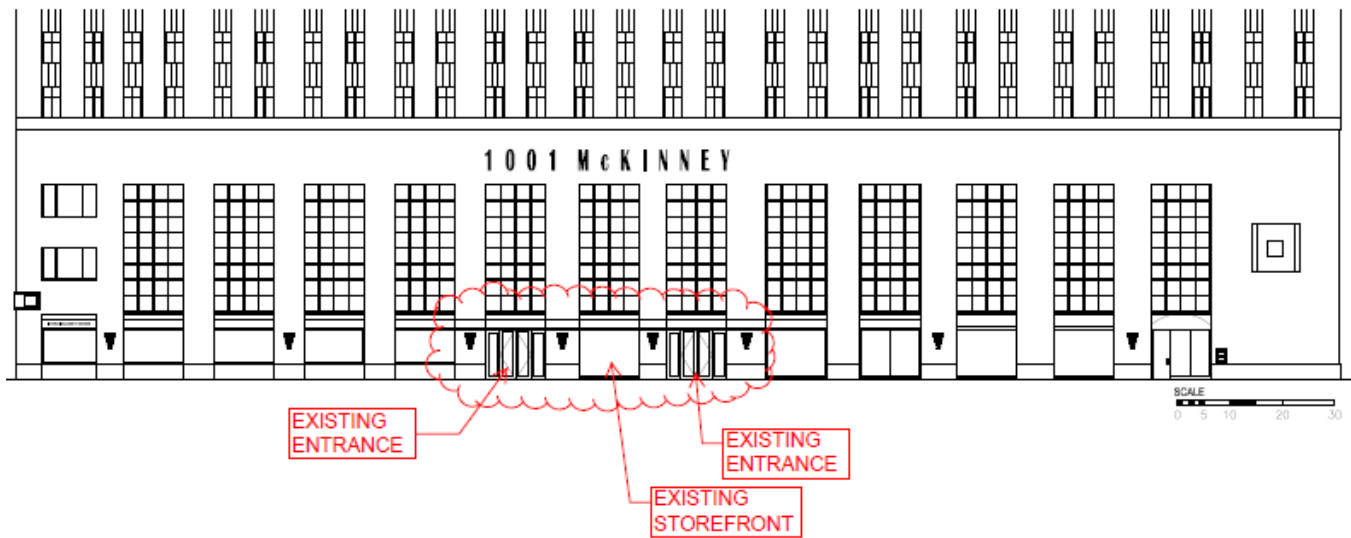


PROPOSED

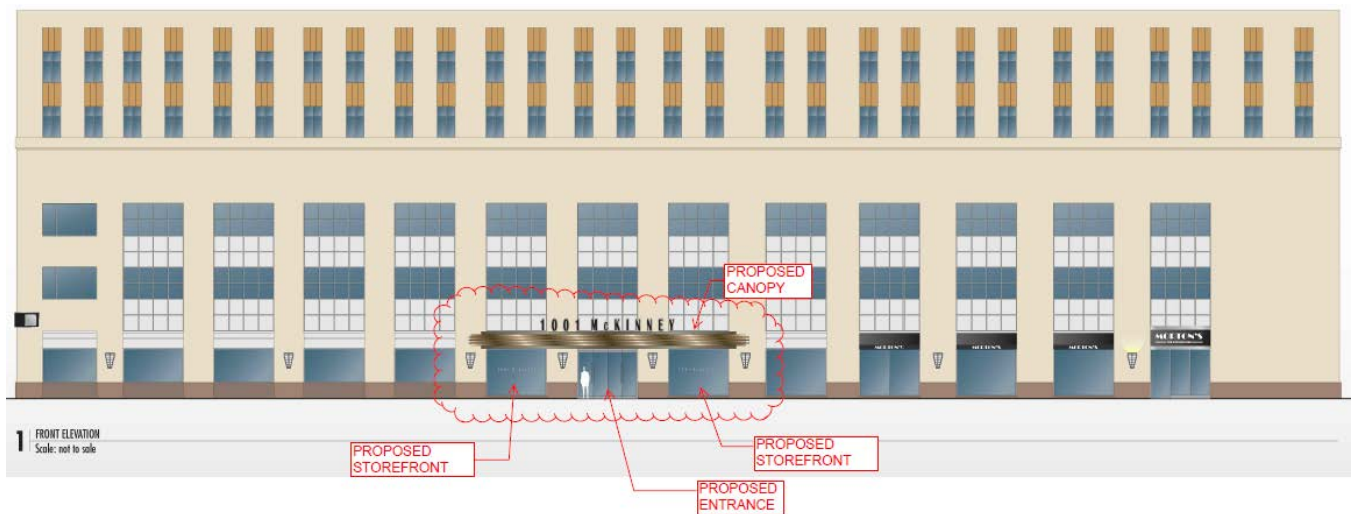


SOUTH ELEVATION – FRONT FACING MCKINNEY STREET

EXISTING



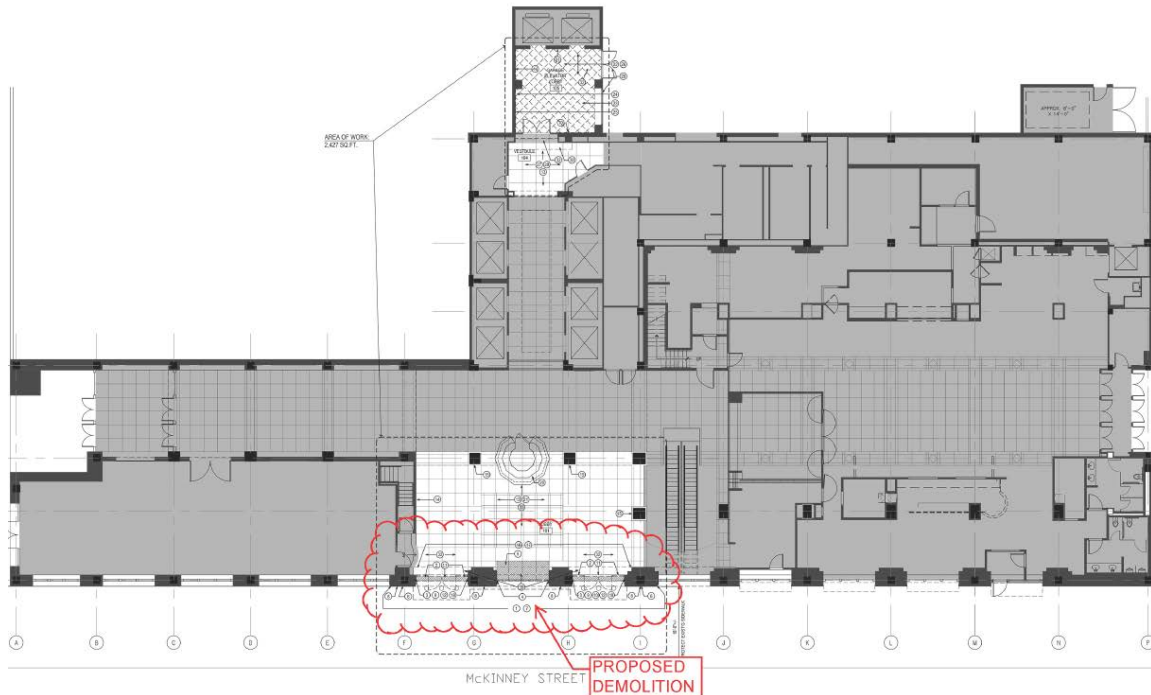
PROPOSED



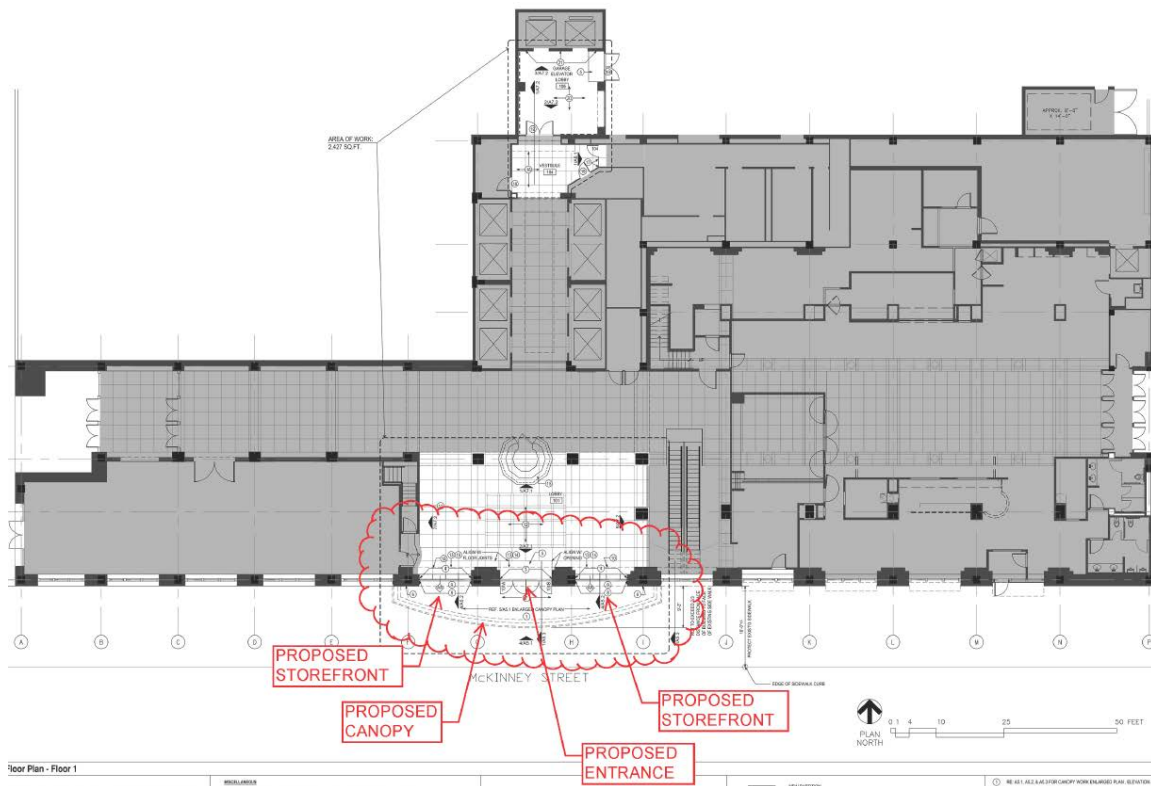


FIRST FLOOR PLAN

EXISTING



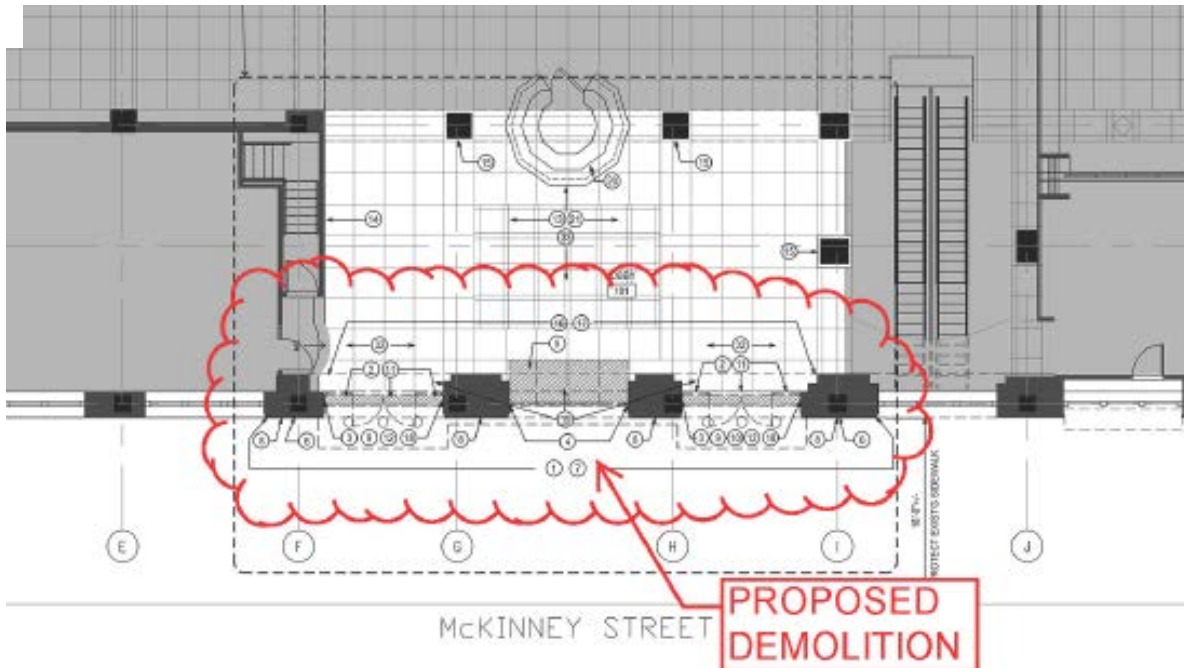
PROPOSED



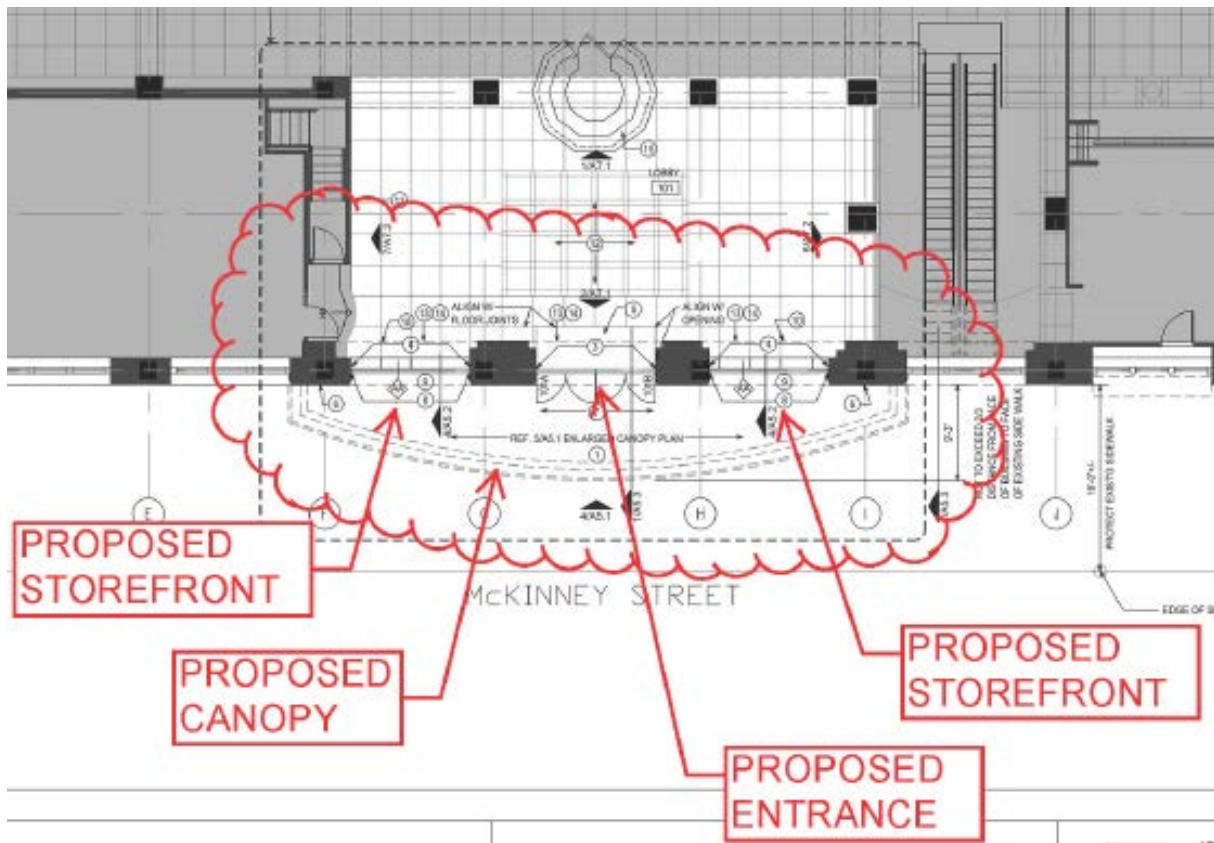


FLOOR PLAN DETAIL

EXISTING

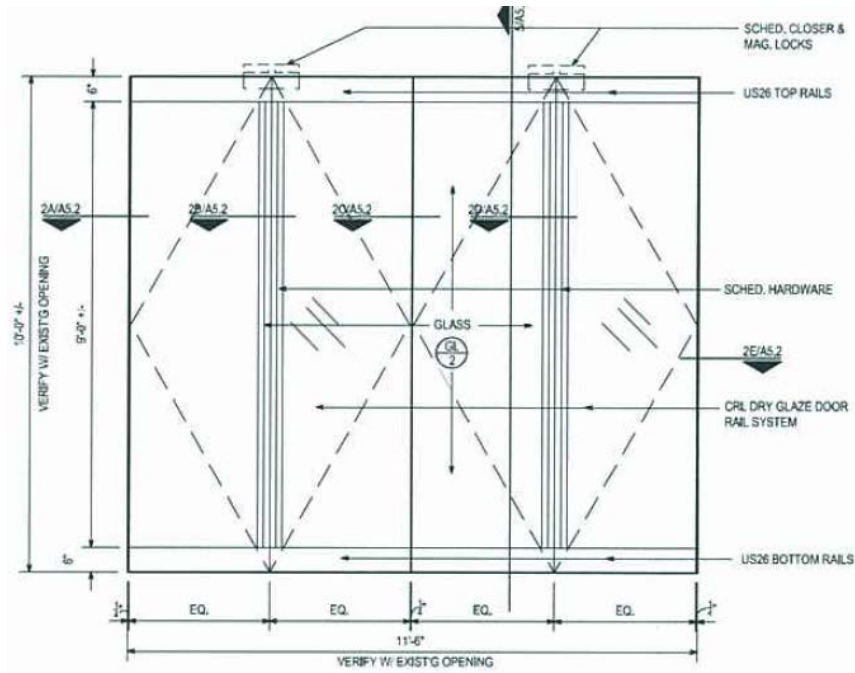


PROPOSED

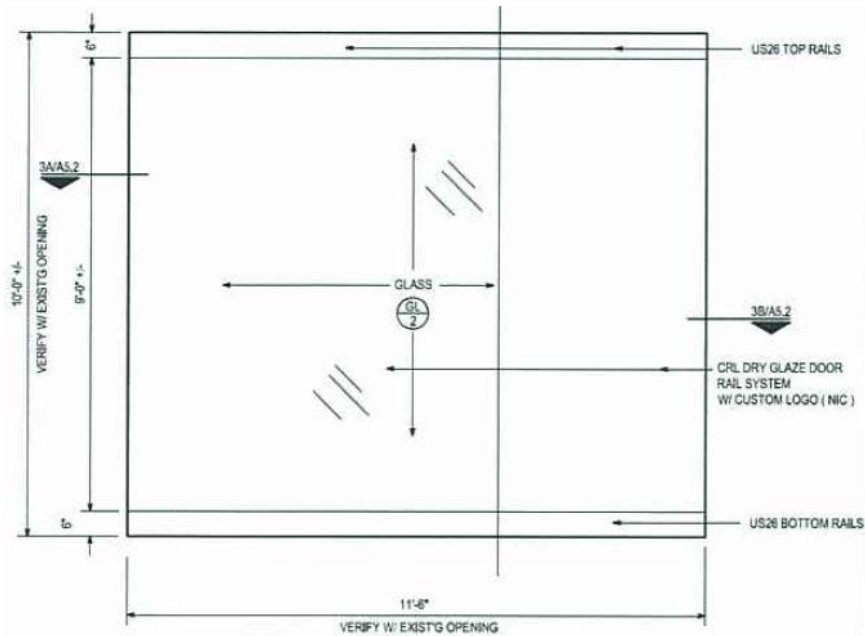


STOREFRONT DETAILS

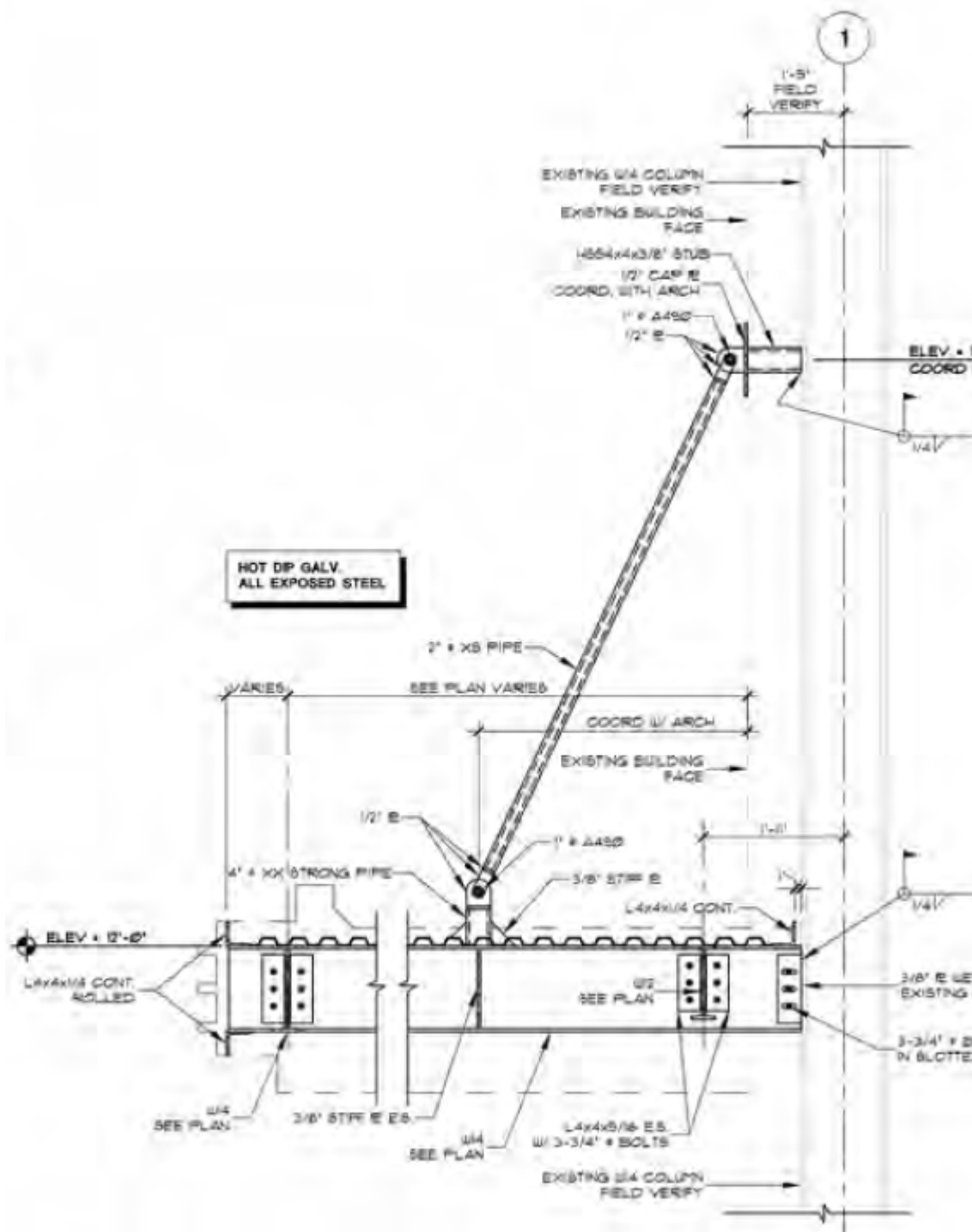
DOOR DETAIL



WINDOW DETAIL

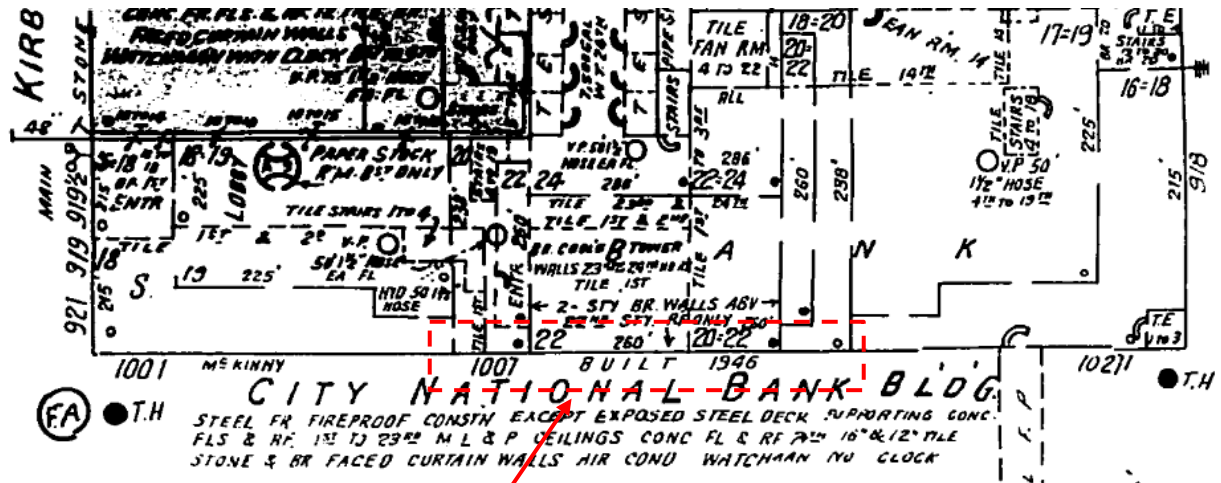


CANOPY SECTION



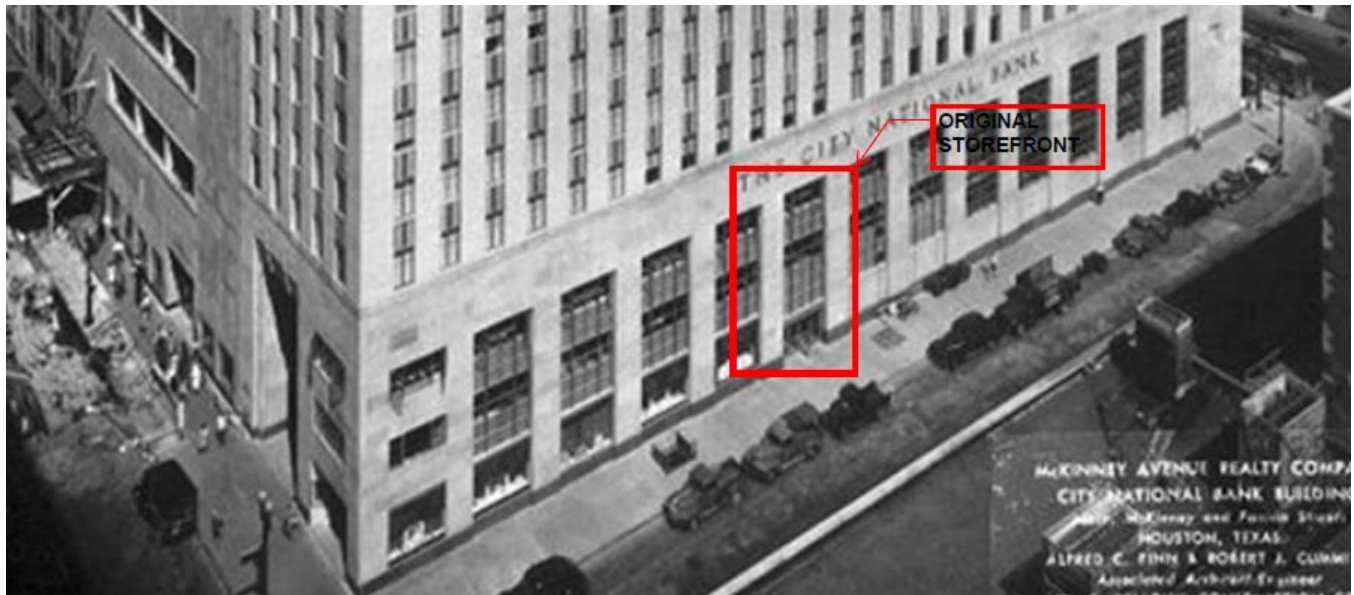
SANBORN FIRE INSURANCE MAP

1924-1951

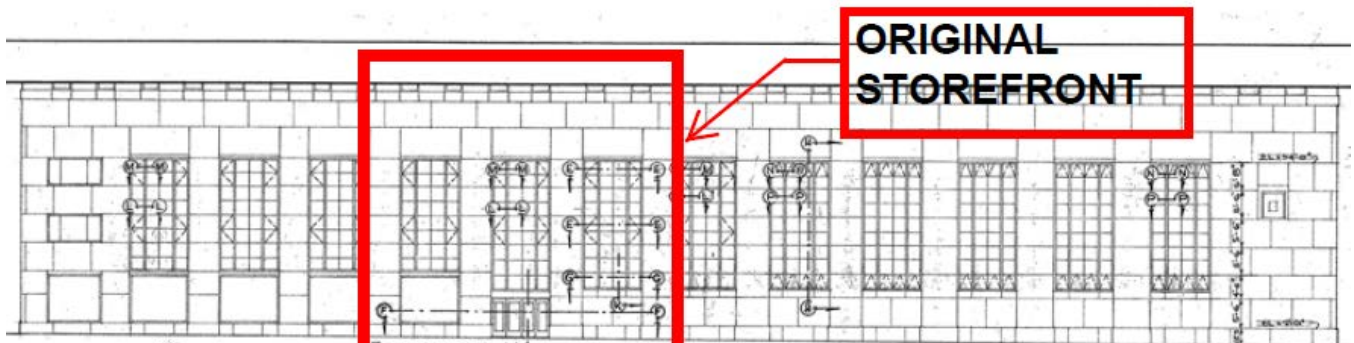


ORIGINAL STOREFRONT LOCATIONS

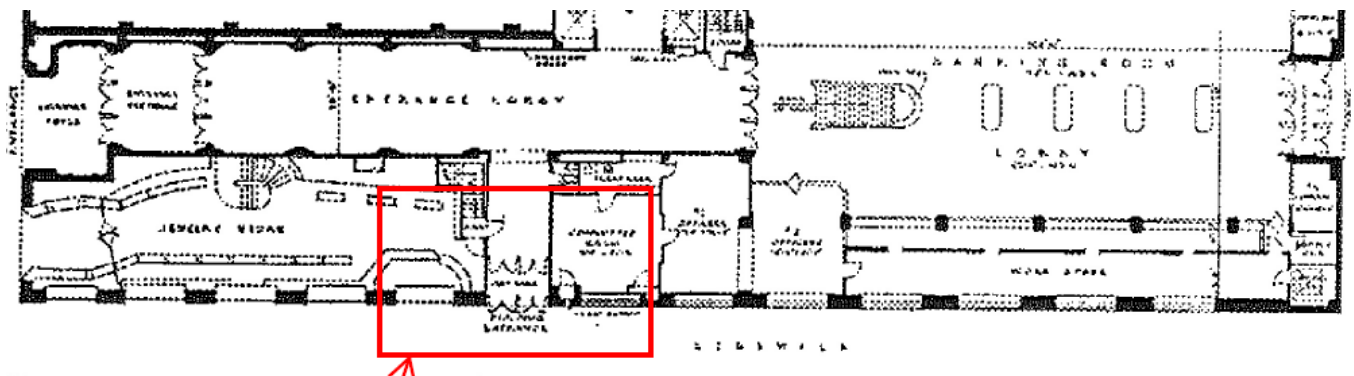
HISTORIC PHOTO



ORIGINAL ELEVATION

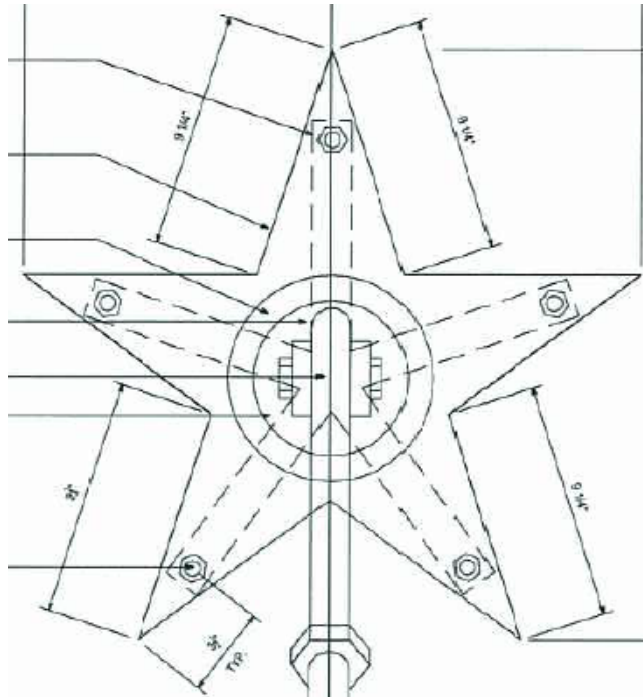


ORIGINAL FLOOR PLAN



ATTACHMENT PLATE

DETAIL



HISTORIC INTERIOR PHOTO



PROJECT DETAILS

Windows/Doors: Existing storefronts are aluminum and glass, with doors in bays 6 and 8 and a window in bay 7 (out of 13 on the south elevation.) Bay 6 is the original storefront location. The storefronts in bays 7 and 8 are non-original. The proposed new doors and storefront windows will be glass with 6" top and bottom stainless steel rails and will not alter existing storefront openings, all of which measure 11'-6" in width by 10' in height. The central storefront will feature two pairs of doors with each door measuring 2'-10 ½" in width.

Exterior Materials: Two existing non-original aluminum canopies will be removed and replaced with a new curved bronze anodized aluminum canopy measuring 2'-10' tall by 59'-7" wide with plaster soffit with integrated lighting. The depth of the canopy at each edge will be 3'-8" with a maximum depth at the center of 10'-4". The canopy will feature 4 cable attachments terminating in star-shaped plates measuring 2' wide by 1'-11" tall secured to the wall with five ¾" by 1' long galvanized studs. The use of a star shape is inspired by original light fixtures installed in the building's interior. Individual bronzed aluminum letters reading "1001 McKinney" measuring 26'-5" in width by 2'-6 ½" in height by 7 ¼" in depth will be mounted vertically to the top front of the canopy.

Front Elevation: Bays 6, 7 and 8 of 13 storefront bays will have their storefronts removed and replaced. Two non-original metal canopies over bays 6 and 8 will be removed and a new larger canopy will be installed across all three bays with anchor cables attached to the wall at four points between vertical banks of windows.

(South)