

CERTIFICATE OF APPROPRIATENESS

Application Date: November 21, 2014

Applicant: Joe Arentz, CH Realty/MF Houston Rice VI LP, owner

Property: 909 Texas Avenue, Lots 1, 2, 6 through 10 & 12 and Tracts 3A & 11A, Block 57, SSBB Subdivision. The property includes a historic, brick, 518,000 square foot 18-story former hotel building situated on a 45,000 square foot corner lot.

Significance: Contributing 18-story former hotel building, constructed circa 1913-1925, located in the Main Street Market Square Historic District. The Rice Hotel is also a City of Houston Landmark.

Proposal: Alteration – Replace existing non-original Texas Street entry doors and alter 110 window openings on floors 3-16.

- Inset windows on interior facing walls will be altered to feature decorative transom grillwork above the opening to allow for laundry exhaust, matching windows on the Main Street and Travis Street sides.
- A new pair of frameless glass entry doors with side lites will be installed in the existing door opening
- The existing marble entry surround will be removed and replaced with a larger surround that also covers existing painted concrete

See enclosed application materials and detailed project description on p. 4-16 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Partial Approval: Approval of window alterations; Denial of alterations to Texas Street entry

HAHC Action: Partially Approved: Approval of window alterations; Denial of alterations to Texas Street entry

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: December 17, 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property;
<i>The primary entrance into the building is a significant aspect of its character, and the proposed alterations create a contemporary entry that is not in keeping with the building's historical character.</i> | |
| <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 type="checkbox"/> | <input checked="" 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;
<i>The proposed alterations create a contemporary entry that is not in keeping with the building's historical character.</i> | |
| <input type="checkbox"/> | <input checked="" 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;
<i>The relationship of solids to voids in the ground level storefronts creates a rhythm that ties the blockface together and links the building to the rest of the district. The proposed entry, with its large expanse of frameless glass and exaggerated marble surround, disrupts that rhythm.</i> | |
| <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 type="checkbox"/> | <input checked="" 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;
<i>Though the individual materials themselves may be appropriate, an unbroken expanse of glass for the Texas Street entry uses the material at a scale incompatible with its use elsewhere on the structure.</i> | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input 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;
<i>Though the existing entry doors are not original, they are of an appropriate character for this building. A frameless glass entry is not appropriate.</i> | |
| <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 type="checkbox"/> | <input checked="" 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;
<i>Though the existing entry doors are not original, they are of an appropriate character for this building. A frameless glass entry is not appropriate.</i> | |

Houston Archaeological & Historical Commission

December 17, 2014
HPO File No. 141219

ITEM B.20

909 Texas Street (518 Main Street)
Main Street Market Square
Landmark: Rice Hotel

- (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
- (11) The proposed activity will comply with any applicable deed restrictions.



PROPERTY LOCATION

MAIN STREET MARKET SQUARE HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO



3D RENDERING – FRONT FACING TEXAS STREET
PROPOSED

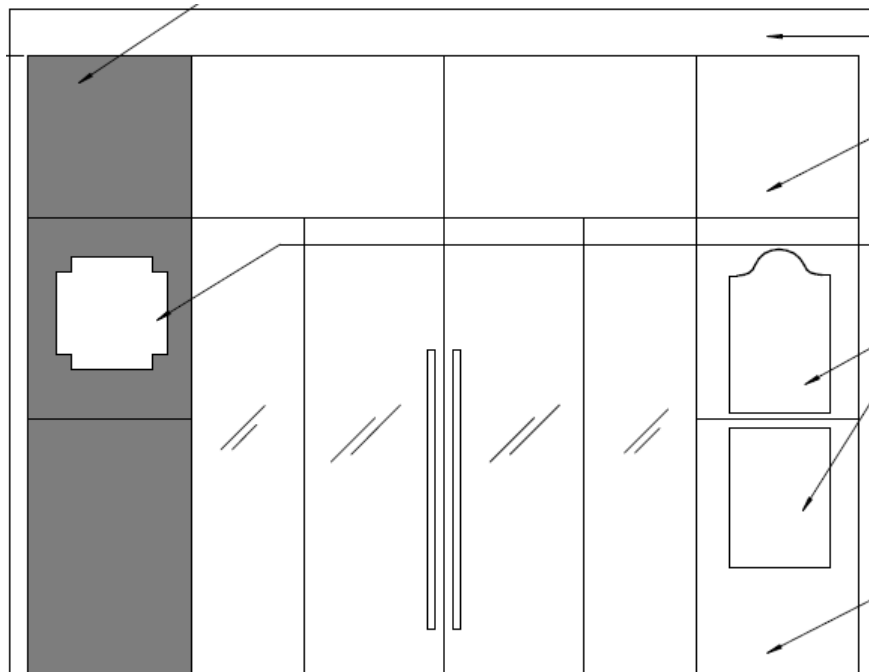


SOUTH ELEVATION ENTRY DETAIL – FRONT FACING TEXAS STREET

EXISTING



PROPOSED

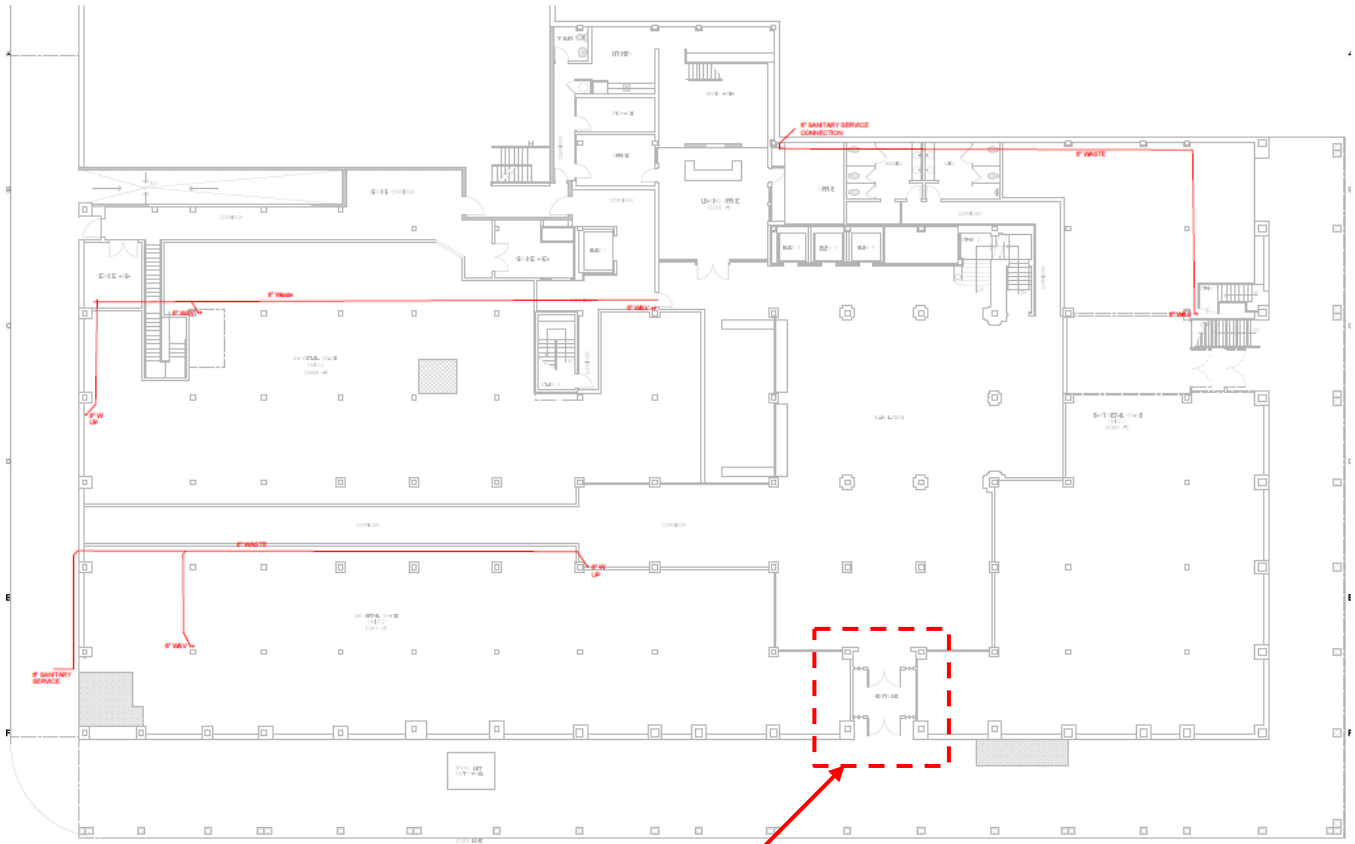




**SITE PLAN
EXISTING**

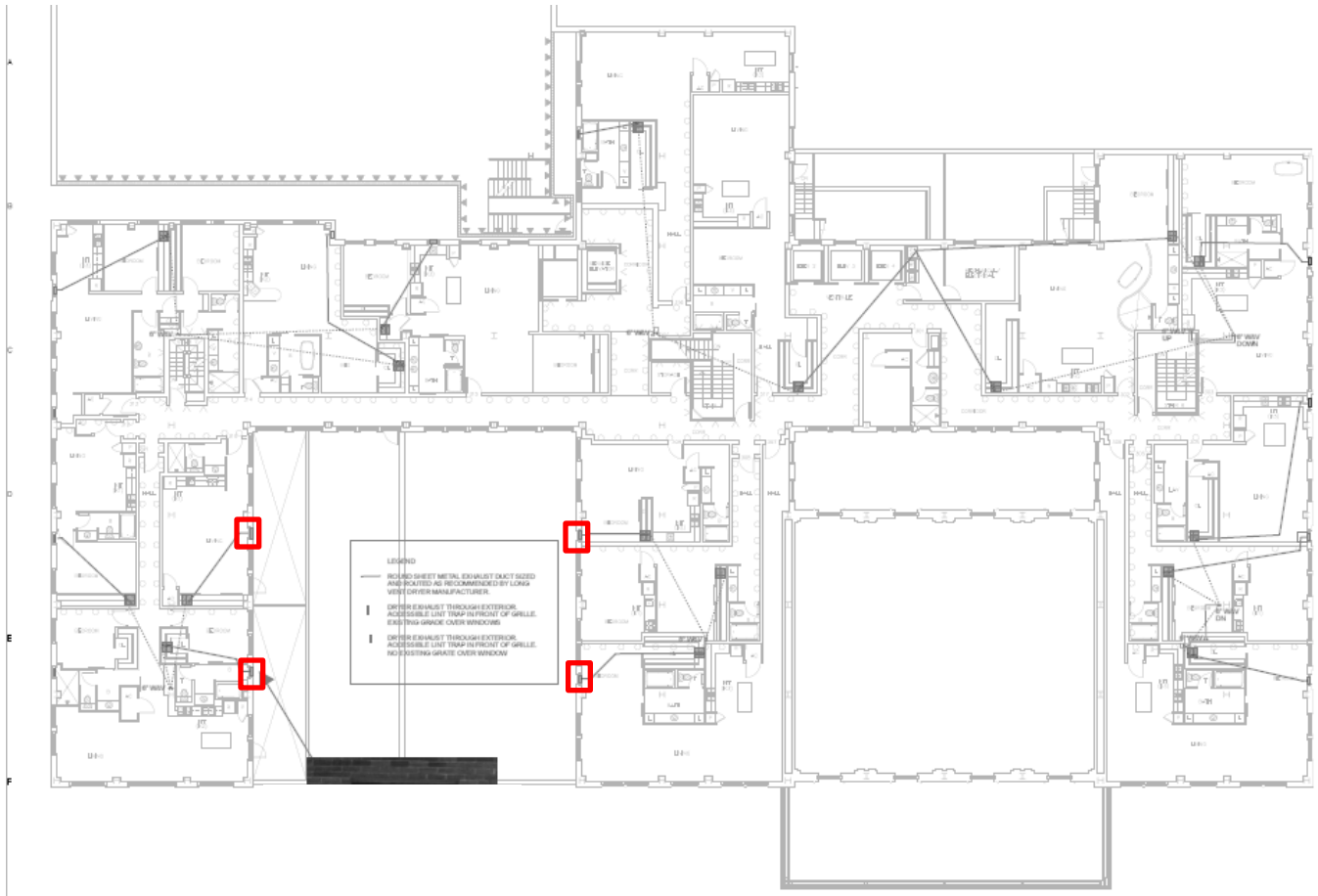


FIRST FLOOR PLAN



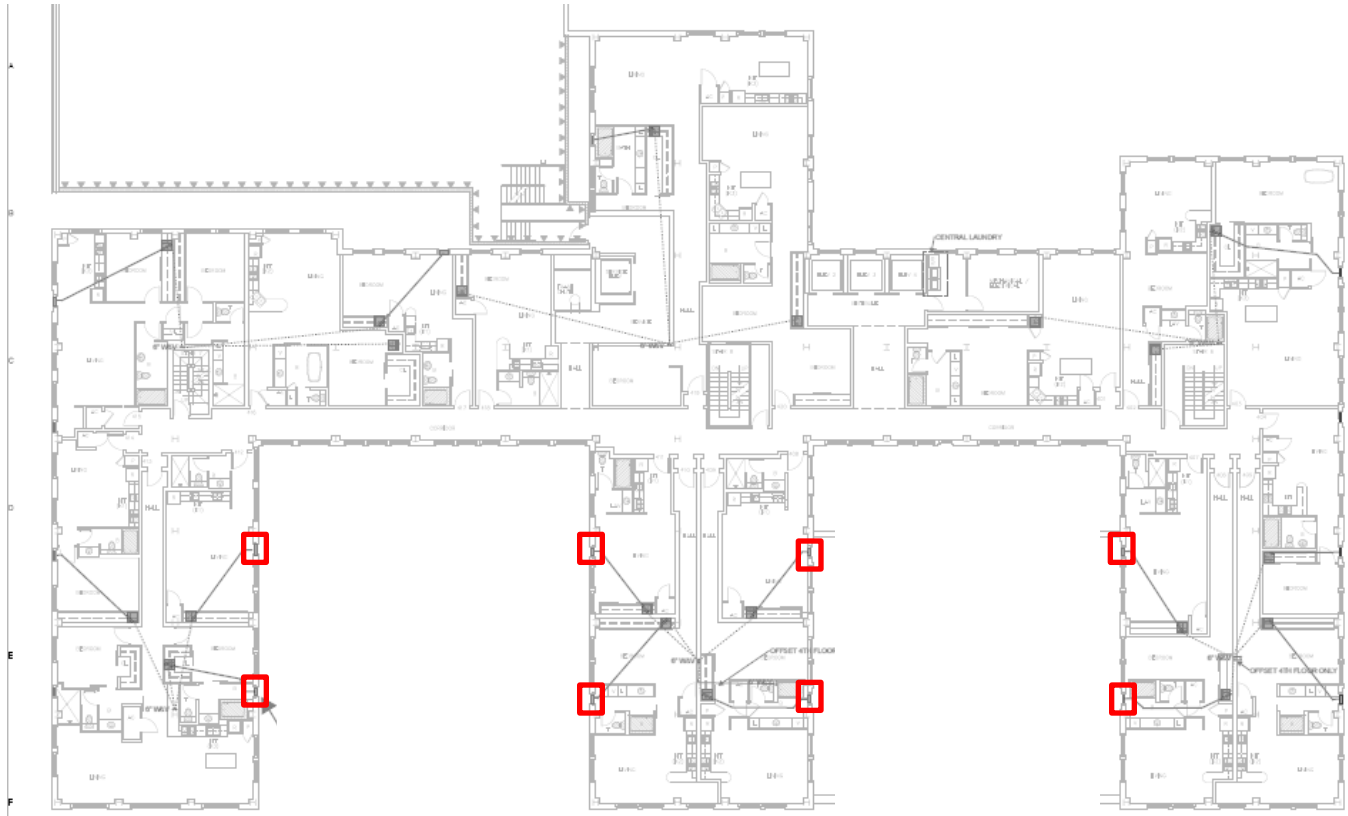
LOCATION OF PROPOSED ENTRY ALTERATION

THIRD FLOOR PLAN



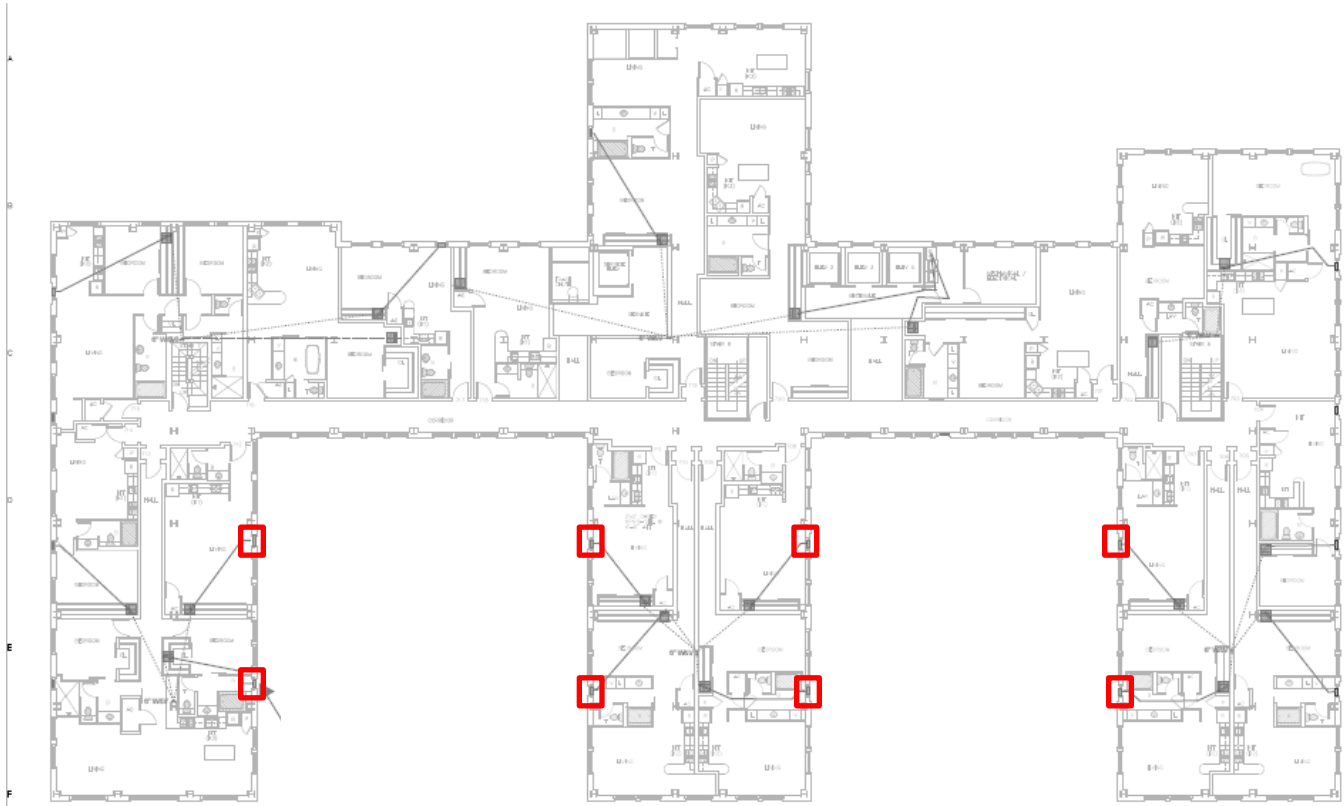
 LOCATION OF PROPOSED WINDOW ALTERATION

FOURTH THROUGH SIXTH FLOOR PLAN



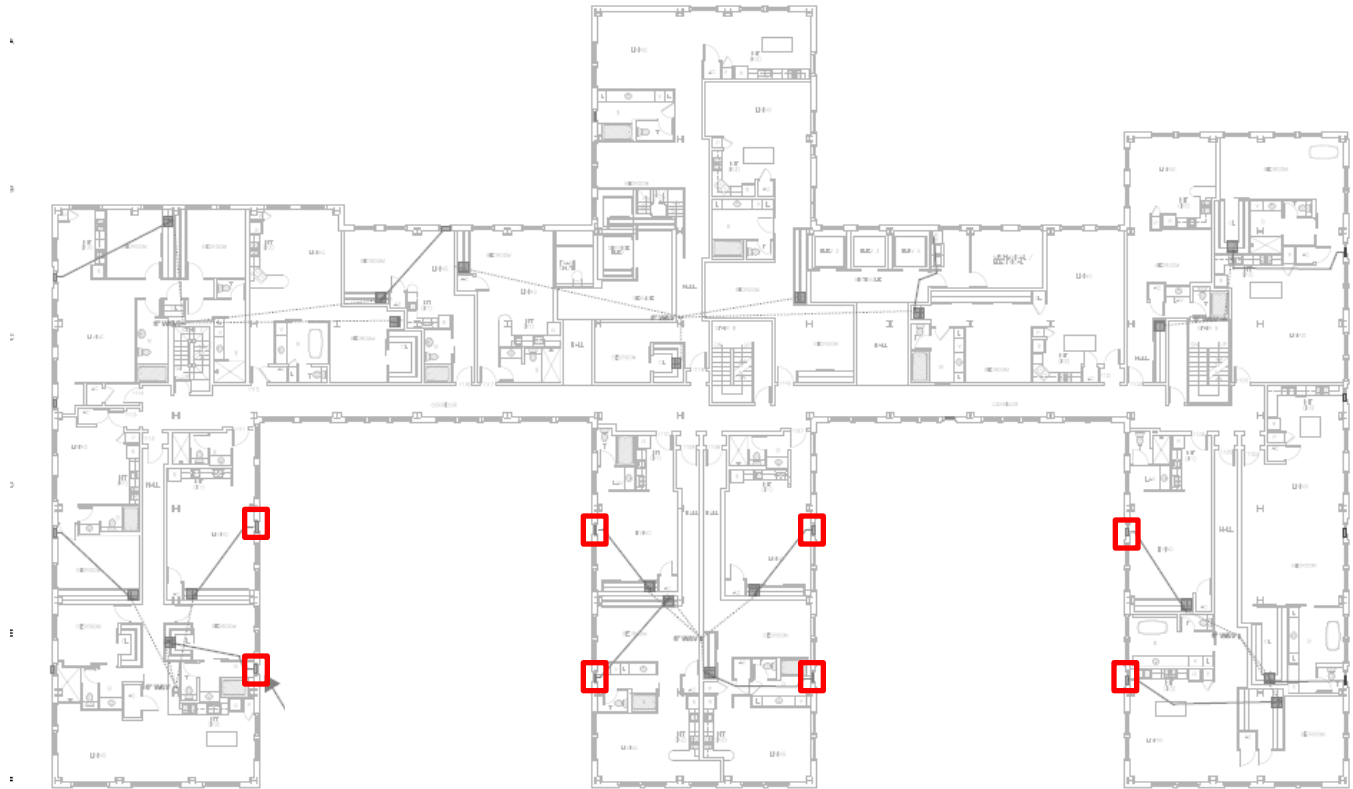
 LOCATION OF PROPOSED WINDOW ALTERATION

SEVENTH THROUGH TENTH FLOOR PLAN



 LOCATION OF PROPOSED WINDOW ALTERATION

ELEVENTH THROUGH SIXTEENTH FLOOR PLAN



 LOCATION OF PROPOSED WINDOW ALTERATION

WINDOW PHOTOS

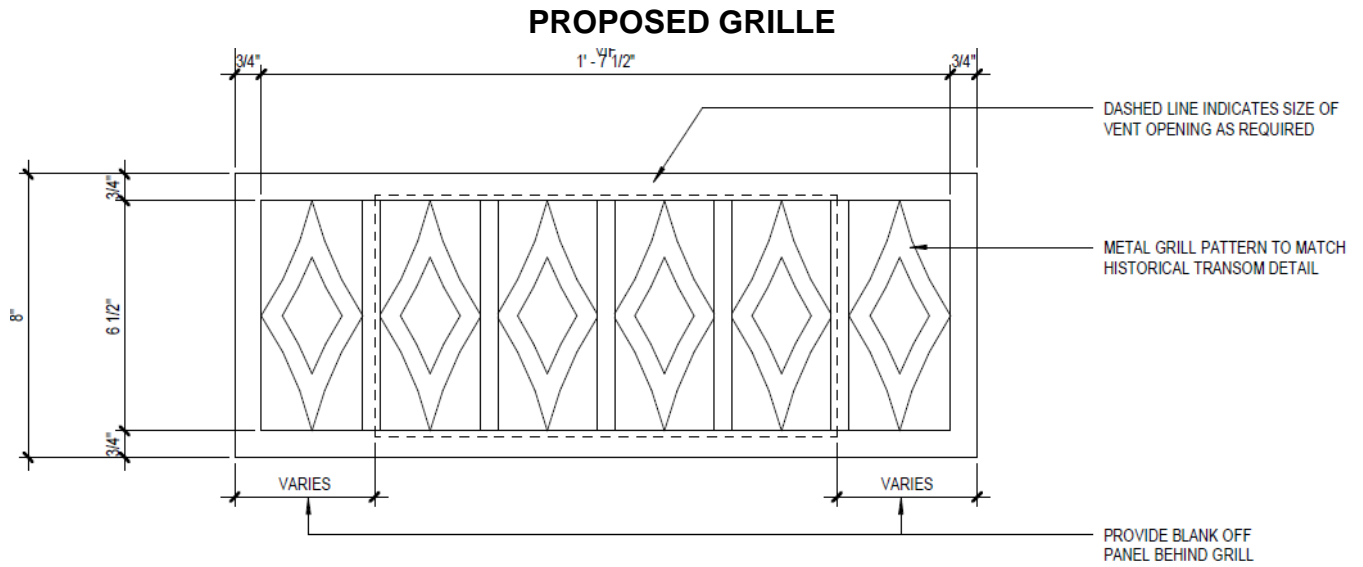
WINDOWS WITH DECORATIVE GRILLE



WINDOW PHOTOS

WINDOWS WITHOUT DECORATIVE GRILLE





PROJECT DETAILS

Windows/Doors: The existing main entry on Texas Street features two non-original pairs of wood and glass doors with transoms to be removed and replaced with a pair of frameless glass doors with frameless side lites in the same 10'-10" wide by 9'-11" opening. Existing inset wood 1/1 windows on the Main Street and Travis Street elevations feature a decorative grill transom. 110 existing windows on floors 3-16 on the interior-facing elevations do not feature this grill and will be modified to match. The windows themselves will remain.

Exterior Materials: The existing Texas Street entry features a marble surround and painted concrete. The existing marble will be removed and a new, larger marble surround measuring 13'-4' tall by 3'-6" wide will be installed.

Front Elevation: The main entry will be altered with a new, larger marble surround and frameless glass doors with side lites.
(South)