

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** September 14, 2014

**Applicant:** Jill Boyd, KLH 909 LP, for Joe Arentz, agent for the 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 – Alter the existing non-original storefront along Travis Street by recessing the entry door. Replace 4 existing non-original French doors that are located along the second-story balcony.

See enclosed application materials and detailed project description on p. 5-21 for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

*All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.*

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** October 23, 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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           |      | <b>S - satisfies</b>  | <b>D - does not satisfy</b> | <b>NA - not applicable</b> |
|-------------------------------------|--------------------------|-------------------------------------|------|---|-----------------------------|----------------------------|
| <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 checked="" type="checkbox"/> | <input 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; |                             |                            |
| <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 type="checkbox"/>            | (11) | The proposed activity will comply with any applicable deed restrictions.  |                             |                            |



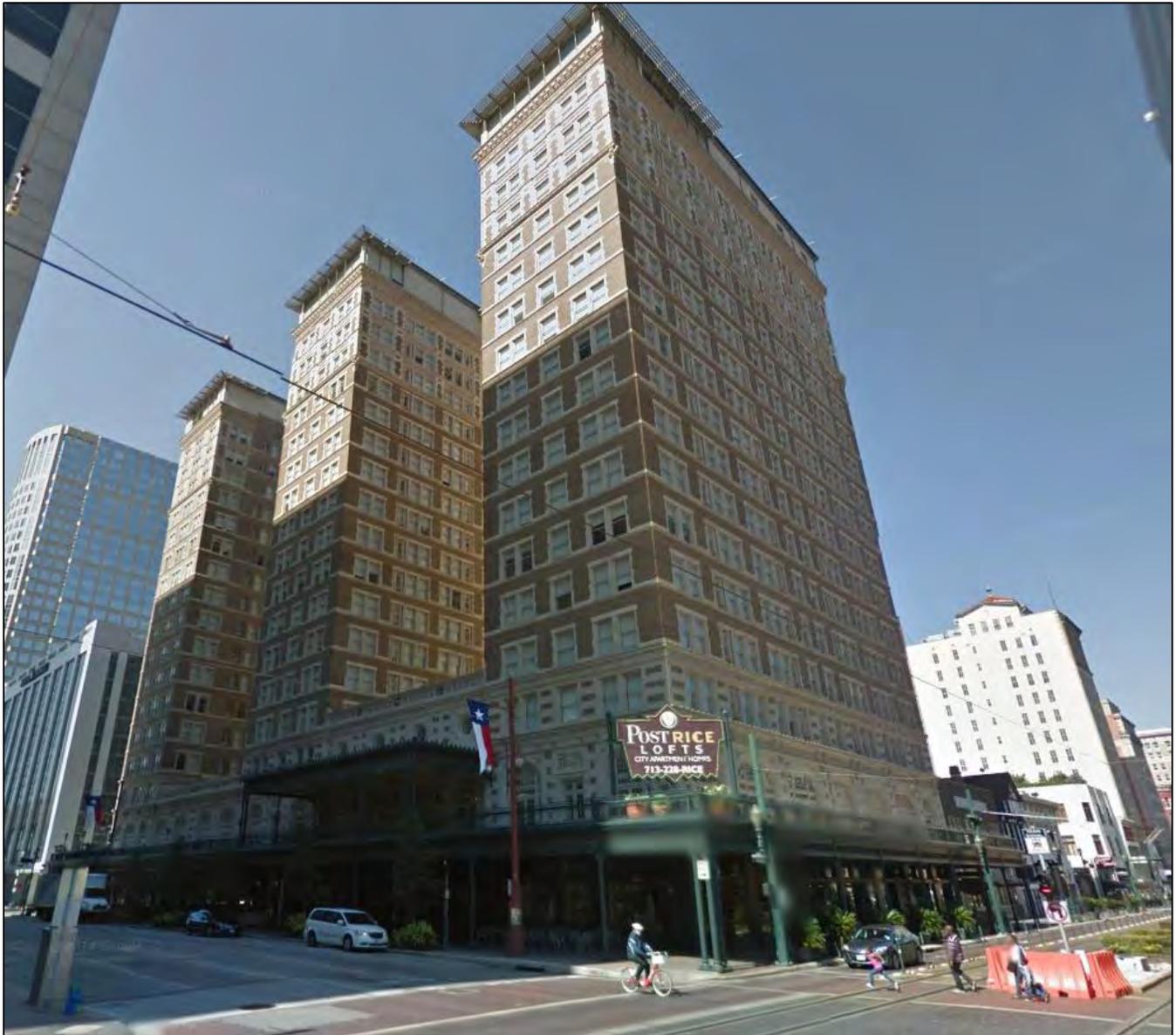
PROPERTY LOCATION

MAIN STREET MARKET SQUARE HISTORIC DISTRICT



- Building Classification**
- Contributing
  - Non-Contributing
  - Park

CURRENT PHOTO

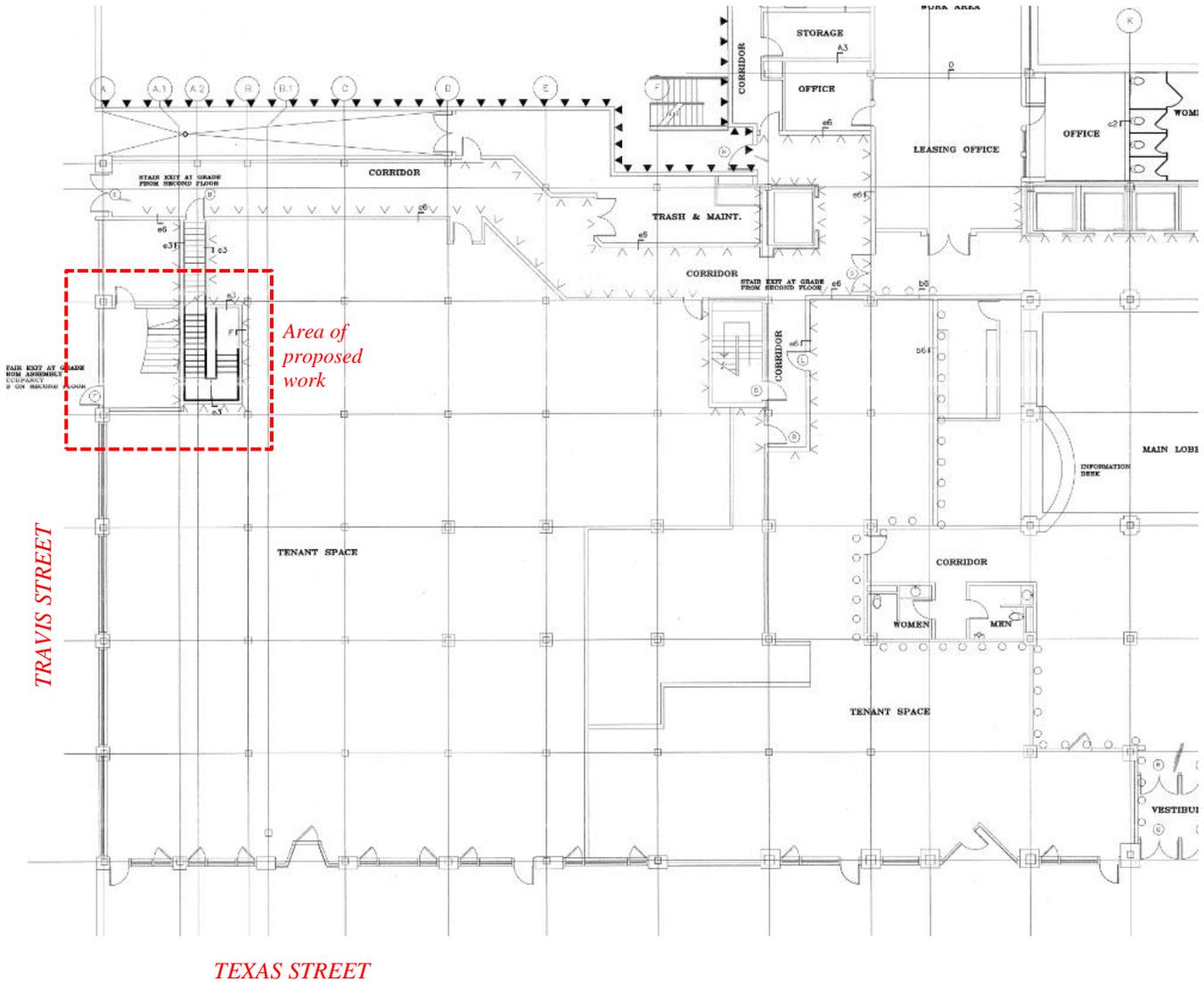


SITE PLAN



**NORTHWEST SIDE ELEVATION (Along Travis Street)**

**GROUND FLOOR PLAN**

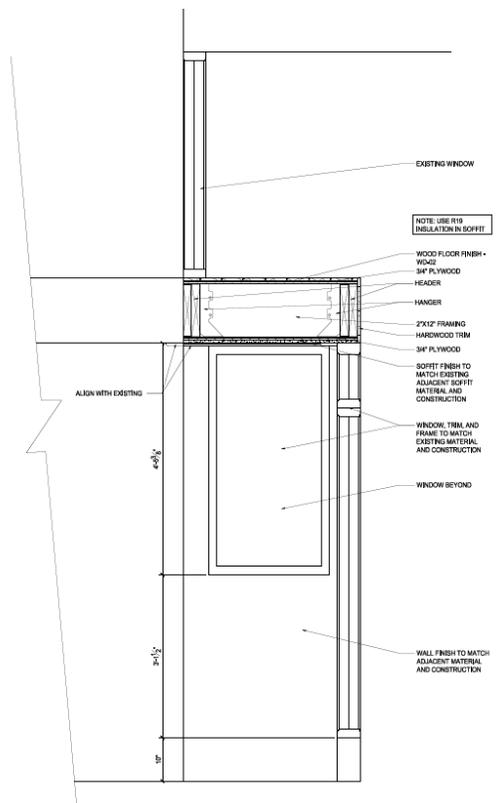
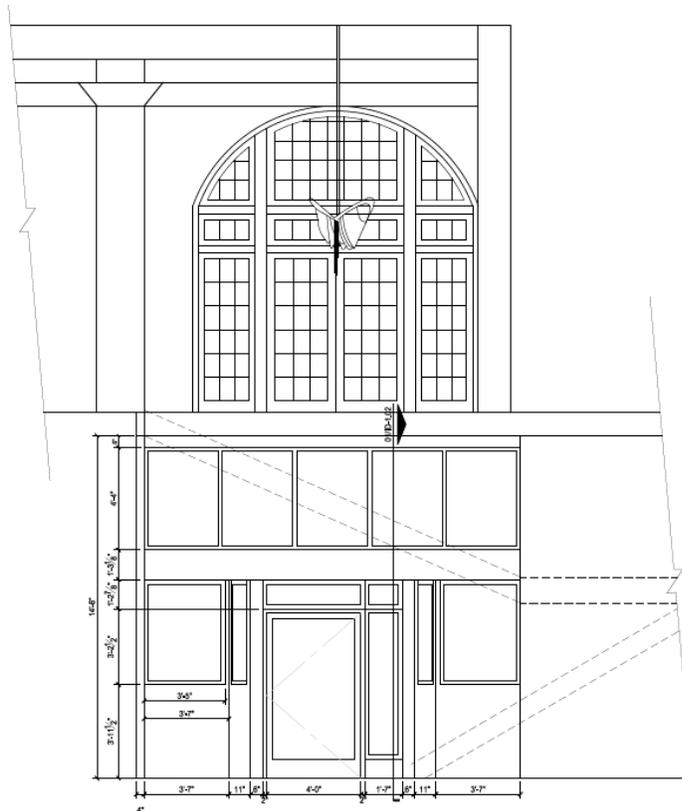


**NORTHWEST SIDE ELEVATION (Along Travis Street)**

EXISTING



PROPOSED

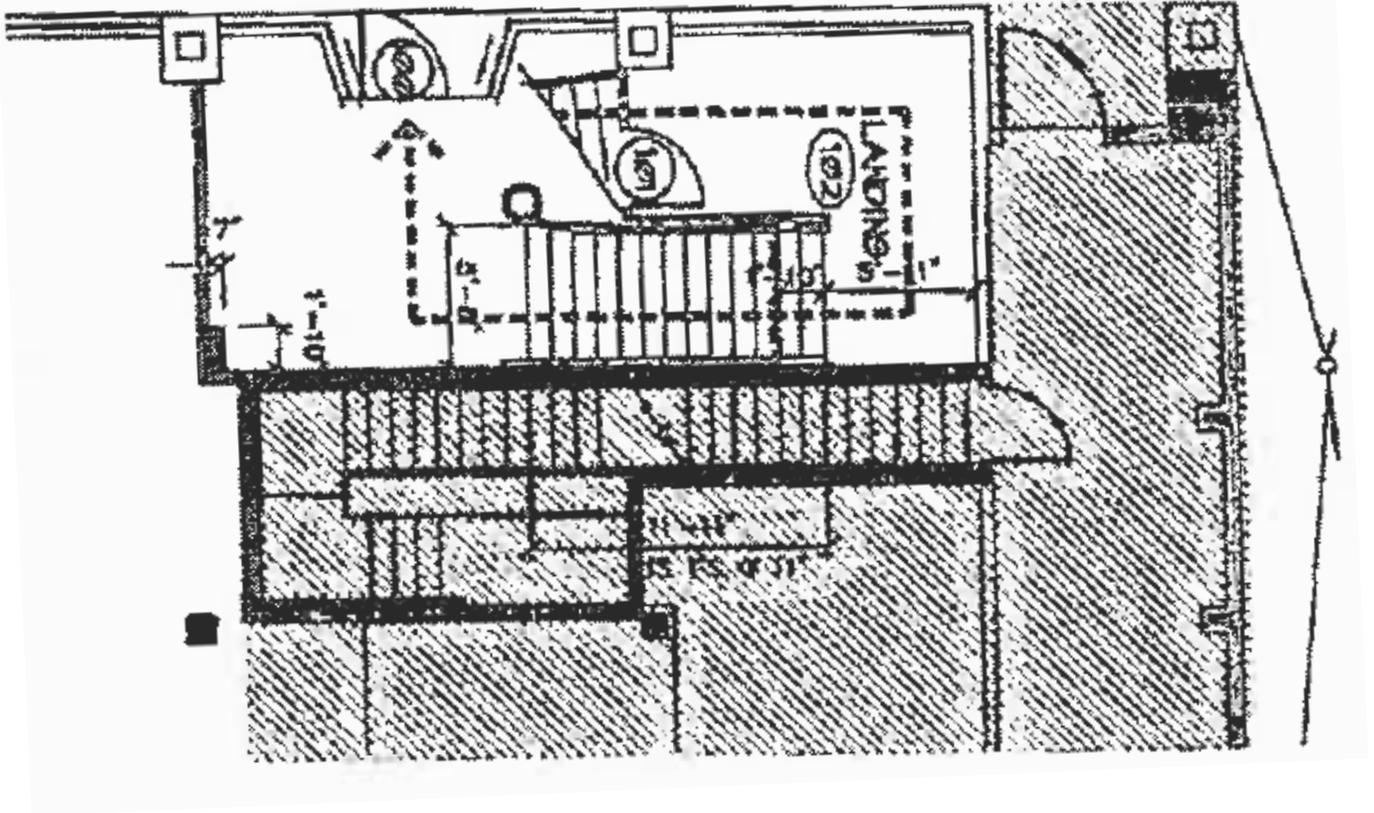


Not to scale

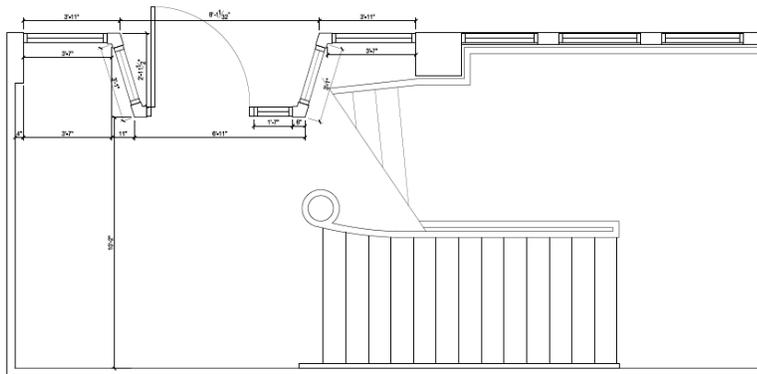


**NORTHWEST SIDE ELEVATION (Along Travis Street)**

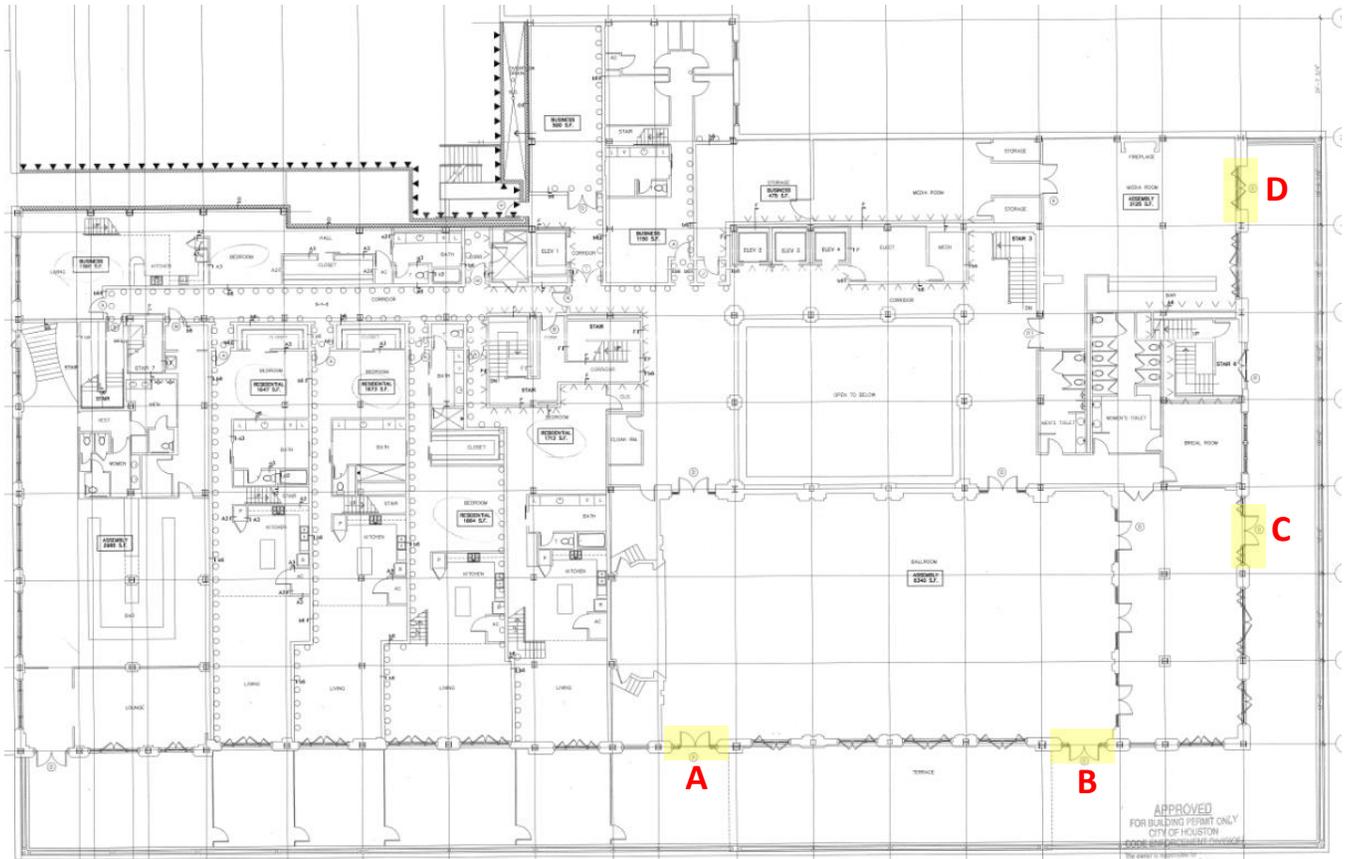
**RECESSED ORIGINAL CONFIGURATION**



**PROPOSED**



EXTERIOR DOOR REPLACEMENT MAP



**DOORS TO BE REPLACED**



**A**



**B**

**DOORS TO BE REPLACED**



REPLACEMENT DOORS SUPPLEMENTAL INFORMATION



Crystal Ballroom at the Rice Hotel, circa the 1920s.

DECONSTRUCTING *the Rice*



Crystal Ballroom of the Rice Hotel, mid-1990s, following initial demolition of interior.

BY BRUCE C. WEBB

5 [ Staying Authentic — One of the best illustrations of the difficulties encountered in trying to restore a historic structure was the problem of the balcony doors in the mezzanine-level Crystal Ballroom. Since the original doors were long gone, and the space they had occupied bricked up, copies had to be created using old pictures as a reference. After the first recreated door was installed, though, an inspector from the Texas Historical Commission noted it was missing a single piece of wood molding. As a result, the entire door had to be removed and replaced by one that was more authentic. Luckily, the \$5,000 door was able to be used as the entry into the theater in the Empire Room. Ultimately, the cost of restoring the 7,000-square-foot Crystal Ballroom reached \$1 million.



Photos by Alan Miller

**REPLACEMENT DOORS SUPPLEMENTAL INFORMATION**

c. 1940s PHOTO SHOWING REPLACEMENT DOORS



**REPLACEMENT DOORS SUPPLEMENTAL INFORMATION**

SOUTH TEXAS DOOR SERVICES  
22314 WETHERBURN LN  
KATY, TX 77449  
OFFICE = 281-347-1124  
FAX = 281-347-1215

**Estimate**

DATE	ESTIMATE NO.
7/30/2014	999

COMPANY / ADDRESS
SAMBUCA RESTAURANT 909 TEXAS AVE HOUSTON, TX 77002

JOB LOCATION
SAMBUCA RESTAURANT 909 TEXAS AVE HOUSTON, TX 77002

			PROJECT
QTY	DESCRIPTION	COST	Total
	CRYSTAL BALLROOM ( LEFTSIDE INTERIOR OPENING ) MATERIALS		0.00T
1	PAIR OF CUSTOM 2868 RAISED PANEL WOOD DOORS . PREPPED FOR ( 3 ) HINGES TO MATCH FRAME WITH PANIC PREPS.		0.00T
2	BOXES BB HINGES ( FINISHES AVAILABLE US3 , 32D, AND BRONZE )		0.00T
2	9860 VERT ROD PANICS WITH LEVER TRIM ( FINISHES AVAILABLE ) US3 GOLD FINISH, US32D STAINLESS , AND US10B OIL RUBBED BRONZE		0.00T
2	NORTON 8301 GOLD FINISH , BRONZE FINISH AND ALUM FINISH MATERIAL TOTAL	5,400.00	5,400.00T
1	LABOR - REMOVE OLD DOORS AND HARDWARE FROM FRAME AND INSTALL THE ABOVE DOORS AND HARDWARE IN OPENING . ADJUST DOORS TO CLOSE AND LATCH	600.00	600.00T
	( RIGHTSIDE INTERIOR OPENING ) MATERIALS		0.00T
1	PAIR OF CUSTOM 3068 RAISED PANEL WOOD DOORS . PREPPED FOR ( 3 ) HINGES TO MATCH FRAME WITH PANIC PREPS		0.00T
2	BOXES BB HINGES		0.00T
2	9860 VERT ROD PANICS WITH LEVER TRIM		0.00T
2	NORTON 8301 DOOR CLOSERS MATERIAL TOTAL	5,535.00	5,535.00T
THE ABOVE PRICES ARE GOOD FOR 30 DAYS		<b>Total</b>	

SIGNATURE-

E-mail
jimaurich@comcast.net



**REPLACEMENT DOORS SUPPLEMENTAL INFORMATION**

SOUTH TEXAS DOOR SERVICES  
22314 WETHERBURN LN  
KATY, TX 77449  
OFFICE = 281-347-1124  
FAX = 281-347-1215

**Estimate**

DATE	ESTIMATE NO.
7/30/2014	999

COMPANY / ADDRESS
SAMBUCA RESTAURANT 909 TEXAS AVE HOUSTON, TX 77002

JOB LOCATION
SAMBUCA RESTAURANT 909 TEXAS AVE HOUSTON, TX 77002

			PROJECT
QTY	DESCRIPTION	COST	Total
<b>B</b>	1 PAIR OF CUSTOM 18 LITE 2868 WOOD DOORS . PREPPED FOR ( 3 )		0.00T
	HINGES TO MATCH FRAME WITH PANIC PREPS		
	2 BOXES BB HINGES		0.00T
	2 9860 VERT ROD PANICS WITH LEVER TRIM		0.00T
	2 NORTON 8301 DOOR CLOSERS		0.00T
	1 SET ASTRAGAL SEALS		0.00T
<b>C</b>	2 MATERIAL TOTAL ( 2 ) EXTERIOR OPENINGS	5,535.00	11,070.00T
2	LABOR - REMOVE OLD DOORS AND HARDWARE FROM OPENING . INSTALL NEW DOORS AND HARDWARE IN FRAME ADJUST DOORS TO CLOSE AND LATCH . INSTALL KEYPED SURFACE BOLTS ON DOORS AT TOP AND BOTTOM OF DOOR TO BE ABLE TO LOCK EXTERIOR DOORS WHEN CLOSED . INSTALL SIGNS ON BOTH DOORS AT OPENING .	600.00	1,200.00T
	EMPIRE ROOM		
	MATERIALS ( FRONT ENTRANCE DOORS )		0.00T
1	PAIR CUSTOM 18 LITE 2868 WOOD DOORS . PREPPED FOR ( 3 )		0.00T
	HINGES TO MATCH FRAME AND PANIC PREPS		
2	BOXES BB HINGES		0.00T
1	9860 VERT ROD PANICS WITH LEVER TRIM		0.00T
2	NORTON 8301 DOOR CLOSERS		0.00T
	MATERIAL TOTAL	5,400.00	5,400.00T
THE ABOVE PRICES ARE GOOD FOR 30 DAYS		<b>Total</b>	

SIGNATURE-

E-mail
jmaurich@comcast.net

**REPLACEMENT DOORS SUPPLEMENTAL INFORMATION**

SOUTH TEXAS DOOR SERVICES  
22314 WETHERBURN LN  
KATY, TX 77449  
OFFICE = 281-347-1124  
FAX = 281-347-1215

**Estimate**

DATE	ESTIMATE NO.
7/30/2014	999

COMPANY / ADDRESS
SAMBUCA RESTAURANT 909 TEXAS AVE HOUSTON, TX 77002

JOB LOCATION
SAMBUCA RESTAURANT 909 TEXAS AVE HOUSTON, TX 77002

			PROJECT
			Total
QTY	DESCRIPTION	COST	Total
1	LABOR - REMOVE OLD DOORS AND HARDWARE FROM FRAME AND INSTALL NEW DOORS AND HARDWARE IN OPENING . ADJUST DOORS TO CLOSE AND LATCH .  ( EXTERIOR OPENING ) MATERIALS	600.00	600.00T  0.00T
<b>D</b>	1 PAIR CUSTOM 18 LITE 2868 WOOD DOORS . PREPPED FOR ( 3 ) HINGES TO MATCH FRAME AND PANIC PREPS 2 BOXES BB HINGES 2 9860 VERT ROD PANICS WITH LEVER TRIM 2 NORTON 8301 DOOR CLOSERS 1 SET ASTRAGAL SEALS MATERIAL TOTAL	5,535.00	0.00T 0.00T 0.00T 0.00T 0.00T 5,535.00T
1	LABOR - REMOVE OLD DOORS AND HARDWARE FROM FRAME AND INSTALL NEW DOORS AND HARDWARE IN OPENING . ADJUST DOORS TO CLOSE AND LATCH .  STAINING AND PAINTING MATERIALS 4 CANS STAIN AND GLOSS FINISH 2 CANS EXTERIOR PAINT 1 BOX SANDPAPER MATERIAL TOTAL	600.00  0.00 0.00 0.00 450.00	600.00T  0.00T 0.00T 0.00T 450.00T
THE ABOVE PRICES ARE GOOD FOR 30 DAYS		<b>Total</b>	

SIGNATURE-

E-mail
jimsaurich@comcast.net

**REPLACEMENT DOORS SUPPLEMENTAL INFORMATION**

SOUTH TEXAS DOOR SERVICES  
22314 WETHERBURN LN  
KATY, TX 77449  
OFFICE = 281-347-1124  
FAX = 281-347-1215

**Estimate**

DATE	ESTIMATE NO.
7/30/2014	999

COMPANY / ADDRESS
SAMBUCA RESTAURANT 909 TEXAS AVE HOUSTON, TX 77002

JOB LOCATION
SAMBUCA RESTAURANT 909 TEXAS AVE HOUSTON, TX 77002

			PROJECT
QTY	DESCRIPTION	COST	Total
14	LABOR - WOOD DOORS . SAND DOWN NEW DOORS AT SHOP AND INSTALL (3) COATS OF STAIN . WHEN STAIN DRIES INSTALL (4 TO 5) COATS OF CLEAR FINISH TO DOORS . (4) PAIRS OF EXTERIOR DOORS WE WILL STAINED ON THE INSIDE OF THE DOORS AND PAINTED ON THE EXTERIOR SIDE OF THE DOOR WITH PAINT TO MATCH BUILDING . DOORS WILL THEN BE WRAPPED UP AND DELIVERED TO THE JOBSITE TO INSTALLED .  AVAILABLE FINISHES FOR THE HARDWARE . US3 GOLD FINISH , US32D STAINLESS STEEL , AND US10B OIL RUBBED BRONZE . ( THE OIL RUBBED BRONZE FINISH WILL RUB OFF THE MORE IT IS USED . )	600.00	8,400.00T
THE ABOVE PRICES ARE GOOD FOR 30 DAYS		<b>Total</b>	

SIGNATURE-

E-mail
jimaurich@comcast.net

**REPLACEMENT DOORS SUPPLEMENTAL INFORMATION**

SOUTH TEXAS DOOR SERVICES  
22314 WETHERBURN LN  
KATY, TX 77449  
OFFICE = 281-347-1124  
FAX = 281-347-1215

**Estimate**

DATE	ESTIMATE NO.
7/30/2014	999

COMPANY / ADDRESS
SAMBUCA RESTAURANT 909 TEXAS AVE HOUSTON, TX 77002

JOB LOCATION
SAMBUCA RESTAURANT 909 TEXAS AVE HOUSTON, TX 77002

			PROJECT
QTY	DESCRIPTION	COST	Total
	<p>JAYME, HERE IS THE ESTIMATE ON THE DOORS AT SAMBUCA. THE ESTIMATE ABOVE INCLUDES DOORS THAT WILL BE STAIN AND PAINTED TO MATCH THE OPENINGS AS CLOSE AS WE CAN. WE WILL DROP OFF THE DOORS AT THE RESTAURANT BEFORE WE INSTALL THE DOORS WITH HARDWARE. THE MATERIALS LISTED ABOVE WILL NEED TO BE ORDERED AND TAKE 6 TO 8 WEEKS TO RECEIVE. WHEN WE ARE DONE WITH EACH DOOR THEY WILL OPERATE INDEPENDENTLY IN EACH FRAME WHICH MEANS YOU CAN OPEN EITHER DOOR FIRST. THE DOORS THAT YOU CURRENTLY HAVE IN PLACE DO NOT WORK UNLESS YOU OPEN UP THE DOOR WITH THE WOOD ASTRAGAL FIRST. IF THE JOB IS APPROVED WE WILL NEED 50% PAYMENT UP FRONT AND THE BALANCE ON THE MATERIALS WHEN THE DOORS AND HARDWARE ARE DELIVERED TO THE JOBSITE. THE REASON FOR THIS IS THE MATERIALS WILL BE CUSTOM ORDERED TO THIS JOB ONLY AND THE FACTORY WILL NOT TAKE THEM BACK. WE WILL BILL YOU FOR THE LABOR ON A 30 DAY BILLING. IF YOU WOULD LIKE SOUTH TEXAS DOORS TO COMPLETE THIS JOB SIGN AND E-MAIL THIS ESTIMATE BACK TO US. IF YOU HAVE ANY QUESTIONS FEEL FREE TO CALL JIM AURICH AT 713-819-7162. THANKS FOR GIVING SOUTH TEXAS DOOR AN OPPORTUNITY TO DO THIS JOB. JIM AURICH</p> <p>Sales Tax HOUSTON</p>	8.25%	4,314.75
THE ABOVE PRICES ARE GOOD FOR 30 DAY'S		<b>Total</b>	\$56,614.75

SIGNATURE-

E-mail
jimaurich@comcast.net

**DOOR HARDWARE DAMAGE**



## PROJECT DETAILS

**Shape/Mass:** The ground level elevation along Travis Street currently features a half size window and an entry door flush with the exterior wall.

The applicant proposes to inset the entryway between the existing metal support columns. From the existing column, the wall will run 3'-11" before in-setting 3'-1" at an angle; then continuing 6'-11" parallel to the street; the wall then angles back out 3'-1" at an angle and running an additional 3'-11" to the next metal support column. The 4'-0" wide door will be installed along the 6'-11" section of wall parallel to the street. Other than the material in the inset portion, all existing material will be retained. This configuration more closely matches the original inset configuration of the space. See drawings and photos for more detail.

**Windows/Doors:** Four pairs of existing non-original 18-lite wood French doors on the second-story, opening onto the balcony from the Crystal Ballroom and the Empire Room, will be replaced with matching custom made 18-lite wood French doors. The existing doors have been damaged by repeatedly being forced open and no longer remain locked and secured. These doors are also equipped with damaged and outdated panic hardware, which will also be replaced. See photos, drawings, and supplemental information for more detail.