

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Don Sturr of National Signs Inc. for CH Realty/MF Houston Rice VI LP, owner

Property: 909 Travis Street, Lot 1, 2, 6, 7, 8, 9, 10, and 12 Tract 3a and 11a, Block 57, SS BB Subdivision. The property includes the Rice Lofts: A historic seventeen-story brick hotel converted into apartments with ground floor storefronts situated on a 31,250 square foot (125' x 250') lot along Texas Street between Travis and Main Streets.

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 – Sign

- Install a 7' 6" wide by 3' 9" tall sign on the storefront canopy towards the rear of the Travis Street side of the property.
- Sign will feature 2' tall reverse lit channel letters spelling *Lawless* and push through lit letters spelling *Spirits and Kitchen*.

See enclosed application materials and detailed project description on p. 4-9 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: July 22, 2015



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 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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. |

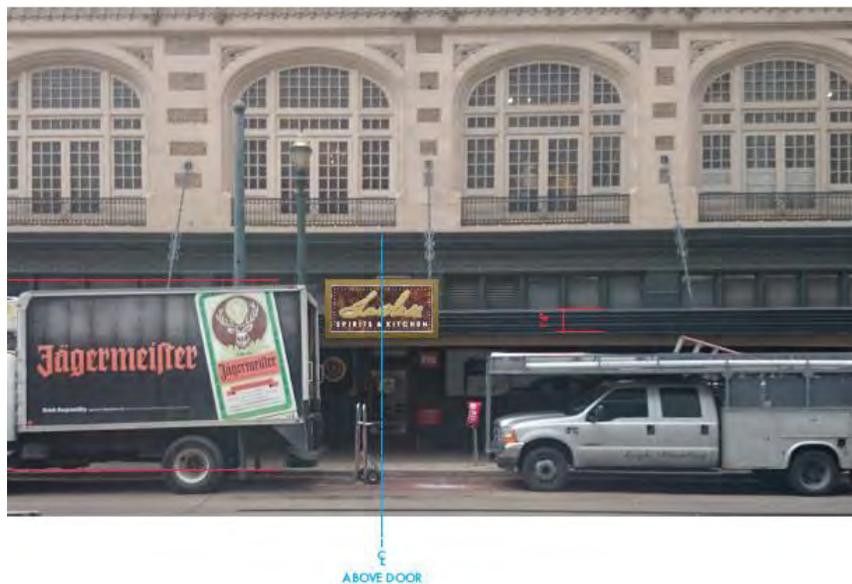
CURRENT PHOTO



WEST ELEVATION – FACING TRAVIS STREET
EXISTING



PROPOSED





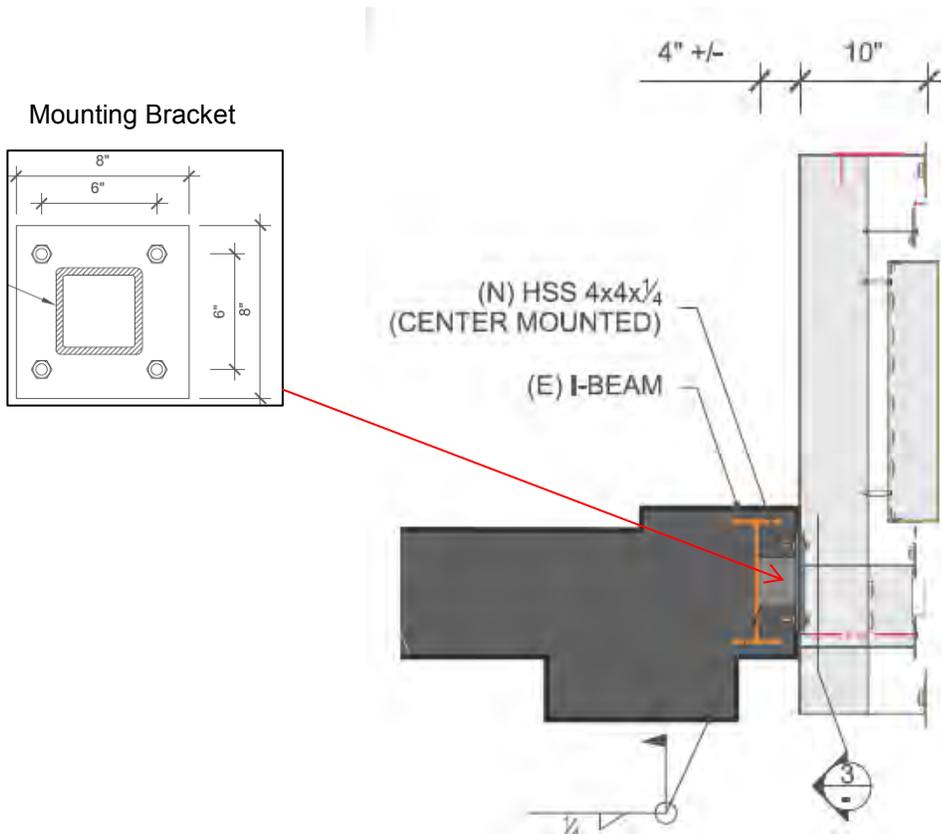
AERIAL VIEW



SIGN DETAIL
FRONT VIEW



PROFILE VIEW



EXISTING STOREFRONT CANOPY



PROJECT DETAILS

Shape/Mass: The applicant proposes to install a 7' 6" wide by 3' 9" tall sign along the secondary canopy above the second storefront bay from the rear of the building on the Travis Street side of the property. The sign will feature 2' 3" tall reverse lit channel letters spelling *Lawless* with push through lit 4" tall text spelling *Spirits & Kitchen*.

The sign will be mounted to the existing canopy by removing two 8" by 8" sections of the canopy cladding and mounting two square plates into the existing I-beam within the canopy.