CERTIFICATE OF APPROPRIATENESS

Application Date: September 2, 2015

Applicant: Al Roberts, The Sign Factory for Joe Arentz, CH Realty/ MF Houston Rice LP owner

Property: 909 Texas Ave, Lots 1, 2, 6, 7, 8, 9, 10, and 12 Tracts 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 – Install five signs on the contributing structure:

- One painted acrylic sign with cut acrylic letters located above an entrance on the south elevation
- One aluminum reverse-channel letter corner sign with lighting on the east elevation mounted on an existing structural system
- One aluminum-plate corner sign on the west elevation mounted on an existing structural system
- Two temporary fabric signs located on the garage building at the rear

See enclosed application materials and detailed project description on p. 4-14 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **Approved**

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: September 24, 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.

Planning Official **Date**

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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(1)	The proposed activity must retain and preserve the historical character of the property;
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
☒	☐	☐	(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;
☒	☐	☐	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
☒	☐	☐	(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;
☒	☐	☐	(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;
☐	☐	☒	(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;
☒	☐	☐	(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;
☒	☐	☐	(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;
☐	☐	☒	(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.

N

PROPERTY LOCATION

MAIN STREET MARKET SQUARE HISTORIC DISTRICT

Building Classification
- Contributing
- Non-Contributing
- Park

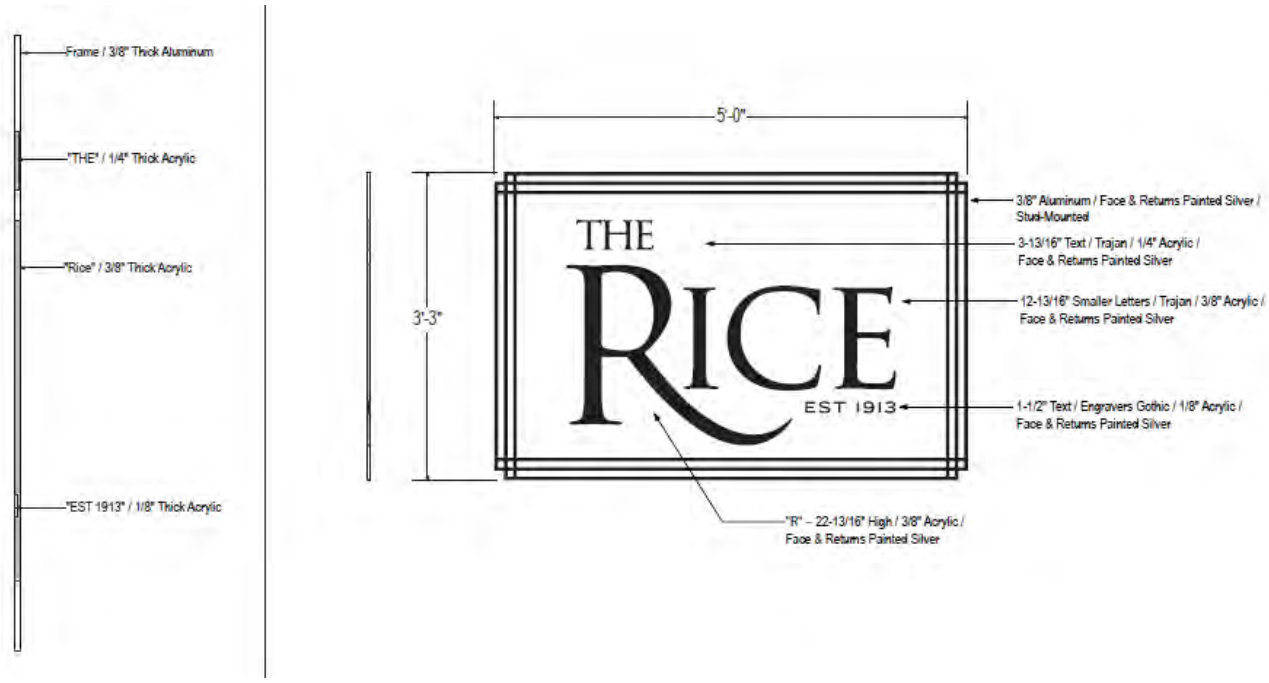
CURRENT PHOTO

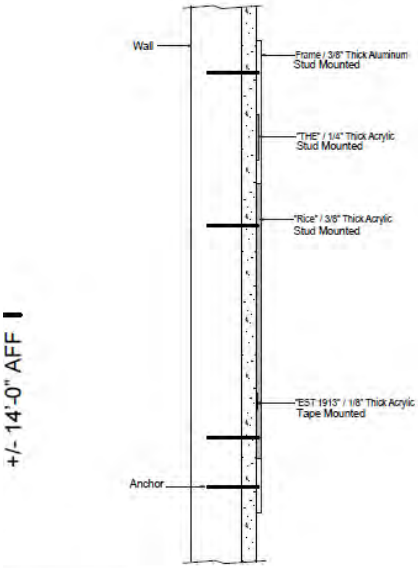
SOUTH ELEVATION – FRONT FACING TEXAS AVENUE

EXISTING

PROPOSED

SOUTH SIGN DETAILS





MECHANICAL

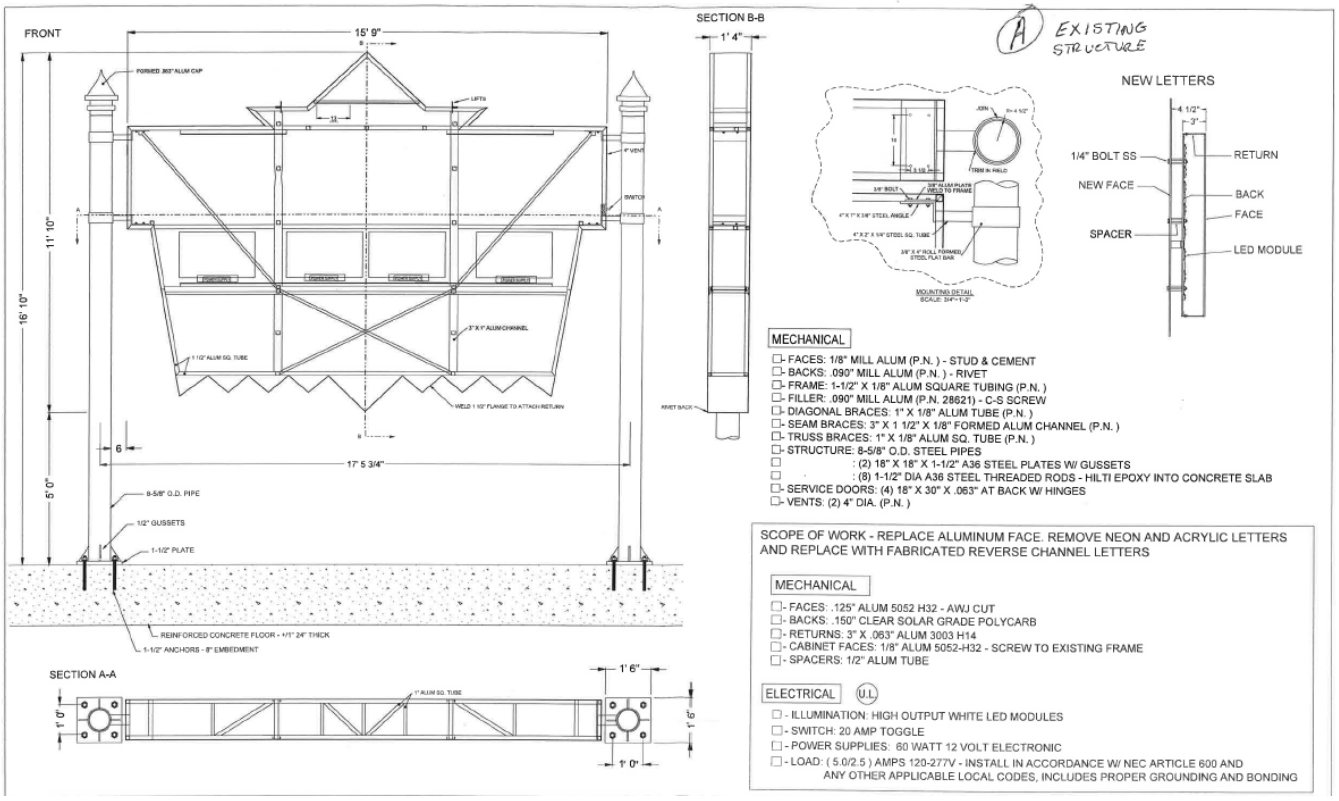
- ☐ - GRAPHICS: FCO LETTERS - ALUM & ACRYLIC - SEE NOTES
- ☐ - ANCHORS: DRILL AND TAP FOR MIN 3/8" X 5" STEEL ALL THREAD
- ☐ - PAINT: SATIN SPARKLE SILVER

EAST SIDE ELEVATION FACING MAIN STREET

EXISTING

PROPOSED

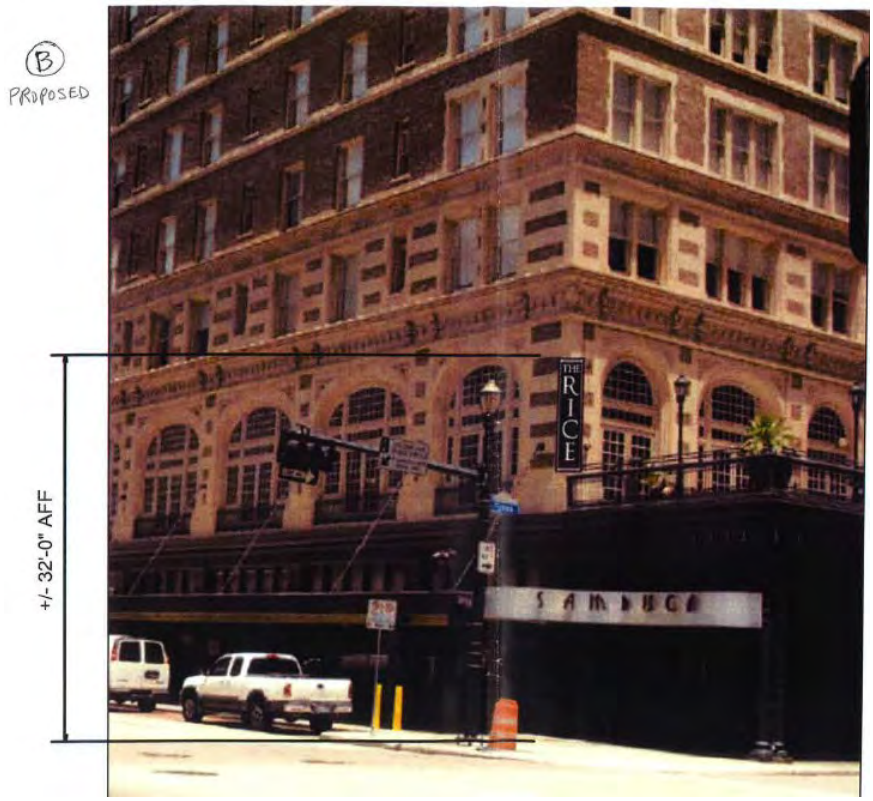
EAST SIGN DETAILS



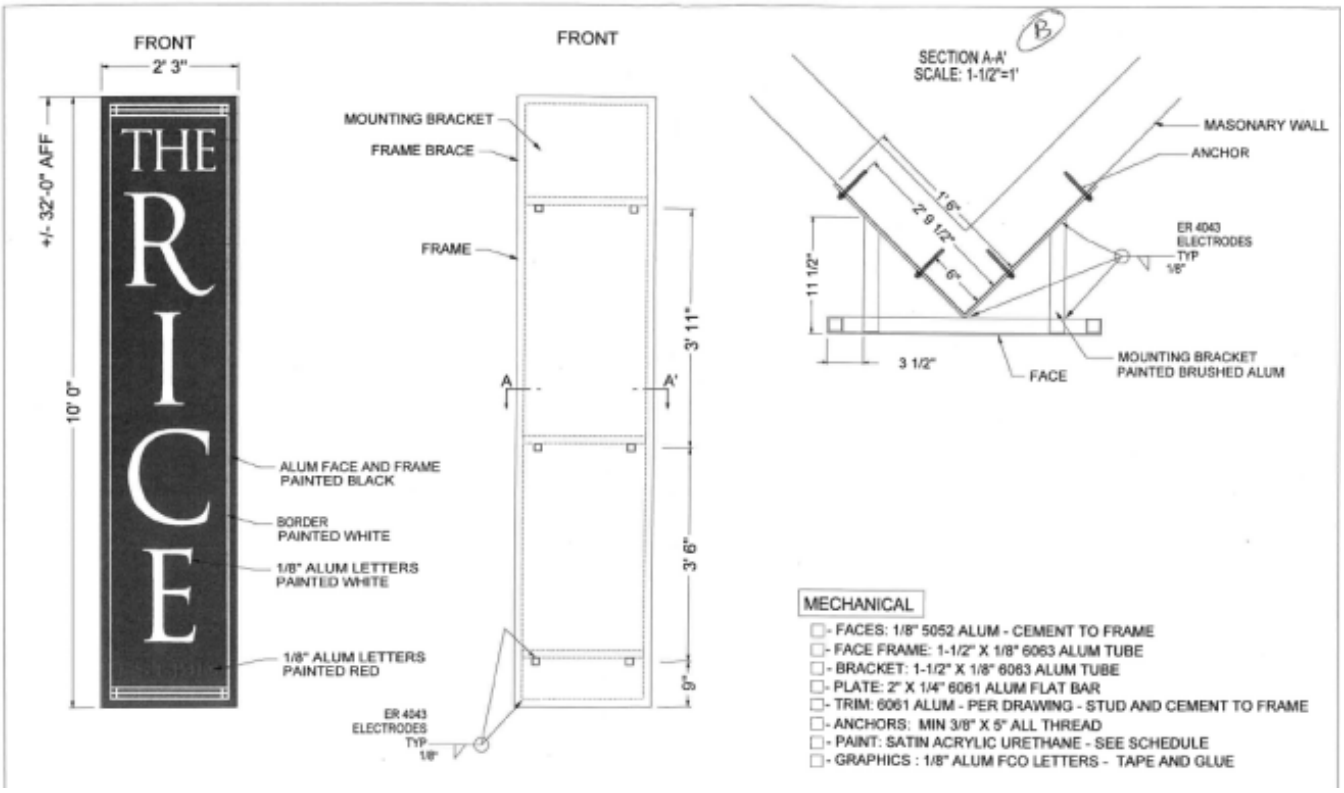
WEST SIDE ELEVATION FACING TRAVIS STREET

EXISTING

PROPOSED

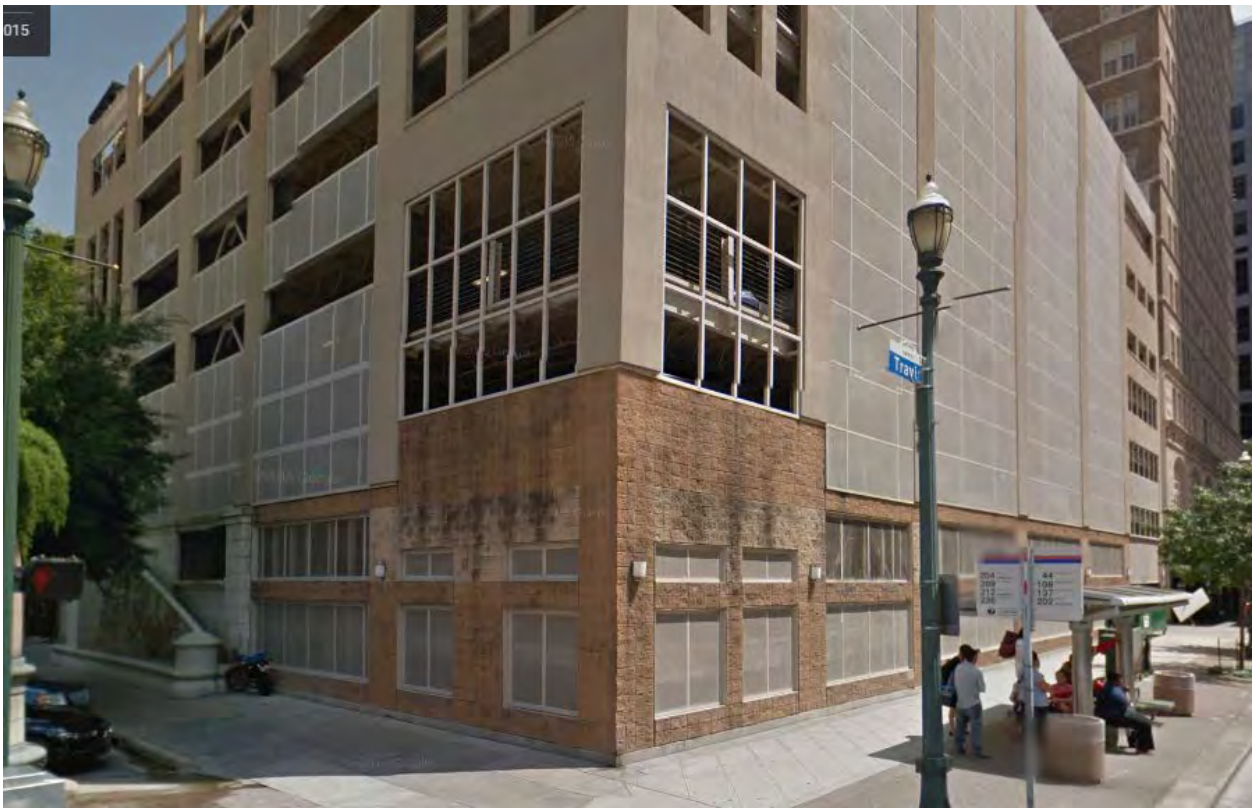


WEST SIGN DETAILS

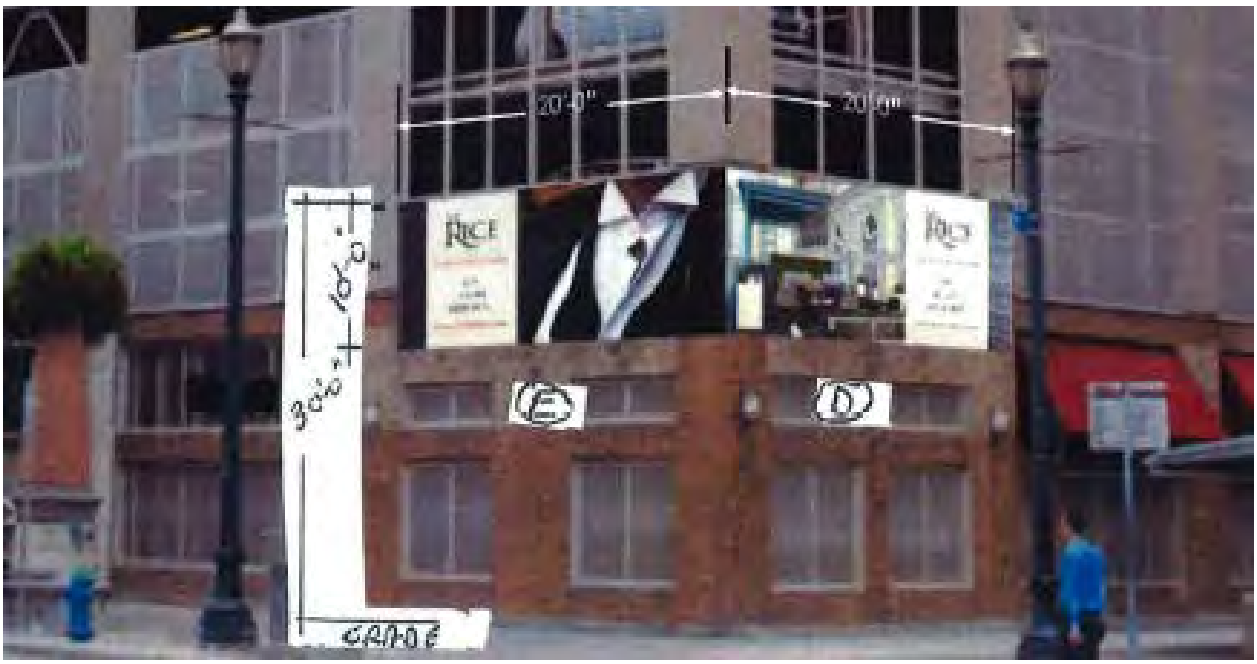


NORTHWEST CORNER ELEVATION FACING PRAIRIE & TRAVIS

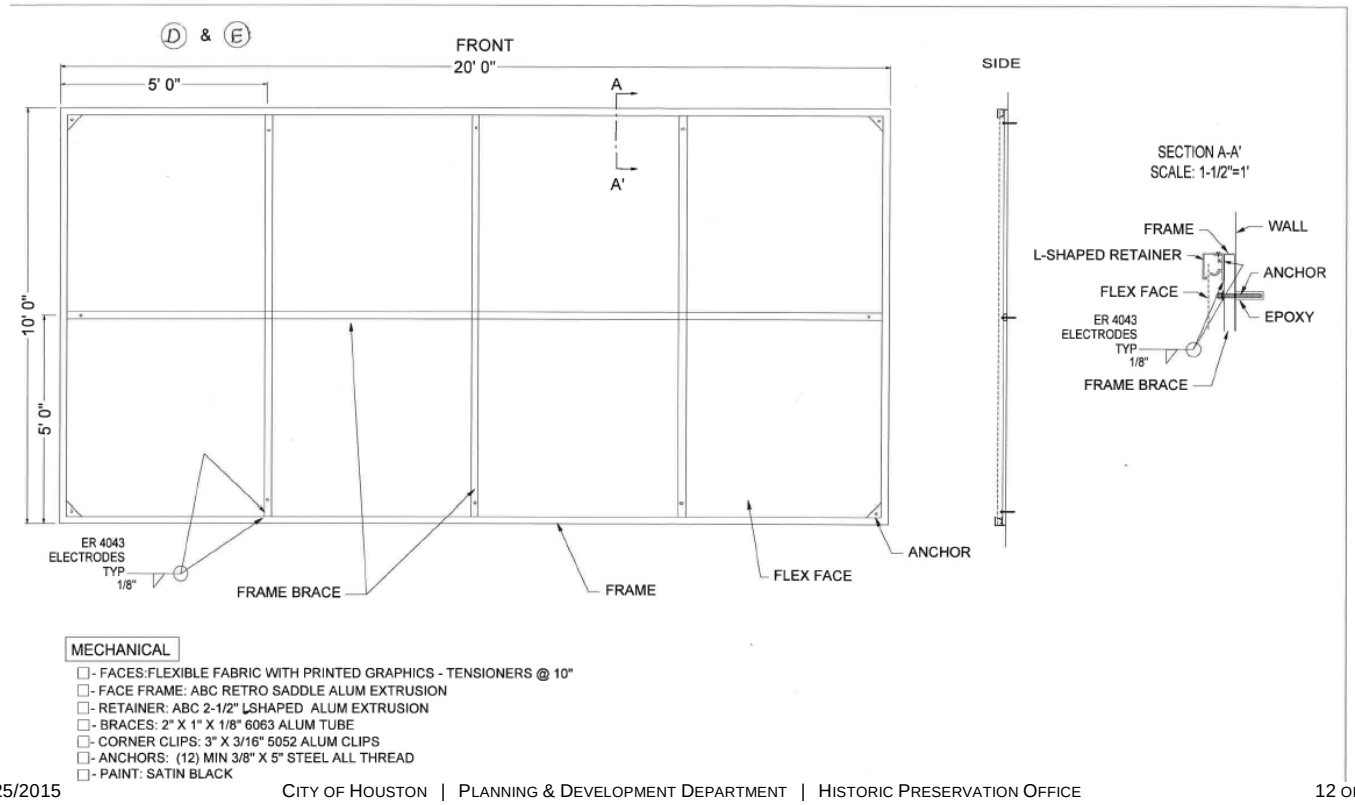
EXISTING



PROPOSED



NORTH SIGN DETAILS

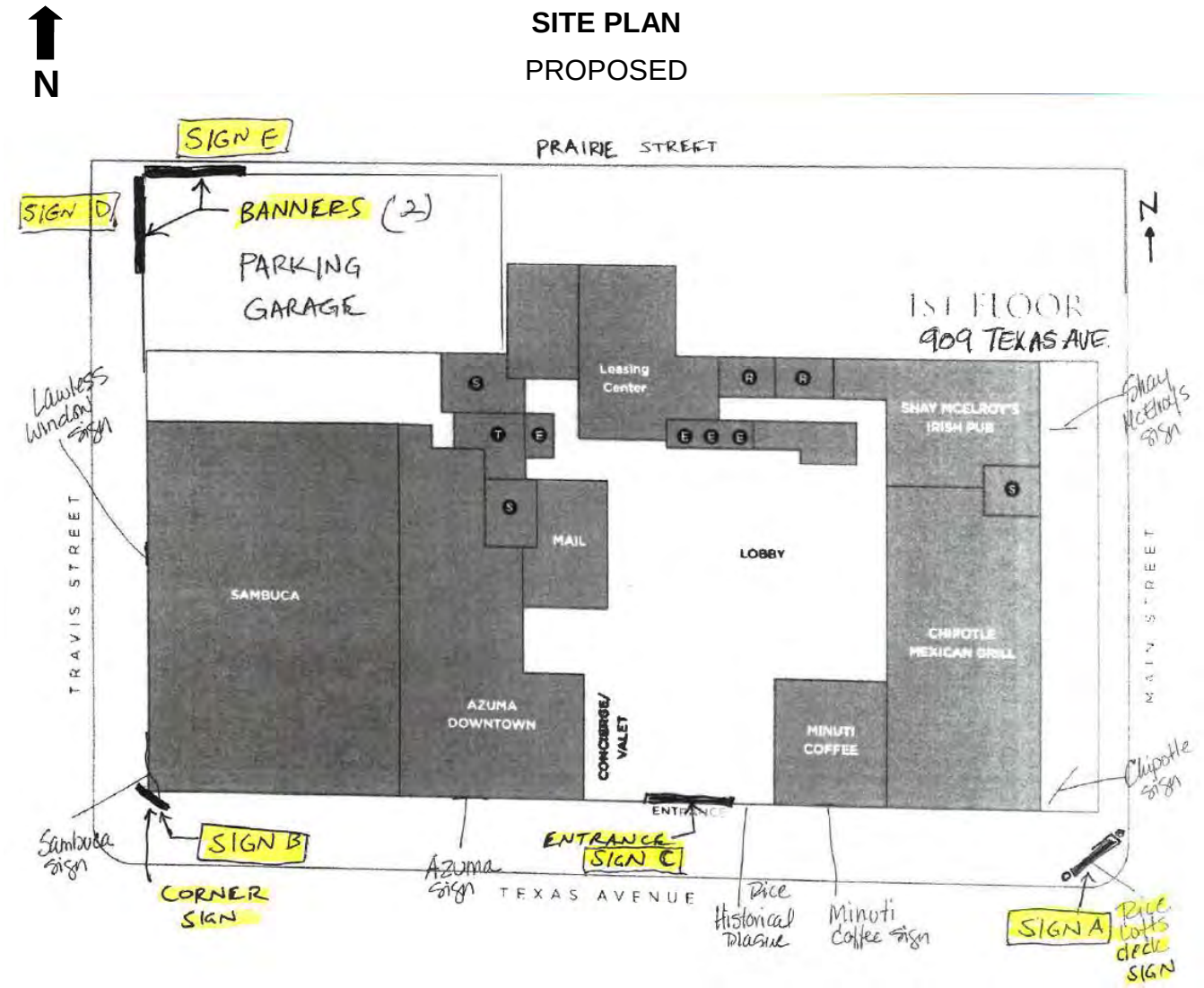


MECHANICAL

- ☐- FACES:FLEXIBLE FABRIC WITH PRINTED GRAPHICS - TENSIONERS @ 10"
- ☐- FACE FRAME: ABC RETRO SADDLE ALUM EXTRUSION
- ☐- RETAINER: ABC 2-1/2" LSHAPED ALUM EXTRUSION
- ☐- BRACES: 2" X 1" X 1/8" 6063 ALUM TUBE
- ☐- CORNER CLIPS: 3" X 3/16" 5052 ALUM CLIPS
- ☐- ANCHORS: (12) MIN 3/8" X 5" STEEL ALL THREAD
- ☐- PAINT: SATIN BLACK

SITE PLAN

PROPOSED



PROJECT DETAILS

Exterior Materials: The signs are made of acrylic, aluminum, and fabric, respectively, with painted or reverse channel letters.

Front Elevation: (South) The acrylic sign measures 5' wide by 3'-3" tall and ranges from 1/8" to 3/8" in thickness. The sign is located approximately 14' above grade and is screwed into the wall with approximately five 3/8"x5" steel anchors.

Side Elevation: (East) The existing sign is being refaced with an aluminum back and aluminum reverse channel-letters with led lighting. The sign measures approximately 15'-9" wide by 11'-10" tall by 1'-4" deep. It is mounted in an existing structural frame approximately 36' above grade.

Side Elevation: (West) The aluminum-plate sign is 2'-3" wide by 10' tall with aluminum painted letters and is attached to an existing structural frame mounted to the building. It is located approximately 32' above grade.

Rear Elevation: (Northwest) The two fabric signs are 10' tall by 20' wide on aluminum frames that are mounted to the garage building by approximately 12 3/8"x5" steel anchors and located approximately 30' above grade.