

CERTIFICATE OF APPROPRIATENESS

Application Date: January 9, 2017

Applicant: William R. Franks, William R. Franks Professional Services for Nilesh Patel, Star Owner, LLC, owner

Property: 1114 Texas Ave, Tracts 8, 9A, & 11A, Block 70, SSBB Subdivision. The property includes a historic 100,000 square foot sixteen-story office building situated on a 5,990 square foot interior lot.

Significance: The Southwestern Bell Capitol Main Office is a City of Houston Landmark recommended to City Council in February 2017. The Late Moderne-style sixteen-story office building was constructed circa 1950. In 1946, developer Jesse Jones (1874-1956) purchased the property to construct a building for and lease to Southwestern Bell. Upon completion, the Texas Avenue building housed additional employees, including plant engineers, administrators, marketing, training, and accounting staff, and long distance switchboard operators. The property is currently slated for rehabilitation for use as a hotel, utilizing federal tax credits.

Proposal: Alteration – Storefront/Windows/Sign

- Northeast (front) elevation – First level:
 - Remove non-original (ca. 1980) entryway.
 - The new entrance will feature full-lite metal doors with sidelights and a transom above to fit within the existing opening (15' x 13').
 - Ca. 1980 marble paneling will be removed and new single-pane storefront windows will be installed within the historic opening (15' x 13').
 - Install six aluminum-frame fixed windows to match existing windows above in size and mounting profile.
 - The marble will be repaired at the base of the northern corner.
- Northwest (side) elevation:
 - Two windows at the southern corner on the first level will be removed. The openings will be increased to 7' tall to accommodate doors and create two code-compliant exits.
 - The fire escape will be removed.
- Southwest (rear) elevation:
 - Install one sign reading "Hyatt Place" at the sixteenth floor. The sign will be 4' tall with backlit channel letters.
- All windows on the side and rear elevations will receive new glass. The galvanized steel frames will remain.

All exterior and interior alterations have been reviewed and approved by the Texas Historical Commission. See project details on p. 5-11 and application materials in Attachment A.

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: March 23, 2017



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years 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: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) | The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. | |

PROPERTY LOCATION

SOUTHWESTERN BELL CAPITOL MAIN OFFICE



CURRENT PHOTO



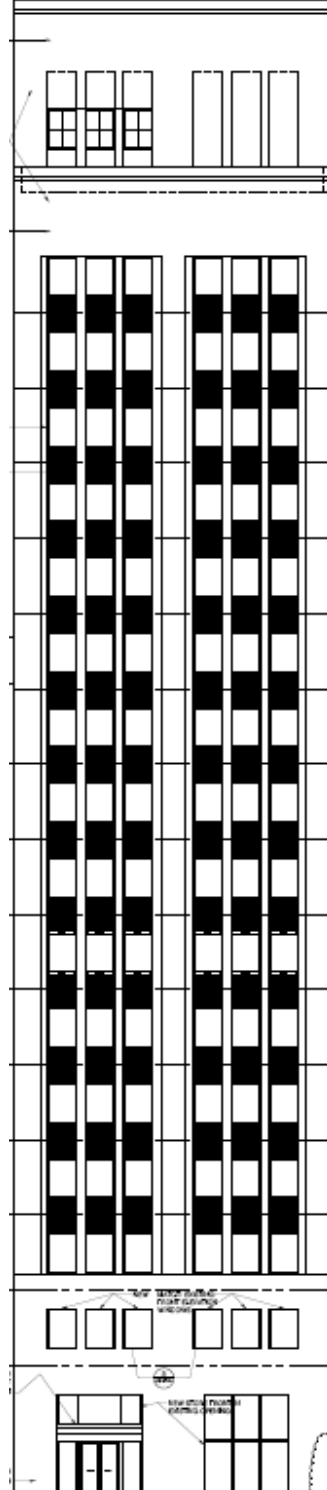
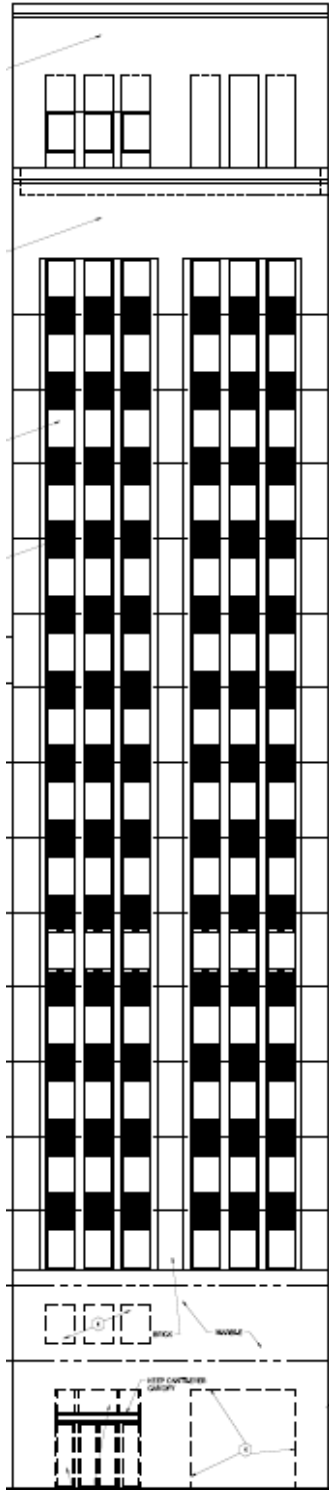
HISTORIC PHOTO



NORTHEAST ELEVATION – FRONT FACING TEXAS

EXISTING

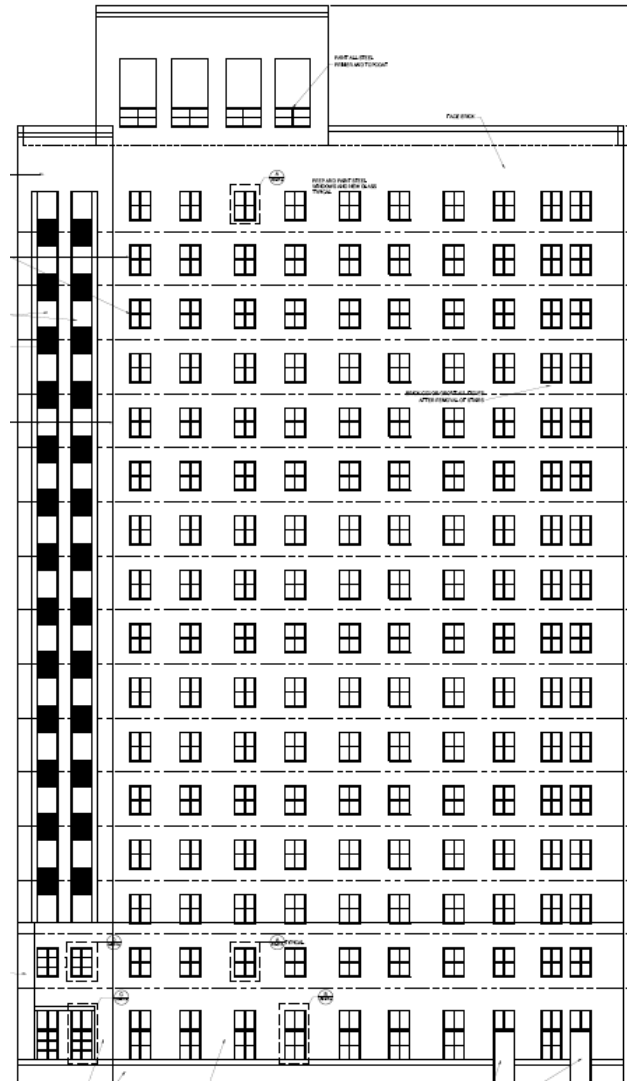
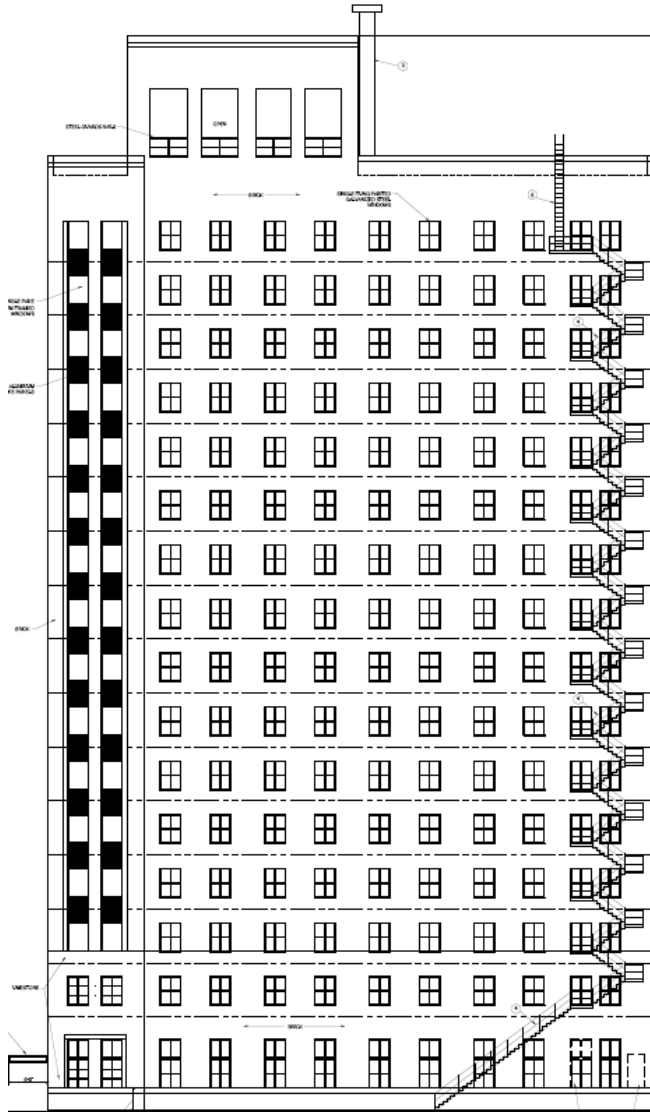
PROPOSED



NORTHWEST SIDE ELEVATION

EXISTING

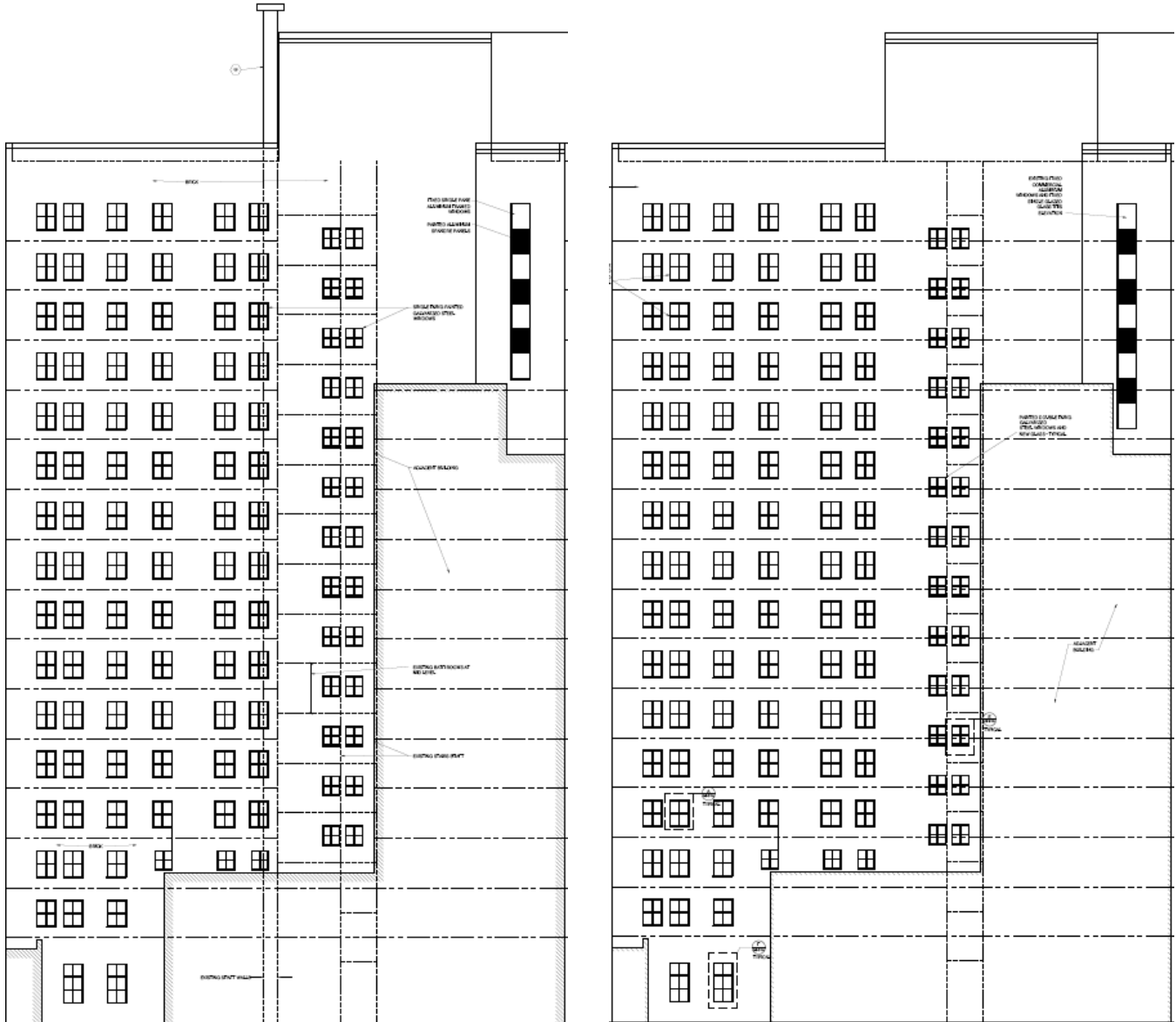
PROPOSED



SOUTHEAST SIDE ELEVATION

EXISTING

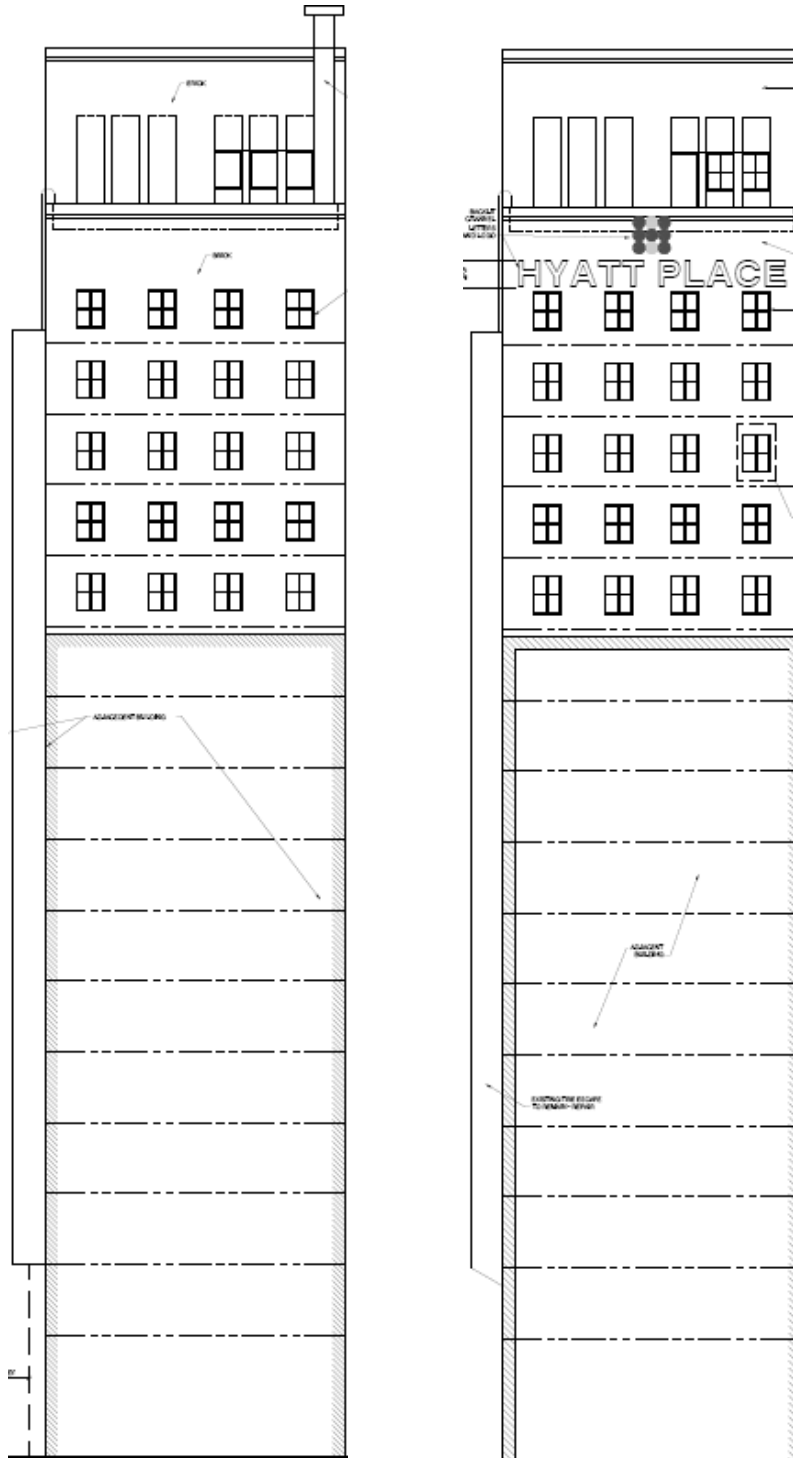
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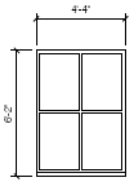
SOUTHWEST (REAR) ELEVATION

EXISTING

PROPOSED



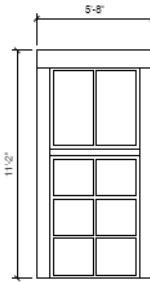
WINDOW / DOOR SCHEDULE



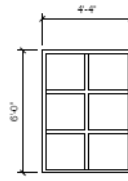
EXISTING WINDOW A



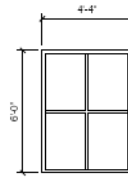
EXISTING WINDOW B



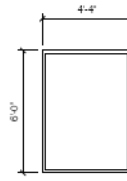
EXISTING WINDOW C



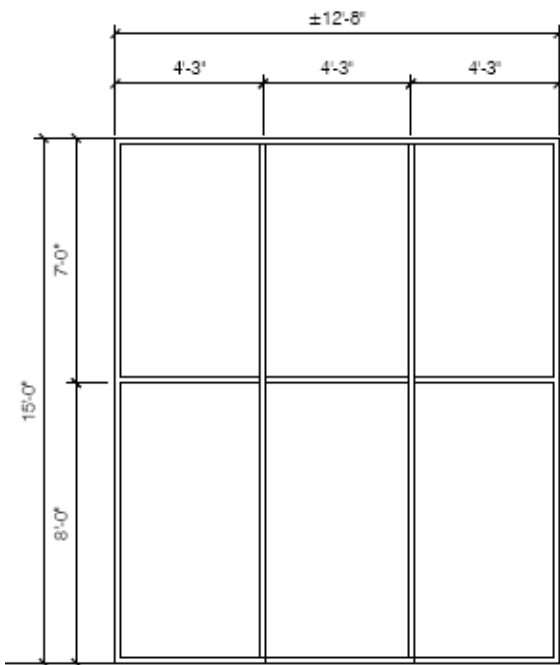
EXISTING WINDOW D



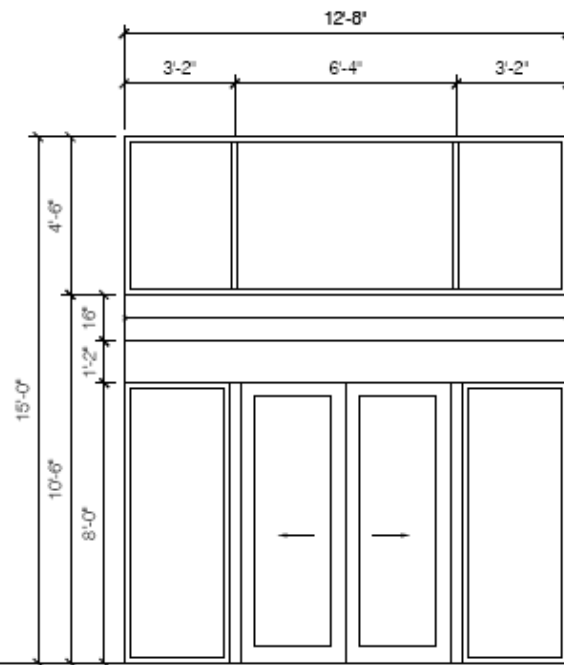
EXISTING WINDOW E



NEW ALUMINUM FRAME FRONT FACADE WINDOWS AT 2ND FLOOR TO MATCH EXISTING WINDOWS ABOVE IN SIZE AND FINISH AND SETBACK.
WINDOW F



2 NEW STOREFRONT FIRST FLOOR
1/4" = 1'-0"



1 NEW ENTRANCE 1ST FLOOR
1/4" = 1'-0"

PROJECT DETAILS

Windows/Doors: Northeast (front) elevation: The applicant will remove the non-original (ca. 1980) entryway. The new entrance will feature full-lite metal doors with sidelights and transom above to fit within the existing opening (15' x 13'). Non-original marble paneling will be removed and new single-lite storefront windows will be installed within a historic opening (15' x 13'). The applicant also proposes to install six aluminum-frame fixed windows to match existing windows above in size and mounting profile.

Northwest (side) elevation: The applicant will remove two windows at the southern corner on the first level. The openings will be increased to 7' tall to accommodate doors and create two code-compliant exits.

All windows on the side and rear elevations will receive new glass. The galvanized steel frames will remain.

Exterior Materials: The applicant will repair the marble at the base of the northern corner.
The applicant will remove the fire escape from the northwest (side) elevation.
The applicant will install one sign reading "Hyatt Place" on the sixteenth level of the southwest (rear) elevation. The sign will be 4' tall with backlit channel letters.

ATTACHMENT A