

**SITE NAME:** Samuel F. Carter – Second National Bank Building

**SITE LOCATION:** 806 Main St - 06LM08

**Owner:** Kris Harris – Pearl Hospitality

**Applicant:** Same

Time Frame	Date Accepted	90-day Waiver
	March-1-2011	May-29-2011

**SITE INFORMATION:**

Lots 4, 5, and TR 11A, John Austin Survey, A-1, City of Houston, Harris County, Texas. The building on the site is a 22-story, slip covered, historic commercial building.

**TYPE OF APPROVAL REQUESTED:**

The subject property is an early skyscraper building which was originally constructed in 1910. A six story addition was constructed to the top of the existing building in 1923, which brought the total number of floors to 22. In 1966 the east and north elevations of the structure, which face Main Street and Rusk Avenue were covered in a modern glass and marble slip cover which is the building’s current appearance. The applicant requests approval of a certificate of appropriateness for the following work:

- Remove the 1966 stone and plate glass slip cover from the Main Street and Rusk Avenue facades of the building. The slip cover is an inappropriate alteration that is comprised of alternating narrow bands of marble and tinted plate glass applied to the outside surfaces of the historic building. (The west and south elevations, secondary elevations, were not slip covered during the 1966 remodel); Remove existing iron fire stair fire escapes from the west and south elevations;
- East and North Elevations (Facing Main Street and Rusk Avenue): Restore the elevations to their original circa 1930 appearance(please see attached images); At the time of the slip cover installation original historic exterior materials with high relief where removed to accommodate the new exterior skin which covered the building; The original ground floor storefronts were also altered at the same time with new aluminum frame and plate glass window and door systems; In these same locations install new replacement architectural details which will match the originals as closely as possible from surviving materials and historic photographs; The missing or otherwise destroyed architectural details located on levels 1-3 will be constructed with matching cast stone, granite, and marble; On floors 4-14 the existing brick and terra cotta accents will be cleaned and repaired to original; Missing ornamental terra cotta details located on floors 15 and 16, which represent the top two floors of the original 1910 building, will be recreated in a simplified version of the originals; On floors 17-22 repair or restore the existing terra cotta quoins back to original; Recreate the now missing belt course and install a new metal cornice;
- West Elevation (rear – near Rusk Avenue): Construct a new stucco clad stair tower/fire escape which will not feature any door or window openings; Repaint existing historic brick cladding;
- South Elevation (facing side property line): Enclose five vertical banks of existing window openings on floors 13 - 22 in the side facing bay nearest to Main street; Enclosed windows will be infilled with a masonry material which will be inset within the existing window openings to maintain the existing window opening patterns; Repaint existing historic brick cladding;
- On all elevations, install new painted aluminum frame windows with 1/1 glass lites to replicate the originals, which were removed during the 1966 remodeling; The new windows will be installed as either

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single or paired units according to the size of the original window location per original; Windows will be located within the original window openings which still exist under the modern slip cover and will feature the same inset from the outside wall plane as original; Windows will feature sills and trim molding as per original.

**HISTORY AND SIGNIFICANCE:**

The Texas architectural firm of Sanguinet and Staats designed the 1910 S.F. Carter Building, also known as the Second National Bank of Houston. At the time of construction, the sixteen-story steel framed building was the tallest in the Houston and in Texas. The firm rapidly expanded into one of the state’s largest architectural practices and specialized in the design of early 20<sup>th</sup>-century steel framed skyscrapers.

The Carter Building was nicknamed locally, “Carter’s Folly,” as the general public did not believe a building that tall could remain standing and its location, just south of the commercial core, was thought to be too far away from the bustle of city business. The building was named for its owner and developer, Samuel Fain Carter, a Texas lumberman and banker. In 1923, Second National Bank of Houston purchased the building and added six additional floors for a total of twenty-two. Architect for the addition was the Thomas M. James Company of Boston, Massachusetts. Associate architects were Sanguinet, Staats, Hedrick and Gottlieb of Houston, the original design firm of the 1910 building.

A year after Carter’s death in 1928, John William Neal became chairman of the board of Second National Bank (Carter Building), and in 1929 had Hedrick and Gottlieb design the ornate boardroom on the second floor, one of the most ornate of such rooms in downtown Houston, which remains unaltered today. Mr. Carter and Mr. Neal were two of Houston’s leading business men. Carter was a member of the Methodist Church and involved with the YMCA, and was one of Houston’s most prominent lumber merchant and banker.

**APPROVAL CRITERIA FOR ALTERATION:**

**Sec. 33-241. Same-Alteration, rehabilitation, restoration and construction.**

(a) The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or construction of an exterior feature of (I) any landmark, (II) any building, structure or object in 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

- (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;

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- (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 alterations or construction 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); and
  - (11) The proposed activity will comply with any applicable deed restrictions.

**STAFF RECOMMENDATION:** Approval of the certificate of appropriateness as requested by the applicant.

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## **CERTIFICATE OF APPROPRIATENESS**

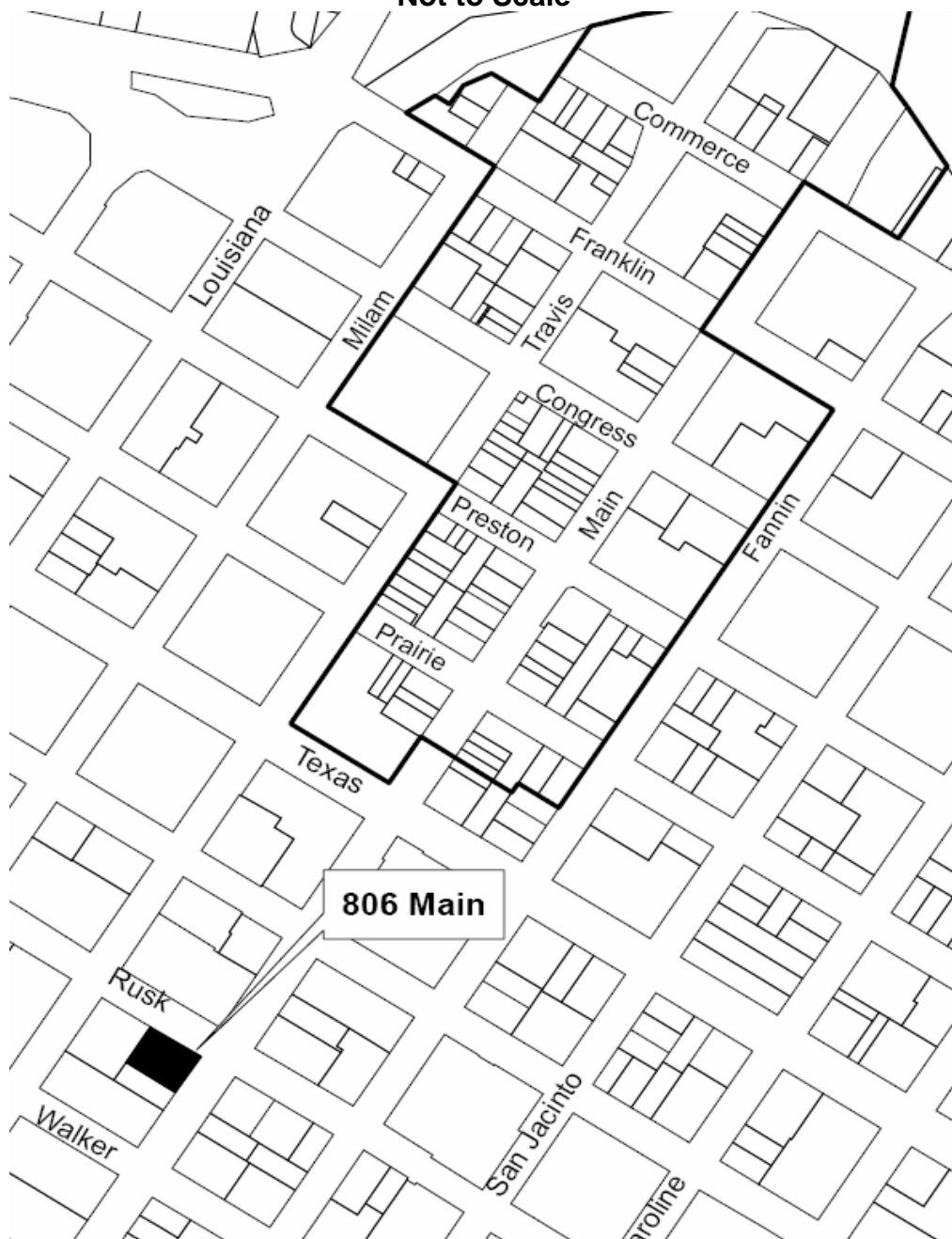
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Site Location Map  
Not to Scale



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**Carter Building Photograph Circa 1910-1911**



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**Carter Building  
Photos Showing 1910, 1930, and Current Conditions**



ca:1910



ca:1930



2010

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**Carter Building Proposed Restoration  
Main Street and Rusk Avenue Typical Elevation  
Not to Scale**



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**Carter Building Proposed Restoration  
Main Street and Rusk Avenue Elevations Floors 1 – 8 Detail  
Not to Scale**



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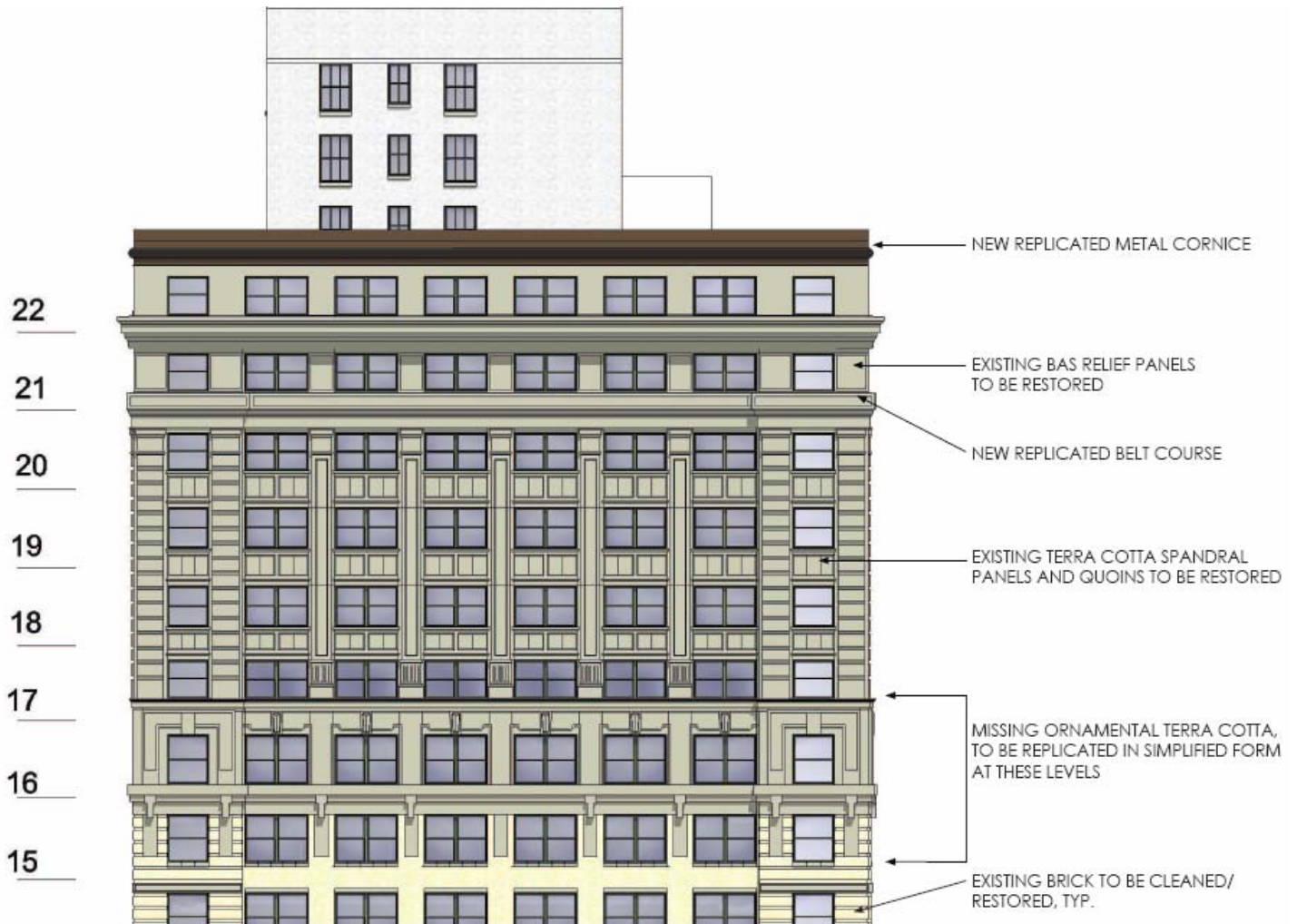
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**Carter Building Proposed Restoration  
Main Street and Rusk Avenue Elevations Floors 15 – 22 Detail  
Not to Scale**



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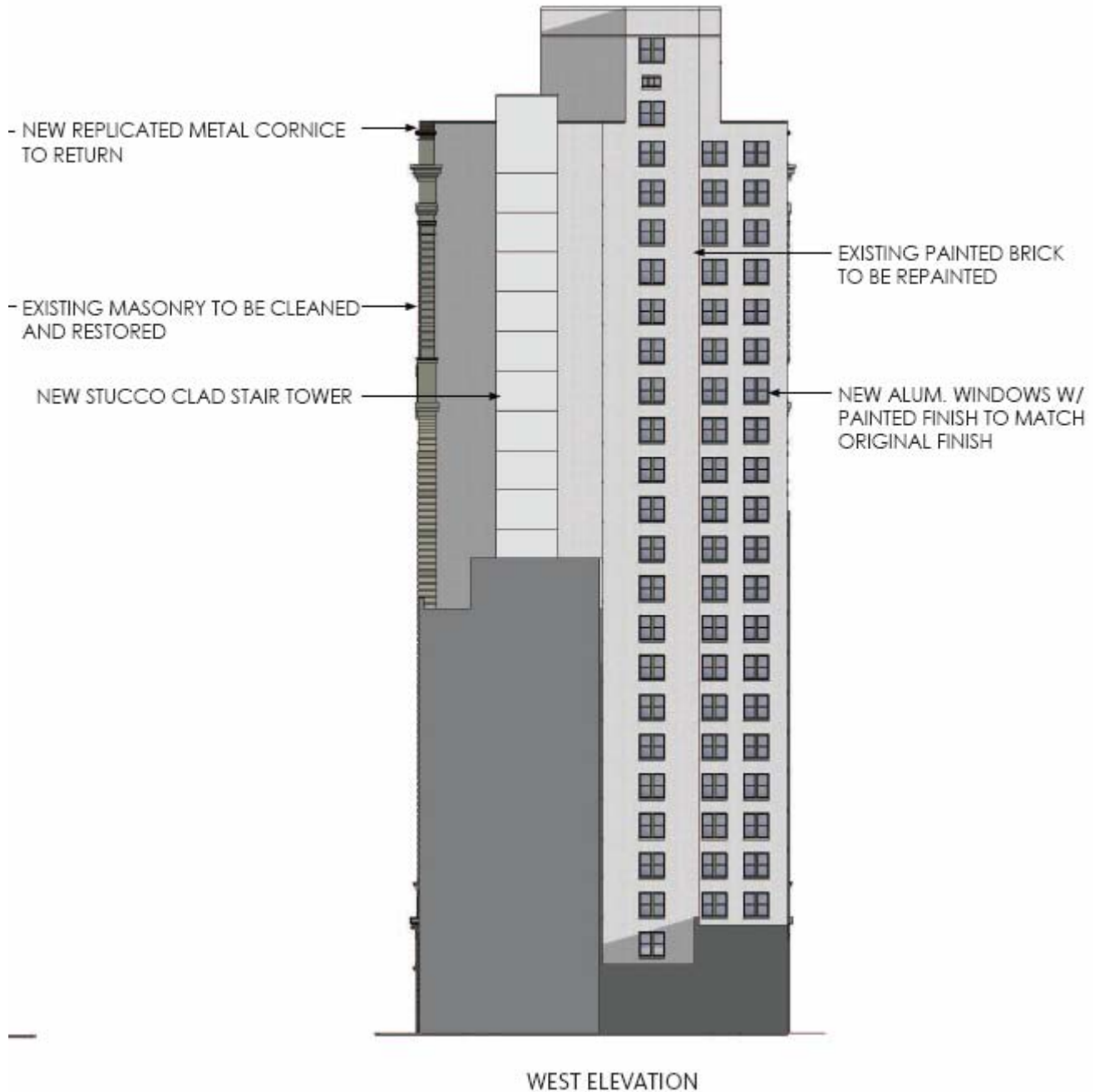
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**Carter Building Proposed Restoration  
West (side) Elevation  
Not to Scale**



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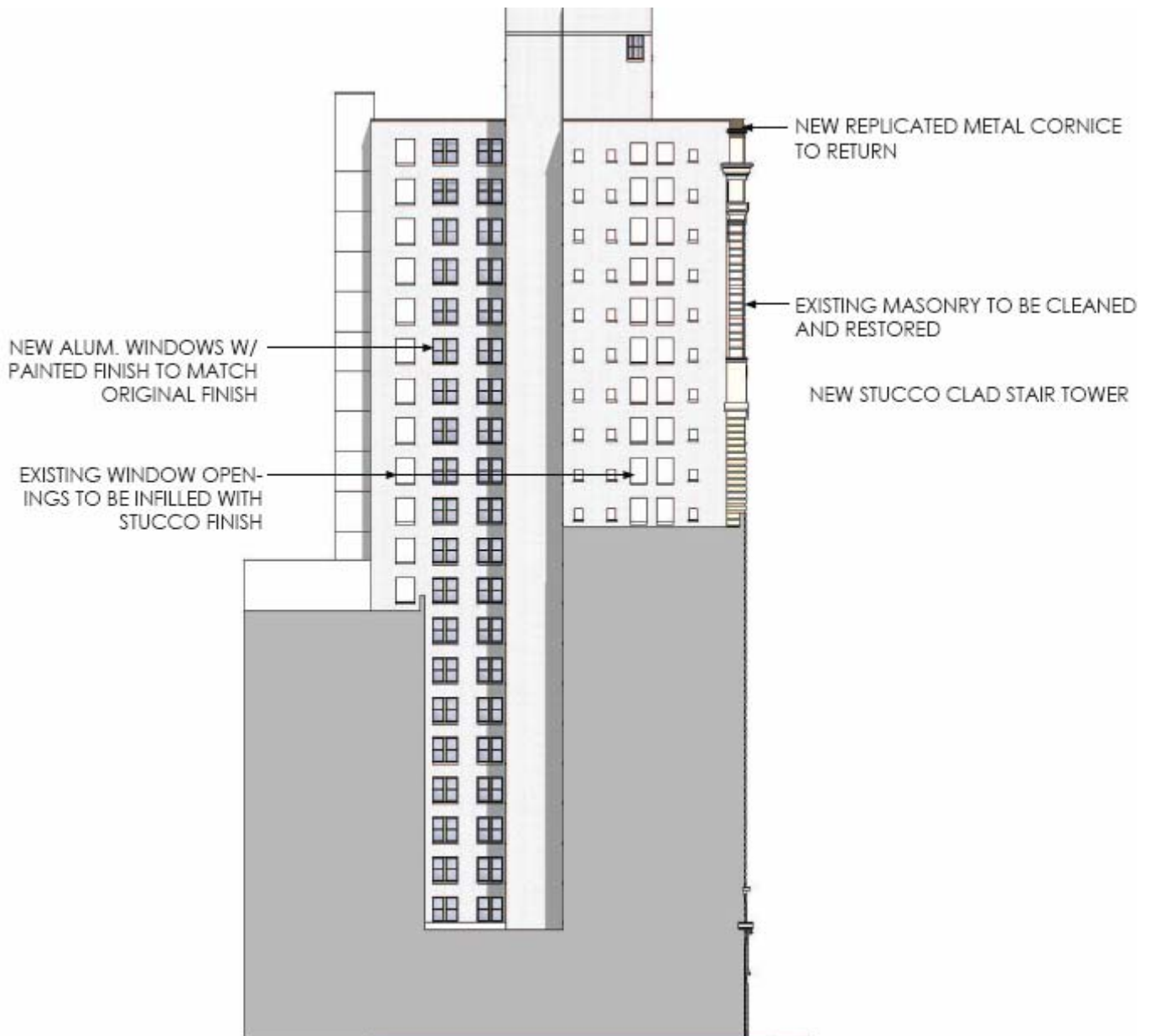
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**Carter Building Proposed Restoration  
South (side) Elevation  
Not to Scale**



SOUTH ELEVATION

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