

SITE NAME: Kennedy’s Corner - Foley Building

SITE LOCATION: 218 Travis Street – Main Street/Market Square Historic District

Owner: Lucky Chopra

Applicant: National Signs

Time Frame	Date Accepted	90-day Waiver
	October-07-2009	January-14-2010

SITE INFORMATION:

Lot 1 and 2A, Block 19, SSBB, City of Houston, Harris County, Texas. The building on the site is a three-story, rectangular commercial brick veneer building.

TYPE OF APPROVAL REQUESTED:

On July 20, 2005 the HAHC granted the applicant a certificate of appropriateness for the construction of a canopy. The work was never commenced, and the certificate of appropriateness expired on July 20, 2006. The applicant requests approval to construct the canopy as follows:

- Construct a canvas canopy over the sidewalk and tenant signs to storefront glass;
- Install a canvas canopy to be placed along the entire façade of the building, under the transom windows; Canopy will be fastened to the building with bolts and angle clips and will be supported by three, square aluminum posts; Canopy will measure 26’-1” in length and will extend out beyond the face of the building 12’-6”; Canopy will have a height of 10’-5”; Front of awning will display tenant name;
- Apply four vinyl signs displaying tenant name to surface of glass storefront windows;

HISTORY AND SIGNIFICANCE:

The property is contained within the boundary of the Main Street/Market Square Historic District, listed in the National Register of Historic Places on July 18, 1983. The District was designated by City Council as a Historic District of the City of Houston on March 5, 1997. The Kennedy Corner/Foley Building, constructed circa 1860/1889, was originally classified as “potentially contributing” due to the façade alterations in the historic district inventory. The building had been seriously damaged by a fire in 1976 and 1989. The sidewalk canopy had been removed as well as the storefront. In recent years, the roof has been re-constructed. Today, the façade has also been restored, and all former alterations have been reversed appropriately.

The original building was constructed in 1860. It was refaced in 1888 as part of the original Kennedy Corner buildings, the one to the left, at the corner of Congress Avenue, has been demolished. Eugene Heiner, a prominent Houston architect, was engaged by W. L. Foley in 1888 to redesign the shorter 3-story, buildings at 220 (demolished) and 218 Travis (subject of COA) and to construct 214 Travis Street (3-story building to the right). Heiner detailed the store fronts with High Victorian “constructive” ornament, including vertical incisions, sunk panels, frieze bands, and arched window heads (Stephen Fox, Houston Architectural Guide). The *Houston Daily Post* described the Foley dry goods store as “magnificent: and “palatial” at the time of its construction.

The historic district of commercial buildings and sites constitutes Houston’s largest, most nearly intact accumulation of physical resources representing the city’s civic and commercial past. The surviving architecture documents the episodes of development which occurred between 1859 and the building and real estate boom of the 1920s, the half century when Houston emerged from relative obscurity to become the largest city in the southern United States.

CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: ii

HPO File No. 091009

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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;
- (6) New materials to be used for any exterior feature must be compatible with the materials being replaced in composition, design, texture and other visual qualities;
- (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.

Informational Comment: The proposed canvas canopy encroaches over the right-of-way along the city street. The applicant seeking a building permit will be required to secure a license agreement from Finance and Administration Department, City of Houston for the right-of-way encroachment whose basis for granting of same may also require determination by the HAHC whether or not the proposed project is determined to be appropriate for the historic building.

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Site Location Map
Not to Scale



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**Current Photograph
East Elevation
Facing Travis Street
Not to scale**

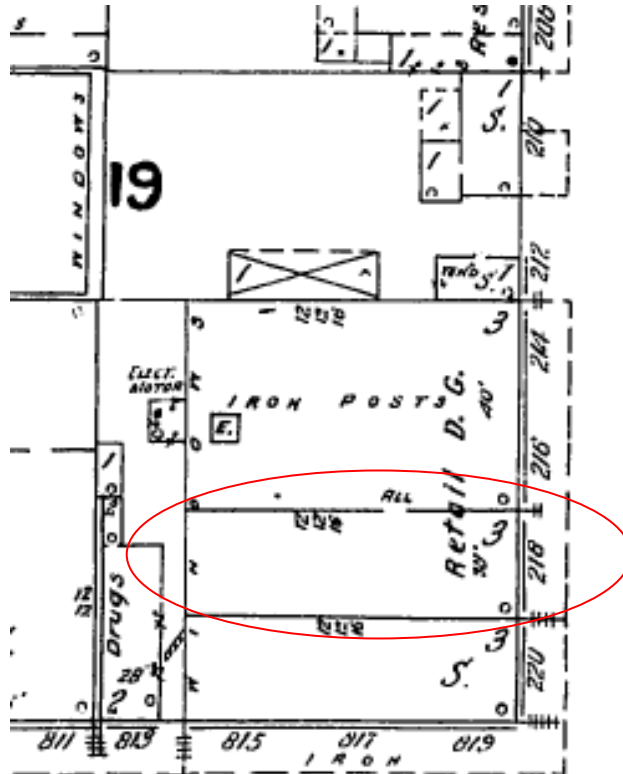
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**1896 Sanborn Map Showing Canopies
Not to Scale**



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**Proposed Canvas Canopy
Not to Scale**



**South Elevation
Facing Congress Street**

**East Elevation
Facing Travis Street**

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**Proposed Window Signage
Not to Scale**



**East Elevation
Facing Travis Street**



Detail of window sign

CERTIFICATE OF APPROPRIATENESS