

CERTIFICATE OF APPROPRIATENESS

Application Date: March 21, 2016

Applicant: City of Houston, owner

Property: 5800 Main Street, Hermann Park. The property includes a concrete fountain situated on an approximately 34,412 square foot elliptical median in the city right-of-way at the intersection of Main Street with Montrose Boulevard.

Significance: Mecom Fountain is a pending City of Houston Protected Landmark. Constructed in 1964 as a gift to the city by John W. Mecom and his wife, Mecom Fountain was the largest fountain in the city when it was built. Designed by Eugene Werlin, AIA, the fountain serves as the center of a traffic circle where Main Street and Montrose Boulevard converge.

Proposal: Alteration – Repair the fountain to its original condition.

In February 2016, renovation work was started on the fountain to install limestone slabs around the concrete wall of the fountain. Each panel was attached to the top of the wall with 2 steel fasteners. The work was halted before limestone caps were added to the top of the concrete wall.

In March, the city decided to reverse the work and restore the fountain to its original condition.

The restoration work will consist of the following scope of work:

- Remove 168 newly installed limestone panels that are suspended from the top of the fountain’s retaining wall. The limestone panels currently cover the entirety of the main fountain wall. Each panel has two steel clips that were secured by drilling into the historic fountain, resulting in 336 screw holes.
- Patch the screw holes on the top of the wall with appropriate infill material.
- Remove the new mortar at the base of the panels.
- Install new replacement letters to match the original “MECOM FOUNTAIN” lettering on the fountain wall.

See enclosed application materials and detailed project description on p. 5-9 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: March 24, 2016



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

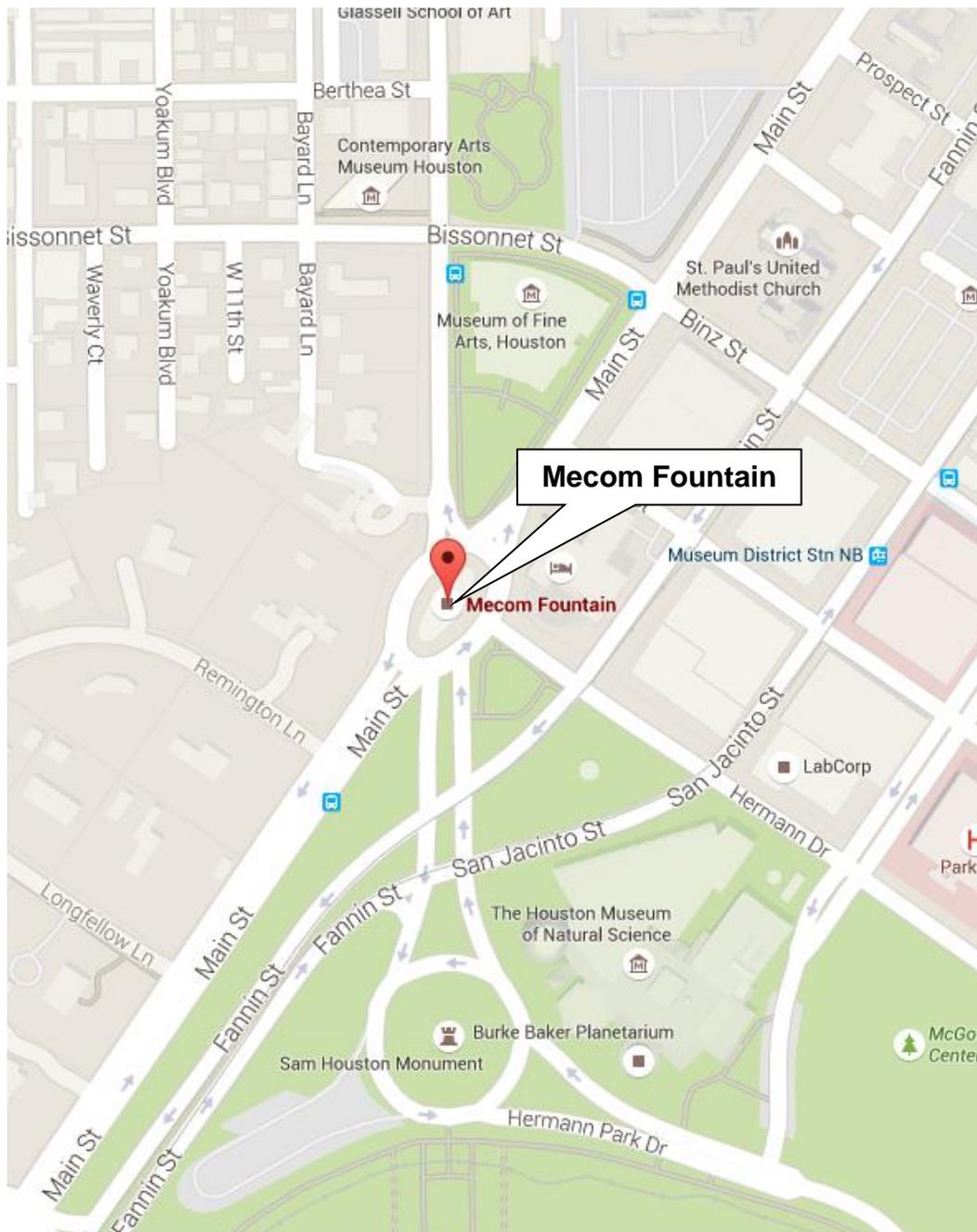
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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;
<i>The proposed activity will return the fountain to its original state, thus preserving the historical character of the property.</i> |
| <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;
<i>The proposed activity seeks to remove non-compatible limestone from the fountain so it may be recognized as a product of its own time.</i> |
| <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;
<i>The proposed activity will restore the distinguishing, cast in-place concrete retaining wall to its original appearance.</i> |
| <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;
<i>The proposed replacement of "MECOM FOUNTAIN" letters is substantiated by historical and pictorial evidence.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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. |



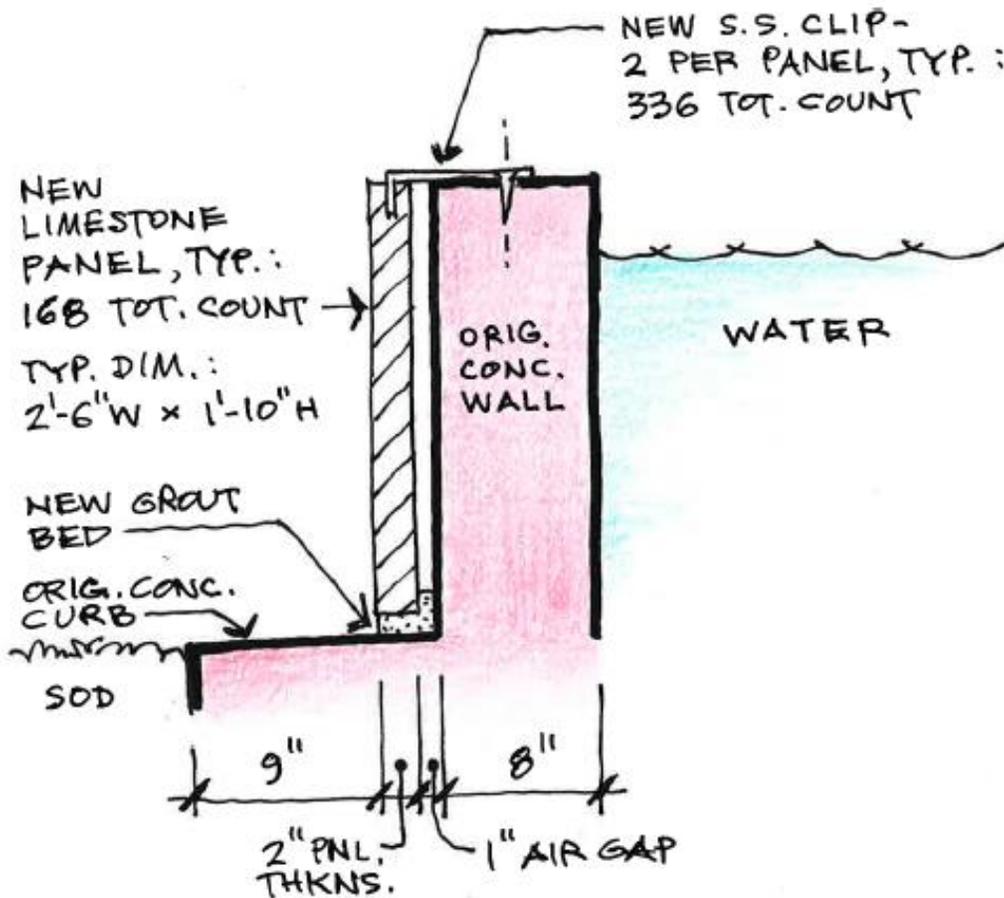
PROPERTY LOCATION



PHOTO



SKETCH OF LIMESTONE ATTACHMENT



APPROXIMATE TOTAL SURFACE AREAS :

- ORIGINAL CONC. WALL, TOP - 252 SF
- ORIGINAL CONC. WALL, SIDE - 770 SF
- ORIGINAL CONC. CURB - 420 SF

MECOM FOUNTAIN:
EXISTING CONDITIONS,
02.16.16

CURRENT FOUNTAIN CONDITION WITH ATTACHED LIMESTONE



DETAIL OF LIMESTONE ATTACHMENT



DETAIL OF LIMESTONE ATTACHMENT



CURRENT CONDITION OF FOUNTAIN



APPLICANT SUBMITTED PROPOSED SCOPE OF WORK

The work to be done: remove the new limestone panels and clips/fasteners, remove the new grout/mortar at the base of the panels, patch the new screw holes (on top of the original wall) with appropriate infill material, remove the new panels from the site, and install new (replacement) raised letters to match the original 'MECOM FOUNTAIN' letters - 13 letters total, raised on pins.

This excludes any other concrete repairs, surface treatment, landscaping, irrigation, or other site restoration.