CERTIFICATE OF APPROPRIATENESS

Applicant: Thomas De Froy, Identity Architects for Erin Andrus, AW Building, LLC, owner

Property: 802 Commerce St, Tract 6, Block 16, SSBB Subdivision. The 5,000 sq foot (50′ x 100) corner lot Shares a property line with 800 Commerce Street.

Significance: Noncontributing vacant lot (parking lot) located in the Main Street Market Square Historic District. Located next to and shares property line with contributing historic buildings at 800 Commerce built c.1894 and c.1906.

Proposal: New Construction – **Original submission deferred by HAHC February 2022**

- ***Current, revised project adds more masonry at the connection to 800 Commerce and corner, which reduces glazing overall. First floor corner has been updated to a chamfered door configuration with materials to match side elevations on first floor.***
- 4 story brick masonry building of 12,500 square feet with footprint of 4,606 sq ft (width of 47' x depth of 98') for a total of 96% lot coverage.
- Will be attached to 800 Commerce at two points on second floor and 3rd floor addition. This will reduce impact on historic building and allow access (see demolition plan).
- At the connection points to 800 Commerce, 1st through 3rd floors are setback 2'10." Slightly set forward from the connection are brick elements setback 1'6" from 800 Commerce and 6" property line.
- Recessed 4th floor has a roof height of 67'4" (compared to 800 Commerce's 3rd floor addition of 48'3"- difference of 19'1") The 4th floor is minimally visible from the street and set back by 14'2" on Commerce and 22'3" on Milam like the 3rd floor of 800 commerce.
- The 3rd floor will read as the top of the building. This 3rd floor, low "parapet," roof terrace, or top of guardrail is **54'4" high**. At its highest point, 800 Commerce is 48"3," but this is not highly visible from the street. The front parapet of 800 Commerce ranges from 45'3" to 36' for a difference of 9'1" to 18'1." (See block face elevation of Commerce)
- Flat roof in TPO, fascia material of cast stone cap, for other details see material board.
- First floor metal screens, green wall, and roll up door for parking allows the site to manage flood water. The green wall helps to mask the open space to better align with 800 Commerce. The green roof elements on the 4th floor also help with additional water management on site.
- 6" slab concrete foundation
- All windows inset and recessed

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: April 21, 2022

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

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA **S - satisfies D - does not satisfy NA - not applicable**

☒ ☐ ☐ (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;

☒ ☐ ☐ (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

The applicant proposes brick masonry in keeping with other historic, contributing buildings in the district. The design maintains consistent bays on each elevation and continues the sight lines of 800 Commerce into the new construction.

☒ ☐ ☐ (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;

This location floods and other historic buildings on the block are wet flood proofed on the first floor. The first-floor parking scenario allows the applicant to utilize the space and maintain parking for the building while adding the needed square footage for the business.

☒ ☐ ☐ (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

Due to flooding issues, the first floor needs to be able to accept water (wet flood proofing) which creates a special circumstance of use and location due to the proximity to the bayou and flood plain. Because of this inability to utilize the first floor as office space, the applicant proposes a higher building height than 800 Commerce, which will be connected. Non-Contributing context ***at 805 Franklin Street*** *parking garage is 120' at opposite corner of Milam and Franklin. This COA was approved September of 2016 to put this height in perspective. In addition, other contributing buildings within the district are as high as the proposed 67'4" or higher – see end of report for contributing context such as 201 Main, 320 Main, and 917 Franklin.*

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

N

PROPERTY LOCATION

MAIN STREET MARKET SQUARE HISTORIC DISTRICT

INVENTORY PHOTO

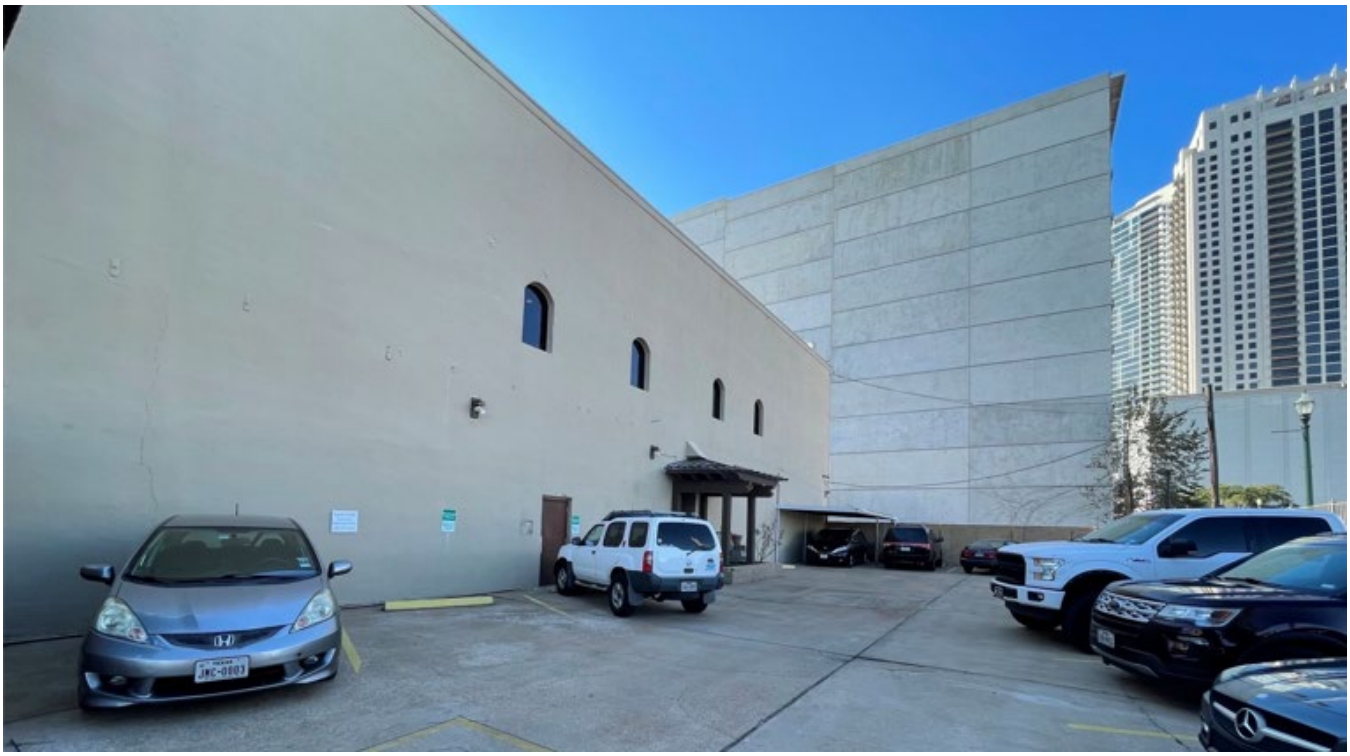
Inventory Photo – Adjacent 800 Commerce

CURRENT PHOTO(s)

View from across the street

CURRENT PHOTO(s) – side walk view

CURRENT PHOTO(s)



Below from rear of lot

AERIAL VIEW OF PROPERTY

SETBACK 3RD FLOOR OF 800 COMMERCE

RENDERING- PROPOSED FEBRUARY 2022 (DEFERRED)

RENDERING- CURRENT PROPOSED

RENDERING- CURRENT PROPOSED

RENDERING- CURRENT PROPOSED

RENDERING- CURRENT PROPOSED

MATERIAL REFERENCES

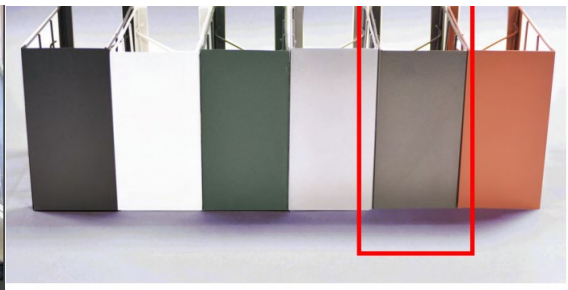
MATERIAL LIST:

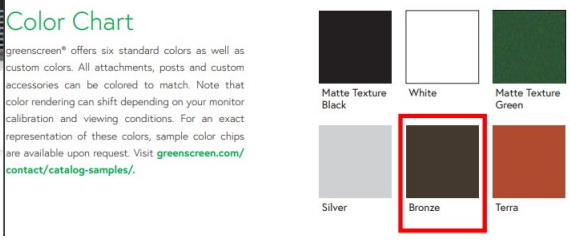
1.	BRICK (PRIMARY)	UK - ENDICOTT - MEDIUM SANDSTONE
2.	BRICK (ACCENT)	UK - ENDICOTT - DARK SANDSTONE
3.	MORTAR	SPECTRUM - TEXAS LEHIGH-N/S
4.	CAST STONE	CONTINENTAL CAST STONE - 1119 BLACK
5.	STOREFRONT	KAWNEER - DARK BRONZE
6.	METAL (CAP / TRIMS)	BERRIDGE - DARK BRONZE
7.	WOOD LIKE METAL	ALUMABOARD - DARK KNOTTY PINE - TEXTURED

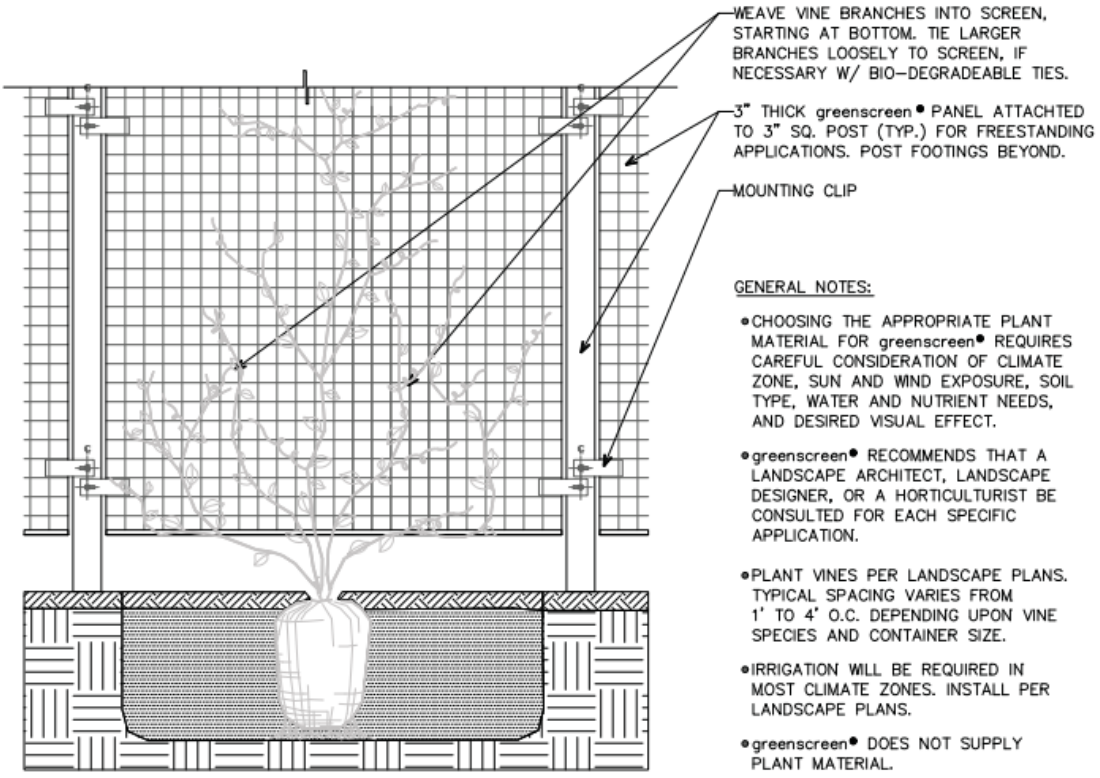
NOTES:

- PENDING INTERIOR MATERIALS AND COLOR PALETTE.

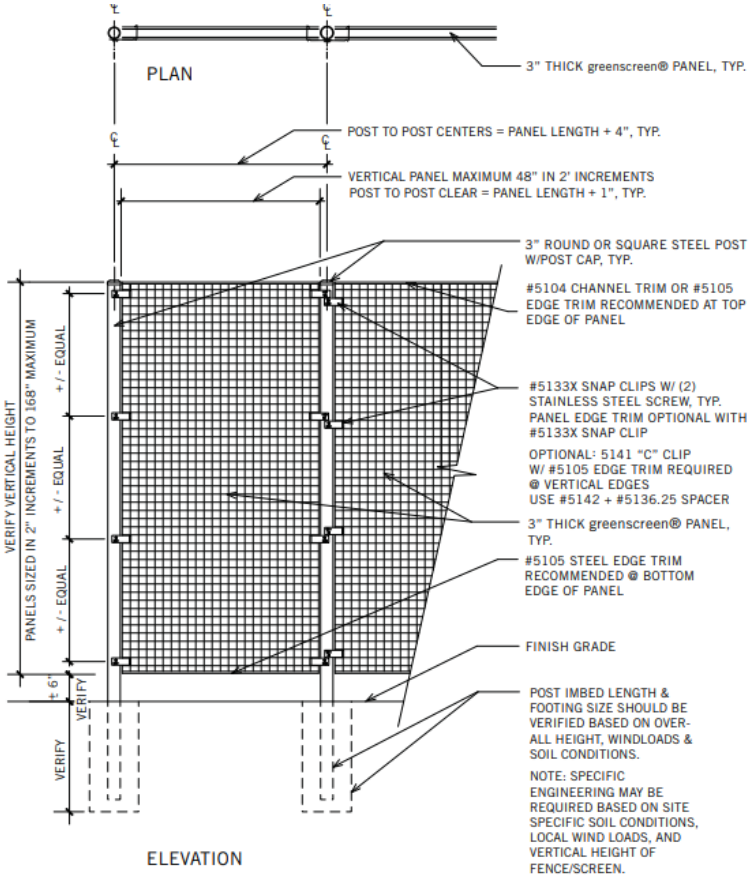
SCREEN DETAILS

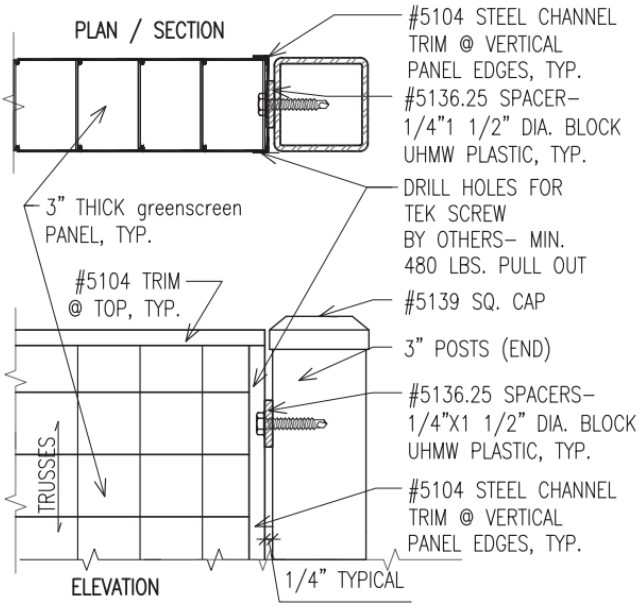






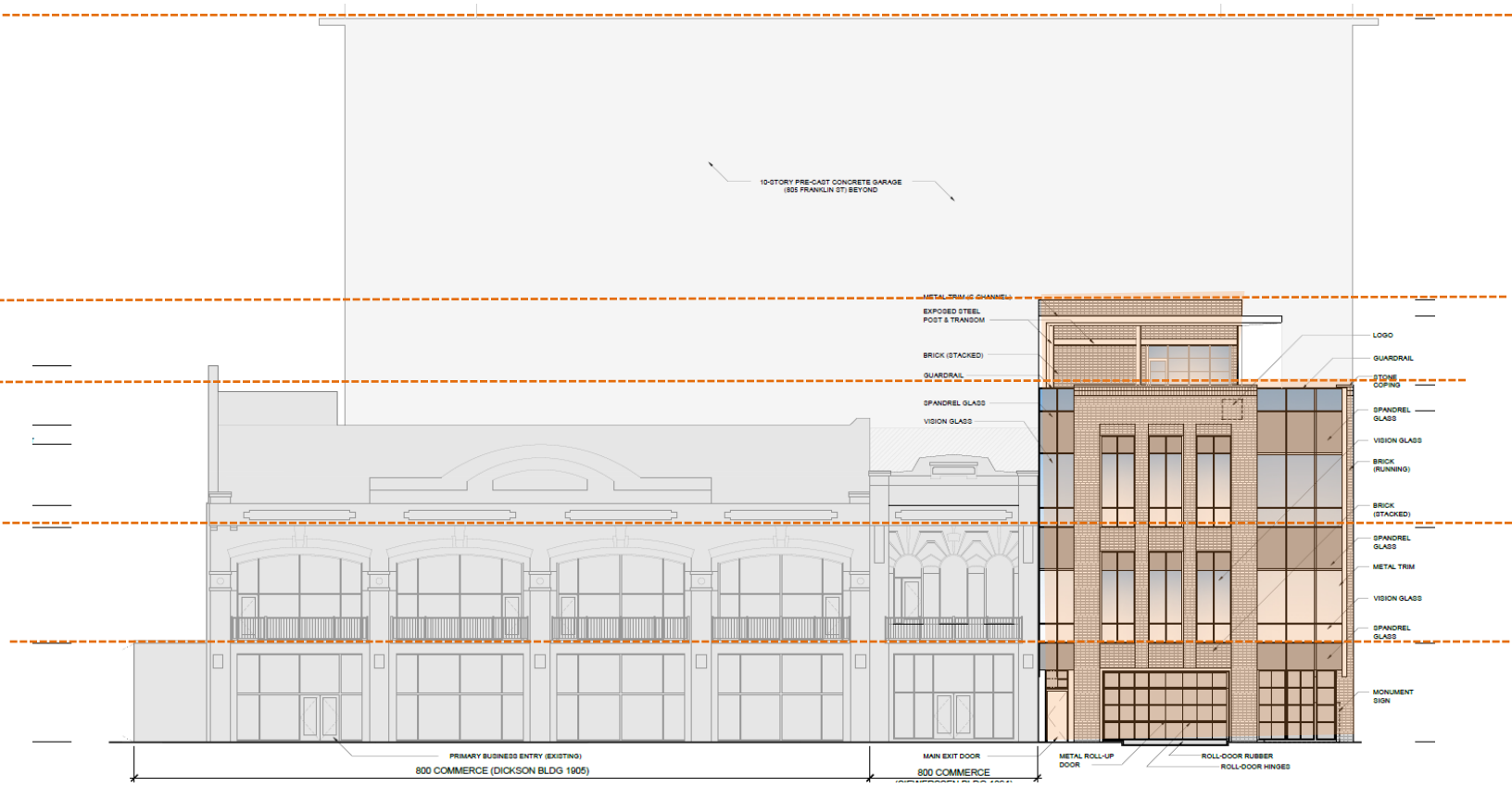
SCREEN DETAILS





TEK SCREW– STL MOUNTED

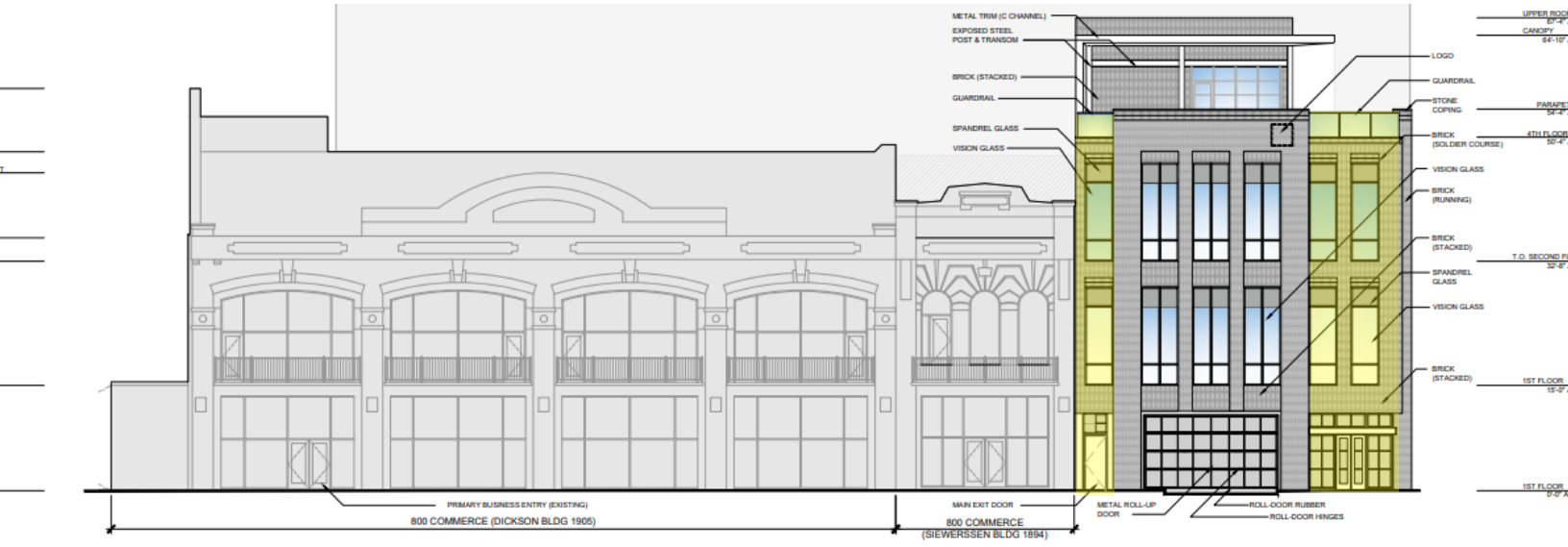
NORTH ELEVATION – FRONT FACING COMMERCE BLOCKFACE/BLOCK (DEFERRED BY HAHC FEBRUARY 2022)



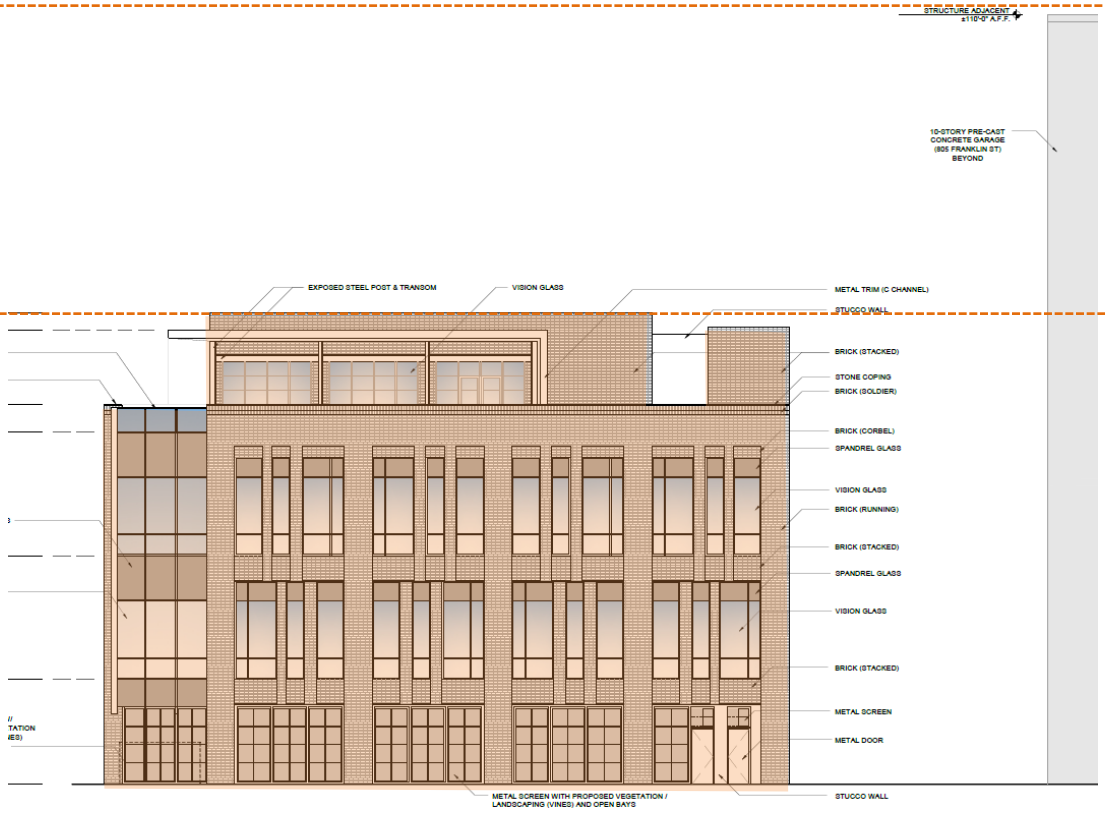
800 Commerce 802 Commerce

*Non-Contributing context seen in the distance **at 805 Franklin Street** parking garage height is 120' at opposite corner of Milam and Franklin on same block. This COA for new construction was approved by HAHC September of 2016.*

CURRENT PROPOSED



WEST ELEVATION – FRONT FACING MILAM PROPOSED – FEBRUARY 2022 (DEFERRED)



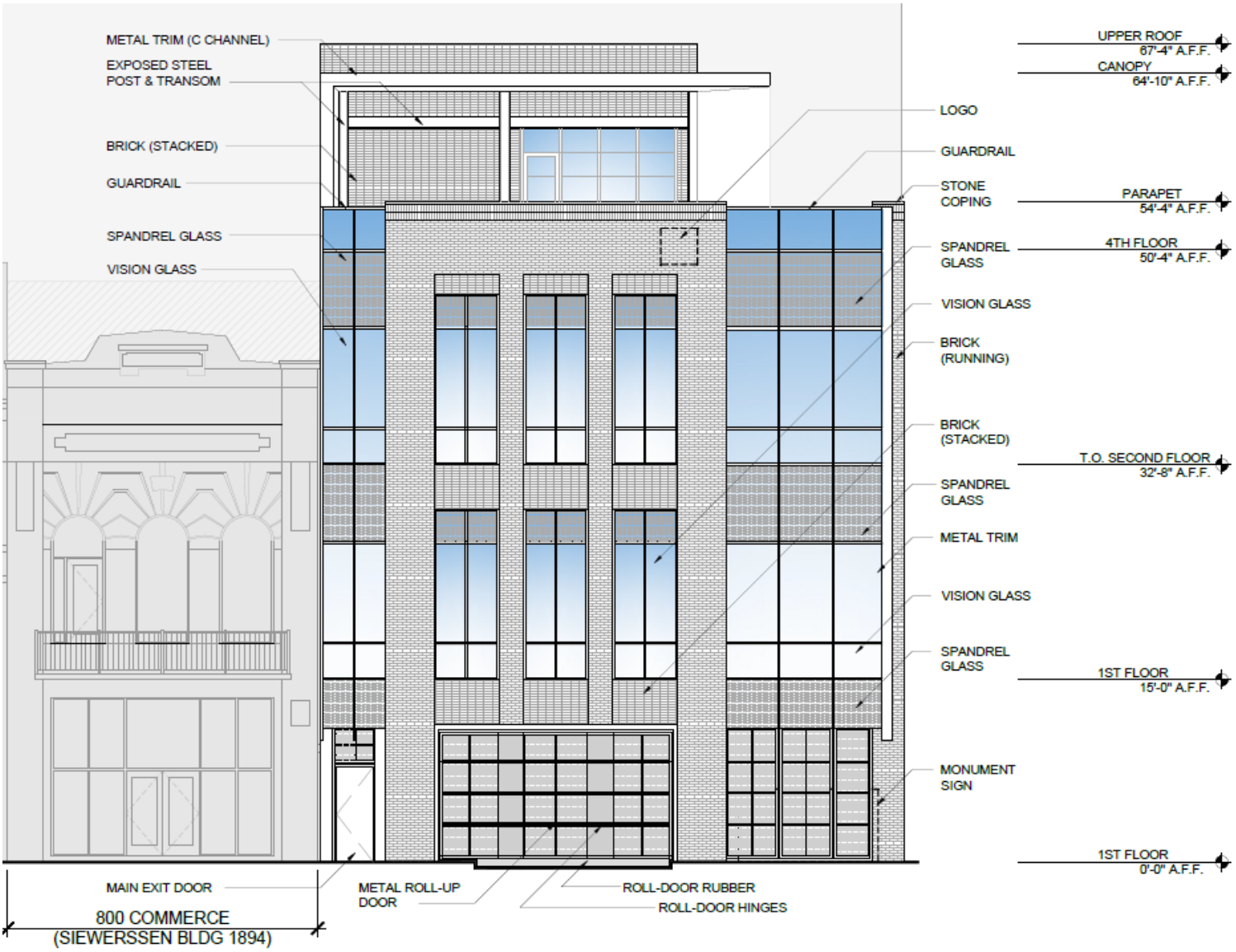
802 Commerce 805 Franklin

*Non-Contributing context seen in the distance **at 805 Franklin Street** parking garage height is 120' at opposite corner of Milam and Franklin on same block. This COA for new construction was approved September of 2016*

CURRENT PROPOSED

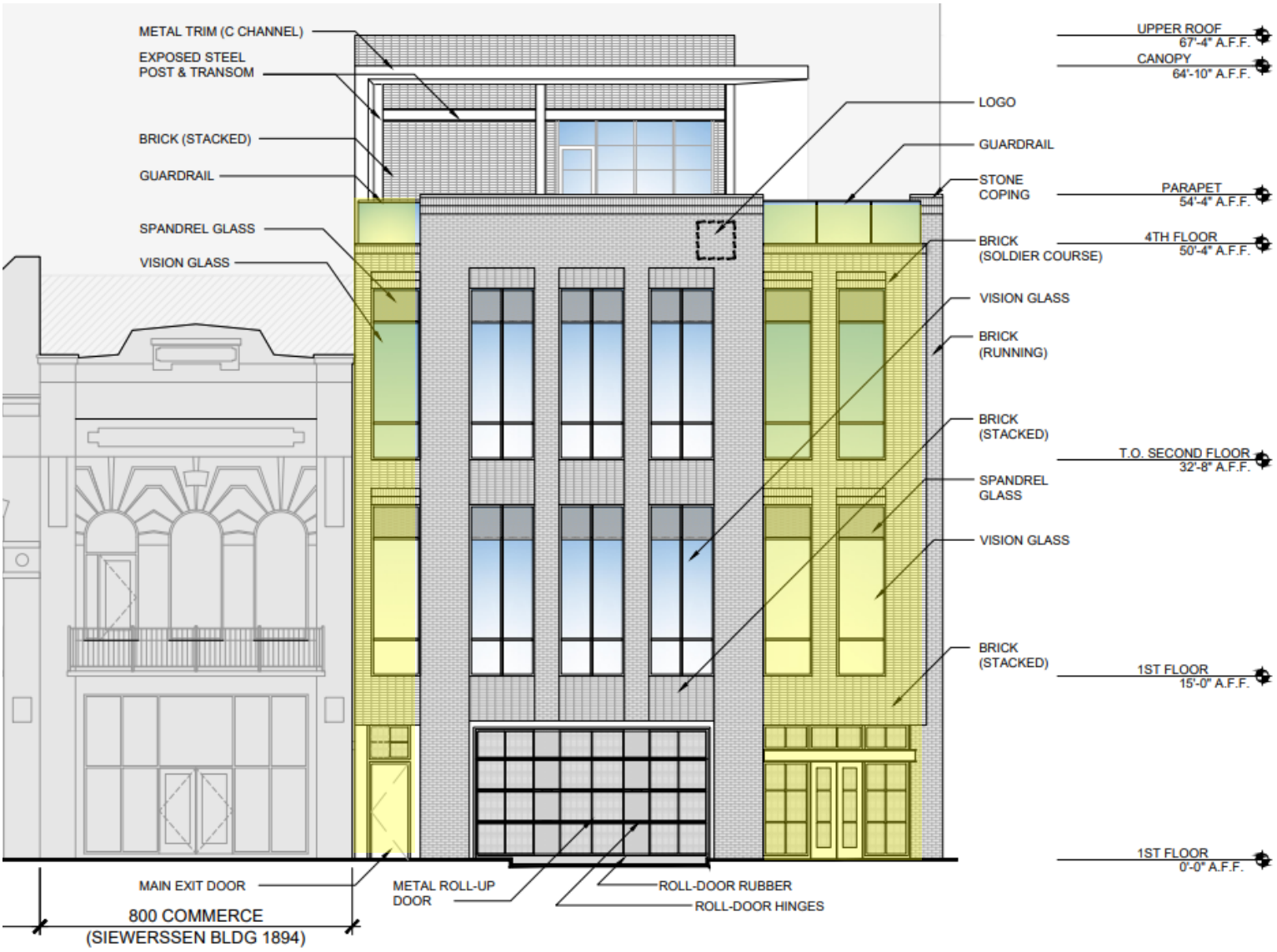
NORTH ELEVATION – FRONT FACING COMMERCE

PROPOSED – FEBRUARY 2022 (DEFERRED BY HAHC)

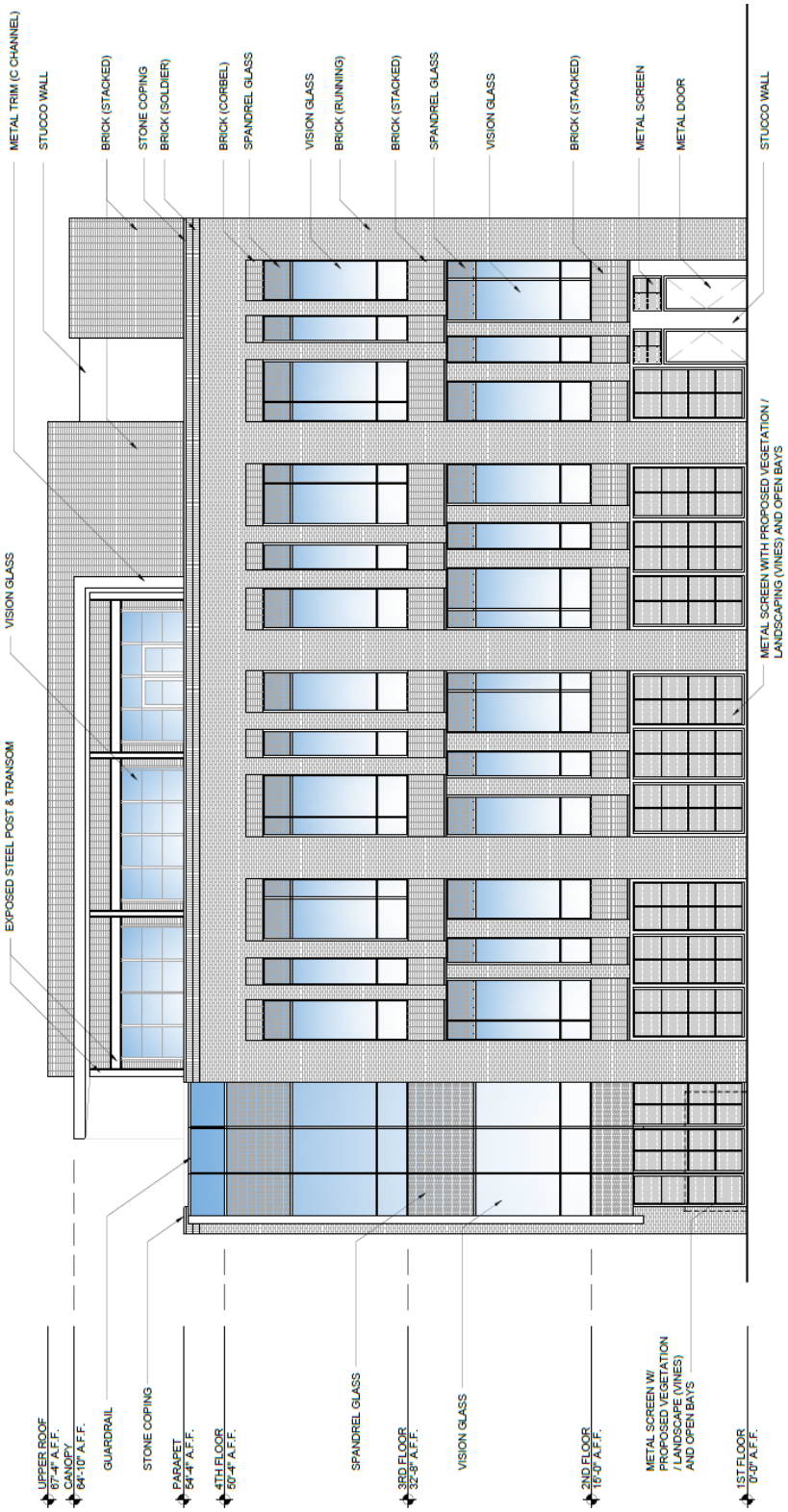


NORTH ELEVATION – FRONT FACING COMMERCE

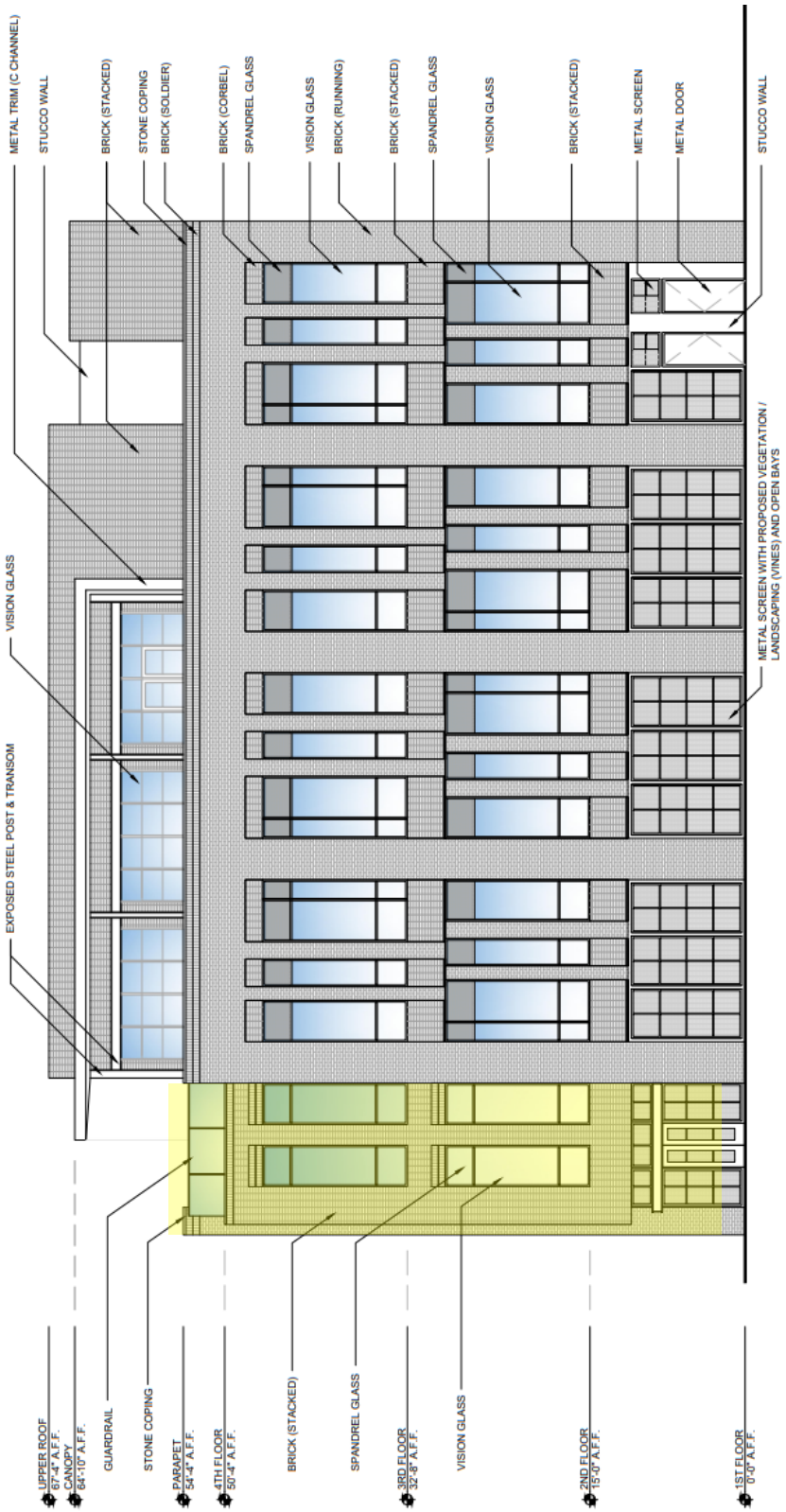
CURRENT PROPOSED



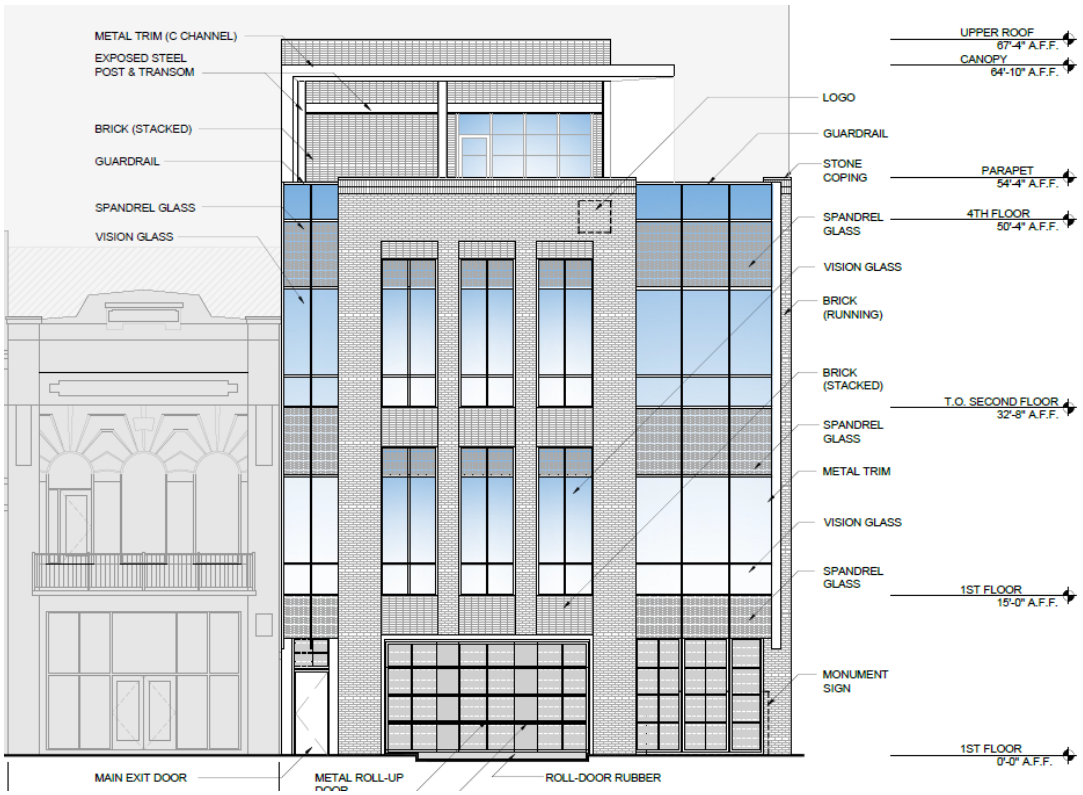
WEST ELEVATION – FRONT FACING MILAM FEBRUARY 2022 (DEFERRED BY HAHC)



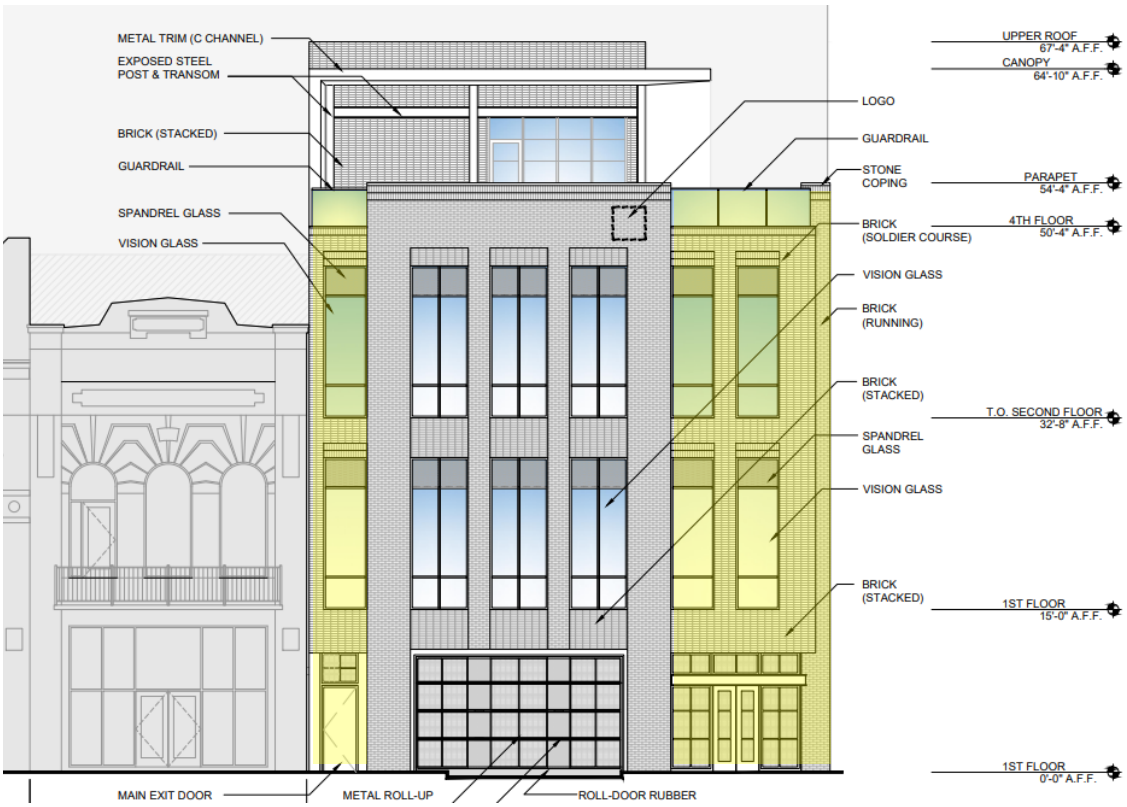
WEST ELEVATION – FRONT FACING MILAM CURRENT PROPOSED



NORTH ELEVATION – FRONT FACING COMMERCE – DEFERRED BY HAHC



CURRENT PROPOSED

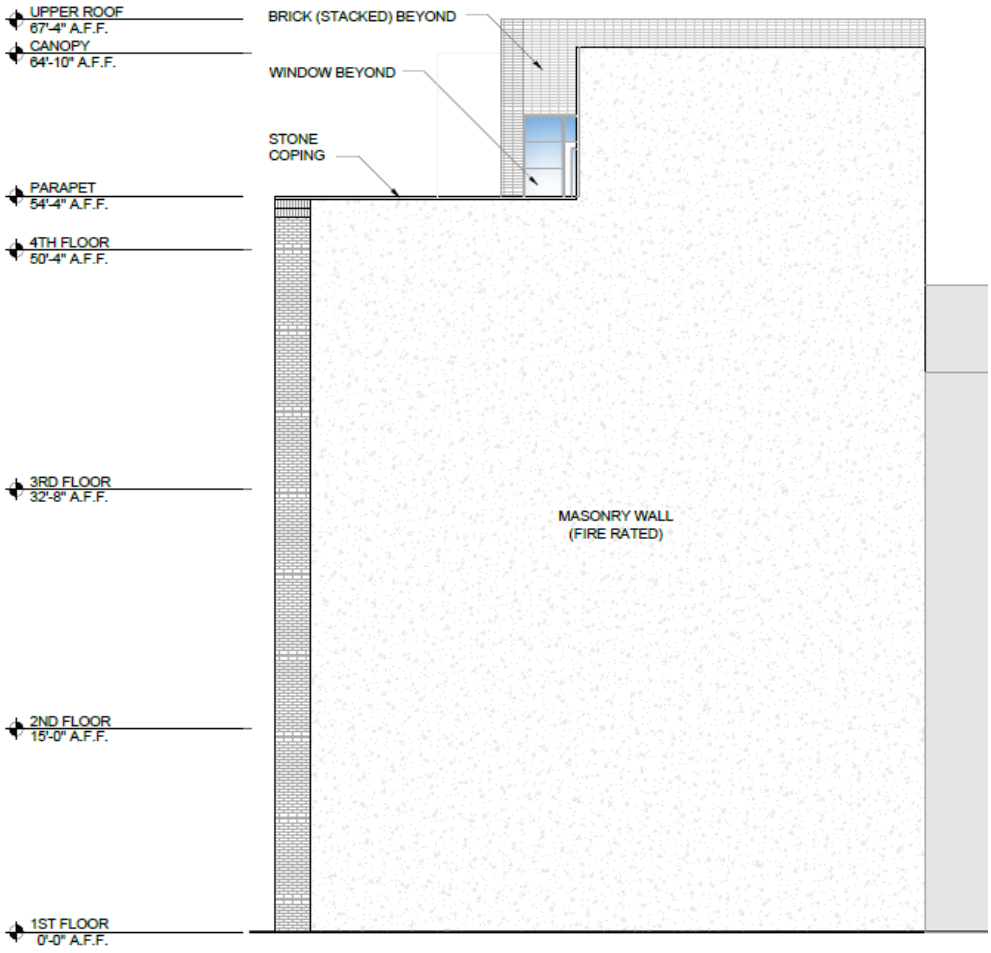


WEST ELEVATION – FRONT FACING MILAM --DEFERRED BY HAHC

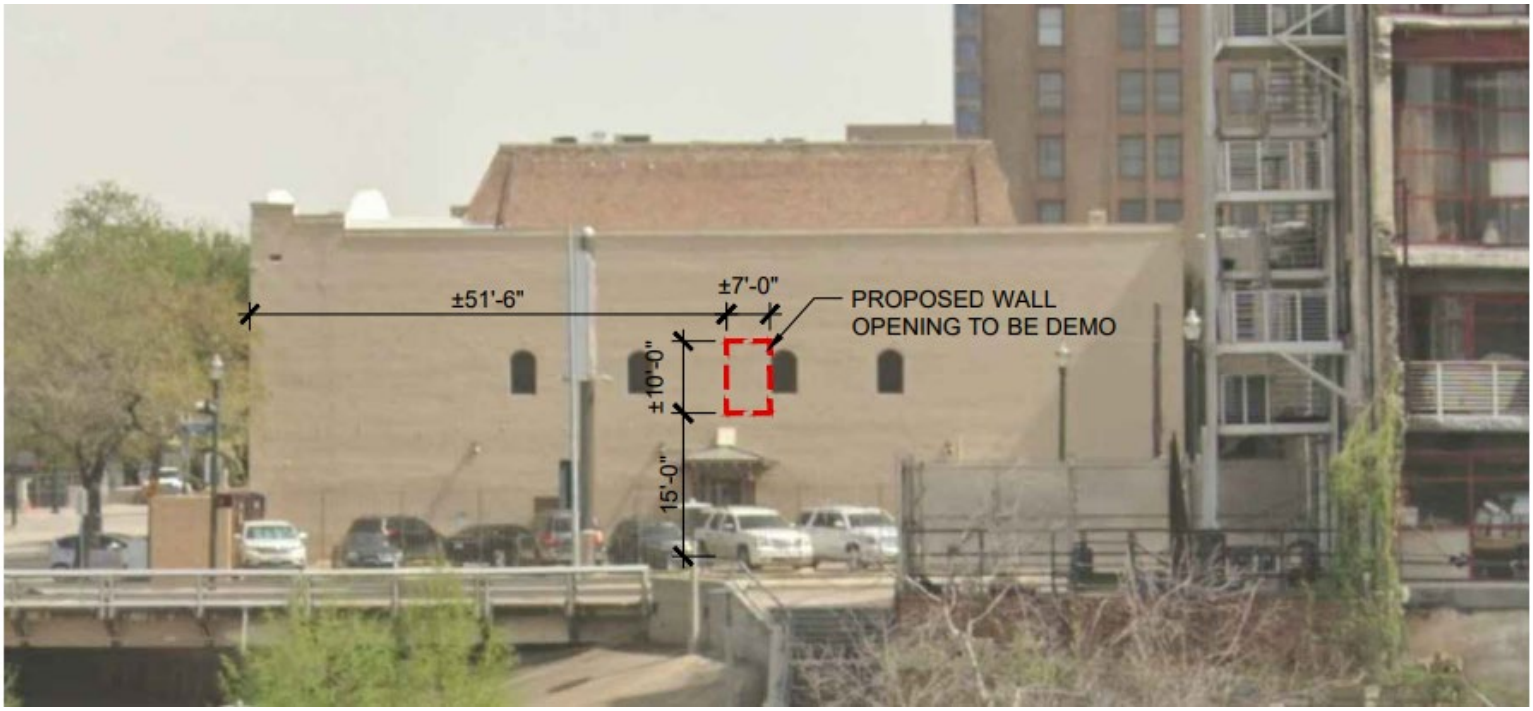
CURRENT PROPOSED

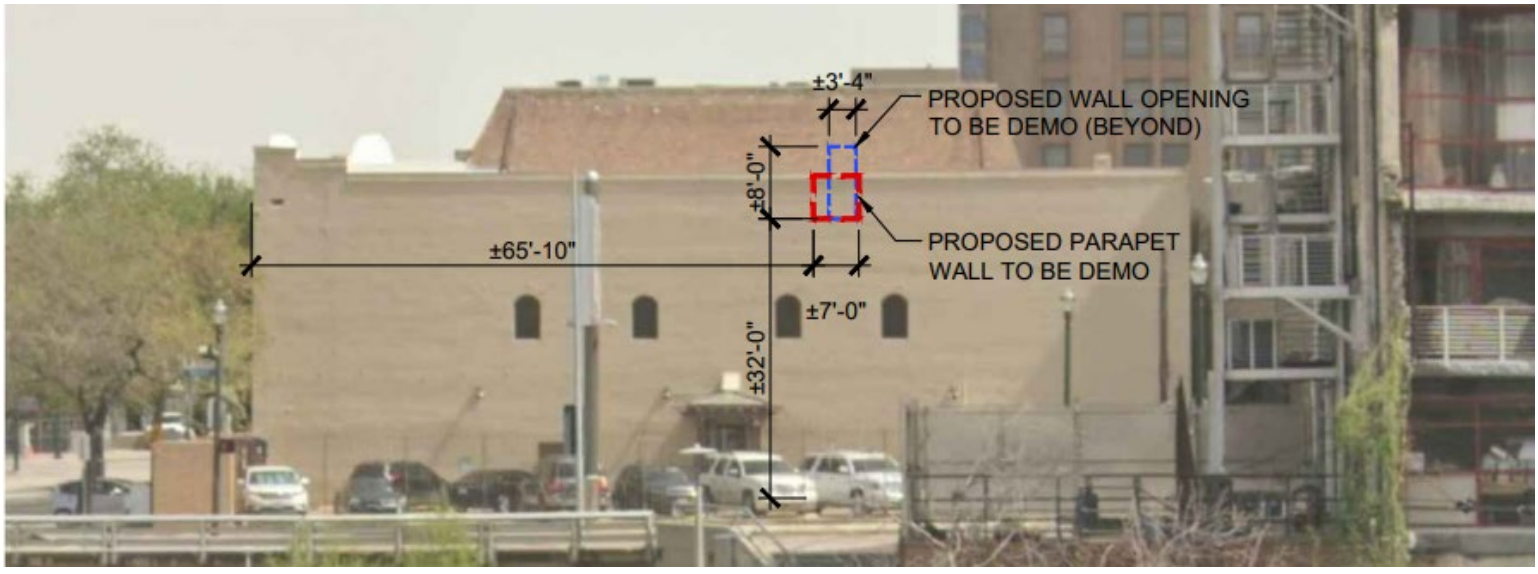
SOUTH ELEVATION – REAR

PROPOSED – NO CHANGE



DEMOLITION PLAN - 800 COMMERCE – NO CHANGE

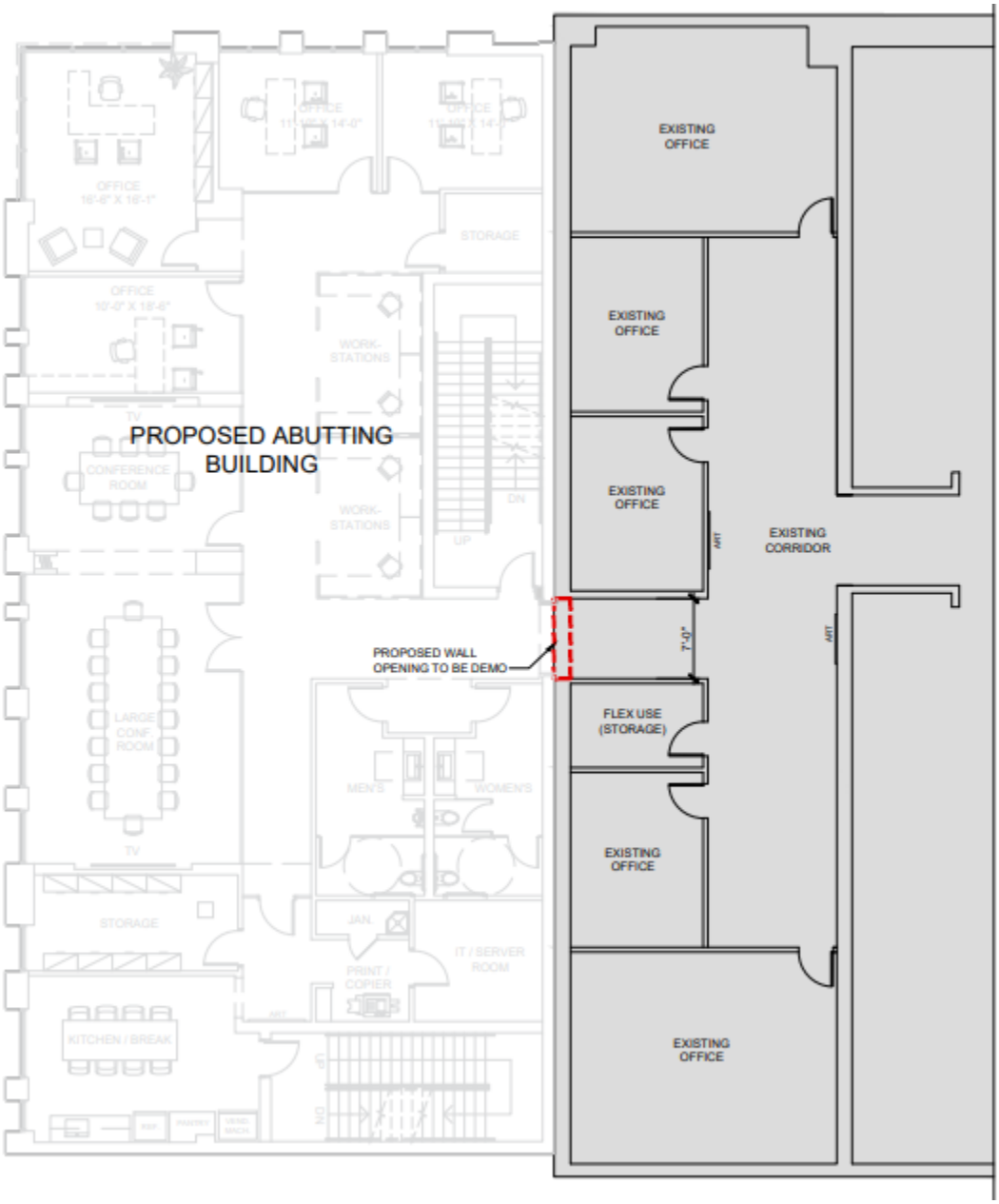




NE

DEMOLITION PLAN - 800 COMMERCE
SECOND FLOOR

(FRONT - COMMERCE STREET)

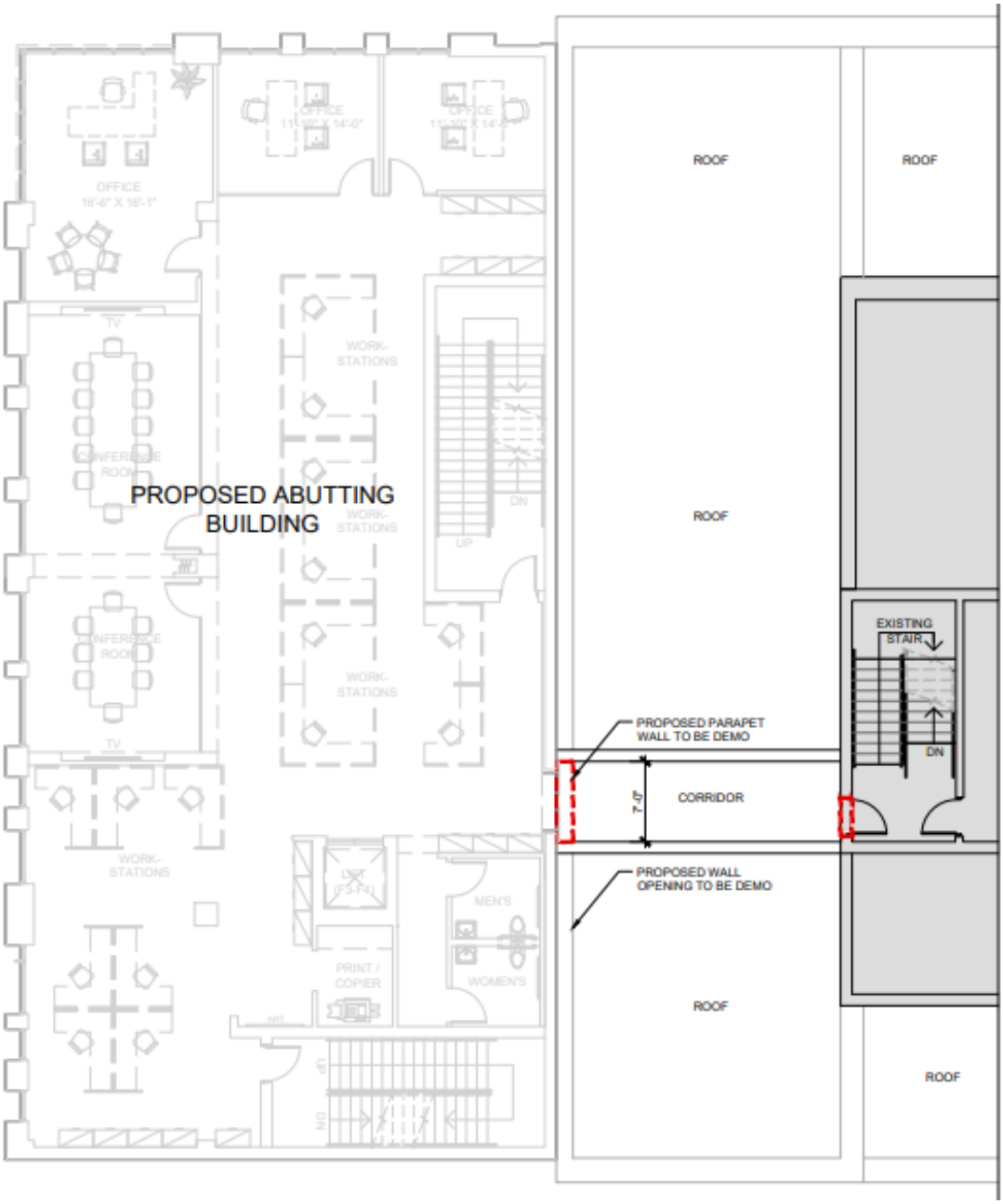


802 COMMERCE **800 COMMERCE**

NE

DEMOLITION PLAN - 800 COMMERCE
THIRD FLOOR

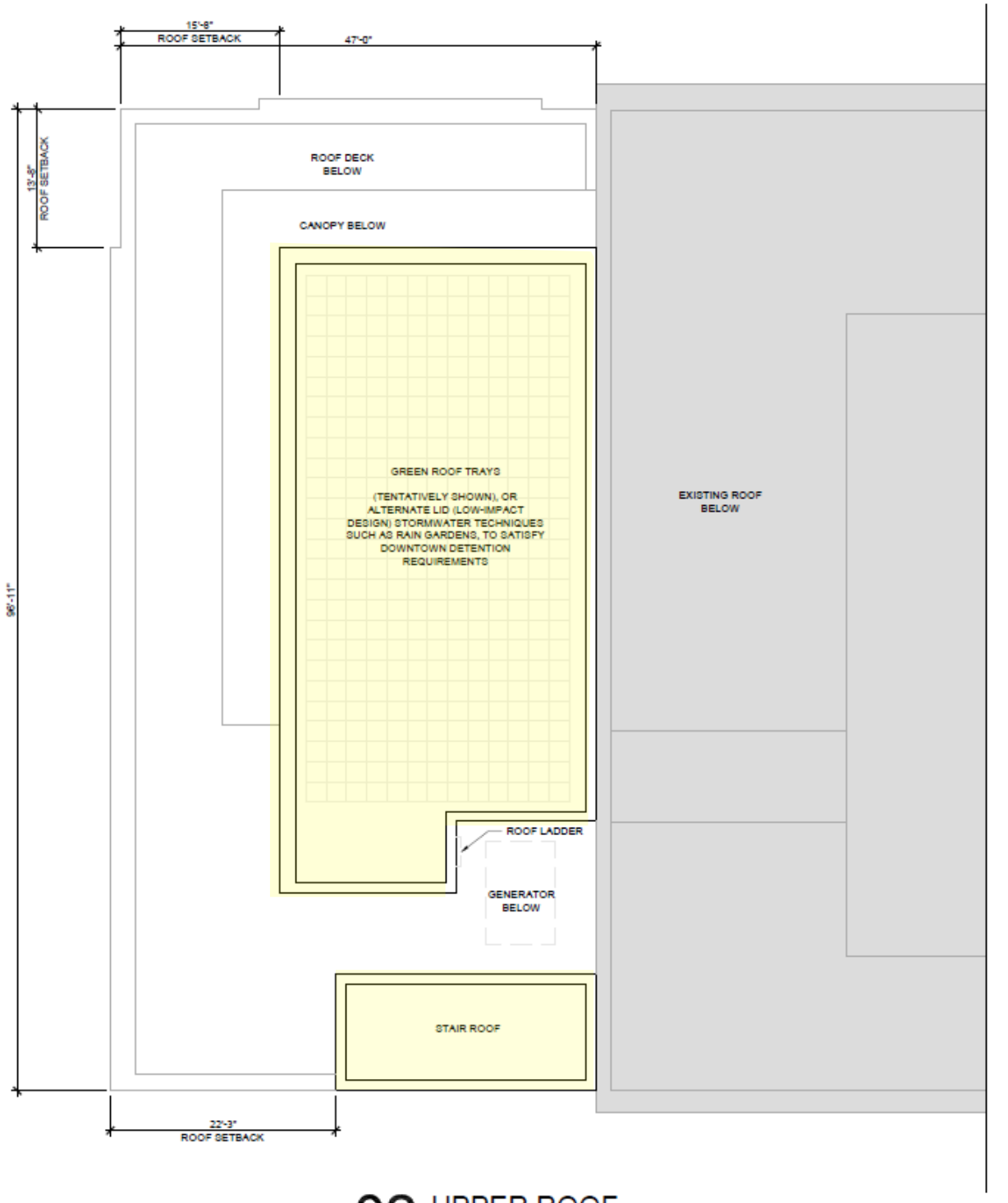
(FRONT - COMMERCE STREET) – NO CHANGE



NE

ROOF PLAN -4th floor

PROPOSED – NO CHANGE



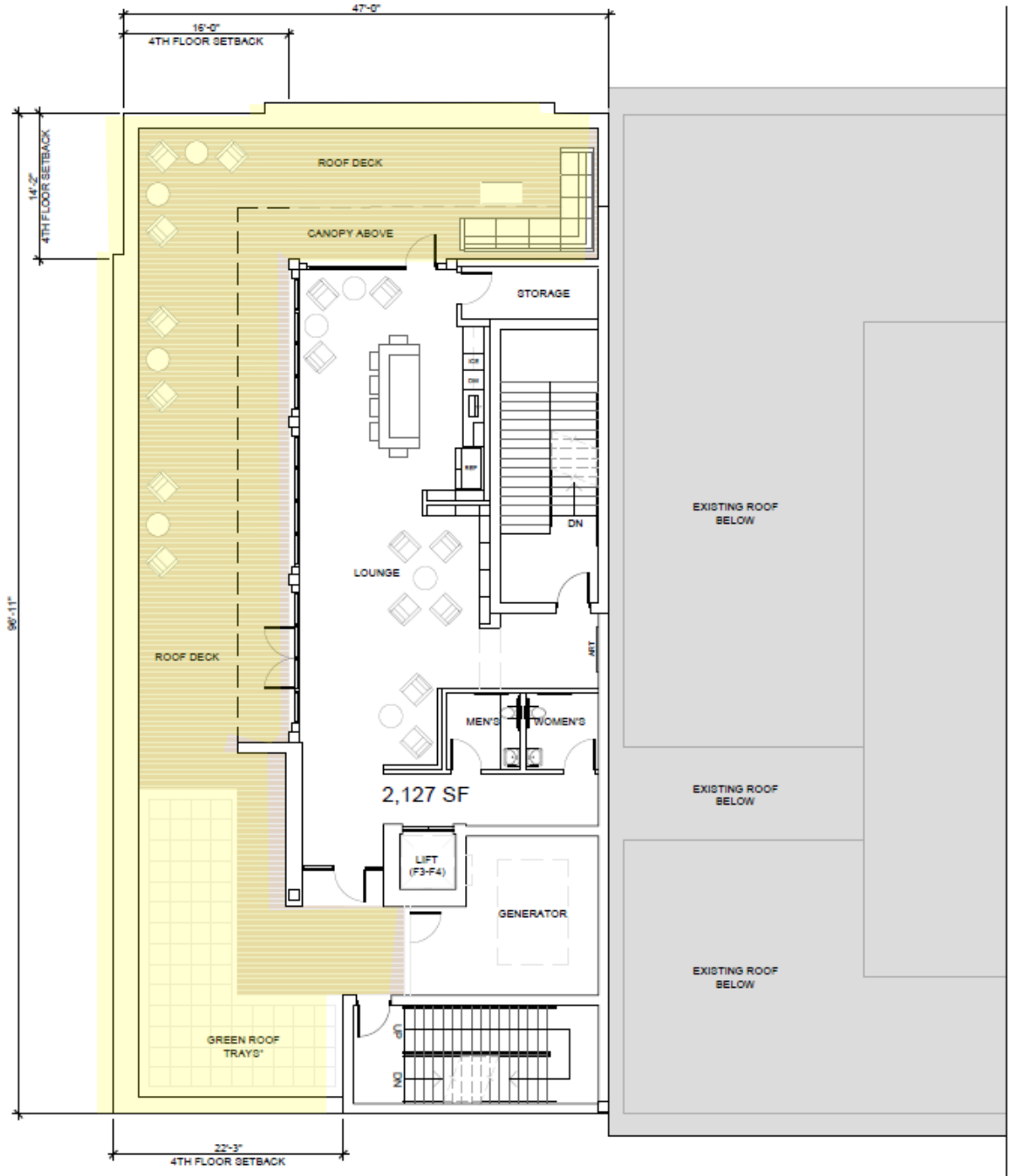
02 UPPER ROOF

SCALE: 1/8

NE

ROOF PLAN – 3rd floor

PROPOSED – NO CHANGE

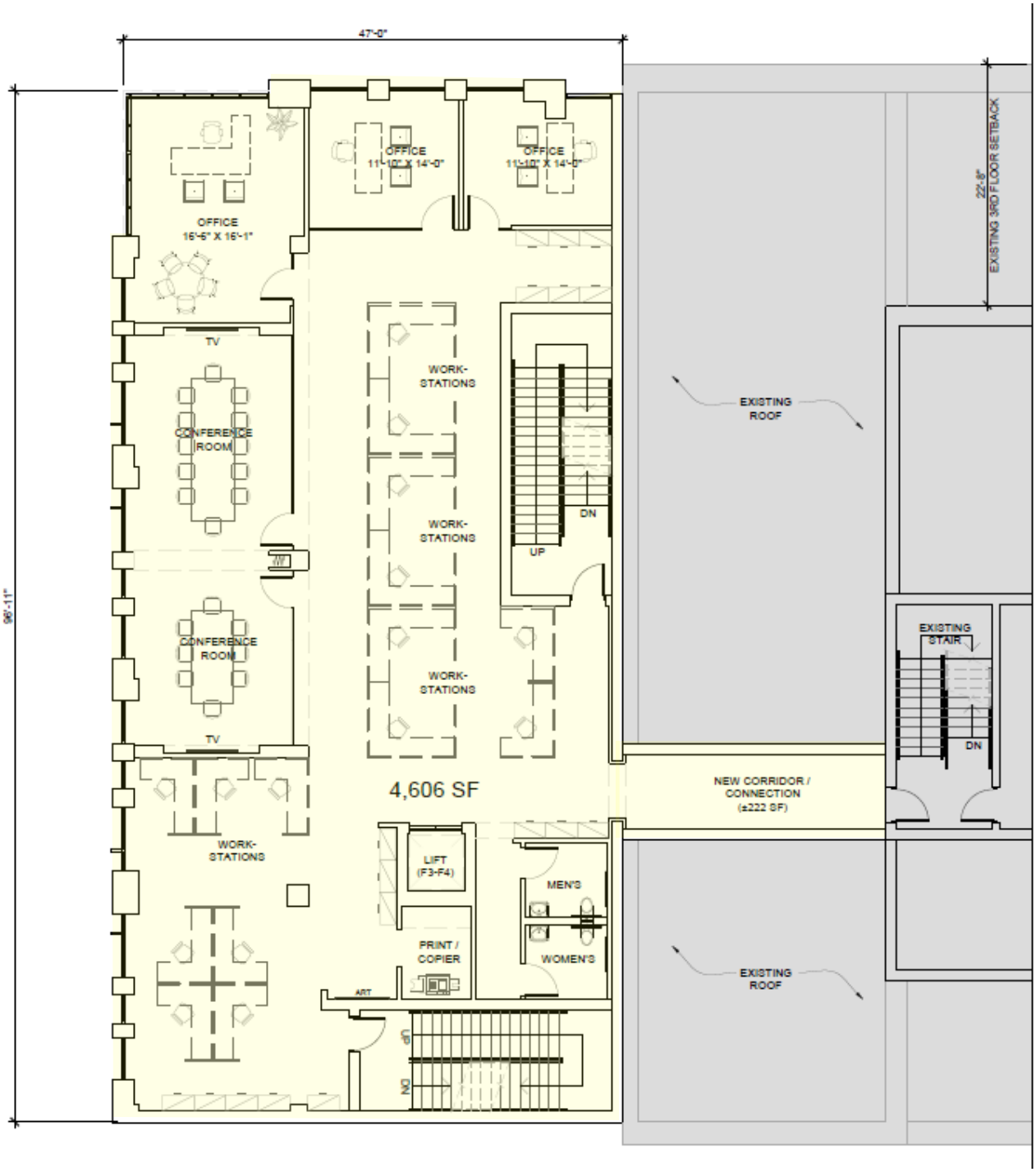


ROOF TOP

NE

THIRD FLOOR PLAN

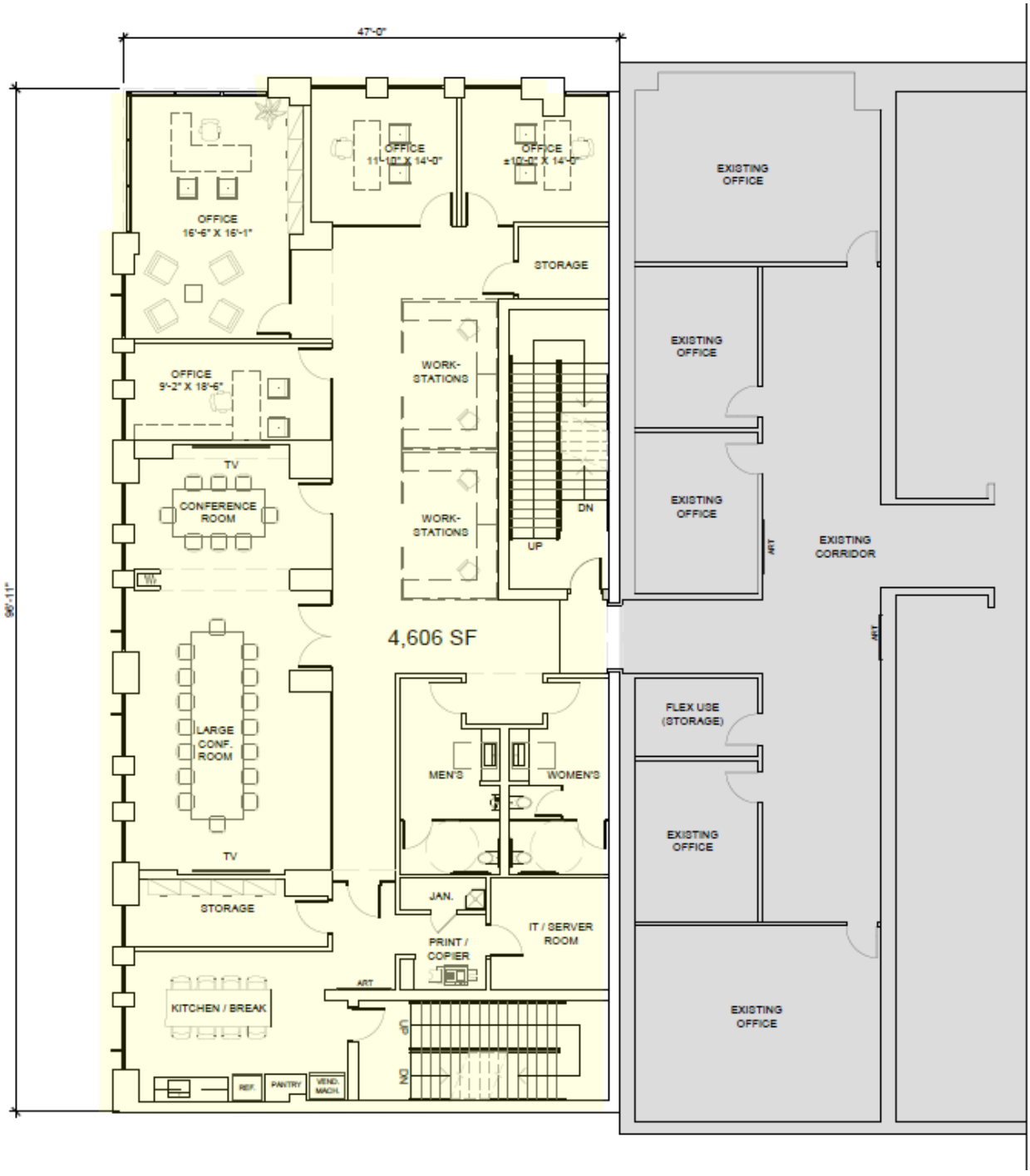
PROPOSED – NO CHANGE



NE

SECOND FLOOR PLAN

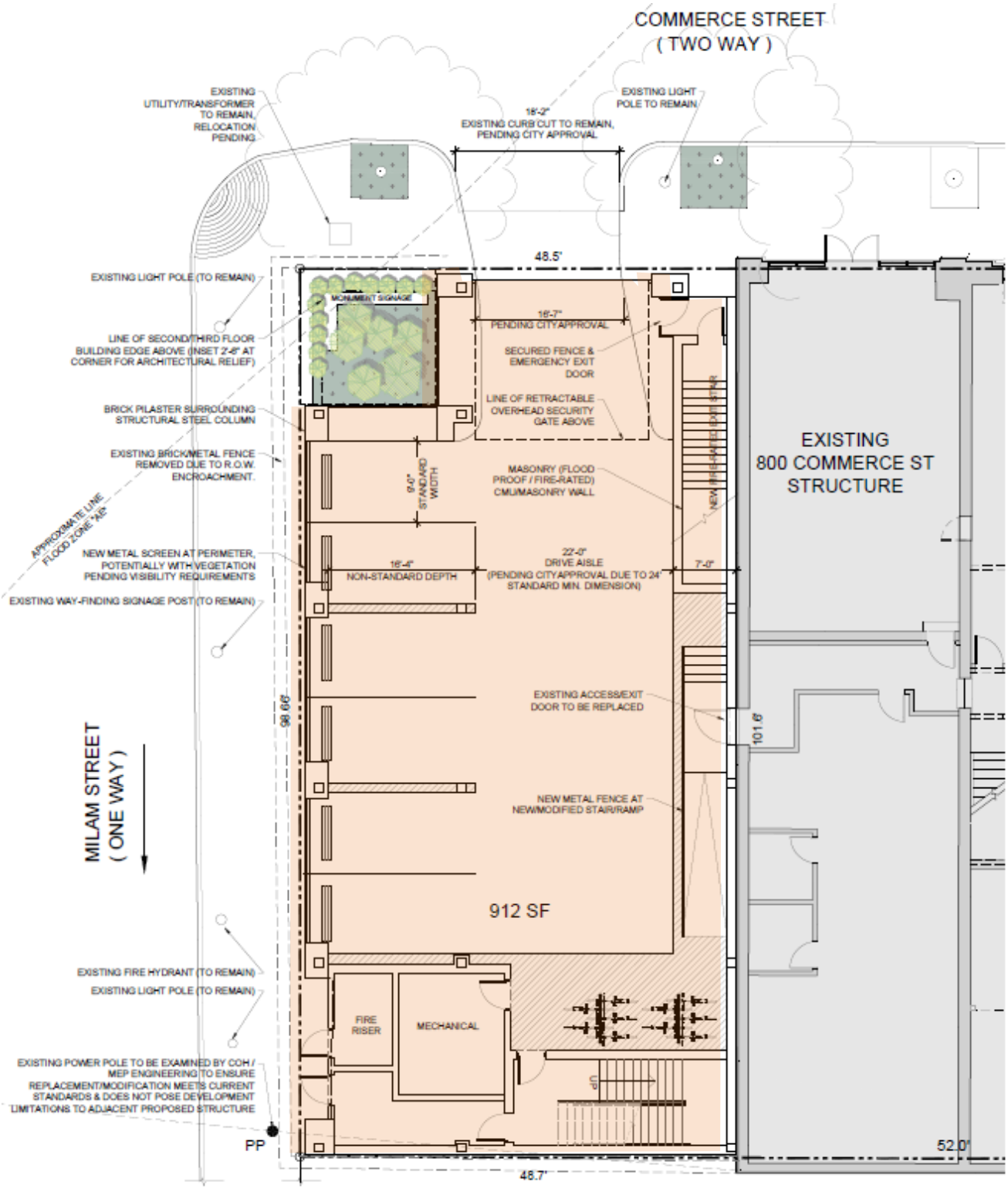
PROPOSED – NO CHANGE



NE

FIRST FLOOR PLAN

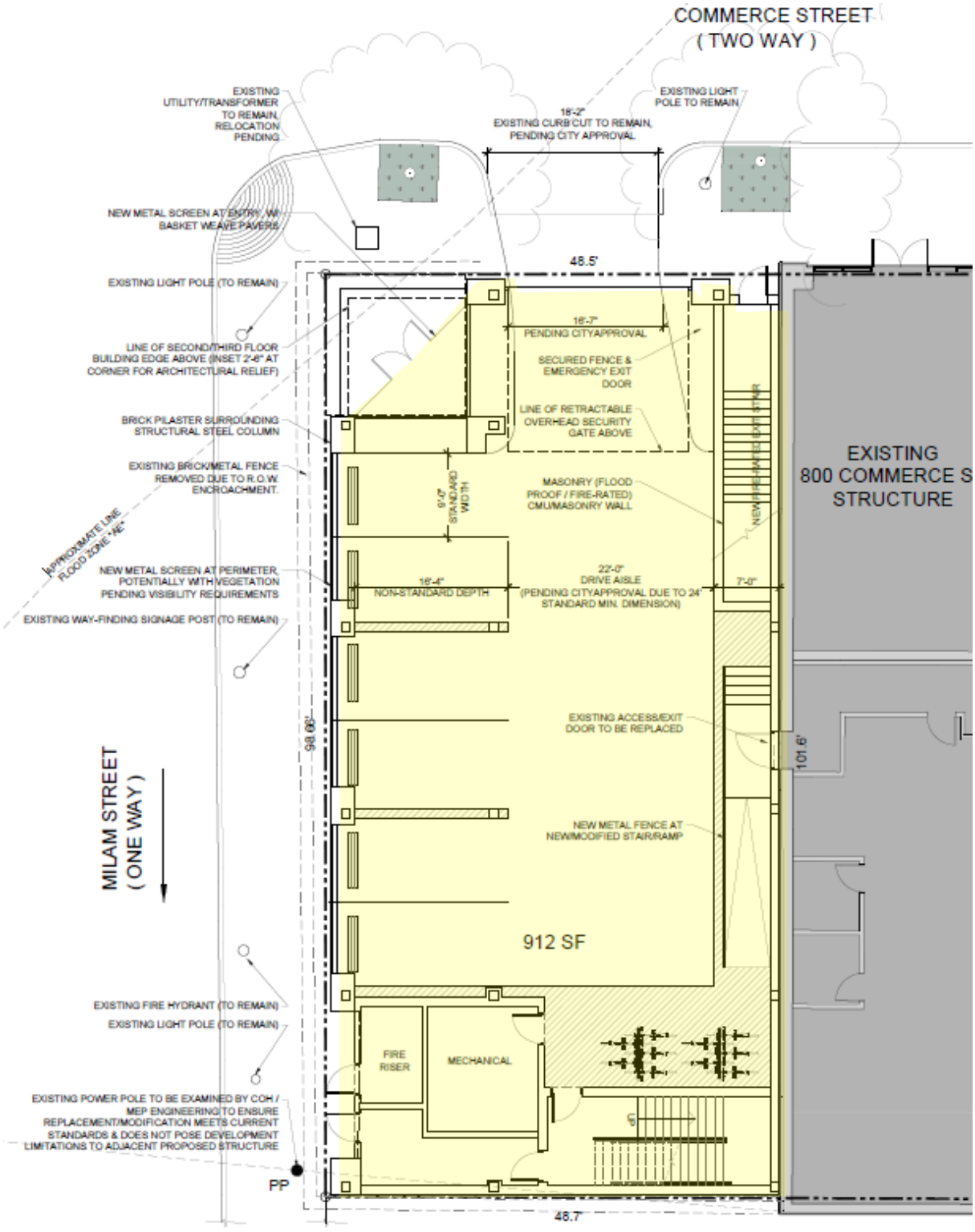
P PROPOSED – DEFERRED BY HAHC FEBRUARY 2022



NE

FIRST FLOOR PLAN

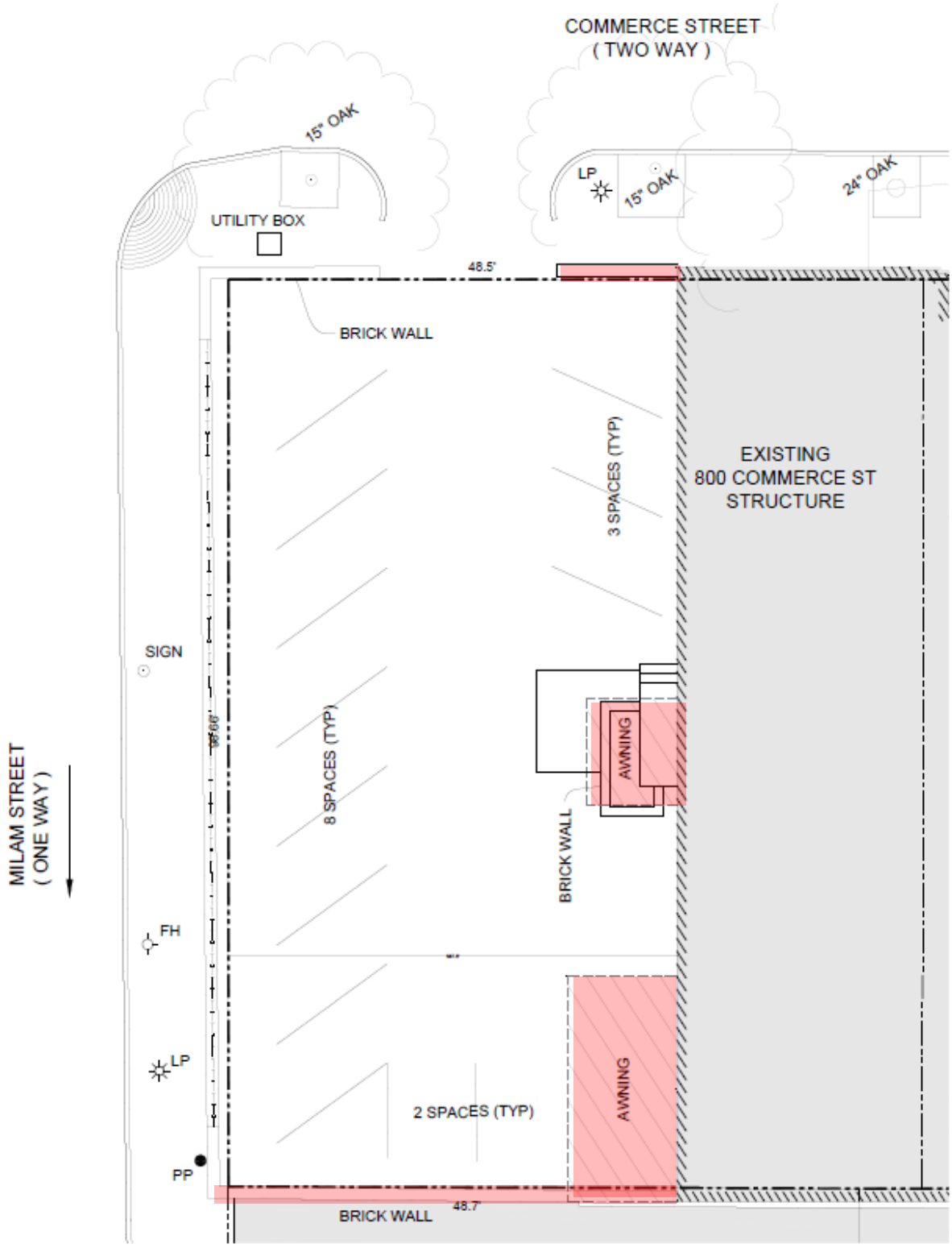
CURRENT PROPOSED



NE

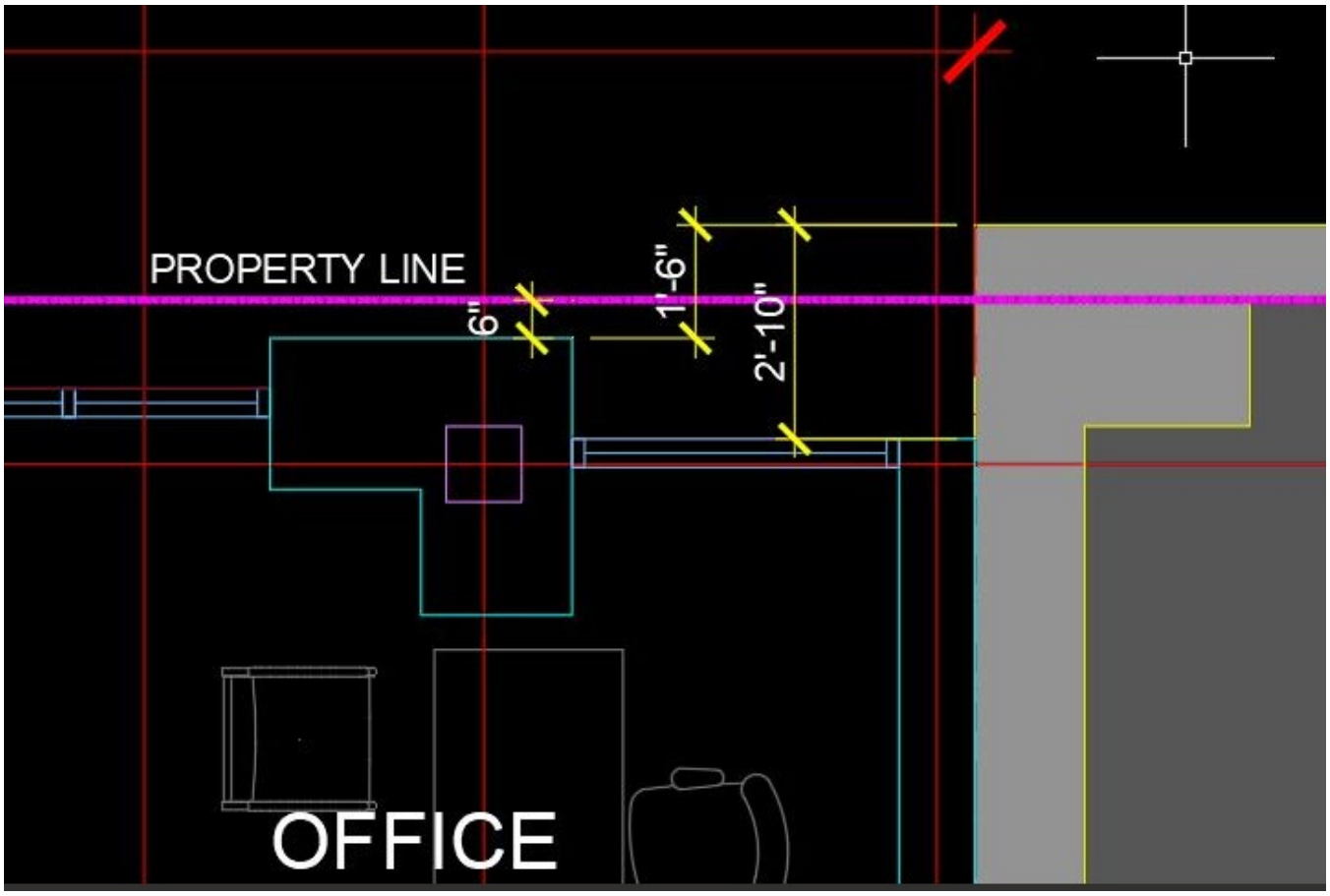
FIRST FLOOR PLAN

EXISTING – NO CHANGE



SETBACKS FROM 800 COMMERCE AND PROPERTY LINE

PROPOSED – NO CHANGE



Certificate Of Appropriateness: New Construction Worksheet

(For Buildings outside Houston Heights East, West, or South Districts)

PLANNING & DEVELOPMENT DEPARTMENT

*** This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.**

Address*: 802 Commerce Street

Lot Size (TOTAL SQ FT)*: 4,785 SF

Lot Dimensions (W X L)* : 48.5' x 98.66'

General New Construction Info:

Primary or Accessory Building*	Primary
Proposed Total Square footage*	12,500 SF
Proposed stories*	4
Proposed max ridge height*	67'-4" (top parapet)
Proposed max eave height*	54'-4" (lower parapet)

Setbacks From Property Line:

	Proposed	Shares property line with neighbor -Y/N?
North*	6"	N
South*	0'	Y
East*	0'	Y
West*	6"	N

Context Area:

Neighbor #1 stories*	3 (2 perceived from street)	Neighbor #2 stories*	0
Neighbor #1 ridge height	+/- 46'-9" (800 Commerce)	Neighbor #2 ridge height	0 (111 Milam)

Square Footage/Lot Coverage:	Proposed
Ground Floor Square Footage of Primary Building (HCAD)* *please include sunrooms or **enclosed** porches w/ walls or windows	912 SF
Attached Garage or Storage Space Square Footage	3,700 SF (open gar.)
Detached Garage, Garage Apartment or Accessory Building Square Footage	N/A
* Subtract detached garages more than 528 square feet ***by*** 528 square feet. If smaller than 528 sq ft, please subtract only the amount less than 528 sq ft.	N/A
Total Lot Coverage (base sq ft)* =	4,600 SF (*perceived)
Total Lot Coverage (% based on lot size)* =	96%

Do you have flooding issues? ☑ YES or NO ☐

Max Width/Depth:

widest building wall corner to corner	Proposed
Max Width*	47'
Max Depth*	98'

Foundation:

	Proposed
Grade to Finished Floor Height (1st fl)*	<6" (N/A, non-occupiable)
Type*	Slab
Material *	Concrete

Roof:

	Proposed
Pitch*	N/A
Style*	Flat roof w/ parapet
Material*	TPO or equal

Cladding:

	Proposed
Primary Siding Material*	Masonry (Brick, Modular)
Primary Siding Width Reveal	N/A
Skirting Material	N/A
Soffit Material	N/A
Fascia Material	Cast Stone Cap (minimal)

Are all windows on the addition inset & recessed? ☑ YES ☐ NO

Porch Details:

	Proposed
Eave Height	N/A
Width	N/A
Depth	N/A
Decking Material	N/A
Pier/Base Material	N/A
Column Material	N/A
Step Material	N/A
Railing Height	N/A
Railing Material	N/A

WINDOW/DOOR SCHEDULE

'ACING COMMERCE)
Scale: 3/32" = 1'-0"

02 WEST ELEVATION (FACING MILAM)
Scale: 1/8" = 1'-0"

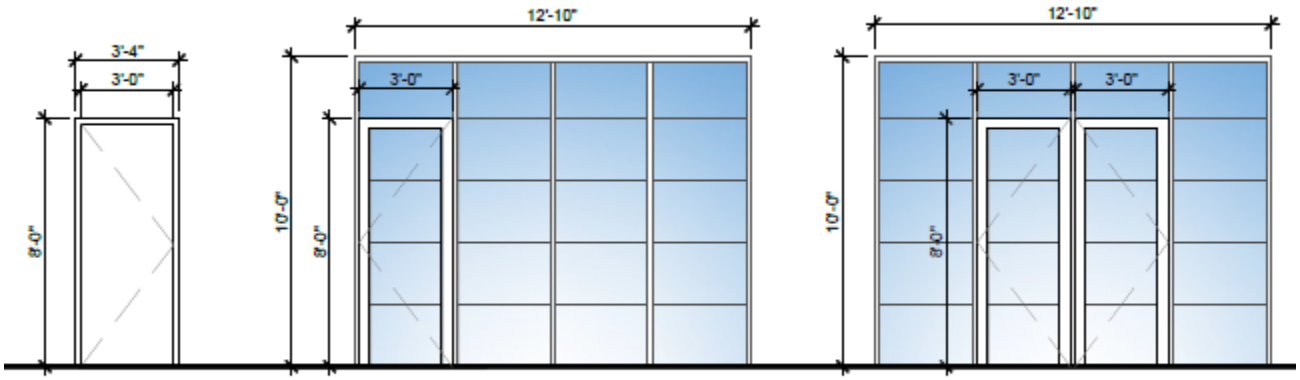
DOOR SCHEDULE

DOOR	DOOR HAND	DOOR SIZE	DOOR TYPE	DOOR FINISH	FRAME TYPE	FRAME FINISH	HARDWARE FINISH
1	LHL	3'-0" x 8'-0"	HOLLOW MTL.	CLEAR ANOD.	HOLLOW METAL	CLEAR ANOD.	CLEAR ANOD.
2	RHR	3'-0" x 8'-0"	HOLLOW MTL.	CLEAR ANOD.	HOLLOW METAL	CLEAR ANOD.	CLEAR ANOD.
3	LHL	3'-0" x 8'-0"	HOLLOW MTL.	CLEAR ANOD.	DARK BRONZE	DARK BRONZE	DARK BRONZE
4	LHL	3'-0" x 8'-0"	STOREFRONT	DARK BRONZE	ALUMINUM	DARK BRONZE	DARK BRONZE
5	DOUBLE	6'-0" x 8'-0"	STOREFRONT	DARK BRONZE	ALUMINUM	DARK BRONZE	DARK BRONZE
6	GARAGE	10'-4" x 19'-0"	METAL	DARK BRONZE	HOLLOW METAL	DARK BRONZE	DARK BRONZE
7	DOUBLE	6'-0" x 8'-0"	METAL	DARK BRONZE	HOLLOW METAL	DARK BRONZE	DARK BRONZE

WINDOW SCHEDULE

WINDOW	TYPE	SIZE	NO. OF WINDOWS	DOOR FINISH	FRAME TYPE	FRAME FINISH	HARDWARE FINISH
A	FIXED	14'-0" x 6'-0"	8	DARK BRONZE	ALUMINUM	DARK BRONZE	DARK BRONZE
B	FIXED	14'-0" x 2'-8"	8	DARK BRONZE	ALUMINUM	DARK BRONZE	DARK BRONZE
C	FIXED	14'-0" x 4'-0"	18	DARK BRONZE	ALUMINUM	DARK BRONZE	DARK BRONZE
D	FIXED	14'-0" x 5'-4"	6	DARK BRONZE	ALUMINUM	DARK BRONZE	DARK BRONZE
E	FIXED	10'-0" x 12'-10"	2	DARK BRONZE	ALUMINUM	DARK BRONZE	DARK BRONZE
F	FIXED	12'-10" x 42'-10"	1	DARK BRONZE	ALUMINUM	DARK BRONZE	DARK BRONZE
G	FIXED	12'-10" x 42'-10"	1	DARK BRONZE	ALUMINUM	DARK BRONZE	DARK BRONZE
H	FIXED	5'-4" X 42'-10"	1	DARK BRONZE	ALUMINUM	DARK BRONZE	DARK BRONZE

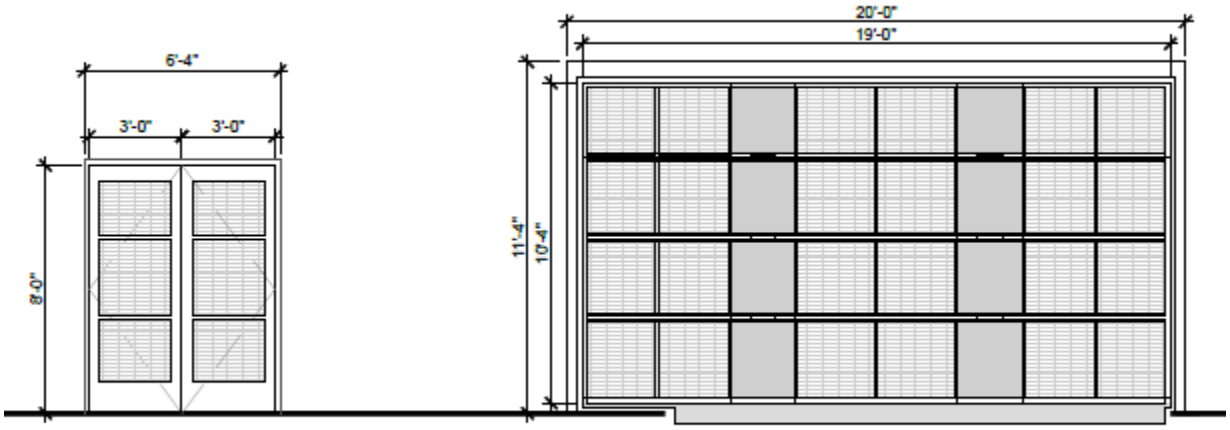
WINDOW/DOOR SCHEDULE -UPDATED/CURRENT PROPOSED



DOOR 1
(3 LOCATION - SIM.)

DOOR 2
(STOREFRONT - 1 LOCATION)

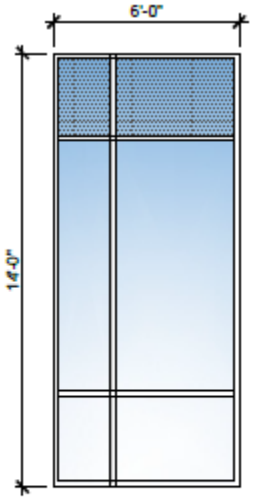
DOOR 3
(1 LOCATION)



DOOR 4
(1 LOCATION)

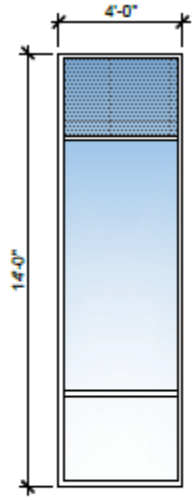
ROLL-UP DOOR 4
(1 LOCATION)

WINDOW/DOOR SCHEDULE -UPDATED/CURRENT PROPOSED

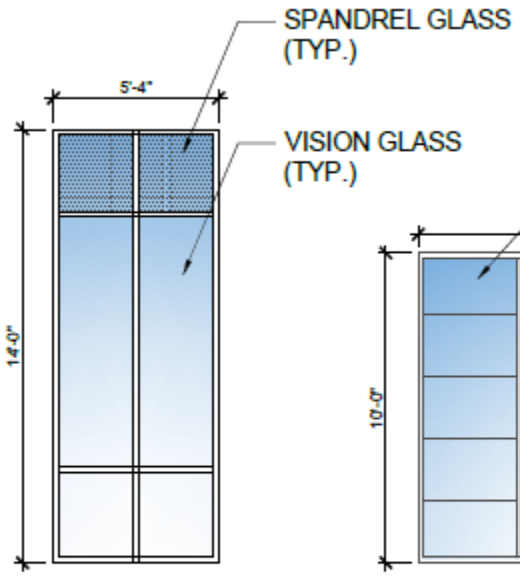


WINDOW A
(8 LOCATIONS - SIM.)

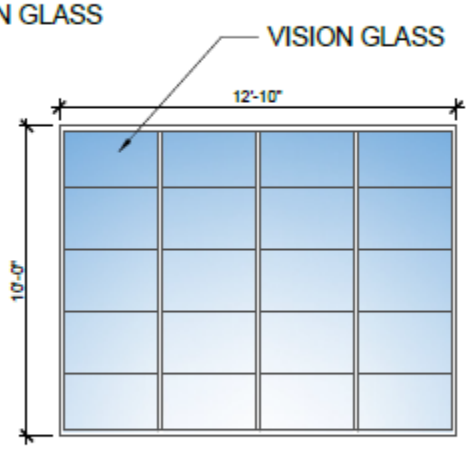
WINDOW B
(8 LOCATIONS - EQ.)



WINDOW C
(18 LOCATIONS - EQ.)



WINDOW D
(6 LOCATIONS - EQ.)



WINDOW E
(2 LOCATION)

CONTRIBUTING CONTEXT SCALE, HEIGHT, NUMBER OF STORIES

WITHIN DISTRICT

403 Main Street - Contributing

Contributing structures at the corner of Main and Prairie

301 Main Street - Contributing

917 Franklin Street – Hotel Icon
Contributing

CONTRIBUTING CONTEXT – SCALE, HEIGHT, NUMBER OF STORIES WITHIN DISTRICT

201 Main Street – Franklin Lofts Building Contributing

808 Franklin Street – Contributing

320 Main Street – Contributing

Contributing structures along the 300 Block of Main

Contributing structures along the 300 Block of Main

Contributing structures along the 400 Block of Main

Certificate Of Appropriateness:
Contributing Context Worksheet
New Construction and Addition

PLANNING & DEVELOPMENT DEPARTMENT

Address: 802 Commerce Street ☑ Primary Building or Accessory Structure ☐

For New Construction:

Based on Sec. 33-242 of the Historic Preservation ordinance, new construction in a historic district must be ***compatible*** with exterior features of contributing structures in the context area (same historic district). When designing, elements of existing contributing construction in this district should be referenced, but not necessarily copied. Please give at least three examples of contributing buildings referenced. See this link for new construction criteria:

https://bit.ly/3xG3NqJ

Neighboring Contributing Context Address (Reference Adress in same historic district)	Number of stories	Ridge Height *If available	Compatibility/Reference Reason Examples: massing, cladding, etc.
800 Commerce Street	3	46'-9"	cladding (brick) & horizontal reference lines
110 Milam	5	N/A (+/- 55')	Massing / recessed top floor
717 Franklin	2	N/A (+/- 32')	Window size/rhythm variety
Neighboring Context Address * if next door neighbor isn't contributing	**Number of stories**	**Ridge Height *if available**	

For an Addition:

Based on Sec. 33-241 for Alterations, Rehabilitations, Restorations and Additions:

- The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
- 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.

Existing contributing structures must be in the context area (same historic district). Elements of existing contributing construction in this district should be referenced in the design process. Please give at least three examples of these contributing buildings. See this link for alteration criteria:

https://bit.ly/3wEYfMa

Neighboring Contributing Context Address (Reference Adress in same historic district)	Number of stories	Ridge Height *If available	Compatibility/Reference Reason examples: massing, cladding, etc.
801 Congress St	4	N/A (+/- 50')	Massing / recessed 4th floor
112 Travis Street	2	N/A (+/- 35')	Window proportions/recess & masonry detailing (corbeling)
901 Commerce	2	N/A (+/- 35')	Masonry Detailing (cornice)
Neighboring Context Address * if next door neighbor isn't contributing	**Number of stories**	**Ridge Height *if available**	

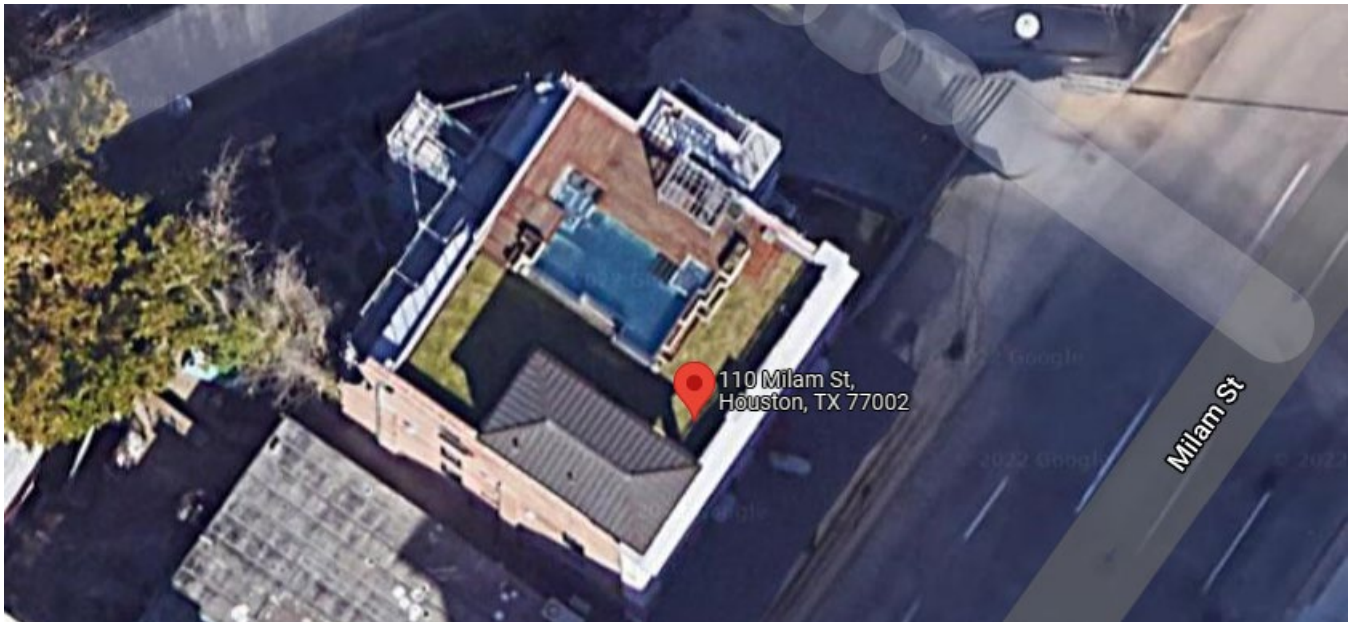
CONTRIBUTING CONTEXT – 110 MILAM, INVENTORY PHOTO c.1997

110 Milam	5	N/A (+/- 55')	Massing / recessed top floor

CURRENT PHOTO

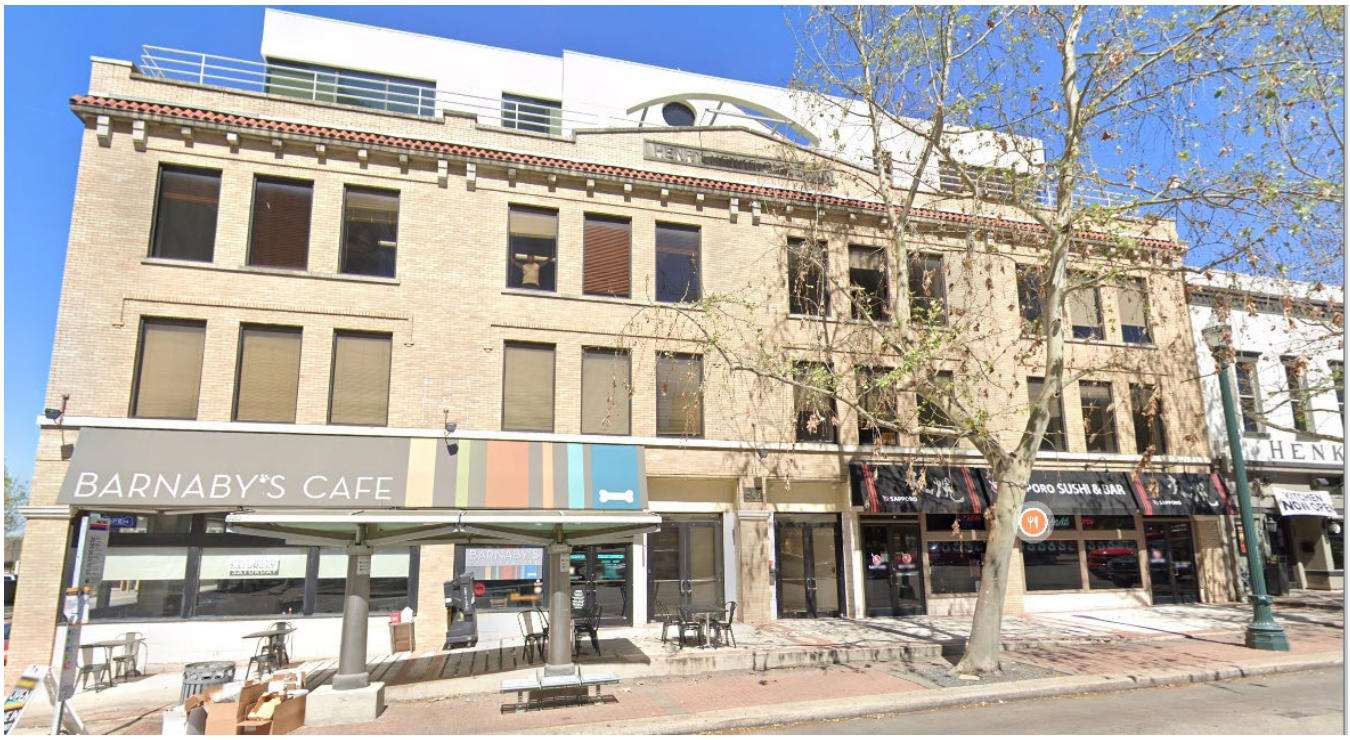
CONTRIBUTING CONTEXT – 110 MILAM

110 Milam	5	N/A (+/- 55')	Massing / recessed top floor



801 CONGRESS ST. – 4TH FLOOR ADDITION
NO COA ON RECORD, NO INVENTORY PHOTO

801 Congress St	4	N/A (+/- 50')	Massing / recessed 4th floor



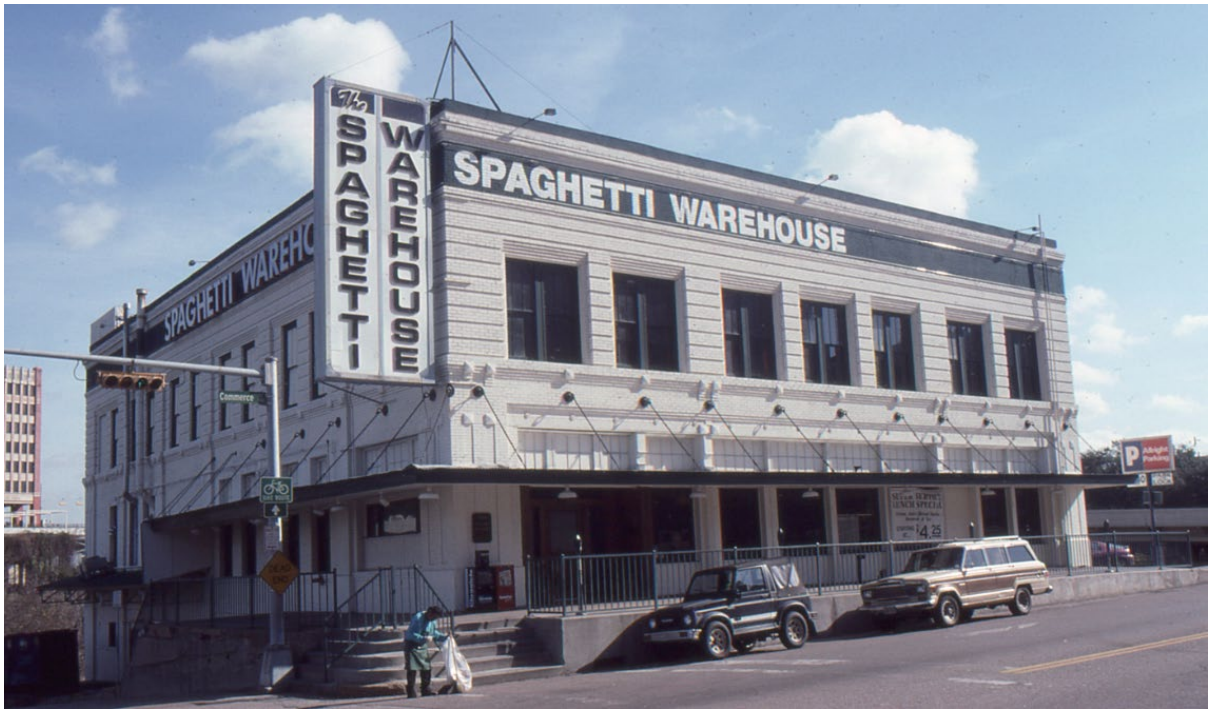
CONTRIBUTING CONTEXT – 112 TRAVIS, INVENTORY PHOTO c.1997

112 Travis Street	2	N/A (+/- 35')	Window proportions/recess & masonry detailing (corbeling)

WINDOW PROPORTIONS & MASONRY DETAILING (CORBELING)

CONTRIBUTING CONTEXT - 901 Commerce INVENTORY PHOTO c.1997

901 Commerce	2	N/A (+/- 35')	Masonry Detailing (cornice)


The SPAGHETTI WAREHOUSE
SPAGHETTI WAREHOUSE

McIntyre's
DOWNTOWN
Commerce
McIntyre's

ATTACHMENT- PREVIOUS RENDERINGS/PROGRESSION

RENDERING 1
ORIGINAL DESIGN (MARCH 2020)

NOTES:

-PRIOR TO ANY HAHC PRELIMINARY OR OFFICIAL REVIEW.

-PUT ON HOLD DUE TO PANDEMIC.

ATTACHMENT- PREVIOUS RENDERINGS/PROGRESSION

RENDERING 2
HAHC APPLICATION DESIGN (FEBRUARY 2022)

NOTES:

-UPDATED DESIGN BASED ON PRELIMINARY FEED-BACK FROM COMMISSIONER BUCEK & HAHC STAFF.

-INCLUDED SEVERAL ITERATIONS / ROUNDS OF REVISIONS WITH STAFF PRIOR TO FINAL / SUBMITTED DESIGN.

-RECEIVED STAFF RECOMMENDATION FOR APPROV-AL DUE TO MEETING ALL 4 CRITERIA

ATTACHMENT- PREVIOUS RENDERINGS/PROGRESSION

RENDERING 3 - OPTION A

1 OF 4 PROPOSED DESIGN UPDATES FOR APRIL 2022 HAHC APPLICATION

NOTES:

-MINIMAL DESIGN MODIFICATIONS, INCLUDING:

- GROUND FLOOR CORNER CONDITION ADDRESSED (DECORATIVE FENCING/ENTRY DOORS, 45 DEGREE COVERED ENTRY CONDITION)
- REMOVAL OF GROUND FLOOR MONUMENT SIGNAGE
- MIRROR-LIKE GLASS AT HARD CORNER (FLOORS 2 & 3) REMOVED WITH LESS-REFLECTIVE GLASS, SPANDREL & VISION GLASS TREATED SLIGHTLY DIFFERENTLY TO EXPRESS HORIZONTAL LINES
- GROUND FLOOR DECORATIVE METALWORK TO INCLUDE A FAUX LINTEL AT 8'-0" TO HELP DIVIDE METALWORK INTO A "BASE" & "TRANSOM" AREA FOR IMPROVED SCALE
- GROUND FLOOR SURFACE AREA AT HARD CORNER TO RECEIVE PAVERS AND/OR STAMPED CONCRETE TO HELP BLEND INTO EXISTING PAVERS ON PUBLIC SIDEWALK

-WE BELIEVE THAT ALL 4 DESIGN CRITERIA ARE MET WITH THIS DESIGN

- THE **DESIGN INTENT** IS MEANT TO EVOKE BOTH THE HISTORIC NATURE OF THE MAIN STREET MARKET SQUARE DISTRICT BY PRIORITIZING MASONRY & RECESSED PUNCHED OPENINGS TO EMULATE EXISTING CONTRIBUTING STRUCTURES IN THE DISTRICT, WHILE ALSO BEING REPRESENTATIVE OF HOUSTON'S BROADER TRAJECTORY AS A FAST-GROWING CONTEMPORARY CITY WITH THE ARCHITECTURE TO MATCH - REPRESENTED BY THE CLEAN & RESTRAINED GLASS CORNER ELEMENT HINTING AT THE "FUTURE" OF HOUSTON. DUE TO THE SITE'S UNIQUE PLACEMENT AS FIRST-IMPRESSION "WELCOMING" STRUCTURE TO THE CENTRAL BUSINESS DISTRICT, THIS DESIGN IS A MICROCOSM OF BOTH THE CITY'S RICH HISTORY & A SUBTLE NOD TO THE NEWER GLASS TOWERS BEYOND THAT REPRESENT HOUSTON'S FUTURE GROWTH.

ATTACHMENT- PREVIOUS RENDERINGS/PROGRESSION

RENDERING 4 - OPTION B

1 OF 4 PROPOSED DESIGN UPDATES FOR APRIL 2022 HAHC APPLICATION

NOTES:

-SIGNIFICANT DESIGN MODIFICATIONS, INCLUDING:

- GROUND FLOOR CORNER CONDITION ADDRESSED (DECORATIVE FENCING/ENTRY DOORS, 45 DEGREE COVERED ENTRY CONDITION)
- REMOVAL OF GROUND FLOOR MONUMENT SIGNAGE
- GROUND FLOOR DECORATIVE METAL-WORK TO INCLUDE A FAUX LINTEL AT 8'-0" TO HELP DIVIDE METALWORK INTO A "BASE" & "TRANSOM" AREA FOR IMPROVED SCALE
- MIRROR-LIKE GLASS AT HARD CORNER (FLOORS 2 & 3) REMOVED / REPLACED WITH HEAVY MASONRY & STANDARD PUNCHED OPENINGS
- DUE TO SPATIAL CHALLENGES WITHIN THE BUILDING, THE INTENT IS TO MAINTAIN A MAXIMIZED HARD CORNER (90 DEGREES), AS THE INTERIOR SPACE PLANNING BECOMES OTHERWISE HIGHLY UNUSUAL & INEFFICIENT.

-WE BELIEVE THAT ALL 4 DESIGN CRITERIA ARE MET WITH THIS DESIGN

- THE **DESIGN INTENT** IS MEANT TO EVOKE BOTH THE HISTORIC NATURE OF THE MAIN STREET MARKET SQUARE DISTRICT BY PRIORITIZING MASONRY & RECESSED PUNCHED OPENINGS TO EMULATE EXIST-ING CONTRIBUTING STRUCTURES IN THE DISTRICT. SIMILARLY, THE HARD CORNER GETS THE SAME TREATMENT (RECESSED PUNCHED OPENINGS) TO HELP "ANCHOR" THE HARD CORNER WITH A BRICK/OPAQUE MATERIAL, TYPICAL OF ORIGINAL/HISTORIC STRUCTURES. ON THE COMMERCE STREET ELEVATION, THIS DESIGN "BLENDS" THE CORNER & EASTERN "NOTCH" WITH THE PRIMARY 3-BAY DESIGN, TATHER THAN ALLOW THE 3-BAY FEATURE TO BE EXPRESSED MORE INDEPENDENTLY.

ATTACHMENT- PREVIOUS RENDERINGS/PROGRESSION

RENDERING 5 - OPTION C

1 OF 4 PROPOSED DESIGN UPDATES FOR APRIL 2022 HAHC APPLICATION

NOTES:

-SIGNIFICANT DESIGN MODIFICATIONS, INCLUDING:

- GROUND FLOOR CORNER CONDITION ADDRESSED (DECORATIVE FENCING/ENTRY DOORS, 45 DEGREE COVERED ENTRY CONDITION)
- REMOVAL OF GROUND FLOOR MONUMENT SIGNAGE
- MIRROR-LIKE GLASS AT HARD CORNER (FLOORS 2 & 3) REMOVED / REPLACED WITH MASONRY & STANDARD PUNCHED OPENINGS
- GROUND FLOOR DECORATIVE METAL WORK TO INCLUDE A FAUX LINTEL AT 8'-0" TO HELP DIVIDE METALWORK INTO A "BASE" & "TRANSOM" AREA FOR IMPROVED SCALE
- DUE TO SPATIAL CHALLENGES WITHIN THE BUILDING, THE INTENT IS TO MAINTAIN A MAXIMIZED HARD CORNER (90 DEGREES), AS THE INTERIOR SPACE PLANNING BECOMES OTHERWISE HIGHLY UNUSUAL & INEFFICIENT.

-WE BELIEVE THAT ALL 4 DESIGN CRITERIA ARE MET WITH THIS DESIGN

- THE **DESIGN INTENT** IS MEANT TO EVOKE BOTH THE HISTORIC NATURE OF THE MAIN STREET MARKET SQUARE DISTRICT BY PRIORITIZING MASONRY & RECESSED PUNCHED OPENINGS TO EMULATE EXISTING CONTRIBUTING STRUCTURES IN THE DISTRICT. SIMIARLY, THE HARD CORNER GETS A "HYBRID" TREATMENT, INCORPORATING A MASONRY/OPAQUE HARD CORNER WHILE OTHERWISE MAXIMIZING THE PUNCHED OPENINGS/GLASS. HOUSTON'S BROADER TRAJECTORY AS A FAST-GROWING CONTEMPORARY CITY WITH THE ARCHITECTURE TO MATCH FINDS ITSELF WITH LIMITING THE MASONRY TO THE "FRAME" ITSELF, ESSENTIALLY FLOATING FROM THE BOTTOM OF THE SECOND FLOOR TO THE TOP OF THE THIRD FLOOR. DARK BRONZE METAL PANELING IS INTRODUCED MID-LEVEL (HIDING THE THIRD FLOOR STRUCTURE) TO FURTHER HELP EXPRESS THE MASONRY "FRAME".

ATTACHMENT- PREVIOUS RENDERINGS/PROGRESSION

RENDERING 6 - OPTION D

1 OF 4 PROPOSED DESIGN UPDATES FOR APRIL 2022 HAHC APPLICATION

NOTES:

-SIGNIFICANT DESIGN MODIFICATIONS, INCLUDING:

- GROUND FLOOR CORNER CONDITION ADDRESSED (DECORATIVE FENCING/ENTRY DOORS, 45 DEGREE COVERED ENTRY CONDITION)
- REMOVAL OF GROUND FLOOR MONUMENT SIGNAGE
- MIRROR-LIKE GLASS AT HARD CORNER (FLOORS 2 & 3) REMOVED / REPLACED WITH MASONRY & STANDARD PUNCHED OPENINGS
- GROUND FLOOR DECORATIVE METALWORK TO INCLUDE A FAUX LINTEL AT 8'-0" TO HELP DIVIDE METALWORK INTO A "BASE" & "TRANSOM" AREA FOR IMPROVED SCALE
- DUE TO SPATIAL CHALLENGES WITHIN THE BUILDING, THE INTENT IS TO MAINTAIN A MAXIMIZED HARD CORNER (90 DEGREES), AS THE INTERIOR SPACE PLANNING BECOMES OTHERWISE HIGHLY UNUSUAL & INEFFICIENT.

-WE BELIEVE THAT ALL 4 DESIGN CRITERIA ARE MET WITH THIS DESIGN

- THE **DESIGN INTENT** IS MEANT TO EVOKE BOTH THE HISTORIC NATURE OF THE MAIN STREET MARKET SQUARE DISTRICT BY PRIORITIZING MASONRY & RECESSED PUNCHED OPENINGS TO EMULATE EXISTING CONTRIBUTING STRUCTURES IN THE DISTRICT, WHILE ALSO BEING REPRESENTATIVE OF HOUSTON'S BROADER TRAJECTORY AS A FAST-GROWING CONTEMPORARY CITY WITH THE ARCHITECTURE TO MATCH - REPRESENTED BY THE CLEAN & RESTRAINED DARK BRONZE METAL CORNER ELEMENT HINTING AT THE "FUTURE" OF HOUSTON. THIS METAL WOULD BE A COMPOSITE ALUMINUM PANEL TO ELEVATE THE QUALITY & AVOID "OIL-CANNING" (WARPED METAL), TYPICAL OF STANDARD LIGHT-GAUGE SHEET METAL). DUE TO THE SITE'S UNIQUE PLACEMENT AS FIRST-IMPRESSION "WELCOMING" STRUCTURE TO THE CENTRAL BUSINESS DISTRICT, THIS DESIGN ALLUDES TO A MORE RAW & INDUSTRIAL LOOK, AN APPROPRIATE ASSOCIATION CONSIDERING THE ORIGINS OF HOUSTON'S CENTRAL BUSINESS DISTRICT.