

CERTIFICATE OF APPROPRIATENESS

Application Date: August 3, 2016

Applicant: Paul Wilkinson, Ziegler Cooper for Regency Main, LLC c/o Lionstone Investments, owner

Property: 712 Main Street, Lots 1, 2, 6, 7, 8, 9, 10 and 12, and Tracts 3, 3A, 4, 11, 11A and 13, Block 81, SSBB, City of Houston, Harris County, Texas. The site includes a 36-story, 13-story annex and 16-story annex commercial, steel frame buildings bounded by Main, Rusk, Travis and Capitol Streets.

Significance: The Gulf Building is a City of Houston Landmark designated in October, 2012 and is located at the corner of Main Street and Rusk Avenue, in the heart of Houston’s downtown financial district, the Gulf Building is one of the premier examples of 1920’s Manhattan-style, setback skyscrapers in the Southwest. Completed in 1929, the 36-story, Gulf Building’s level of excellence exhibited in the Gothic design of the structure, coupled with the extensive interior and exterior Art Deco detailing, evokes a feeling of confidence and stability. Two annexes, one of 13 stories built in 1946, and the other of 16 built in 1949, were added in a compatible style at Travis Street and Rusk Avenue shortly after World War II. All three buildings were the work of Alfred C. Finn, one of Houston’s most prominent architects. The remodeling of all three buildings in 1959-60, and again in 1969-70, retained the basic character and style of the structure. While this impressive structure no longer dominates the Houston skyline as it once did, the Gulf Building remains one of the most important early twentieth century buildings in the city and state.

Proposal: Alteration – Remove the existing wrap around non-original canopy at the southwest corner (Rusk and Travis) and replace it with two new canopies. The existing canopy is dark metal that extends approximately 4 feet from the exterior of the historic building and is approximately 2 feet thick. The proposed canopies will extend approximately 2 feet from the exterior of the building in each entrance bay.

- Install new anodized metal canopy over west entrance that measure 8'-11" wide and 12" tall, located 8'-11" from the ground
- Install new anodized metal canopy over south entrance, new canopy will be 10'-2" wide and 12" tall located 8'-11" from the ground.
- Lettering on the new canopies will be 7" tall and made from 1/2" thick steel and it will say "JP Morgan".
- Install new lettering inside the exterior vestibule wall facing Rusk Street. The new sign will say "JP Morgan". The lettering is projected from the wall approximately 3/8" and is 5 5/8" tall. The lettering will be made from 1/2" thick steel.

See enclosed application materials and detailed project description on p. 3-10 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

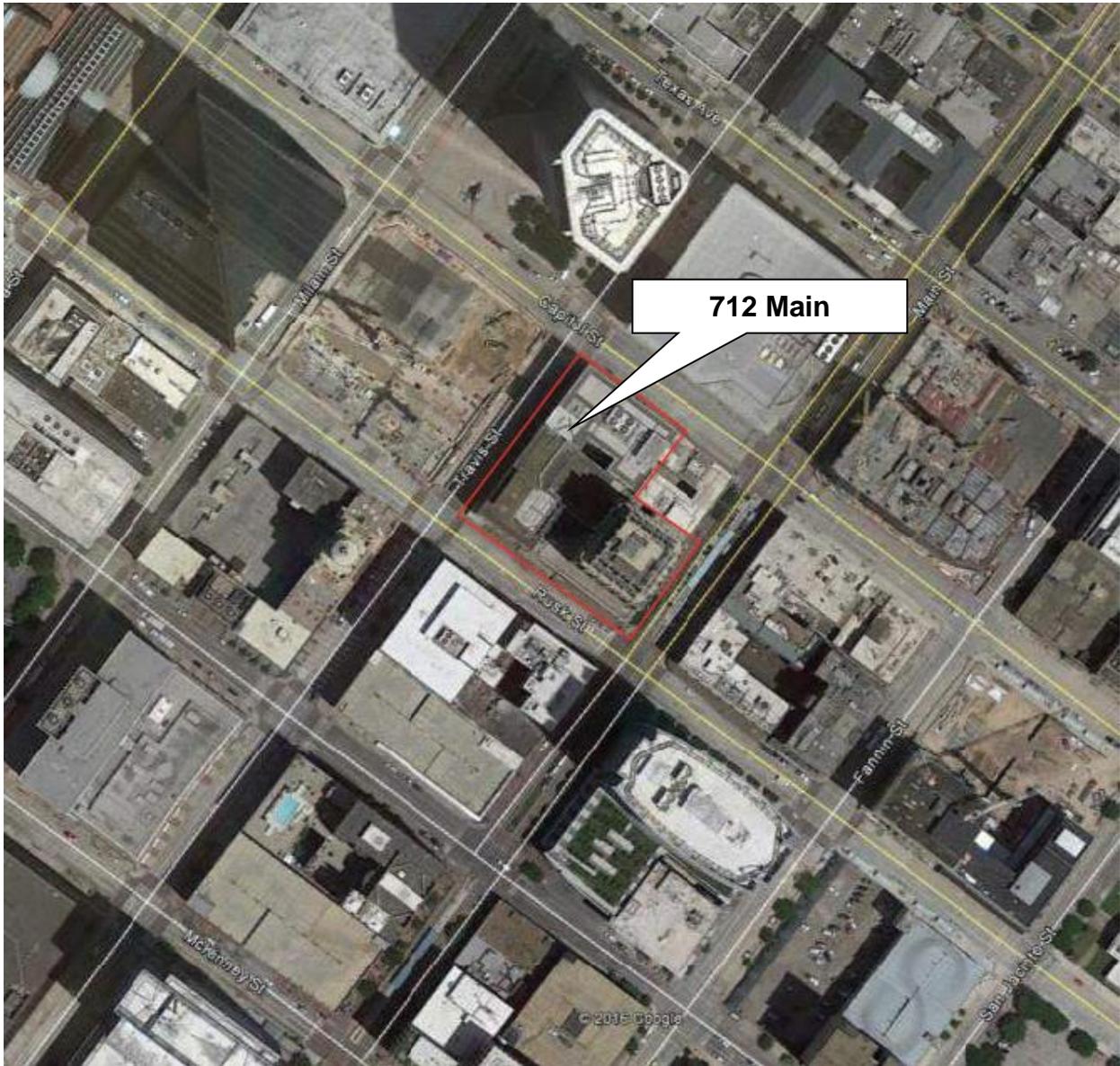
APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

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 |
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- (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 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 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.
 - (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
 - (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



CURRENT PHOTO



SOUTH ELEVATION – FRONT FACING RUSK

EXISTING



PROPOSED



WEST SIDE ELEVATION- FRONT FACING TRAVIS

EXISTING

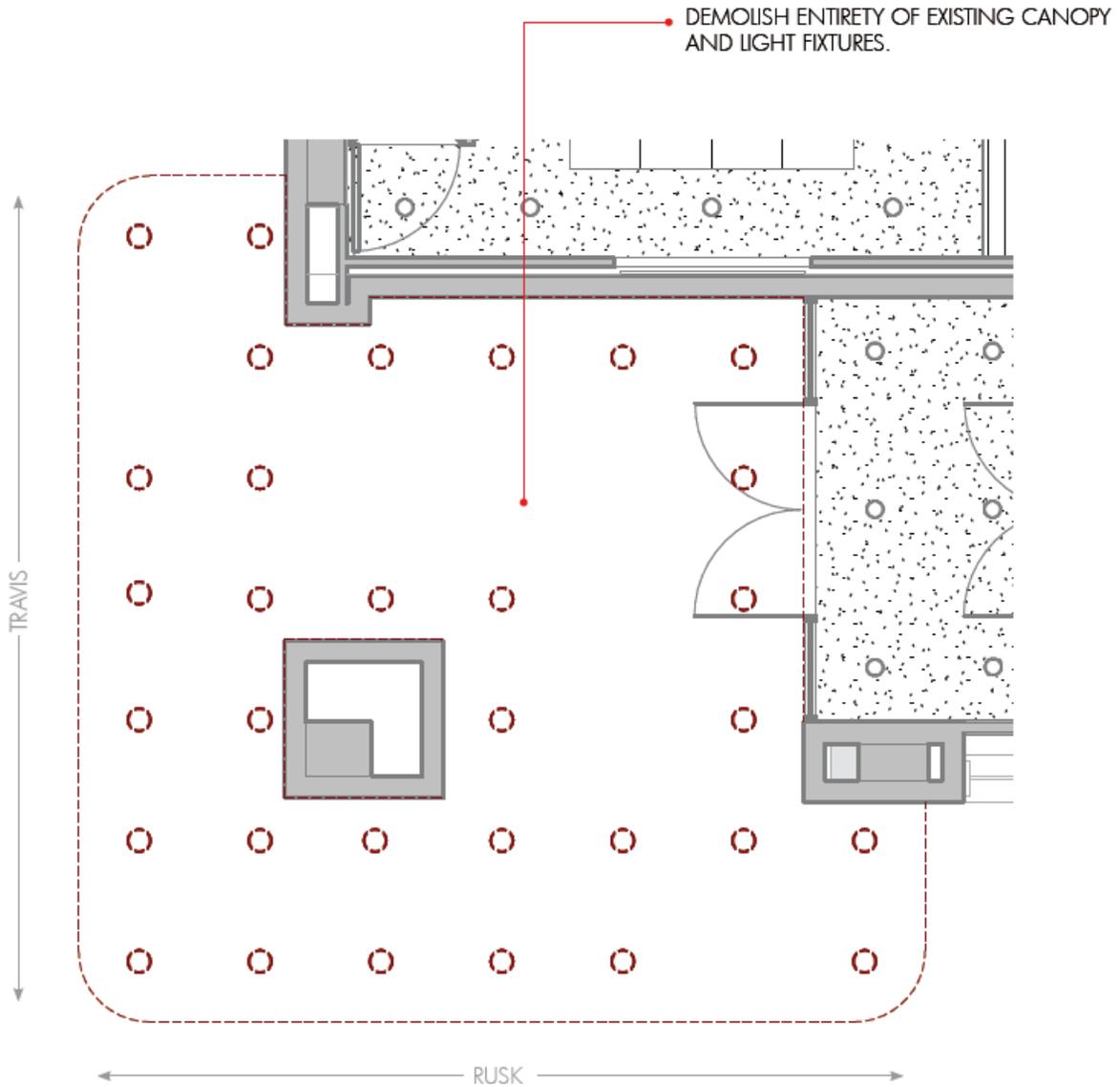


PROPOSED



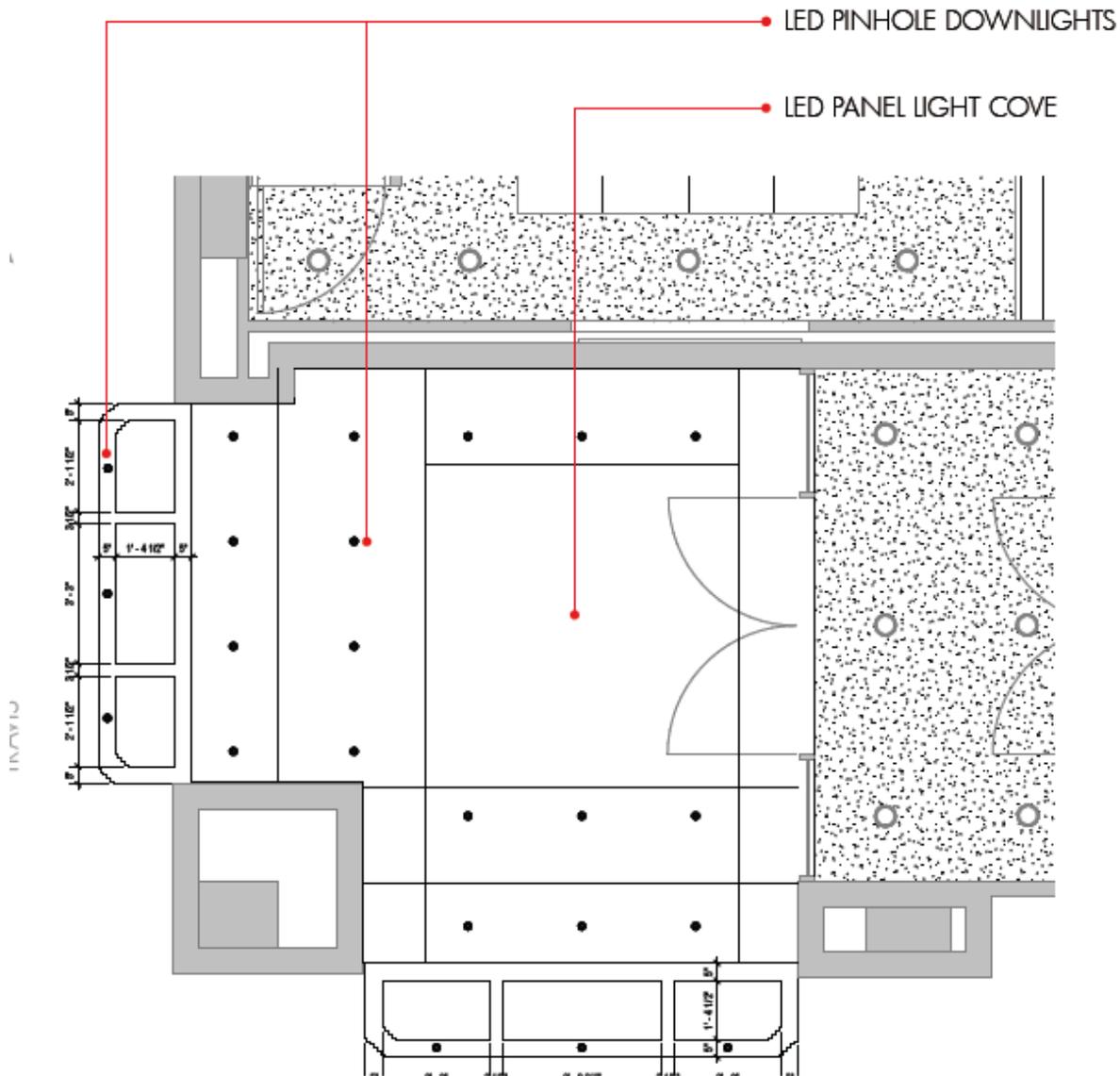
CANOPY PLAN

EXISTING

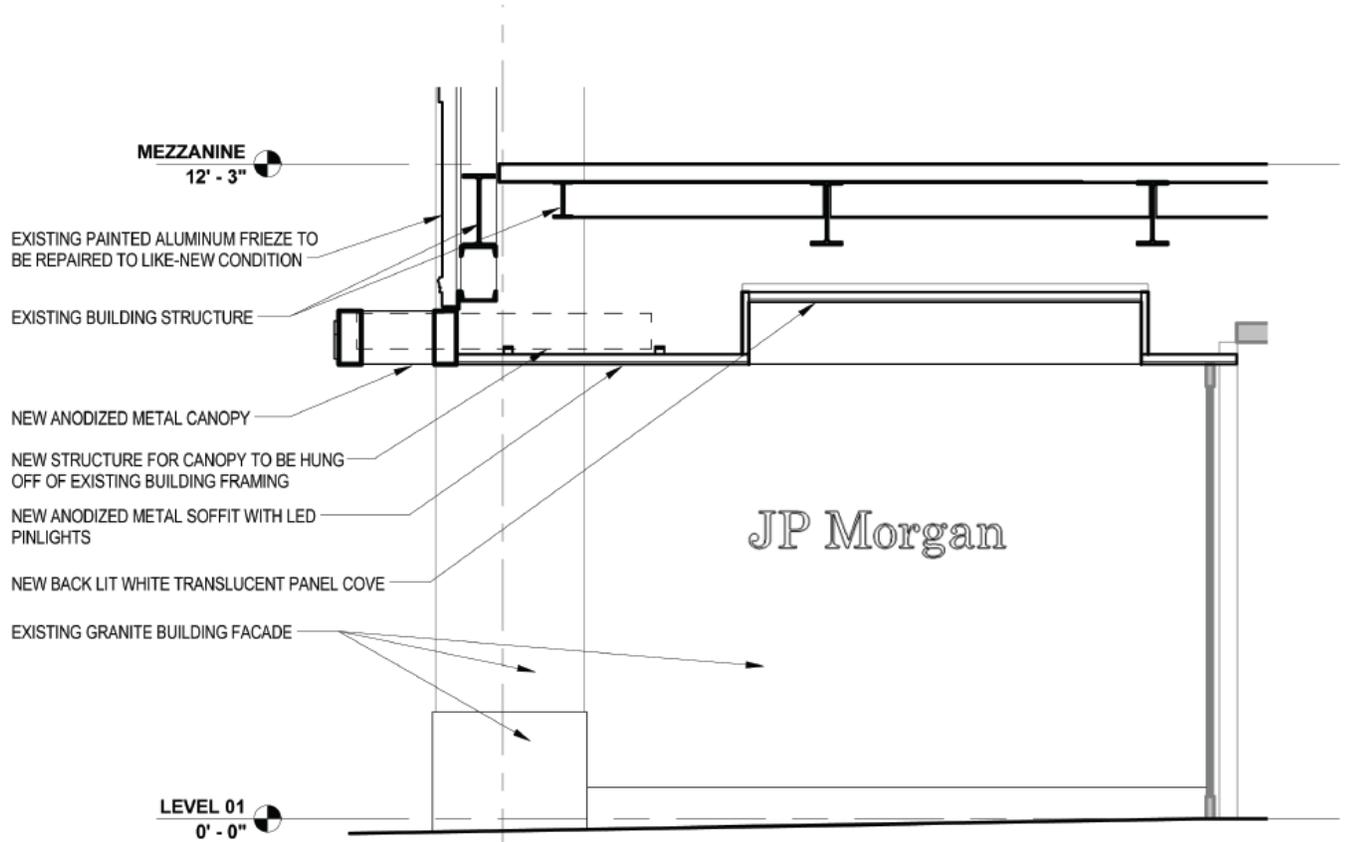


CANOPY PLAN

PROPOSED



CANOPY SECTION SHEET



PROJECT DETAILS

Shape/Mass: The existing canopy is dark metal that extends approximately 4 feet from the exterior of the historic building and is approximately 2 feet thick.

The proposed canopy over the west entrance will measure 8'-11" wide by 12" tall, and will be located 8'-11" from the ground. The canopy over the south entrance will be 10'-2" wide and 12" tall located 8'-11" from the ground. The lettering on the new canopies will be 7" tall and made from 1/2" thick steel and they will both say "JP Morgan".

The new lettering inside the exterior vestibule wall will face Rusk Street and it will say "JP Morgan". The lettering will be held off the wall approximately 3/8" and will be 5 5/8" tall. The lettering will be made from 1/2" thick steel.

Exterior Materials: The existing canopy is a dark metal and the proposed canopies will be anodized metal. The proposed lettering on the canopies and the exterior vestibule will be made with steel.

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