



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM XXX
HPO File #: HP2026_0206

August 13, 2026

914 Main St
Landmark:

Applicant: Zach Erdman, owner / Michael Naponelli, agent

Property: 914 Main Street, Lots 4, 5, 9, 10, 11 & TRS 3, 8, 8B, 19 and 20, BLK 138. The buildings on the site include a 22-story, commercial tower and a 12-story annex.

Significance: Landmark mid-rise, the building was design from plans dated Oct. 1928. The building is designated as a local Landmark.

Proposal: Alteration – Repair and replace

The application is proposing to:

- Repoint deteriorated mortar joints, replacing cracked brick masonry units, rehabilitating steel shelf angles, and replacing cracked or spalled cast stone spandrel units. The spandrel units will be replaced with either GFRC or cast stone to match the existing color, texture, and profile of the existing units.
- Rebuild 100% of the cast stone spandrels from the 12th floor to the 25th floor.
- Repair/replace the cast stone spandrels at shelf angles utilizing the diagram depicted on the next page. This repair includes pinning the upper cast stone units in place to remove the lower three units resting on the steel shelf angles.
- Removed cast stone units will be salvaged if undamaged, and damaged cast stone units will be replaced with new GFRC to match the existing units. Brick masonry on either end of the shelf angle will be removed to expose the shelf angle to be cleaned, painted, and have a membrane protection layer installed over the steel prior to rebuilding the masonry and cast stone units.
- Install supplemental lateral anchors at cast stone units where replacement or resetting is not performed.
- Patch spalls at cast stone and limestone spandrels and replace failed previous patches.
- Rebuild brick masonry at spalled and cracked locations.
- Replace isolated steel shelf angles at brick masonry piers and designated cast stone spandrels with significant section loss or deflection.
- Repoint open mortar joints.
- Remove and reset displaced limestone units at the parapet wall.
- Repoint the inboard side of the masonry parapet wall. Isolated rebuilding of the outer wythe of brick masonry may be necessary.
- Replace window perimeter sealant 100%.

Public Comment: No comments received

Civic Association: No comment received.

Recommendation: Approval

(HAHC to determine if Option 1 or Option 2 is recommended)

HAHC Action: -



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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 |
| ☒ | ☐ | ☐ | (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 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. |



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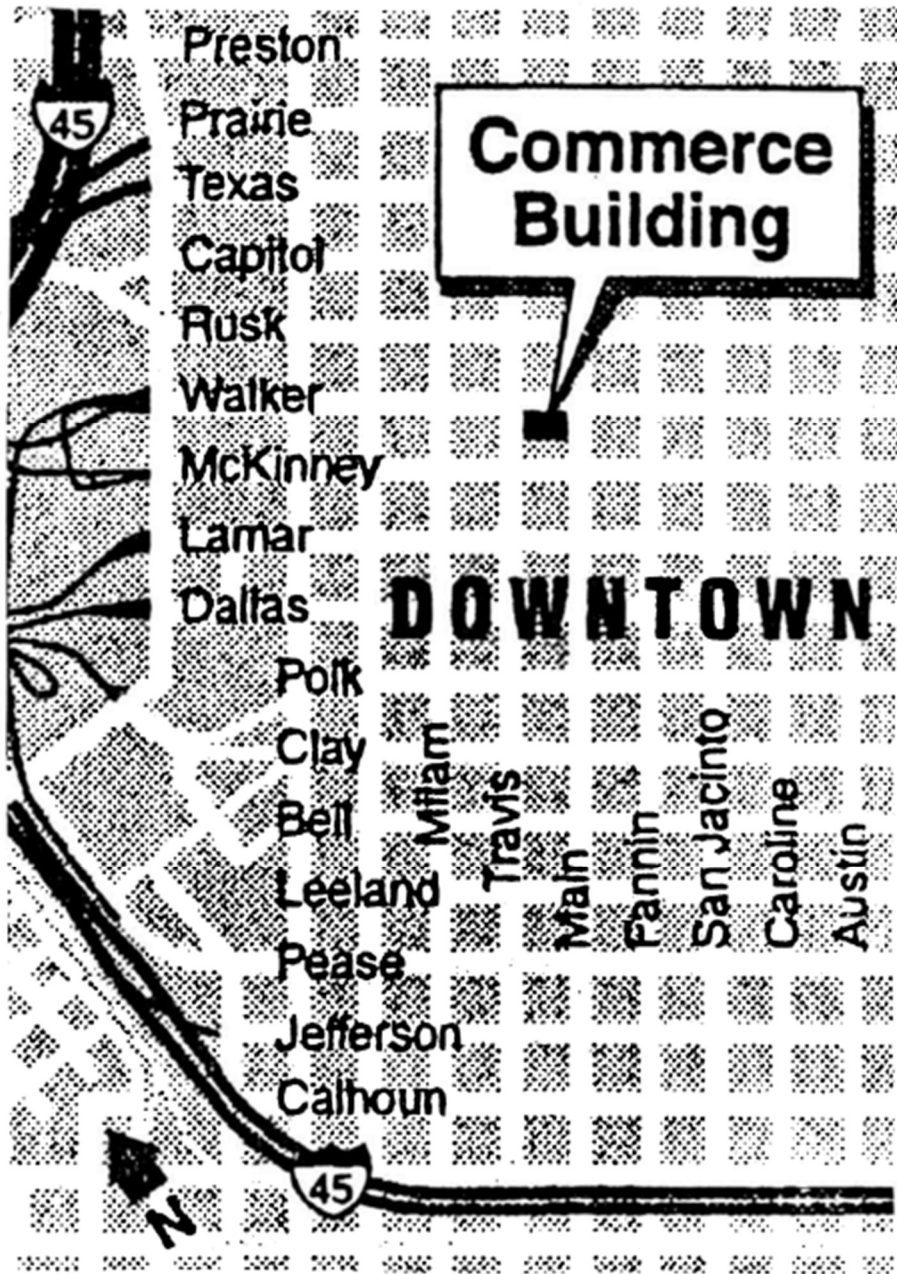
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MAP





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914 Main St

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CURRENT PHOTOS





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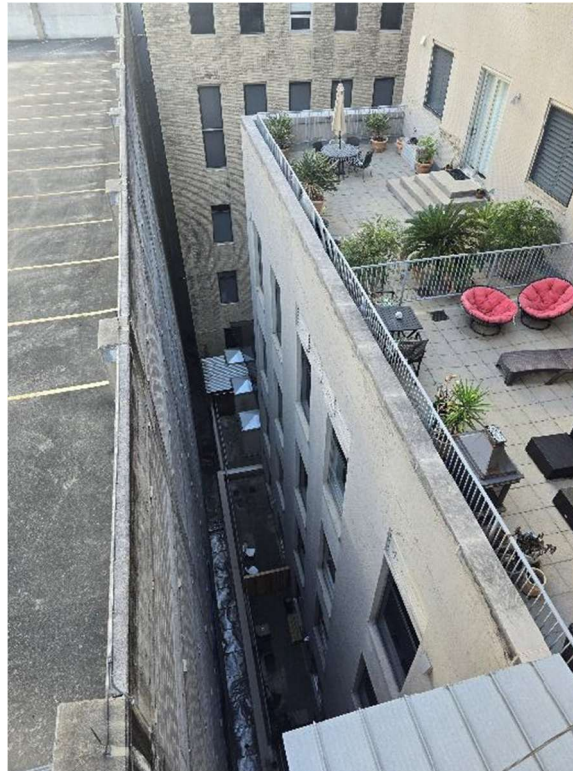
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SITE PLAN





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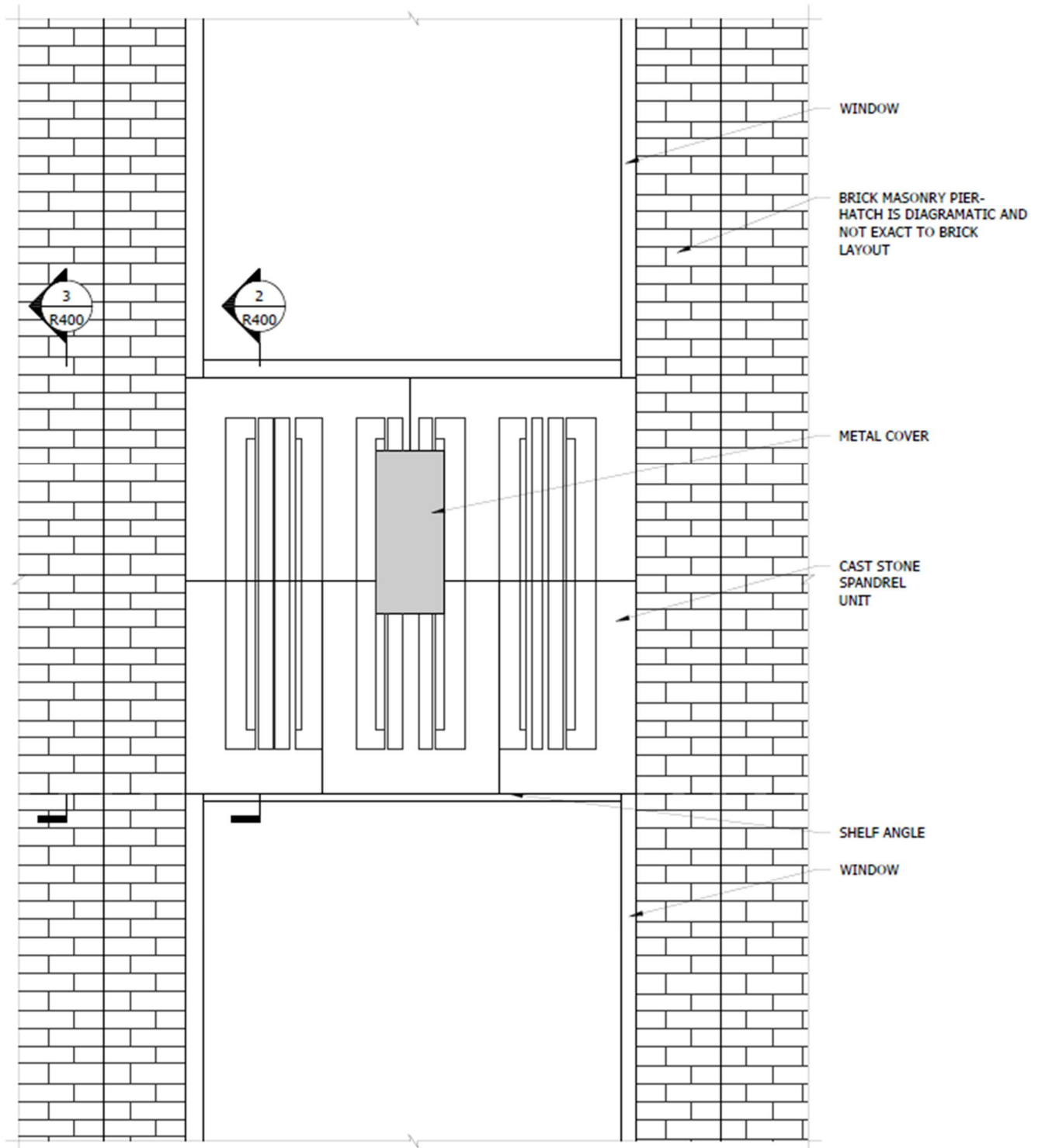
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TYPICAL CAST STONE SPANDREL





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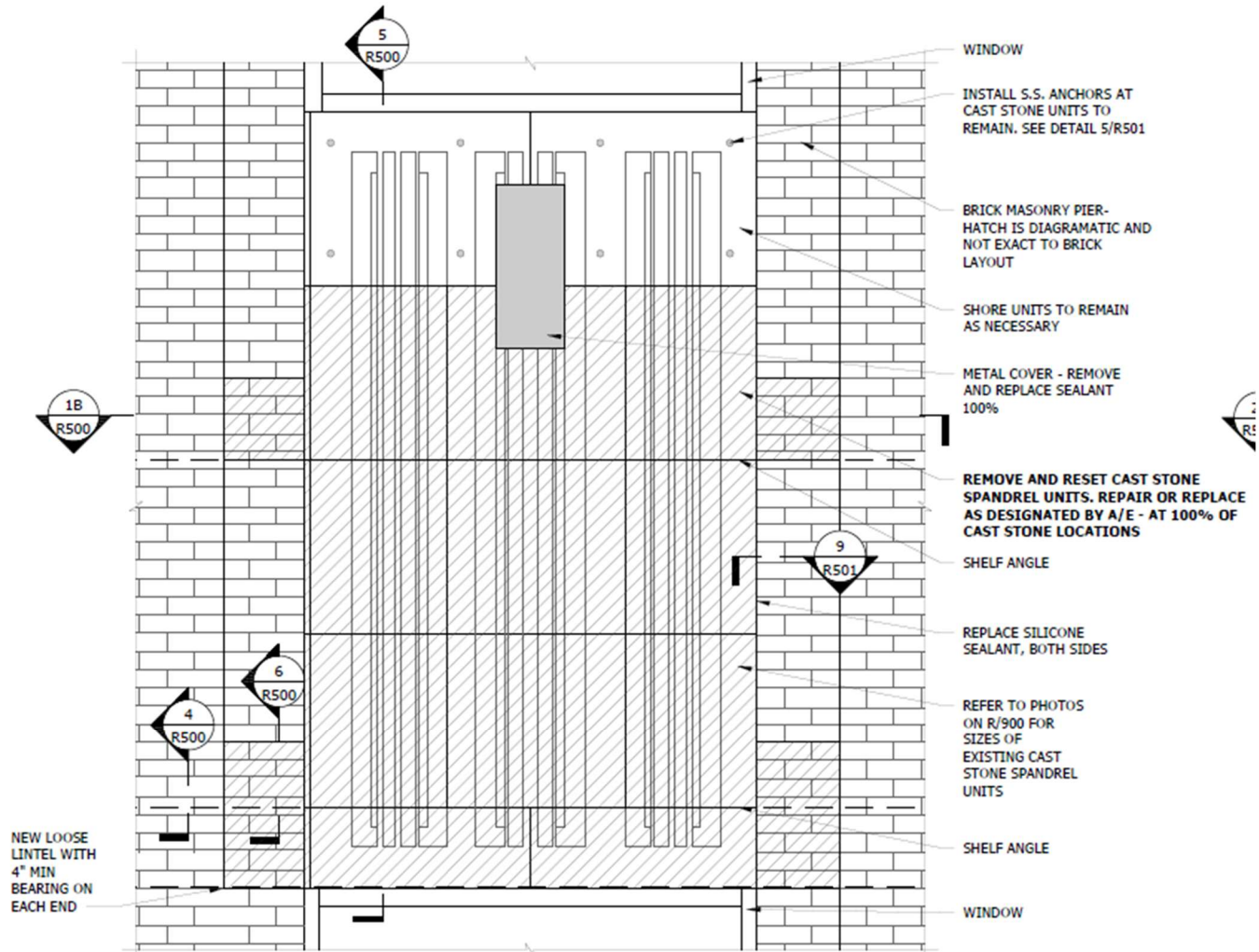
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914 Main St

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12TH FLOOR ENLARGED SPANDREL





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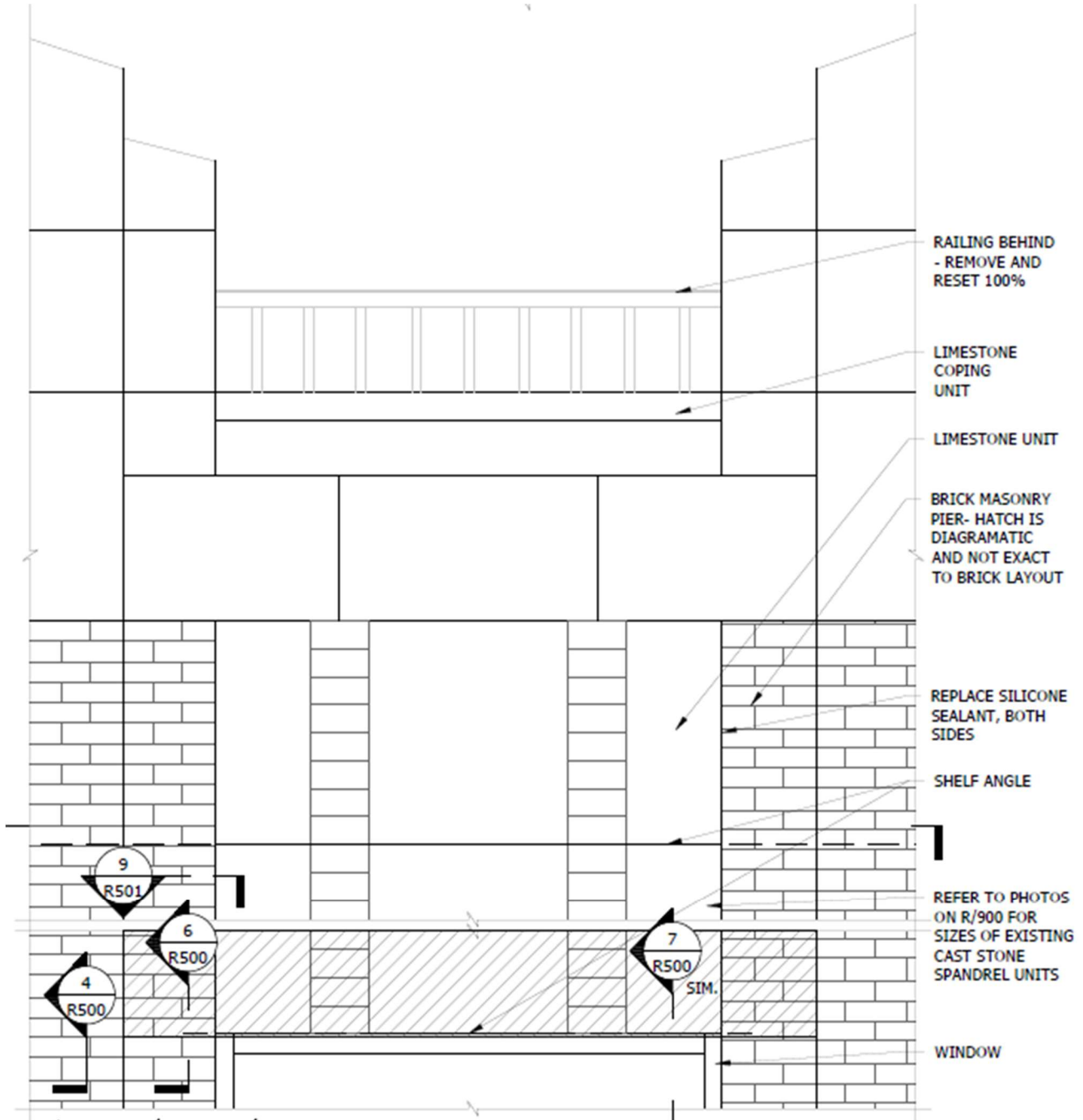
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ROOF ENLARGED SPANDREL





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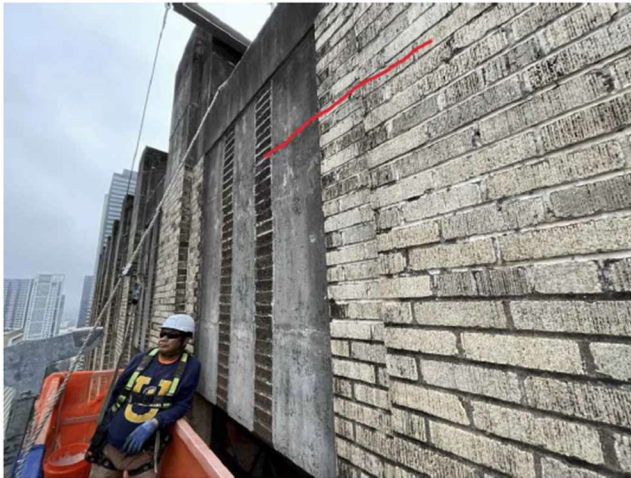
NOTE: SPANDREL CONTAINS 11 UNITS

5 12TH FLOOR SPANDREL
SCALE: NTS



NOTE: SPANDREL CONTAINS 5 UNITS

6 TYPICAL FLOOR SPANDREL
SCALE: NTS



7 PARAPET SPANDREL
SCALE: NTS



8 SHELF ANGLE (EXPOSED) AT SPANDREL
SCALE: NTS



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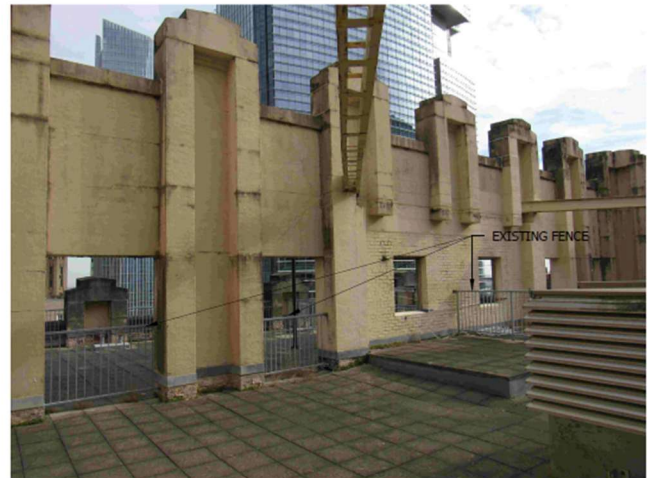
9 SHELF ANGLE (EXPOSED) AT PIER
SCALE: NTS



10 PARAPET BACKSIDE/ELEVATION
SCALE: NTS



11 FENCE ON THE ROOF
SCALE: NTS



12 FENCE ON THE ROOF
SCALE: NTS



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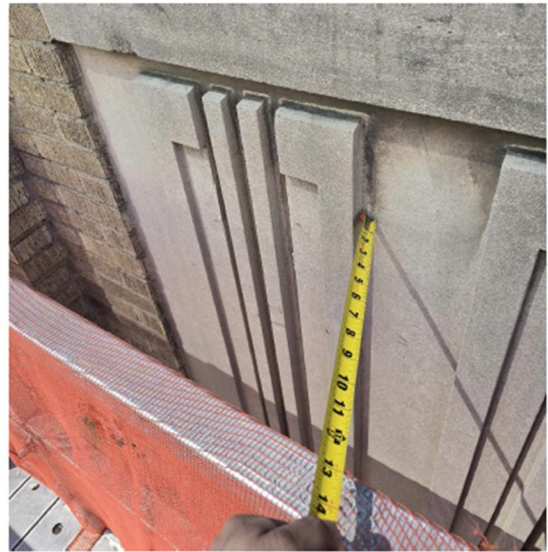


1 FENCE ON THE ROOF

SCALE: NTS

2 WINDOW SILL STONE UNIT

SCALE: NTS



3 WINDOW SILL STONE UNIT

SCALE: NTS

4 SPANDREL PROFILE

SCALE: NTS



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WINDOW HEADER STONE UNIT ON
THE 12TH FLOOR

5

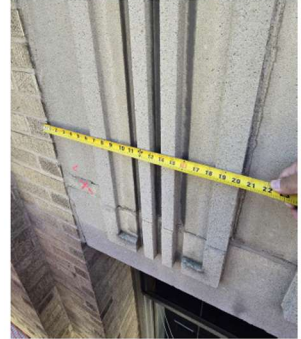
SCALE: NTS



WINDOW HEADER STONE UNIT ON
THE 12TH FLOOR

6

SCALE: NTS



SPANDREL PROFILE

7

SCALE: NTS

DRAFT



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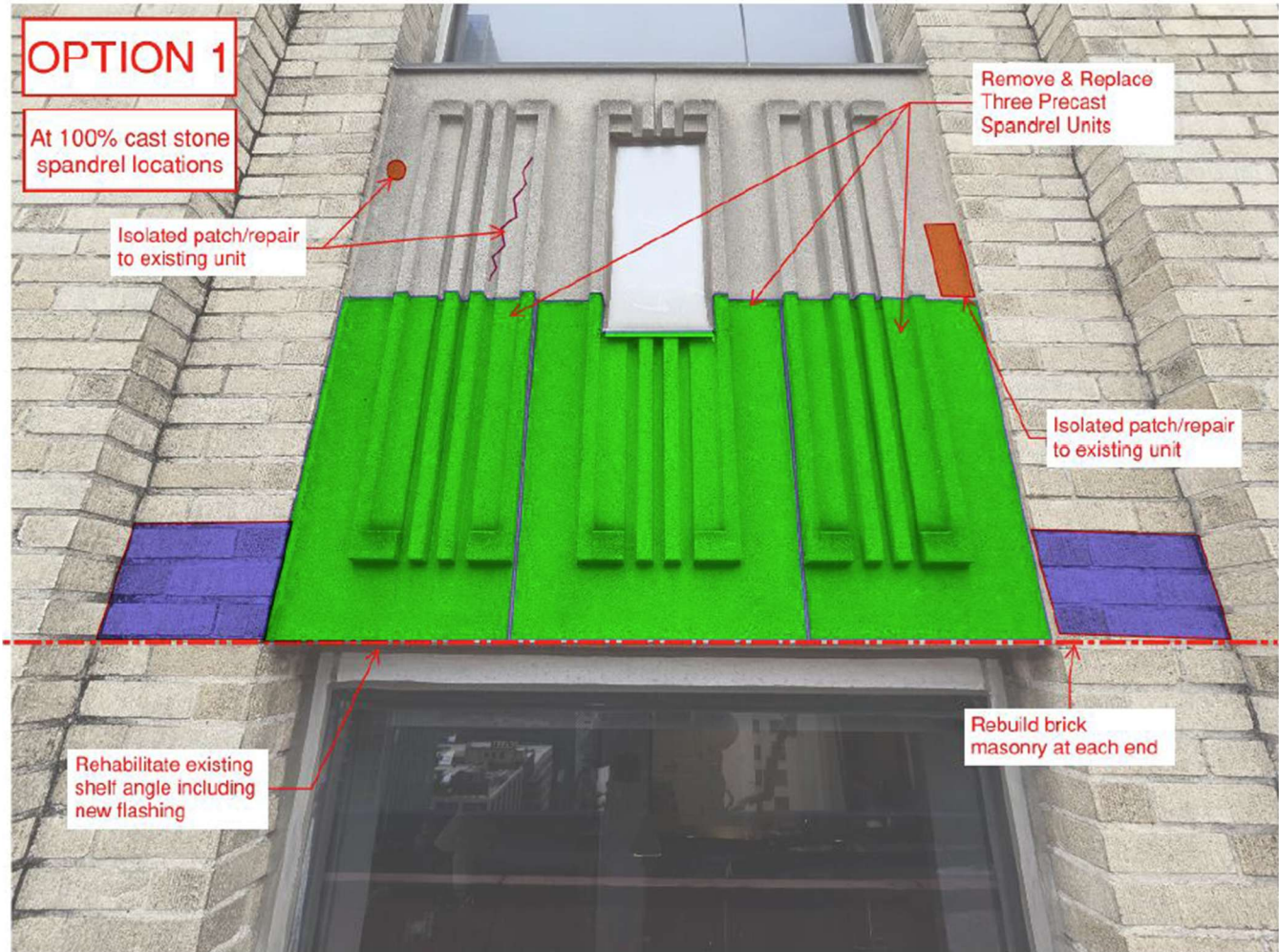
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SPANDREL REPAIR OPTIONS





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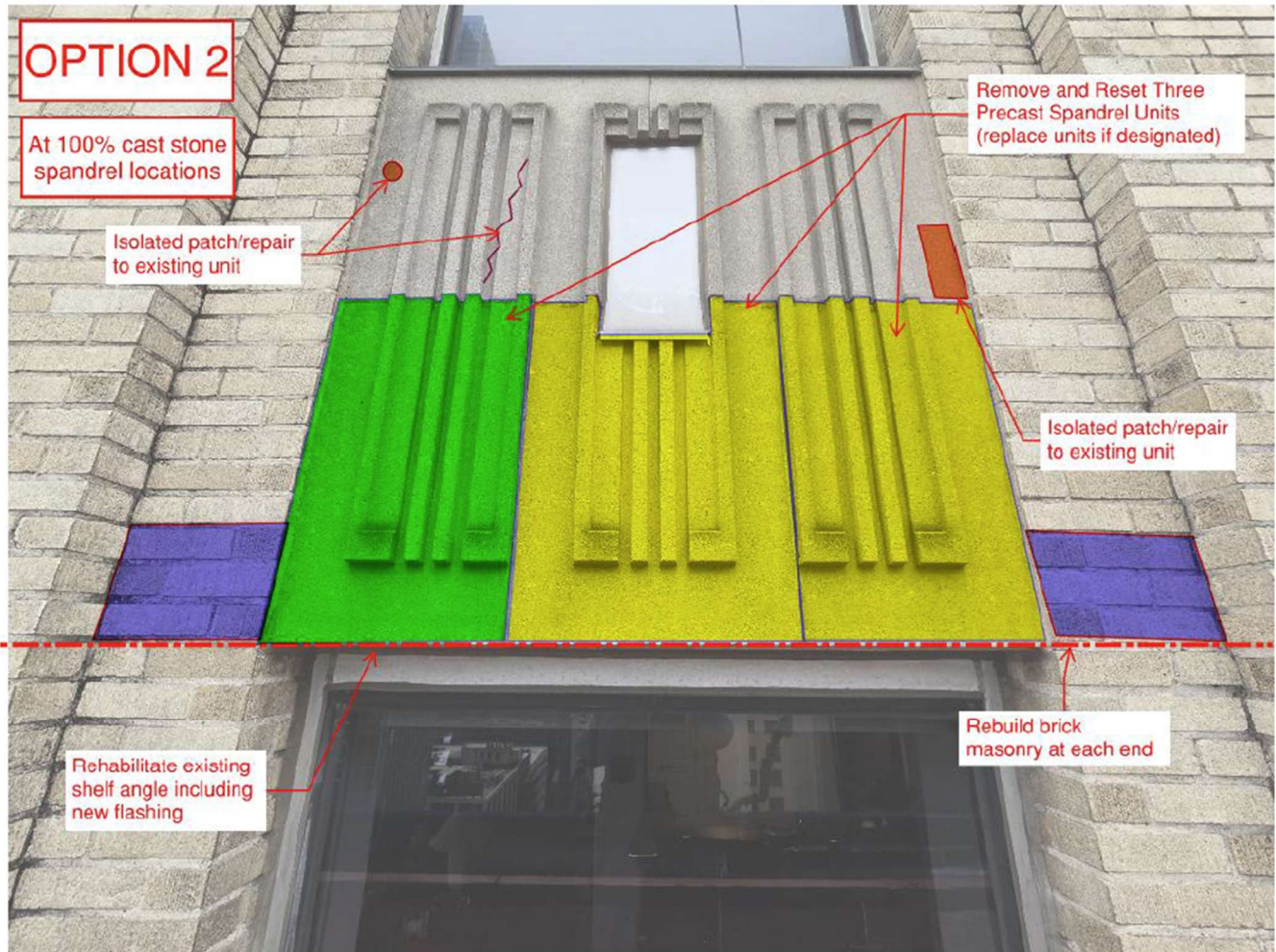
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APPLICANT SUBMITTED MATERIALS

April 28, 2026

Mr. Zach Erdman
General Manager
Commerce Towers Condominium Association (Client)
914 Main Street
Houston, Texas 77002

RE: North Elevation Façade Repair Program – Supplemental Letter (Completed Stabilization Inspections)
Commerce Towers
914 Main Street
Houston, Texas 77002
K&H Project No. 11393.5001R

Dear Mr. Erdman:

Klein and Hoffman, Inc. (K&H) has completed stabilization inspections in general accordance with our February 3, 2026, proposal which included up-close inspection from suspended scaffolding at the exterior facades, for the Commerce Towers Condominium Building, located in Houston, Texas.

The intent of our up-close inspection was to visually review the façades from the vantage of suspended scaffolds, designate and review inspection openings, designate stabilization work at façade elements, and provide a supplementary update to our second opinion letter, dated December 4, 2025, regarding the proposed façade repair program at the north elevation of Commerce Towers. Though our prior letters have focused on the north elevation, because this round of inspections covered a large area of the building's facades, this letter discusses our observations at other elevations in addition to the north.

Seventeen (17) suspended scaffold locations were inspected. The inspections were located at all elevations, including the Annex Building. Refer to Drop Plan in Appendix A. Our previous inspections had been limited to the north elevation. Stabilization work was designated by K&H and performed by the contractor, Western Specialty Contractors (Western), at all scaffold locations. Stabilization primarily consisted of removing loose/spalled material and pinning outwardly displaced limestone units.

In general, our findings from these up-close inspections still support our initial impression that alternative cost-reducing repair approaches are available for consideration by the Client. Our updates within this letter primarily relate to our further understanding of the existing conditions and estimated repair quantities.

We appreciate this opportunity to provide these services. Please feel free to contact us if there are any questions.

Sincerely,
KLEIN AND HOFFMAN, INC.



Timothy E. Kennedy, RA (TX)
Associate V



Michael C. Naponelli, RA (TX)
Associate Principal

cc: Allysia Youngquist (K&H)

Texas engineering firm Registration No. F-10851
Texas architecture firm Registration No. BR 1114

I. OBSERVATIONS AND RECOMMENDATIONS

A. Cast Stone Spandrel Units

1. Isolated spalls primarily located at the lower/first course of cast stone units, the units which bear on the steel shelf angle, were observed (Photo Nos. 1 – 2). This is consistent with the findings from the prior reports. The lower/first course of cast stones contain significantly more deterioration compared to the second course because of the corrosion at the shelf angle and lateral ties.
 - a. Consistent with prior findings, the 12th floor spandrels contained significant deterioration at both the north and east elevations at nearly every spandrel location.
 - b. Observed loose/spalled pieces at the cast stone were removed and sealed.
2. The east elevation cast stone spandrels and steel angles were observed to be in better condition compared to the north elevation. Repairs are recommended although more of the cast stone units at the east elevation are likely to be salvaged.

B. Steel Shelf Angles

1. Two (2) inspection openings and trial repairs were performed at the cast stone spandrels. One (1) opening location was performed at a spandrel with minimal deterioration observed at the cast stone and one (1) location was performed at a spandrel with significant deterioration.
2. The existing anchors were found to be in good condition and spaced at eighteen inches (18") on center, in accordance with the original drawings. The concrete beam which supports the shelf angle was also found to be in good condition, with no significant signs of deterioration or spalling (Photo No. 3).
3. For the spandrel trial repairs, the original intent was to replace the existing steel shelf angle; however, removal of the existing shelf angle proved to be difficult, as the shelf angle was found to have concealed welds to the secondary support angle behind the primary shelf angle. The primary shelf angle supports the cast stone spandrel units and the secondary angle supports the window head anchorage. Because these welds were hidden behind the vertical leg of the primary shelf angle, it was extremely difficult and time consuming for Western to remove. To remove these welds, Western had to cut out slots in the shelf angle without damaging the secondary support angle behind (Photo Nos. 3 – 4).
4. Given that our structural analysis found the existing shelf angles to be adequate, our recommendation is to leave as many in place as possible, unless there is substantial deflection or section loss. Because the shelf angles will remain in place, the goal will be to provide substantial protection to the existing steel to minimize the potential for future corrosion.

C. North Elevation Parapet Wall

1. The parapet wall across the north facade of the building contained significant deterioration to the inboard/roof-facing masonry wythe, with extensively washed-out mortar joints (Photo Nos. 5 – 6). The outboard/street-facing limestone copings and piers of the parapet wall appeared to be in better condition comparatively, but did have weathered and open mortar joints as well as isolated outwardly displaced limestone units.
2. One (1) inspection opening was performed at the inboard masonry wythe to better understand the condition of the masonry wythes behind the outer wythe. We found that the inboard/roof-facing brick masonry wythe is the only brick wythe before the limestone units. Additionally, although the mortar joints are heavily eroded, the remaining mortar was solid and well bonded.

3. Because of these findings, in lieu of rebuilding the parapet walls, the inboard masonry wythe should be repointed 100% with isolated rebuilding of the parapet, as necessary. Isolated displaced limestone units should be removed and reset. This will result in significant cost savings.

D. Brick Masonry

1. Isolated spalled brick and cracked brick masonry units were observed typically at the masonry piers immediately adjacent to the shelf angles, embedded steel elements, or window sills (Photo Nos. 7 – 8). Spalled and loose brick were removed and sealed. Individual spalled/cracked brick should be replaced and larger areas or spalled/cracked masonry are recommended to be rebuilt.

E. Balconies

1. The balconies consist of bare concrete on corrugated metal decking with galvanized railings and steel framing elements. Unsealed transitions were observed at the perimeters of the railing post embeds, transition at the concrete balcony slab and perimeter steel angle, and steel frame wall penetrations. These unsealed transitions may allow water to penetrate the balcony slab and the brick masonry walls, causing corrosion of the steel and deterioration to adjacent elements (Photo Nos. 9 –12). These joints are recommended to be sealed throughout and a pedestrian traffic bearing membrane installed at each balcony top surface.

F. Miscellaneous - Sealant

1. With the exception of the east elevation, window perimeter sealant was found to be aged and in poor condition with splits and debonded edges noted throughout the inspection locations. 100% replacement of the deteriorated sealants should be performed.

G. Annex Building

1. The brick masonry facades at the annex building were inspected from the vantage of two (2) suspended scaffold drops as well as with binoculars at ground level. Overall, the facades are in fair condition with minor brick masonry cracks, spalls, and weathered mortar joints which are typical maintenance work items for a building of this construction. The brick masonry is in similar condition to the brick masonry at the tower.
2. The spandrels are comprised of a decorative metal spandrel panel. The original drawings call it out as an aluminum spandrel. No significant signs of deterioration were observed at the spandrel panels.

H. Courtyard Facade

1. The courtyard facades were visually reviewed with binoculars from the vantage of the roof level. The courtyard facades exhibited areas of deterioration to the masonry including general maintenance items such as peeling paint, cracked brick, and spalling brick typically at the corners and returns. Some areas of displacement were observed which appeared to be near the steel shelf angle location. The displacement is likely caused from corrosion of the shelf angle. These locations will likely require rebuild and rehabilitation of the steel shelf angle.
2. There is currently safety netting installed at the courtyard to catch falling pieces of mortar, paint, and spalled brick. It is recommended that the safety netting remain in place until repairs are performed to the masonry facades. Because of the displaced brick, we recommend repairs to the courtyard facades be performed in conjunction with the north elevation repairs.

II. RECOMMENDATIONS SUMMARY

A. Cast Stone Spandrel Repair

Based on our observations and findings from the up-close suspended scaffold review, the three (3) potential repair options previously discussed still remain for the Client to consider for the cast stone spandrels. The only modification to each option is that instead of assuming the steel shelf angle will be replaced, we recommend the steel shelf angle remain and be rehabilitated, unless not feasible due to the condition of the steel. Refer to the Spandrel Repair Options Diagram in Appendix C. The potential repair options are as follows:

1. **Option 1:** At 100% of the cast stone spandrels, replace the lower three (3) cast stone units across the base of the spandrel and rehabilitate the shelf angle. The two (2) upper cast stone spandrel units will be pinned, stabilized, repaired as necessary, and remain in place. The shelf angle will be cleaned and painted with a rust inhibitive coating and new flashing system installed.
2. **Option 2:** Similar to Option 1, but only the cast stone units with visible deterioration will be replaced; the other cast stone units will be salvaged by removing and resetting. The two (2) upper cast stone spandrel units will be pinned, stabilized, repaired as necessary, and remain in place. The shelf angle will be cleaned and painted with a rust inhibitive coating and new flashing system installed. This option will require routine visual inspections via binoculars to review for additional spalling/deterioration at the reset/reused cast stone units.
3. **Option 3:** Similar to Option 2, but in lieu of performing the work at 100% of the cast stone spandrels, repairs will only be performed at cast stone spandrels with visible deterioration. This option will require routine visual inspections via binoculars to review for additional spalling/deterioration at the reset/reused cast stone units and at areas where rehabilitation of the steel shelf angles was not performed.
4. As previously discussed, for the above options, a variety of materials such as precast concrete / GFRC / brick infill / stucco / metal panels may be considered during the program. The use of these materials may require the approval from the Houston Office of Preservation, given that the building is designated as a Landmark Building. The Engineering Opinion of Cost has assumed replacement of cast stone units with GFRC units to match the existing color and profile.

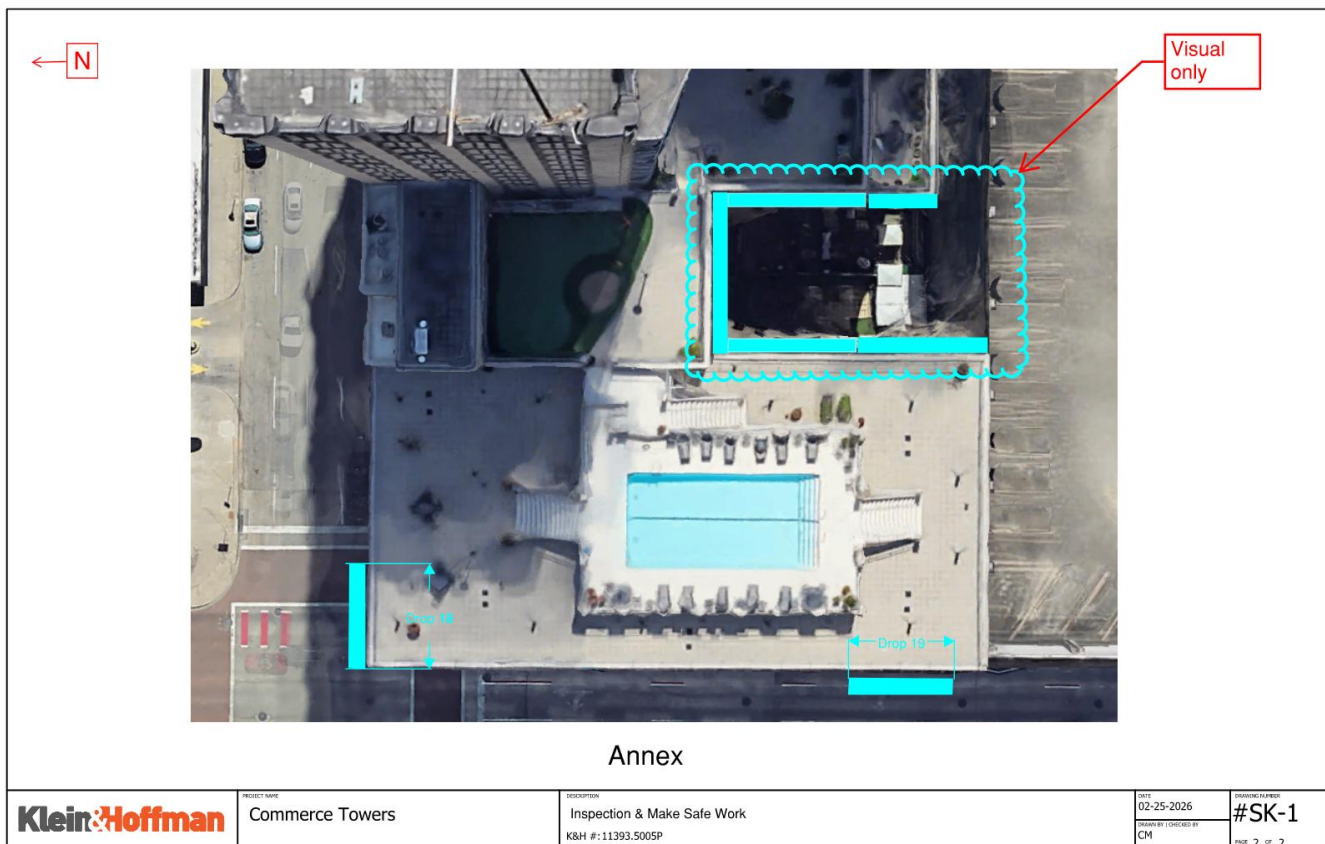
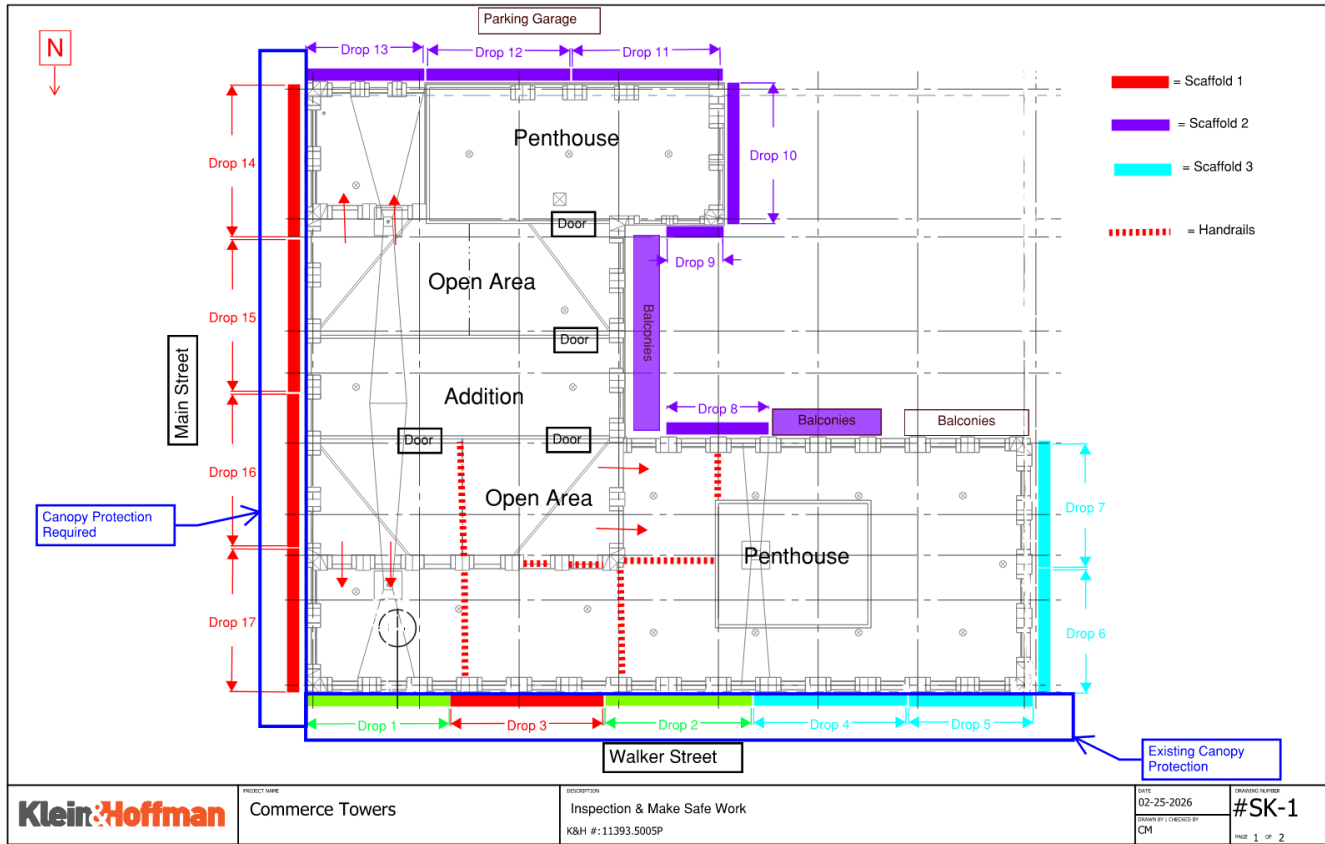
B. Alternate Repair Approach Recommendations Summary

The following is an update to the summary of the primary repair items that may be considered for the north elevation façade repair program.

1. Repair/replace the cast stone spandrels at shelf angles utilizing one of the options discussed above.
2. Rebuild 100% of the cast stone spandrels at the 12th floor, including replacement of cast stone units.
3. Remove and reset isolated displaced cast stone units.
4. Install supplemental lateral anchors at cast stone units where replacement or resetting is not performed.
5. Patch spalls at cast stone and limestone spandrels and replace failed previous patches.
6. Rebuild brick masonry at spalled and cracked locations.
7. Replace isolated steel shelf angles at brick masonry piers and designated cast stone spandrels with significant section loss or deflection.
8. Repoint open mortar joints.

9. Remove and reset displaced limestone units at the parapet wall.
10. Repoint the inboard side of the masonry parapet wall. Isolated rebuilding of the outer wythe of brick masonry may be necessary.
11. Replace window perimeter sealant 100%.

APPENDIX A – DROP PLAN



APPENDIX B - REPRESENTATIVE PHOTOGRAPHS



Photo No. 1. View of spalled cast stone spandrel units.



Photo No. 2. View of spalled cast stone unit with exposed reinforcing steel.



Photo No. 3. View of primary shelf angle removal in progress at cast stone spandrel. Slots in the vertical leg were cut to access the concealed weld at the vertical leg of the secondary angle behind. The concrete beam behind the shelf angle was found to be in good condition.



Photo No. 4. View of removed shelf angle at cast stone spandrel with cut anchors and exposed secondary angle at the window head.



Photo No. 5. View of inboard side of the masonry parapet with eroded mortar joints and peeling coating.



Photo No. 6. View of parapet limestone units designated for stabilization. Isolated rebuild at this section is recommended during a repair program.



Photo No. 7. View of step cracks in brick masonry designated to be sealed. The cracking appears to stem from the embedded steel near the upper left corner of the image.

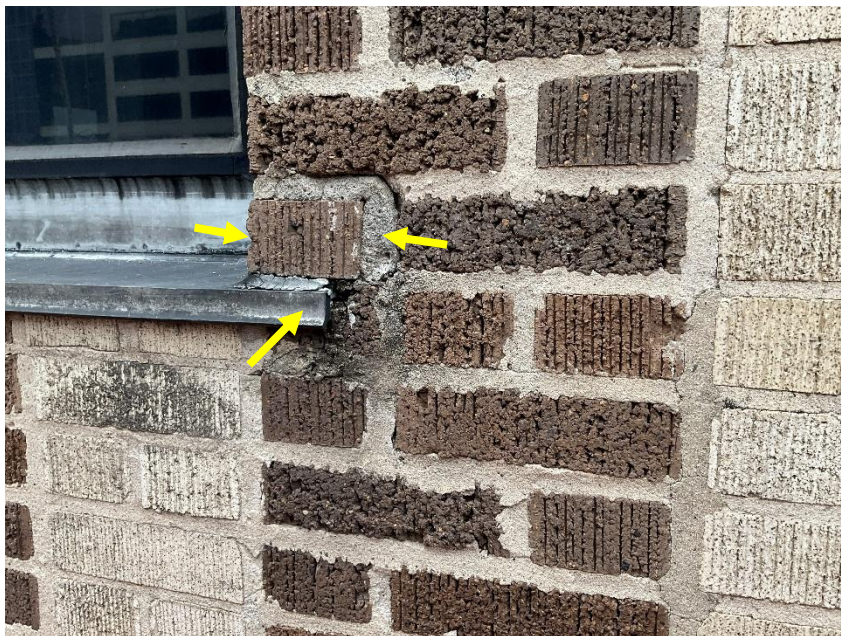


Photo No. 8. View of loose brick masonry at the window sill.



Photo No. 9. View of bare concrete balcony topside.



Photo No. 10. View looking down at the cracked and spalled concrete near a balcony post embed. The perimeter steel angle is also corroded.



Photo No. 11. View of corroded steel angle at balcony slab edge. Moisture is likely getting trapped between the concrete and the steel.



Photo No. 12. View of concrete balcony slab crack.

APPENDIX C - SPANDREL REPAIR OPTIONS

