

THE RESIDENCES AT HOTEL PINCKNEY

by

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THE RESIDENCES AT HOTEL PINCKNEY

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ABSTRACT

With utilization of the entire site at 1400 Henderson, The Residences at Hotel Pinckney, in addition to its sister boutique property, Hotel Pinckney, has transformed Fort Worth's historic Public Market building into an oasis. The existing building's architectural features are the inspiration for the proposed design. The five story residential tower is attached to the three story hotel through a series of contemporary courtyards, housing amenities that are shared by both residents and hotel guests. The existing architecture's motifs are the muse for the renovation and addition's fenestration. While Spanish Colonial Revival inspires the architectural plan, exterior material selections, and welcoming ambience, Italian Baroque Revival influences can be seen in the screen detailing throughout the property. Art Deco lends itself to a contemporary, clean aesthetic and balances the romantic details of the other two styles with a more contemporary approach.

ACKNOWLEDGEMENTS

I would like to thank Professor Amy Roehl for her commitment, guidance, and dedication throughout the course of the completion of my Departmental Honors Thesis. She has made countless sacrifices to meet with me on a weekly basis and lend her expertise. Additionally, I would like to thank Professor Gayla Shannon for her supportive role in this project, as well as Dr. Jane Kucko. These three women have been tremendously valuable resources throughout the development and carrying out of this project.

INTRODUCTION

With utilization of the entire site at 1400 Henderson, The Residences at Hotel Pinckney, in addition to its sister boutique property, Hotel Pinckney, has transformed Fort Worth's historic Public Market building into an oasis. The existing building's architectural features include the stylistic influences of Art Deco, Spanish Colonial Revival, and Italian Baroque Revival, which are, in turn, the inspiration for the proposed design. The five story residential tower is attached to the three story hotel through a series of contemporary courtyards, housing amenities that are shared by both residents and hotel guests. These amenities include entertainment venues such as Rose', a restaurant and wine bar, in addition to an infinity edge pool with views of a water wall and courtyards throughout the back of the property, and soothing fitness and spa facilities. Meeting rooms and open air transitional spaces, utilized as ballrooms for functions and events, appeal to those looking for a special spot to homeowners with a need to hold a meeting or those in the community planning a more formal event. The existing architecture's motifs are the inspiration behind the fenestration, including arched windows, arabesque framed doors, and hand carved details. While Spanish Colonial Revival inspires the architectural plan, exterior material selections, and welcoming ambience, Italian Baroque Revival influences can be seen in the screen detailing throughout the property. Art Deco lends itself to a contemporary, clean aesthetic and balances the romantic details of the other two styles with a more contemporary approach. The atmosphere of the Residences at Hotel Pinckney is undeniably a place where old and new blends seamlessly, where every room has a view, and where enduring style and modern luxury serve its residents now and for many years to come.

FORT WORTH PUBLIC MARKET BUILDING

The Fort Worth Public Market is located in Fort Worth, Texas. Developer John J. Harden, from Oklahoma, spent \$150,000 in the building of the structure. It was designed by B. Gaylord Noftsgger, a native of Oklahoma City. The public market in Oklahoma City is constructed in a similar style. The Public Market was opened to the public in June 1930 and has housed various businesses such as a grocery store, bakery, and tire factory. The building is known throughout Fort Worth, not only for its history, but for its architectural style. The building's existing architecture includes Spanish Colonial Revival, Art Deco, and Italian Baroque Revival. The main tower is decorated with terra cotta columns and pilasters, while the roof boasts multi-colored terra cotta tile. In 2010 a fire destroyed a shed behind the main building, and it remains in this state. In 2014, the building sold to MC Estates, and they have plans to restore the character and establish a business at the site. It should be noted that the Public Market was added to the National Register of Historic Places in July 1984.

EXISTING ARCHITECTURAL STYLES

The building's existing architecture includes Spanish Colonial Revival, Art Deco, and Italian Baroque Revival. A few images of these examples can be seen in the following design package.

Spanish Colonial Revival Style is a United States architectural stylistic movement arising in the early 20th century based on the Spanish Colonial architecture of the Spanish colonization of the Americas. The style is noticeable by the extraordinary use of stucco and chimney finishes, low-pitched clay tile roofs and terracotta or cast concrete adornments. Other characteristics typically include small porches or balconies, courtyards, Roman or semi-circular arcades and fenestration, tall, double-hung windows, canvas awnings, and decorative iron trim.

Italian Baroque Revival is the revival of the Italian Baroque style, or *Barocco*, a stylistic period in Italian history and art that began in the late 16th century and flourished until the early 18th century. It is characterized by heavily elaborate ornamentation and decoration.

Art Deco is an influential visual arts design style that first appeared in France after World War I and began blossoming internationally in the 1920s, before its popularity faded after World War II. It is an eclectic style that combines traditional craft motifs with aerodynamic, Machine Age imagery and modern materials. The style is often characterized by rich colors, bold geometric shapes and lavish ornamentation.

CREATIVE PROCESS

The creative process began by dicing into the existing building's architectural styles. Courtyards are seen in Spanish Colonial and Italian Baroque architecture. The idea of developing the site began with the hotel and residential buildings sharing amenities through a series of spaces and courtyards. Additionally, each building is to have their own courtyards and balconies.

The art of watercolor inspired a loose layering and flow, with a sacred geometry overlay to reflect the function behind it. This collage was reinterpreted into a 3D parti. The parti then influenced the site layout and the architectural and interiors planning began.

Blending Hotel Pinckney's interior and exterior spaces through a contemporary courtyard plan allows for modern functionality and visual wayfinding, while also incorporating an aesthetic approach to community, safety, and scale.

FLOORPLANS

The site has been transformed to redirect traffic into a porte cochere for valet and an underground parking garage for residents, their visitors, and hotel guests. This allows for maximum usage of the entire site. The first floor is a double volume space including the main lobby, with a private courtyard leading to The Residences. Additionally, the meeting space looks onto the courtyard. Off of the other wing of the lobby is the restaurant and bar, Rose, named after the blend of red and white wines. The southern portion of the property includes grounds which include a fitness and spa facility.

The first floor of the residential building includes a lobby, mailroom, public restrooms, and six residences, ranging from a one bedroom sixteen hundred square feet to three bedroom at twenty seven hundred square feet. The residences are designed to include ADA standards and are generous in space and luxury. Additionally, each has its own private yard.

The second floor residential portion is identical to the first floor, with balconies in place of yards. The infinity edge pool, overlooking the grounds, connects to the second floor. There are plenty of seating options, including private cabanas, chaise lounges, a bar, sectional seating with fireplace, and a sunken sofa in the pool.

The third floor is the first floor which no longer connects to the hotel. This level includes the six residences and storage.

The fourth floor includes a sky bridge, which connects to the top of the hotel building and overlooks the pool.

The fifth floor is a six thousand square foot private residence, wrapped in a generous terrace. Images of the living room, dining space, and kitchen can be seen in the

design package. This residence includes a gallery upon entrance, a private master suite wing to the north and the living space to the south. The master suite includes a lounge space, his and her bathrooms, as well as his and her closets with and area for laundering. The main portion of the residence includes a theater, library, office, kids' space, and three bedrooms.

THE LOBBY

The lobby space, shown in the design package, includes a reception, lounge, concierge and courtyard. The materials used in this space are silver striated travertine, aged brass, bog oak, and abstract mosaic flooring. The reception desk, placed in front of the main courtyard, is created from a large block of travertine and is flanked by oversized gas lanterns. The screen, an interpretation of an existing Italian Baroque Revival motif in the original building, is framed by an opening similar to the doorways on the surviving entrances, allowing the view of the main courtyard behind. Directly adjacent is the seating lounge. This lounge, which enjoys the view of the courtyard, shared by The Residences and Hotel Pinkney, is framed by travertine columns and screen detailing. The grand fireplace is similar to that seen in Spanish Colonial design.

The courtyard includes a water feature with a quatrefoil design and lush vegetation planted in a contemporary design throughout. A large screen on the southern wall allows those using the meeting rooms to enjoy the view, while at the same time protecting their privacy. The doorways and windows design are influenced by the existing building's fenestration.

THE RESTAURANT

Rose', named after the wine which is a blend of red and white wines, is located off of the lobby. The abstract stone flooring from the lobby is carried into the space. The bar, nestled under a generous second level wine room, is an interpretation of the cross section of the design used in the screens throughout the property.

Contemporary finishes and furnishings complete the space. The views are of the main courtyard, and Rose's ' wine bar can be seen from the valet drive and porte cochere.

THE POOL

The pool, located on the second floor, and overlooking the grounds, is filled with layering. A sunken sofa and hot tub are seamlessly included in the framework of the pool. Additionally, chaises and sectional seating with a firepit overlook the pool. The oversized wood bar, constructed from galvanized metal and welded into a design similar to the quatrefoil, is considered decoration to the outdoor amenity. Private cabanas including daybeds, overhead screens, and quatrefoil windows to allow breeze through, offer aa more private option for residents.

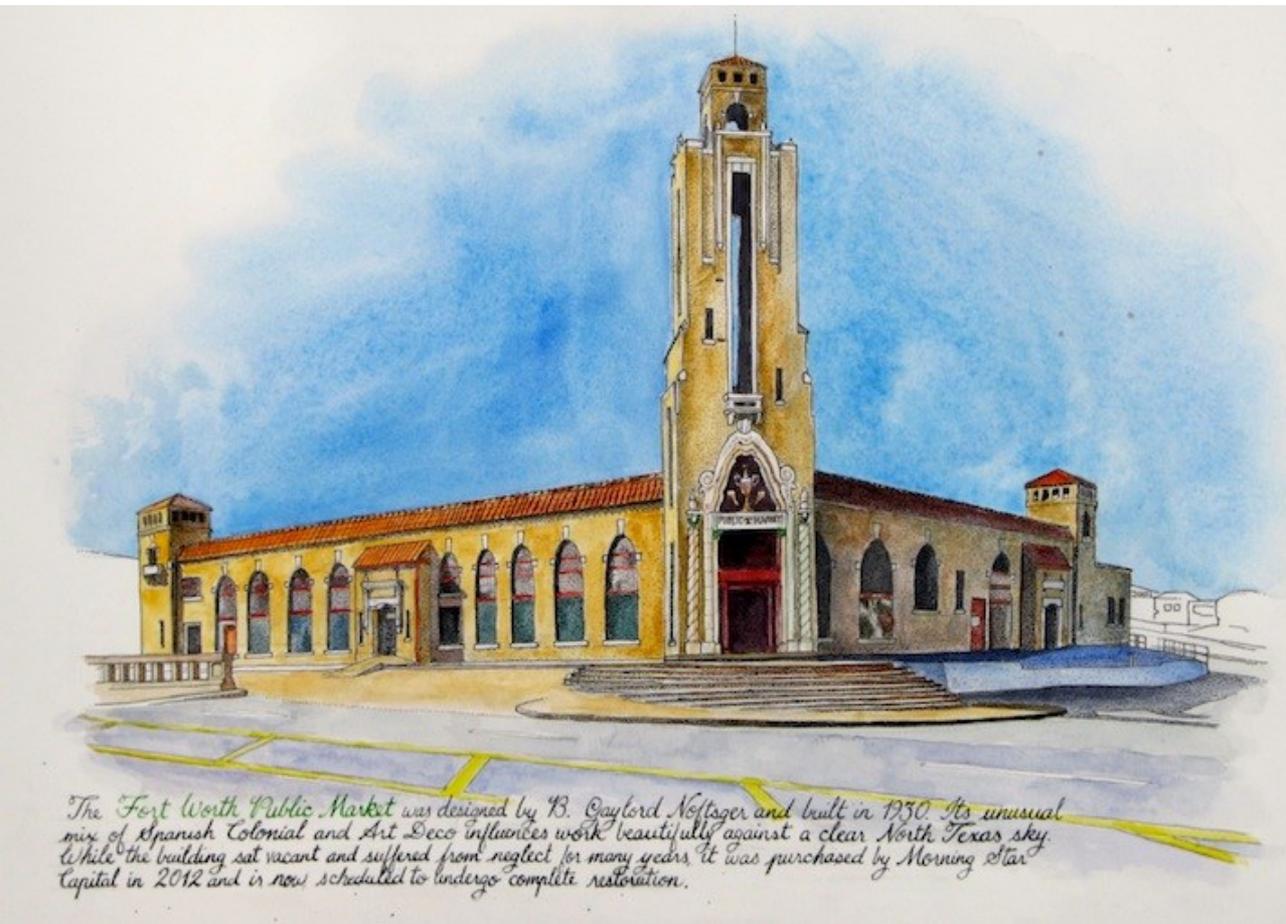
THE PENTHOUSE

The fifth floor, six thousand square foot private residence is wrapped by a generous terrace. This residence includes a gallery upon entrance, a private master suite wing to the north and the living space to the south. The master suite includes a lounge space, his and her bathrooms, as well as his and her closets with and area for laundering. The main portion of the residence includes a theater, library, office, kids' space, and three bedrooms. The living room, dining space, and kitchen offer spectacular views of downtown Fort Worth. Bog oak flooring, a limestone fireplace, and neutral furnishings set the scene in the contemporary living room, while the marble clad counters and arabesque backsplash make a feature wall in the kitchen. The peninsula offers storage for the dining space, as well as casual counter seating. A walk-in pantry is masked by double doors mirroring the fridge on the opposite side of the room.



The Residences at
HOTEL PINCKNEY

design by Rachel Frazier



The Fort Worth Public Market was designed by B. Gaylord Noffsger and built in 1930. Its unusual mix of Spanish Colonial and Art Deco influences work beautifully against a clear North Texas sky. While the building sat vacant and suffered from neglect for many years, it was purchased by Morning Star Capital in 2012 and is now scheduled to undergo complete restoration.

Designed by B. Gaylord Noffsger, Oklahoma City native

Developer John J. Harden, also from Oklahoma, spent \$150,000 on the building.

Opened June 20, 1930

Housed various businesses such as grocers, bakers and butchers, and factories

In 2010 a fire destroyed the theatre behind the main building

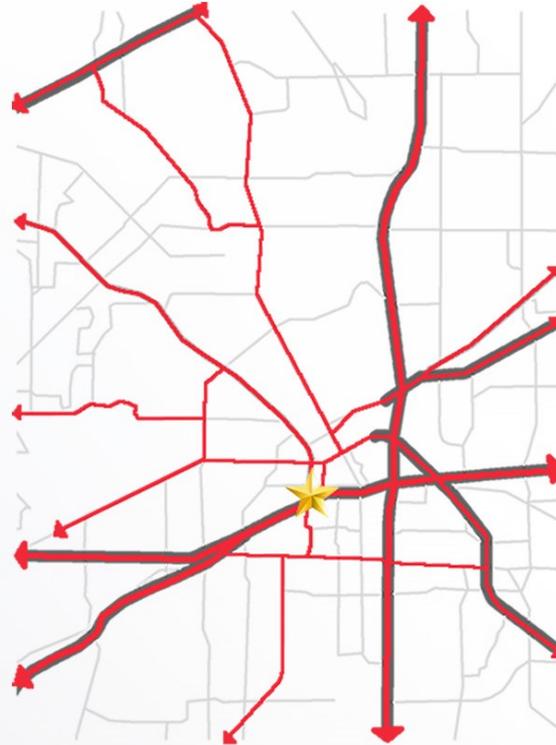
Recently sold in 2014

Added to the National Register of Historic Places in July 5, 1984.

The Residences at
HOTEL PINCKNEY



ZONING



CONNECTIONS

Hotel Pinckney is in a prime location, and has immediate access to local highways and major traffic corridors.



ATTRACTIONS

Fort Worth is known as the city where "cowtown meets culture". The area boasts a variety of indoor and outdoor activities. One can enjoy a rodeo at the Stockyards, followed by a visit to world-renowned museums.

The Residences at HOTEL PINCKNEY



Fort Worth is the fastest growing metropolitan area in the state

Growing at 23.6 times faster than the national labor force

5709 downtown residents

44,755 downtown employees

71% of downtown residence owners have incomes exceeding \$100,000 / yr

\$74,906 average payroll

Average residential unit sales price: \$520,749

38% married

95% without children

*Statistics from STATE OF DOWNTOWN FORT WORTH 2013

The Residences at
HOTEL PINCKNEY



The Residences at
HOTEL PINCKNEY



Spanish Colonial

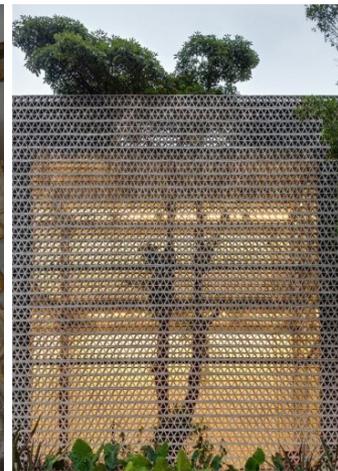


Art Deco

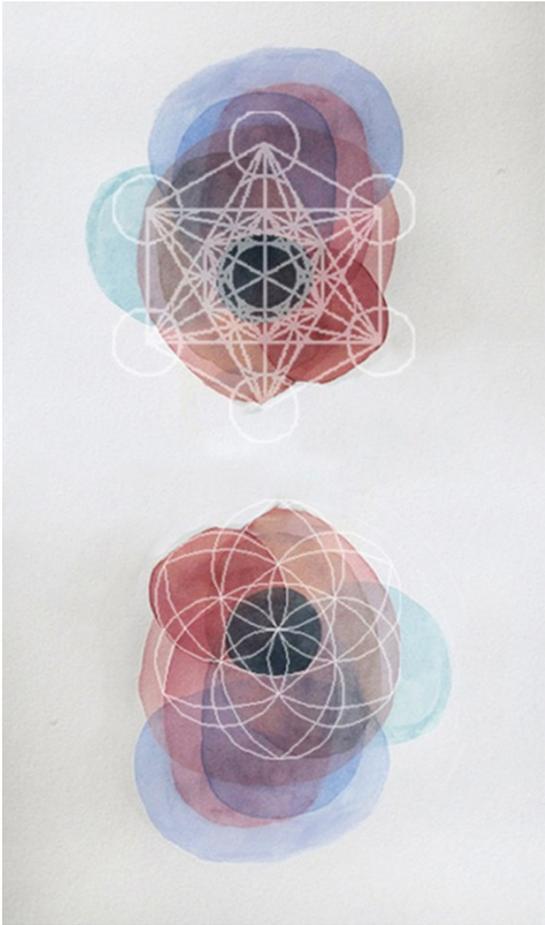


Italian Baroque

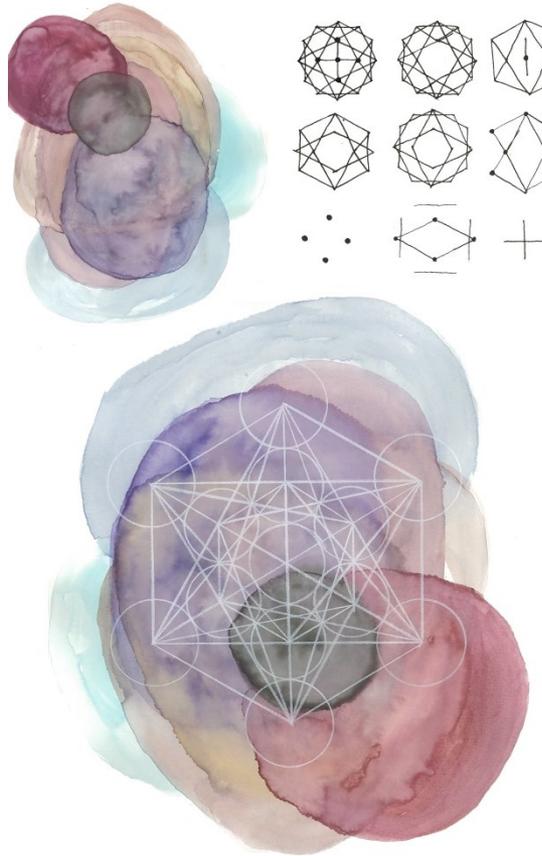
The Residences at
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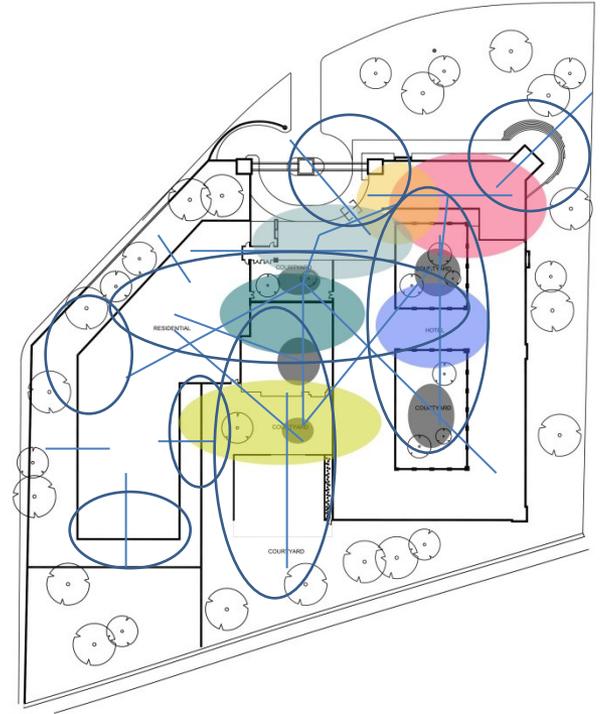
The Residences at
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Parti



Sketches



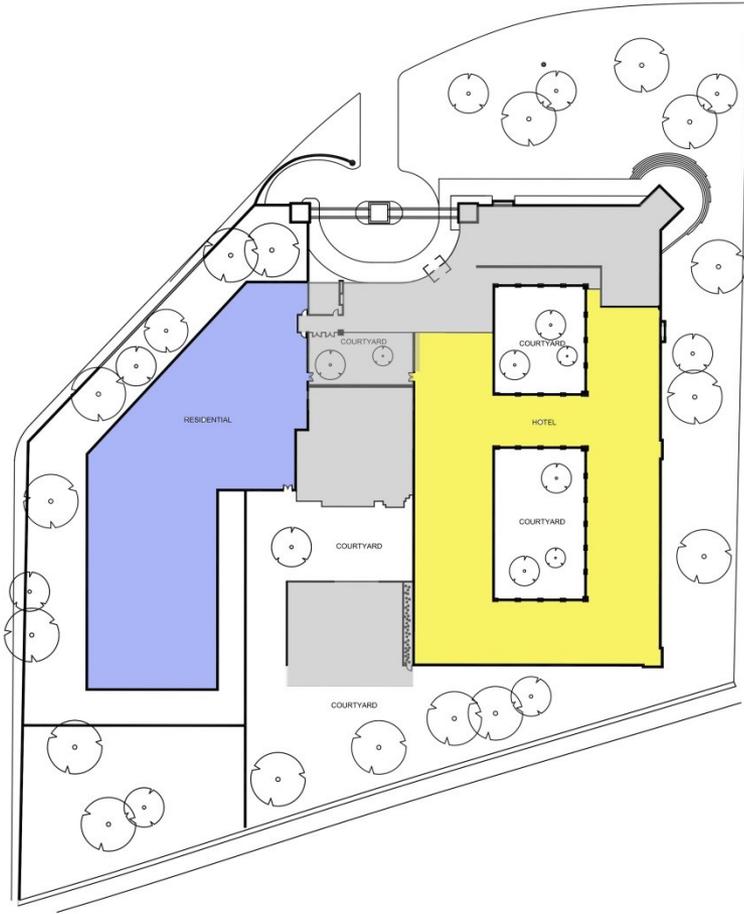
Site Plan Diagram

The Residences at
HOTEL PINCKNEY

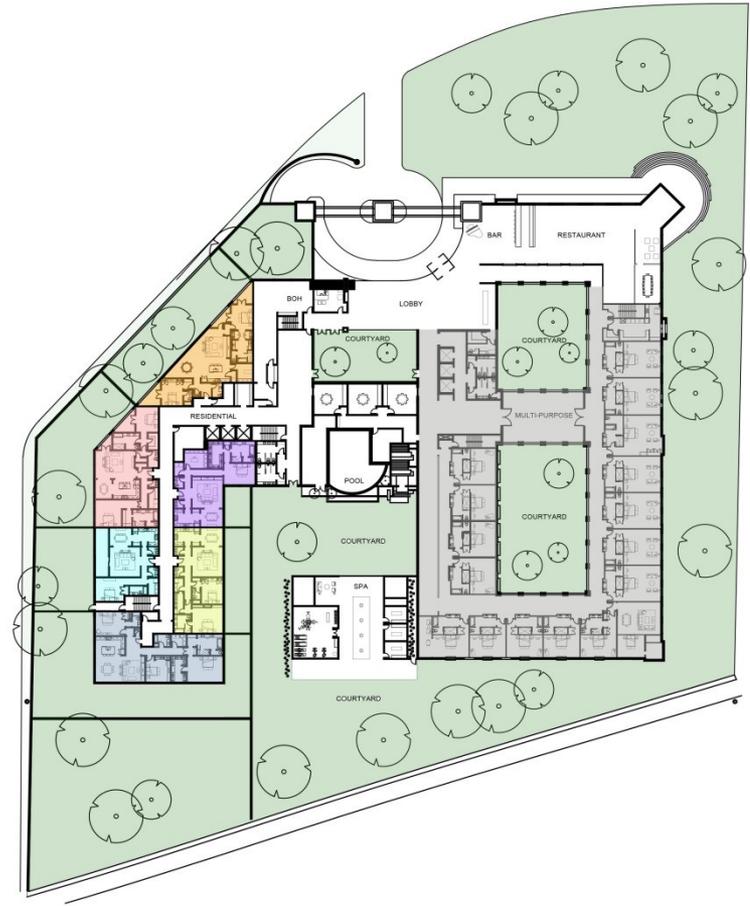


The Residences at
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Proposed Site Sketch

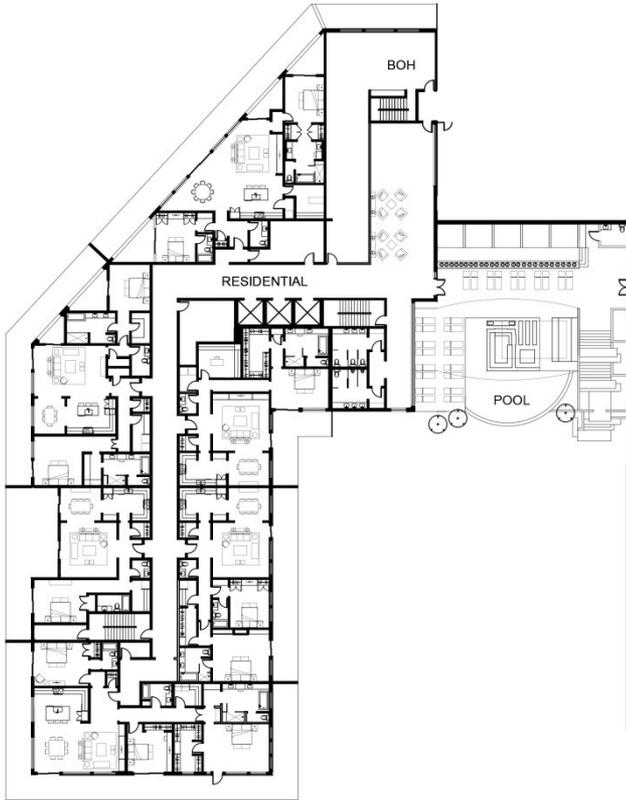


Site Plan

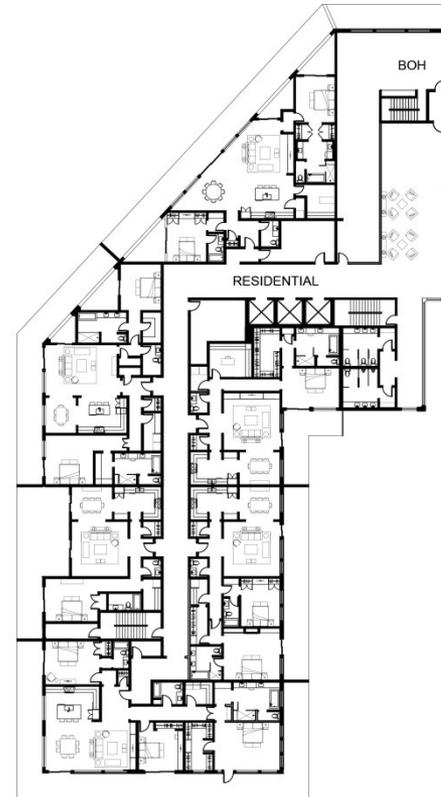


First Floor

The Residences at
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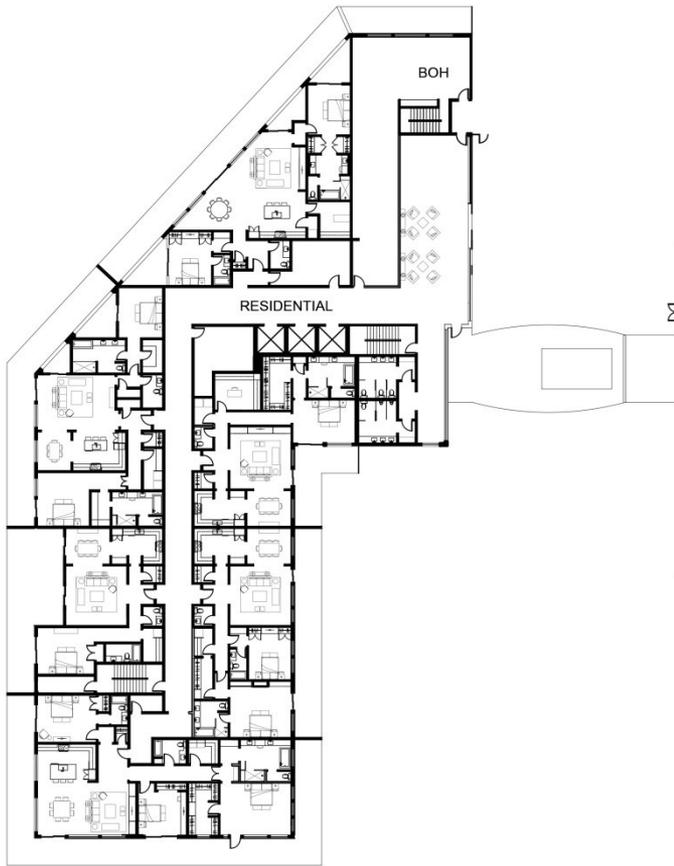


Second Floor

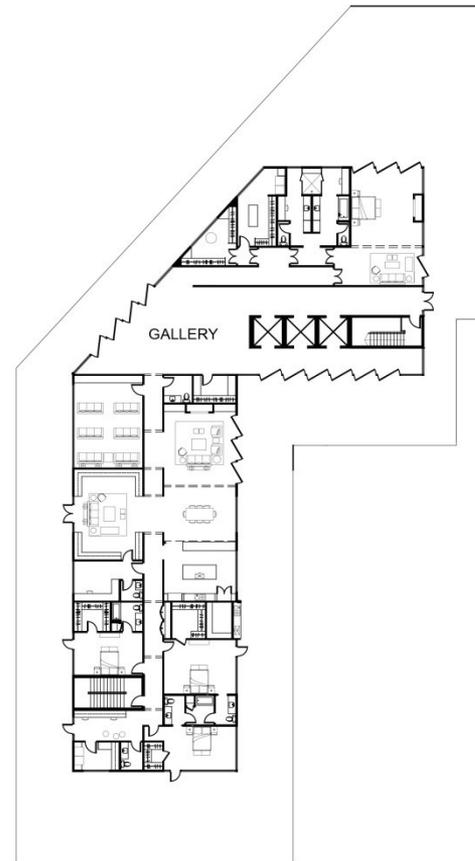


Third Floor

The Residences at
HOTEL PINCKNEY

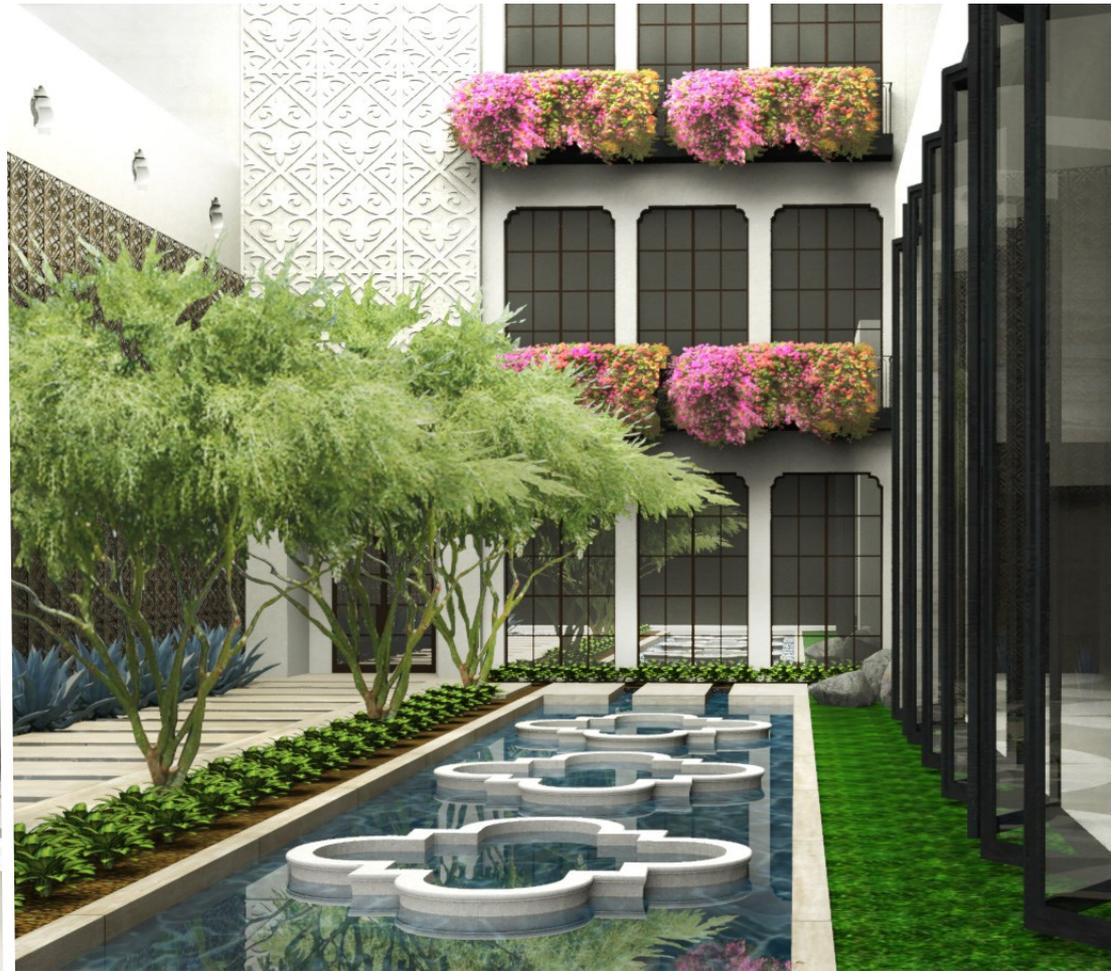


Fourth Floor



Fifth Floor

The Residences at
HOTEL PINCKNEY



The Residences at
HOTEL PINCKNEY



The Residences at
HOTEL PINCKNEY



The Residences at
HOTEL PINCKNEY



The Residences at
HOTEL PINCKNEY



The Residences at
HOTEL PINCKNEY



The Residences at
HOTEL PINCKNEY



The Residences at
HOTEL PINCKNEY

Penthouse Living Room



The Residences at
HOTEL PINCKNEY



The Residences at
HOTEL PINCKNEY