CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 1200 Rothwell

Historic District (Landmark) HCAD # 1246600010020

Subdivision Sterrett Street Sec 1 Amend Lot Res A1 Block Blk 1

DESIGNATION TYPE

- [x] Landmark
- [ ] Protected Landmark
- [ ] Archaeological Site
- [ ] Contributing
- [ ] Noncontributing
- [ ] Vacant

PROPOSED ACTION

- [ ] Alteration or Addition
- [ ] Restoration
- [ ] New Construction
- [ ] Relocation
- [ ] Demolition
- [ ] Excavation

DOCUMENTS

- [ ] Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name C&R2 Properties, L.P.

Company c/o Clay Crawford

Mailing Address 1200 Rothwell
Houston, Tx 77002

Phone 713-223-3333

Email [redacted]

Signature

Date 2/9/17

APPLICANT (if other than owner)

Name

Company

Mailing Address

Phone

Email

Signature

Date

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ *Application received:* ___/___/___ *Application complete:* ___/___/___

CERTIFICATE OF APPROPRIATENESS
APPLICATION INSTRUCTIONS

PLANNING & DEVELOPMENT DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project, application requirements, and, if necessary, to make an appointment to meet with staff for a project consultation. Visit the Historic Preservation Web Manual for historic district profiles, project guidance and forms.
www.houstontx.gov/HistoricPreservationManual

Historic Preservation Office	832.393.6556	historicpreservation@houstontx.gov

SUBMISSION INSTRUCTIONS

To submit application to Planning Department:

- email documents to historicpreservation@houstontx.gov (attachments must be less than 10MB)
- send a Dropbox shared folder invitation to historicpreservation@houstontx.gov, or
- contact staff to set up an appointment to drop off a disc or flash drive.

MEETING SCHEDULE

- Applications are due **22 calendar days** in advance of the HAHC meeting by **12 PM (noon)** on the deadline date. Exception: revisions to items deferred or denied at the previous HAHC meeting are due 15 days in advance of the scheduled meeting.
- **Application deadlines are firm**. All materials must be submitted by the deadline to be considered at the following HAHC meeting. Designs must be final at time of application; revisions will not be accepted after the deadline.
- HAHC will not accept new material or redesigns presented at the HAHC meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff and commissioners.
- HAHC monthly meetings are held at 3:00 PM at City Hall Annex, 900 Bagby Street, City Council Chambers, Public Level.

2017 Meeting Dates (Thursdays unless noted otherwise)	**COA Application Deadlines**	**Demolition / Relocation Posted Sign Deadlines**
January 26	January 4	January 16
February 23	February 1	February 13
March 23	March 1	March 13
April 20	March 29	April 10
May 18	April 26	May 8
June 15	May 24	June 5
July 26 (Wednesday)	July 3	July 16
August 23 (Wednesday)	August 1	August 13
September 21	August 30	September 11
October 19	September 27	October 9
November 16	October 25	November 6
December 13(Wednesday)	November 21	December 3

CERTIFICATE OF APPROPRIATENESS
APPLICATION INSTRUCTIONS

PLANNING & DEVELOPMENT DEPARTMENT

DEFINITIONS

Addition: any expansion to an existing building, structure or object.

Alteration: any change to the exterior of a building or structure, including adding, moving, removing or replacing an exterior feature.

Demolition: an act or process that destroys in whole, or a majority of, any building, structure, object or site.

Excavation: to expose, uncover, or remove by digging, cutting or hollowing out.

Exterior Feature: an element of the architectural character and the general arrangement of the external portion of a building, structure or object, including building materials and parts of the exterior wall assembly such as walls studs, interior shiplap and the foundation

Mandatory Repair: a repair of a building or structure that is necessary to comply with Article IX, Ch. 10, Houston Code of Ordinances, as evidenced by an order of the hearing official or the building and standards commission or by a citation.

New Construction: the erection of a new building, structure, or object, on a lot, site, or other property.

Relocation: any change in the location of a building, structure, or object.

Restoration: accurately recovering the form and detail of a building, structure, object, or site and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work, or both.

Certificate Of Appropriateness

February 28, 2017

1200 Rothwell Street a/k/a 1200 Nance

Houston, Texas 77002

Property Description

The building is known as Henry Henke Fifth Ward Grocery Store. The building is located at 1200 Rothwell, Houston, Texas 77002 which is also known as 1200 Nance.

Background:

The proposed work is being done for a single purpose: to prevent additional flooding of the building. The historic warehouse district is prone to significant street flooding even during minor rainfall events. We have enclosed a photograph of our building following a modest 4.5 inch rain. As you can clearly see, water quickly pools in the street, comes up over the curb and presses against the building exterior. Our property located at 1200 Rothwell is especially prone to flooding given its location within the warehouse district.

We have worked closely with City officials during the past year. Unfortunately, the City has concluded that nothing can be done to prevent future flooding in the warehouse district except a major capital improvement to increase the storm water capacity.

We have had three separate water incursions into the building in the past 15 months. We have considered every conceivable solution to this problem. Before proposing the work requested here, we attempted a different solution. We sought and received a COA to purchase and install expensive water-resistant doors. Unfortunately, the flood-resistant doors failed to prevent a water incursion during a recent rain event on January 18, 2017. Any mechanical solution designed to prevent flooding is subject to fail. Flood prevention experts have a strong preference for passive solutions which are always in place and do not need human intervention to be deployed.

After numerous meeting with City and State officials, architects and other experts, we have concluded that the two entrances into the building must be elevated. Water primarily enters the building around the doorway openings. This is a common practice in the warehouse district. Many building have steps that lead up to an elevated entrance. In the event the City ultimately decides to implement a major capital improvement project to eliminate the flooding in the neighborhood, these proposed changes can

be removed and the street level entrances can be reestablished without damage to the original historic structure.

Proposed Work

(1) Install concrete steps at the front entrance and the parking lot entrance. The parking lot entrance will have an ADA approved lift. The new front entrance will be placed inside the existing opening. There will be no demolition of any of the historic brick work.
(2) Replace the existing (non-original) doors with comparable doors in shape, size and color.
(3) Fortify the pony walls beneath the existing windows by replacing the "stucco over wood construction" with a concrete/masonry pony wall fortified with rebar. Finish the exterior of the new concrete pony walls with stucco façade to match existing façade. Windows above pony walls will remain unchanged. The pony wall changes should not alter the current appearance of the exterior when complete. The pony walls were constructed 15 years ago as part of the original buildout.

Current building materials conditions and originality of any materials proposed to be repaired or replaced.

Concrete stairs to be added in front and back as shown.

New front doors and back doors to be stained wood doors with glass comparable in look to what is currently installed.

The "stucco over wood" pony walls to be replaced with concrete/masonry pony walls reinforced with rebar. Exterior finish of stucco pony walls to resemble the current exterior.

Proposed new materials description

See details in section on Proposed Work.

Photographs

Elevations

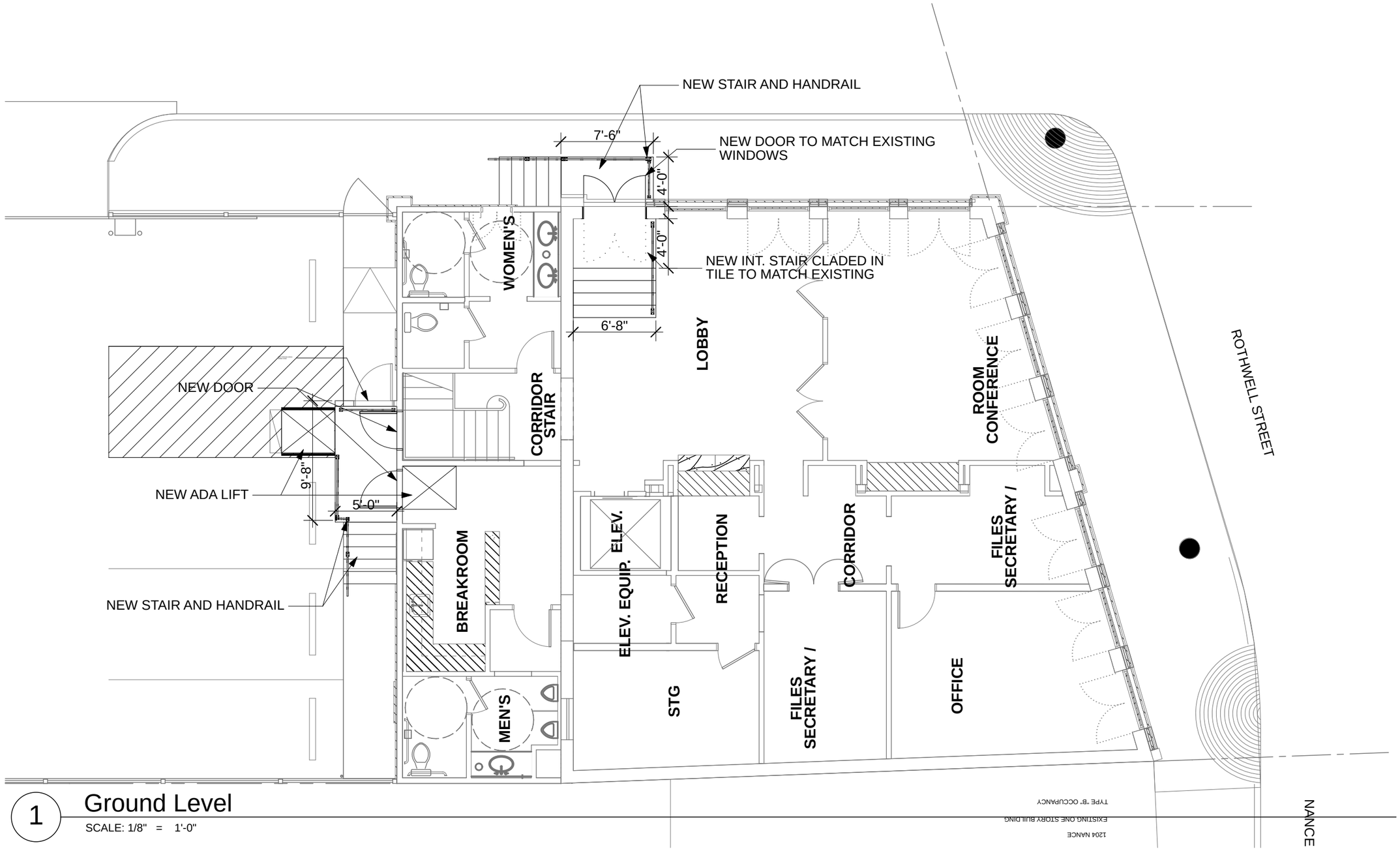
See attached

Detailed photos of exterior elements subject to proposed work

See attached.

Historical photos as evidence for restoration work

Not applicable.



1 Ground Level

SCALE: 1/8" = 1'-0"

INVENTURE DESIGN

3118 Richmond Ave., Suite 200
Houston, Texas 77098
T 713.524.5555, F 713.524.4777
www.invdesgroup.com

Crawford Law

1200 Rothwell Street Houston TX

Approved by (Signature)

(Printed Name, Title)

Date

Interim Review Only- Not for regulatory approval, permitting or construction.

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date
2/21/17

project number
16152.00

drawing name
Test Fit- Ground Level

16152_Crawford Lawfirm- EntryOption.pln Tuesday, February 21, 2017

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date
2/21/17

project number
16152.00

drawing name
3D View

16152_Crawford Law\Rvt- Entry\Options.pln Tuesday, February 21, 2017

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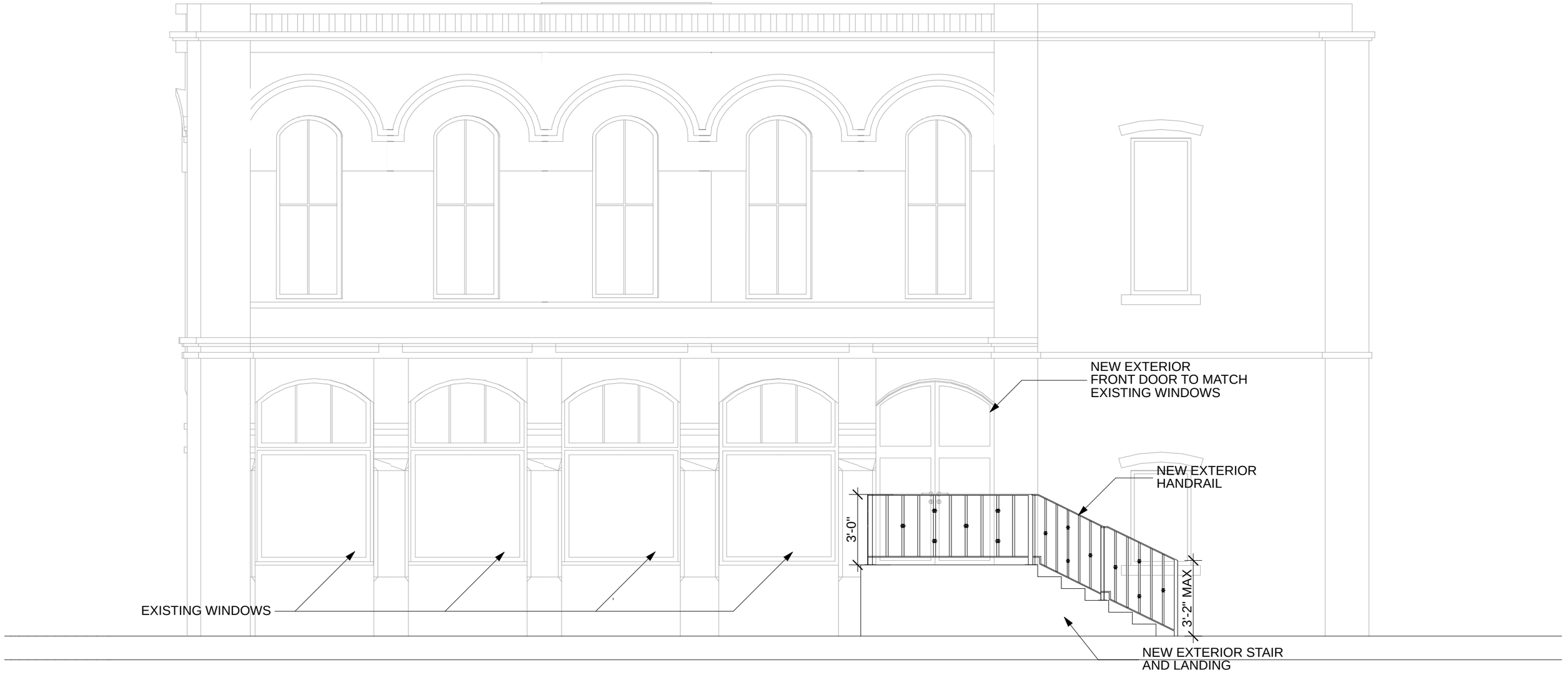
date
2/21/17

project number
16152.00

drawing name
3D View

16152_Crawford Law/firm - EntryOption.pln Tuesday, February 21, 2017



1 Front Door Elevation

SCALE: 1/4" = 1'-0"

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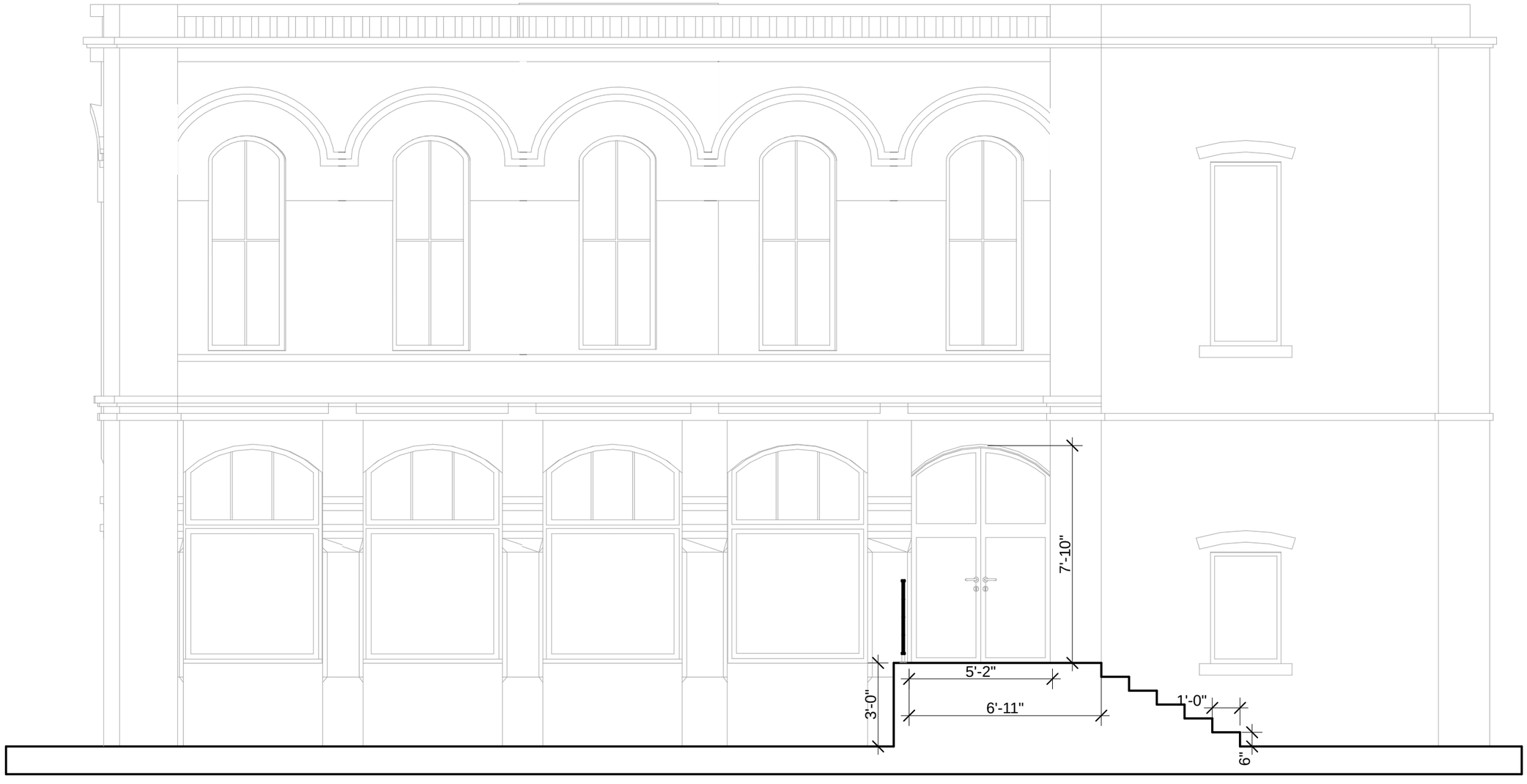
date 3/7/17

project number 16152.00

drawing name Elevation

16153_Crawford Lawfirm- EntryOption.pln Tuesday, March 7, 2017



1 Front Door Elevation - 2

SCALE: 1/4" = 1'-0"

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1200 Rothwell Street Houston TX

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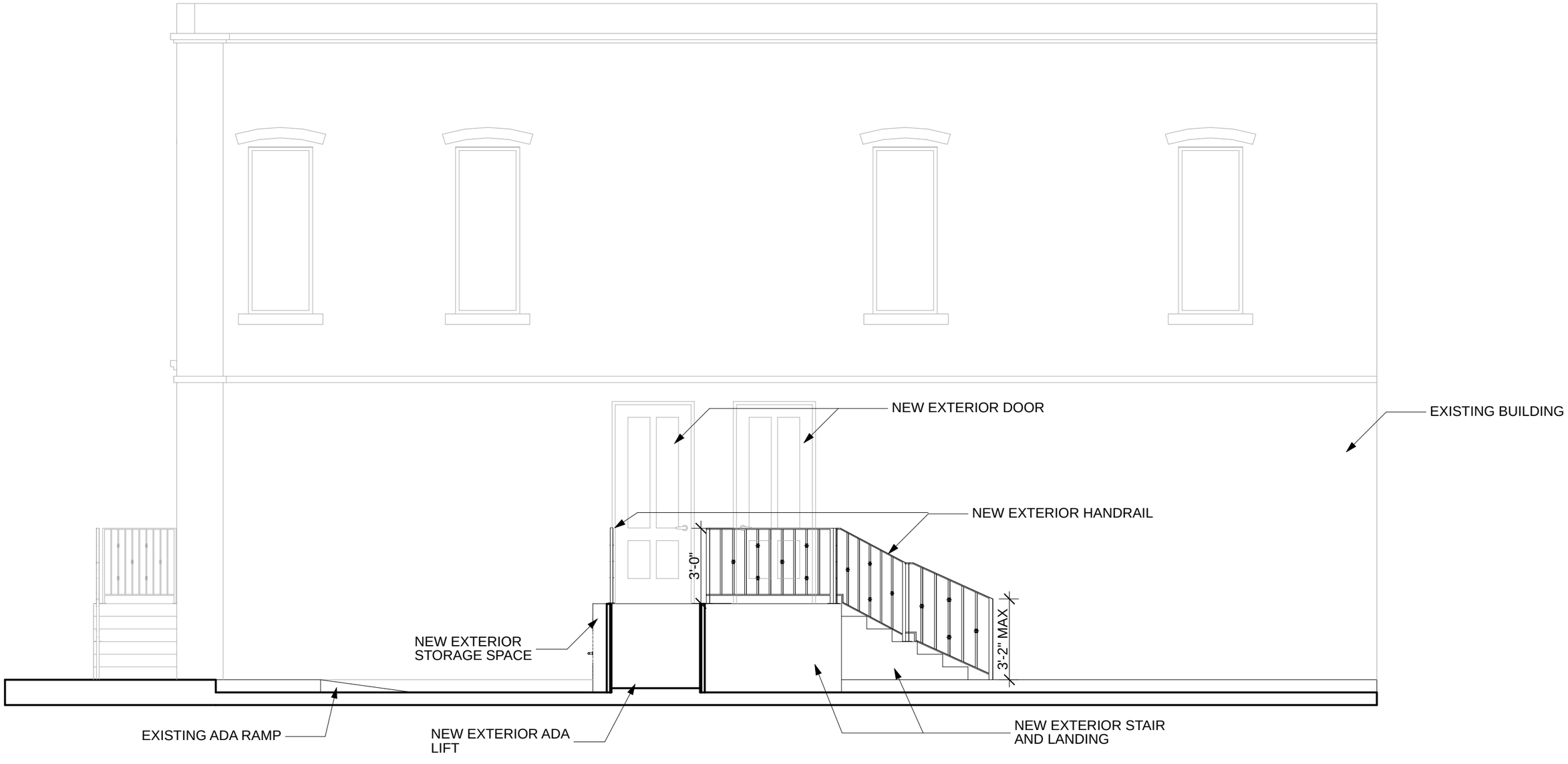
date 3/7/17

project number 16152.00

drawing name Elevation

16152_Crawford Lawfirm- EntryOption.pln Tuesday, March 7, 2017



1 Side Door Elevation

SCALE: 1/4" = 1'-0"

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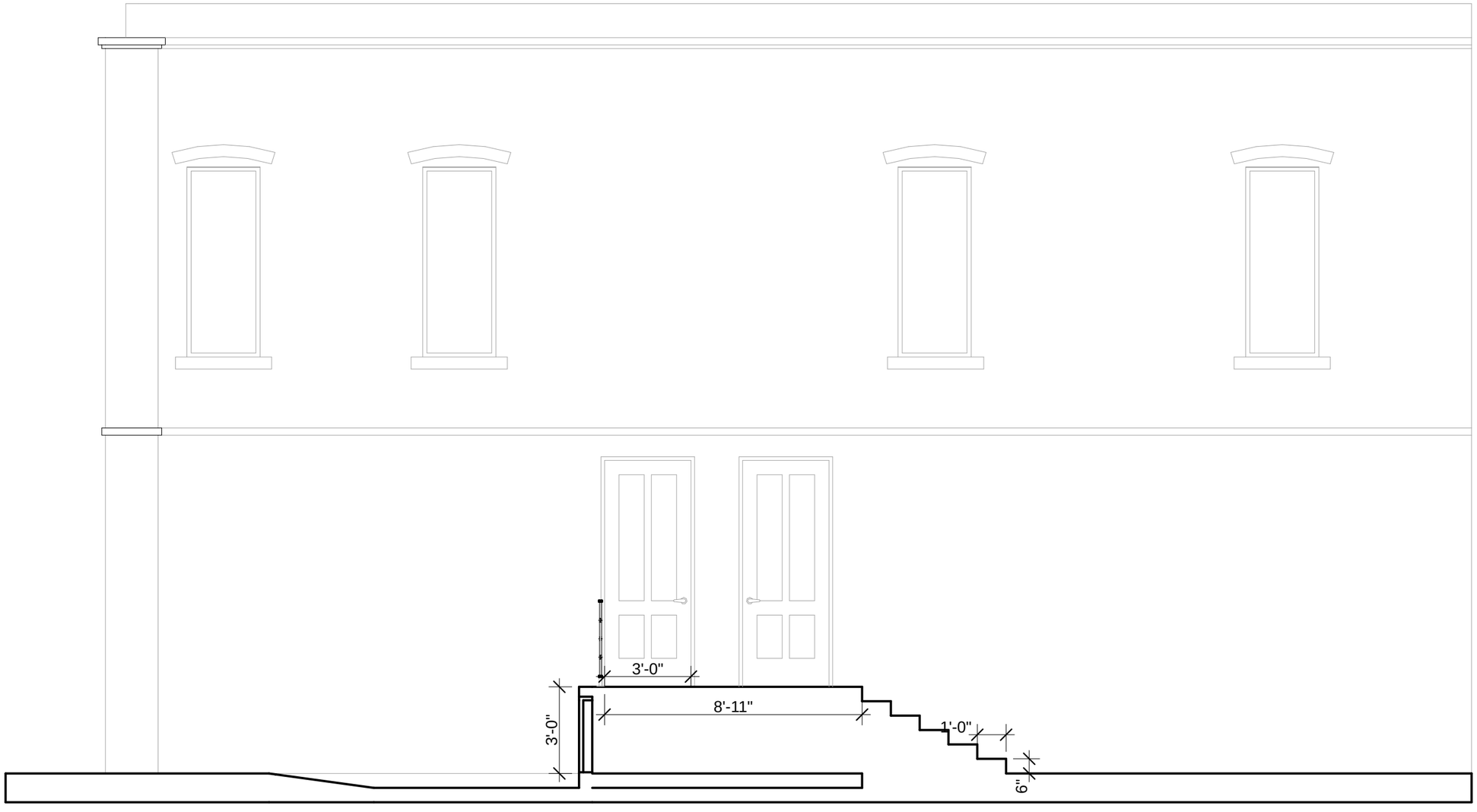
date
3/7/17

project number
16152.00

drawing name
Elevation

16152_CrawfordLawfirm- EntryOptions.pln Tuesday, March 7, 2017



1 Side Door Elevation - 2

SCALE: 1/4" = 1'-0"

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date
3/7/17

project number
16152.00

drawing name
Elevation

16152_CrawfordLawfirm- EntryOptions.pln Tuesday, March 7, 2017

COMMERCIAL ZONE
TO CORNER

TOO CORNER
24 HR
STOP

STOP
TEXAS
BXT-8996

1200

Call

1200

NOTICE OF APPLICATION
CERTIFICATE
OF APPROPRIATENESS

PROJECT TYPE: Alteration

APPLICATION NO: 170305

For information, contact the
City of Houston Planning and Development
Department at (832) 393-6556

R A W F O R D L. L. P.

ROTHWELL
1200
ROTHWELL