

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &
DEVELOPMENT
DEPARTMENT

PROPERTY

Address 901 COMMERCE STREET, HOUSTON, TX 77002
Historic District / Landmark MAIN ST MARKET SQUARE HCAD # 001.002.000.0016
Subdivision _____ Lot TRACT 1 Block 2

DESIGNATION TYPE

- ☐ Landmark ☒ Contributing
☐ Protected Landmark ☐ Noncontributing
☐ Archaeological Site ☐ Vacant

PROPOSED ACTION

- ☒ Alteration or Addition ☐ Relocation
☒ Restoration ☐ Demolition
☐ New Construction ☐ Excavation

DOCUMENTS

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

OWNER

Name James Crable
Company 901 Commerce LLC
Mailing Address 2450 Louisiana St Suite 400 - 615
HOUSTON, TX 77007
Phone 713-443-8960
Email _____
Signature _____
Date 7/2/18

APPLICANT (if other than owner)

Name BLAIR KORNDORFFER
Company DIAMOND DEVELOPMENT GROUP, LLC
Mailing Address 700 GEMINI AVE, SUITE 260
HOUSTON, TX 77058
Phone 832.224.6400
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



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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



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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 ALTERATION & ADDITION CHECKLIST



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DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: 901 COMMERCE STREET, HOUSTON, TX. 77002

BUILDING TYPE

- | | |
|---|--|
| <input type="checkbox"/> single-family residence | <input type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input checked="" type="checkbox"/> carport |
| <input checked="" type="checkbox"/> commercial building | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building | <input type="checkbox"/> other |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|---|--|
| <input type="checkbox"/> addition | <input type="checkbox"/> roof |
| <input type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input checked="" type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input checked="" type="checkbox"/> windows or doors | <input checked="" type="checkbox"/> ramp or lift |
| <input type="checkbox"/> porch or balcony | <input type="checkbox"/> other |

WRITTEN DESCRIPTION

- ☒ property description, current conditions and any prior alterations or additions
- ☒ proposed work; plans to change any exterior features, and/or addition description
- ☒ current building material conditions and originality of any materials proposed to be repaired or replaced
- ☐ proposed new materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- ☒ elevations of all sides
- ☒ detail photos of exterior elements subject to proposed work (NOTED ON PROPOSED ELEV.)
- ☐ historical photos as evidence for restoration work

DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- | | |
|--|---|
| <input checked="" type="checkbox"/> current site plan | <input type="checkbox"/> demolition plan (noted on floor plans) |
| <input checked="" type="checkbox"/> proposed site plan (no change) | <input type="checkbox"/> current roof plan |
| <input checked="" type="checkbox"/> current floor plans | <input checked="" type="checkbox"/> proposed roof plan |
| <input checked="" type="checkbox"/> proposed floor plans | <input checked="" type="checkbox"/> current elevations (all sides) |
| <input type="checkbox"/> current window and door schedule | <input checked="" type="checkbox"/> proposed elevations (all sides) |
| <input type="checkbox"/> proposed window and door schedule | <input checked="" type="checkbox"/> massing/perspective |



MEMORANDUM

6/28/2017

Proposed Renovations to
901 Commerce Street
Houston, Texas

The New Owners of 901 Commerce Street wish to convert the Structure that housed the Spaghetti Warehouse into a Street Market at the ground level and a Bar at the second floor.

The building has a repeated history of being flooded on the ground floor and basement levels which have resulted in structural damage to the exterior walls, door and windows and other components of the structure that is in the flood way. The proposed renovations are designed to minimize the impact of flood water on the building and the occupant's primary business by opening up the bottom of the structure so that flood waters can pass thru more easily and by establishing a business model that does not use the bottom floors as part of its primary business.

The Proposed design leaves the historic South and West locations intact with the exception of opening up the lower level of the West Elevation to allow access to the building for delivery and trash pickup and the removal of several of the doors and windows on the South Elevation to promote the open market concept. In addition to allowing access, the openings will also reduce the buildings impedance into the floodway and future damage to the building's structure. Any elements of historic value removed from the structure shall be stored so that they can be reinstalled at a later date. In their place, new wrought iron doors with the same mullion pattern as the original windows will be installed so that the building can be secured when not occupied.

On the North and East elevations, the walls (which have been structurally damaged) shall be removed and the columns refinished in concrete and plaster to create an open air facility. Where solid elements are used, they will be made of break-away construction. Openings planned to remain open will have chain overhead gates to secure the building when it is not occupied.

Please review the attached schematic design and feel free to contact me with questions, comments or additional information that I may assist you with.

Best Regards,

A handwritten signature in black ink, appearing to read 'BK' followed by a stylized flourish and a period.

Blair Korndorffer

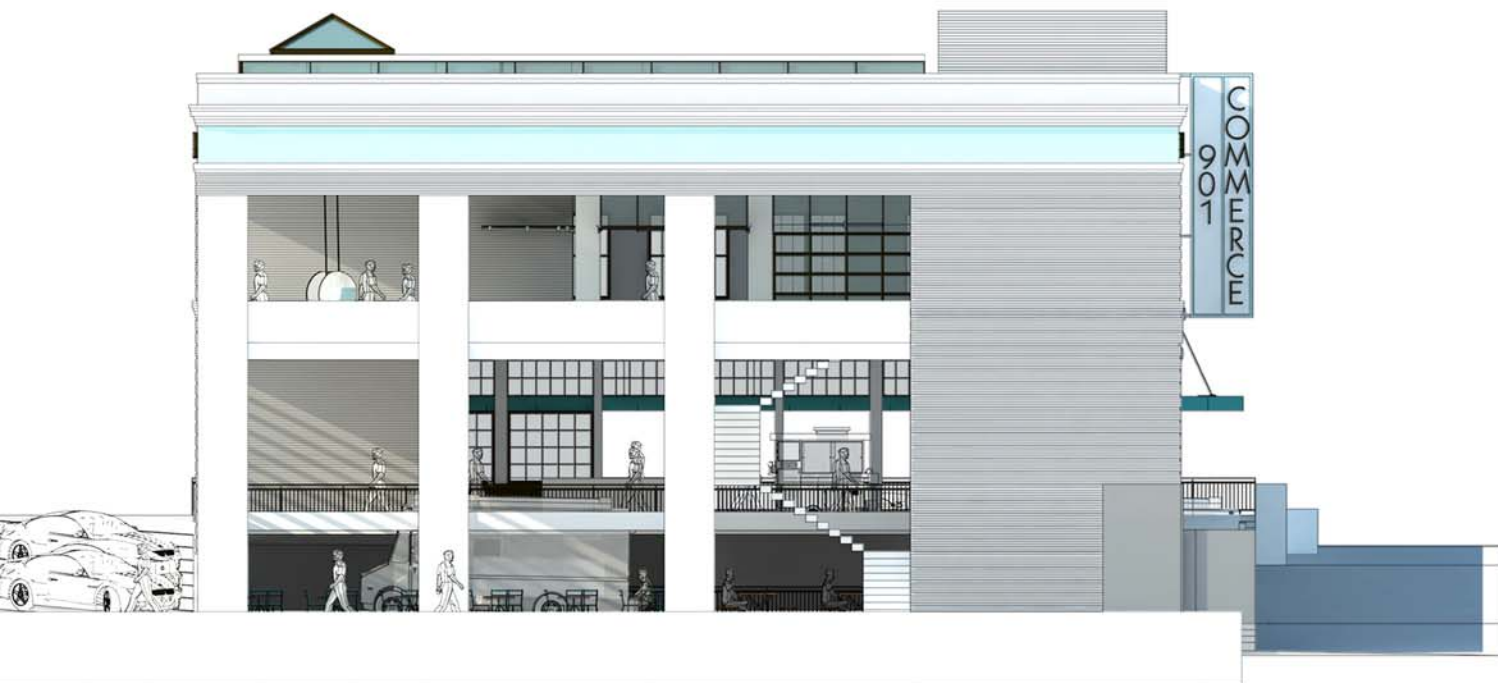
Diamond Development Group



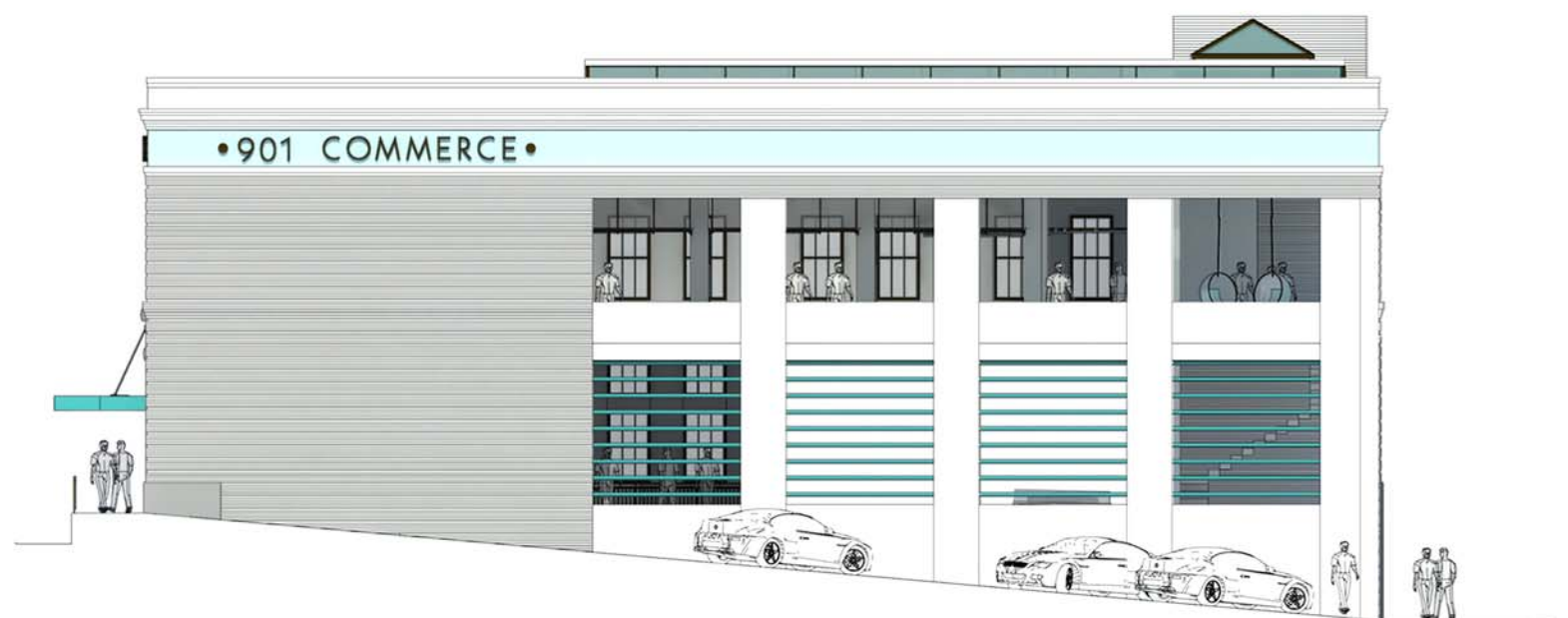
SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



BAR PROPOSAL

901 COMMERCE ST.
HOUSTON, TEXAS



BAR PROPOSAL

901 COMMERCE ST.
HOUSTON, TEXAS



BAR PROPOSAL
901 COMMERCE ST.
HOUSTON, TEXAS



BAR PROPOSAL

901 COMMERCE ST.
HOUSTON, TEXAS

NORTH ELEVATION
View from Buffalo Bayou



SOUTH ELEVATION
View from Commerce St



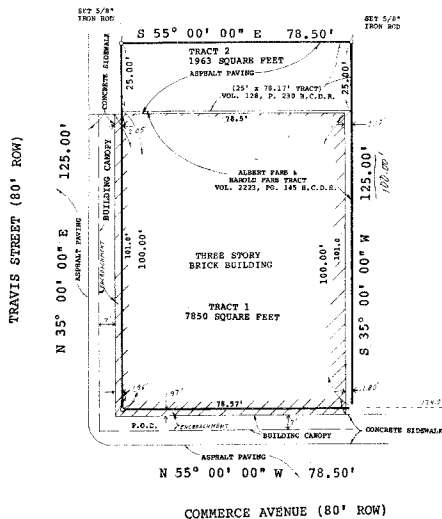
EAST ELEVATION
View from Main St





WEST ELEVATION
View from Travis St

NOTE: The bearing base for this survey is the City of Houston reference rods at the intersection of (the centerline of Main Street and 10 feet northeast of the centerline of Franklin Avenue), (the centerline of Main Street and the centerline of Capital Avenue), (the centerline of Main Street and the centerline of Rust Avenue), (the centerline of Main Street and 10 feet northeast of the centerline of Franklin Street), and (the centerline of Main Street and the centerline of Preston Avenue).



NOTE: THERE IS AN EXCESS IN THIS BLOCK LENGTH BY 2.80 FEET. THIS EXCESS WAS PRORATED THROUGHOUT THE BLOCK AND THIS INCREASED THE WIDTH OF THIS TRACT BY 0.33 FEET.

FIELD NOTE DESCRIPTION to a tract of land containing 9813 square feet, more or less, situated in the John Austin Survey, in the City of Houston, Harris County, Texas and being out of Block 2 of the South Side of Buffalo Bayou Addition as recorded in the Harris County Deed Records and being all of a tract of land as conveyed to Albert Farb and Harold Farb by deed recorded in Volume 223, Page 145 of the Harris County Deed Records and all of a 25 feet by 78 feet two inches tract as recorded in Volume 128, Page 210 of the Harris County Deed Records, said 9771 square feet being more particularly described by metes and bounds as follows:

BEGINNING at the intersection of the southeasterly right-of-way line of Travis Street (80' ROW) with the northeasterly right-of-way line of Commerce Avenue (80' ROW), same being the most westerly corner of the tract herein described;

THENCE, N 35 degrees 00 minutes 00 seconds E, along the southeasterly right-of-way line of said Travis Street a distance of 125.00 feet to a set 5/8 inch iron rod for the most northerly corner of the tract herein described;

THENCE, S 85 degrees 00 minutes 00 seconds E, a distance of 78.50 feet to a set 5/8 inch iron rod for the most easterly corner of the tract herein described;

THENCE, S 35 degrees 00 minutes 00 seconds W, a distance of 125.00 feet to a set 5/8 inch iron rod on the northeasterly right-of-way line of said Commerce Avenue for the most southerly corner of the tract herein described;

THENCE, N 55 degrees 00 minutes 00 seconds W, along the northeasterly right-of-way line of said Commerce Avenue a distance of 78.50 feet to the POINT OF BEGINNING and containing 9813 square feet of land, more or less.

NOTE: THIS SURVEY WAS MADE WITHOUT BENEFIT OF A TITLE REPORT, AND MAY CONTAIN EASEMENTS & ENCUMBRANCES THAT ARE NOT SHOWN.

The undersigned, a duly registered professional land surveyor under the laws of the State of Texas, hereby certifies to Floor Title Insurance Company that the attached print of survey of property known as IMPROVEMENT SURVEY OF 9813 SQUARE FEET BEING OUT OF BLOCK 2 OF THE SOUTH SIDE OF BUFFALO BAYOU located in the City of Houston, Harris County, Texas, was made on the ground as per recorded description by the undersigned, or under the direct personal supervision of the undersigned, that the same correctly shows the location of all buildings, structures, and other improvements situated on the premises, and except as shown, there are no visible easements, or rights of way, no party walls, no encroachments on adjoining premises, street, or alleys by any of said buildings, structures or other improvements, and not encroachments on said premises by buildings, structures or other improvements situated on adjoining premises. This survey conforms to the current Texas Surveyors Association Standards and Specifications for a Category 1A, Condition 2 survey. This 18th day of February, 1991.

Gary L. Condron 2-18-91
Gary L. Condron, RPLS
Texas Registration No. 3934

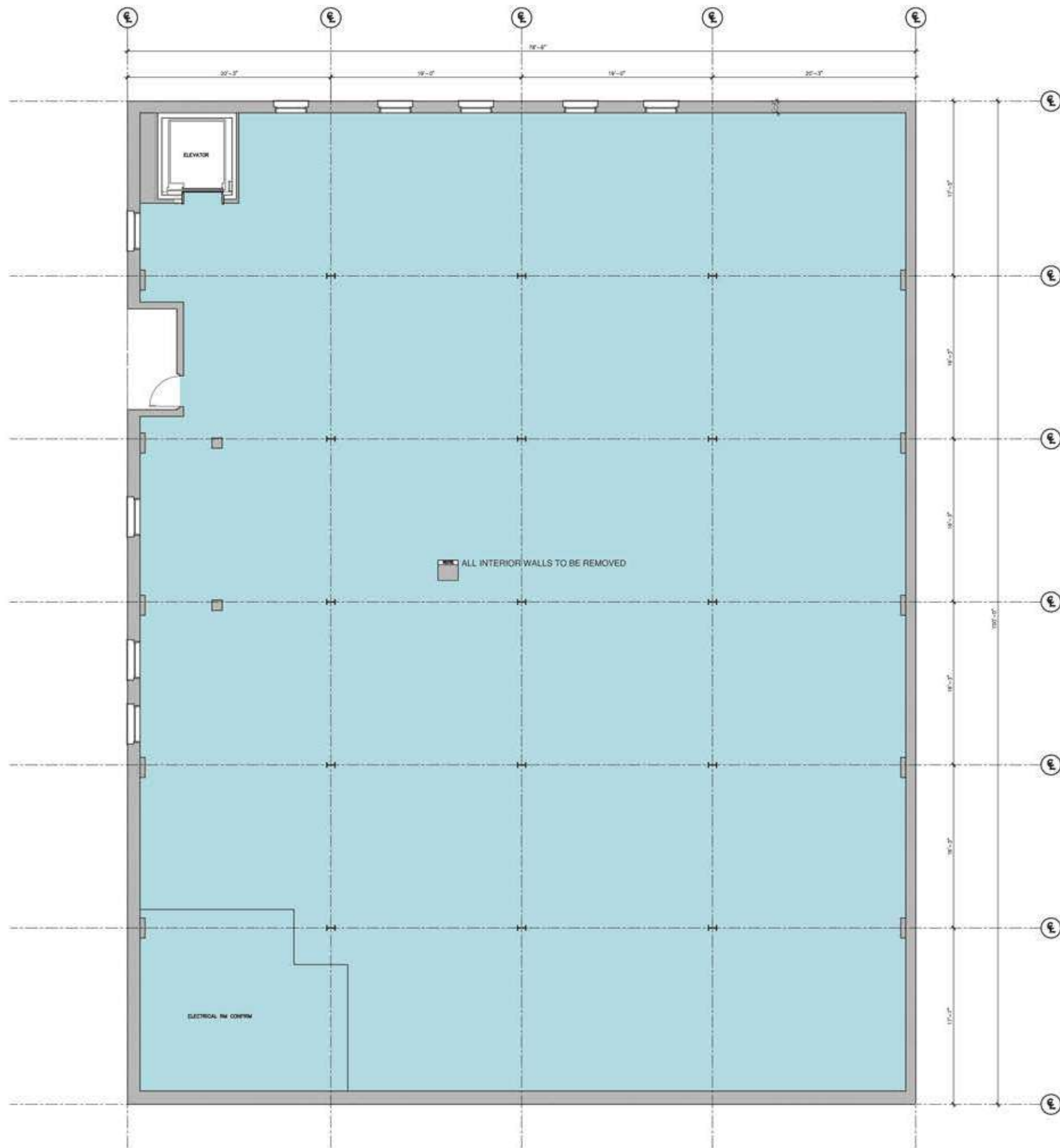


IMPROVEMENT SURVEY OF 9813 SQUARE FEET
BEING OUT OF BLOCK 2 OF THE SOUTH SIDE OF
BUFFALO BAYOU OUT OF THE JOHN AUSTIN SURVEY
IN THE CITY OF HOUSTON
HARRIS COUNTY, TEXAS

Checked By	DATE
Drawn By GLC	FEB. 18, 1991
Scale 1" = 20'	Field Book No. 90-6
13802 FLEUR-DE-LIS, SUITE C CYPRESS, TEXAS 77429 713/578-5531	Drawing No. 9117

REVISED FEB. 22, 1991 TO SHOW THE CORRECT LOCATION OF THE BUILDING TO THE PROPERTY LINE AS PER THE CITY OF HOUSTON REFERENCE RODS.

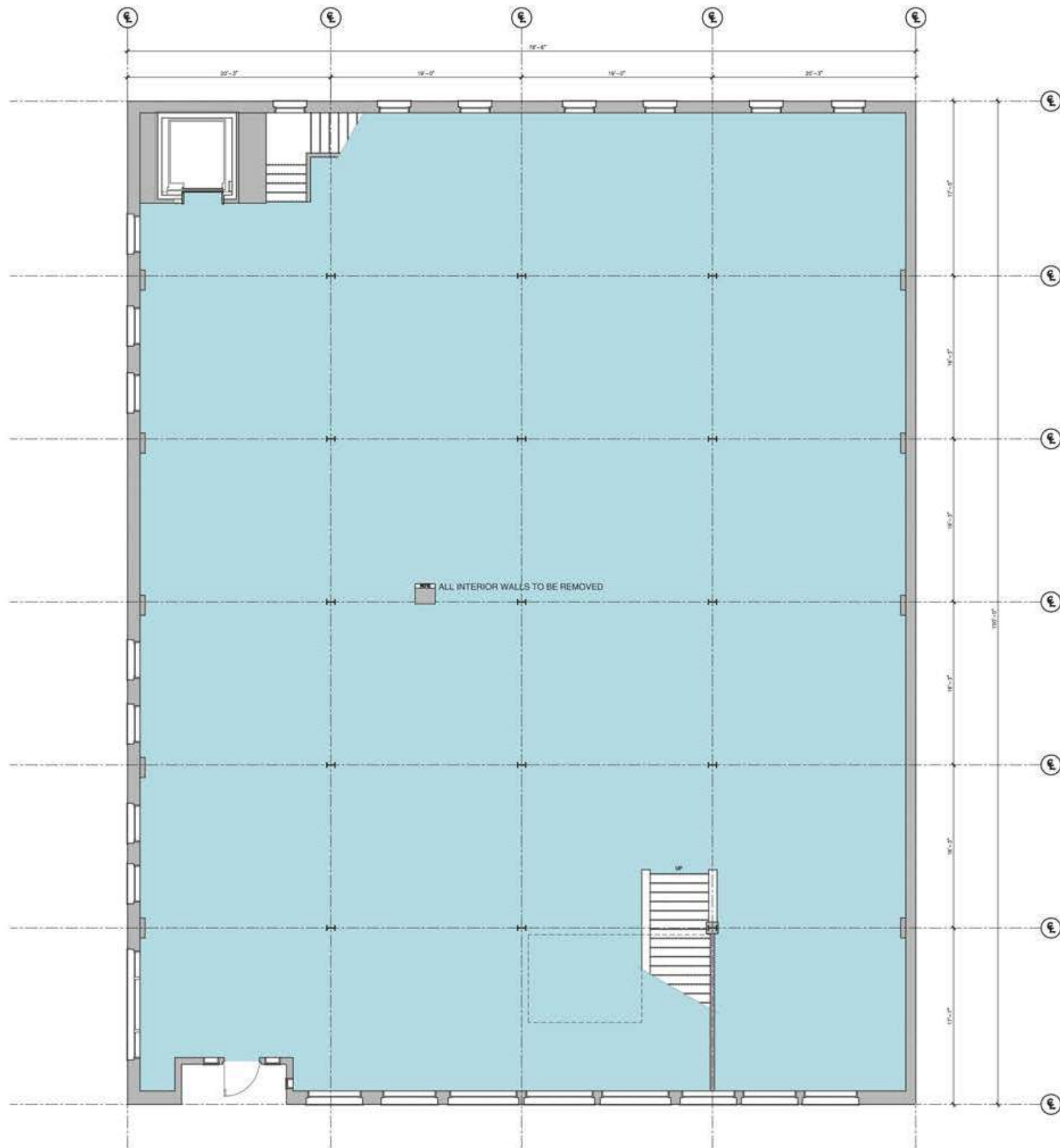




EXISTING PLAN
GROUND FLOOR

901 COMMERCE ST.
HOUSTON, TEXAS

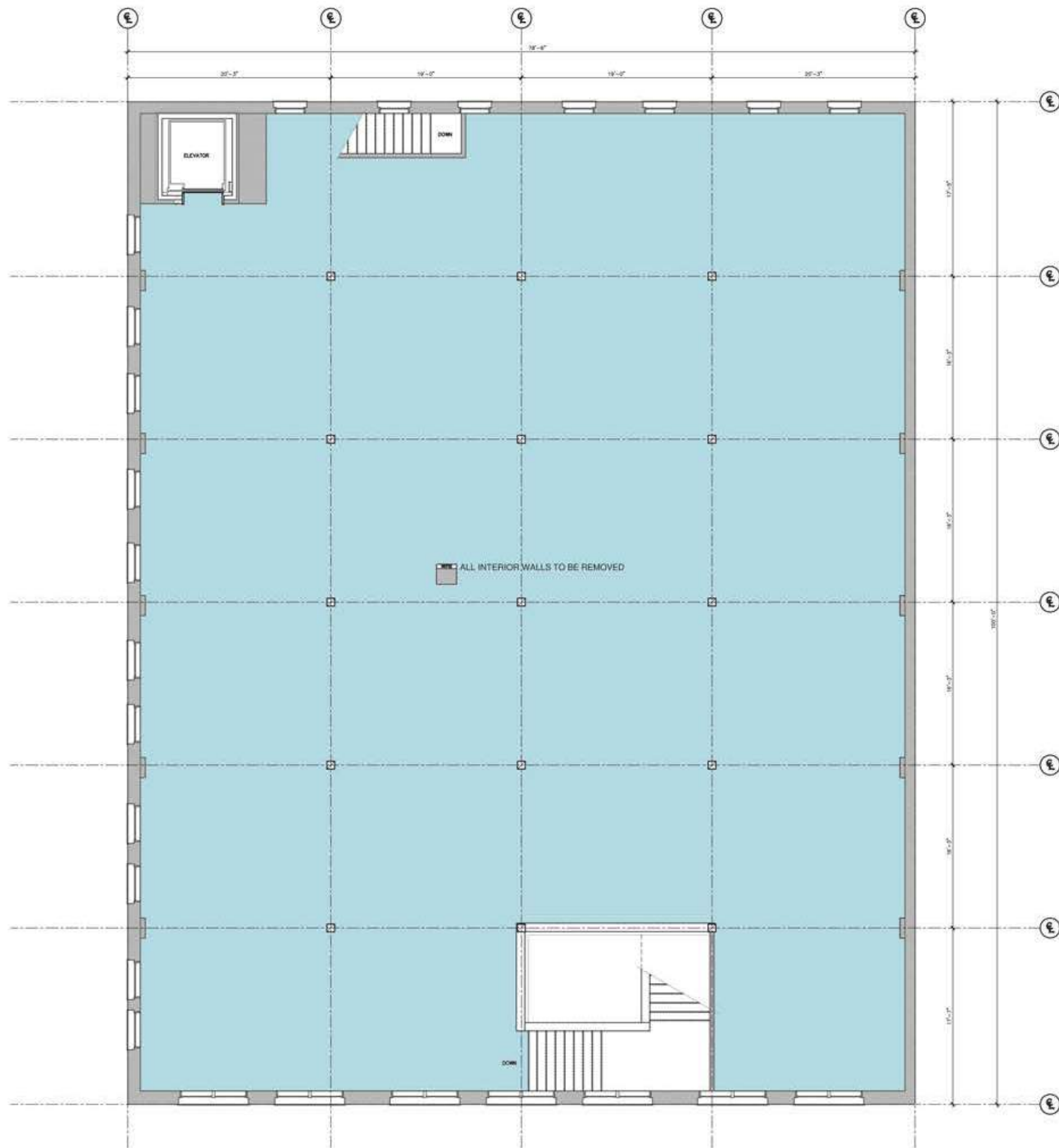




EXISTING PLAN
FIRST FLOOR

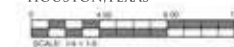
901 COMMERCE ST.
HOUSTON, TEXAS



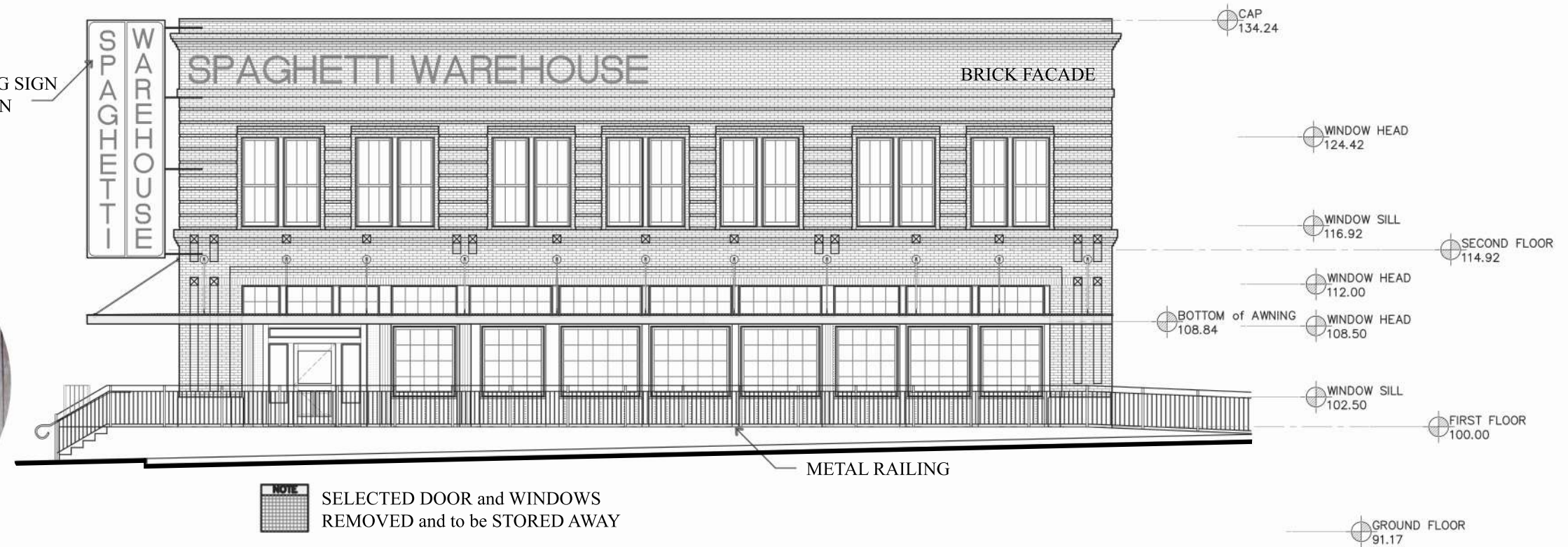


EXISTING PLAN
SECOND FLOOR

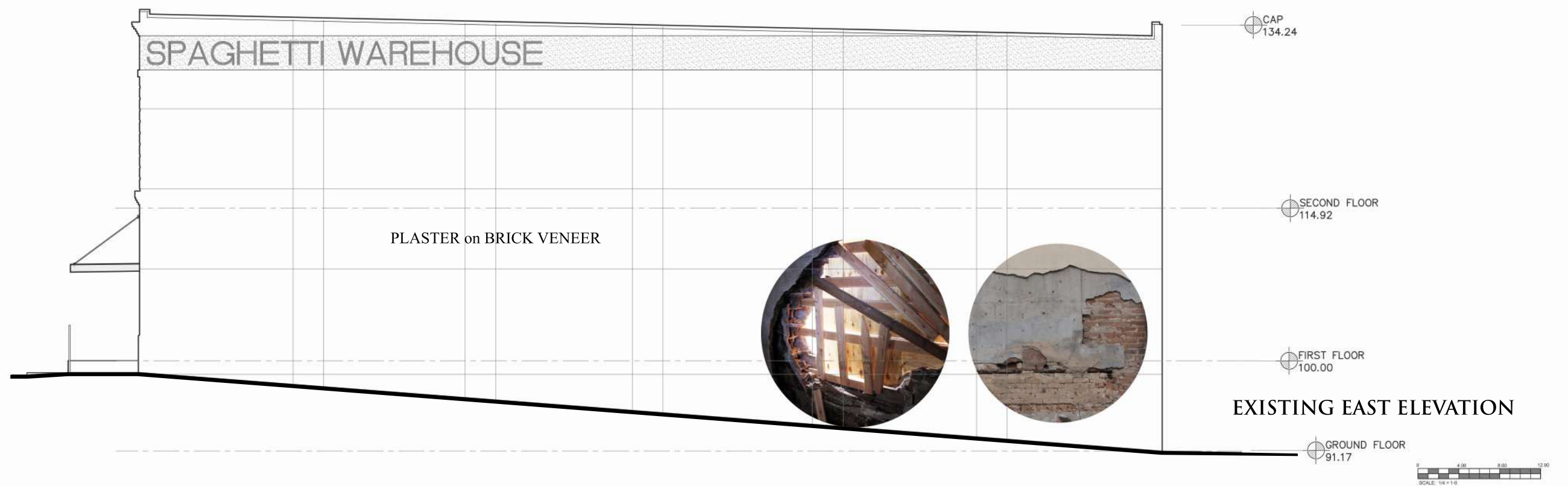
901 COMMERCE ST.
HOUSTON, TEXAS



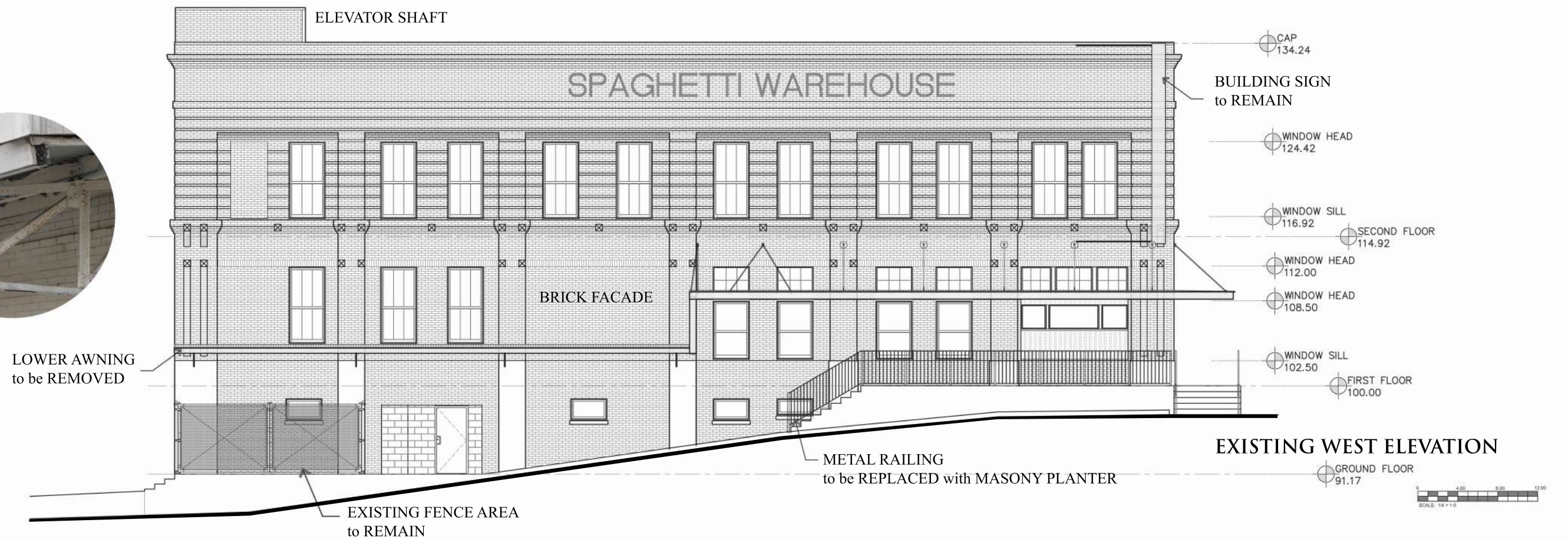
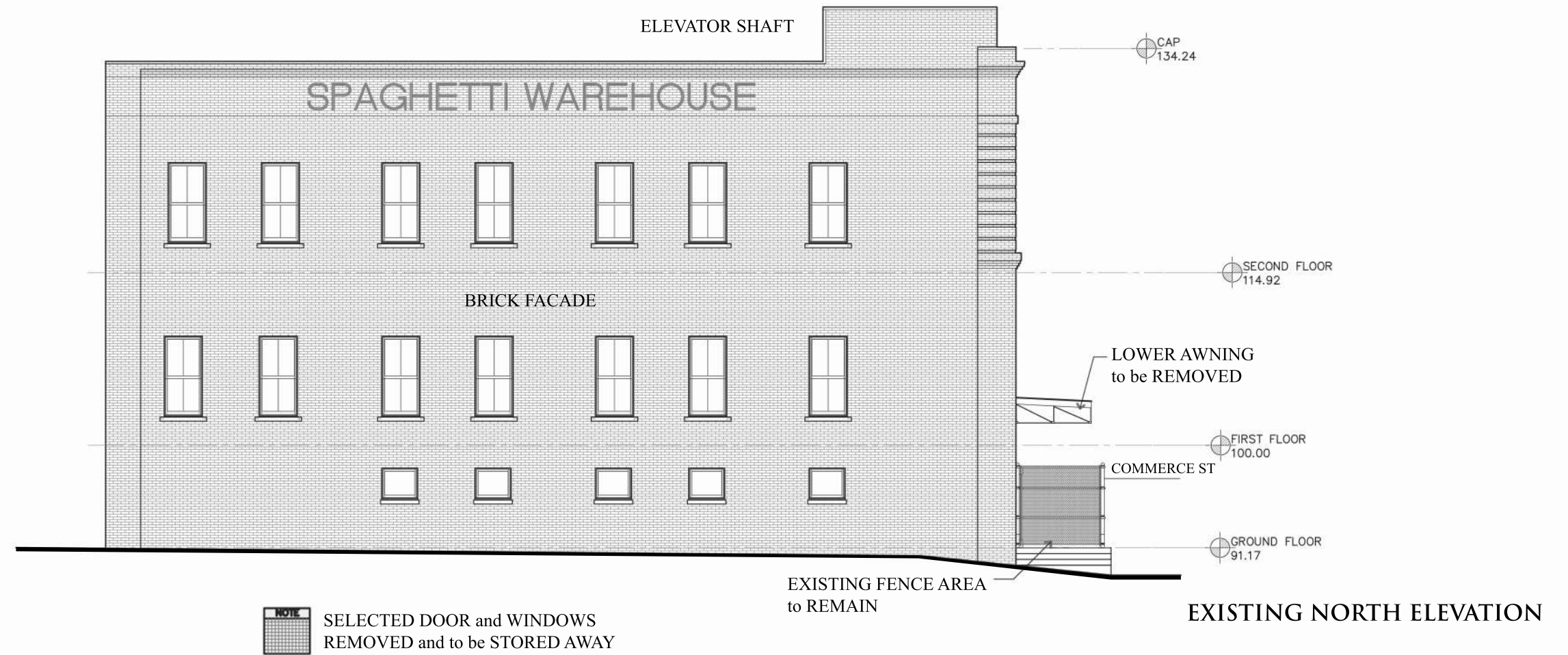
BUILDING SIGN
to REMAIN



EXISTING SOUTH ELEVATION



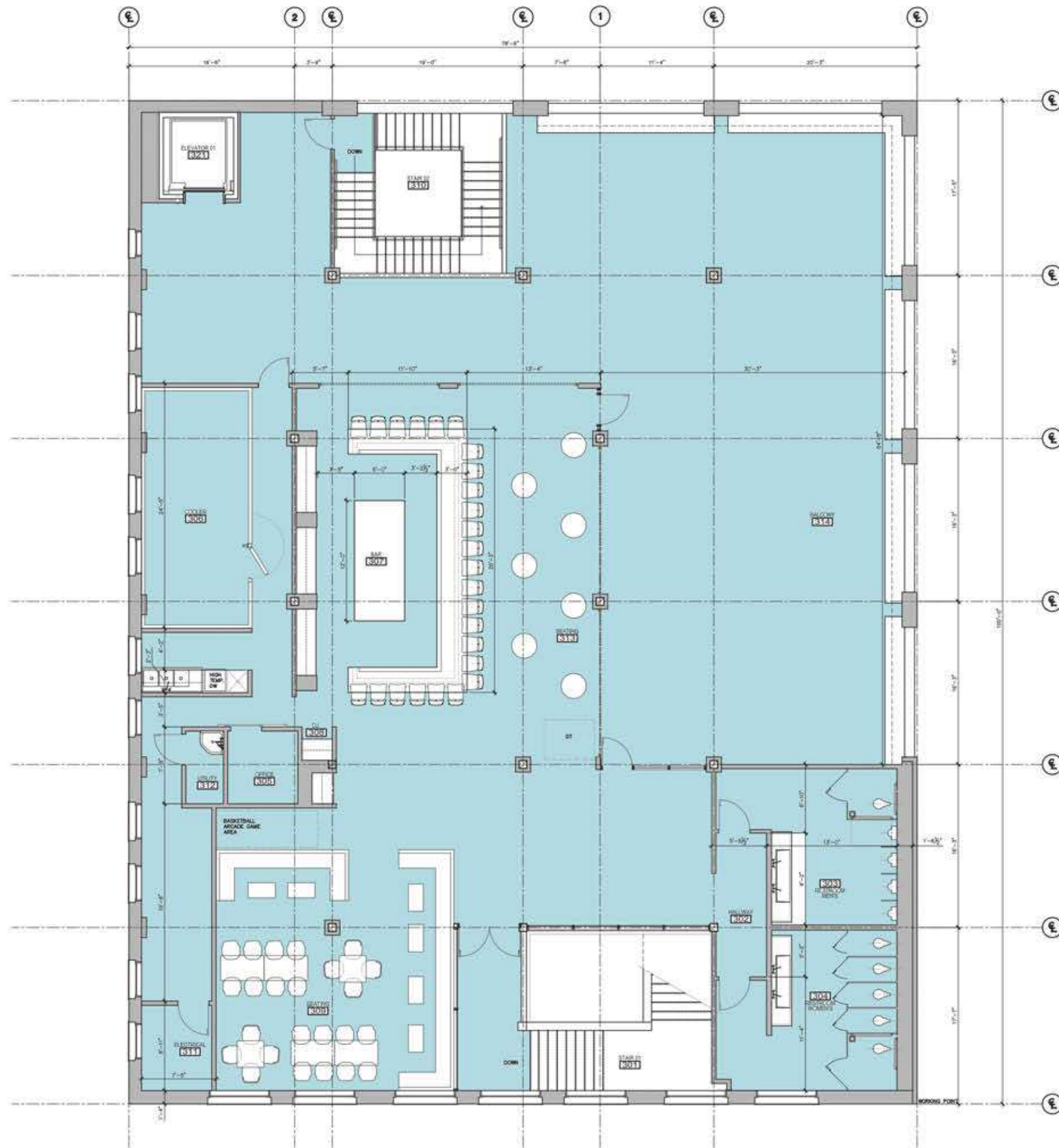
EXISTING EAST ELEVATION





PROPOSED PLAN
GROUND FLOOR
901 COMMERCE ST.
HOUSTON, TEXAS
SCALE: 1/4" = 1'-0"



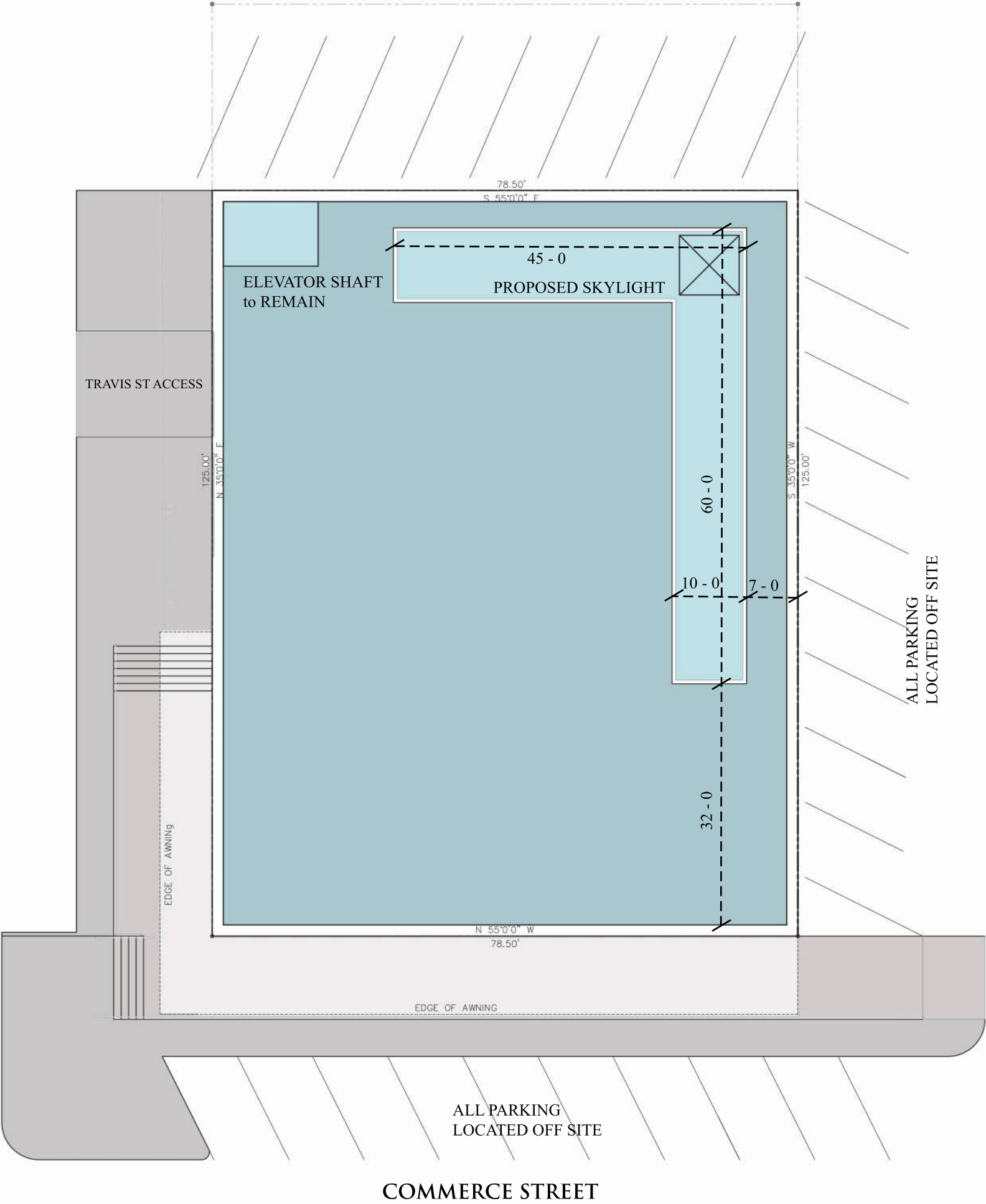


PROPOSED PLAN
SECOND FLOOR

901 COMMERCE ST.
HOUSTON, TEXAS

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





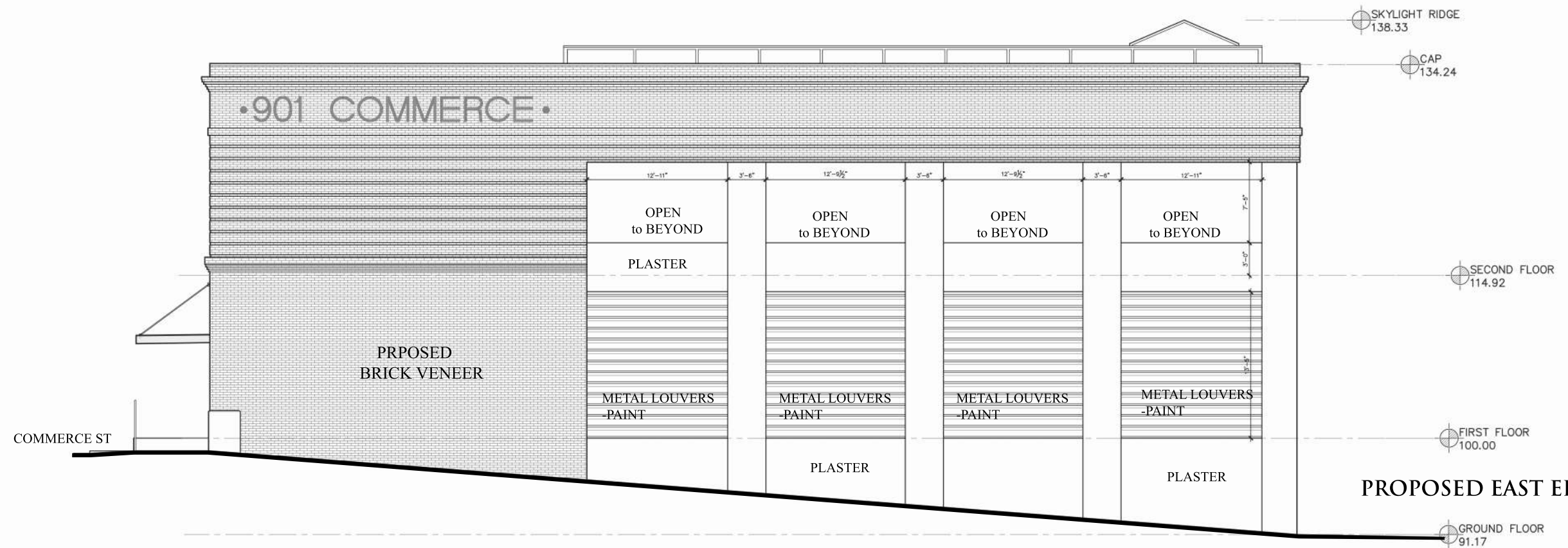
ROOF PLAN

BUILDING SIGN
to REMAIN

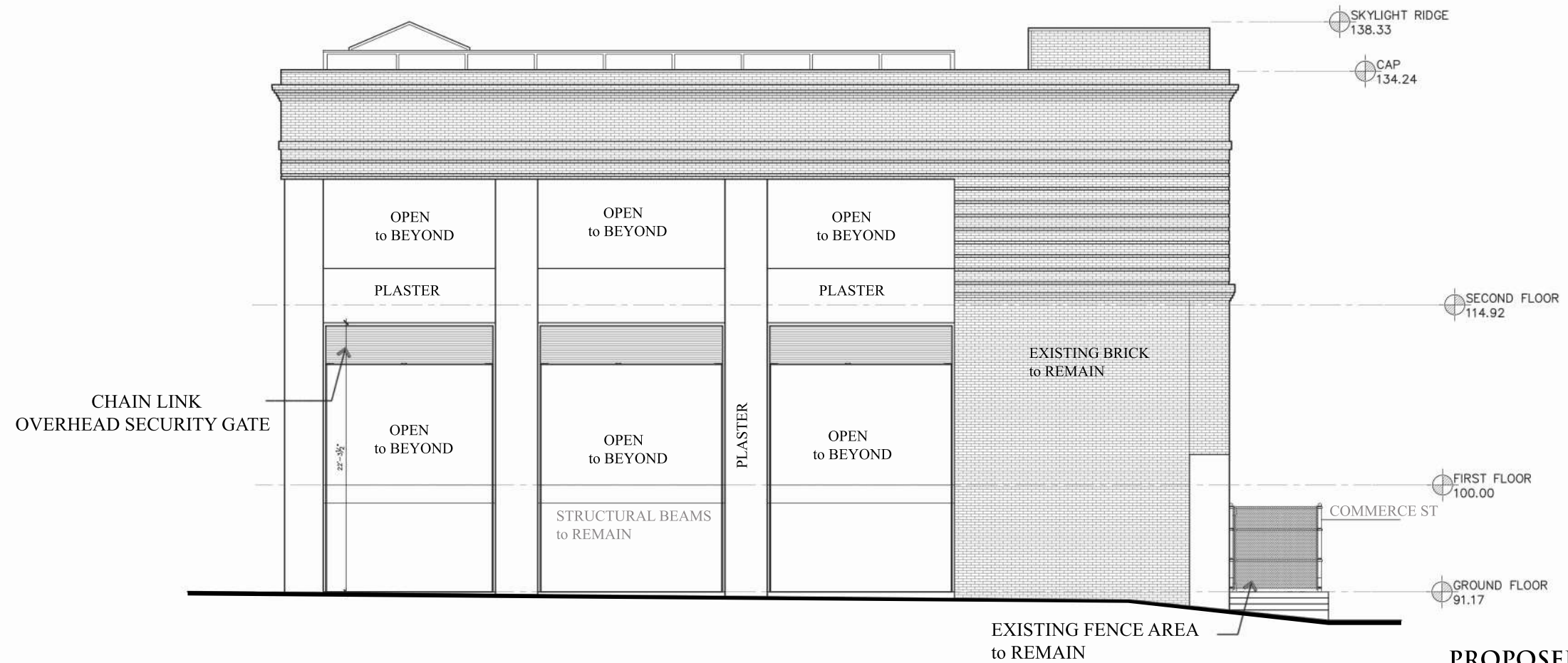


PROPOSED SOUTH ELEVATION

NOTE
SELECTED DOOR and WINDOWS
REMOVED and to be STORED AWAY

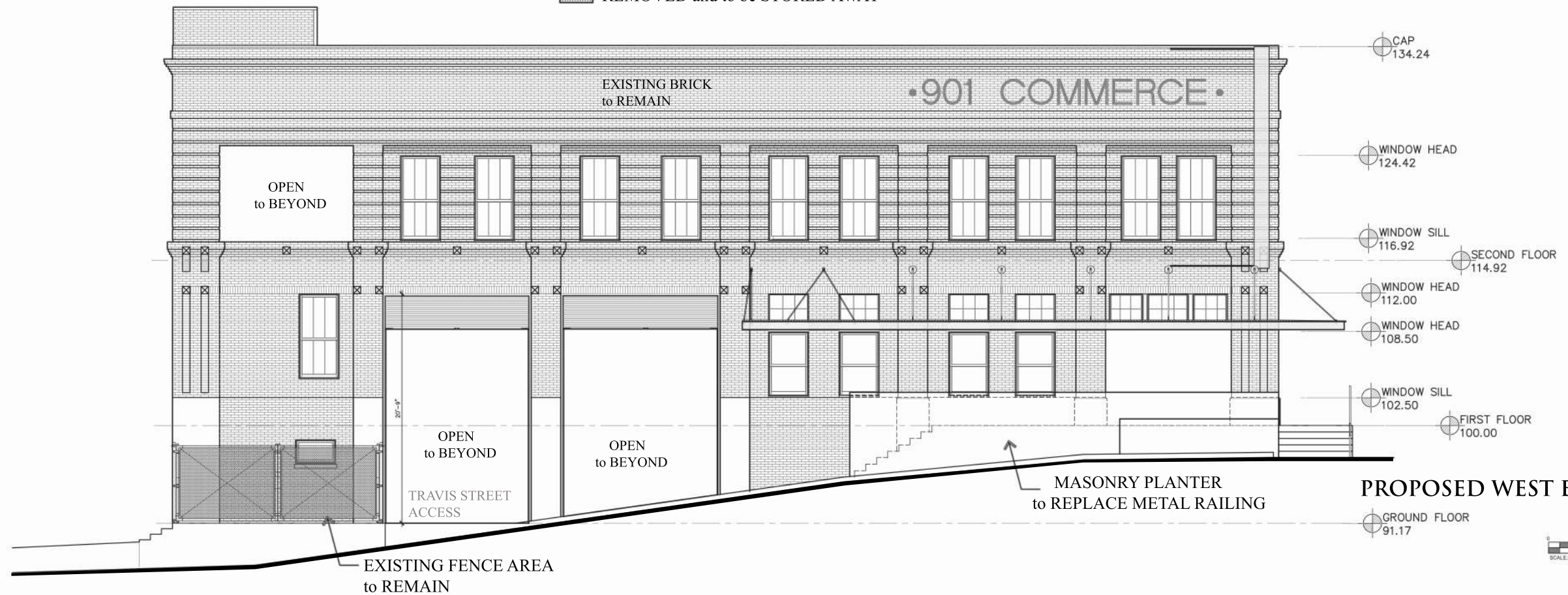


PROPOSED EAST ELEVATION



PROPOSED NORTH ELEVATION

NOTE
SELECTED DOOR and WINDOWS
REMOVED and to be STORED AWAY



PROPOSED WEST ELEVATION