

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## PROPERTY

Address 913 FRANKLIN ST. HOUSTON, TX 77002  
Historic District / Landmark MAIN STREET MARKET SQUARE HCAD # 1207900000109  
Subdivision BAYOU LOFTS CONDO 7TH AMEND. Lot UNIT C03 Block 15

## DESIGNATION TYPE

- 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 RYAN CLARK, ERIK BOGLE  
Company HOUSTON WATCH CO.  
Mailing Address 915 FRANKLIN ST. #6B  
HOUSTON, TX 77002  
Phone 713.202.8968  
Email [REDACTED]  
Signature [Signature]  
Date 11/23/15

## APPLICANT (if other than owner)

Name SAME AS OWNER  
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 ALTERATION & ADDITON CHECKLIST



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**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:** 913 FRANKLIN ST.

## BUILDING TYPE

- |  |  |
|--|--|
| <input type="checkbox"/> single-family residence       | <input type="checkbox"/> garage              |
| <input type="checkbox"/> multi-family residence        | <input type="checkbox"/> carport             |
| <input type="checkbox"/> commercial building           | <input type="checkbox"/> accessory structure |
| <input checked="" 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 checked="" type="checkbox"/> awning or canopy |
| <input type="checkbox"/> wall siding or cladding | <input checked="" type="checkbox"/> commercial sign  |
| <input type="checkbox"/> windows or doors        | <input 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
- 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                                    |
| <input checked="" type="checkbox"/> proposed site plan     | <input type="checkbox"/> current roof plan                                  |
| <input type="checkbox"/> current floor plans               | <input type="checkbox"/> proposed roof plan                                 |
| <input type="checkbox"/> proposed floor plans              | <input checked="" type="checkbox"/> current elevations (all sides) (PHOTOS) |
| <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 type="checkbox"/> perspective and/or line of sight                   |

## **Houston Watch Company, 913 Franklin Street**

### Certificate of Appropriateness Application

#### **Property Description and Proposed Alterations**

The property at 913 Franklin St. is a Contributing structure in the Main Street Market Square Historic District. The 9-story commercial building opened in 1911 as the Southern Pacific Railroad Building and in the late 1990s was converted into the Bayou Lofts. The upper floors contain residential units and the ground floor is commercial space [figure 1]. The Houston Watch Company, a new neighborhood bar named after the former timepiece company that originally occupied the space [figure 2], is located at the ground floor adjacent to the Bayou Lofts lobby.

The front elevation facing Franklin Street is divided into 8 bays. The Houston Watch Company occupies the 7<sup>th</sup> bay from Fannin Street [figure 3]. The street level façade has been altered several times, all original storefront systems and architectural details within the bays have been removed and replaced. At some point, most likely in the 1970s or 80s, most of the central bays were infilled with brick [figure 4].

Currently, the Houston Watch Co. bay and the 5<sup>th</sup> storefront bay, remain infilled with brick. The brick infill includes an outer brick frame, brick cornice band above the door, and two square brick details at the upper section. The entry is inset with aluminum frame and glass door and sidelights.

**We propose to install a new canopy and commercial sign. No alterations are proposed to the brick façade, or aluminum and glass storefront.**

Similar to the retracting canopy of the original Houston Watch Company, the proposed canopy will span the width of the storefront. The lower edge of the canopy will align with the top of the brick ledge above the doorway, and the top of the canopy will fall slightly below the square brick details at the upper section of the façade. Per Bayou Lofts regulations, the canvas canopy will be "Jockey Red" and feature the Houston Watch Company logo. The canopy frame will be constructed of a metal frame and supported by two metal support columns. The canopy will project to align with the existing accessibility ramp handrail support for the adjacent commercial space.

The canopy is 14' 3.5" wide, 6' 9" projecting from our facade, 2'9" tall at the facade, and 10" tall at the front. The clearance from the ground to the bottom of the canopy is 8' 5". The lettering on the front reading "Houston Watch Co." will be ~8" tall in black lettering with gold trim. The eyeglasses logo (seen in photographs of the original Houston Watch Co. from 1928 placed above the door [figure 2]) will be approximately 9' wide and 3' tall.

The two-sided sign will be installed above the canopy. The sign will be an internally-lit sign constructed of metal and plastic featuring the Houston Watch Company logo. The sign will be anchored with support guide wires tied into existing square stone caps at the top corners of the brick storefront infill.

The sign will be 20" at the center-point peak height and 6' long, internally lit by LED with translucent polycarb faces featuring the Houston Watch Co logo.

See figures 5-12 for further detail.

**Houston Watch Company, 913 Franklin Street**  
Certificate of Appropriateness Application



*Figure 1 - Recent photo of Bayou Lofts Building*



*Figure 2 – Historic Photo, original Houston Watch Co. storefront*

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Figure 3- Google Street View, June 2015



Figure 4 - Bayou Lofts building circa 1980 with infilled lower bays

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*Figure 5 – Current Houston Watch Company facade*



*Figure 6 – Proposed Houston Watch Company facade*

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*Figure 7 – Current Houston Watch Company facade*



*Figure 8 – Proposed Houston Watch Company facade*

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Figure 9 – Proposed Houston Watch Company facade

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*Figure 10 – Proposed Houston Watch Company canopy*

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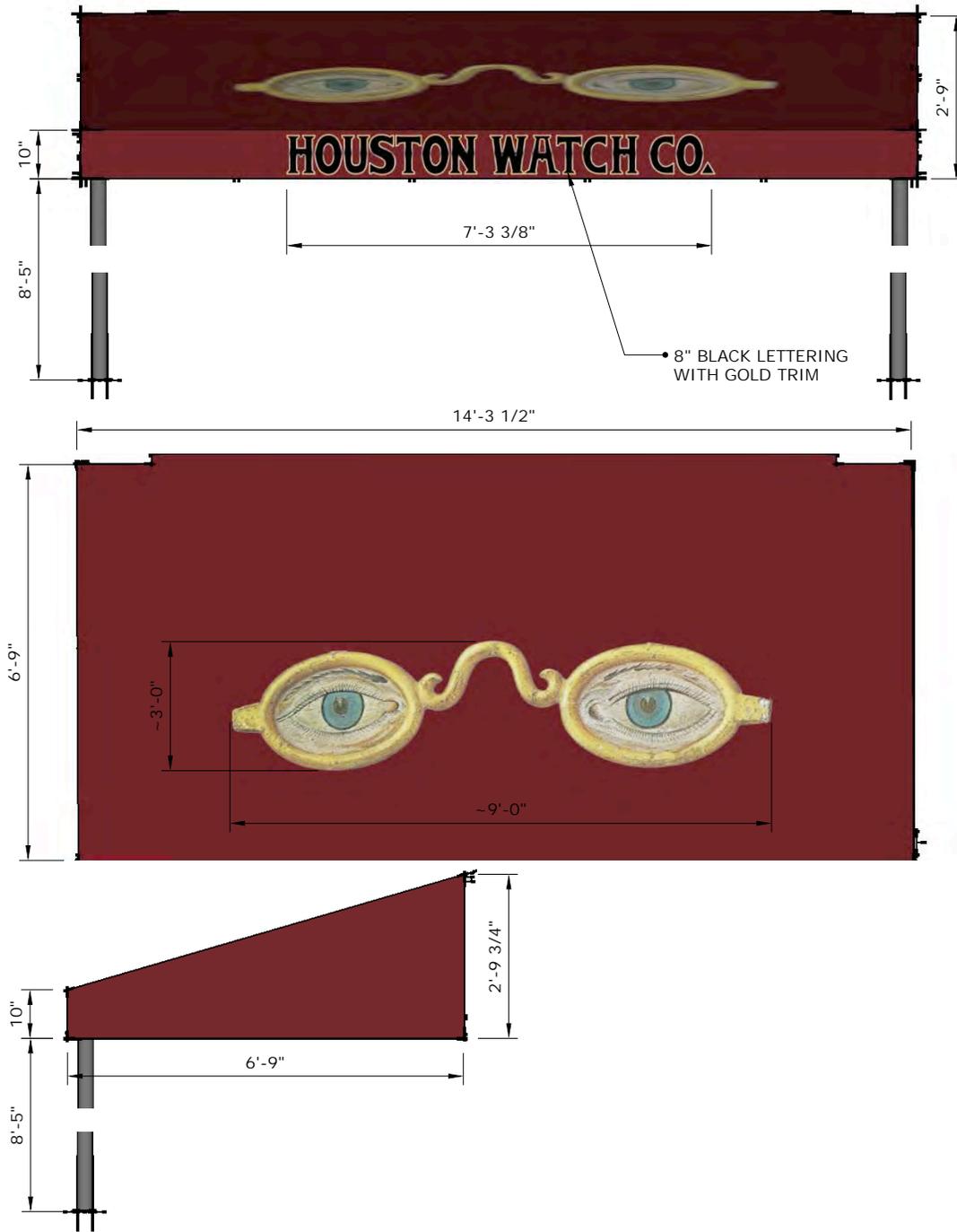


Figure 11 - Proposed Canopy with Dimensions

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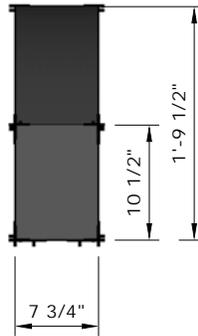
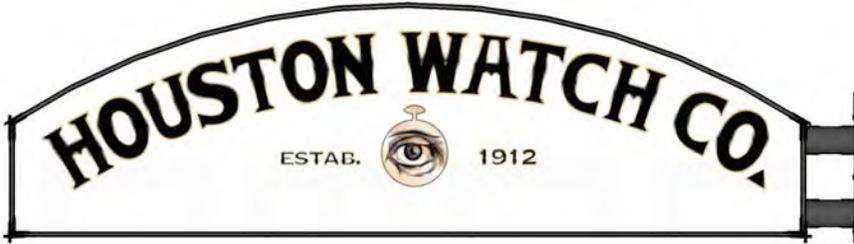
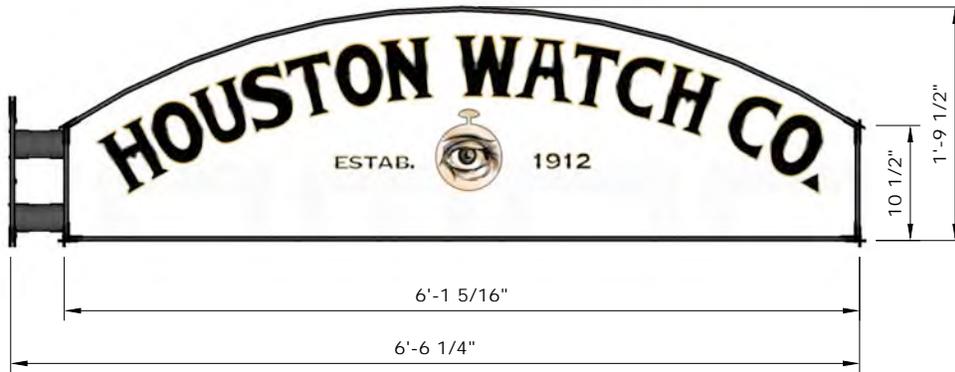


Figure 12 - Proposed Sign with Dimensions