

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &  
DEVELOPMENT  
DEPARTMENT**

**PROPERTY**

Address 2201 Lawrence St. (611 W. 22nd St.) Houston, TX 77008

Historic District / Landmark Oriental Textile Mill

HCAD # 0200490000001

Subdivision Houston Heights

Lot 1 - 18 & 31 - 48 Block 53

**DESIGNATION TYPE**

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

**PROPOSED ACTION**

- Alteration or Addition  
(new commercial sign)
- Restoration
- New Construction
- Relocation
- Demolition
- Excavation

**DOCUMENTS**

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

**OWNER**

Name Jonathan Grenader

Company Heights Clock Tower, LLC

Mailing Address PO Box 980815  
Houston, TX 77098

Phone 713.524.3347

Email [REDACTED]

Signature

Date 4-28-2015

**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 ALTERATION & ADDITON CHECKLIST



PLANNING &  
DEVELOPMENT  
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:** 2201 Lawrence St. (611 W. 22nd St.) Houston, TX 77008

## BUILDING TYPE

- |   |  |
|---|--|
| <input type="checkbox"/> single-family residence        | <input type="checkbox"/> garage              |
| <input type="checkbox"/> multi-family residence         | <input 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 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)  |
| <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           |

**Re: Certificate of appropriateness / description of new commercial signage  
2201 Lawrence St. (611 W. 22<sup>nd</sup> St.)  
Lots 1 thru 18 and 31 thru 48, Block 53, Houston Heights Subdivision**

The attached drawings describe the new commercial signs for Kraftsmen Baking at 611 W. 22<sup>nd</sup> St. Each sign will be fabricated from ¼" thick aluminum with stenciled lettering and logos cut out. The signs will be held 2" off of the façade and attached using a minimum number of stainless steel lag bolts with epoxy anchors into the existing 3-wythe-wide masonry wall.

The Oriental Textile Mill was built as a mattress company in 1894. It was one of the first industrial complexes in the Houston Heights and is the last of those early structures still standing. Kraftsmen Baking occupies the first floor space at the south east corner of the building, at the intersection of W 22<sup>nd</sup> St. and Lawrence St. Photos of the current conditions at the site are below.



VIEW OF BUILDING ELEVATION FROM W. 22<sup>ND</sup> ST.





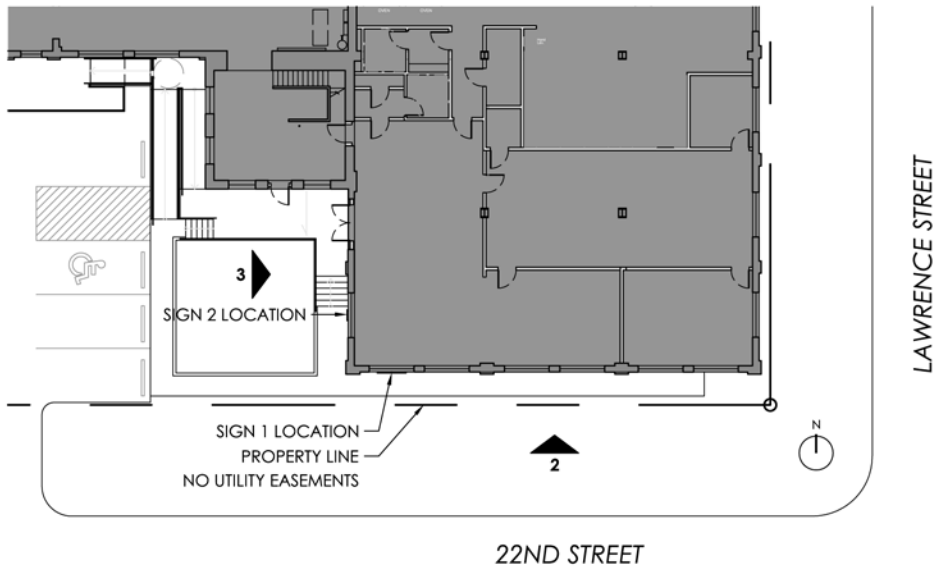
VIEW FROM CORNER OF W. 22<sup>ND</sup> ST AND LAWRENCE ST.



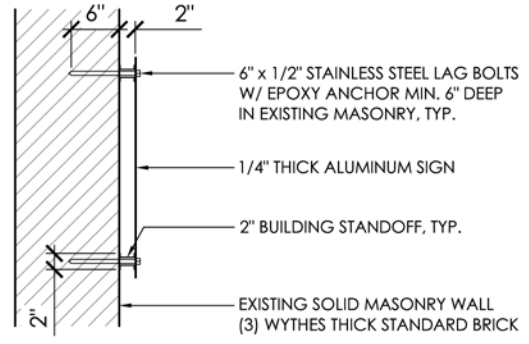
VIEW TOWARDS KRAFTSMEN BAKING ENTRANCE FROM W. 22<sup>ND</sup> ST.



VIEW OF WESTERN BUILDING ELEVATION FROM SITE PARKING



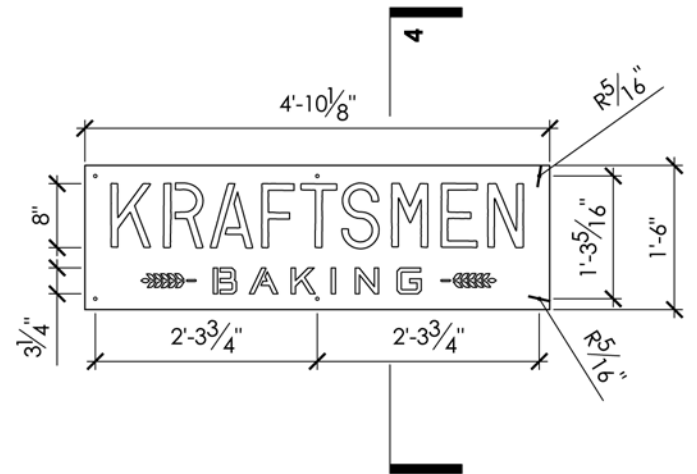
**1** SITE PLAN  
1/32" = 1' - 0"



**4** SIGN SECTION, TYP  
1/2" = 1' - 0"



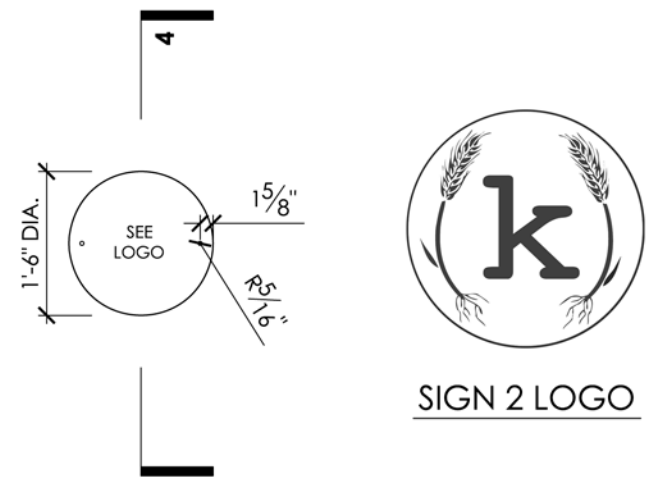
**2** SOUTH BUILDING ELEVATION  
1/16" = 1' - 0"



**5** SIGN 1 ELEVATION  
1/2" = 1' - 0"



**3** WEST BUILDING ELEVATION  
1/16" = 1' - 0"



**6** SIGN 2 ELEVATION  
1/2" = 1' - 0"

**KRAFTSMEN BAKING SIGNAGE**  
21 APRIL 2015

611 W. 22nd St. (2201 Lawrence St.)  
Lots 1-18 and 31-48, Block 53, Houston Heights