

CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Anna Mod, SWCA Environmental Consultants for Jack Wang, Wang Investments Networks, Inc, owner

Property: 1121 Walker Street, Tracts 1, 2, 3A & 16, Block 94, SSBB Subdivision. The property includes a historic 206,144 square foot, twenty-one-story office building situated on a 10,024 square foot corner lot.

Significance: The Melrose Building is a City of Houston Landmark designated in March, 2015. The International-style twenty-one-story historic commercial structure was constructed circa 1952. It was designed by prolific Houston architecture firm Lloyd & Morgan in 1952. The building is Houston's first International Style skyscraper and the first to incorporate cast concrete cantilevered sunshades shielding rows of grouped windows.

Proposal: Alteration – Replace existing storefronts on the sides facing Walker Street and San Jacinto Street.

- A 12' wide section of canopy, windows and spandrels on the east end of the Walker Street side will be temporarily removed for installation of a construction hoist way
• All storefronts on the south side will be removed and replaced with aluminum storefronts with granite base courses to match original drawings
• One non-original storefront will be removed and replaced with an aluminum storefront with a granite base course
• One non-original storefront on the east side will be removed and replaced with an overhead metal door for a loading dock
• The fire stair at the rear wall will be removed

See enclosed application materials and detailed project description on p. 5-20 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: August 27, 2015



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
(6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
(7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
(8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
(9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
(11) The proposed activity will comply with any applicable deed restrictions.



PROPERTY LOCATION



PHOTOS

HISTORIC

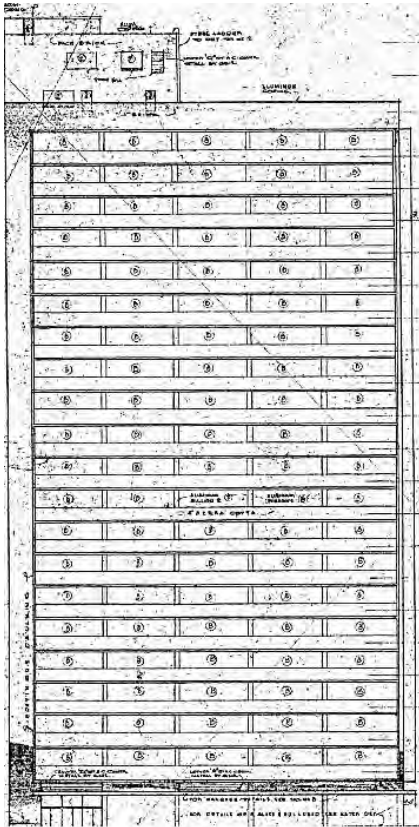


CURRENT

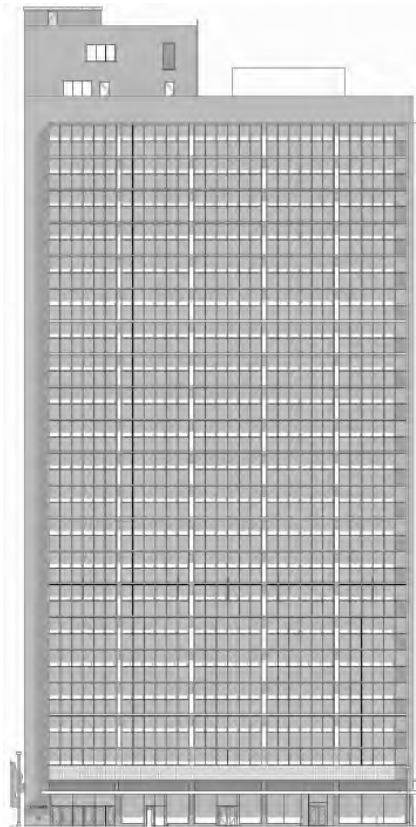


SOUTH ELEVATION – FRONT FACING WALKER STREET

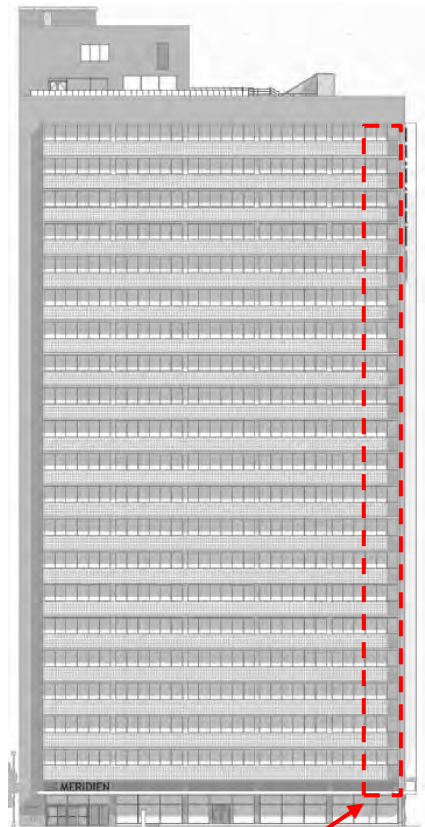
HISTORIC



EXISTING



PROPOSED



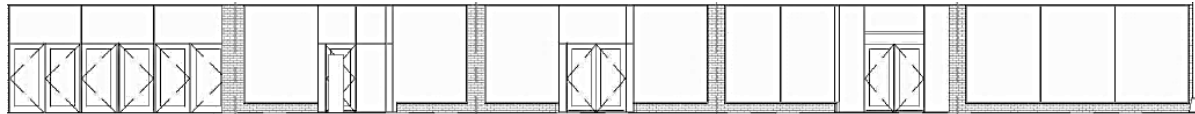
LOCATION OF TEMPORARY HOIST WAY

SOUTH ELEVATION STOREFRONT DETAIL

1970s RENOVATION



EXISTING

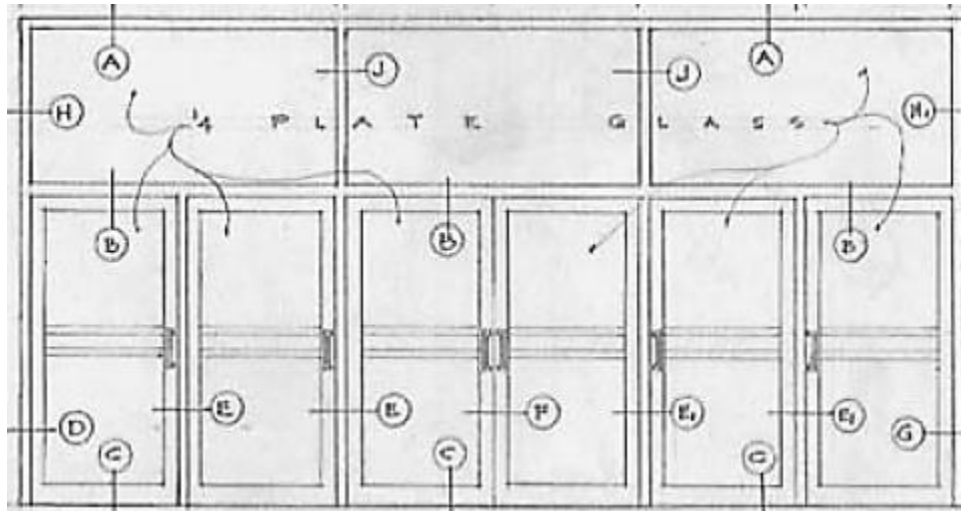


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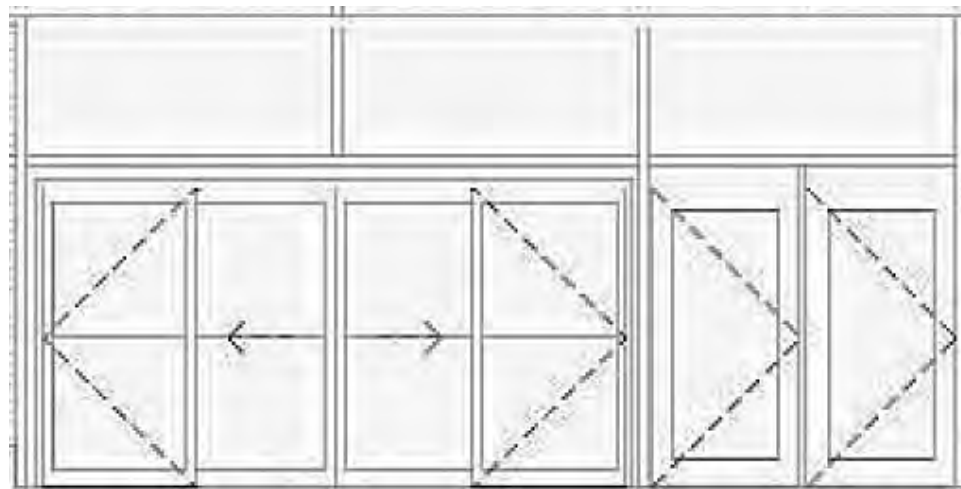


SOUTH ELEVATION ENTRY DETAIL

ORIGINAL



PROPOSED

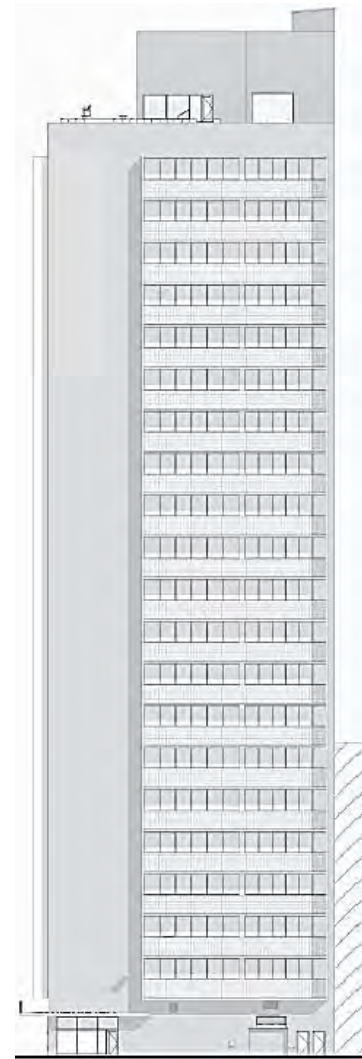
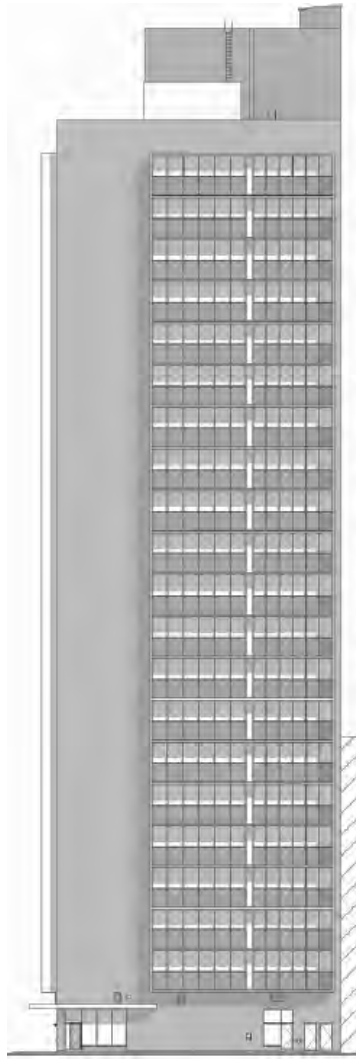
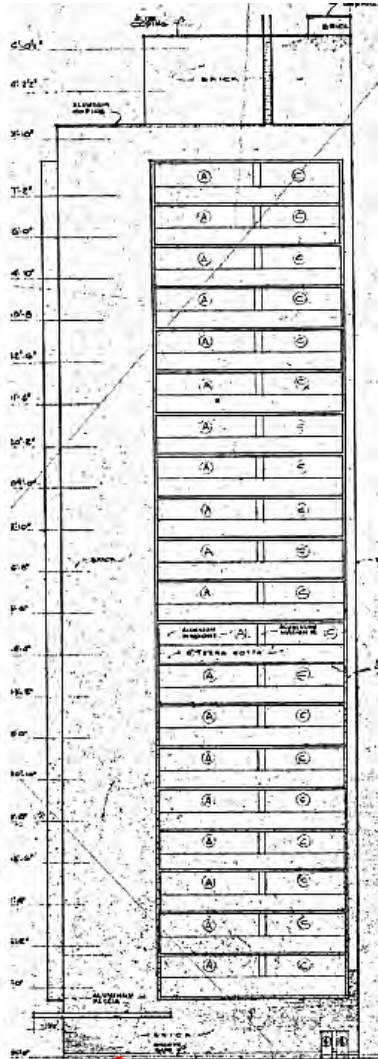


EAST SIDE ELEVATION – FACING SAN JACINTO STREET

HISTORIC

EXISTING

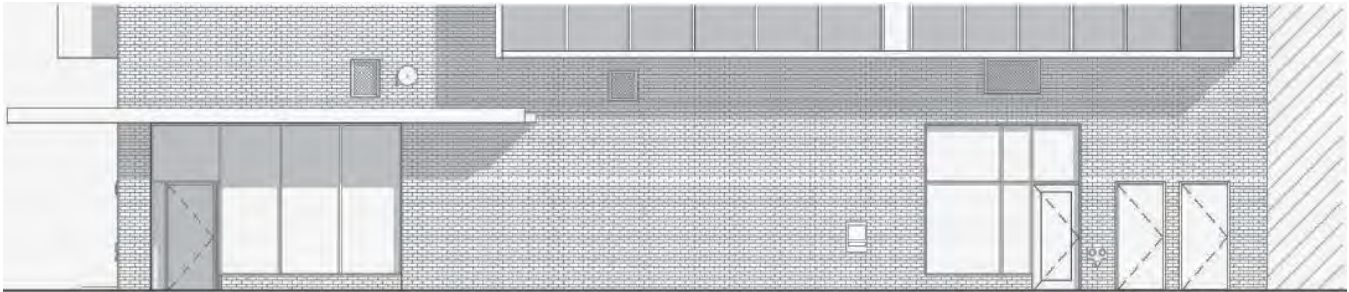
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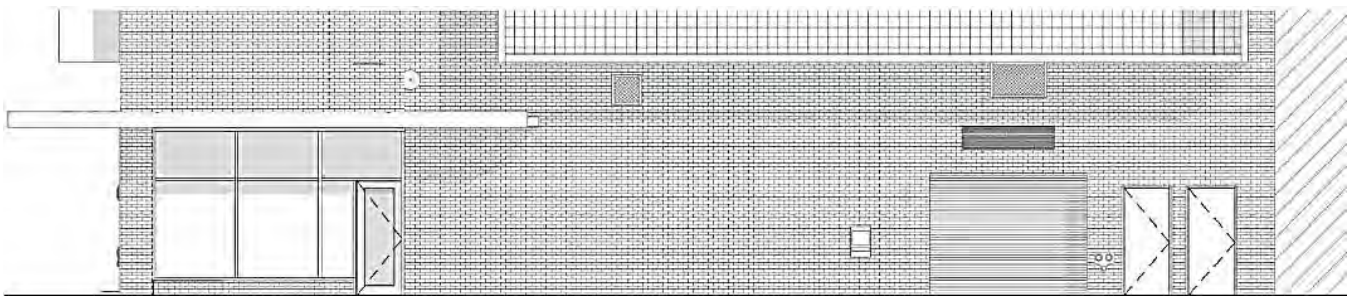
STOREFRONTS NOT PRESENT

EAST ELEVATION STOREFRONT DETAIL

EXISTING

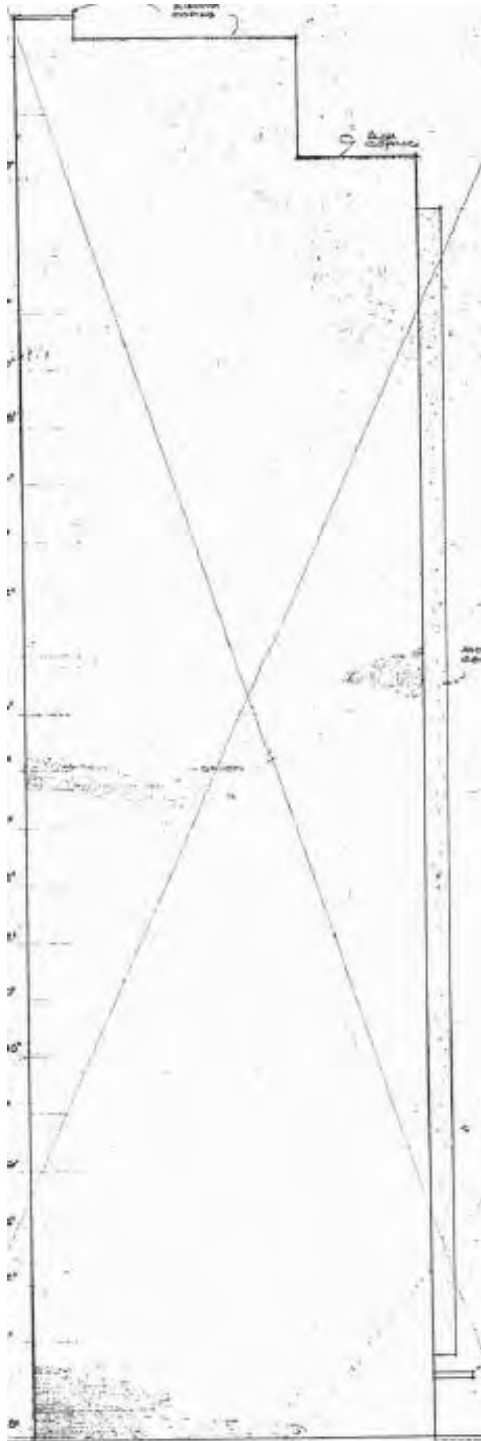


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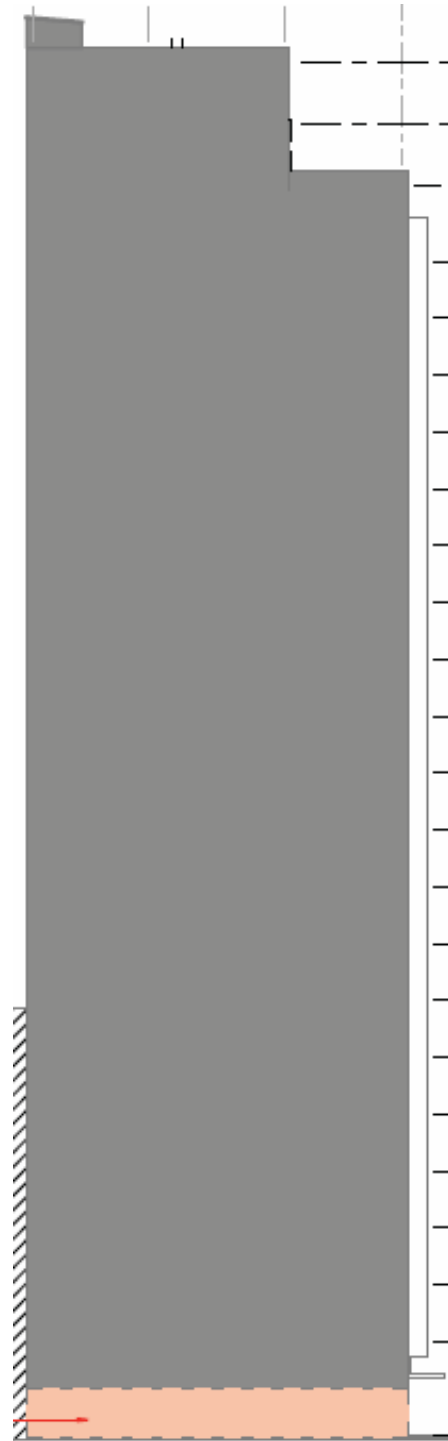


WEST SIDE ELEVATION

ORIGINAL



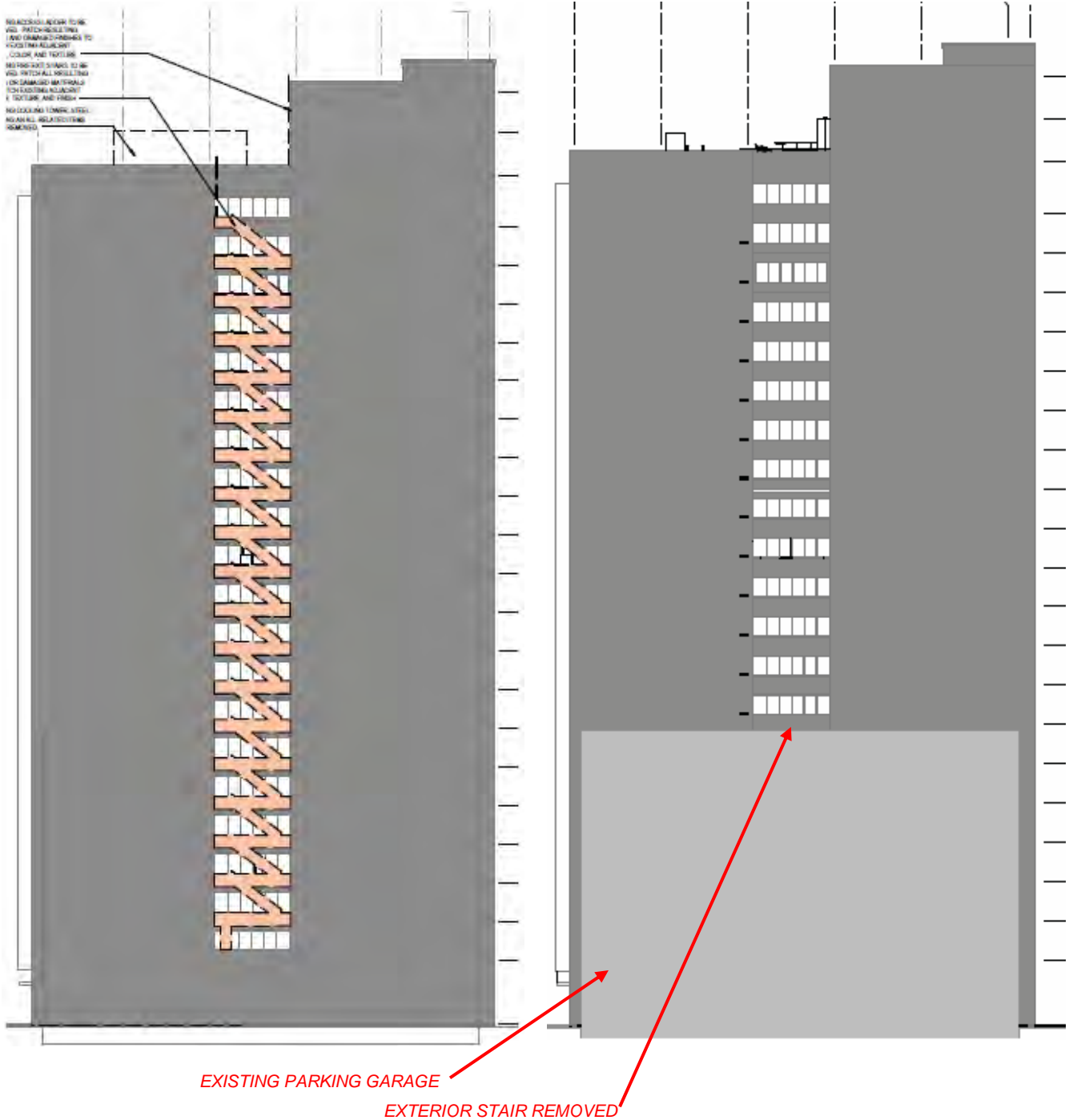
EXISTING/PROPOSED (NO CHANGE)



NORTH (REAR) ELEVATION

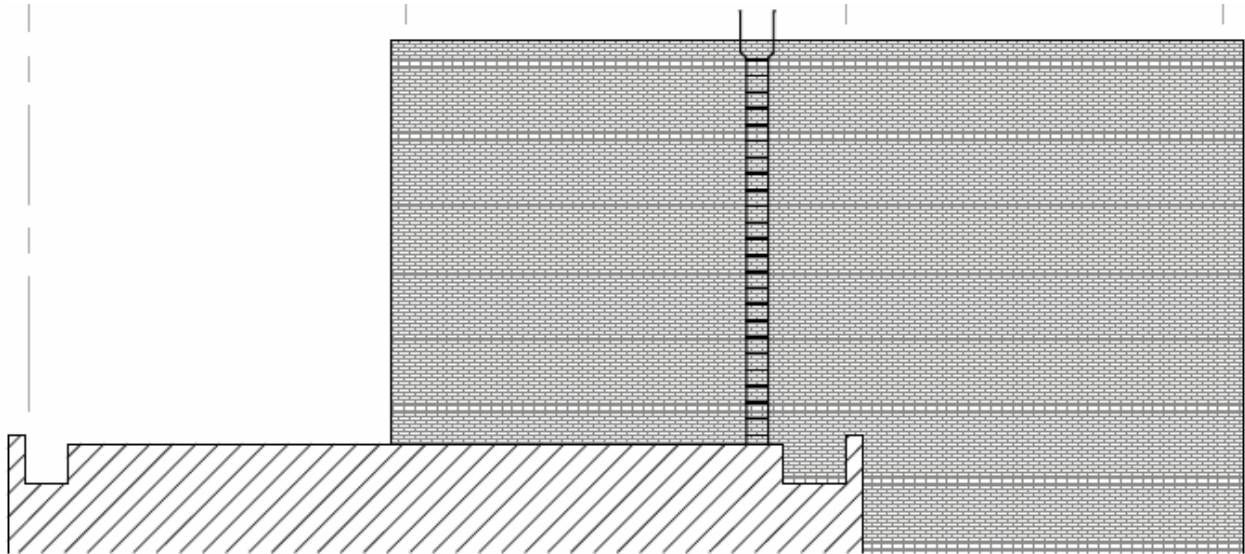
EXISTING

PROPOSED

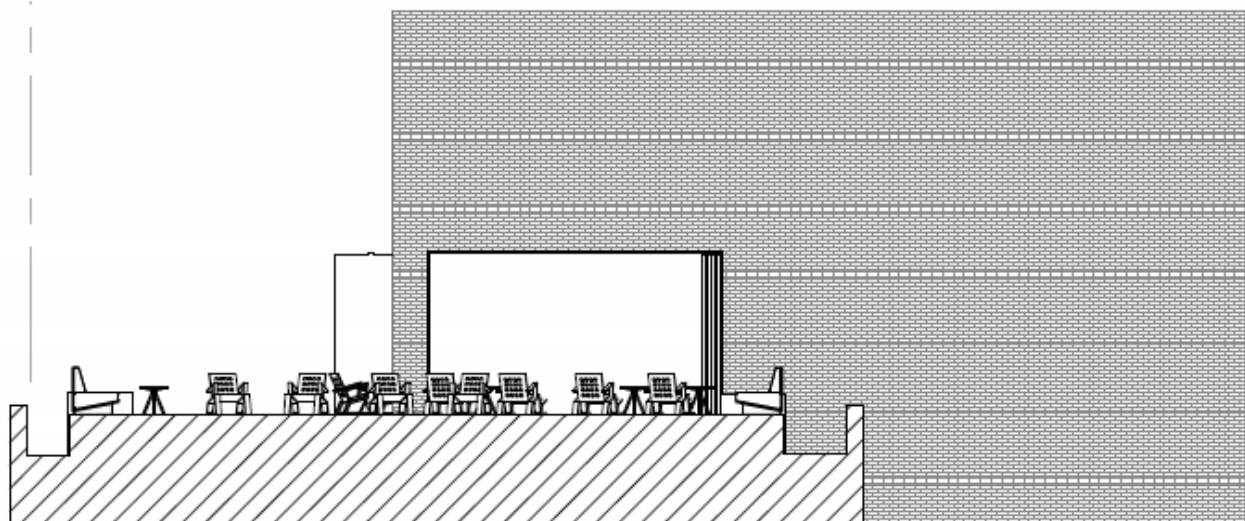


PENTHOUSE EAST ELEVATION

EXISTING

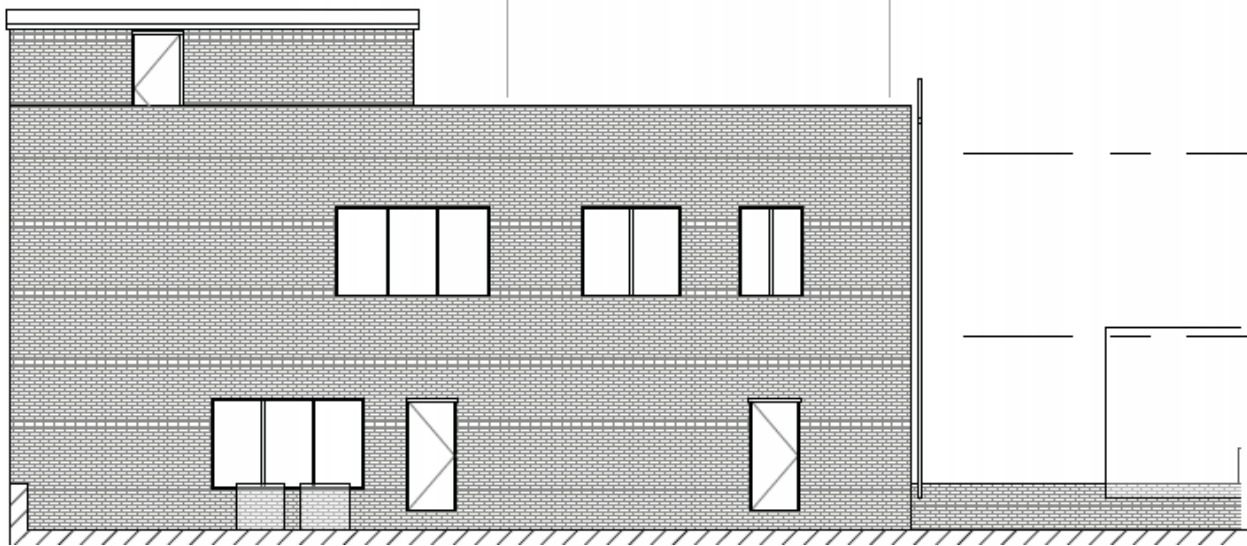


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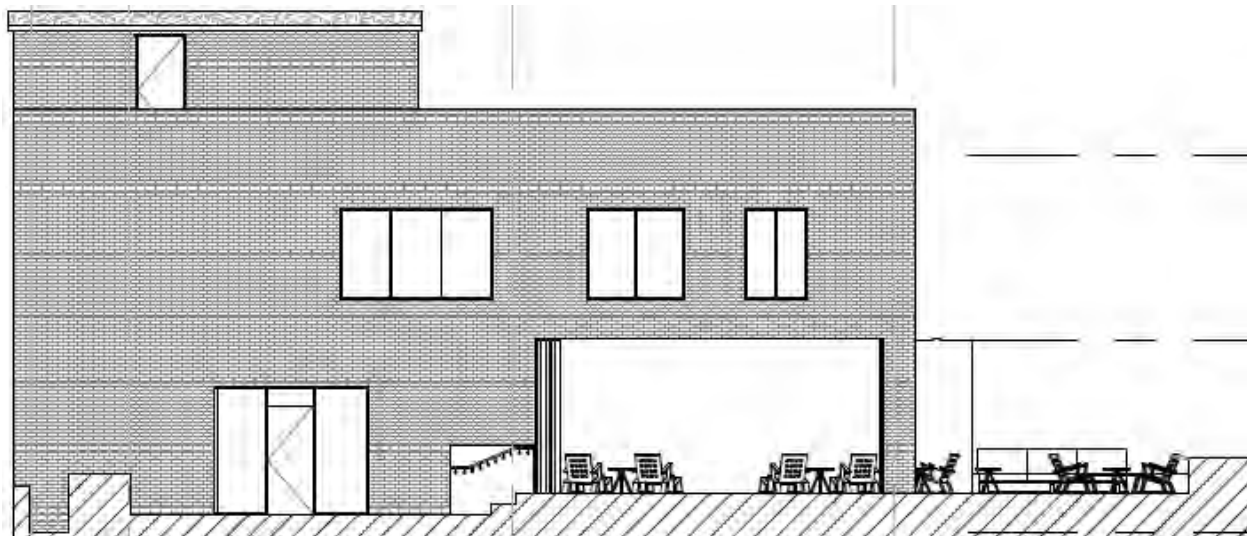


PENTHOUSE SOUTH ELEVATION

EXISTING

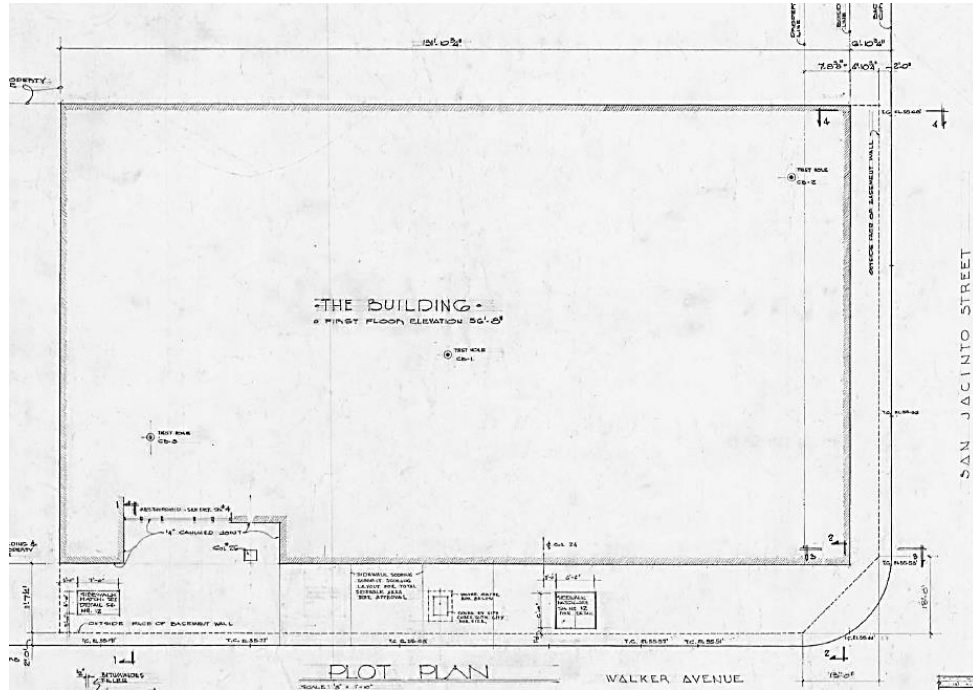


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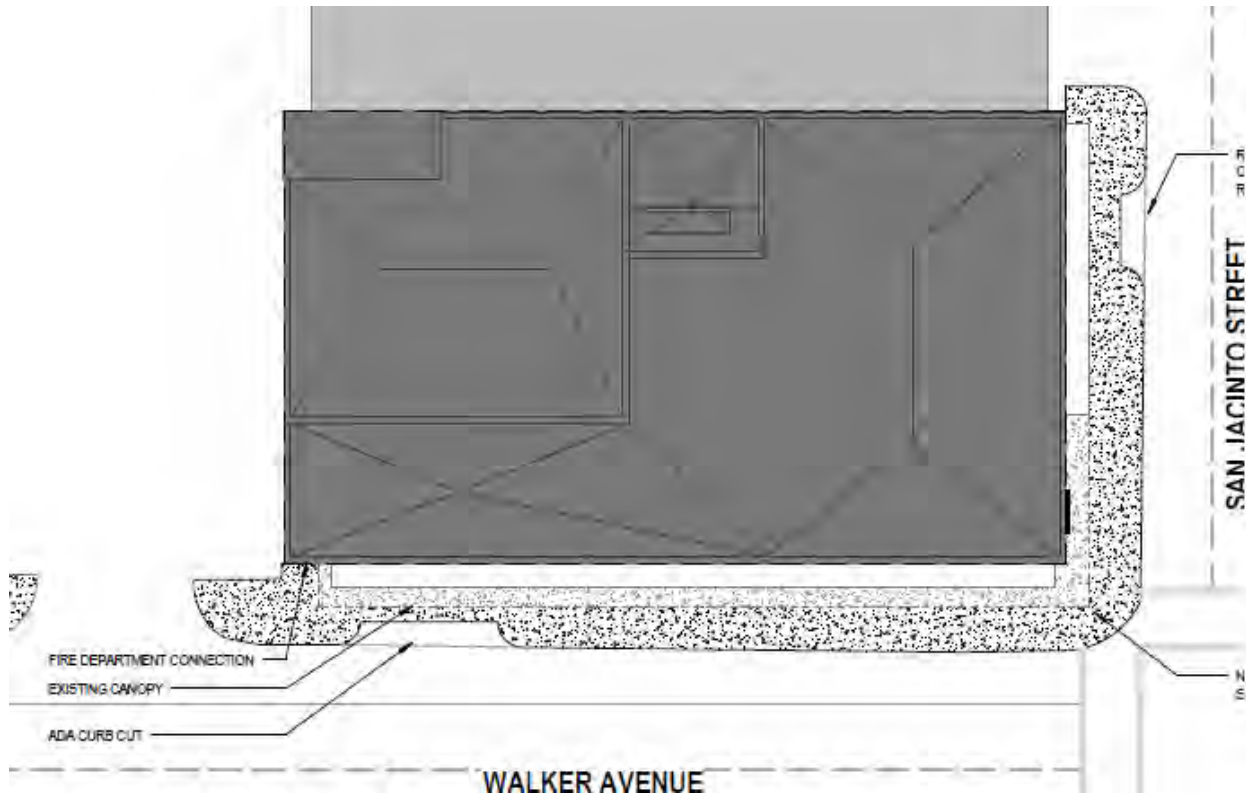




SITE PLAN
HISTORIC



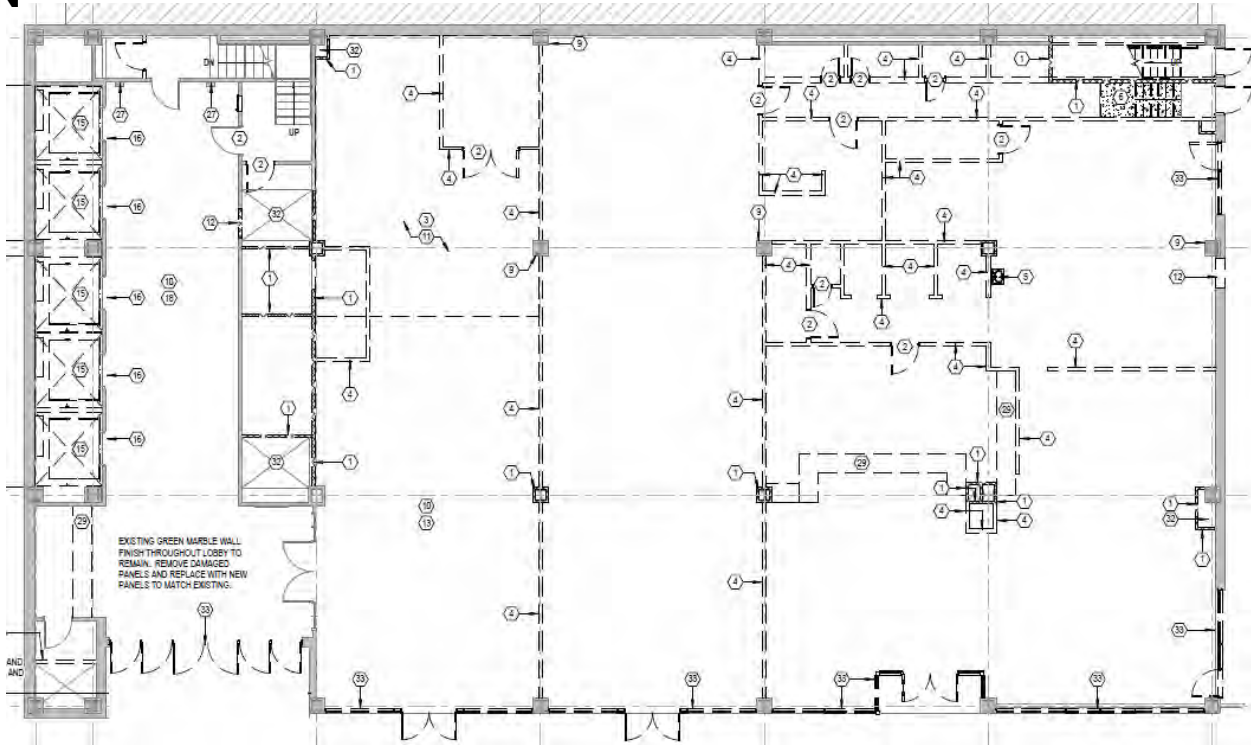
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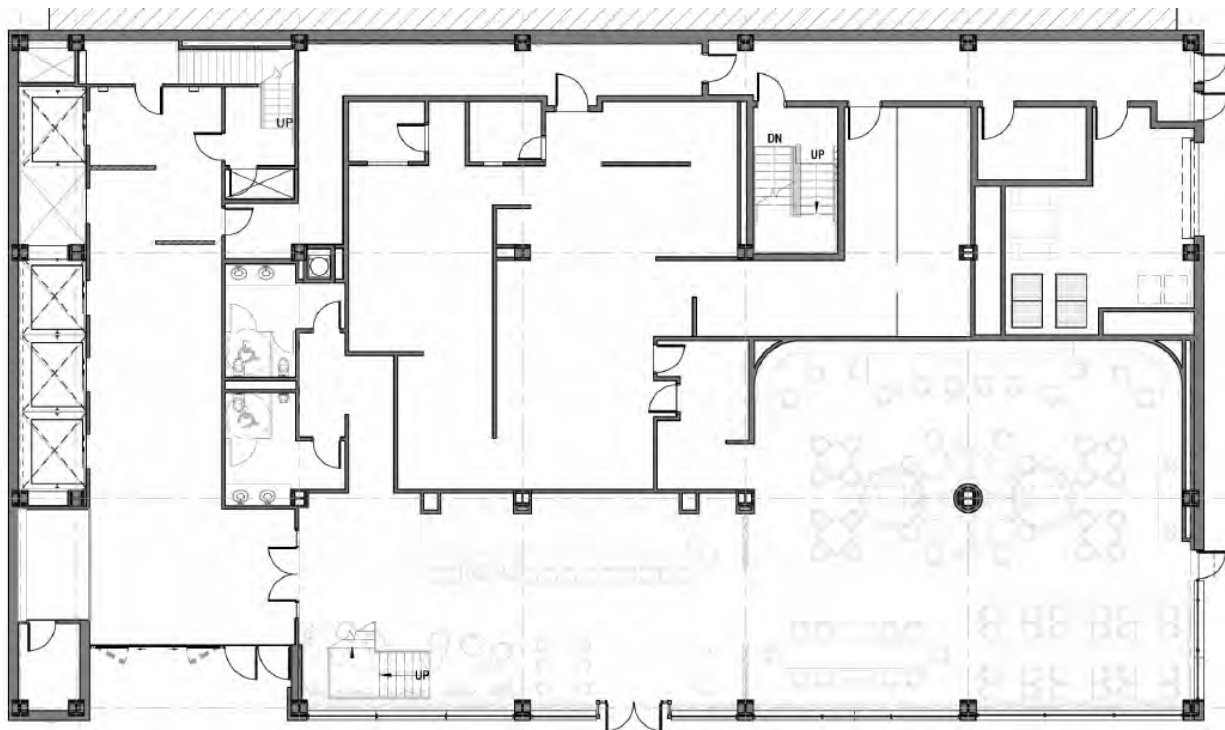


FIRST FLOOR PLAN

EXISTING



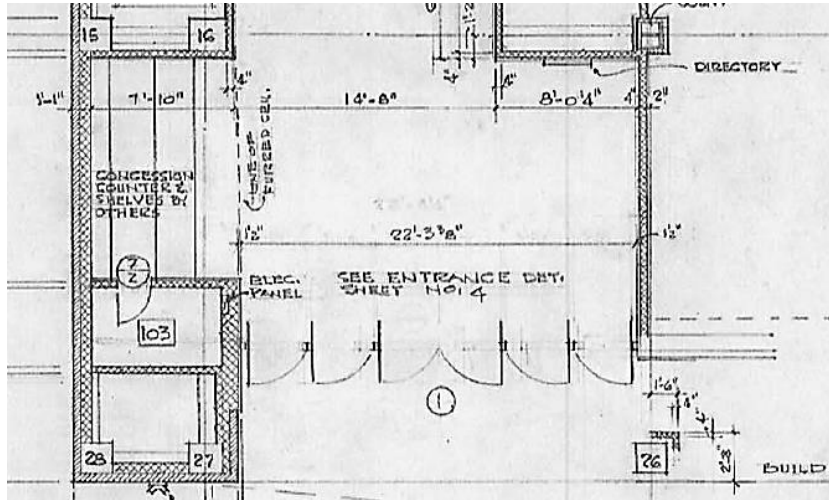
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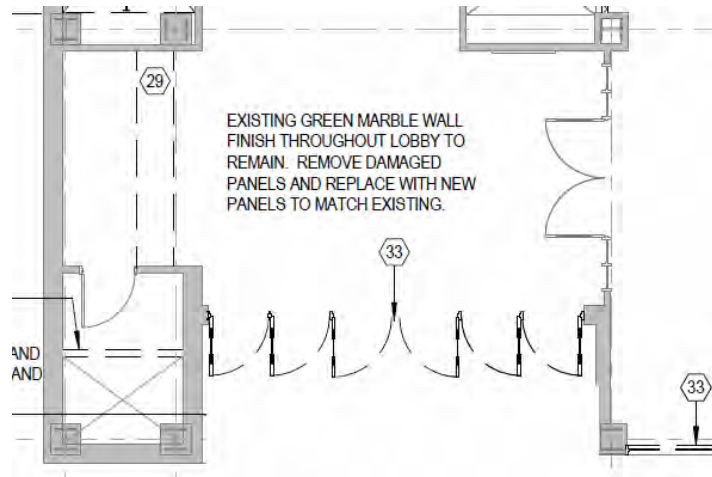


FIRST FLOOR PLAN DETAIL

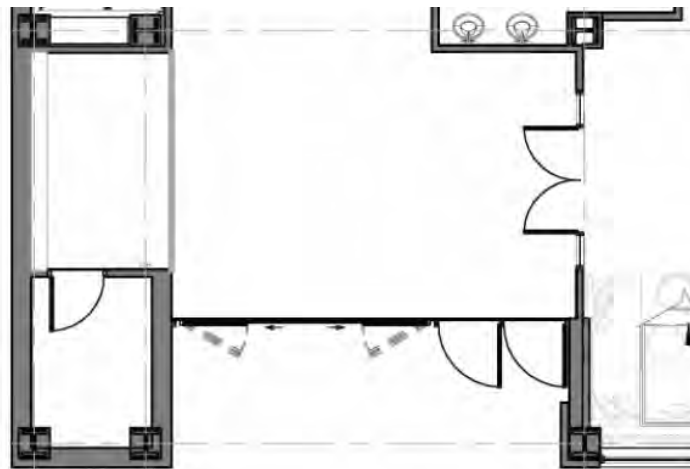
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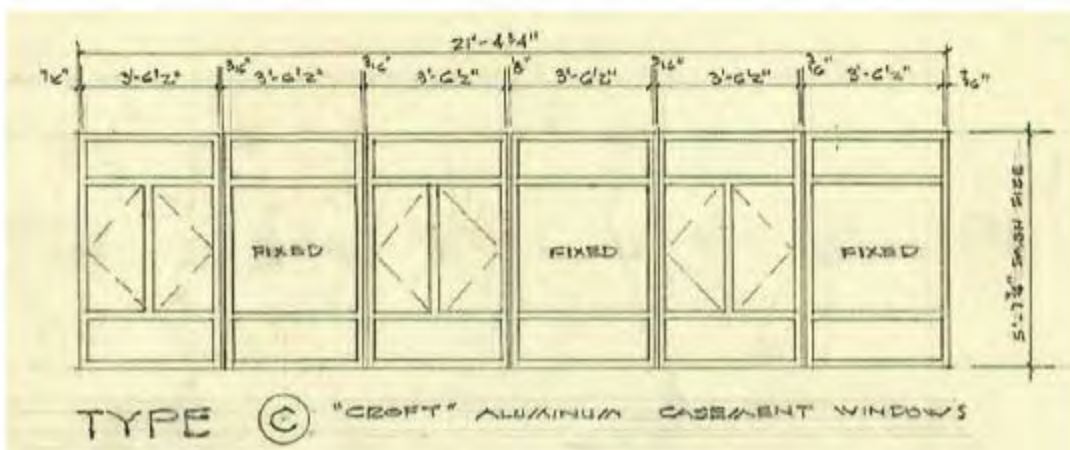
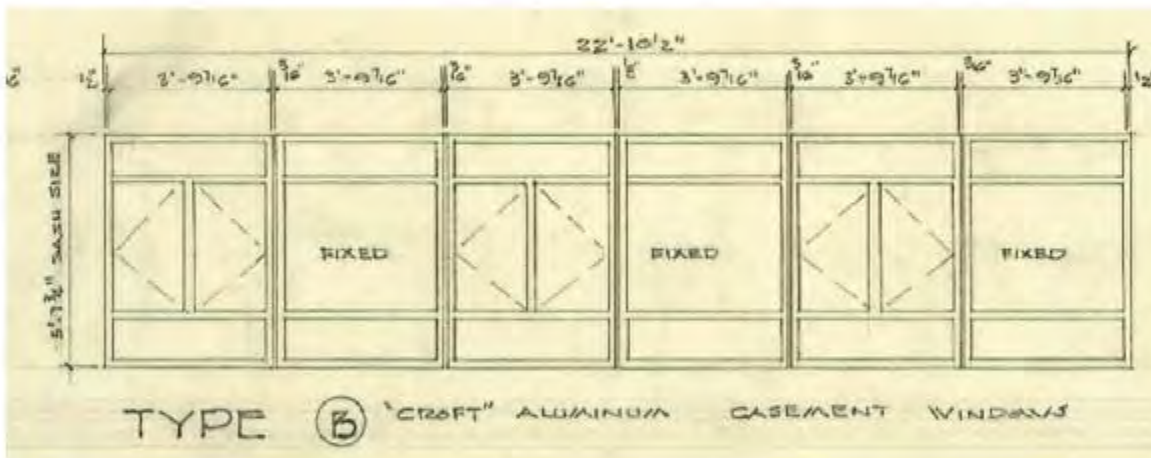
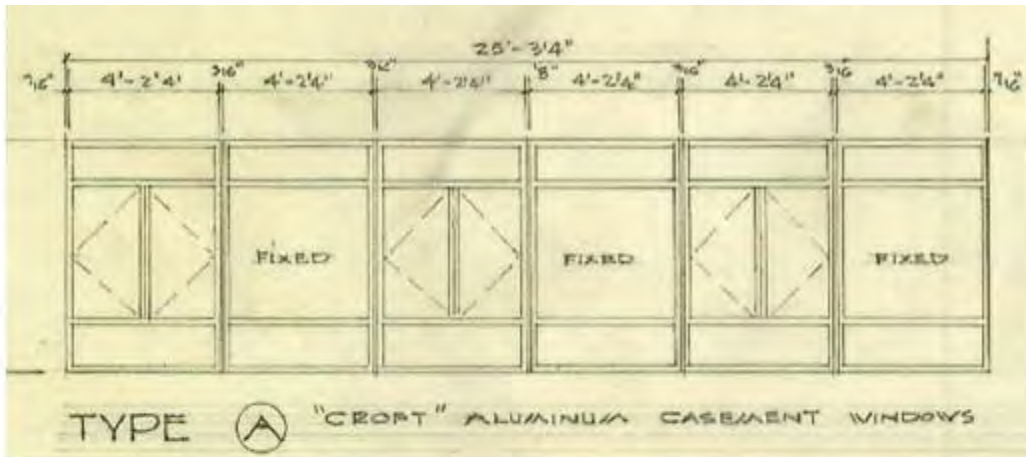
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PROPOSED



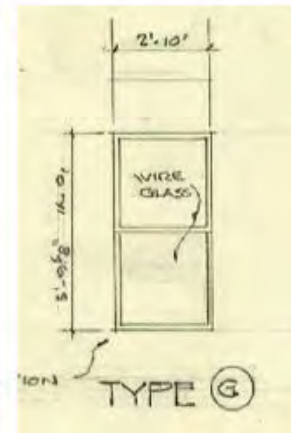
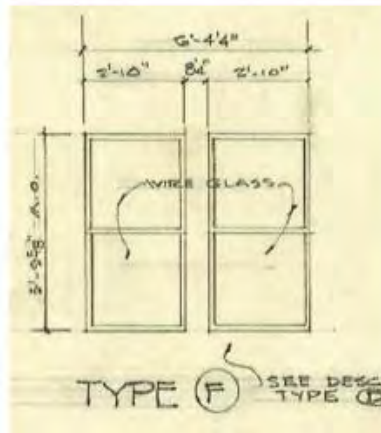
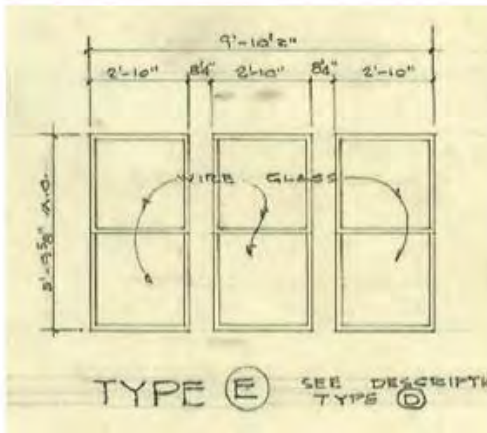
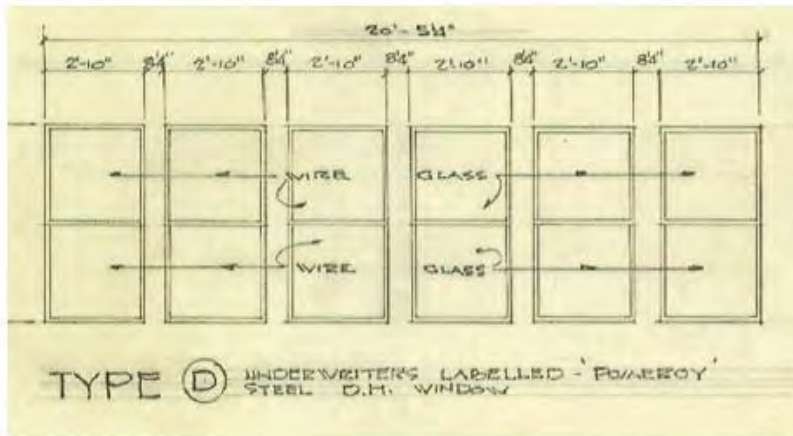
WINDOW / DOOR SCHEDULE HISTORIC – SOUTH AND EAST WALLS



WINDOW / DOOR SCHEDULE

HISTORIC – NORTH WALL

W I N D O W
S C H E D U L E



PHOTOS PROVIDED BY APPLICANT

WINDOW SPANDREL DETAIL



PROJECT DETAILS

Windows/Doors: The existing storefront windows and doors on the south and east walls are not original and will be removed and replaced. Existing aluminum base courses will be removed and replaced with granite to match historic drawings. Steel 2/2 sash windows on the north side will be retained. Existing fixed glass windows feature turquoise tile spandrel panels covered with non-original glass. The glass will be removed and the tile will be retained. A 12' wide column of windows and spandrels will be temporarily removed to allow installation of a temporary hoist way. This section will be restored after the hoist way is removed.

Exterior Materials: The building is clad with brick and concrete to be retained. A projecting concrete and aluminum canopy will be retained. Metal louvered panels will be retained. A 12' wide portion of the canopy on the south side will be temporarily removed to allow installation of a temporary hoist way. This section will be restored after the hoist way is removed.

Roof: All existing roof and underlying layers will be removed down to the structure on the main and penthouse roofs. The new roof material will be TPO (Thermoplastic polyolefin) single-ply roofing membrane) over rigid insulation. The cooling tower and the metal ladder will be removed.

A pool, bar, restrooms and outdoor patio are proposed for the roof and will not be visible from the right of way. The patio will be on a raised paver system. The SW corner of the penthouse is proposed to be removed in order to provide access to the pool (the pool is proposed to be an indoor/outdoor space). Planter boxes will be inset four feet along the west and south perimeter to prevent access to the building's edge and not be visible from the right of way.

A series of skylights are proposed for the penthouse roof and are not visible from the street. A new interior staircase and associated stair enclosure is required per safety code and is proposed for the northeast section of the roof. A proposed stair enclosure will extend roughly above the existing roof elevation. The proposed stair enclosure roof will slope with the stairs as it extends towards the edges of the building to obscure visibility from the street.

Front Elevation: The main entry doors are grouped, anodized aluminum doors dating from the 1970s remodel inset (South) from the front wall. The base course, shown as granite on the historic drawings, is clad with dark aluminum sheeting material. One sheet of aluminum is loose and there is no granite beneath indicating it was removed prior to the installation of the aluminum base course.

All existing non-original storefronts will be removed and a new aluminum storefront will be inserted into the existing openings. The vertical storefront divisions will mimic the historic composition and align with the window frames above. The aluminum base course will be removed and replaced with granite as shown on the historic drawings.

The proposed main entry will replicate the original composition of glass storefront with transoms. A new 14-foot automatic sliding glass door will be situated on the western most side of the existing opening with two single swing doors to the east.

Side Elevation: Two existing storefronts are not original to the building. The south storefront will be removed and (East) replaced. The proposed storefront will be three bays wide with three transoms above and framed with brushed clear anodized aluminum. A door will be installed in the north-most bay. The north storefront will be removed and replaced with an overhead metal door for use as a loading dock. Two existing door openings will be retained and the doors will be removed and replaced with metal frame doors.

Rear Elevation: An existing metal fire stair is in poor condition and will be removed. See elevation drawings for (North) details.