

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: Jonathan Grenader, Heights Clock Tower, LLC, owner

Property: 2201 Lawrence Street, Lots 31 through 48, Block 53, Houston Heights Subdivision. The property includes a historic 107,279 square foot, two and four-story brick industrial structure situated on an 117,900 square foot corner lot.

Significance: Oriental Textile Mill is a City of Houston Landmark designated in January, 2007. The brick two and four-story historic industrial structure was constructed circa 1893-94. The Oriental Textile Mill was built for A. R. Morey and Company, a mattress manufacturing company. It was one of the first industrial complexes in Houston Heights, and is the last of those early structures remaining. The building is a complex of several large brick buildings connected to each other.

Proposal: Alteration – Install two aluminum commercial signs on the first floor. The signs will be fabricated from ¼” aluminum and will feature stenciled lettering and cut out logos.

- Sign 1: rectangular aluminum sign measuring 4'-10 1/8" wide and 1'-6" in height.
- Sign 2: circular aluminum sign measuring 1'-6" in height.
- Signs will be mounted 2" off of the building façade with stainless steel lag bolts with epoxy anchors.

See enclosed application materials and detailed project description on p. 5-13 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: May 21, 2015



PLANNING & DEVELOPMENT DEPARTMENT

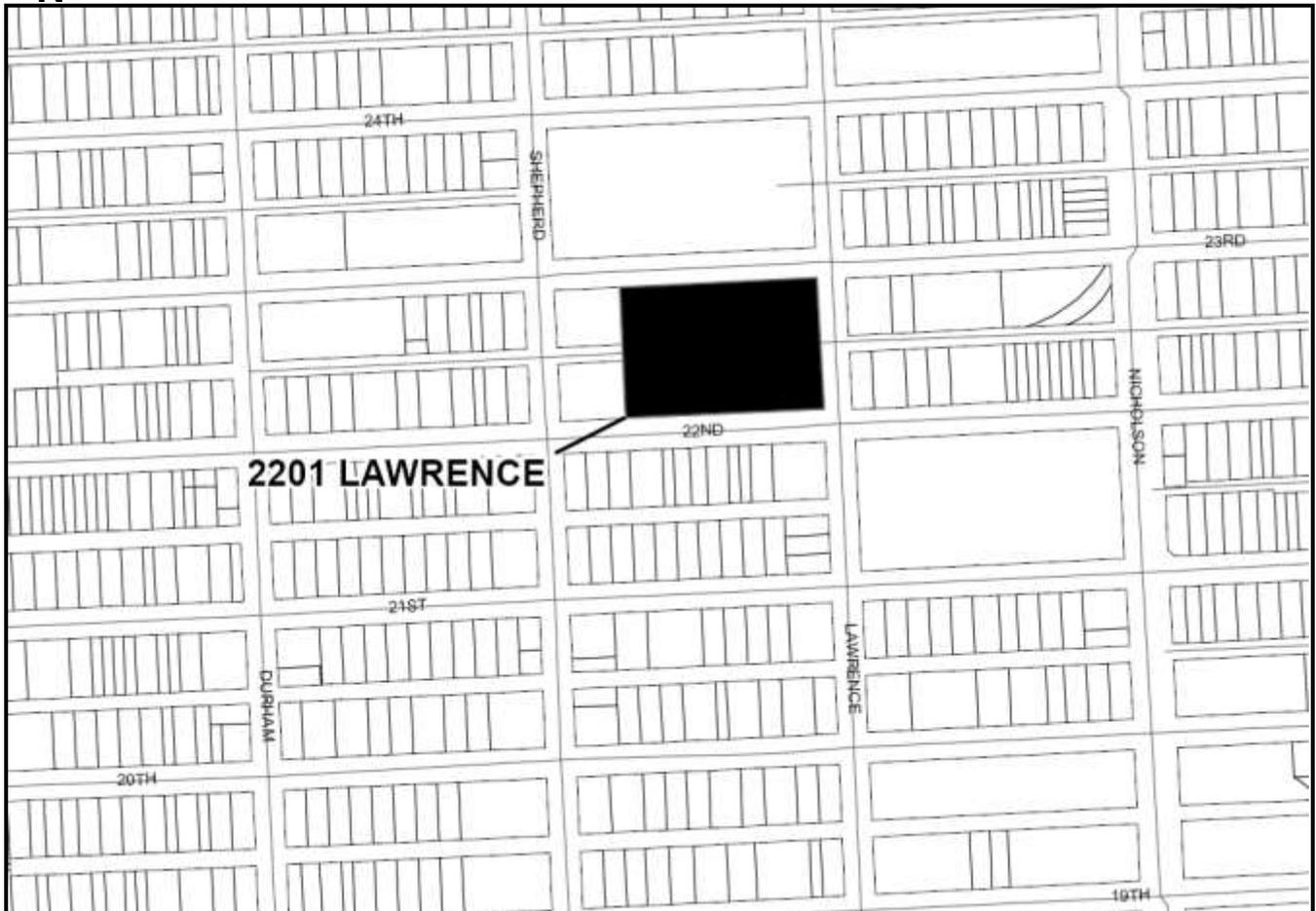
COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved 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 |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. | |

PROPERTY LOCATION



CURRENT PHOTOS

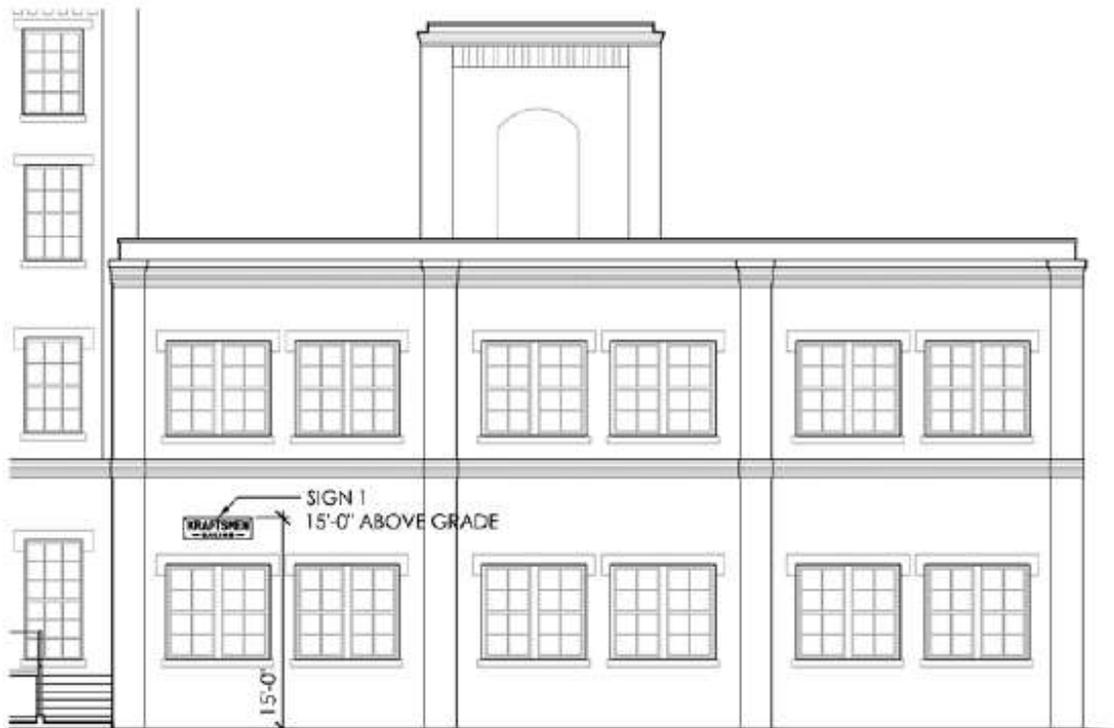


SOUTH ELEVATION –FACING W. 22nd STREET

EXISTING



PROPOSED



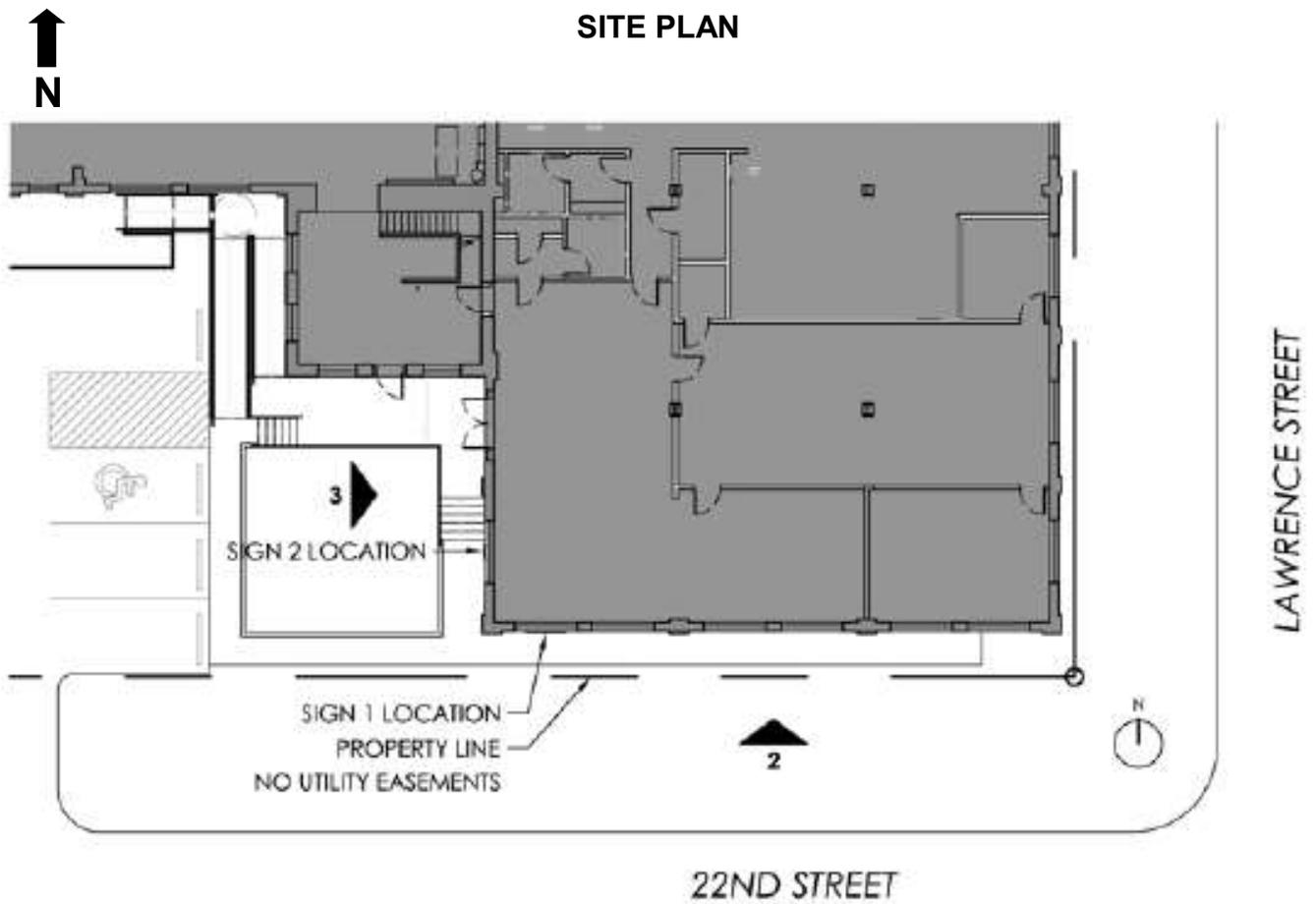
WEST SIDE ELEVATION

EXISTING



PROPOSED



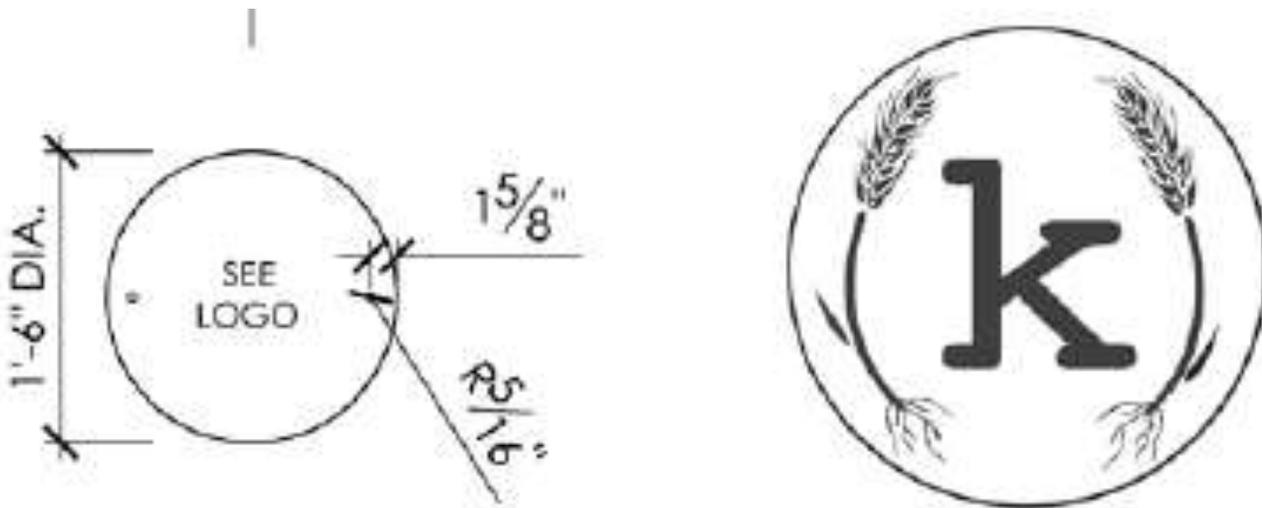


SIGN DETAILS

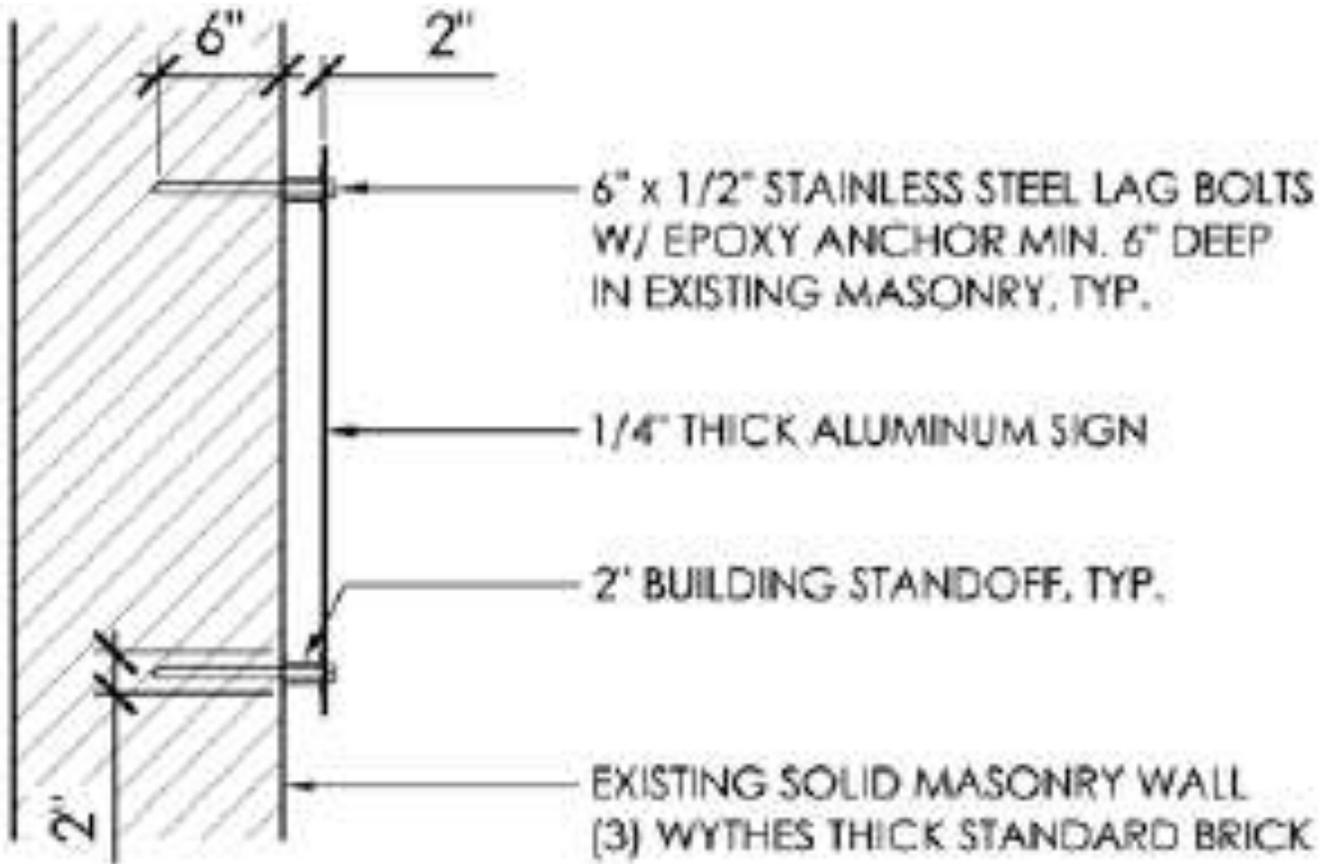
SOUTH ELEVATION



WEST ELEVATION



SIGN SECTION



PHOTOS SUBMITTED BY APPLICANT

VIEW OF BUILDING ELEVATION (SOUTH) FROM W. 22ND ST.



VIEW FROM CORNER OF W. 22ND ST AND LAWRENCE ST.



VIEW TOWARDS KRAFTSMEN BAKING ENTRANCE FROM W. 22ND ST.



VIEW OF WESTERN BUILDING ELEVATION FROM SITE PARKING



PROJECT DETAILS

Exterior Materials: The proposed rectangular and circular signs will be fabricated from ¼" aluminum. The signs will measure 1'-6" in height; the rectangular sign will measure 4'-10 1/8" wide. The signs will feature stenciled lettering and cut out logos. The signs will be mounted 2" off of the building façade and will be mounted with stainless steel lag bolts with 6" epoxy anchors

Front Elevation: A rectangular sign will be installed above the southwest corner window 15" above the building foundation; the sign will measure 4'-10 1/8' wide and 1'-6" in height. The sign will feature stenciled letters reading "Kraftsmen Baking" with cut out wheat stalks.

Side Elevation: A circular sign will be installed above the southwest corner set of windows 15' above the building foundation; the sign will measure 1'-6" in height. The sign will feature a stenciled letter 'K' and cut out wheat stalks.