

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** October 28, 2015

**Applicant:** Sam Grenader, JG Management, LLC for 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 – Windows/Doors/ADA Ramp

South elevation:

- Alter a door opening from 6'-6" tall to 7' tall. This will result in the removal of the concrete header above the door and removal of the bottom row of lites from the transom. The brick lintel above the transom will not be altered. A new concrete header and wood door will be installed in the opening;
- Install an ADA ramp and railings on the previous loading dock location to match a previously installed ramp;
- Install a door and two sidelights in the same opening as a previous overhead door opening;
- Replace four damaged steel windows with new windows to match existing.

North elevation (not visible from public right-of-way):

- Install new overhead doors in existing openings, install new windows and alter a door opening to match the new condition on the south side.

See enclosed application materials and detailed project description on p. 4-19 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** **Approval with conditions: Retain the current pedestrian door, concrete header and transom on the south elevation if code enforcement does not require a taller opening for egress purposes. If it is required, approval of the proposed alteration.**

**HAHC Action:** **Approved**

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** November 19, 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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b>  | <b>NA - not applicable</b> |  |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|--|----------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (1)                  | The proposed activity must retain and preserve the historical character of the property;<br><i>If code enforcement requires the door opening to be taller, the removal of the concrete header, door and bottom row of transom lites will meet this criteria since the opening of the door and the transom is not being altered.</i>  |                            |  |
| <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;<br><i>If code enforcement requires the door opening to be taller, the removal of the concrete header, door and bottom row of transom lites will meet this criteria since the opening of the door and the transom is not being altered.</i> |                            |  |
| <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 PHOTO**



**SOUTH ELEVATION –FACING W 22<sup>nd</sup> STREET**

EXISTING



VIEW OF LOADING DOCK FROM W. 22<sup>ND</sup> STREET, SOUTH ELEVATION

PROPOSED



*NEW DOOR AND ADA RAMP*

**SOUTH ELEVATION –FACING W 22<sup>ND</sup> STREET**  
EXISTING

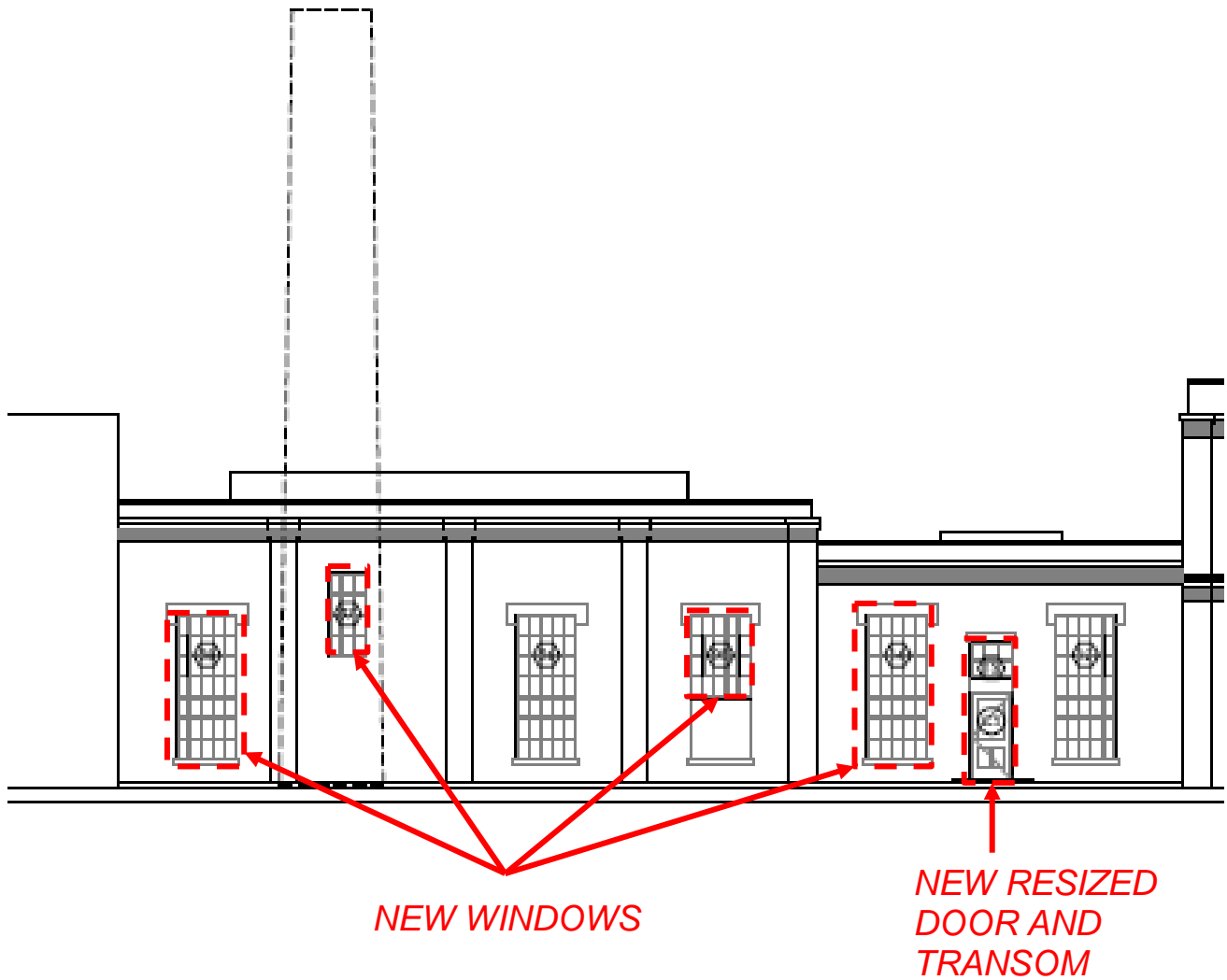


VIEW OF COURTYARD FROM W. 22<sup>ND</sup> STREET, SOUTH ELEVATION



VIEW OF EXISTING HISTORIC METAL DOOR AND 6'-6" MASONRY OPENING. SOUTH ELEVATION

PROPOSED



**NORTH ELEVATION – FACING ALLEY, NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY**

EXISTING



VIEW OF ENTRANCE TO SUITE 104 FROM ALLEY WITH NON-HISTORIC OVERHEAD DOOR, NORTH ELEVATION

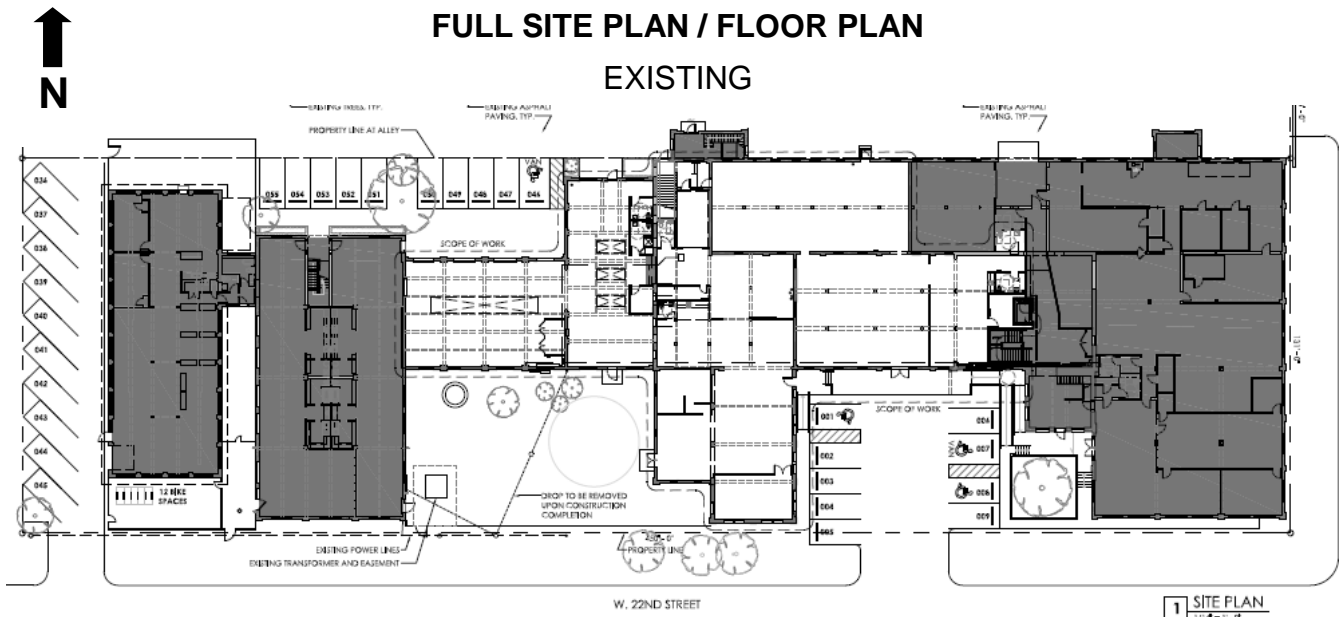


VIEW OF REAR OF SUITE 104 FROM ALLEY, NORTH ELEVATION

PROPOSED

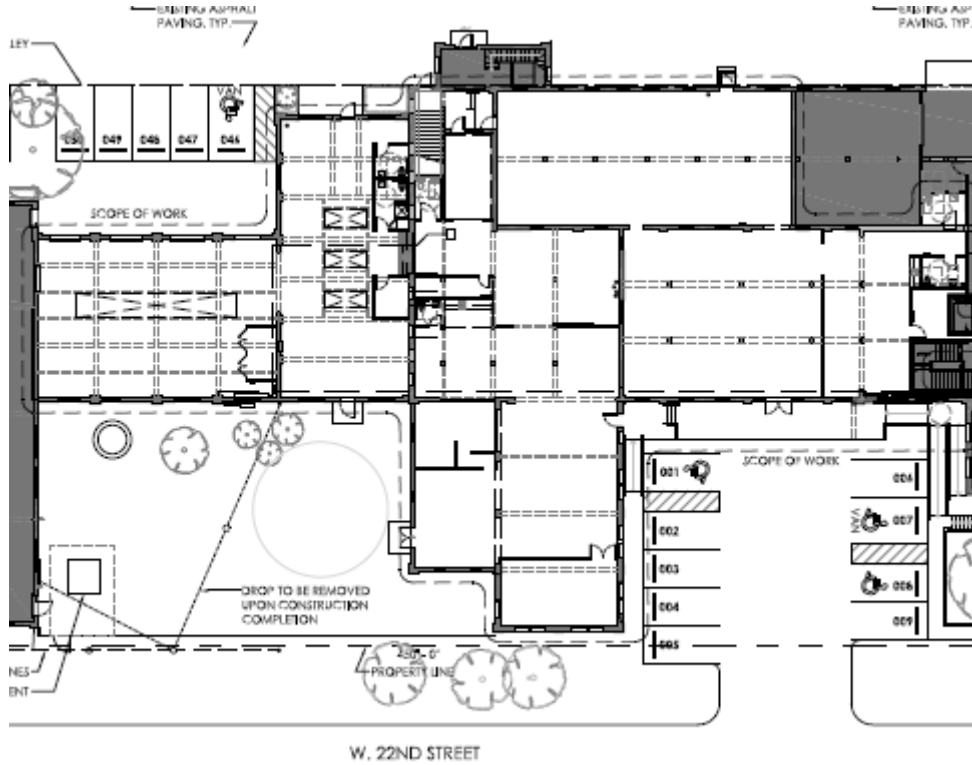




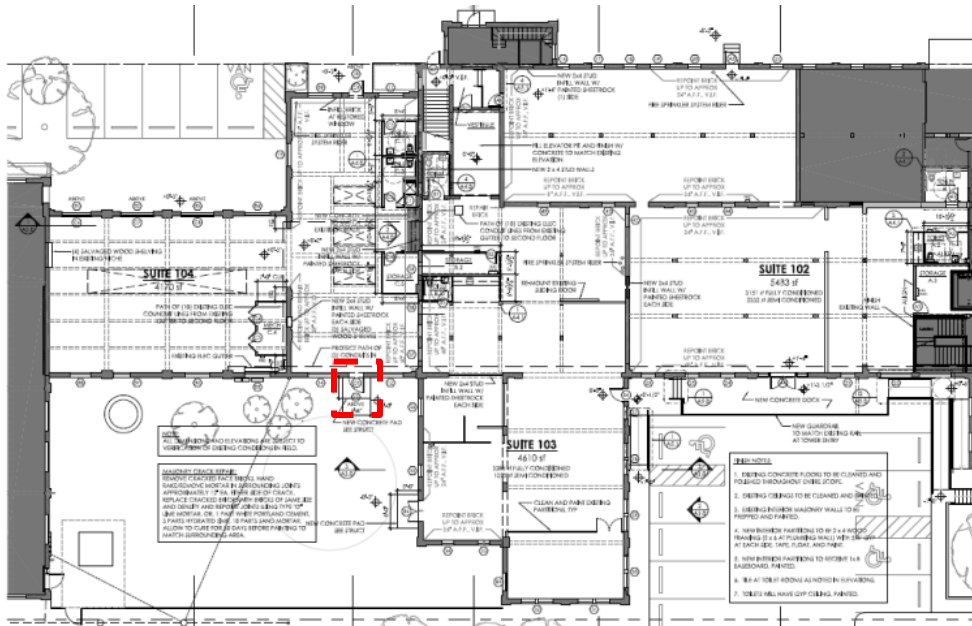




**ENLARGED SITE PLAN / FLOOR PLAN**  
**EXISTING**

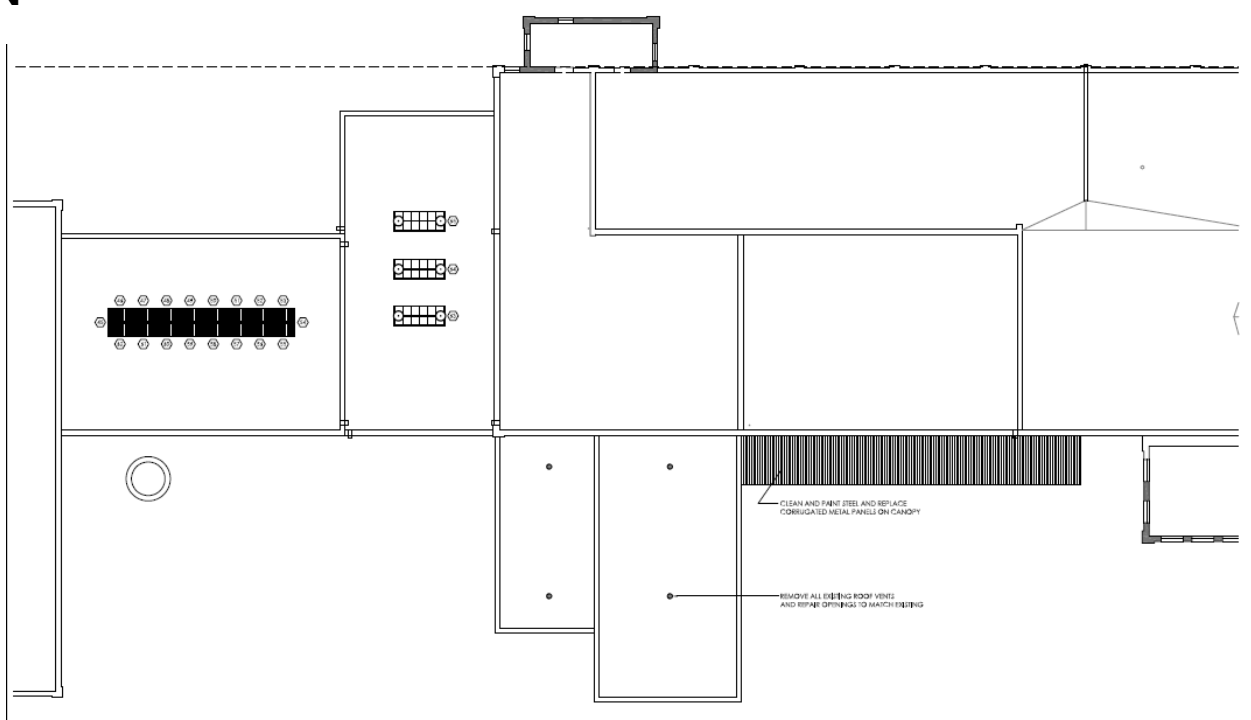


**PROPOSED**





ROOF PLAN  
PROPOSED



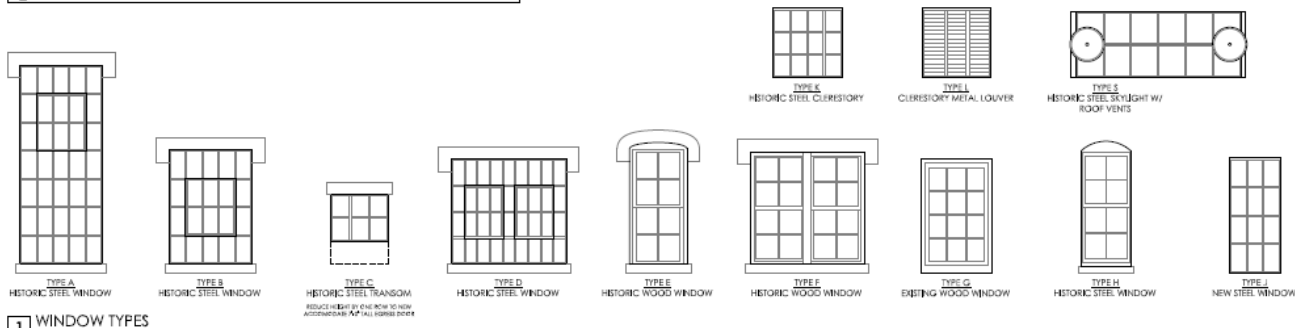
WINDOW SCHEDULE

MARK	ROOM#	TYPE	SEE (W x H)	REPAIR GROUP	NOTE: SEE ATTACHED WINDOW NOTES FOR DETAILED DESCRIPTION OF WORK SPECIFIC TO EACH UNIT.
101	104	D	24" x 72"	1	
102	104	D	24" x 72"	1	
103	104	D	24" x 72"	1	
104	104	A	24" x 144"	1	NEW FRAME AND GLAZING
105	104	E	24" x 52"	1	NEW FRAME AND GLAZING
106	104	A	24" x 144"	1	
107	104	J	24" x 52"	-	
108	104	A	24" x 144"	1	NEW FRAME AND GLAZING
109	104	A	24" x 144"	1	NEW FRAME AND GLAZING
110	104	C	24" x 52"	1	
111	104	A	24" x 144"	1	
112	104	C	24" x 52"	1	
113	104	A	24" x 144"	1	
114	104	B	24" x 52"	1	
115	102	E	24" x 52"	2	
116	102	E	24" x 52"	2	
117	102	E	24" x 52"	2	
118	102	E	24" x 52"	2	REMOVE SECURITY BARS
119	102	E	24" x 52"	2	REMOVE SECURITY BARS
120	102	F	24" x 52"	2	REMOVE SECURITY BARS
121	102	E	24" x 52"	2	REMOVE SECURITY BARS
122	102	E	24" x 52"	2	REMOVE SECURITY BARS
123	102	E	24" x 52"	2	REMOVE SECURITY BARS
124	102	E	24" x 52"	2	REMOVE SECURITY BARS
125	102	E	24" x 52"	2	REMOVE SECURITY BARS
126	102	F	24" x 52"	2	
127	102	F	24" x 52"	2	
128	102	F	24" x 52"	2	
129	102	F	24" x 52"	2	
130	102	E	24" x 52"	2	
131	102	E	24" x 52"	2	

MARK	ROOM#	TYPE	SEE (W x H)	REPAIR GROUP	COMMENTS
101	103	E	24" x 52"	2	
102	103	G	24" x 52"	-	REMOVE AND APPLY NEW SEALANT, PRIME AND PAINT
103	104	H	24" x 52"	3	
104	104	H	24" x 52"	3	
105	104	H	24" x 52"	3	
106	104	H	24" x 52"	3	REMOVE EXISTING PLYWOOD OVER WINDOW
107	104	H	24" x 52"	3	REMOVE EXISTING PLYWOOD OVER WINDOW
108	104	H	24" x 52"	3	REMOVE EXISTING PLYWOOD OVER WINDOW
109	104	H	24" x 52"	3	REMOVE EXISTING PLYWOOD OVER WINDOW
110	104	H	24" x 52"	3	REMOVE EXISTING PLYWOOD OVER WINDOW
111	104	K	24" x 48" V.F.F.	1	
112	104	K	24" x 48" V.F.F.	1	
113	104	L	24" x 48" V.F.F.	-	
114	104	K	24" x 48" V.F.F.	1	
115	104	L	24" x 48" V.F.F.	-	
116	104	K	24" x 48" V.F.F.	1	
117	104	L	24" x 48" V.F.F.	-	
118	104	K	24" x 48" V.F.F.	1	NEW FRAME AND GLAZING
119	104	L	24" x 48" V.F.F.	-	
120	104	K	24" x 48" V.F.F.	1	NEW FRAME AND GLAZING
121	104	L	24" x 48" V.F.F.	-	
122	104	K	24" x 48" V.F.F.	1	
123	104	L	24" x 48" V.F.F.	-	
124	104	K	24" x 48" V.F.F.	1	
125	104	L	24" x 48" V.F.F.	-	
126	104	K	24" x 48" V.F.F.	1	
127	104	L	24" x 48" V.F.F.	-	
128	104	K	24" x 48" V.F.F.	1	
129	104	L	24" x 48" V.F.F.	-	
130	103	H	24" x 52"	3	

WINDOW REPAIR NOTES	
<b>GROUP 1 HISTORIC STEEL WINDOWS</b>	Remove and replace glazing compound. Clean metal sashes and frame to bare metal and prime with ZNC. Install new window glazing as needed and finish new interior, main interior and exterior. It consists with in place.
<b>GROUP 2 HISTORIC WOOD WINDOWS</b>	Remove and replace glazing compound. Remove existing sashes and install new sashes. Repair or rotted wood with Acacia wood. Sash shape to match to existing sashes. Prime, paint interior and exterior. Apply new weatherstripping as needed (obtain with owners).
<b>GROUP 3 HISTORIC METAL STEEL WINDOWS</b>	Remove sash and clean both sides.

NOTE: PROVIDE CUT SHEETS AND FINISH SAMPLES FOR APPROVAL PRIOR TO ORDERING WINDOWS AND WINDOW HARDWARE.  
ALTERNATE MANUFACTURERS MAY BE SUBMITTED AND ARE SUBJECT TO ARCHITECT'S APPROVAL.  
ALL GLAZING WITH THE EXCEPTION OF EXISTING HISTORIC WIRE GLASS TO RECEIVE LUMBAR AIR OR CLEAR FILM ON THE INSIDE FACE TO BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.



**GENERAL NOTES:**

Windows-all windows to be caulked / reglaze / painted as general note.

All glass to be replaced with 1/4" clear.

All operable sections of window will have to be opened or removed, cleaned and sealed shut.

**WINDOW NOTES BY WINDOW NUMBER:**

1. Steel-Replace 1 piece glass, repair bottom frame both operable portions, repair side angle 6" bottom both operable section(24" angle)
2. Steel-Replace 9 pieces glass, repair top and bottom of both operable portions, repair side angle 6" top and bottom on operable sections (48" angle)
3. Steel-Replace 10 pieces glass, repair top, bottom, sides of operable portions
4. Steel-Replace whole window frame – 35 pieces glass
5. Steel-Replace whole window frame – 20 pieces glass
6. Steel-Replace 35 pieces glass , replace one operable frame, repair bottom right side, replace 2 bottom angles (60" angle), rework 1 cross bar above operable section, repair and install 1 relocated operable section
7. Steel-New window frame – 12 pieces of glass
8. Steel-Replace whole window frame – 35 pieces of glass
9. Steel-New window frame – 40 pieces of glass
10. Steel-rework bottom of frame to make operable bottom of window – 2 pieces of glass
11. Steel-Replace 10 pieces of glass
12. Steel-Replace 35 pieces glass, replace one operable portion, replace 1 bottom angle(30" angle), repair/install 1 relocated operable section
13. Steel-Replace 3 pieces of glass, rework existing window for added door
14. Steel-new window frame, Replace 8 pieces of glass
15. Steel-Replace 2 pieces of glass
16. Wood-Clean off ivy, new latch, replace bottom stop(Bondo bottom sash)
17. Wood-Replace 1 piece glass, new latch, repair stop 4 sides, abatron bottom of jamb
18. Wood-Replace 1 piece glass, new latch repair stop 4 sides, abatron sill
19. Wood-Replace bottom stop, new latch, repair stop 3 sides
20. Wood-Replace bottom stop, new latch, repair stop 3 sides
21. Wood-Replace bottom stop, new latch, repair stops 3 sides
22. Wood-Replace 1 piece glass, new latch, repair 1 mutton
23. Wood-Rebuild top arch trim, new latch
24. Wood-Repair stop 4 sides, new latch, abatron entire sill
25. Wood-Repair stops 4 sides, new latch
26. Wood-Replace side stop inside, repair upper sash stop, new latch
27. Wood-new latch

**WINDOWS TO BE REPLACED**

28. Wood-Repair lower exterior stop
29. Wood-Replace 1 piece glass, Bondo jamb exterior
30. Wood-Replace bottom stop, repair stop 3 sides, new latch
31. Wood-Remove Ivy, Replace top stop, abatron exterior sill, new latch
32. Wood-Replace bottom stop, repair exterior mullion, new latch
33. Wood-Replace bottom stop, Replace bottom 1x4 trim board, new latch
34. Wood-Replace bottom 1x4 trim board, new latch
35. Wood-Replace 1 piece glass, replace bottom 1x4 trim board, remove ivy, new latch
36. Wood-Abatron exterior lower sash, clean ivy, new latch
37. Steel-Clean old paint off glass both sides
38. Steel-Clean old paint off glass both sides
39. Steel-Clean old paint off glass both sides
40. Steel-Clean old paint off glass both sides
41. Steel-Clean old paint off glass both sides
42. Steel-Clean old paint off glass both sides
43. Steel-Clean old paint off glass both sides
44. Steel-Clean old paint off glass both sides
45. Steel-Replace 2 pieces glass
46. Steel-Replace 6 pieces glass, cut operable window loose and reset
47. Steel-Seal louver
48. Steel-Replace 5 pieces glass, cut operable window loose and reset
49. Steel-Seal louver
50. Steel-Replace 7 pieces glass, cut operable window loose and reset
51. Steel-Seal louver
52. Steel-New window unit, 12 pieces glass
53. Steel-Seal louver
54. Steel-New window unit 12 pieces glass
55. Steel-Seal louver
56. Steel-Replace 7 pieces glass, repair bottom frame, cut operable window loose and reset
57. Steel-Seal louver
58. Steel-New window, 12 pieces glass
59. Steel-Seal louver
60. Steel-Replace 7 pieces glass, repair bottom frame, cut operable window loose and reset
61. Steel-Seal louver
62. Steel-Replace 10 pieces glass
63. Steel-Replace 9 pieces glass
64. Steel-Replace 5 pieces glass
65. Steel-Replace 3 pieces glass

DOOR SCHEDULE

DOOR SCHEDULE					
MARK	ROOM#	TYPE	SIZE (W x H)	DESCRIPTION	HARDWARE
(A)	TOILET A.1	A	36" x 54"	BUILD NEW FRAME AT INTERIOR OF EXISTING MASONRY OPENING	
(A)	TOILET A.2	A	36" x 54"		
(A)	STORAGE A.3	A	36" x 54"		
(A)	SUITE 102	D	(2) 36" x 54"	EXTERIOR DOOR, EGRESS, GLASS LIGHTS AS SHOWN AT EACH SIDE TO FIT EXISTING OPENING, MAHOGANY	
(A)	SUITE 102	G	36" x 54"		
(A)	SUITE 102	A	36" x 54"	EGRESS	
(A)	VESTIBULE	EXISTING	36" x 54"	EXTERIOR DOOR, EGRESS	
(B)	TOILET B.1	G	42" x 54"	EXISTING HOLLOW STEEL DOOR, MAKE NECESSARY ADJUSTMENTS TO CLOSE PROPERLY	
(B)	STORAGE B.2	A	36" x 54"		
(B)	TOILET B.3	A	36" x 54"		
(B)	SUITE 103	C	36" x 54"	EXTERIOR DOOR, BUILD NEW FRAME AT INTERIOR OF EXISTING MASONRY OPENING	
(B)	SUITE 103	EXISTING	48" x 54"	EXTERIOR DOOR, FIXED CLOSED	
(B)	SUITE 103	D (RM)	(2) 36" x 54"	EXTERIOR DOOR, EGRESS, SIMILAR TO DOOR A4, NO GLASS SIDELIGHTS, MAHOGANY	
(B)	SUITE 103	A	36" x 54"	EGRESS	
(B)	SUITE 103	HERCULE	112" x 120"	HERCULE FIRE DOOR, CLEAN AND RELOCATE DOOR WITH NEW TRACK	
(C)	TOILET C.1	A	36" x 54"		
(C)	TOILET C.2	A	36" x 54"		
(C)	SUITE 104	B	(2) 36" x 54"		
(C)	SUITE 104	B	(2) 36" x 54"		
(C)	SUITE 104	E	36" x 54"	EXTERIOR DOOR, EGRESS, MAHOGANY - RAISE EXISTING OPENING TO ACCOMMODATE NEW DOOR AND FRAME	
(C)	SUITE 104	F	94" x 36" (V.I.F.)	GLAZED ANODIZED ALUMINUM OVERHEAD DOOR TO FIT EXISTING OPENING, VERTICAL TRACK	
(C)	SUITE 104	F	94" x 36" (V.I.F.)	GLAZED ANODIZED ALUMINUM OVERHEAD DOOR TO FIT EXISTING OPENING, VERTICAL TRACK	
(C)	SUITE 104	F	94" x 36" (V.I.F.)	GLAZED ANODIZED ALUMINUM OVERHEAD DOOR TO FIT EXISTING OPENING, VERTICAL TRACK	
(C)	SUITE 104	E	36" x 54"	EXTERIOR DOOR, EGRESS, MAHOGANY - RAISE EXISTING OPENING TO ACCOMMODATE NEW DOOR AND FRAME	
(C)	SUITE 104	A	36" x 54"		
(C)	SUITE 104	A	18" x 54"		



**PHOTOS PROVIDED BY APPLICANT**



EXAMPLES OF SEVERE DAMAGE TO EXISTING HISTORIC STEEL WINDOWS





HISTORIC PHOTOGRAPH, VIEW OF TOWER AND PART OF DOCK FROM W. 22<sup>ND</sup> STREET, SOUTH ELEVATION  
ca. 1950



HISTORIC PHOTOGRAPH, VIEW OF ALLEY TOWER (NOT IN SCOPE) AND ALLEY FAÇADE, NORTH ELEVATION  
ca. 1975

### PROJECT DETAILS

**Windows/Doors:** The structure contains wood and steel windows. The alteration replaces two 60" by 144" steel windows, one 60" by 83" steel window and one 36" by 82" steel window with new steel windows to match the existing dimensions on the south side. One 9-lite transom window will have the bottom row of lites removed in order to accommodate the new taller door height. The structure contains metal and wood pedestrian doors and overhead doors. New wood doors with side-lites will be installed in an existing overhead garage door opening on the south side. A metal door that measures 6'-6" tall will be removed and a 7' tall opening will be made to fit a wood door.

**Front Elevation:** The structure contains a loading dock and wood and steel windows and wood and metal doors.  
**(South)** The alteration removes the dock and installs a new lower ADA ramp with railings in the same location, installs double wood doors and sidelights and a transom in the existing loading dock entrance, replaces four damaged steel windows with matching steel windows and alters a door opening from 6'-6" tall to 7' tall that installs a new concrete header above the door and removes the lower row of lites from the existing transom.

**Side Elevation:** No change to this elevation.  
**(East)**

**Side Elevation:** No change to this elevation.  
**(West)**

**Rear Elevation:** Not visible from public right-of-way.  
**(North)**