

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** September 2, 2015

**Applicant:** Anna Mod, SWCA Environmental Consultants for Nazar Momin, Trend Hospitality, owner

**Property:** 820 Fannin Street, Lot 1 and 2, Tract 3A, 12A, 13, 13A, and 13B, Block 93, SSBB Subdivision. The property includes a historic 121,850 square foot 10-Story glazed brick clad high-rise retail storefront with upstairs light industrial space situated on a 12,484 square foot (101' x 106') corner lot.

**Significance:** City of Houston Landmark designated in April of 2015. The Commercial-style 10-story historic high-rise was constructed circa 1913. The Stowers Building is a representative example of early high-rise construction in Houston with a combination of traditional classical and Chicago style influences. Designed by the Houston architectural firm Green & Finger, the Stowers Building is an excellent example of the Commercial Style of the early twentieth century and marks a shift to simplified exterior ornamentation while respecting the traditional composition of base, shaft, and cornice.

**Proposal:** Alteration – Alter the storefront windows on the first two floors of the façade, install two canopies, and signage.

- Each existing storefront bay features four non original single-lite aluminum framed storefront windows with single lite transoms on the first floor and four matching windows without transoms on the second. The applicant proposes to replace these windows with a pair of single-lite aluminum framed two-lite storefront windows
- Install two canopies above two proposed storefront entrances: One along the east elevation and the other along the south elevation.
- Install a blade sign on the southeast corner of the building reading A-Loft.
- Install two wall signs at the storefront level reading A-Loft: One on the west elevation and one on the north elevation.

This project also involves the following work that is not visible from the right of way.

- Alter the existing north penthouse to install a pair of elevator landings and a lobby, construct a pair of restrooms and bar area along the west side of the roof, and new stairwell. This work will take place on the rooftop, which is obscured by a 3' tall parapet wall, a cornice with a 6' 6" overhang, and the structure's 10-story height.
- Install an aluminum framed tempered glass guardrail system along the perimeter of the rooftop. This guardrail will stand 3' 6" taller than the existing parapet wall.
- Install 16 aluminum framed 1-over-1 windows along the north elevation. These window openings will be situated in existing openings that were covered with brick at some point in the building's history. The north elevation is obscured by the adjoining British Gas Building.

See enclosed application materials and detailed project description on p. 3-17 for further details.

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** September 24, 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.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

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**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    D - does not satisfy    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;  |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions.   |



PROPERTY LOCATION



**CURRENT PHOTO**



**EAST ELEVATION – FRONT FACING FANNIN STREET**

EXISTING

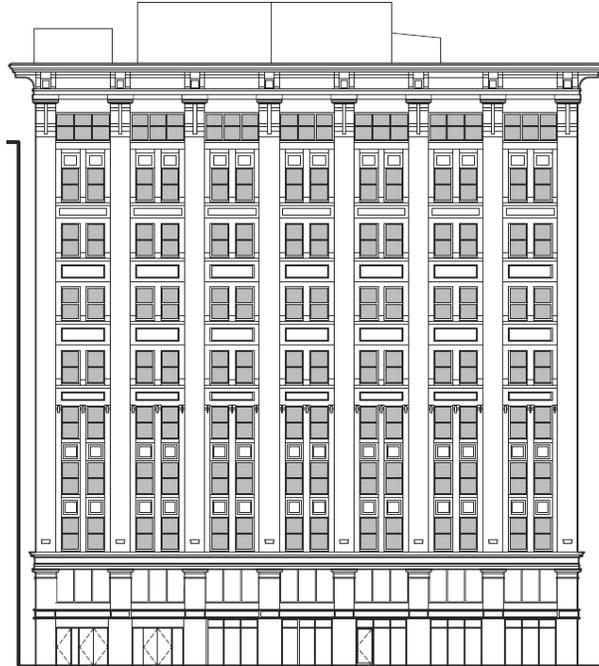


PROPOSED

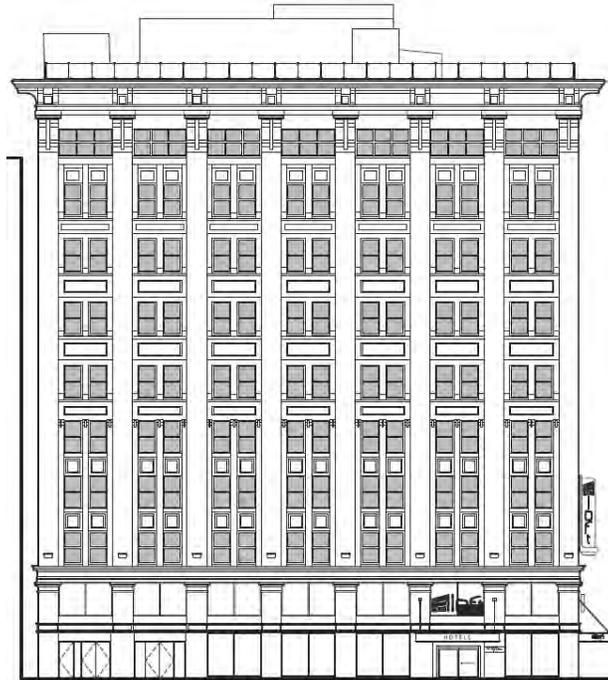


**SOUTH ELEVATION FRONT FACING WALKER STREET**

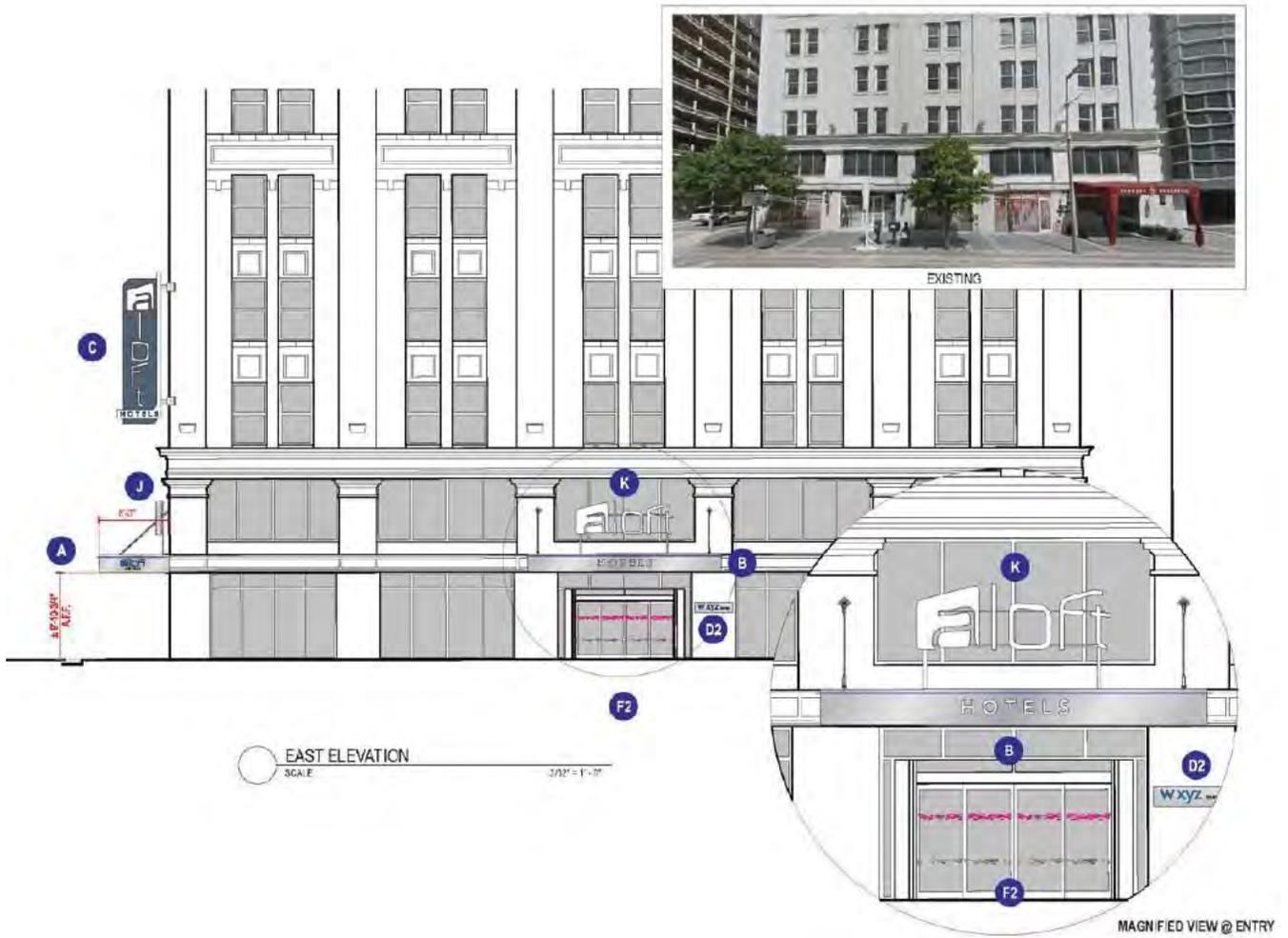
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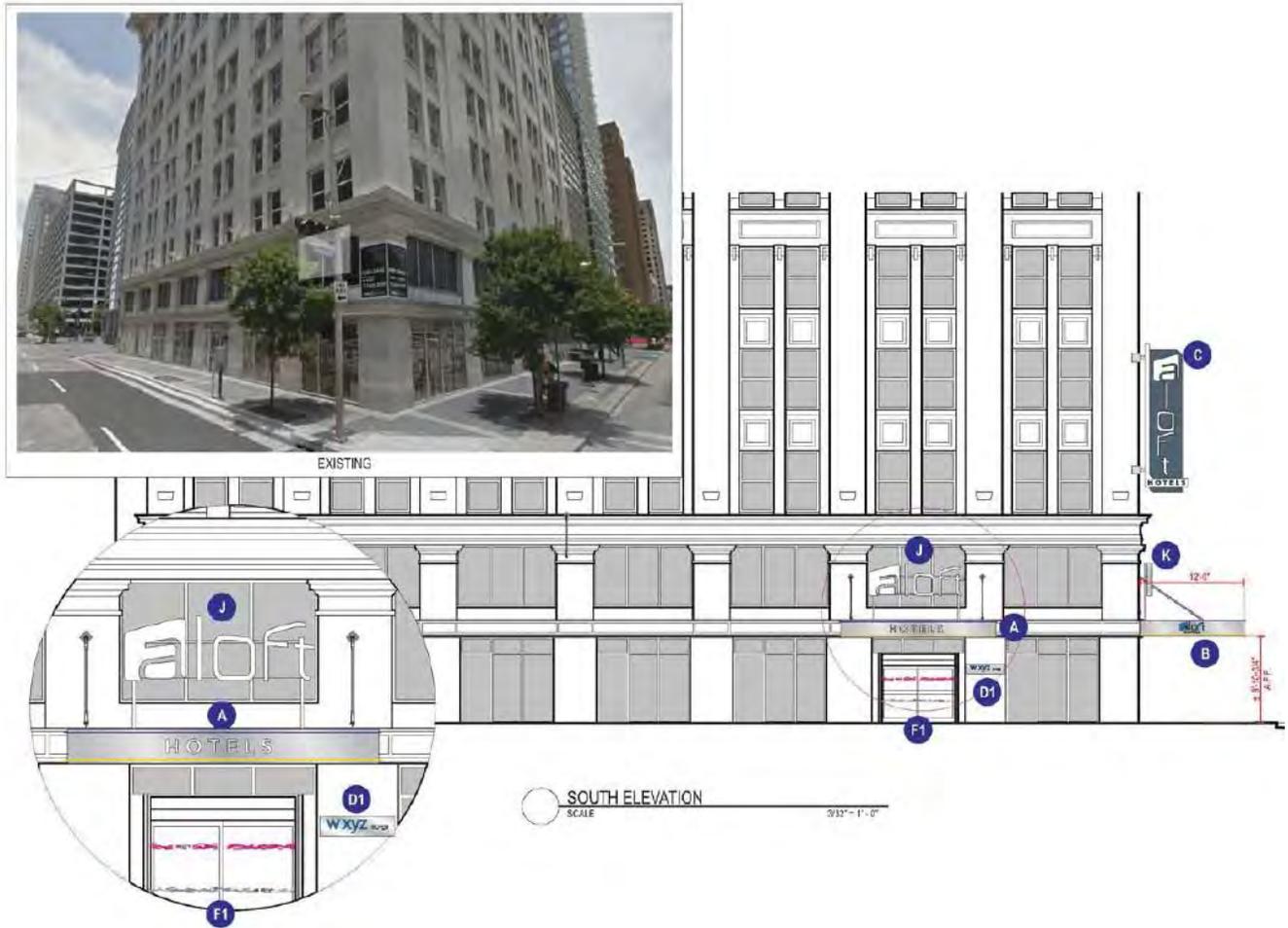
PROPOSED



EAST ELEVATION SIGNS AND CANOPY

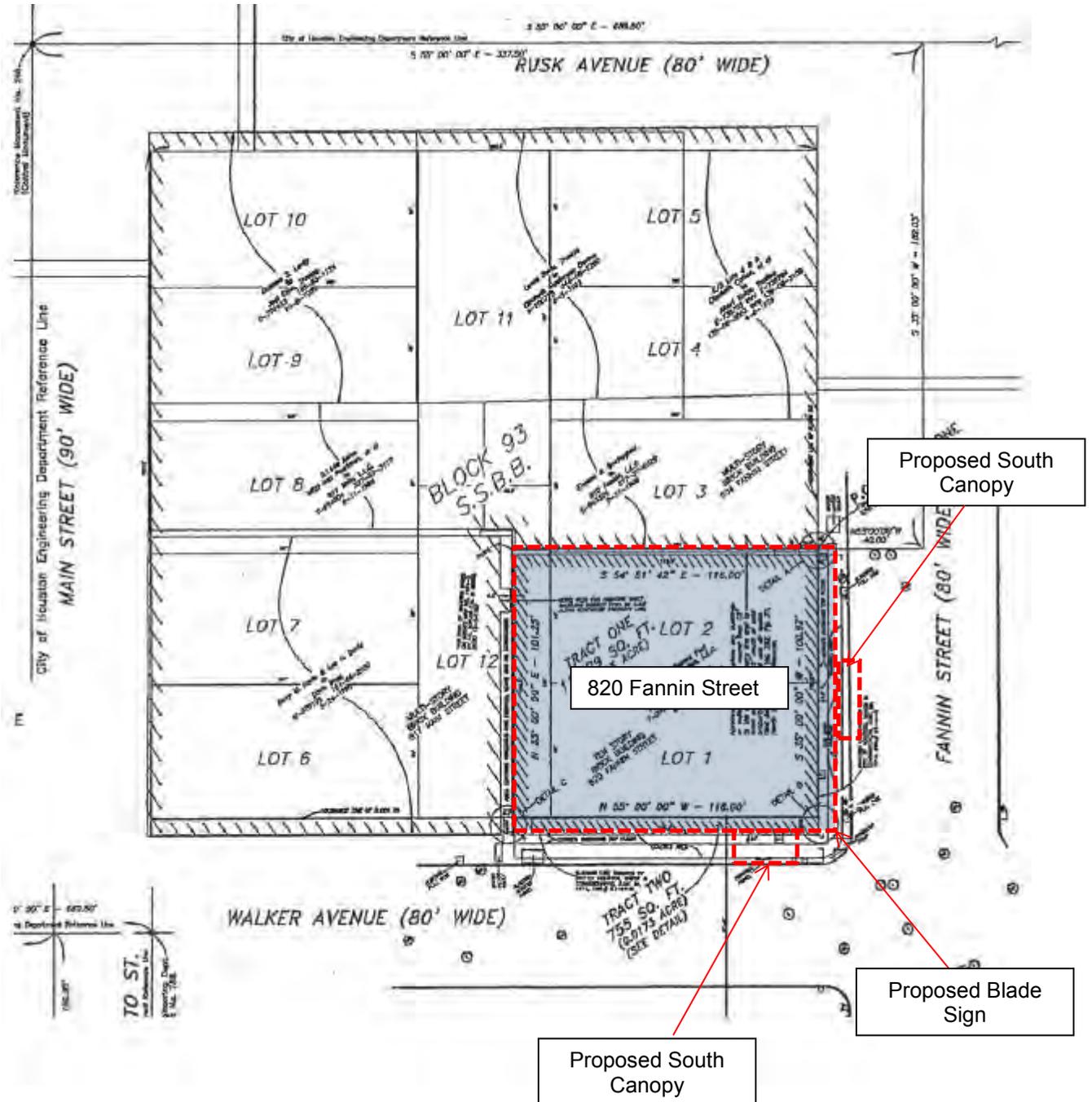


**SOUTH ELEVATION SIGNS AND CANOPY**





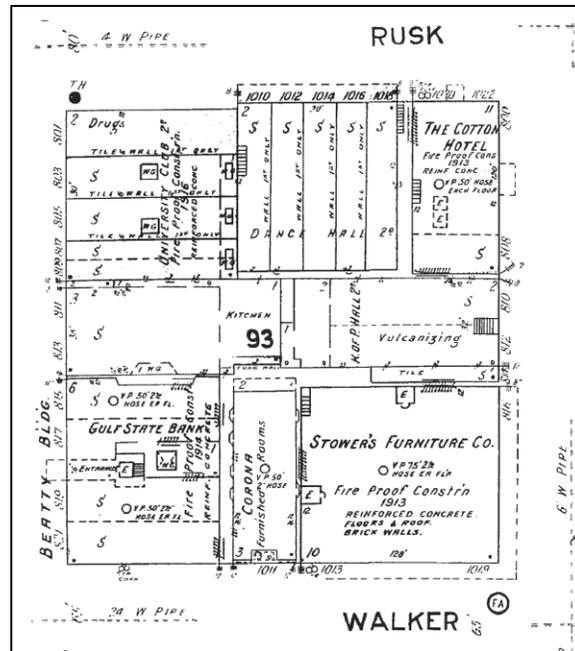
SURVEY



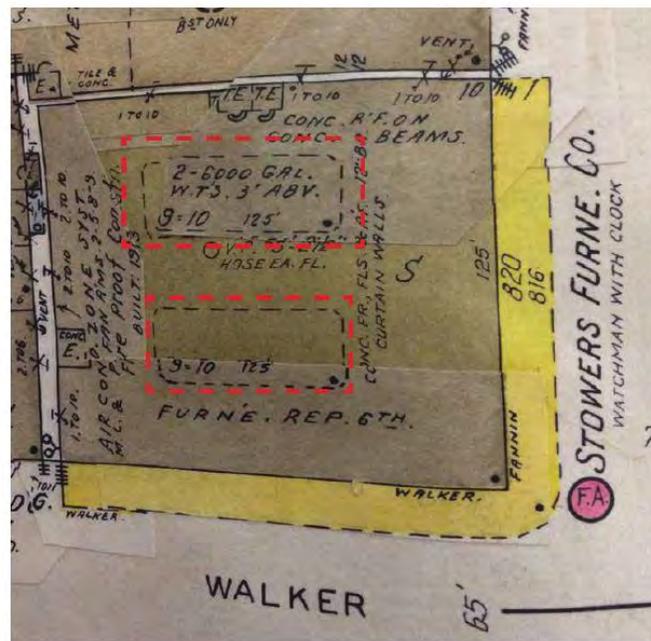


SANBORN IMAGES

1924-1950



1945



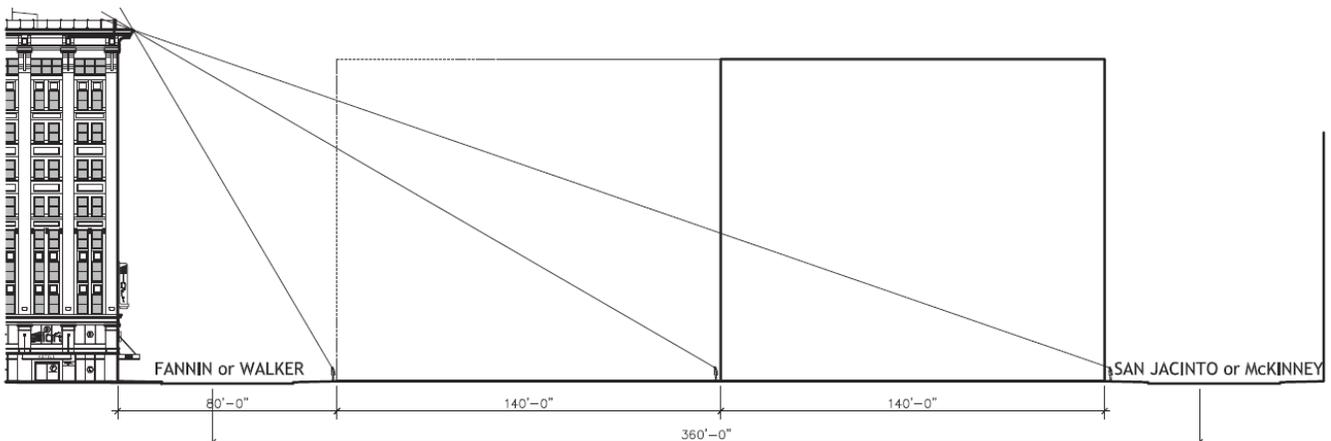
**HISTORIC PHOTO OF CANOPY AND STOREFRONT**



**CORNICE OVERHANG**



**LINE OF SIGHT**

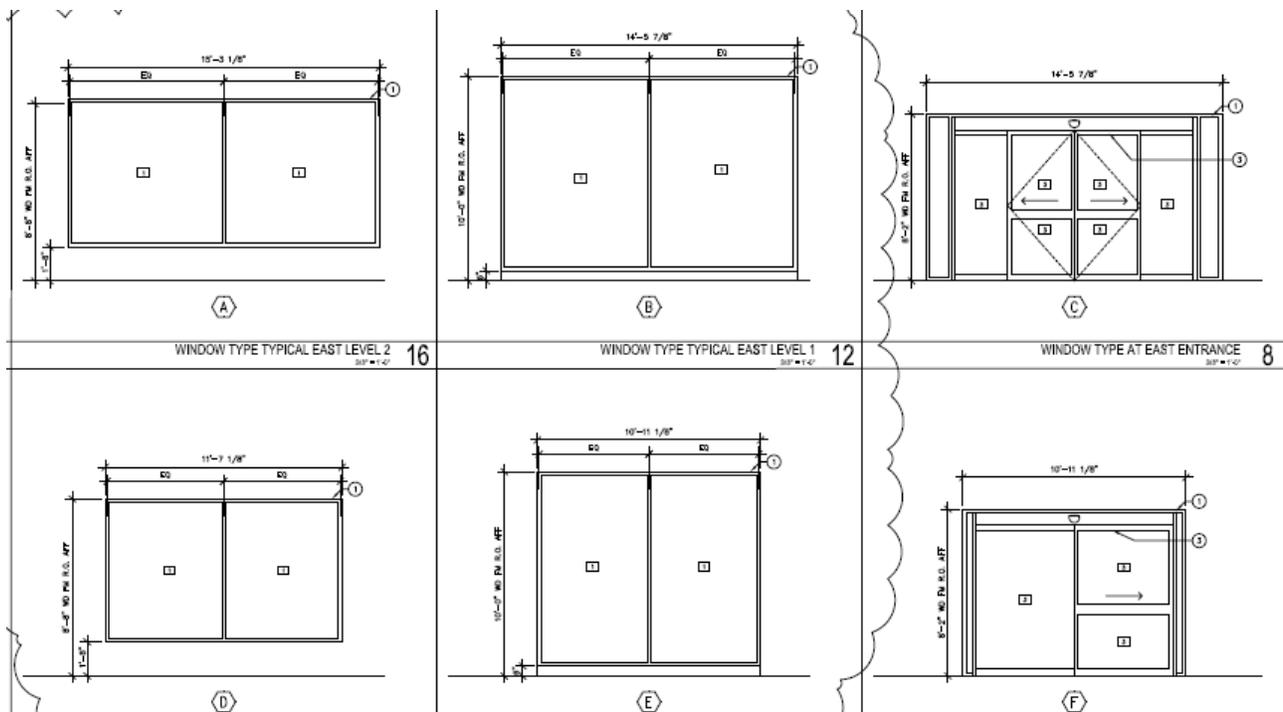
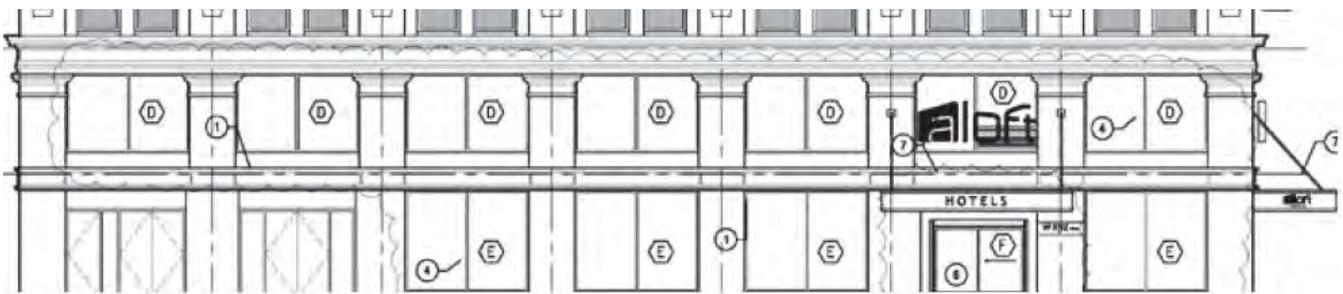


**WINDOW / DOOR SCHEDULE**

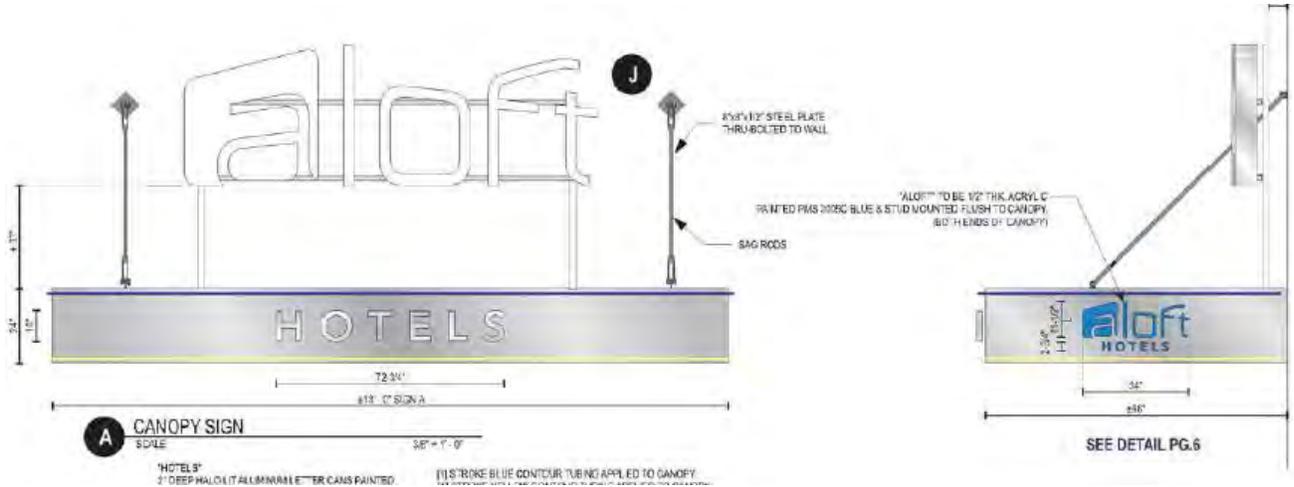
**EAST ELEVATION**



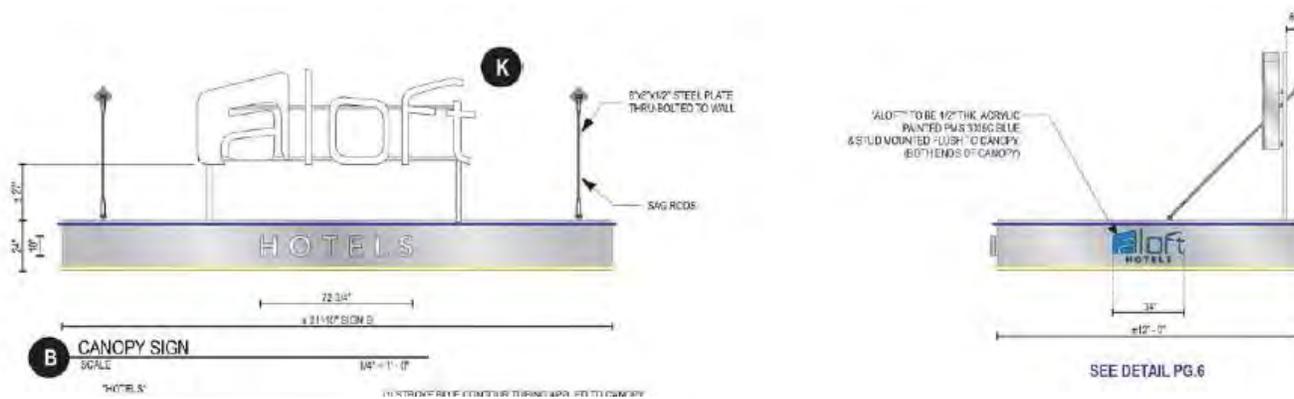
**WEST ELEVATION**



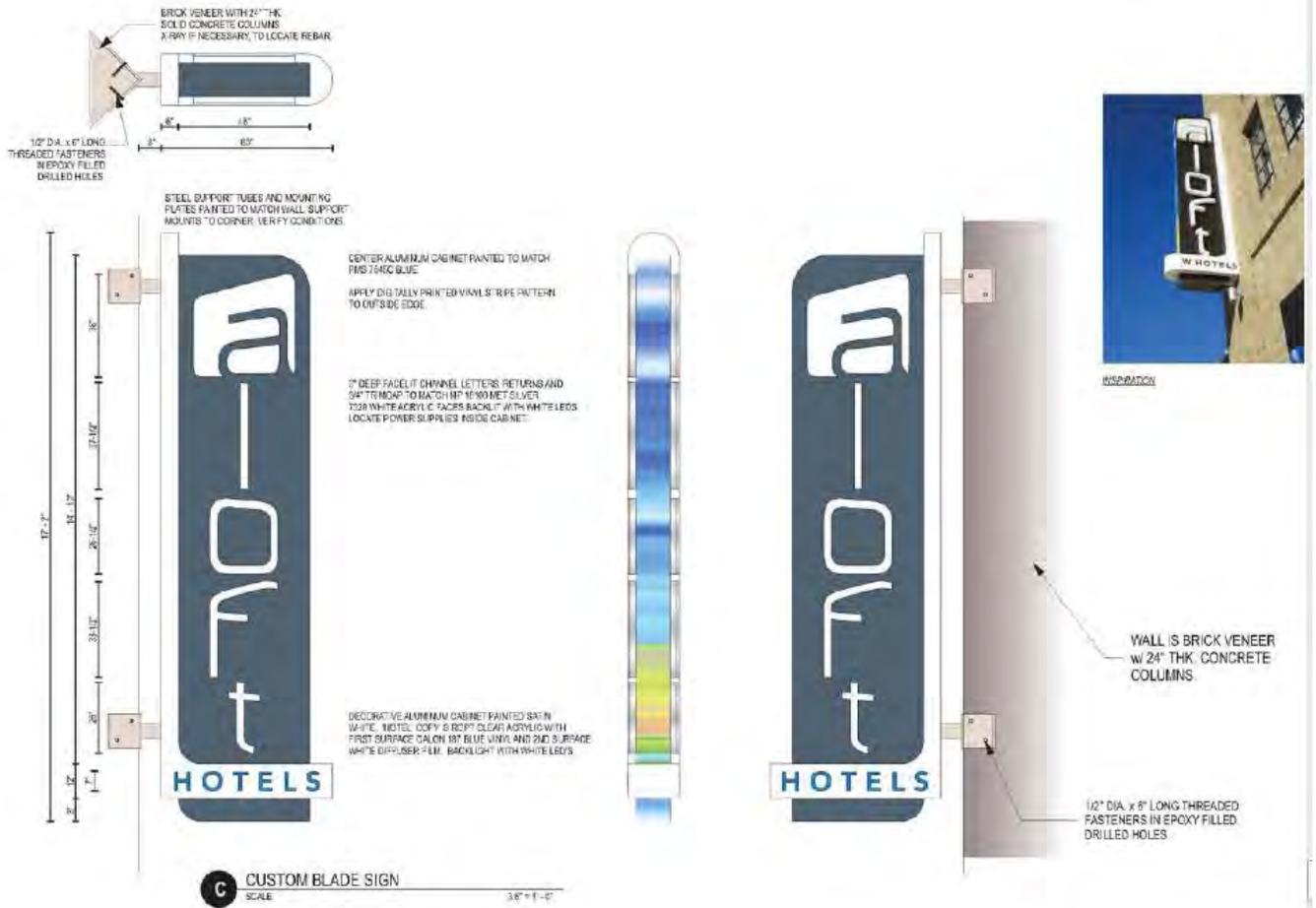
**PROPOSED CANOPY  
 WALKER STREET ELEVATION**



**PROPOSED CANOPY  
 FANNIN STREET ELEVATION**



**BLADE SIGN**



**WALL SIGNS**  
 NORTH ELEVATION



**G ROFT WALL SIGN**  
 SCALE: 1/4" = 1'-0"

ALUMINUM CABINET PAINTED MAT BRUSHED ALUMINUM.  
 GRAPHICS ARE ROFT 1/2" CLEAR ACRYLIC.  
 APPLY FIRST SURFACE 333C-147 BRIGHT BLUE VINYL TO "ALOFT"  
 APPLY FIRST SURFACE 333C-20 WHITE VINYL TO "HOTELS"  
 APPLY 2ND SURFACE DIFFUSER TO BOTH.  
 BACKLIGHT WITH WHITE LED'S.  
 FLUSH MOUNT TO WALL.



**WEST ELEVATION**



**H CUSTOM ROFT SIGN**  
 SCALE: 1" = 1'-0"

1" DEEP ALUM. SIGN CABINET  
 PAINTED TO MATCH MET. SILVER MP1610

1/2" PUSH-THRU CLEAR ACRYLIC WITH  
 CALDY #107 TRANSLUCENT BLUE VINYL & 2ND SURFACE  
 WHITE DIFFUSER FILM.  
 INTERNALLY ILLUMINATED WITH WHITE LED'S AND  
 SELF-CONTAINED POWER SUPPLY.



## PROJECT DETAILS

**Canopies:** The structure once featured wooden canopies that covered the sidewalk in front of the Fannin and Walker sides of the building. These canopies were removed sometime after 1950.

The applicant proposes to install two new canopies, one at the south and east elevations. These canopies will be made of metal and will be supported by two sag rods mounted into the façade of the structure. The canopies will also feature signage on their face and side reading “aloft” and “hotels.”

The south facing canopy will measure 18’ wide by 8’ deep. The east facing canopy will measure 21’ 10” wide by 12’ deep

**Signs:** The applicant proposes to install a blade sign at the southeast corner of the structure, a wall sign at the north side of the structure, and a wall sign at the west side of the structure.

The aluminum clad blade sign will measure 17’ 2” tall by 5’ deep and will be mounted into the façade with eight ½” diameter by 6” deep metal fasteners. The sign will feature recessed channel letters spelling “aloft Hotels.” A similar sign was once mounted on the structure at this location, evident in historic photos provided by the applicant.

The aluminum clad north facing wall sign will measure 5’ 2” wide 2’ 7” tall and will feature a 4” deep profile. The aluminum clad west facing sign will measure 6’ wide by 1’ 7” tall and will feature a 3” deep profile.

**Windows/Doors:** Each existing storefront bay features four non original single-lite aluminum framed storefront windows with single lite transoms on the first floor and four matching windows without transoms on the second. The applicant proposes to replace these windows with a pair of single-lite aluminum framed storefront windows with two lites separated by a single vertical divide.