

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** February 9, 2017

**Applicant:** Clay Crawford, owner

**Property:** 1200 Rothwell St, Res A1, Block 1, Sterrett Street Sec 1 Amend. The property includes a historic 4,600 square foot, two-story commercial building situated on a 3,390 square foot corner lot.

**Significance:** Henry Henke's Fifth Ward Grocery is a City of Houston Landmark designated in June 2000. The Italianate-style two-story historic commercial structure was constructed circa 1880. The building is the oldest and most decorative building in Houston's Warehouse area. The grocery business was strategically located adjacent to the large railroad centers that connected directly to Buffalo Bayou where goods of every kind, businessmen and travelers convened to conduct business that made Houston the world city it is today. The grocery business was also a necessity for the locals in this working class, commercial neighborhood, just north of the downtown business center.

**Proposal:** Alteration – Storefront

The applicant proposes these alterations to mitigate flooding issues. The building has flooded three times in the past 15 months. To prevent future water incursions, the applicant proposes the following:

- West (side) elevation:
  - Construct an elevated landing to measure 3' tall by 4' deep with a 36" handrail.
  - Remove one non-original door and transom and install a new set of double-doors within the existing opening to measure 5' wide by 8' tall.
- South (rear) elevation:
  - Construct an elevated landing and wheelchair lift to measure 3' tall by 5' deep with a 36" handrail.
  - Install two doors to measure 3' wide by 7' tall.
- Remove non-original stucco bulkheads and construct new concrete bulkheads fortified with rebar. The new bulkheads will be finished with stucco to match existing.

See project details on p. 5-12 and application materials in Attachment A.

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

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** March 23, 2017



**PLANNING & DEVELOPMENT DEPARTMENT**

COA valid for two years 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**

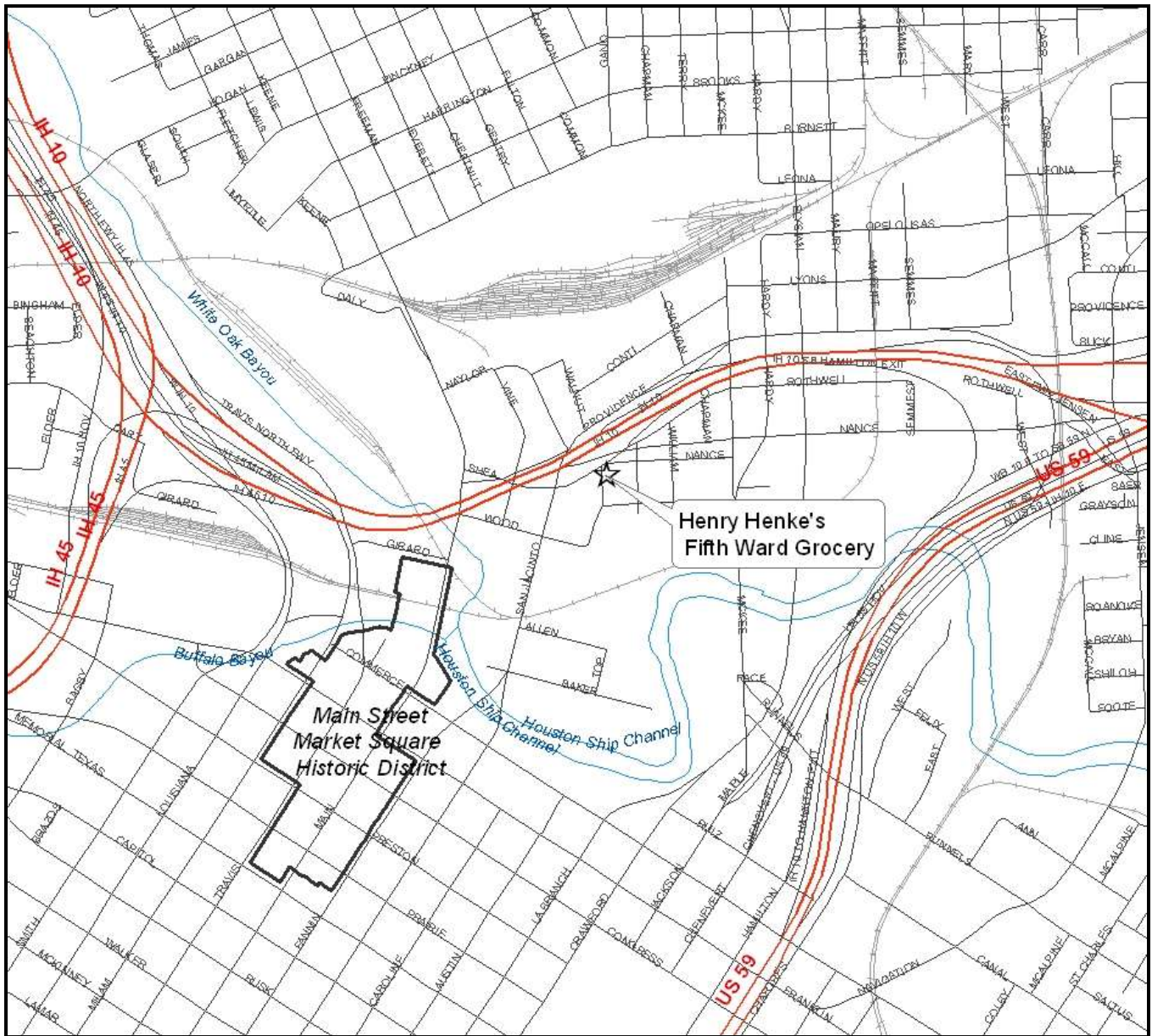
**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district 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;  |                            |
| <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 type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (10)                 | The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (11)                 | The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.   |                            |

PROPERTY LOCATION

HENRY HENKE'S FIFTH WARD GROCERY



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CURRENT PHOTO



**APPLICANT PHOTOS – FLOODING ISSUES**



**APPLICANT PHOTOS – EXISTING CONDITIONS**



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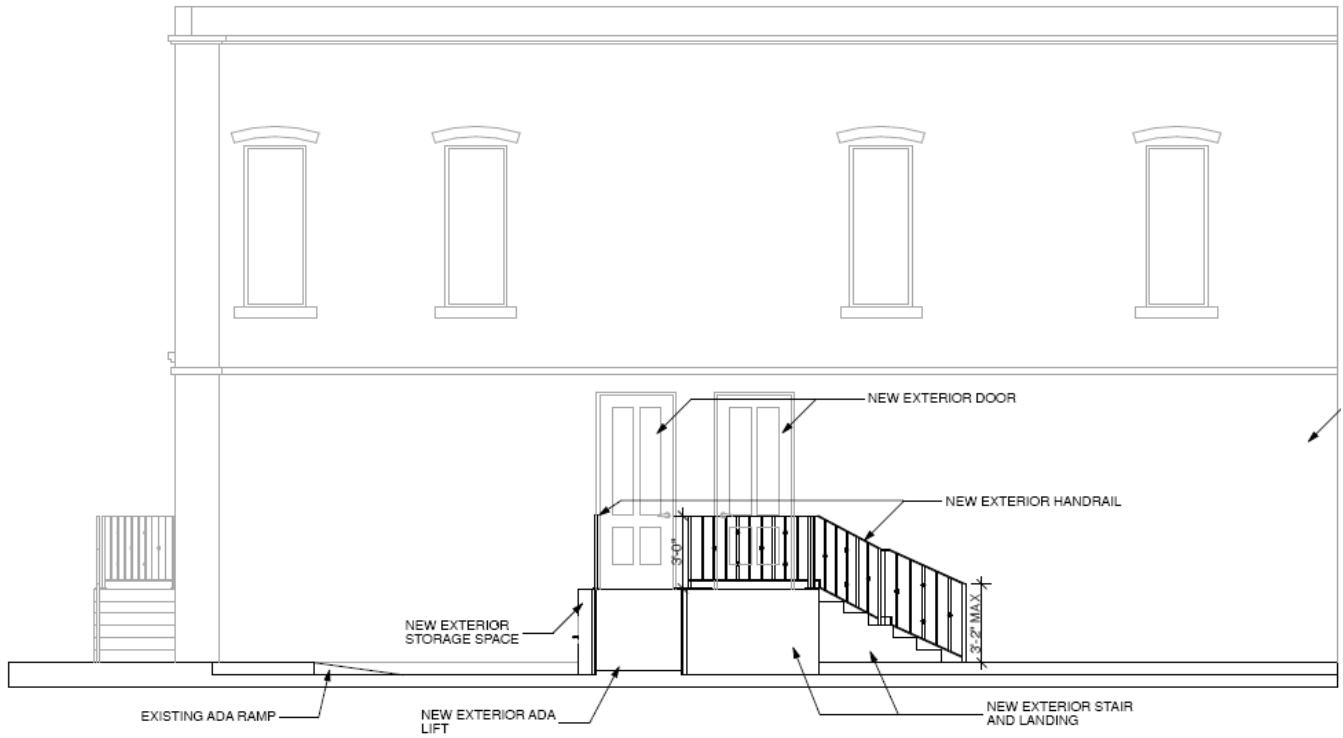
**3D RENDERING – SIDE FACING WALNUT**  
PROPOSED



**WEST ELEVATION – SIDE FACING WALNUT**  
**PROPOSED**



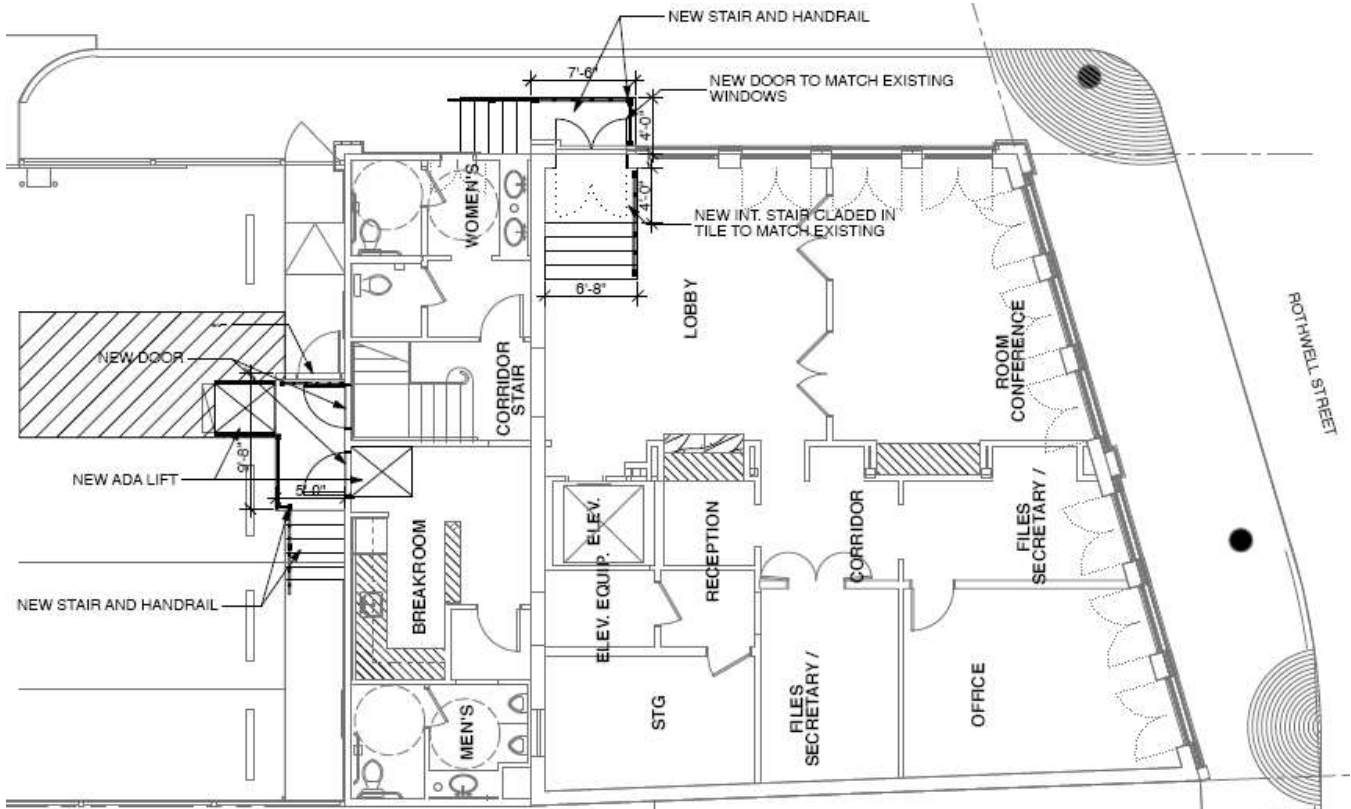
**SOUTH (REAR) ELEVATION**  
**PROPOSED**



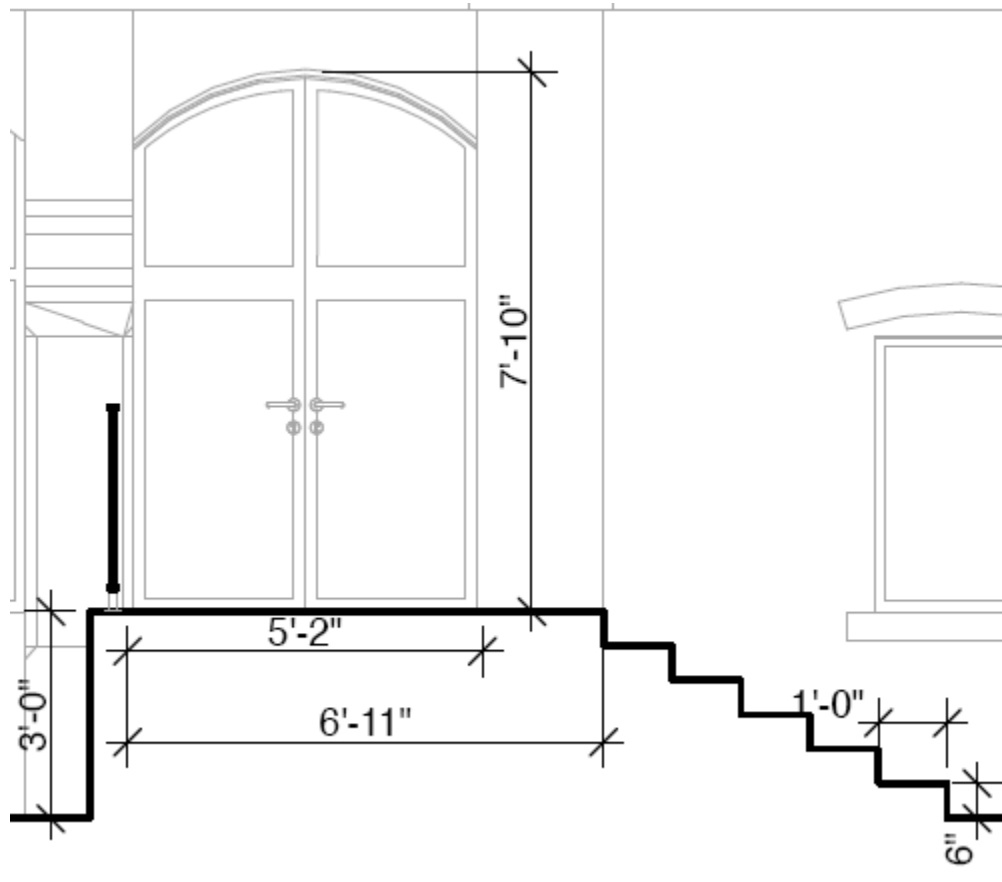


FIRST FLOOR PLAN

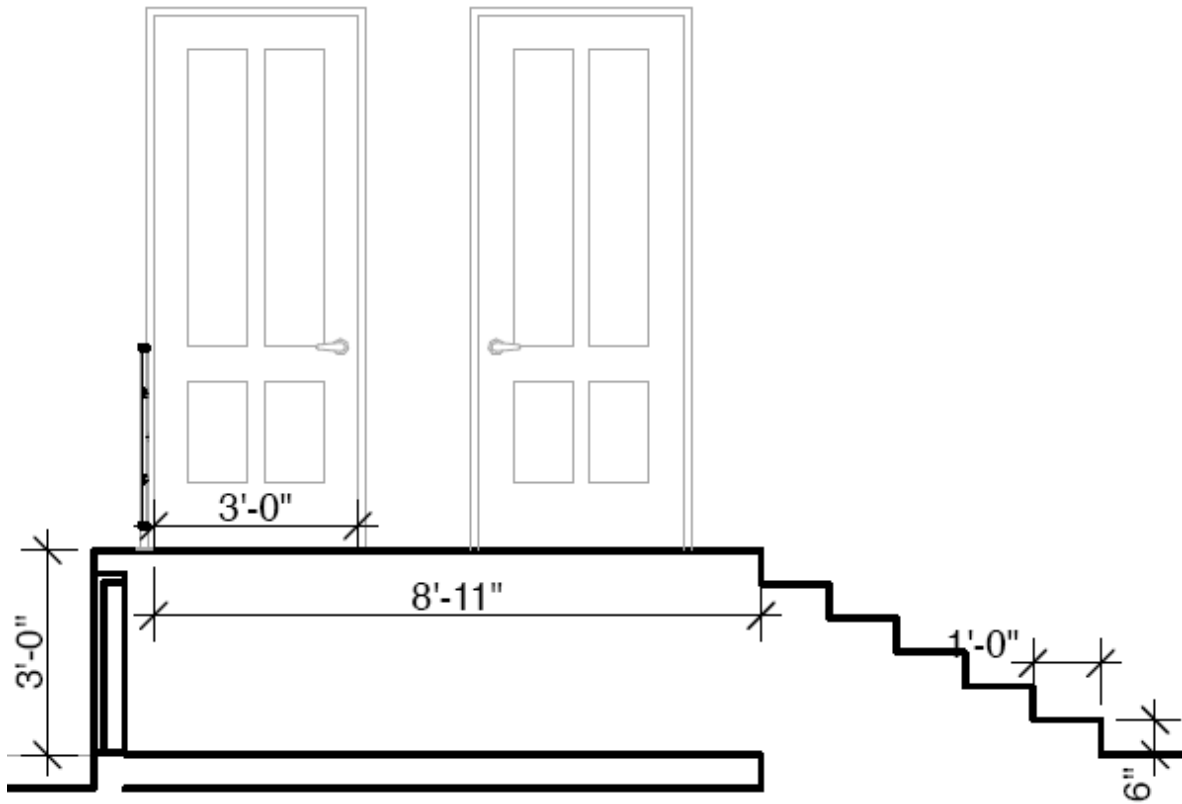
PROPOSED



WEST ELEVATION – DETAIL



**SOUTH ELEVATION -DETAIL**



## PROJECT DETAILS

**Shape/Mass:** The applicant proposes to construct two elevated landings to mitigate flooding issues. The west elevation landing will measure 3' tall by 4' deep with a 36" handrail. The south (rear) elevation landing will have a wheelchair lift, and will measure 3' tall by 5' deep with a 36" handrail.

**Windows/Doors:** The applicant will remove one non-original flood door and transom on the west elevation. A new set of glass/wood double doors will be installed within the existing opening to measure 5'-2" wide by 7'-10" tall. The applicant will install two glass/wood doors on the south (rear) elevation to measure 3' wide by 7' tall.

**Exterior Materials:** The applicant will remove the non-historic stucco-covered-wood bulkheads and construct new concrete/masonry bulkheads fortified with rebar. The new bulkheads will be finished with a stucco design to match existing.

# ATTACHMENT A