

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Del Reibold, Musick Construction for City of Houston, owner

Property: 1800 Texas Street, tracts 4 & 5, block 119, SSBB Subdivision. The buildings on the site include the historic Arthur B. Cohn House and William L. Foley House which are both two-story, wood frame residences.

Significance: The Arthur B. Cohn House is a City of Houston Landmark designated in March of 1998 and a Protected Landmark designated in 2005. It is also a Recorded Texas Historic Landmark and is listed on the National Register of Historic Places. The Queen Anne-style two-story historic residence was constructed circa 1905. The earliest portion of the Cohn House, the two story kitchen wing at the rear, may date to as early as 1866. In 2011 the Cohn House received a COA to remove a rear addition and be relocated to its current location.

Proposal: Relocation/Alteration – Move the house temporarily to the south end of the block then relocate it to its permanent location on the same lot as part of the Nau Center for Texas Cultural Heritage.

- An accessible ramp and steps will be installed at the rear of the house
- The house will interface with the Nau Center via a glass curtain wall attached to the rear portion of the house, 13'-10" forward of the rear wall, with a flexible neoprene sheet and steel joint.

See enclosed application materials and detailed project description on p. 4-25 for further details.

Public Comment: The applicant has submitted a comment. See Attachment A.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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"/> | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | | |

RELOCATION OF A LANDMARK, PROTECTED LANDMARK OR CONTRIBUTING STRUCTURE

Sec. 33-243(a): HAHC shall issue a certificate of appropriateness for the relocation of any landmark, protected landmark, contributing structure upon finding that the application satisfies **one or more** the following criteria:

- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|--------------------------|--------------------------|----------------------|-----------------------------|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | | | |

The residence is no longer at its original location. The building retains a very high degree of architectural integrity and as such possesses historical and architectural value independent of its current, non-original location.

(b) Can be moved without significant damage to its physical integrity;

The residence has been moved from its original location at 1711 Rusk and has maintained its integrity. The minimal distance to be traveled will not require the deconstruction of the roof and subsequent reconstruction to modern building code standards.

(c) Will be relocated to an area that is compatible with the historical and architectural character of the landmark, contributing structure or potentially contributing structure; and

This application is for a temporary relocation within the residence's current downtown block. A future application will be submitted to move it back to a similar location to where it currently sits in the block. The residence has been moved once before and its original context has been lost. Furthermore the Cohn House will be located in close proximity to the three remaining historic properties which were once a part of the same historical context as the Cohn House. These include the William L. Foley House, Union Station (1911) located across Texas Avenue, and Annunciation Catholic Church (1871 and remodeled 1884-1895) which is located one block away at Crawford between Texas and Capitol.

(d) If located in an historic district, can be relocated without significantly diminishing the integrity of the historic district in which it is located.

(2) The relocation is necessary to protect the landmark, contributing structure or potentially contributing structure from demolition resulting from a public improvement project;

Site work needs to be completed in preparation for construction of the Nau Center for Texas Cultural Heritage, which will include the Cohn House as part of its campus.

(3) The applicant has established an unreasonable economic hardship pursuant to the criteria of section 33-247(c):

(1) That the property is incapable of earning a reasonable return, without regard to whether the return is the most profitable return, including without limitation, whether the costs of maintenance or improvement of the property exceed its fair market value;

(2) That the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return;

(3) That efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed; and

(4) If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation

(4) The applicant has established unusual or compelling circumstances pursuant to the criteria of section 33-247(d):

(1) That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable;

(2) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the surrounding area; and

(3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.



PROPERTY LOCATION

ARTHUR B. COHN HOUSE PROTECTED LANDMARK



DRAFT

CURRENT PHOTO



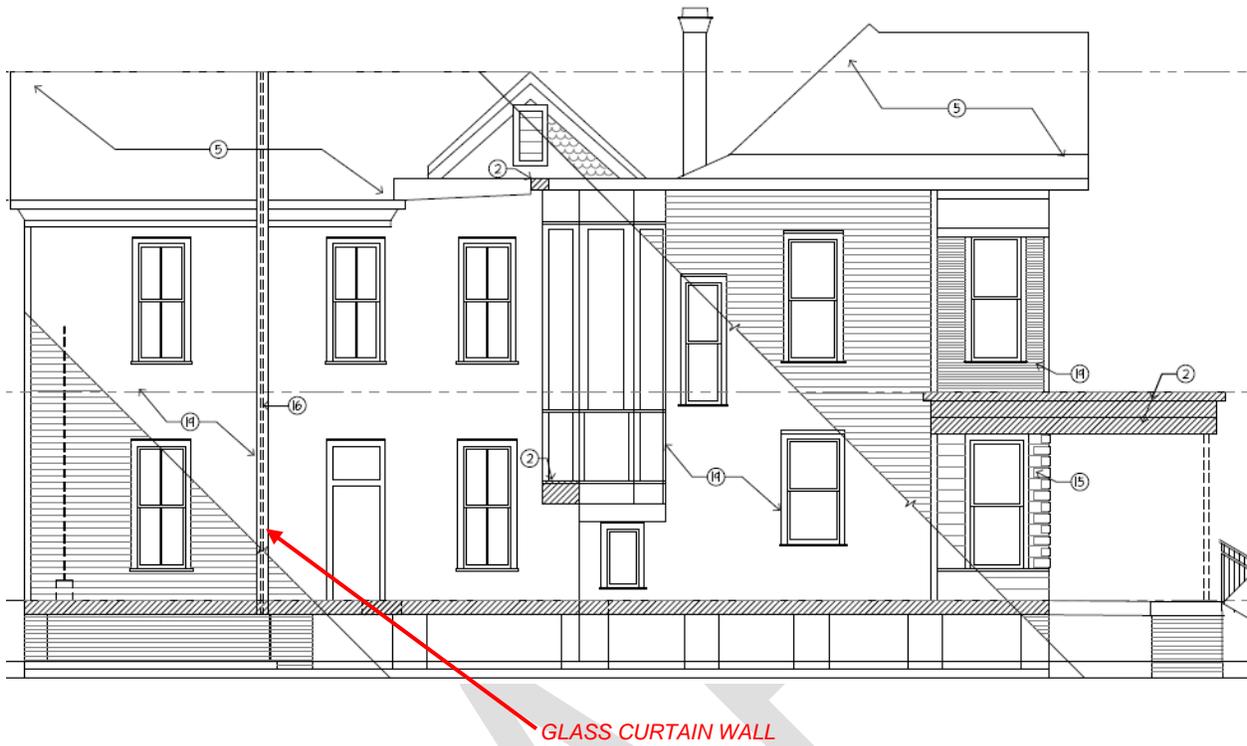
3D RENDERINGS



SOUTHWEST ELEVATION – FRONT FACING AVENIDA DE LAS AMERICAS



NORTHWEST SIDE ELEVATION



SOUTHEAST SIDE ELEVATION



NEW SIDING, WINDOWS AND DOOR

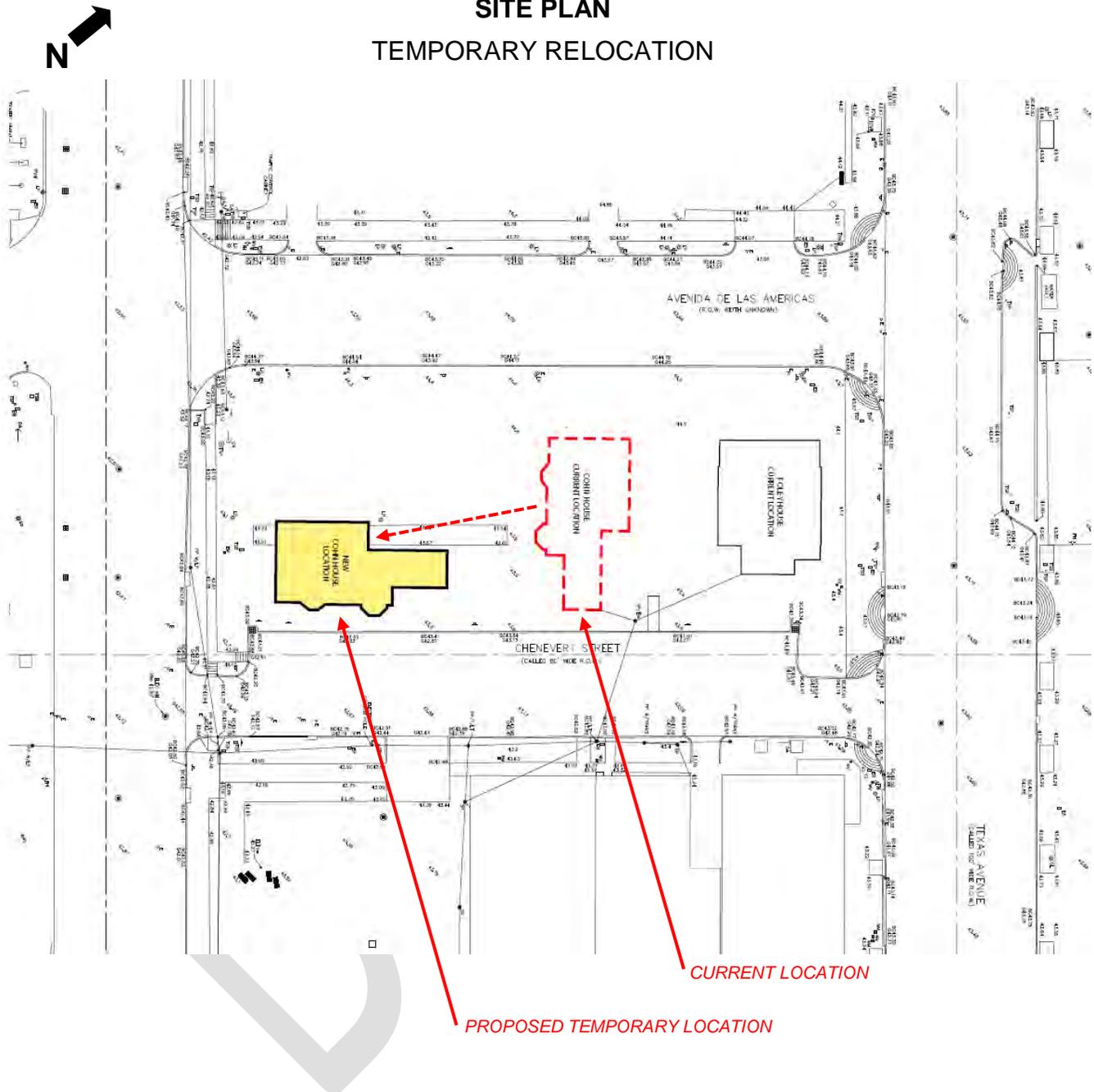
GLASS CURTAIN WALL

DRAFT

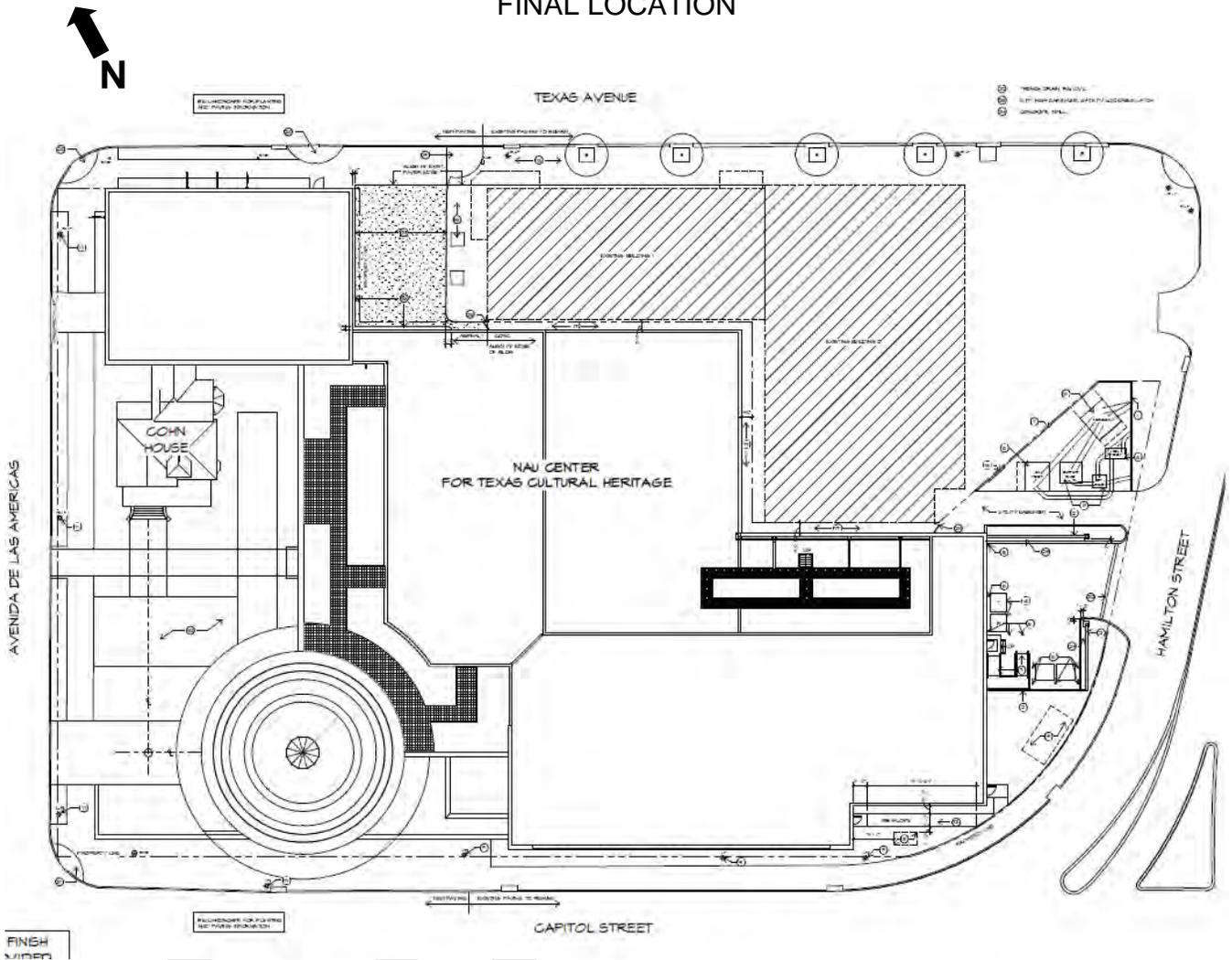
NORTHEAST (REAR) ELEVATION



SITE PLAN
TEMPORARY RELOCATION

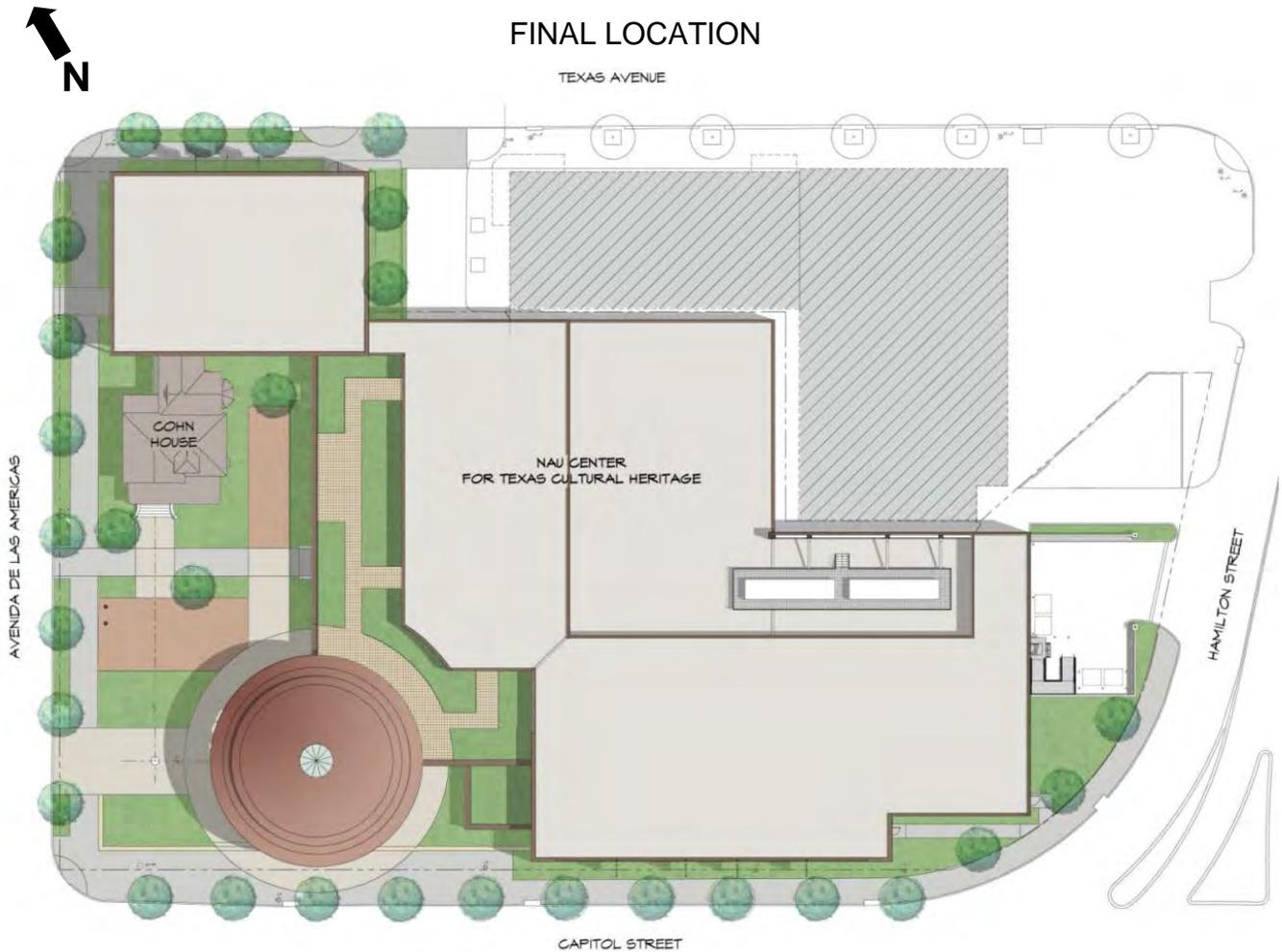


SITE PLAN
FINAL LOCATION

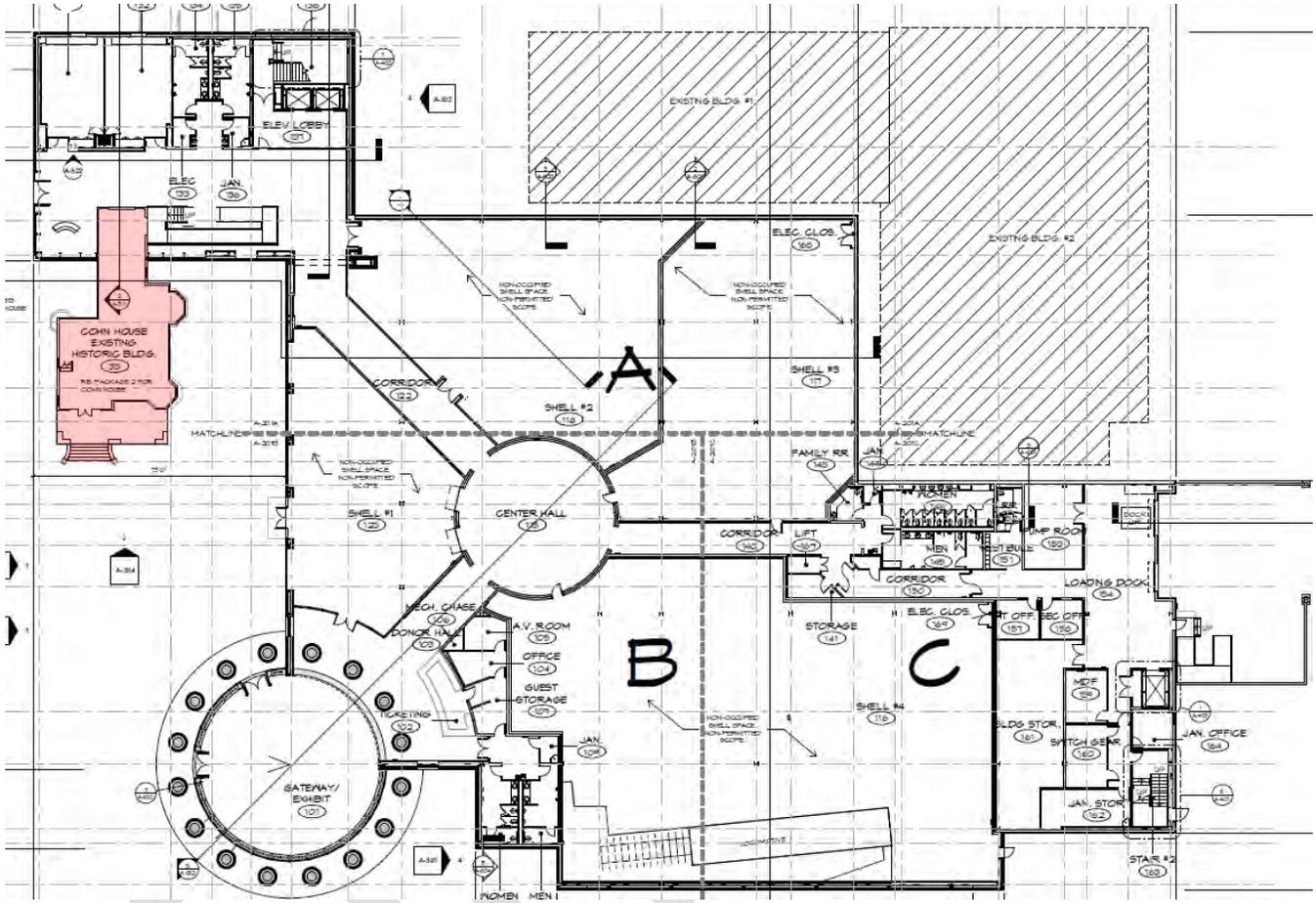


RENDERED SITE PLAN

FINAL LOCATION



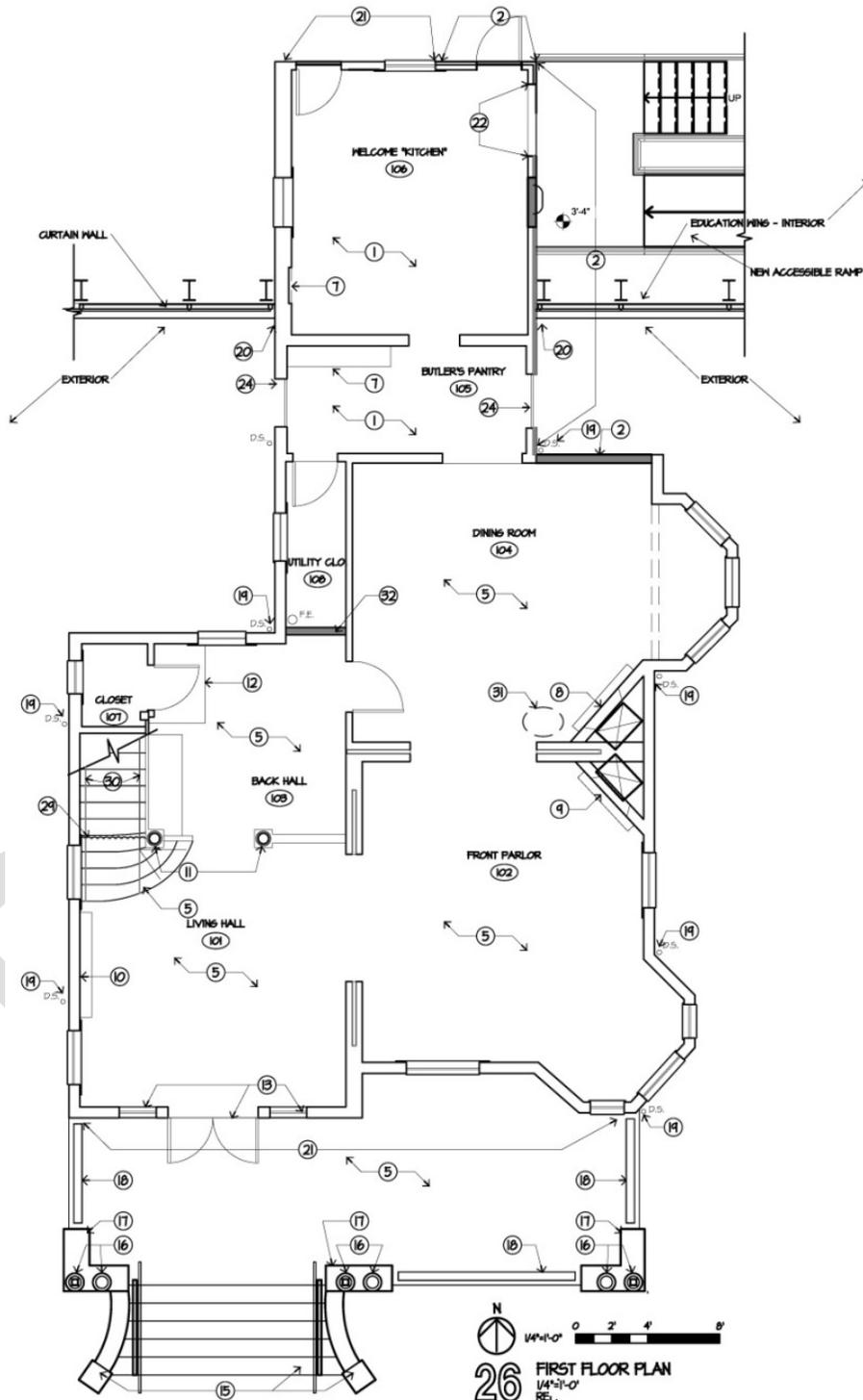
NAU CENTER FIRST FLOOR PLAN PROPOSED





FIRST FLOOR PLAN

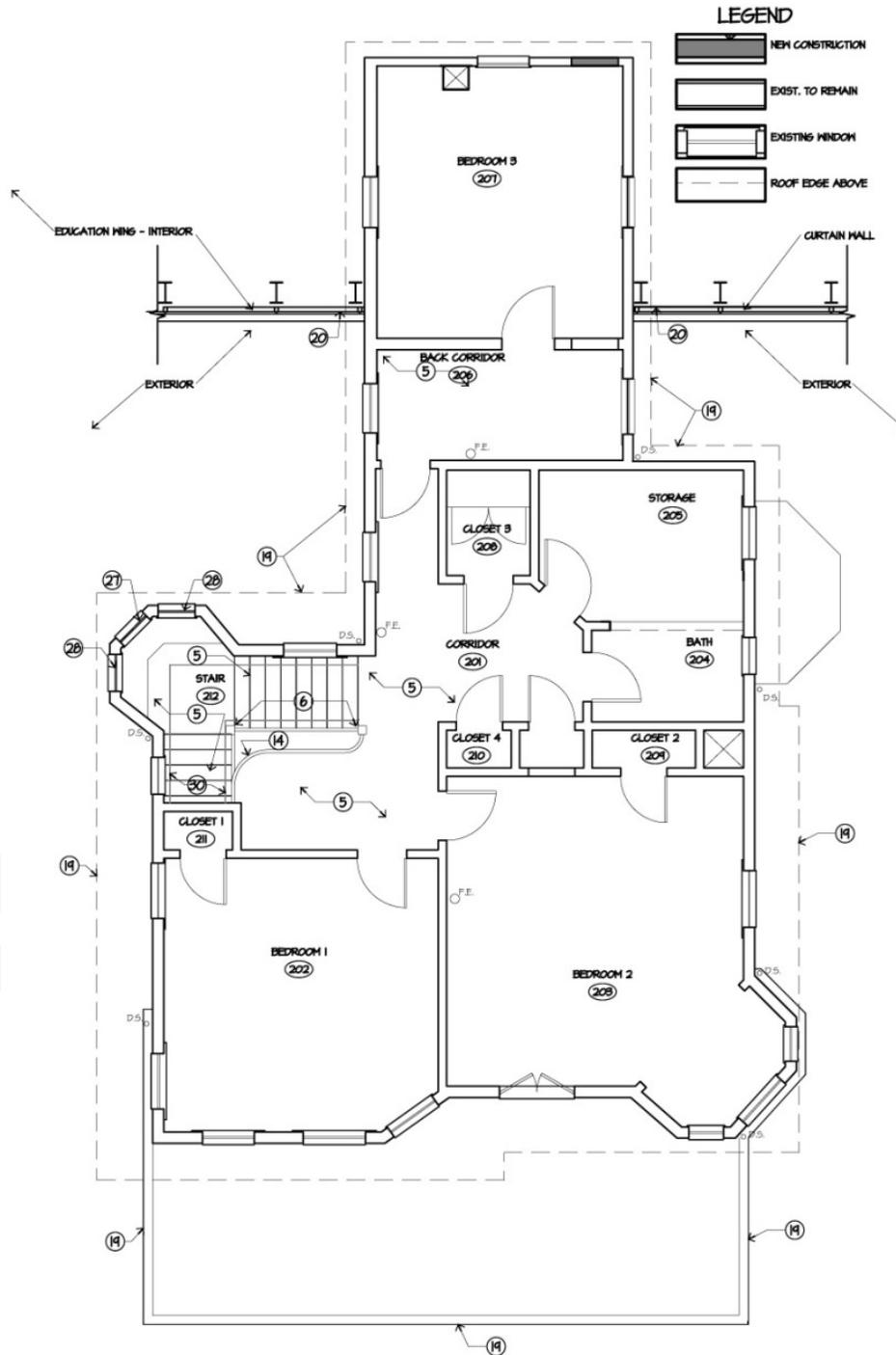
PROPOSED





SECOND FLOOR PLAN

PROPOSED

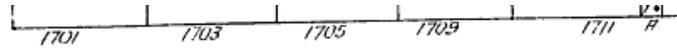


16 SECOND FLOOR PLAN
1/4"=1'-0"
REV.

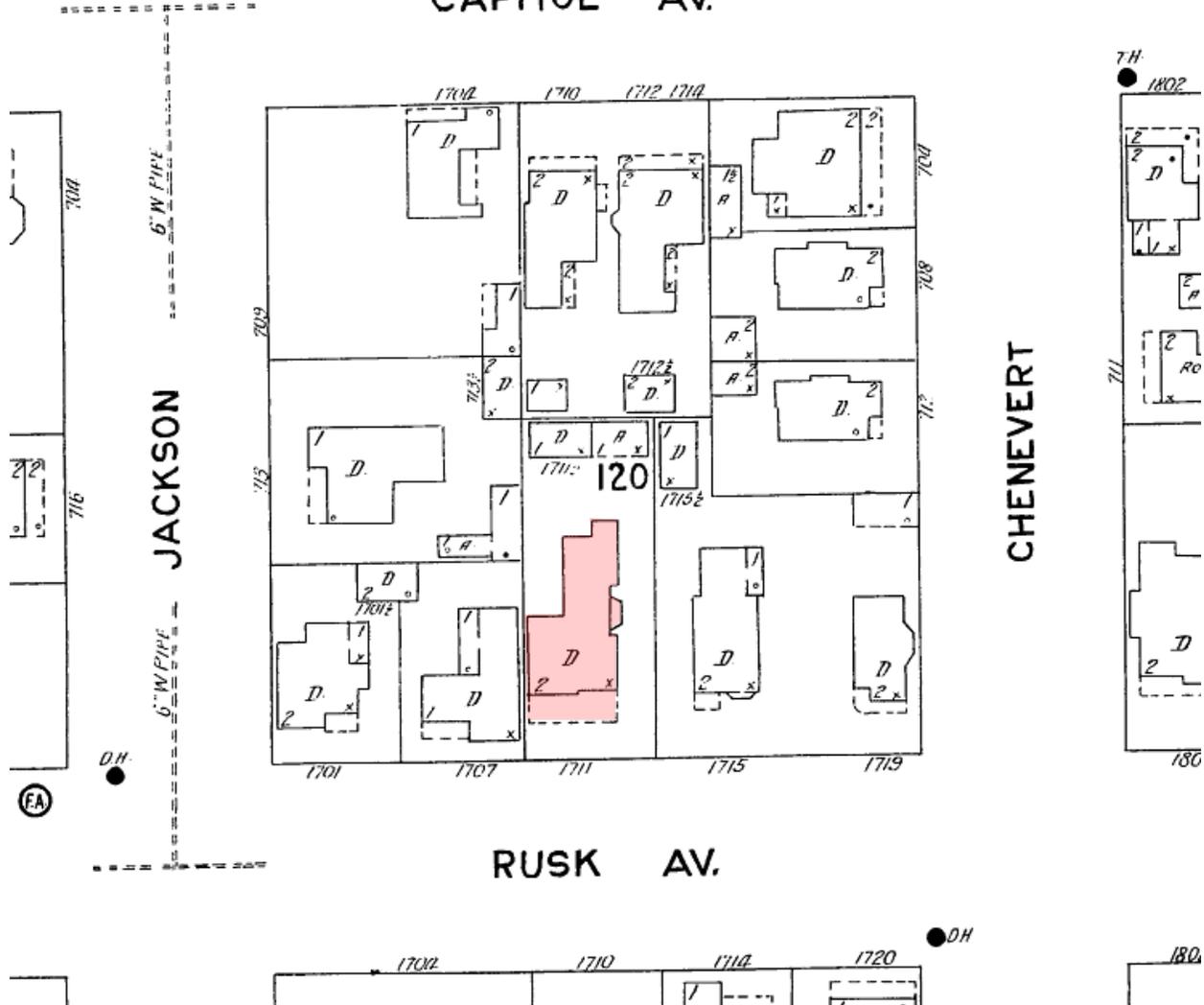


ORIGINAL LOCATION

SANBORN FIRE INSURANCE MAP 1924-1950



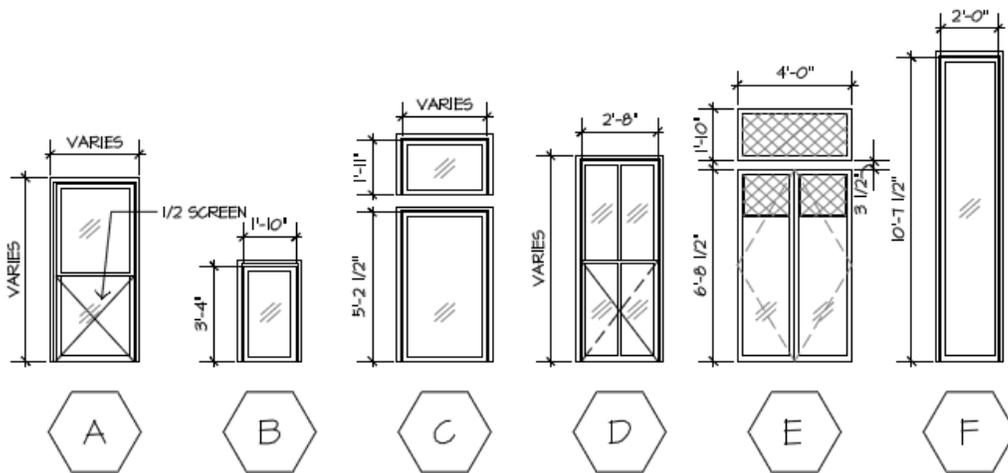
CAPITOL AV.



ARTHUR B COHN HOUSE

WINDOW / DOOR SCHEDULE

WINDOW TYPES/ NOTES



GENERAL NOTES:

1. ALL WINDOWS ARE EXISTING TO REMAIN U.N.O.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
3. ALL LOWER WINDOW SASHES TO BE MADE OPERABLE. SCREEN WOOD STOP TO FIX UPPER SASH IN PLACE. RE. WINDOW DETAILS.
4. WOOD VENETIAN BLINDS TO BE INSTALLED AT ALL WINDOW LOCATIONS U.N.O.
5. REFER TO WINDOW ACTIONS FOR SPECIFIC SCOPE OF WORK AT EACH WINDOW
6. ALL EXTERIOR REPLACEMENT GLASS TO BE GLASS TYPE 6-1

KEY NOTES:

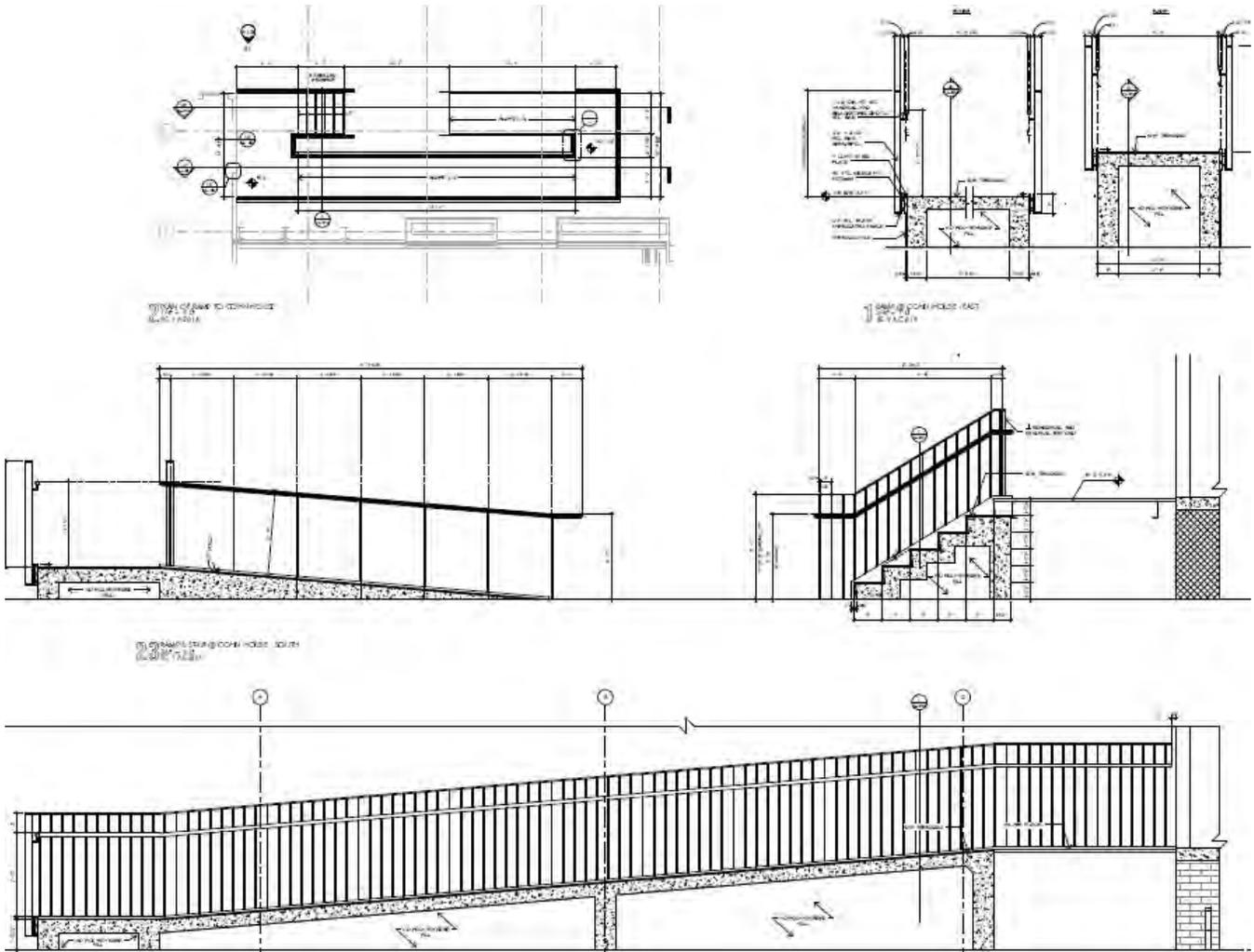
- ① REPLACE
- ② REPLACE SASH FULL TO MATCH EXISTING.
- ③ GLUE CORNER
- ④ REMOVE NON-ORIGINAL HARDWARE
- ⑤ REPLACE WINDOW SASHES, FRAME, & EXTERIOR TRIM. INTERIOR TRIM EXISTS.
- ⑥ REMOVE NAILS IN LOWER SASH TO RESTORE OPERABILITY. FILL HOLES
- ⑦ REMOVE BRACKETS FROM INTERIOR TRIM
- ⑧ REPLACE EXTERIOR SILL
- ⑨ RESTORE EXIST LEADED STAINED GLASS WINDOW IN NEW WOOD SASH
- ⑩ NEW WINDOW OPENING, WINDOW UNIT, TRIM, ETC.
- ⑪ LEADED STAINED GLASS WINDOW TO MATCH WINDOWS 216, 218 IN WOOD SASH TO FIT EXISTING SILL, JAMB, HEAD. COORDINATE DESIGN W/ ARCHITECT.

ACTIONS:

- I. INCLUDE THE FOLLOWING GENERAL REPAIRS ON ALL WINDOWS
 - REMOVE ALL WINDOW COVERINGS & BRACKETS
 - REMOVE LOOSE PAINT FROM ALL SURFACES TO A SOUND SURFACE (INCLUDING GLASS). DO NOT DAMAGE WOOD, PROFILES OR SURFACES
 - REPLACE ALL SEVERELY DETERIORATED, UNSOUND PIECES. PROFILES TO MATCH EXISTING WINDOW LOCATION
 - GLUE ALL JOINTS.
 - PRIME ALL SURFACES, CONCEALED AND EXPOSED
 - PAINT: 2 COATS ON ALL SURFACES.
 - REGLAZE ALL BROKEN GLAZING UNO
 - REPLACE ALL SASH CORDS (EXCEPT MTL CORDS) AND RE-CONNECT ALL LOWER SASH HEIGHTS. UNUSED HEIGHTS TO REMAIN IN POCKET. INSTALL HEIGHT IN POCKETS FROM WHICH THEY WERE REMOVED.
 - UPPER SASH TO REMAIN FIXED. INSTALL NEW SASH BLOCK PTD. LOWER SASH TO REMAIN OPERABLE.
 - REPLACE ALL DAMAGED HARDWARE & LOCKS TO MATCH EXISTING TYPE. DO NOT PAINT HARDWARE.
 - INSTALL NEW COPPER WEATHERSTRIPPING.

ACCESSIBLE RAMP

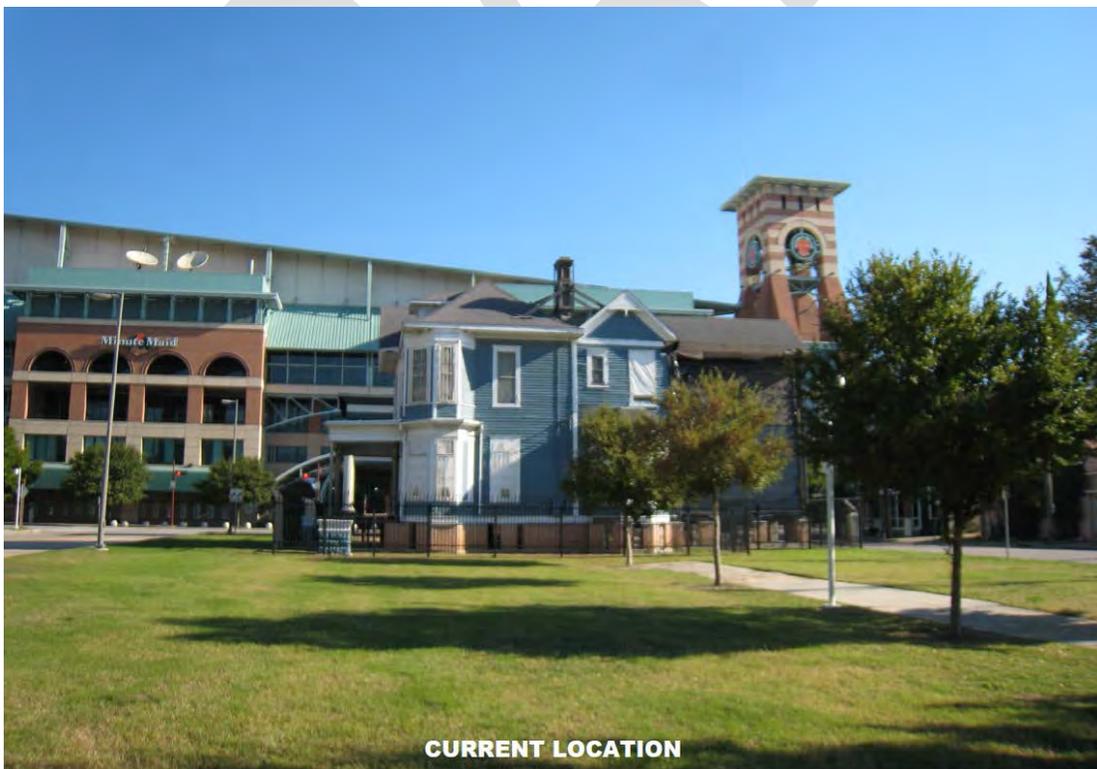
DETAIL DRAWINGS



ADDITIONAL PHOTOS



Future Relocation Site at Capital Avenue and Avenida de las Americas



CURRENT LOCATION





DRAFT

PROJECT DETAILS

Setbacks: In its final location, the side wall of the residence will be set back 25' from Avenida de las Americas.

Foundation: The Arthur B. Cohn House will be temporarily relocated within its lot to allow for site work to be undertaken. During its relocation, the residence will be supported by a lattice of heavy structural steel members with supplementary interior and exterior wood framed walls installed for additional strength. A secondary lattice of steel support will be installed at the temporary site to receive the house. The house will then be relocated to its permanent location at the north end of the lot facing southwest.

Windows/Doors: The residence features double hung wood windows to be retained. Windows missing from the southeast wall will be replicated and installed in original locations.

Exterior Materials: The residence features four types of siding: wood lap with a 4" reveal, 2" wood lap, wood fish scale and wood with a faux carved stone profile. The 1860's portion of the house is clad with the 4" lap, much of which is missing as a result of a previously removed addition. The missing siding will be replaced with salvaged wood with a matching reveal. Existing wood siding will be repaired and retained. The applicant will communicate with staff regarding siding condition during and after each relocation. Three pairs of wood front porch columns on concrete plinths will be repaired and retained. Existing non-original concrete wing walls and steps will be removed and rebuilt in kind at the house's final location. A new accessible concrete ramp and steps with steel guardrails will be constructed at the rear of the building. A glass curtain wall will attach to the house 13'-10" forward of the rear wall using a steel slip joint and flexible neoprene sheet to allow independent movement.

Front Elevation: This will become the southwest elevation at the house's final location. Existing non-original
(Northwest) concrete wing walls and steps will be removed and rebuilt in kind at the house's final location.

Side Elevation: This will become the northwest elevation at the house's final location. A glass curtain wall will
(Northeast) attach to the house 13'-10" forward of the rear wall using a steel slip joint and flexible neoprene sheet to allow independent movement.

Side Elevation: This will become the southeast elevation at the house's final location. Siding and fenestration are
(Southwest) not present on the rear portion of this elevation and will be replaced, resulting in three new wood windows and one door leading to a new entry ramp and steps. A glass curtain wall will attach to the house 13'-10" forward of the rear wall using a steel slip joint and flexible neoprene sheet to allow independent movement.

Rear Elevation: This will become the northeast elevation at the house's final location. Missing siding will be
(Southeast) patched.

ATTACHMENT A
PUBLIC COMMENT



February 25, 2015

- Board of Directors**
- John L. Nau, III
Chairman
- Fred Burns
Secretary
- Brady Carruth
Treasurer
- Jane Barnhill
- Tony Chase
- Paul Hobby
- Laura Murillo
- Roy Seimbagen
- Elisabeth Stepanian
- Kay Walker
- Don Wang
- Dawn R. Ulrich
Ex Officio

Houston Archaeological and Historical Commission

Dear Commissioners,

Thank you for commitment and dedication to historic preservation and for your work on the Houston Archaeological and Historical Commission. We greatly appreciate your consideration for the approval of a Certificate of Appropriateness for the temporary move and final relocation of the historic Cohn House, which is the centerpiece of the Nau Center for Texas Cultural Heritage, currently under construction in downtown Houston.

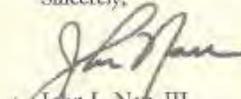
As you may know, historic preservation is of great importance to me. As chairman of the Texas Historical Commission and chairman of the President's Advisory Council on Historic Preservation, I have had the opportunity to promote the preservation, enhancement, and sustainable use of our state and nation's diverse historic resources. I believe that it is through the understanding of our past that future generations can effectively prepare for our future.

We have carefully considered the placement of the Cohn House in our project, and are pleased to have it incorporated prominently into the Education Center portion of the Center, where students and visitors can see and experience what life was like in Houston's Quality Hill neighborhood. The house will be restored to its original grandeur so that all can see and share in its magical history. It is positioned on the site so that it is the focal point when viewing the Nau Center from the Convention Center and Discovery Green.

The Nau Center for Texas Cultural Heritage is slated to open in the fall of 2016 so that visitors to the 2017 Super Bowl in Houston have the opportunity to experience the people, places and stories of our region. They will see the rich history of our 29-county region, and the "can do" spirit that Texans have to seize opportunity and get big things done in galleries that share our multi-cultural stories.

Our intentions are simple: to preserve important pieces of our past for generations to come, while providing seeds of inspiration for others to continue building our region in the same entrepreneurial way. We are honored to have the opportunity to be a conduit for the aspirations of a greater tomorrow.

Sincerely,


John L. Nau, III
Chairman

P.O. Box 3404 • Houston, TX 77253-3404 • 713.853.8029 • www.NauCenter.org