

CERTIFICATE OF APPROPRIATENESS

Application Date: March 2, 2016

Applicant: Joe Poeltiovi, owner

Property: Tracts 7, 9 and 8A-1, Abstract 1, John Austin Survey, City of Houston, Harris County, Texas. The site includes one-story, two-story and three-story warehouses and commercial spaces situated on a 127,587 square foot lot.

Significance: The Cook Paint and Varnish Co complex was designated a City of Houston Landmark in February of 2012. The 78,000 square foot complex, constructed in 1948, is representative of the southwest expansion of the Cook Paint and Varnish Co. in Texas. The company was the primary paint suppliers to the American automotive industry; Cook received the "E" Award for Excellence during World War II for its service to both the U.S. Navy and the U.S. at its peak, Cook had captured more than one-third of the entire paint market. The Houston facility at 2500 summer Street became the only Cook plant to serve all of Texas. The plant was said to be the finest and most modern facility in the Southwest.

Proposal: Alteration – Addition

Construct a roof-top enclosure on top of the three-story warehouse building. Side and roof additions were previously approved by the HAHC.

- The addition begins 54' from the front of the building and measures 17'-5" tall, or 63' from grade, 95' wide by 58' deep.
- The addition connects to the previously approved stairway entrance on the side and is clad in brick with a metal roof.

See enclosed application materials and detailed project description on p. 4-17 for further details.

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 24, 2016



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:

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



CURRENT PHOTO

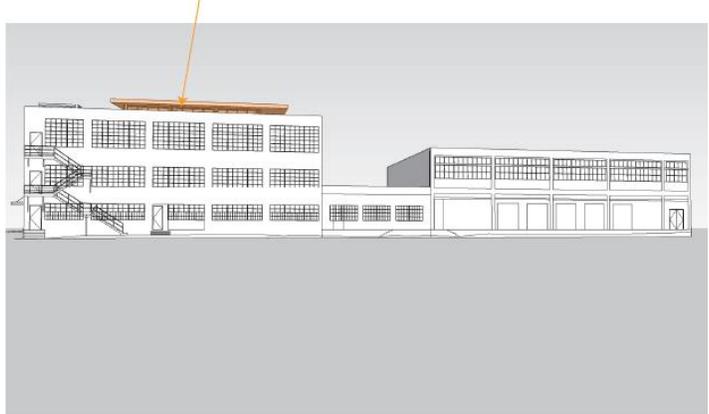


3D RENDERING – FRONT FACING SUMMER STREET

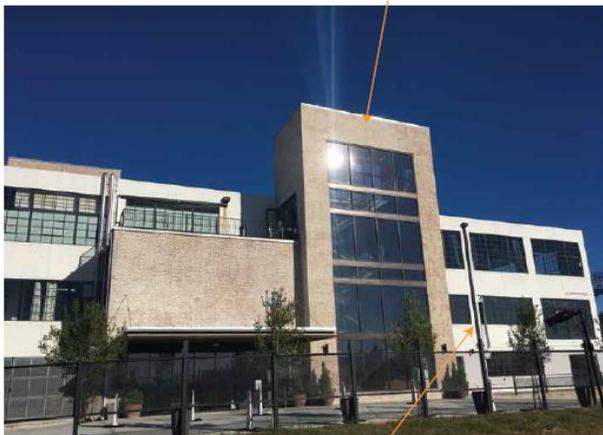
EXISTING



PROPOSED

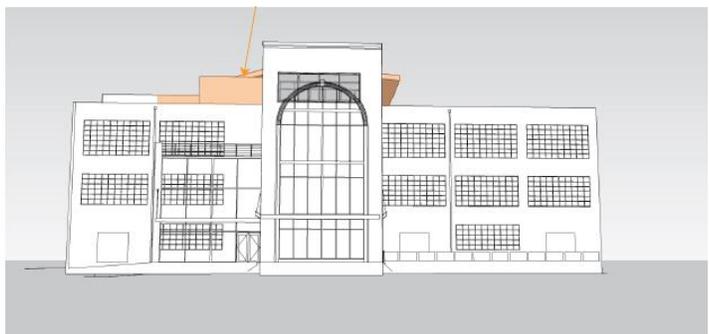
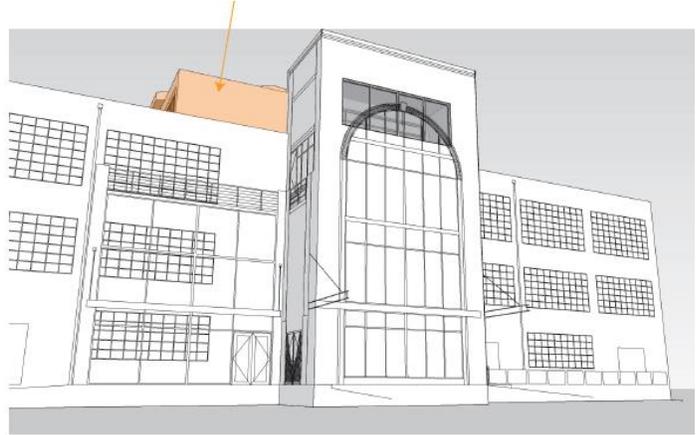


EXISTING



SIDE

PROPOSED

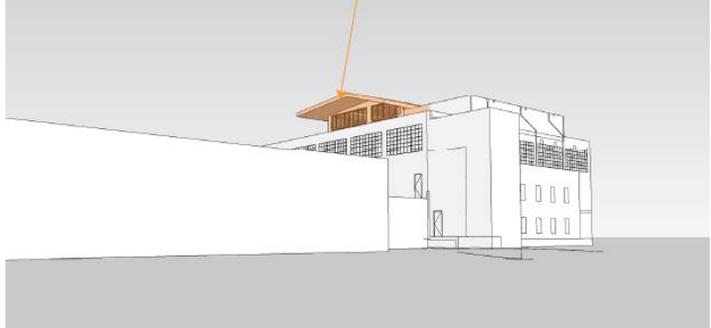


REAR FACING TAYLOR STREET

EXISTING

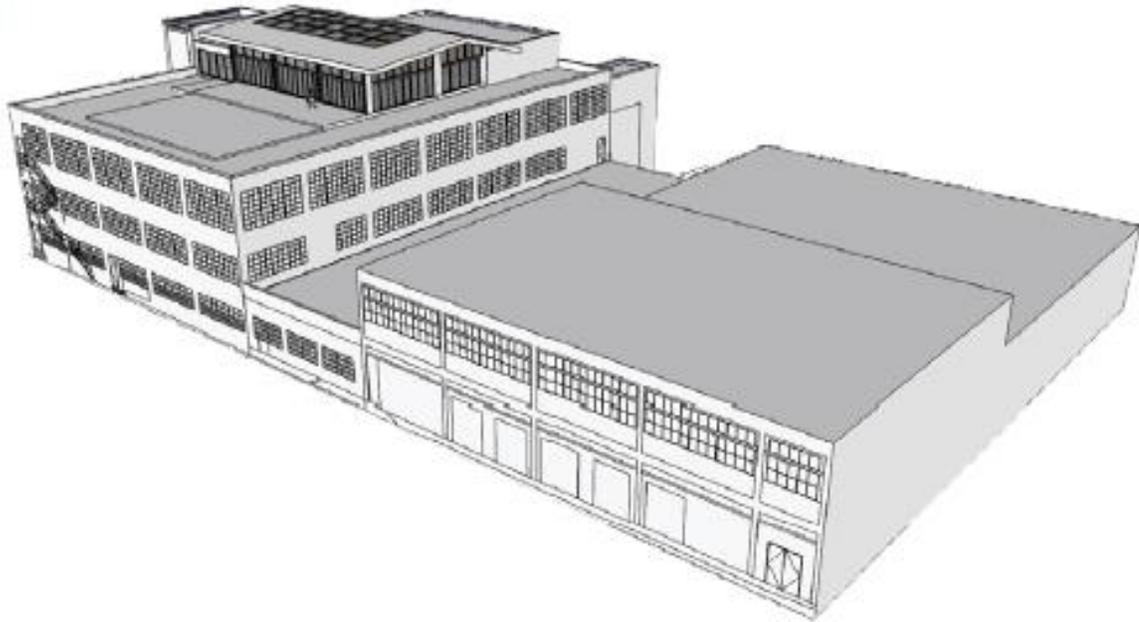


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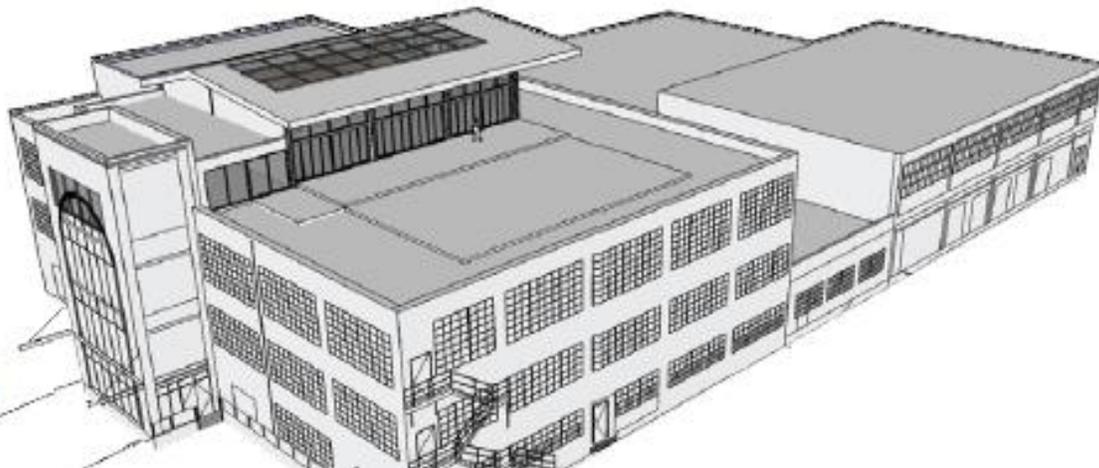
AERIAL VIEWS

ADDITION

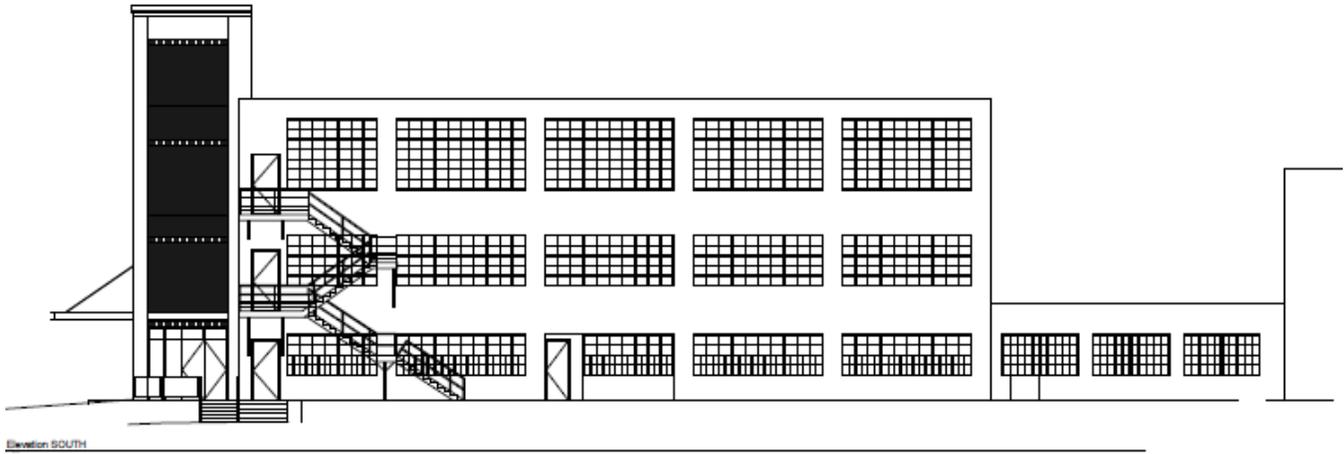


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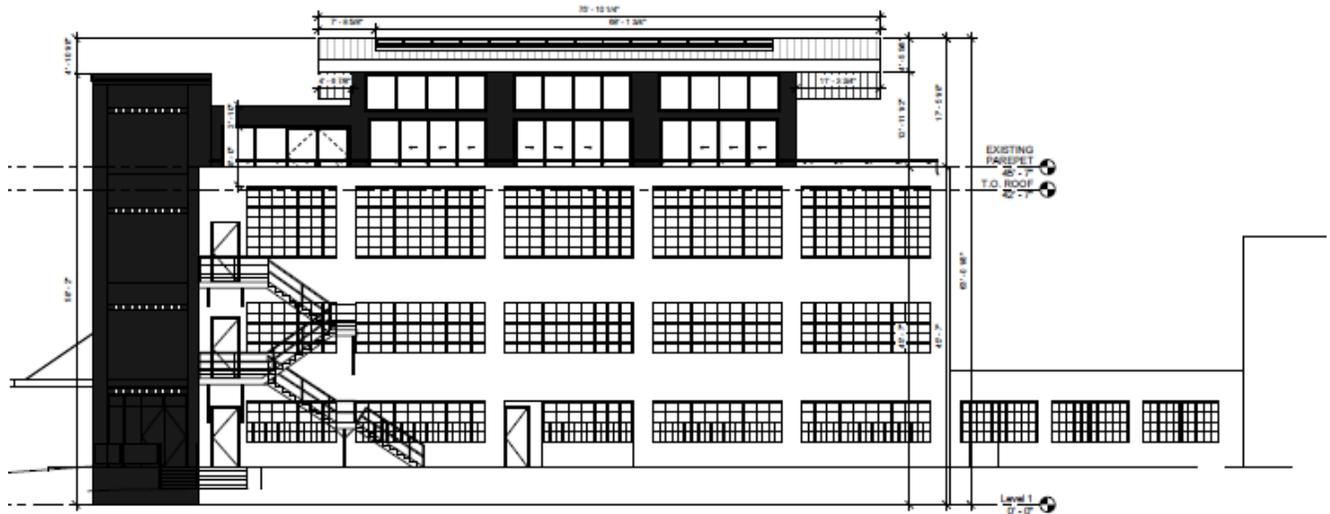
ION



SOUTH ELEVATION – FRONT FACING SUMMER STREET
EXISTING

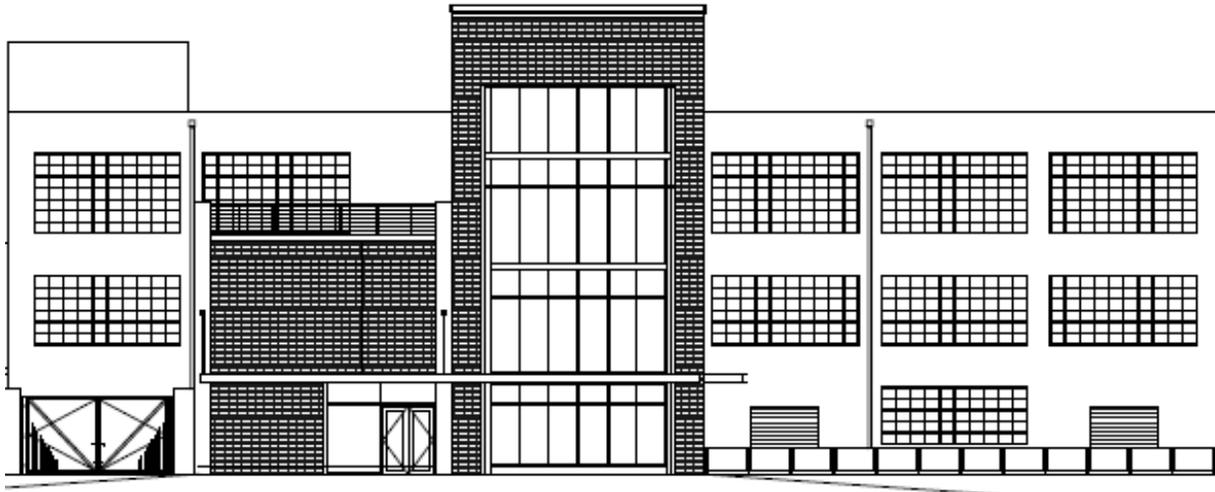


PROPOSED



WEST SIDE ELEVATION

EXISTING

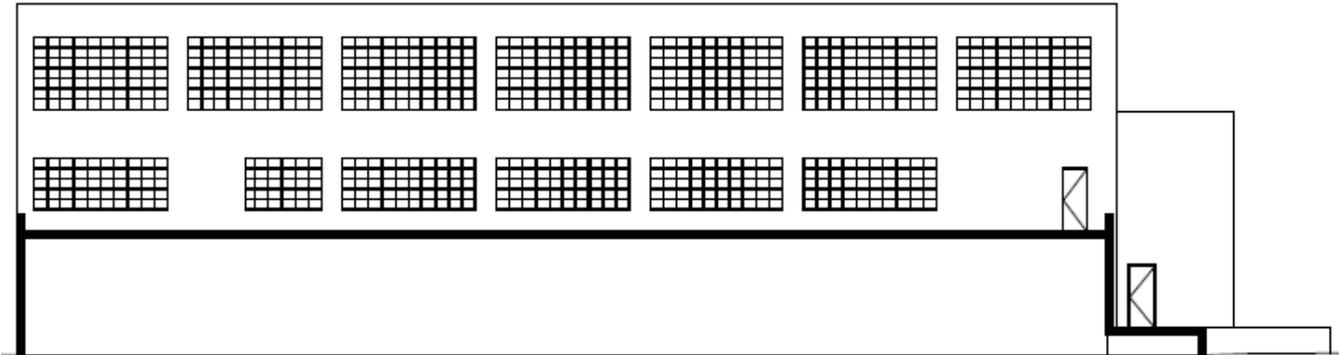


PROPOSED

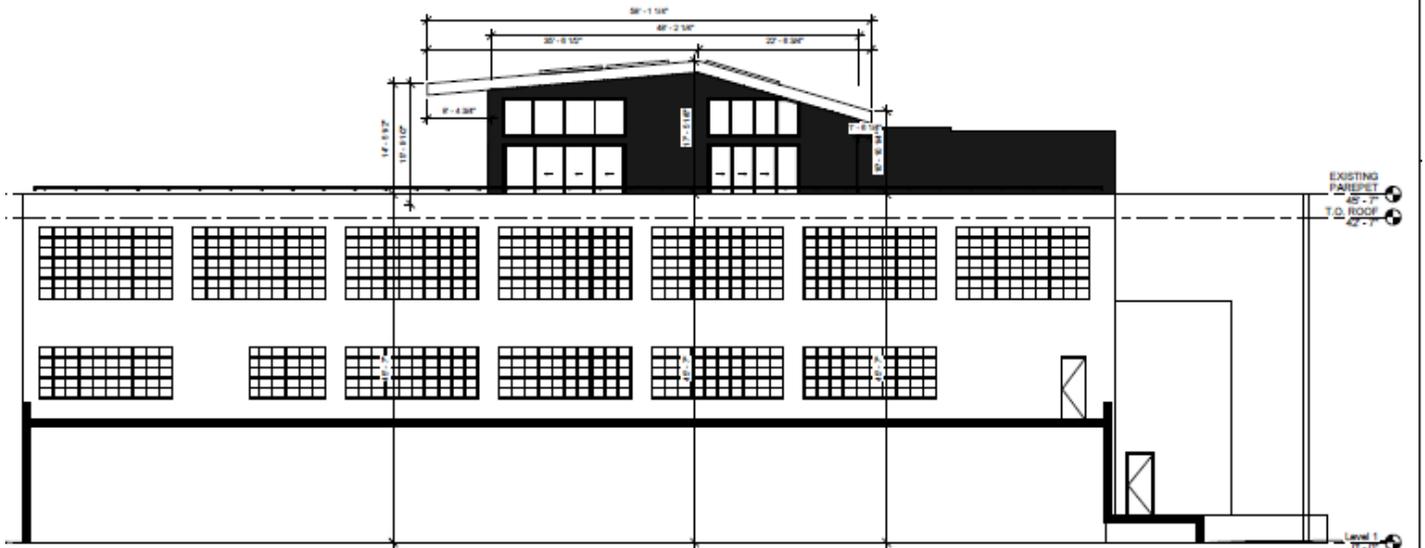


EAST SIDE ELEVATION

EXISTING

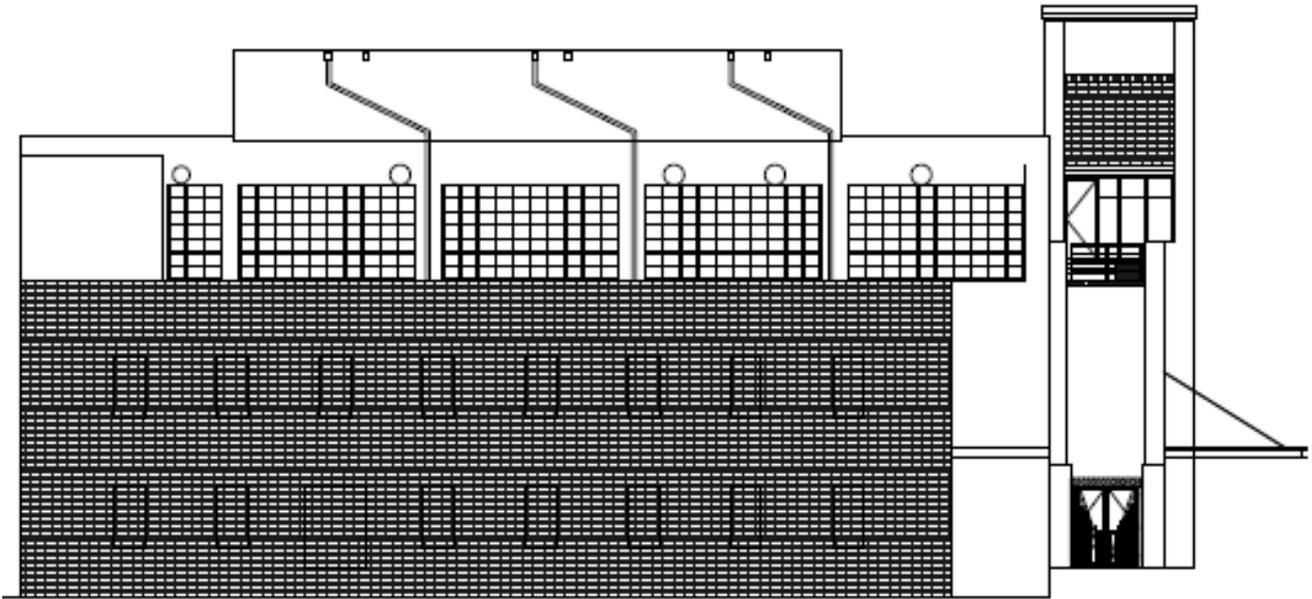


PROPOSED

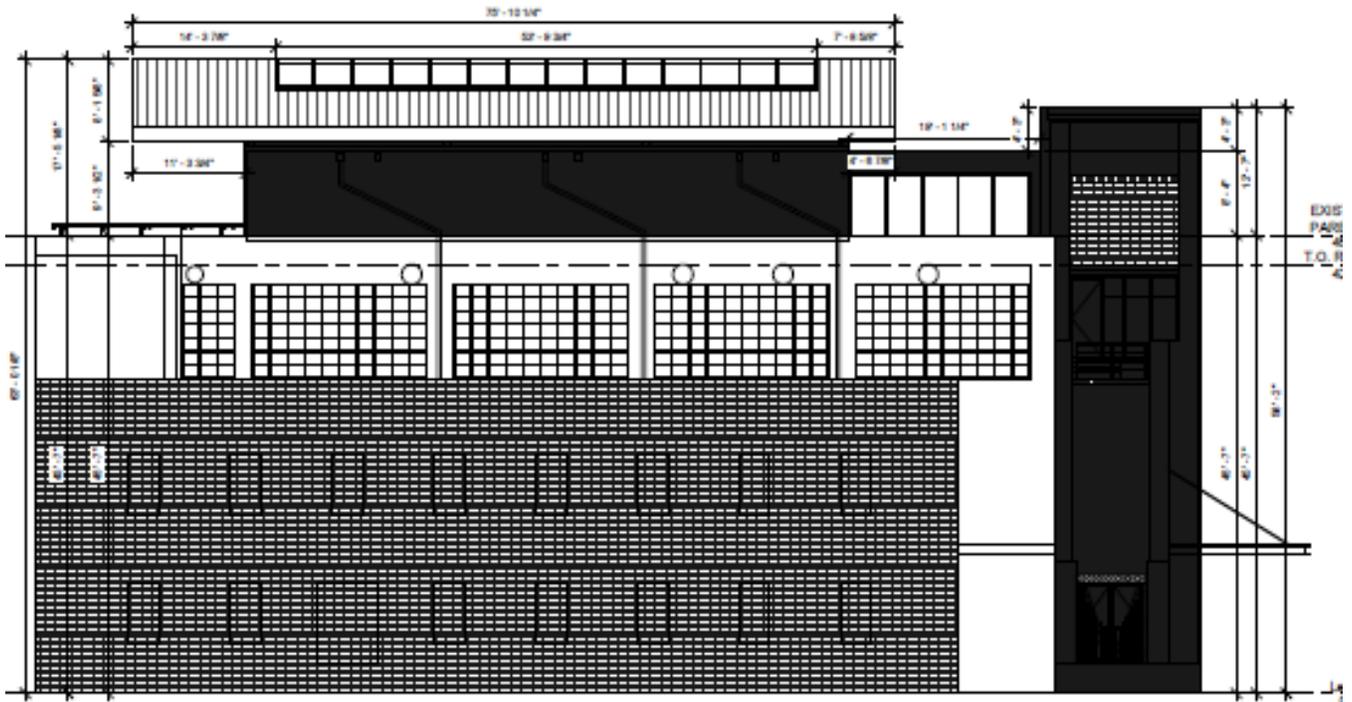


NORTH (REAR) ELEVATION – FACING TAYLOR STREET

EXISTING



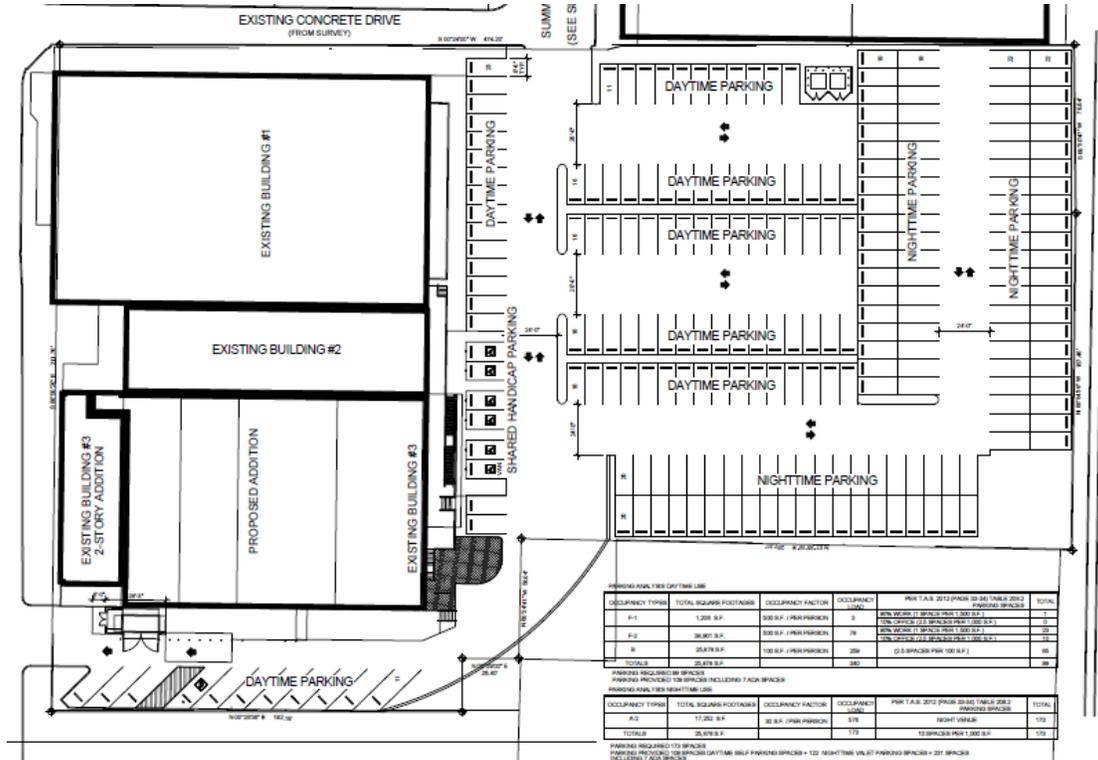
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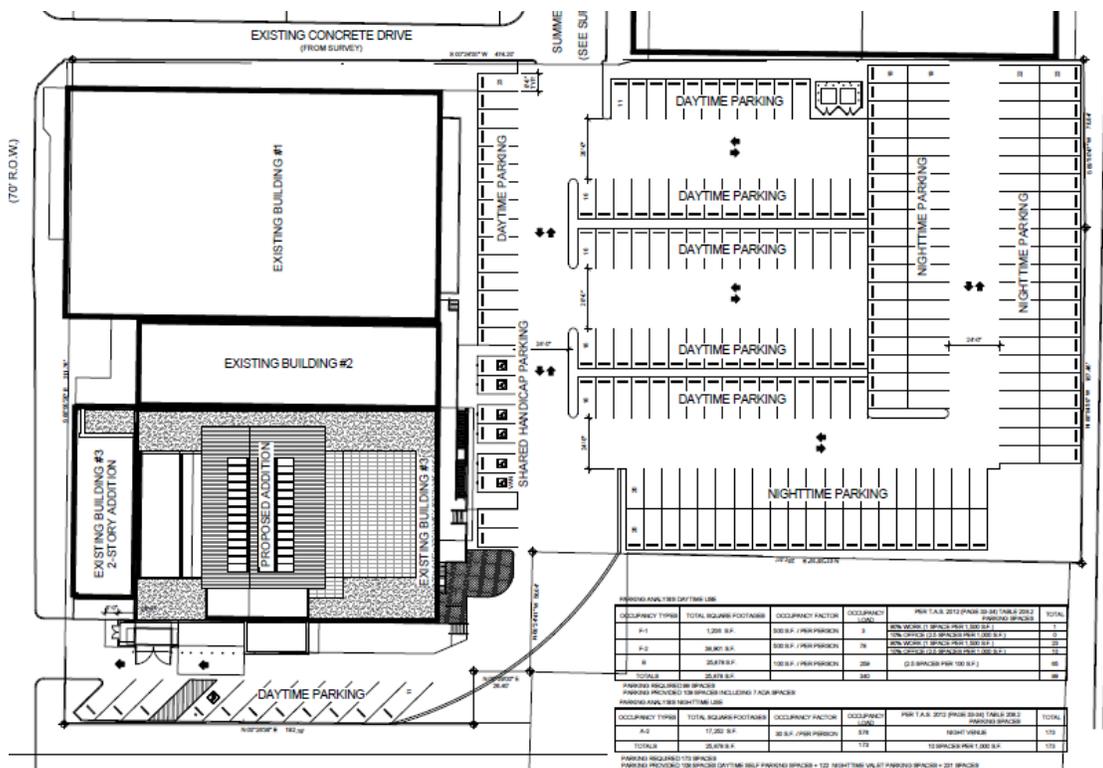


SITE PLAN

EXISTING



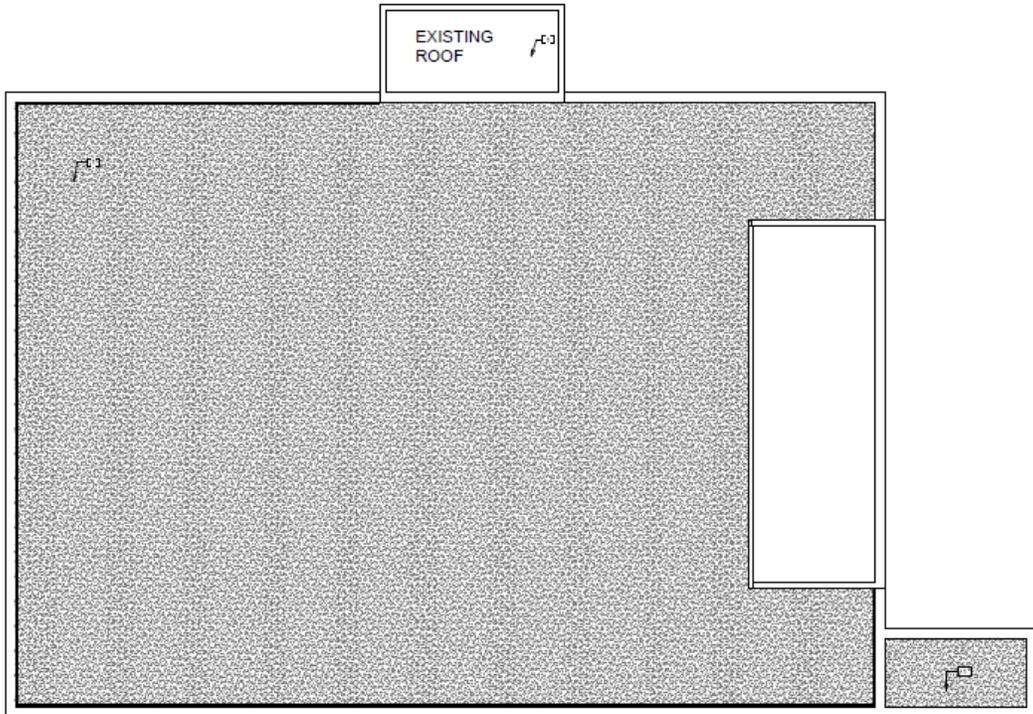
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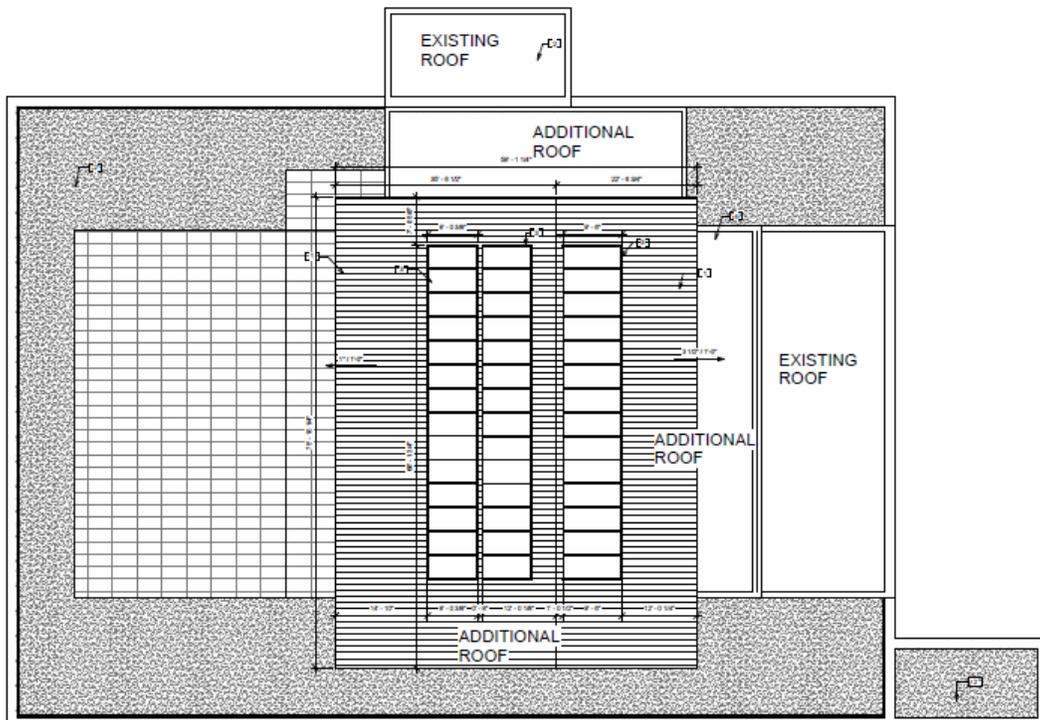


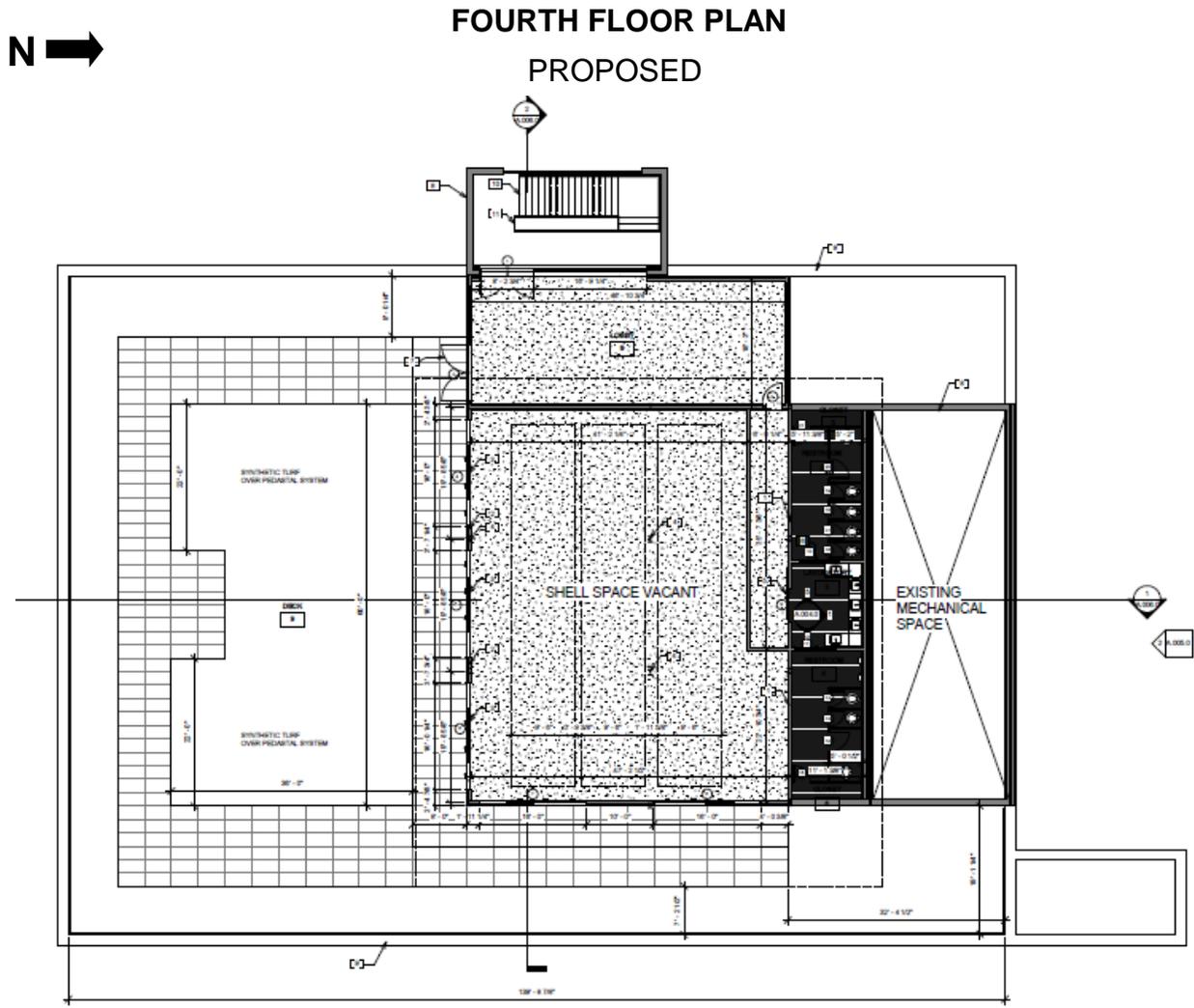
ROOF PLAN

EXISTING

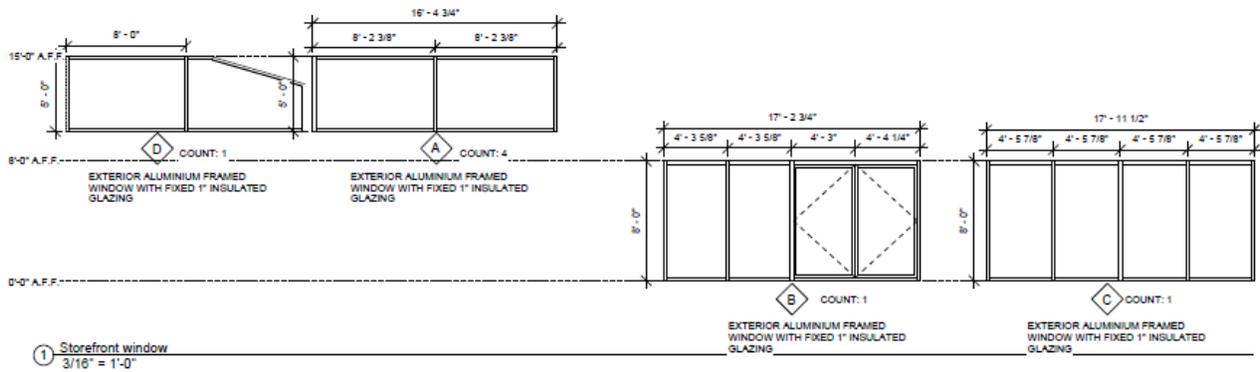


PROPOSED





WINDOW SCHEDULE



Panel Schedule				
Type	Width	Height	Finish	Count
Glazed	4' - 2 1/8"	7' - 7"		1
Glazed	4' - 3 3/8"	7' - 7"		1
Glazed	4' - 3 3/8"	7' - 7"		1
Glazed	4' - 2 1/8"	7' - 7"		1
Glazed	7' - 10 5/8"	4' - 7"		1
Glazed	7' - 10 5/8"	4' - 7"		1
Glazed	7' - 8 1/4"	4' - 7"		1
Glazed	7' - 8 1/4"	4' - 7"		1
Glazed	7' - 10"	4' - 7"		1
Glazed	7' - 10"	4' - 7"		1
Glazed	7' - 8 1/4"	4' - 7"		1
Glazed	7' - 8 1/4"	4' - 7"		1
Glazed	7' - 8 1/4"	4' - 7"		1
Glazed	3' - 11 7/8"	7' - 7"		1
Glazed	4' - 1 1/8"	7' - 7"		1

Panel Schedule				
Type	Width	Height	Finish	Count

Panel Schedule				
Type	Width	Height	Finish	Count

DOOR SCHEDULE

Door Schedule									
Mark	Type	Material	Width	Height	Thickness	Frame Material	Frame Finish	Fire Rating	Remark
2		Glass	8' - 3 5/8"	7' - 7"		Aluminum	Paint coated		
3		Wood	3' - 0"	7' - 0"	0' - 2"	Wood	Paint coated		
4		Glass	16' - 0"	7' - 11 1/2"	0' - 7 7/8"	Aluminum	Paint coated		
5		Glass	16' - 0"	7' - 11 1/2"	0' - 7 7/8"	Aluminum	Paint coated		
6		Glass	16' - 0"	7' - 11 1/2"	0' - 7 7/8"	Aluminum	Paint coated		
7		Glass	16' - 0"	7' - 11 1/2"	0' - 7 7/8"	Aluminum	Paint coated		
8		Glass	16' - 0"	7' - 11 1/2"	0' - 7 7/8"	Aluminum	Paint coated		
9		Metal	5' - 0"	8' - 0"	0' - 2"	No frame	No frame		
10		Wood	3' - 0"	7' - 0"	0' - 1 3/8"	Wood	Paint coated		
11		Wood	3' - 0"	7' - 0"	0' - 1 3/8"	Wood	Paint coated		
12		Wood	2' - 4"	6' - 8"	0' - 2"	Wood	Paint coated		
13		Wood	2' - 4"	6' - 8"	0' - 2"	Wood	Paint coated		
14		Wood	3' - 0"	6' - 8"	0' - 2"	Wood	Paint coated		
15		Wood	2' - 6"	6' - 8"	0' - 2"	Wood	Paint coated		
16		Wood	2' - 4"	6' - 8"	0' - 2"	Wood	Paint coated		
17		Wood	2' - 4"	6' - 8"	0' - 2"	Wood	Paint coated		
18		Wood	2' - 4"	6' - 8"	0' - 2"	Wood	Paint coated		
19		Wood	2' - 4"	6' - 8"	0' - 2"	Wood	Paint coated		
20		Wood	3' - 0"	6' - 8"	0' - 2"	Wood	Paint coated		
21		Wood	2' - 6"	6' - 8"	0' - 2"	Wood	Paint coated		

DOOR SCHEDULE GENERAL NOTES

1. CONTRACTOR TO SUBMIT PRODUCT DATA OR DETAILED SHOP DRAWINGS TO DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FINAL INSTALLATION.
2. CONTRACTOR TO SUBMIT FINISH SAMPLE TO DESIGNER FOR REVIEW AND APPROVAL PRIOR TO FINISHED APPLICATION OF STAIN AND/OR PAINT DOORS. FINISH SAMPLES TO BE 12" X 12" ON THE SAME MATERIAL TO BE FINISHED.
3. ALL EXTERIOR DOORS TO BE WEATHER STRIPPED WITH COMPRESSION TYPE WEATHER STRIP AT HEAD, JAMBS AND SILLS.
4. ALL THRESHOLDS TO BE ALUMINUM W/ BRUSHED ALUMINUM FINISH. THRESHOLDS TO BE NO GREATER THAN 1/2" ABOVE INTERIOR FINISHED FLOORS AND SHALL BE BELEVD WITH A SLOPE NO GREATER THAN 1:2.
5. ALL BOTTOMS OF DOORS TO BE STAINED AND/OR PAINTED, NO UNFINISHED EDGES WELL BE ALLOWED. ALL HINGERS TO BE 3-1/2"x3-1/2" BUTTS, MINIMUM, HINGES TO BE REMOVED PRIOR TO STAINING AND/OR PAINTING , DO NOT APPLY FINISH TO ANY FINISH HARDWARE.
6. ALL FINISHED HARDWARE TO BE SELECTED BY OWNER.
7. ALL GLASS IN DOORS AND SIDE LITES TO BE TEMPERED.
8. ALL GLAZING IN DOORS TO BE HUMAN IMPACT RESISTANT PER ANSI Z97.1-1975.
9. 1-3/8" SOLID CORE DOORS AT INTERIOR, UNLESS NOTED OTHERWISE, RE: DOOR SCHEDULE.
10. 1-3/4" SOLID CORE DOORS AT EXTERIOR, UNLESS NOTED OTHERWISE, RE: DOOR SCHEDULE.

PROJECT DETAILS

Shape/Mass: The existing building measures 45'-7" to the parapet, 140' deep and 98' wide. The addition is 17'-5" from the parapet resulting in an overall height of 63'. The addition connects to the existing stairwell addition on the side which places the front wall of the addition 54' from the front wall of the existing structure. The addition measures 95' wide from the stairwell addition (with an extended 11' roof) by 58' deep.

Windows/Doors: The existing structure contains steel windows. The addition will contain aluminum windows and aluminum and wood doors.

Exterior Materials: The existing structure is cast concrete. The addition will be clad in brick.

Roof: The existing structure has a flat roof with a parapet. The addition has a side-gable roof and a flat roof on the connecting piece. The gable roof has a 1:12 pitch at the front and 3:12 pitch at the back and features skylights and is clad in metal.

Front Elevation: The addition will feature storefront windows and clerestory windows.
(South)

Side Elevation: The addition will be clad in brick.
(West)

Side Elevation: The addition will feature storefront and clerestory windows.
(East)

Rear Elevation: The connecting piece will feature storefront aluminum windows.
(North)