

CERTIFICATE OF APPROPRIATENESS

Application Date: July 3, 2017

Applicant: Hannah Curry-Shearouse, SWCA Environmental Consultants, for Jon Deal, 2017 Preston, LLC, owner

Property: 2017 Preston St, Lots 1, 2, 3, & 12, Tract 13, Block 186, SSBB Subdivision. The property includes a historic 55,581 square foot five-story commercial building situated on a 21,750 square foot (152' x 160') corner lot.

Significance: The Cheek-Neal Coffee Company Building is a City of Houston Protected Landmark designated in August 2015. The five-story historic commercial structure was constructed ca. 1917 for the Cheek-Neal Coffee Company. The building, which housed Cheek and Neal's world-wide known business, was design by architects Joseph Finger and James Ruskin Baily.

Proposal: Alteration – Windows/Doors/Stairs

South Elevation:

- Construct a new ADA-compliant ramp within the existing concrete platform with 42" guardrail around the platform's perimeter.
• Construct a new fire stair in the seventh bay, which will be self-supporting and will not touch the historic building except at access doors. Stair platforms will be spaced approximately 12' apart.
• Install four new fire-rate doors within the existing openings to allow for egress to the new fire stair.
• Remove five overhead garage doors and install new steel windows within the openings to match existing windows.

North Elevation:

- Remove three overhead garage doors and install new steel windows within the openings to match existing windows.
• Construct new concrete stairs with a 42" guard rail on the existing loading dock.

See enclosed detailed project description on p. 5-14 and application materials in Attachment A and 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: July 26, 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:

- | 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 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

CHEEK-NEAL COFFEE COMPANY BUILDING

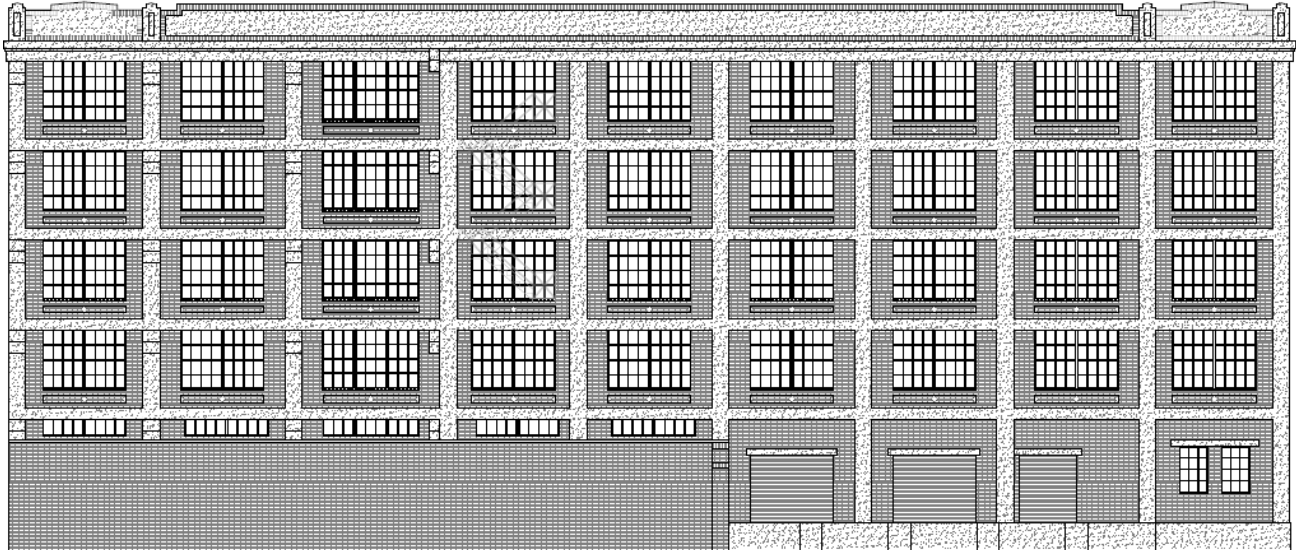


INVENTORY PHOTO

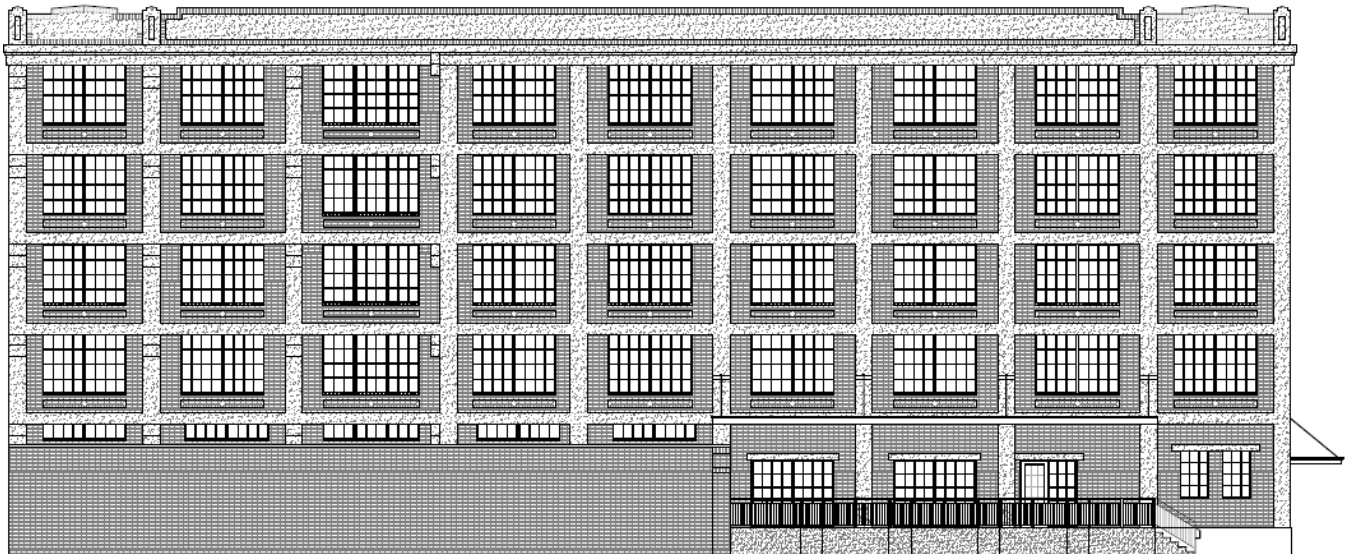


NORTH ELEVATION FACING CHARTRES STREET

EXISTING

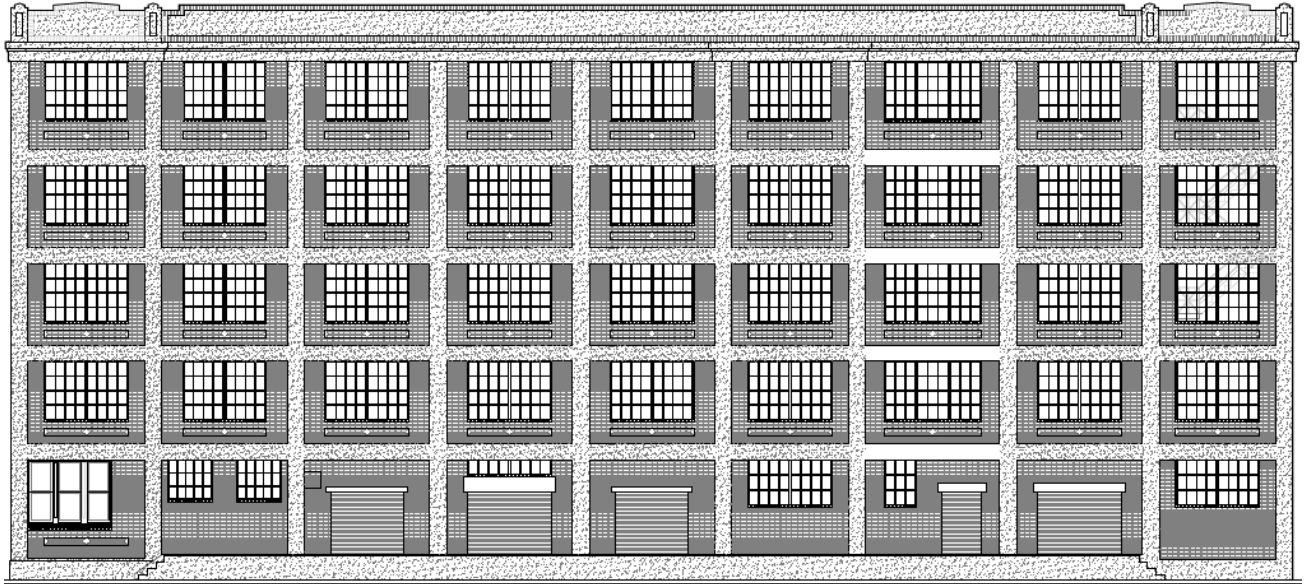


PROPOSED

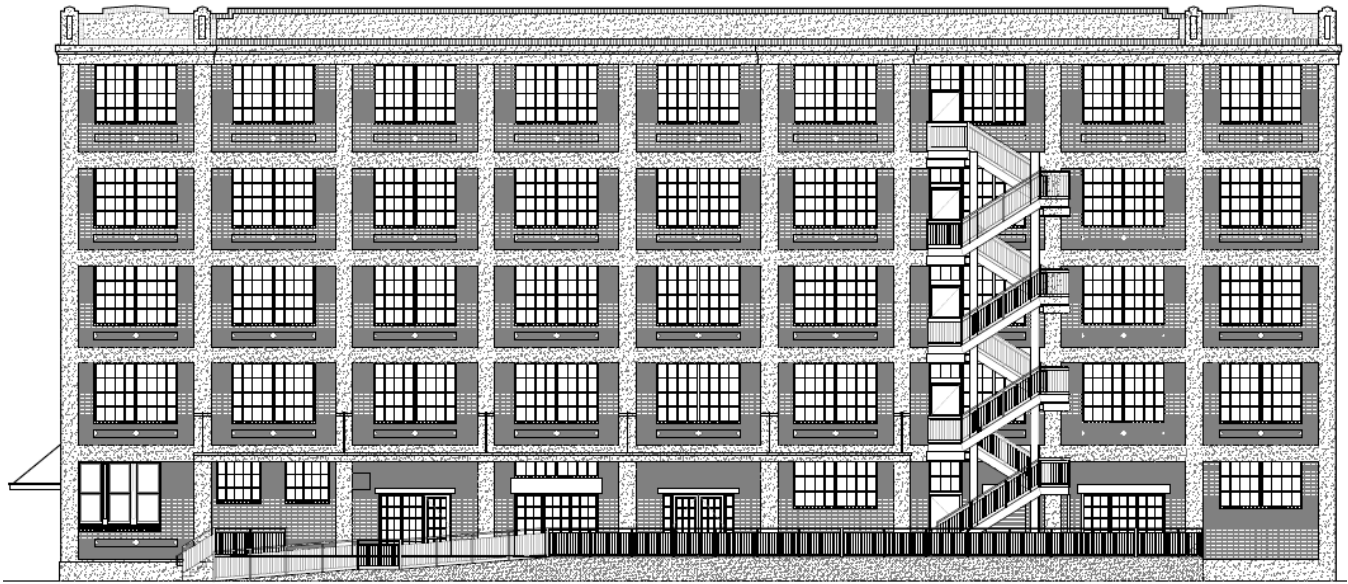


SOUTH ELEVATION FACING ST. EMANUEL

EXISTING

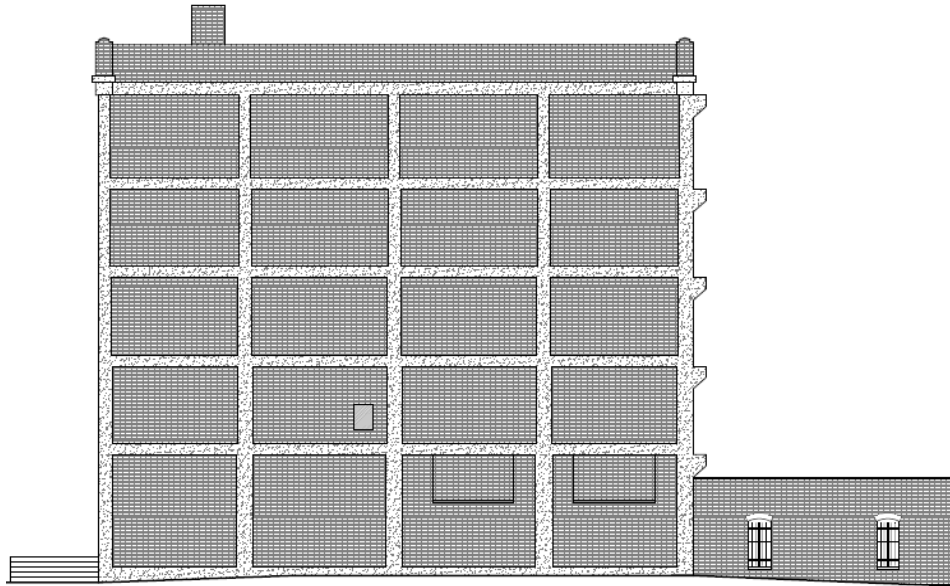


PROPOSED

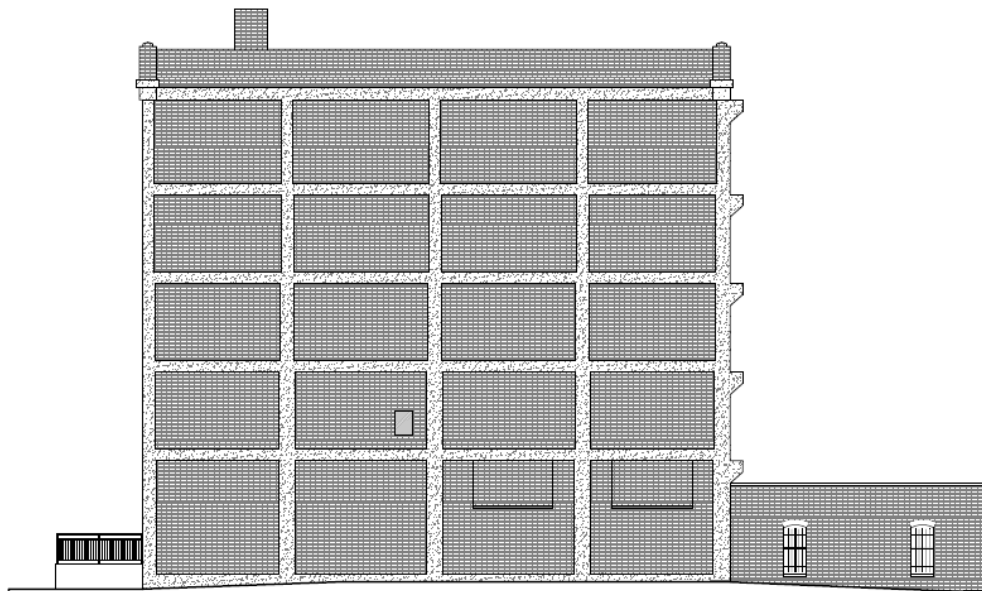


EAST ELEVATION

EXISTING



PROPOSED



WEST ELEVATION FACING PRESTON

EXISTING

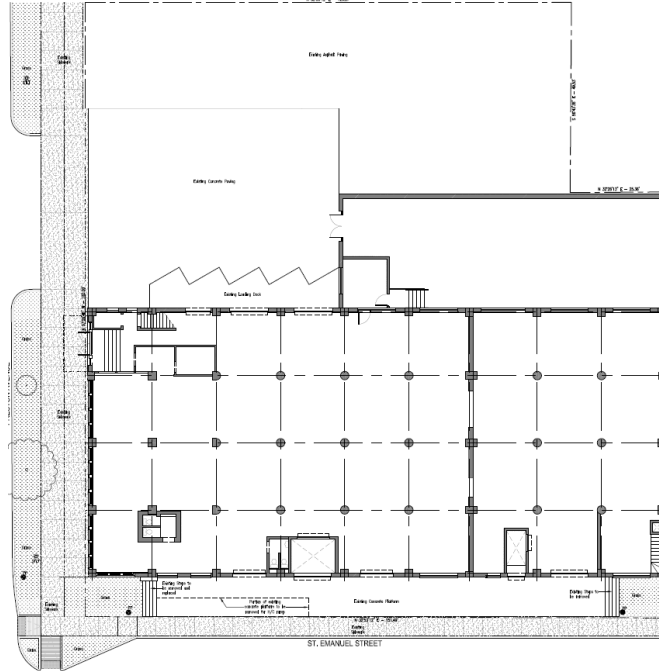


PROPOSED

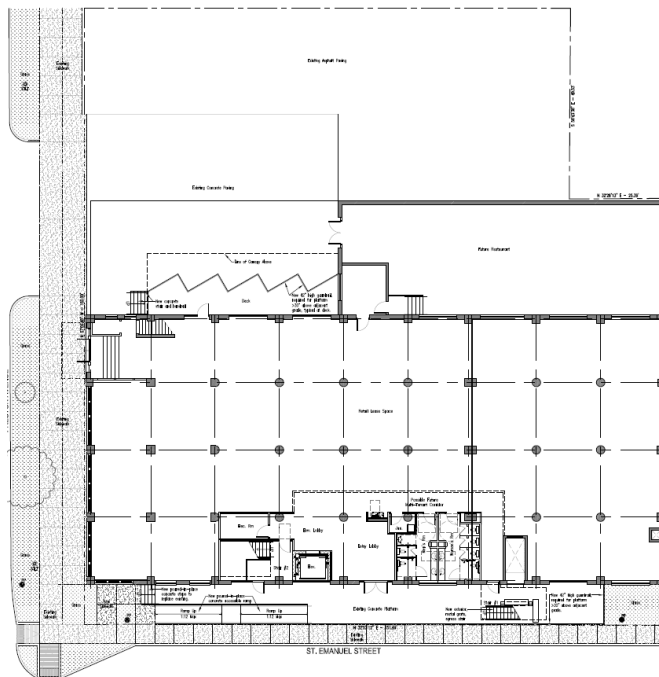




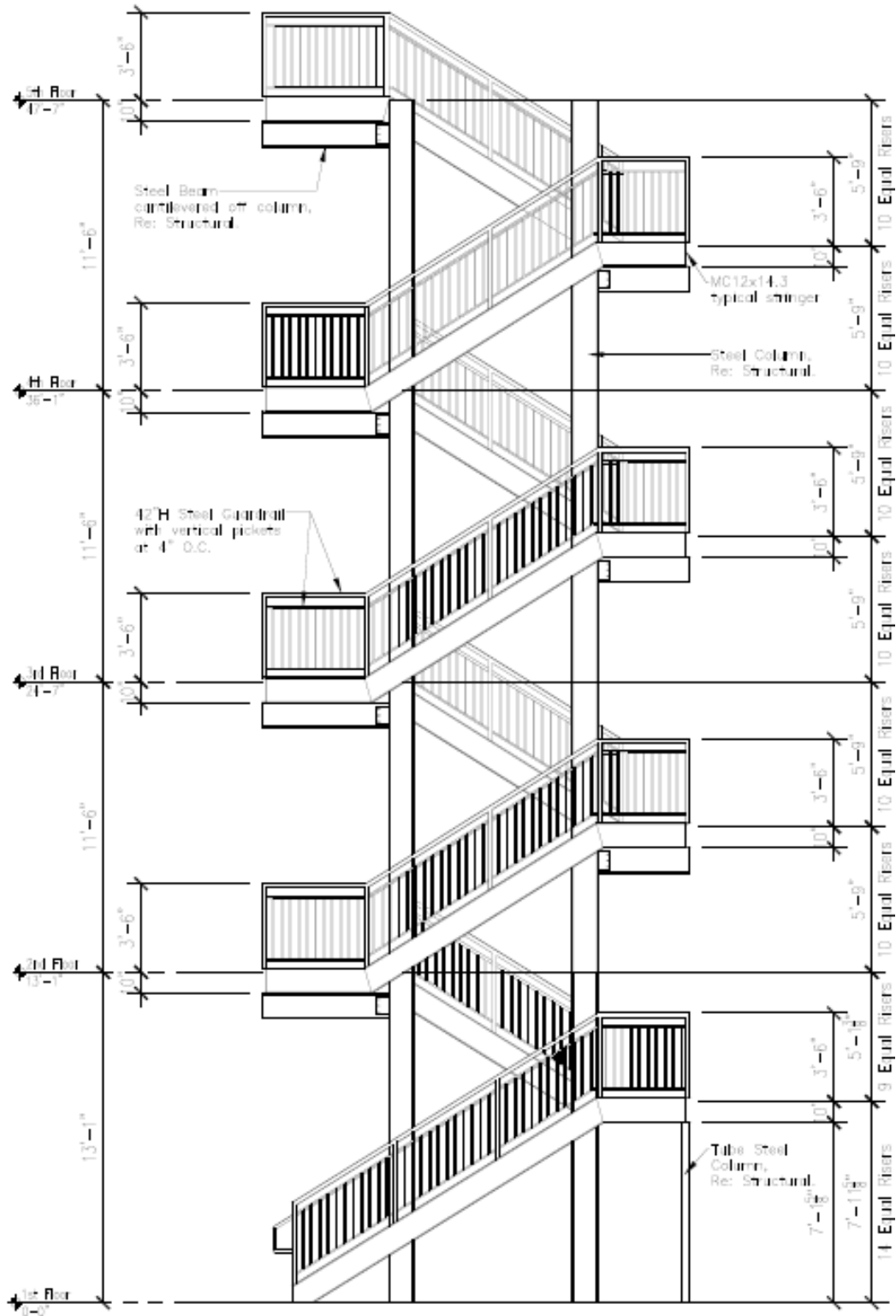
**SITE PLAN
EXISTING**



PROPOSED



DETAIL – NEW EXTERIOR STAIR



PROJECT DETAILS

Windows/Doors: South Elevation: The applicant proposes to install four new fire-rated doors within the existing openings to allow for egress to the new fire stair. The applicant also proposes to remove five overhead garage doors and install new doors and windows within the existing openings. The windows will match existing light patterns.

North Elevation: The applicant proposes to remove three overhead garage doors and install new doors and windows within the existing openings. The windows will match existing light patterns.

All proposed windows and doors will be steel to match existing. All proposed windows to be inset and recessed. See drawings and window/door schedule for more detail.

Exterior Materials: South Elevation: The applicant proposes to construct a new ADA-compliant ramp within the existing concrete platform. A new 42" guard rail will be constructed on the platform's perimeter. Additionally, a new five-story exterior fire stair will terminate on the same platform. The fire stair will be located in the seventh bay, replacing the existing exterior stair currently located in the ninth bay, which no longer meets code requirements. The new stair will be self-supporting, and will not touch the historic building except at the access doors. See "Detail – New Exterior Stair" for more detail.

North Elevation: The applicant proposes to construct new concrete stairs with a new 42" guard rail on the existing loading dock.

The canopies shown in the "proposed" drawings received a COA in August 2016.

Roof: The applicant proposes to remove an existing elevator penthouse and construct a new elevator penthouse to meet code requirements. The applicant also proposes to remove four skylights and an existing water tower. The roof will be reroofed with new TPO roofing membrane over new R-25 continuous insulation. These alterations are not visible from the public right of way, but are included here for reference to overall scope.

ATTACHMENT A