

CERTIFICATE OF APPROPRIATENESS

Application Date: May 9, 2023

Applicant: Evan Peterson, owner

Property: 611 W 22nd Street/2201 Lawrence Street, Lots 31 through 48, Block 53, Houston Heights Subdivision. The property includes a historic 107,279 square foot, two and four-story brick industrial structure situated on an 117,900 square foot corner lot.

Significance: The Heights Clock Tower, also known as the Oriental Textile Mill is a City of Houston Landmark designated in January 2007. The brick two and four-story historic industrial structure was constructed circa 1893-94. The Oriental Textile Mill was built for A.R. Morey and Company, a mattress manufacturing company. It was one of the first industrial complexes in Houston Heights and is the last of those early structures remaining. The building is a complex of several large brick buildings connected to each other. Received COA in June 2022 for installation of a sign.

Proposal: Alteration: Doors and Windows

- Addition of an ADA ramp on east elevation along Lawrence Street
- Replace left window opening of a double-set of windows with entryway on east elevation connect to ADA ramp
- Infill a non-original loading dock and metal roll up door with an entryway and window on north (rear) elevation facing the alley
- Windows to be inset & recessed, 4-over-4 lite pattern, wood windows with a black exterior finish
- Doors to be aluminum frame with a wood exterior measuring 36"x96"

Public Comment: No public comment received.

Civic Association: No comment received.

<p>Recommendation: Approval</p> <p>HAHC Action: -</p>

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

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(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;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(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;
(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;
(7) The proposed replacement of 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;
(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;
(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;
(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
(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.

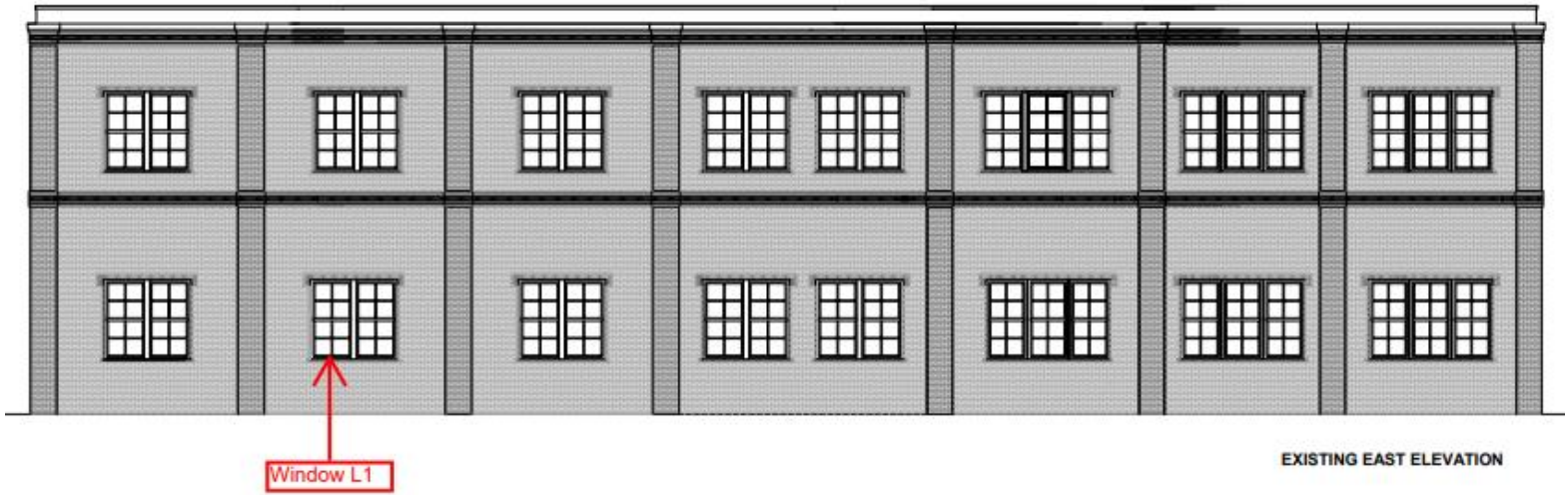
Site Map



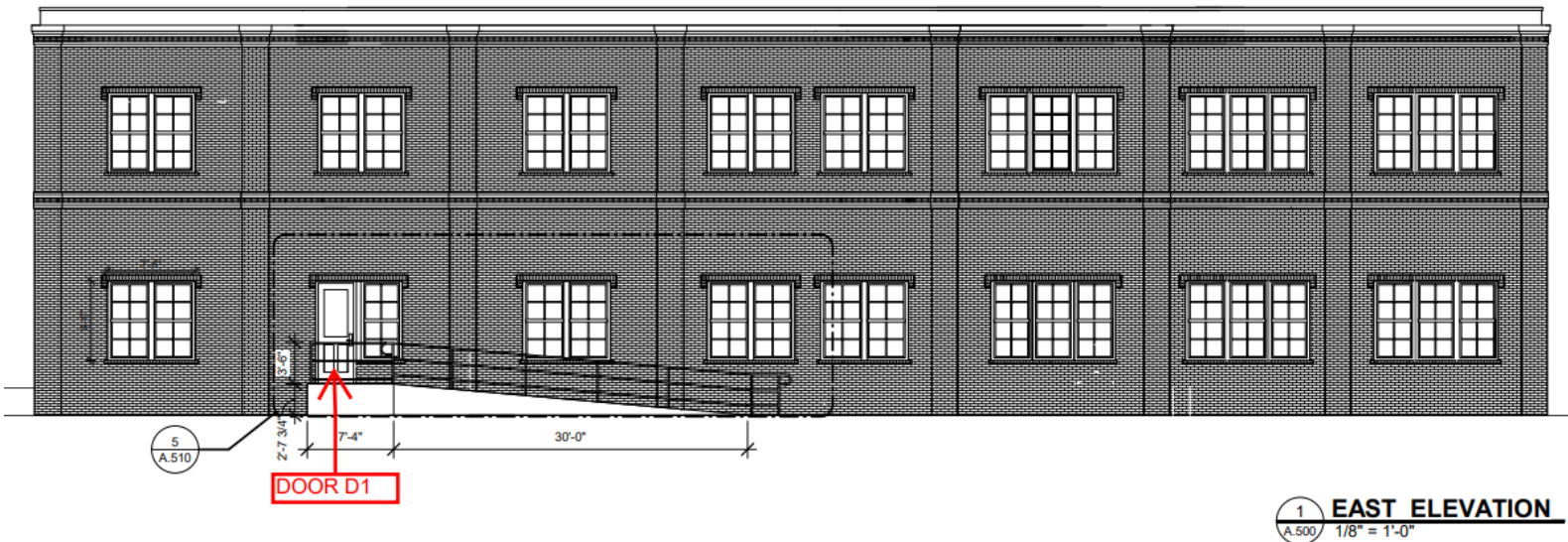
Current Photo



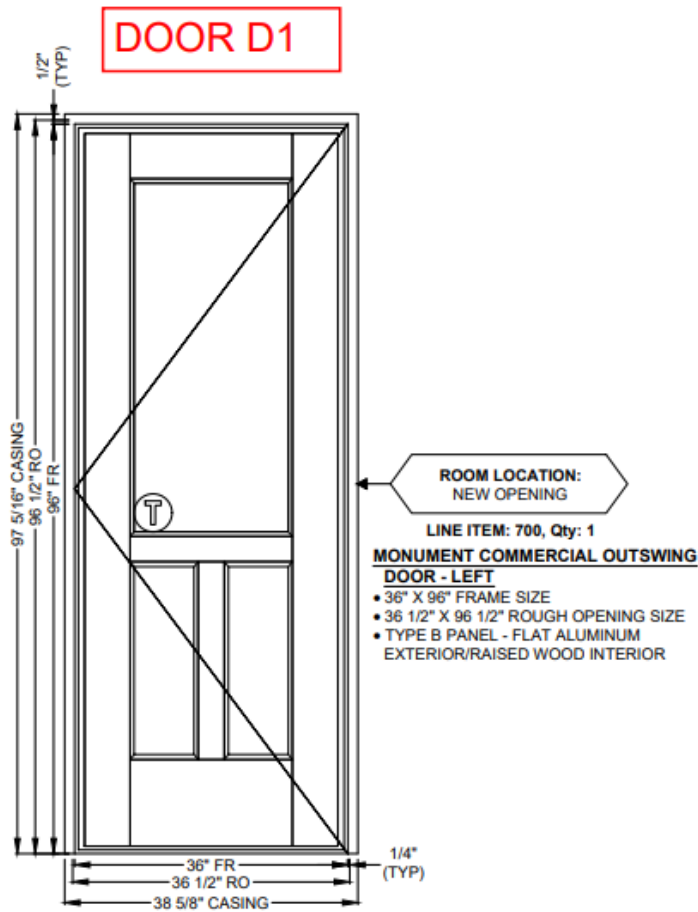
Existing Right (East) Elevation



Proposed Right (East) Elevation



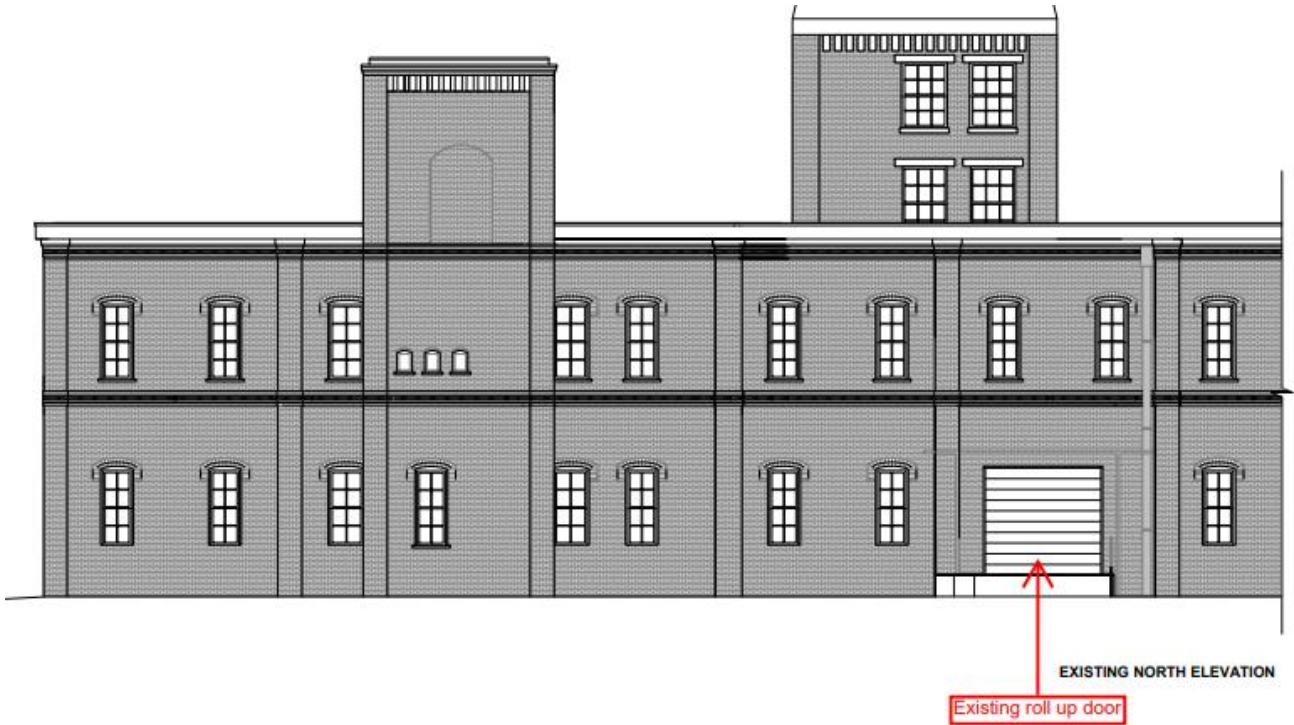
Proposed Door on Right (East) Elevation



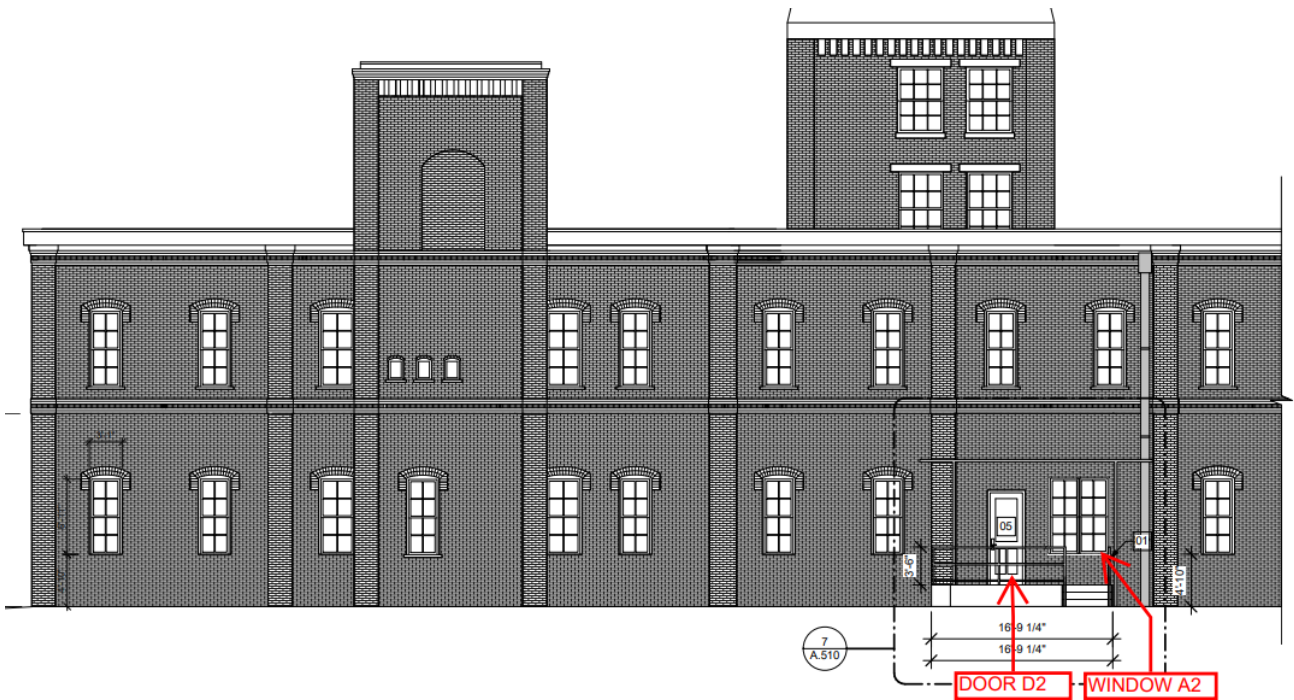
Existing Window on Right (East) Elevation



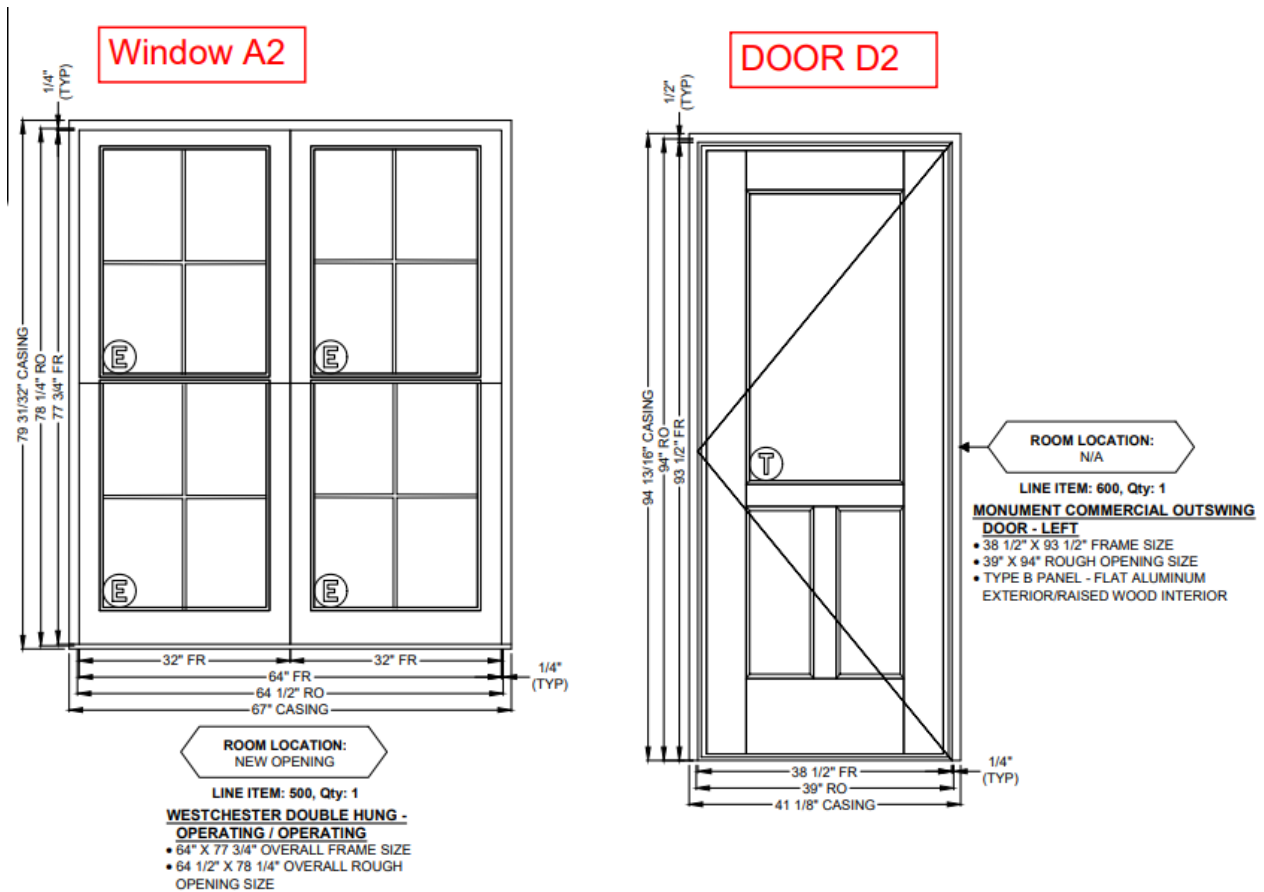
Existing Rear (North) Elevation



Proposed Rear (North) Elevation



Proposed Door and Windows on Rear (North) Elevation



Existing Loading Dock and Metal Roll Up Door on Rear (North) Elevation

