

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** William Moreno, owner

**Property:** 611 W 22<sup>nd</sup> 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.

**Proposal:** Alteration - Sign

Install open faced channel letters of "Heights Clock Tower" signage with exposed single tube neon, 24"/16" TO 31" tall by 25' long. Sign will be about 50 sq ft.

- Welded Aluminum in matte black, open faced channel letters
- Meets Heights Design Guidelines for signage.
- **Information subject to change before final report**

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

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

### 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 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 and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <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.  |

#### HEIGHTS DESIGN GUIDELINES

- |                                     |                          |                          |   |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|-------------------------------------|--------------------------|--------------------------|---|



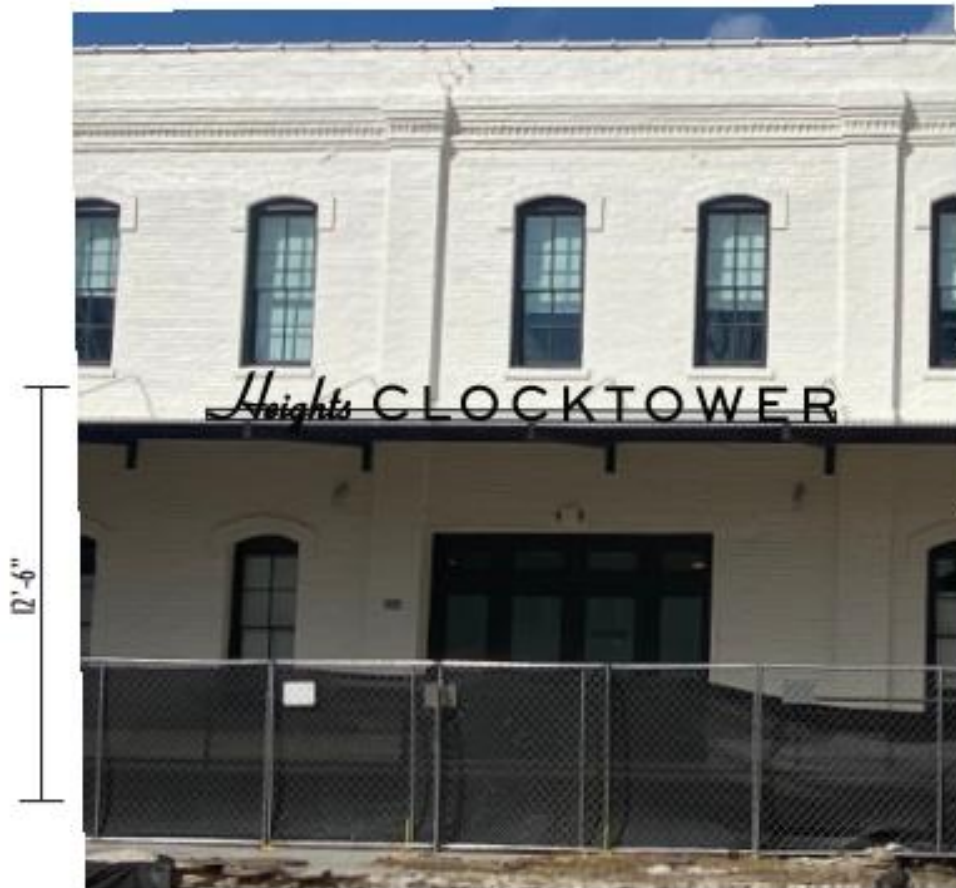
PROPERTY LOCATION



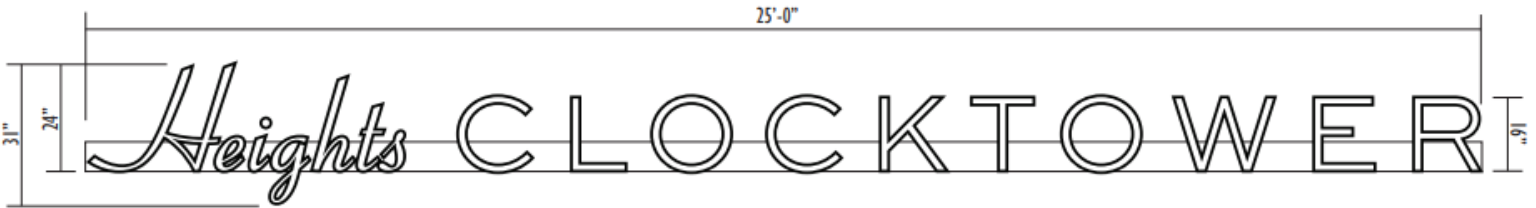
Location of sign – 611 W 22nd



CURRENT PHOTOS with PROPOSED SIGN



**SIGN DETAILS**



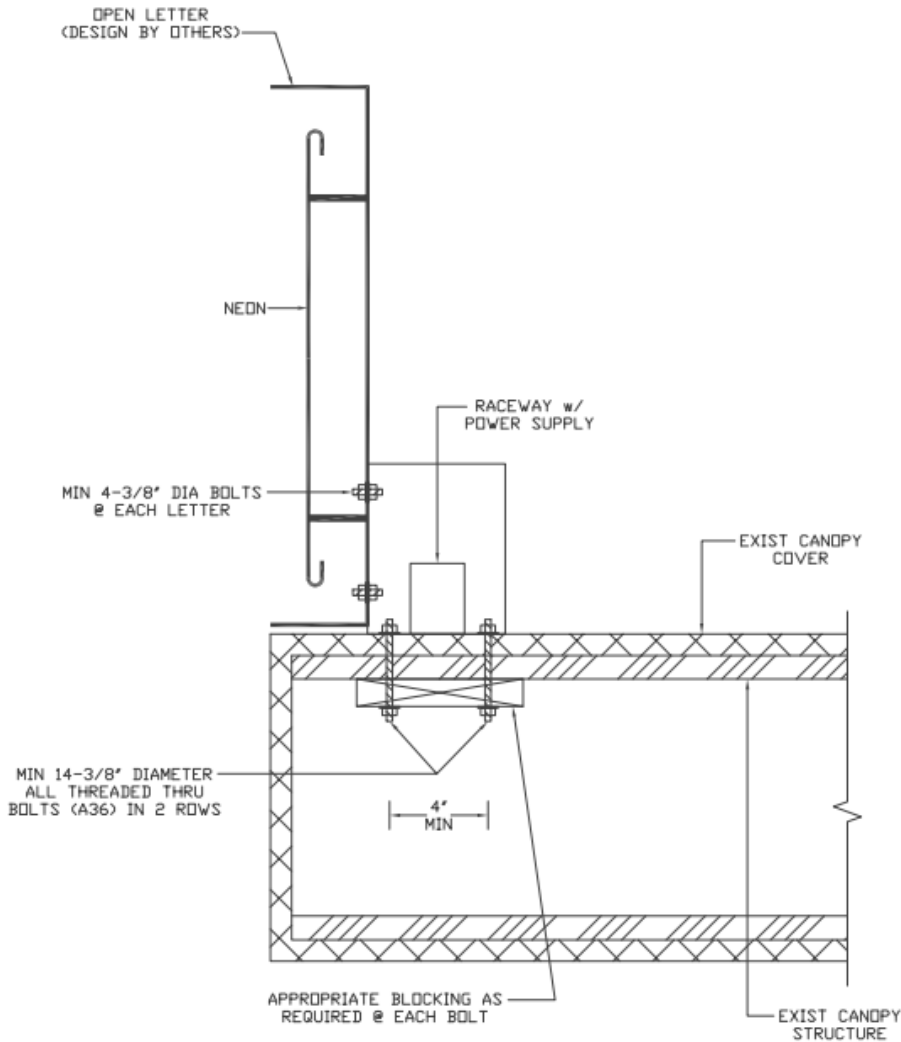
**FACE VIEW**

SCALE : 3/8" = 1'-0"

**QUOTE:**

\$5,315.00 + tax and permit

**SECTION A-A**



**Sign Details**

**SCOPE OF WORK:**

Fabricate and install open faced channel letters w/ exposed single tube neon.

Neon - 10mm single tube exposed neon 3500K white.

Open faced channel letter - 3" deep return 0.063" aluminum welded to 0.090" face, paint color matte black.

Installation - Mounted with neon tube support and wire to low voltage 30 mA transformer

Power - Connected to client provided sign circuit.

**Design Connection (BOLTS)**

Section	Area (sq ft)	Shape Factor	Wind (psf)	Force	Moment
Area	64.00	1	35	2240	2800
				<b>2240</b>	<b>2800</b>

Bolt Tension =  $2800 \times 12 \times 1.5 \text{ (SF)} / 7 \text{ (bolts/side)} \times 4 \text{ in (min spc)} = 1800$

Bolt Area (required)  $> 1800 / 36000 = 0.05 \text{ sq in}$

Try 3/8 in Diameter Bolts ; A = 0.11 sq in ; C = 1.17 in

Use Min 14 - 3/8 in Diameter All Threaded Thru Bolts (A36) in 2 Rows

**NOTES:**

1. DESIGN IS BASED ON 2012 IBC - WIND SPEED OF 140 MPH (3-SEC GUST), EXPOSURE C.
2. THIS DESIGN IS INTENDED TO BE INSTALLED AT THE ADDRESS SHOWN AND SHALL NOT BE USED AT ANY OTHER LOCATIONS UNLESS CERTIFIED BY A PROFESSIONAL ENGINEER.
3. ENGINEER IS NOT THE ENGINEER OF RECORD FOR THE OVERALL PROJECT AND SHALL ONLY BE RESPONSIBLE FOR THE DESIGN OF SIGN STRUCTURE FOR WHICH CALCULATIONS ARE SHOWN ON THIS PAGE. (LETTER & RACEWAY FRAME STRUCTURE DESIGN SHALL BE PROVIDED BY OTHERS).
4. ALL HSS TUBE SECTIONS SHALL MEET ASTM A500 GRADE-B WITH MINIMUM YIELD STRESS  $F_y=46 \text{ KSI}$ .
5. ALL OTHER STEEL INCLUDING CONNECTION PLATES, ANGLES, ETC. SHALL MEET ASTM A36 WITH MINIMUM YIELD STRESS  $F_y=36 \text{ KSI}$ .
6. ALL ALUMINUM USED SHALL BE GRADE 6053 OR 6061 OR EQUIVALENT WITH MINIMUM YIELD STRESS  $F_y=20 \text{ KSI}$ .
7. STRUCTURAL BOLTS SHALL CONFORM TO ASTM A325 UNLESS OTHERWISE NOTED AND SHALL BE GALVANIZED.
8. ALL STEEL WELDING SHALL BE MADE WITH E70xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE WITH AWS STANDARDS.
9. ALL ALUMINUM WELDING SHALL BE MADE WITH E40xx ELECTRODES AND SHALL BE PERFORMED BY CERTIFIED WELDERS IN ACCORDANCE AWS STANDARDS.
10. SIZE, LENGTH & NUMBER OF BOLTS ARE MINIMUM RECOMMENDED AND SHALL BE INCREASED DEPENDING ON FIELD CONDITIONS TO SECURE RACEWAY w/ LETTERS FIRMLY ONTO EXISTING CANOPY STRUCTURE.
11. BOLTS SHALL BE CONNECTED TO EXISTING CANOPY STRUCTURE (FRAME) AT ALL LOCATIONS.
12. EXISTING CANOPY STRUCTURE INFORMATION NOT PROVIDED BY SIGN CONTRACTOR.
13. ANALYSIS OF EXISTING CANOPY STRUCTURE TO SUPPORT PROPOSED LOADS NOT IN SCOPE OF SMB ENGINEERING, LLC AND DESIGN ENGINEER AND HENCE NOT PERFORMED AND PROVIDED.
14. SMB ENGINEERING, LLC AND DESIGN ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR DAMAGE CAUSED TO EXISTING CANOPY OR EXISTING BUILDING DUE TO ADDITION OF PROPOSED LOADS.