

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Thomas De Froy, Identity Architects for Erin Andrus, AW Building, LLC, owner

**Property:** 802 Commerce St, Tract 6, Block 16, SSBB Subdivision. The 5,000 sq foot (50' x 100) corner lot Shares a property line with 800 Commerce Street.

**Significance:** Noncontributing vacant lot (parking lot) located in the Main Street Market Square Historic District. Located next to and shares property line with contributing historic buildings at 800 Commerce built c.1894 and c.1906.

**Proposal:** New Construction

- 4 story brick masonry building of 12,500 square feet with footprint of 4,606 sq ft (width of 47' x depth of 98') for a total of 96% lot coverage.
- Will be attached to 800 Commerce at two points on second floor and 3<sup>rd</sup> floor addition. This will reduce impact on historic building and allow access (see demolition plan)
- At the connection points to 800 Commerce, 1st through 3<sup>rd</sup> floors are setback 2'10." Slightly set forward from the connection are brick elements setback 1'6" from 800 Commerce and 6" property line.
- Recessed 4<sup>th</sup> floor has a roof height of 67'4" (compared to 800 Commerce's 3<sup>rd</sup> floor addition of 48'3"- difference of 19'1") The 4<sup>th</sup> floor is minimally visible from the street and set back by 14'2" on Commerce and 22'3" on Milam like the 3<sup>rd</sup> floor of 800 commerce.
- The 3<sup>rd</sup> floor will read as the top of the building. This 3<sup>rd</sup> floor, low "parapet," roof terrace, or top of guardrail is **54'4" high**. At its highest point, 800 Commerce is 48'3," but this is not highly visible from the street. The front parapet of 800 Commerce ranges from 45'3" to 36' for a difference of 9'1" to 18'1." (see block face elevation of Commerce)
- Flat roof in TPO, fascia material of cast stone cap, for other details see material board.
- First floor metal screens, green wall, and roll up door for parking allows the site to manage flood water. The green wall helps to mask the open space to better align with 800 Commerce. The green roof elements on the 3<sup>rd</sup> and 4<sup>th</sup> floor also help with additional water management on site.
- 6" slab concrete foundation
- All windows inset and recessed

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

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

S - satisfies D - does not satisfy NA - not applicable

[X] [ ] [ ] (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;

[X] [ ] [ ] (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
The applicant proposes brick masonry in keeping with other historic, contributing buildings in the district. The design maintains consistent bays on each elevation and continues the sight lines of 800 Commerce into the new construction.

[X] [ ] [ ] (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
This location floods and other historic buildings on the block are wet flood proofed on the first floor. The first-floor parking scenario allows the applicant to utilize the space and maintain parking for the building while adding the needed square footage for the business.

[X] [ ] [ ] (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;
Due to flooding issues, the first floor needs to be able to accept water (wet flood proofing) which creates a special circumstance of use and location due to the proximity to the bayou and flood plain. Because of this inability to utilize the first floor as office space, the applicant proposes a higher building height than 800 Commerce, which will be connected. Non-Contributing context at 805 Franklin Street parking garage is 120' at opposite corner of Milam and Franklin. This COA was approved September of 2016 to put this height in perspective. In addition, other contributing buildings within the district are as high as the proposed 67'4" or higher - see end of report for contributing context such as 201 Main, 320 Main, and 917 Franklin.

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



**PROPERTY LOCATION**

**MAIN STREET MARKET SQUARE HISTORIC DISTRICT**



**Building Classification**

- Contributing
- Non-Contributing
- Park

**INVENTORY PHOTO**



**Inventory Photo – Adjacent 800 Commerce**



**CURRENT PHOTO(s)**



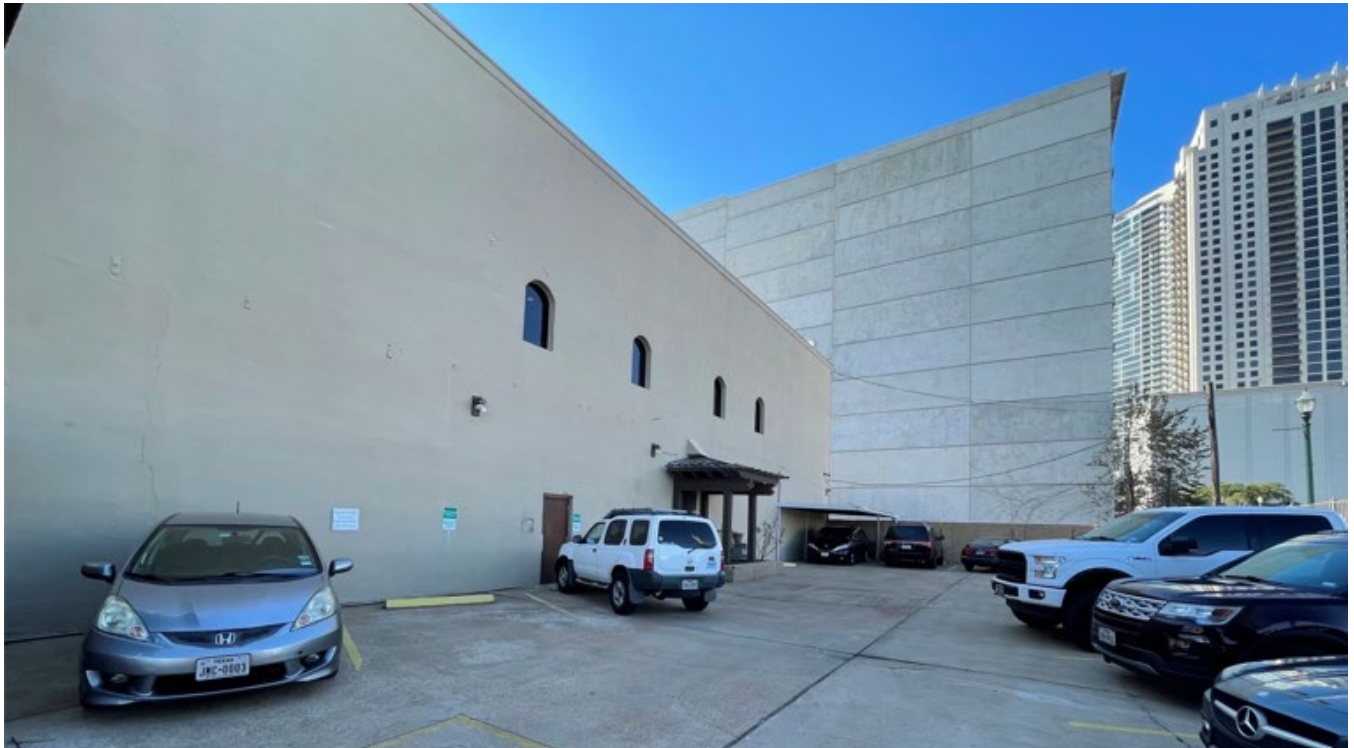
**View from across the street**



**CURRENT PHOTO(s) – side walk view**



**CURRENT PHOTO(s)**



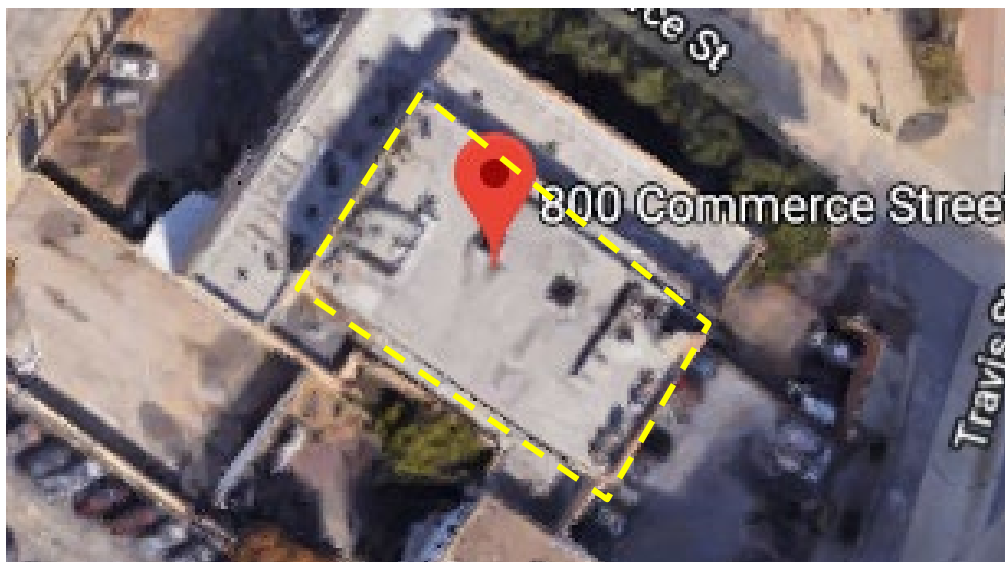
**Below from rear of lot**



**AERIAL VIEW OF PROPERTY**



**SETBACK 3<sup>RD</sup> FLOOR OF 800 COMMERCE**





RENDERING



identityARCHITECTS

111 Travis Street, Houston  
Texas 77002

ABRAHAM WATKINS EXPANSION

COMMERCE AVE & MILAN ST  
HOUSTON, TEXAS  
FEBRUARY 10, 2022  
PHOTO BY ARCHITECT



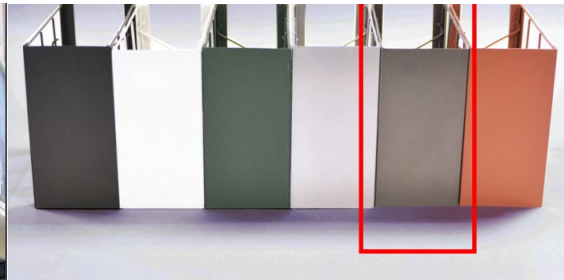
See next page for material details

**MATERIALS**



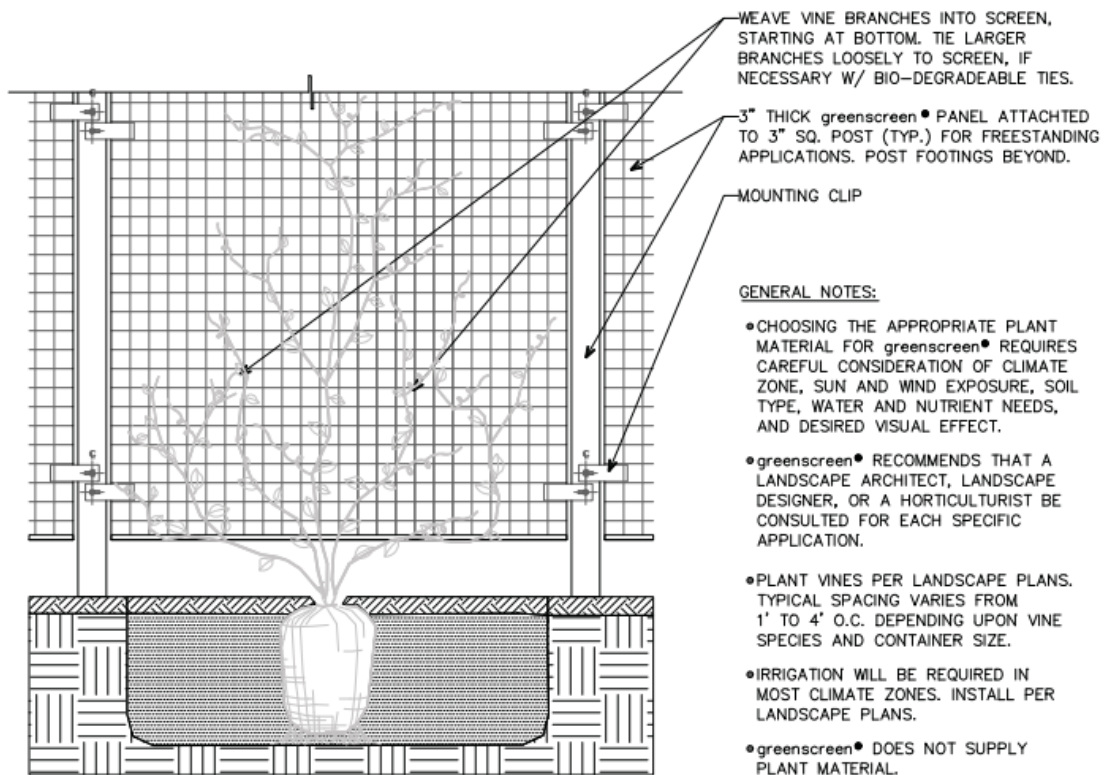
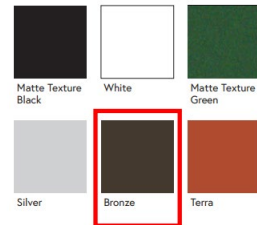
| <b>MATERIAL LIST:</b>                           |  |
|---|--|
| 1. BRICK (PRIMARY)                              | UK - ENDICOTT - MEDIUM SANDSTONE         |
| 2. BRICK (ACCENT)                               | UK - ENDICOTT - DARK SANDSTONE           |
| 3. MORTAR                                       | SPECTRUM - TEXAS LEHIGH-N/S              |
| 4. CAST STONE                                   | CONTINENTAL CAST STONE - 1119 BLACK      |
| 5. STOREFRONT                                   | KAWNEER - DARK BRONZE                    |
| 6. METAL (CAP / TRIMS)                          | BERRIDGE - DARK BRONZE                   |
| 7. WOOD LIKE METAL                              | ALUMABOARD - DARK KNOTTY PINE - TEXTURED |
| <hr/>   |  |
| <b>NOTES:</b>                                   |  |
| - PENDING INTERIOR MATERIALS AND COLOR PALETTE. |  |

**SCREEN DETAILS**



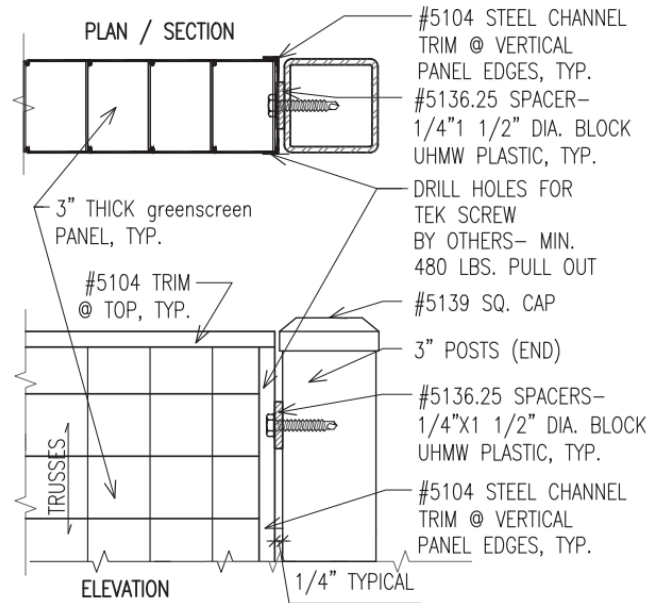
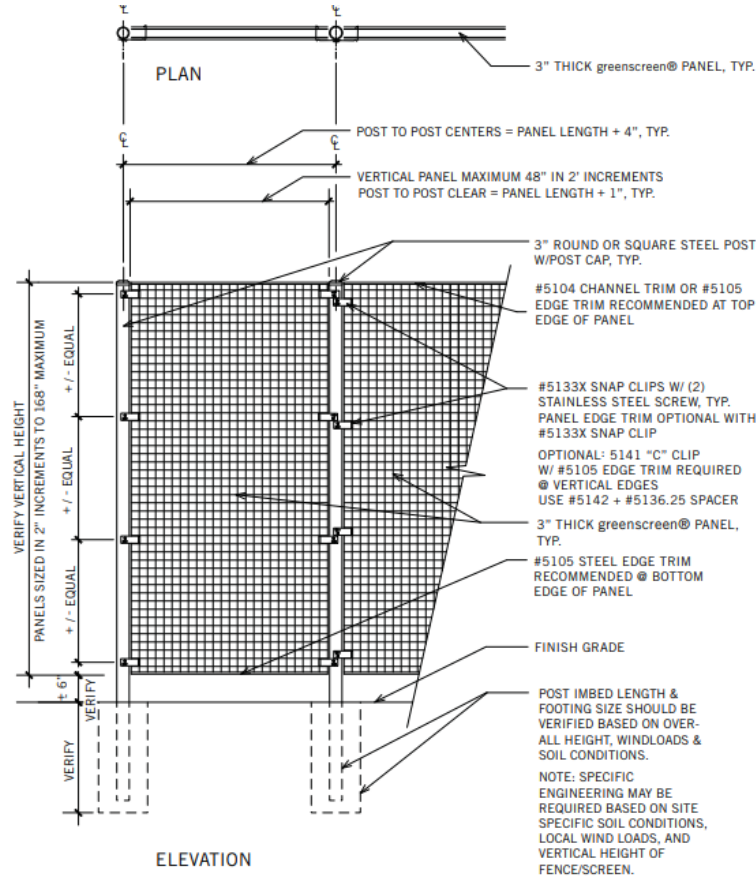
**Color Chart**

greenscreen® offers six standard colors as well as custom colors. All attachments, posts and custom accessories can be colored to match. Note that color rendering can shift depending on your monitor calibration and viewing conditions. For an exact representation of these colors, sample color chips are available upon request. Visit [greenscreen.com/contact/catalog-samples/](https://www.greenscreen.com/contact/catalog-samples/).



greenscreen® VINE PLANTING DETAIL

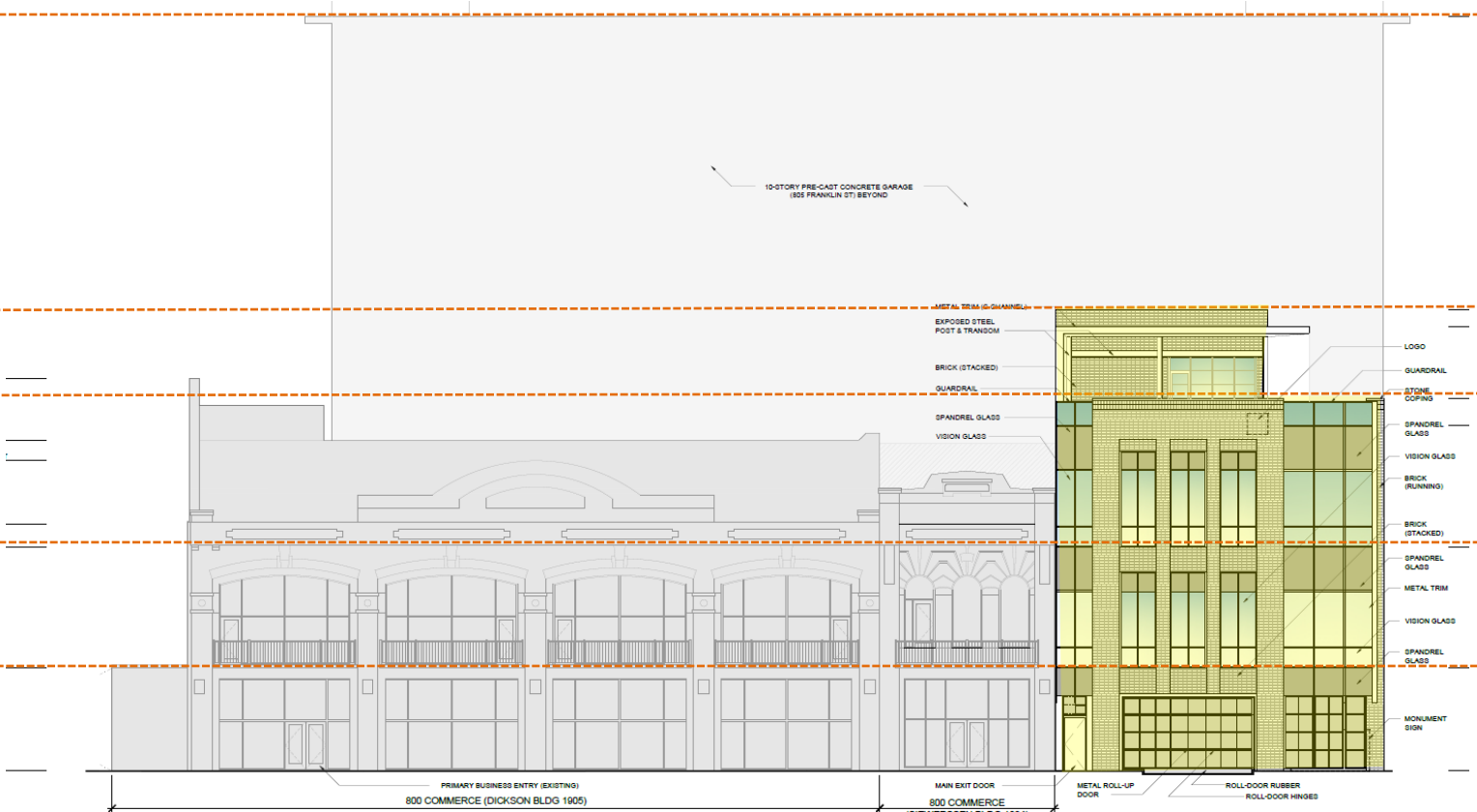
SCREEN DETAILS



TEK SCREW- STL MOUNTED

NORTH ELEVATION – FRONT FACING COMMERCE

PROPOSED – BLOCKFACE/BLOCK



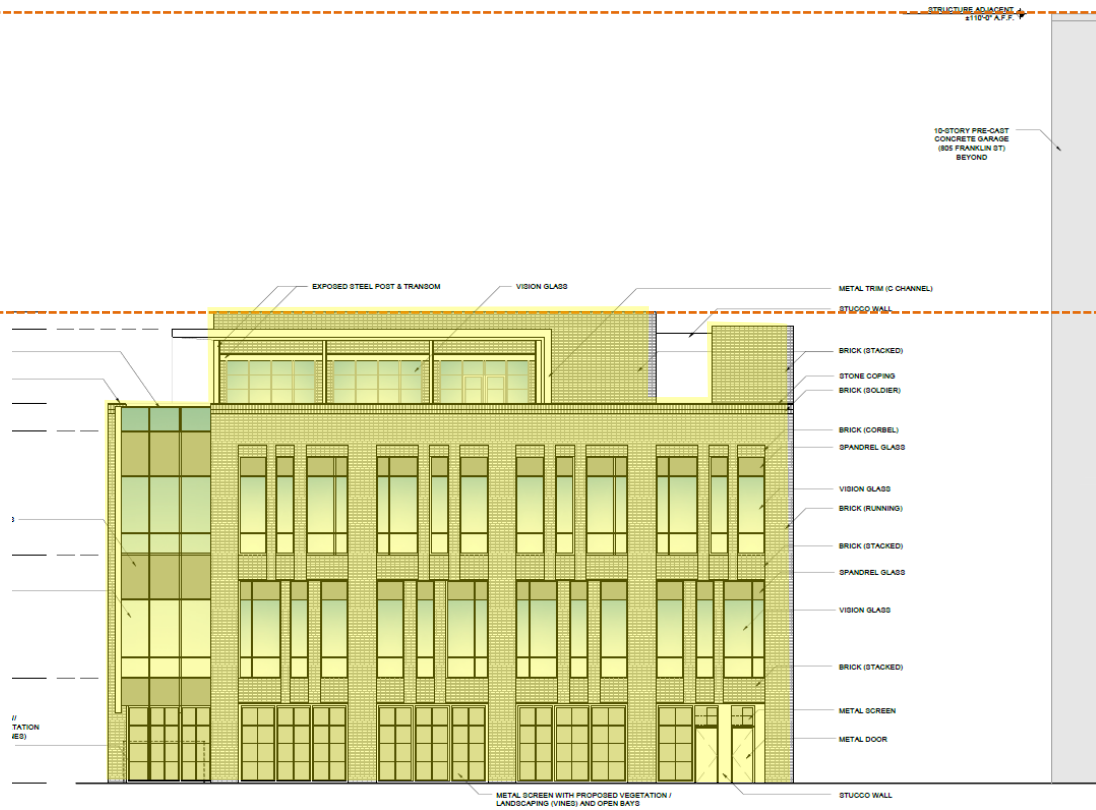
800 Commerce

802 Commerce

*Non-Contributing context seen in the distance at 805 Franklin Street parking garage height is 120' at opposite corner of Milam and Franklin on same block. This COA for new construction was approved by HAHC September of 2016.*

WEST ELEVATION – FRONT FACING MILAM

PROPOSED – BLOCKFACE/BLOCK



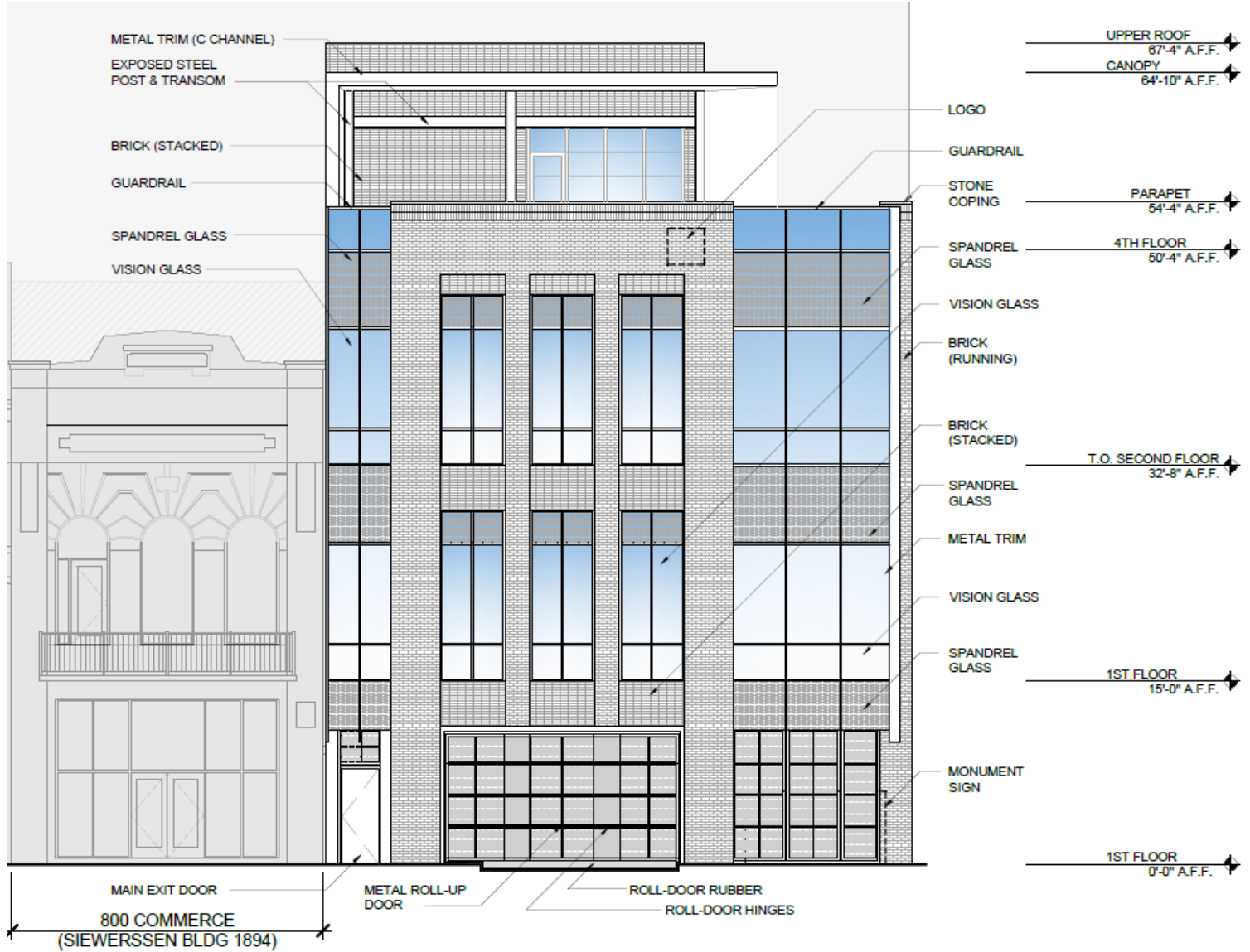
802 Commerce

805 Franklin

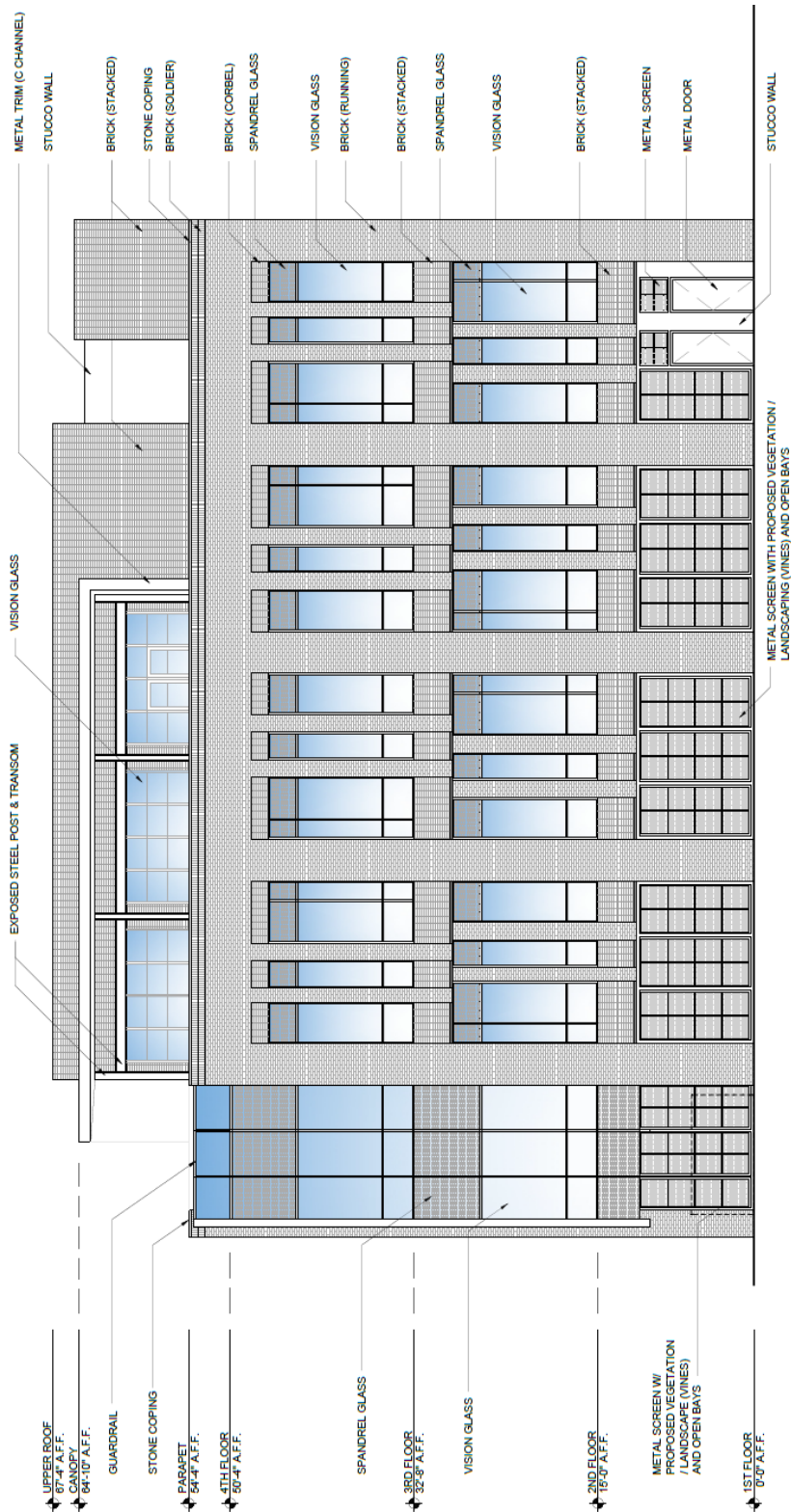
*Non-Contributing context seen in the distance at 805 Franklin Street parking garage height is 120' at opposite corner of Milam and Franklin on same block. This COA for new construction was approved September of 2016*

**NORTH ELEVATION – FRONT FACING COMMERCE**

**PROPOSED**

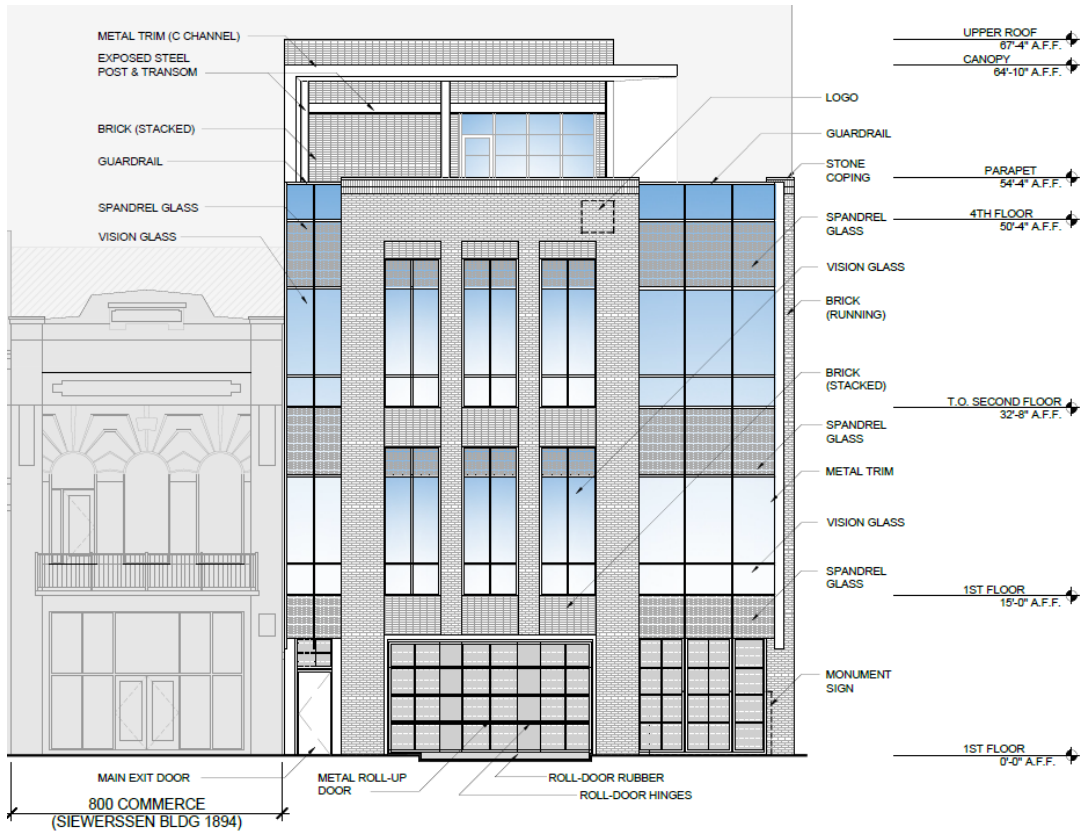


WEST ELEVATION – FRONT FACING MILAM PROPOSED





**NORTH ELEVATION – FRONT FACING COMMERCE -PROPOSED**

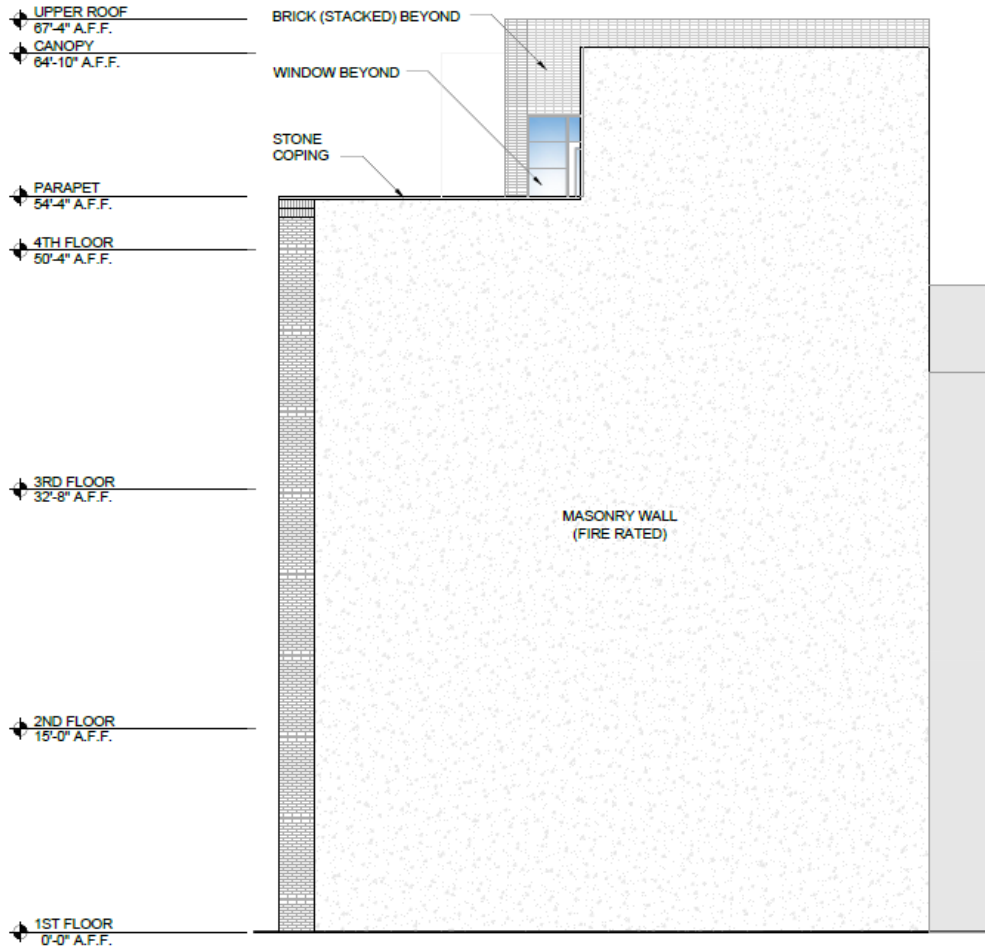


**WEST ELEVATION – FRONT FACING MILAM PROPOSED**

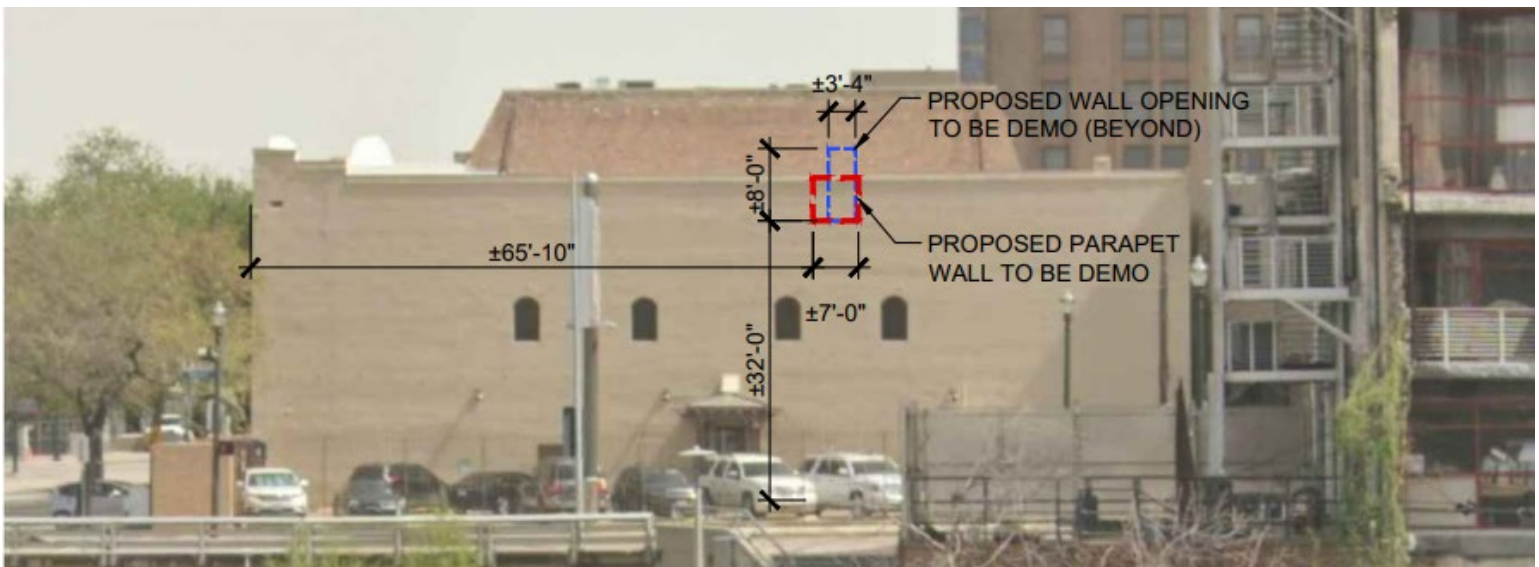
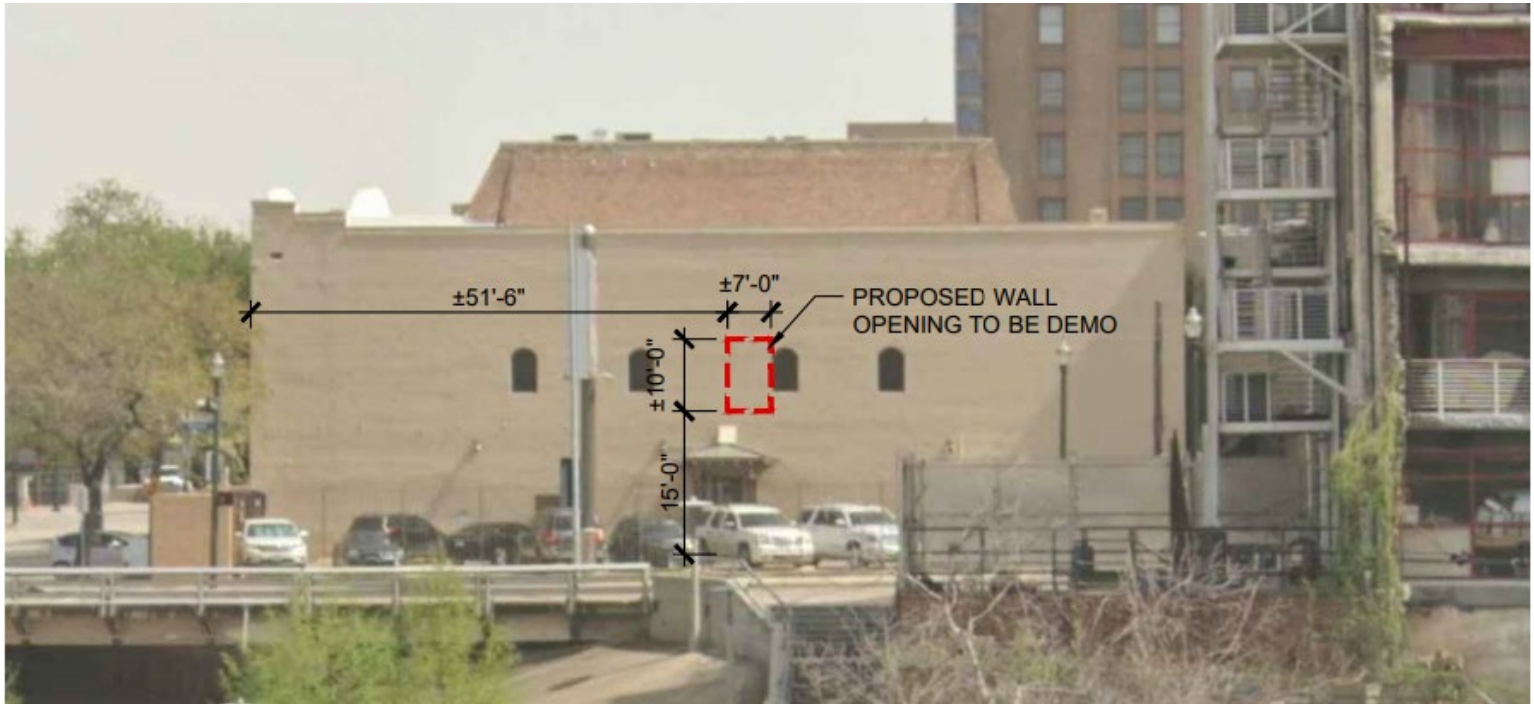


**SOUTH ELEVATION – REAR**

**PROPOSED**



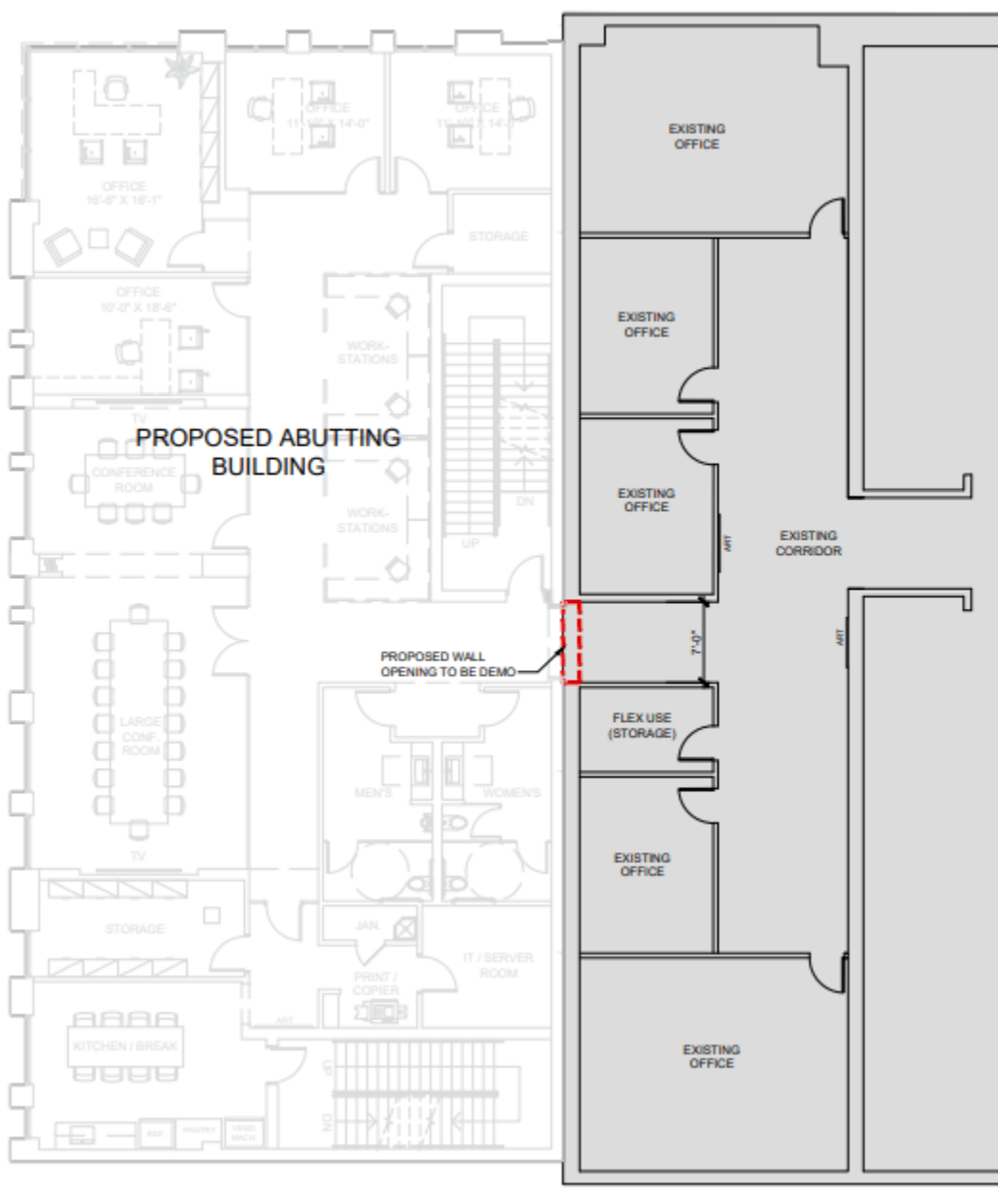
DEMOLITION PLAN - 800 COMMERCE





**DEMOLITION PLAN - 800 COMMERCE  
SECOND FLOOR**

**(FRONT - COMMERCE STREET)**



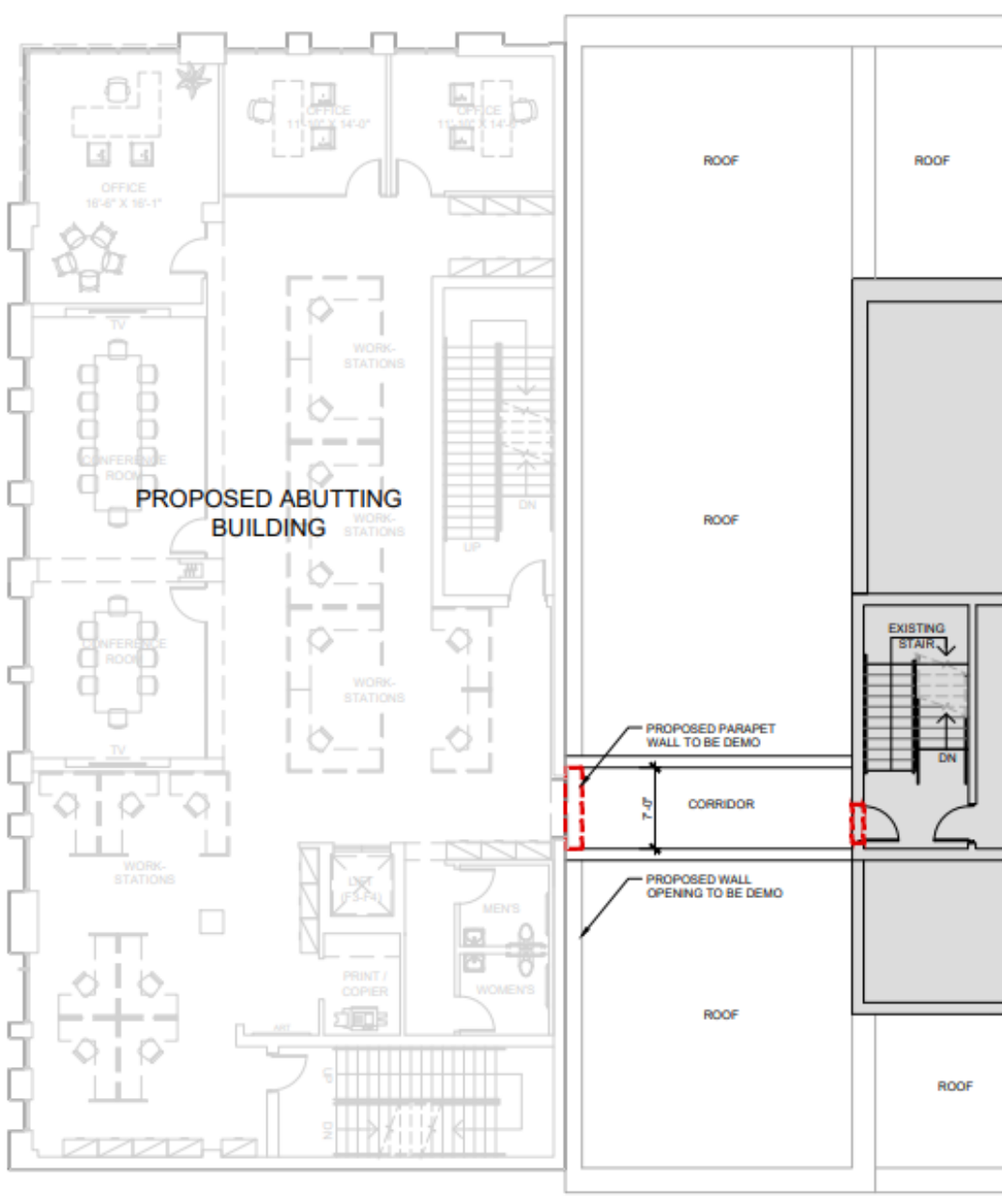
**802 COMMERCE**

**800 COMMERCE**



**DEMOLITION PLAN - 800 COMMERCE  
THIRD FLOOR**

**(FRONT - COMMERCE STREET)**

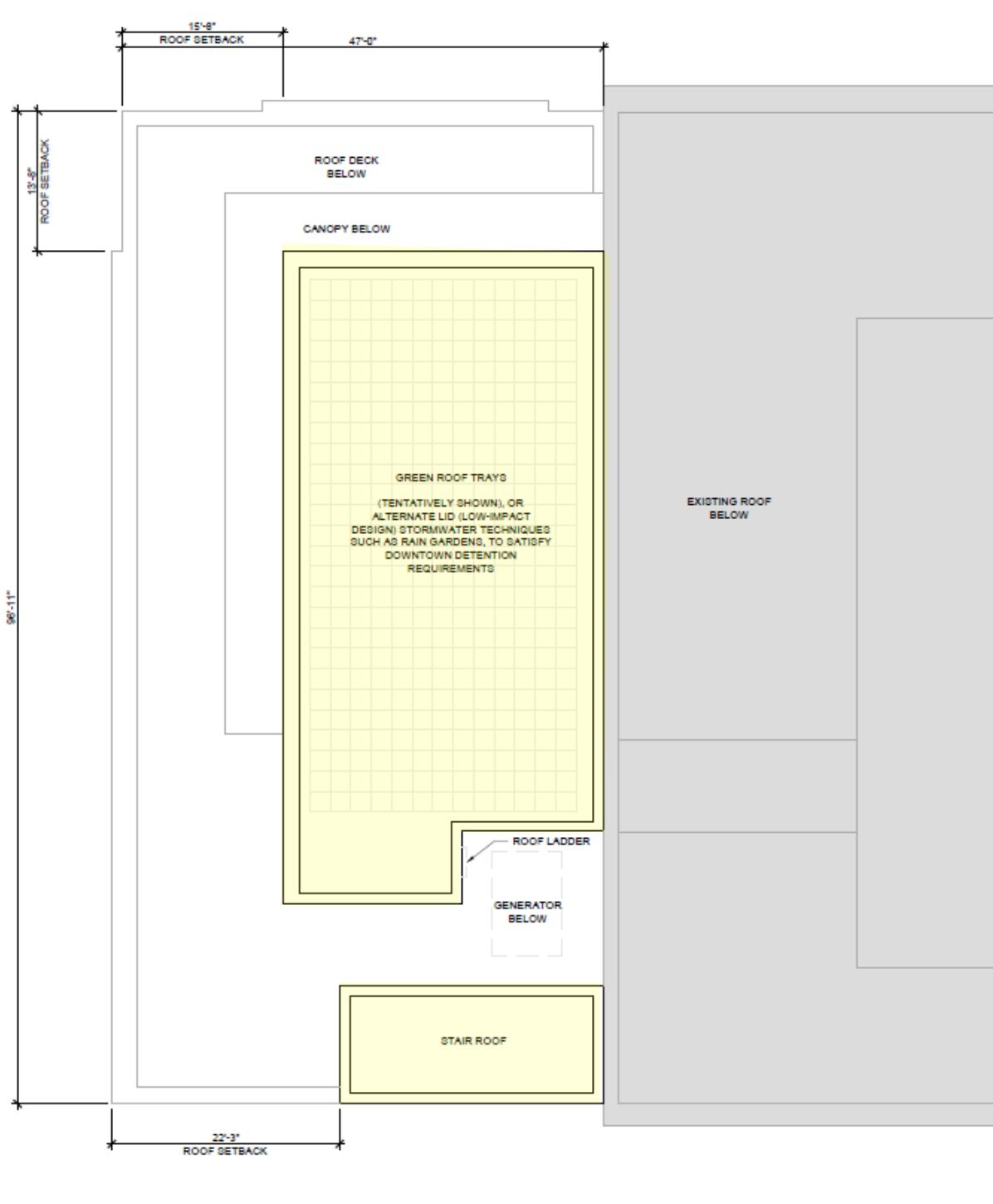


**802 COMMERCE**

**800 COMMERCE**



ROOF PLAN -4<sup>th</sup> floor  
PROPOSED

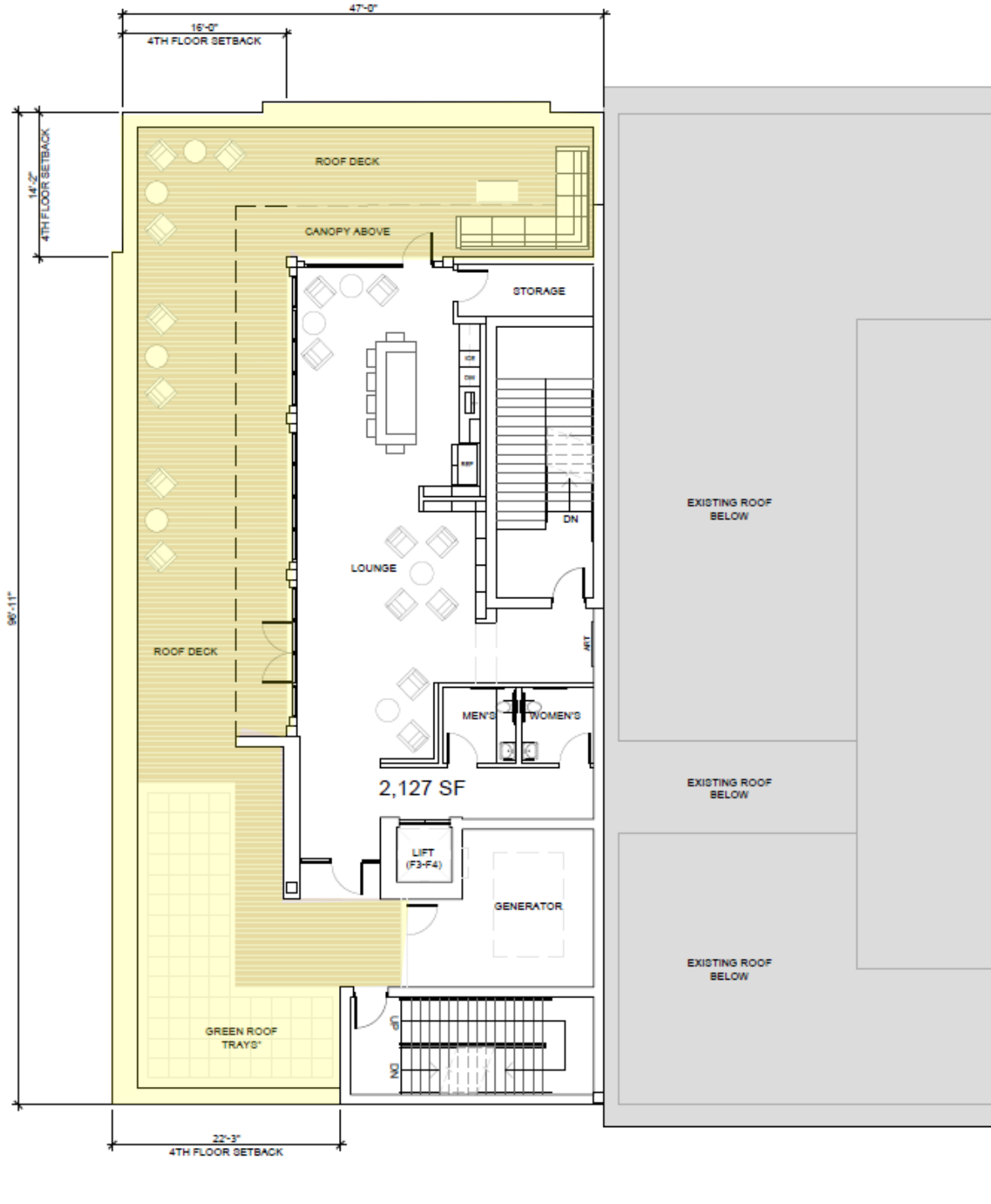


02 UPPER ROOF

SCALE: 1/8



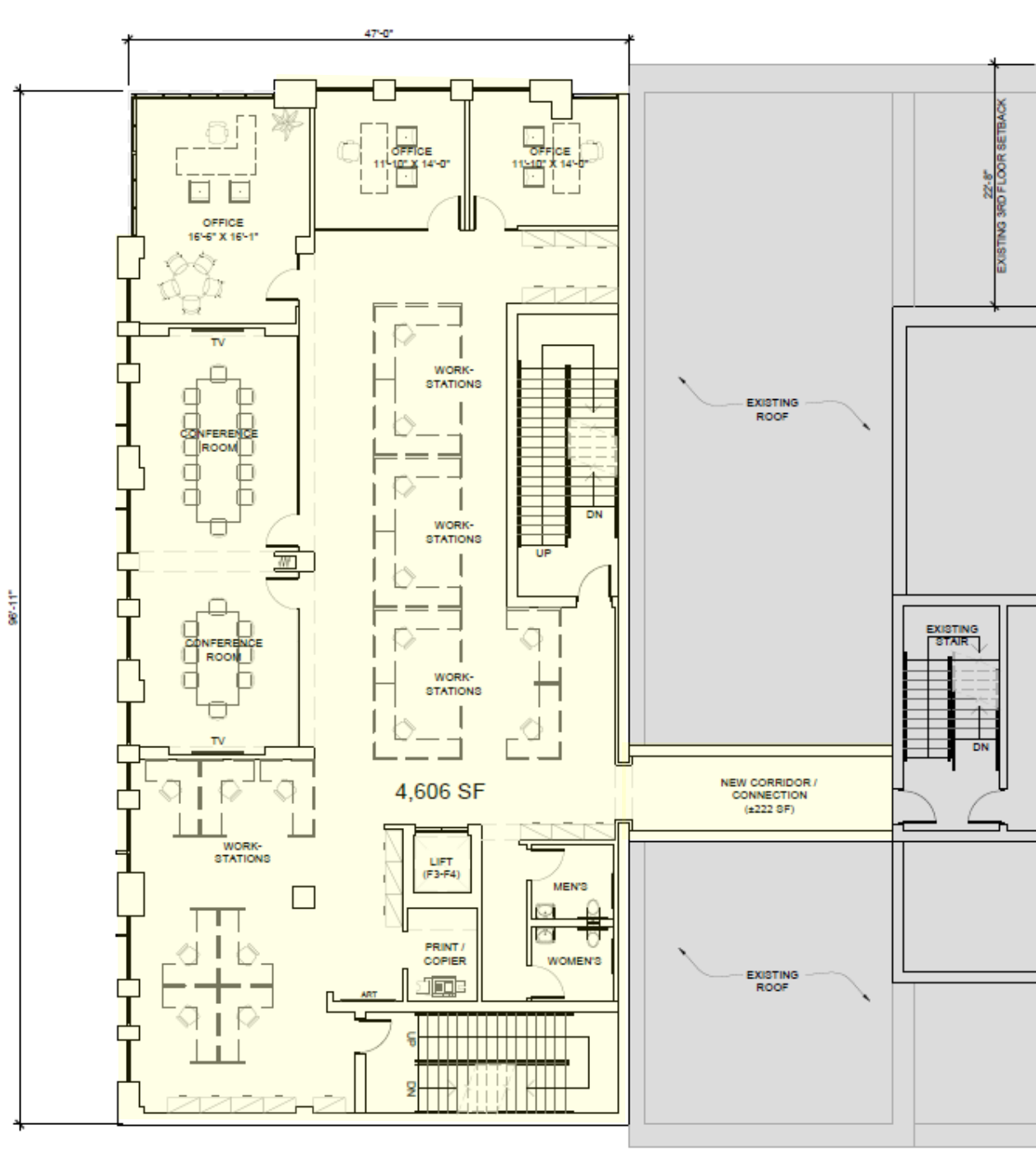
**ROOF PLAN – 3<sup>rd</sup> floor**  
**PROPOSED**



**ROOF TOP**



THIRD FLOOR PLAN  
PROPOSED

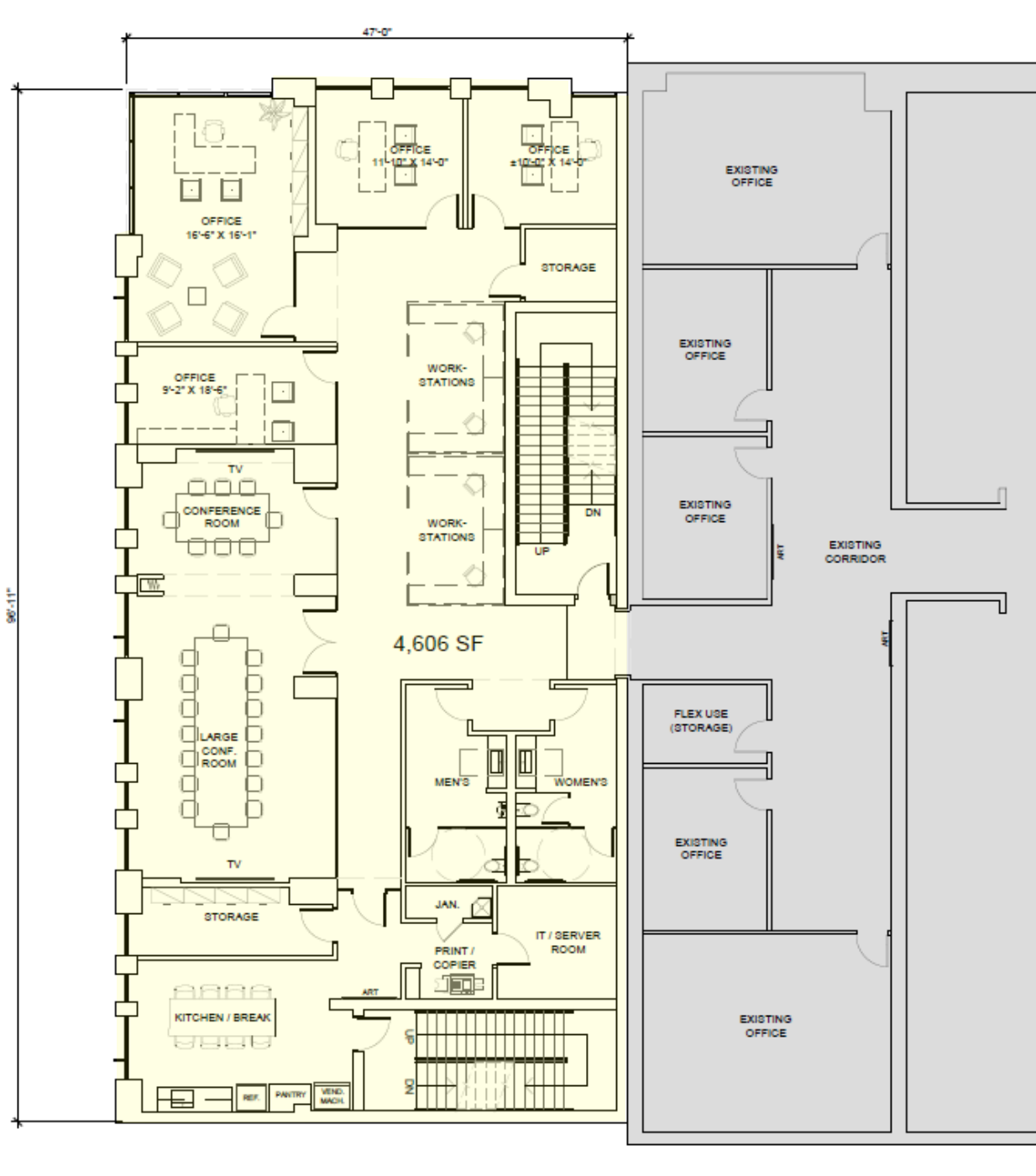






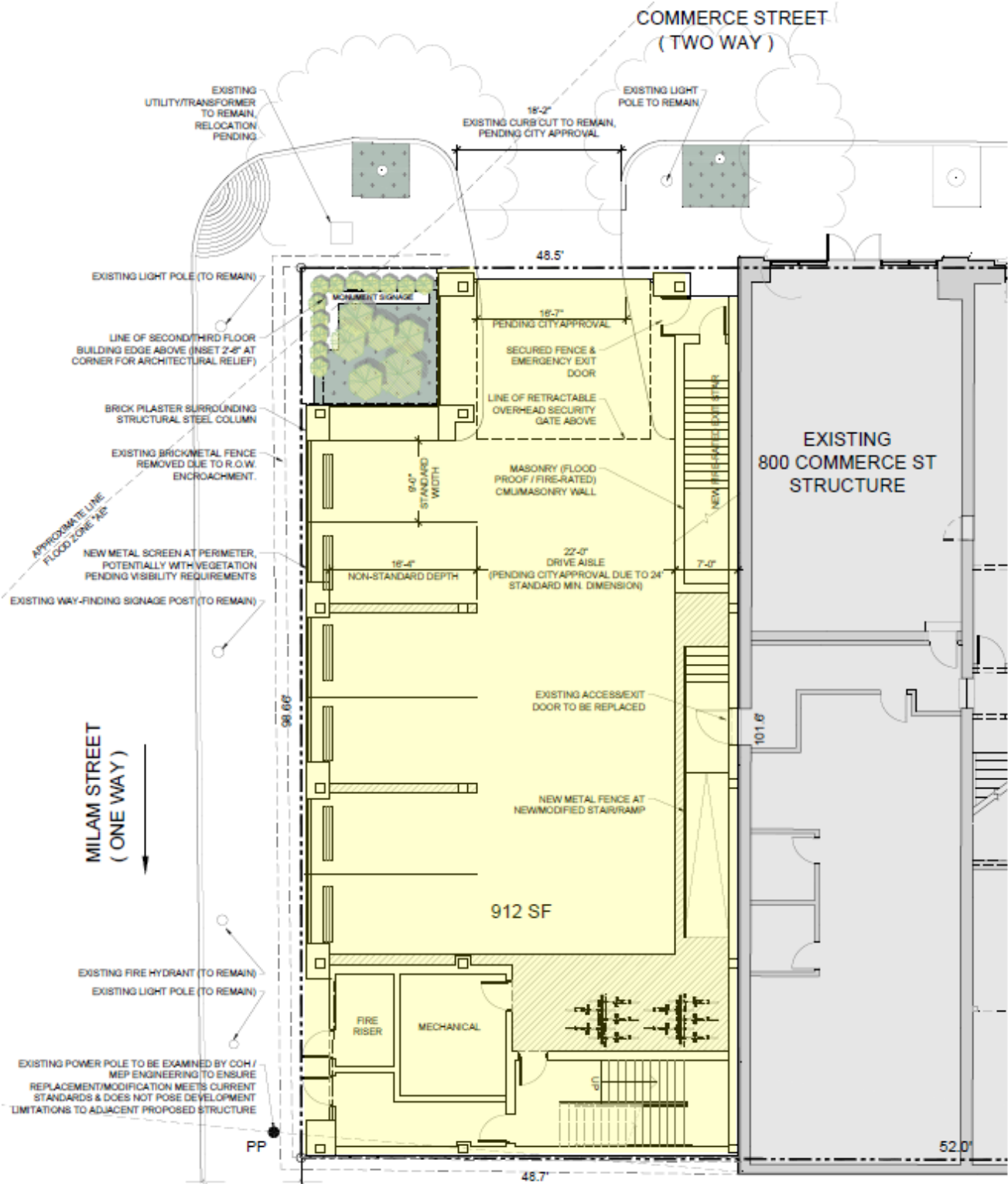
SECOND FLOOR PLAN

PROPOSED





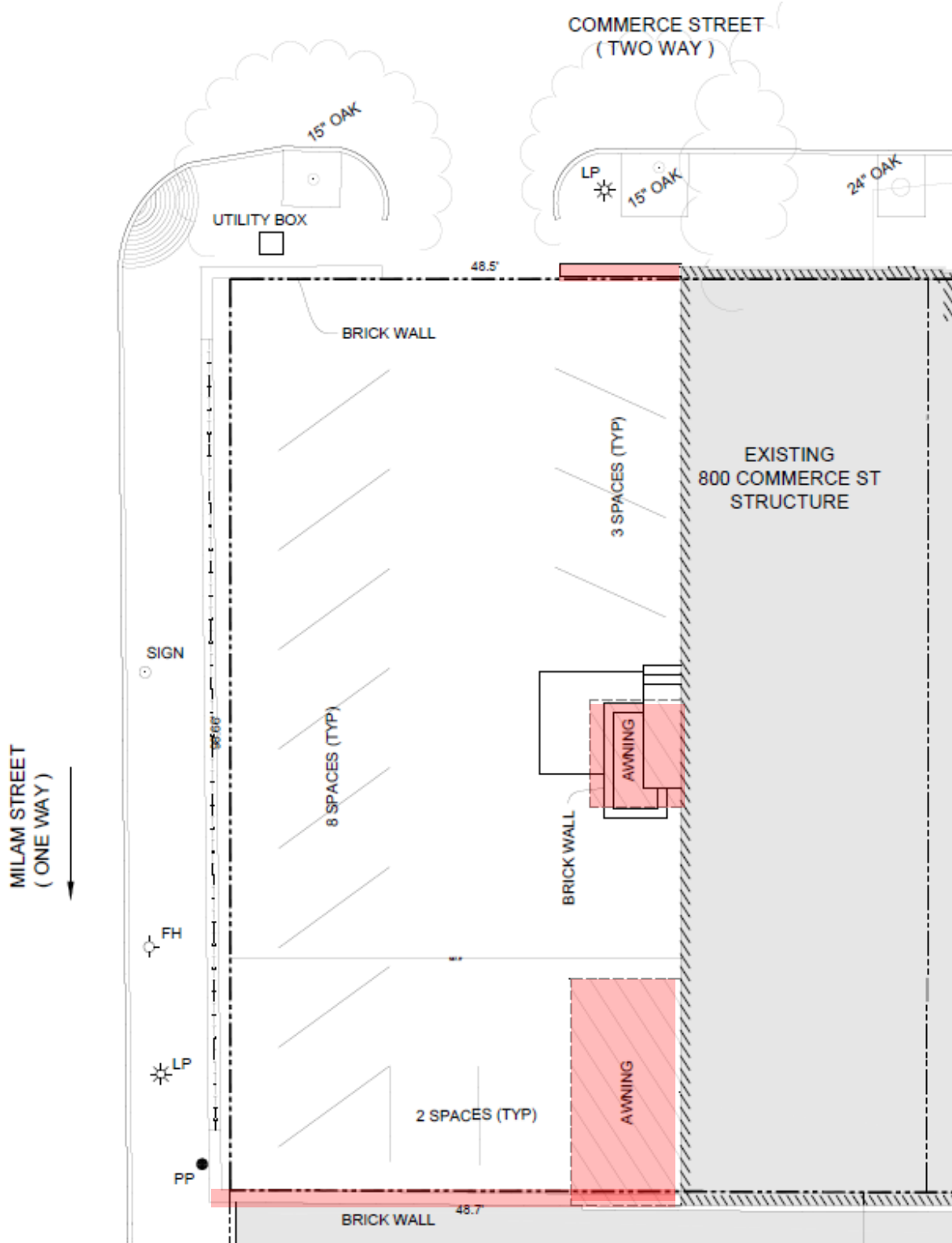
### FIRST FLOOR PLAN PROPOSED



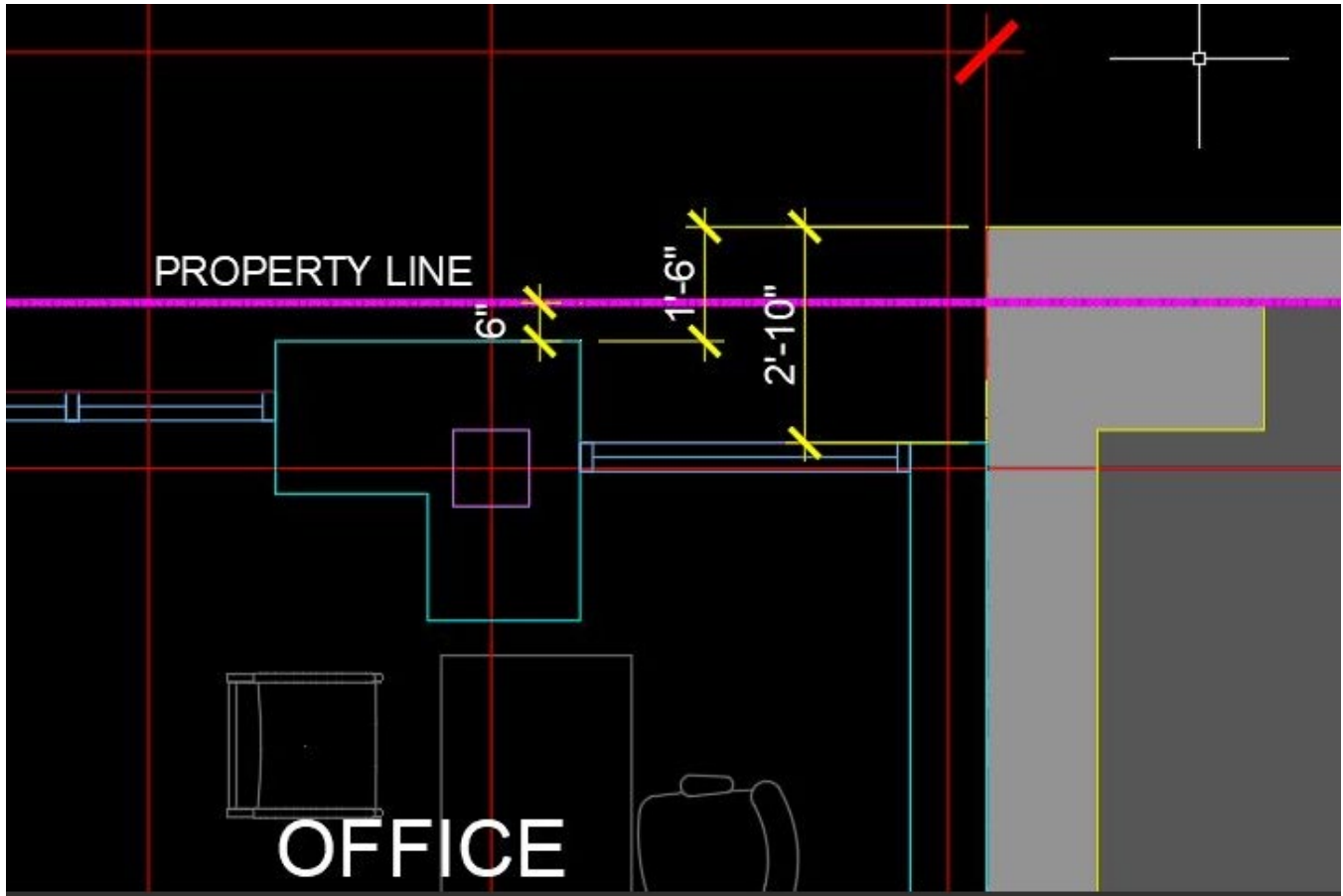


FIRST FLOOR PLAN

EXISTING



SETBACKS FROM 800 COMMERCE AND PROPERTY LINE



**Certificate Of Appropriateness: New Construction Worksheet**

(For Buildings outside Houston Heights East, West, or South Districts)



**PLANNING & DEVELOPMENT DEPARTMENT**

\* This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.

**Address\*:** 802 Commerce Street

**Lot Size (TOTAL SQ FT)\*:** 4,785 SF

**General New Construction Info:**

|                                |                        |
|--------------------------------|------------------------|
| Primary or Accessory Building* | Primary                |
| Proposed Total Square footage* | 12,500 SF              |
| Proposed stories*              | 4                      |
| Proposed max ridge height*     | 67'-4" (top parapet)   |
| Proposed max eave height*      | 54'-4" (lower parapet) |

**Lot Dimensions (W X L)\* :** 48.5' x 98.66'

**Setbacks From Property Line:**

|        | Proposed | Shares property line with neighbor -Y/N? |
|--------|----------|--|
| North* | 6"       | N  |
| South* | 0'       | Y  |
| East*  | 0'       | Y  |
| West*  | 6"       | N  |

**Context Area:**

|                          |                             |                          |               |
|--------------------------|-----------------------------|--------------------------|---------------|
| Neighbor #1 stories*     | 3 (2 perceived from street) | Neighbor #2 stories*     | 0             |
| Neighbor #1 ridge height | +/- 46'-9" (800 Commerce)   | Neighbor #2 ridge height | 0 (111 Milam) |

**Square Footage/Lot Coverage:**

|  | Proposed              |
|--|-----------------------|
| Ground Floor Square Footage of Primary Building (HCAD)*<br><small>*please include sunrooms or enclosed porches w/ walls or windows</small>                               | 912 SF                |
| Attached Garage or Storage Space Square Footage  | 3,700 SF (open gar.)  |
| Detached Garage, Garage Apartment or Accessory Building Square Footage   | N/A                   |
| <small>* Subtract detached garages more than 528 square feet by 528 square feet. If smaller than 528 sq ft, please subtract only the amount less than 528 sq ft.</small> | N/A                   |
| <b>Total Lot Coverage (base sq ft)* =</b>  | 4,600 SF (*perceived) |
| <b>Total Lot Coverage (% based on lot size)* =</b>   | 96%                   |

Do you have flooding issues?

**Max Width/Depth:**

| *widest building wall corner to corner* | Proposed |
|---|----------|
| Max Width*                              | 47'      |
| Max Depth*                              | 98'      |

**Foundation:**

YES or  NO

|  | Proposed                  |
|--|---------------------------|
| Grade to Finished Floor Height (1st fl)* | <6" (N/A, non-occupiable) |
| Type*                                    | Slab                      |
| Material *                               | Concrete                  |

**Roof:**

|           | Proposed             |
|-----------|----------------------|
| Pitch*    | N/A                  |
| Style*    | Flat roof w/ parapet |
| Material* | TPO or equal         |

**Cladding:**

|                             | Proposed                 |
|-----------------------------|--------------------------|
| Primary Siding Material*    | Masonry (Brick, Modular) |
| Primary Siding Width Reveal | N/A                      |
| Skirting Material           | N/A                      |
| Soffit Material             | N/A                      |
| Fascia Material             | Cast Stone Cap (minimal) |

**Porch Details:**

|                    | Proposed |
|--------------------|----------|
| Eave Height        | N/A      |
| Width              | N/A      |
| Depth              | N/A      |
| Decking Material   | N/A      |
| Pier/Base Material | N/A      |
| Column Material    | N/A      |
| Step Material      | N/A      |
| Railing Height     | N/A      |
| Railing Material   | N/A      |

Are all windows on the addition inset & recessed? YES NO

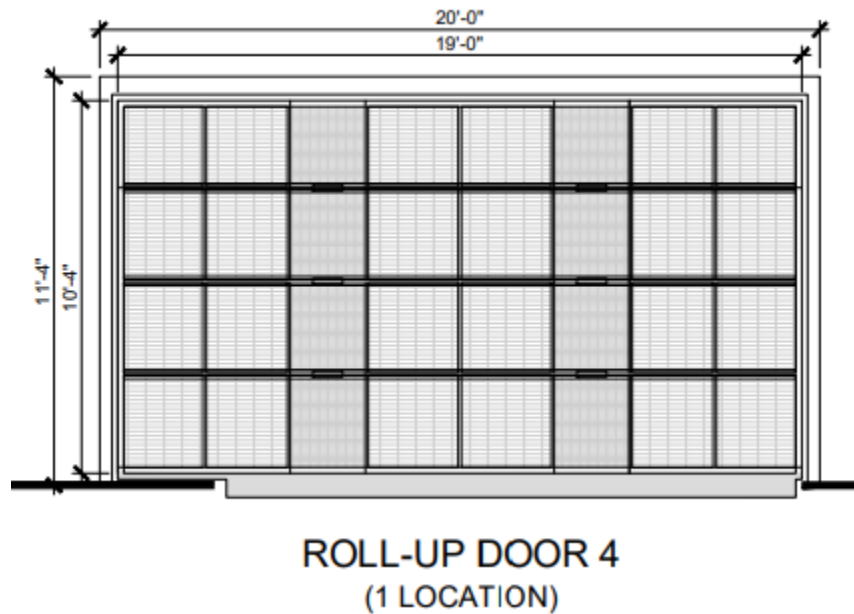
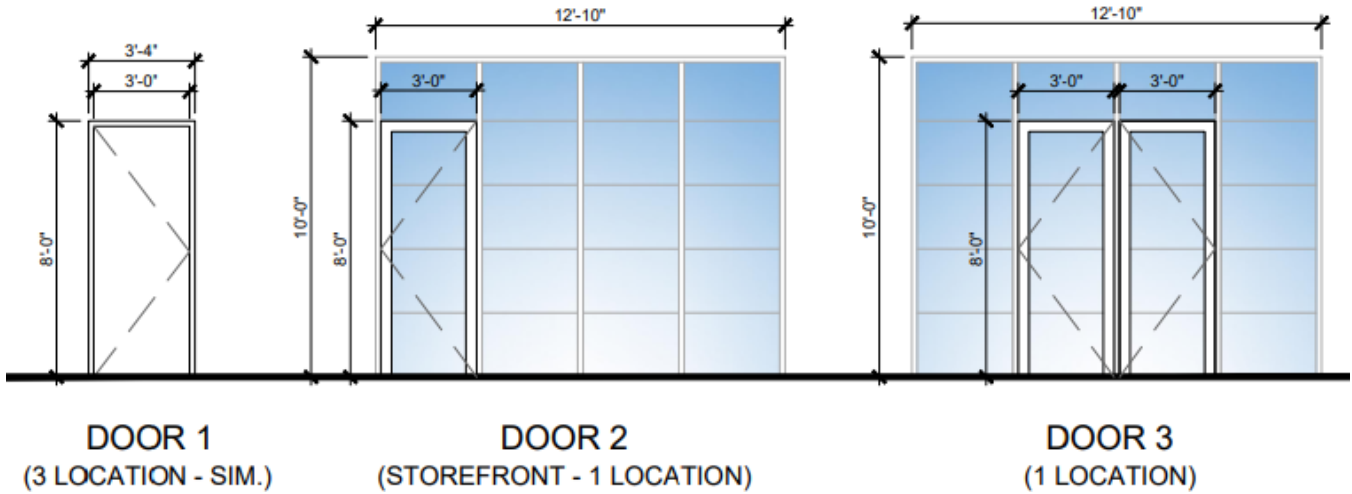
**WINDOW/DOOR SCHEDULE**



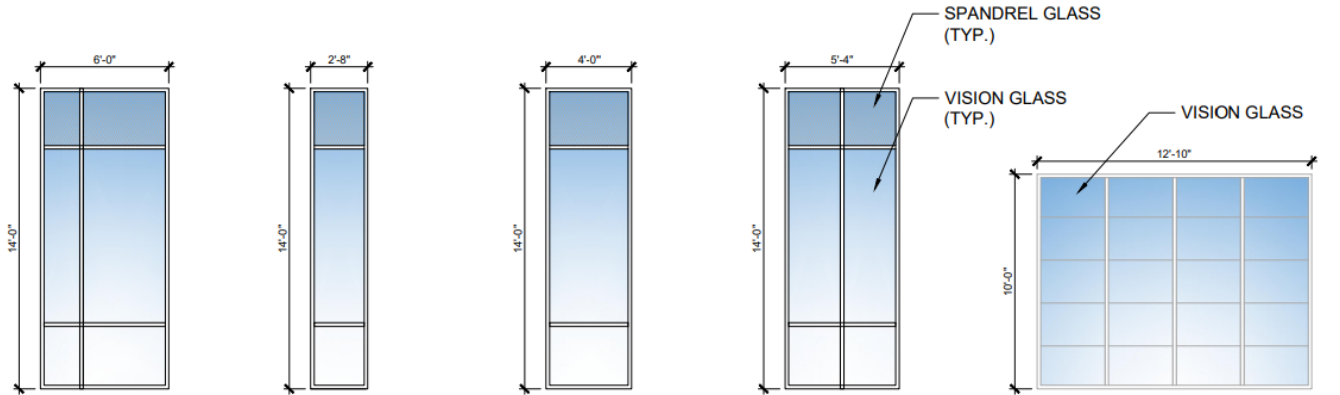
| DOOR SCHEDULE |           |                 |             |             |              |              |                 |
|---------------|-----------|-----------------|-------------|-------------|--------------|--------------|-----------------|
| DOOR          | DOOR HAND | DOOR SIZE       | DOOR TYPE   | DOOR FINISH | FRAME TYPE   | FRAME FINISH | HARDWARE FINISH |
| 1             | LHL       | 3'-0" x 8'-0"   | HOLLOW MTL. | CLEAR ANOD. | HOLLOW METAL | CLEAR ANOD.  | CLEAR ANOD.     |
| 2             | RHR       | 3'-0" x 8'-0"   | HOLLOW MTL. | CLEAR ANOD. | HOLLOW METAL | CLEAR ANOD.  | CLEAR ANOD.     |
| 3             | LHL       | 3'-0" x 8'-0"   | HOLLOW MTL. | CLEAR ANOD. | DARK BRONZE  | DARK BRONZE  | DARK BRONZE     |
| 4             | LHL       | 3'-0" x 8'-0"   | STOREFRONT  | DARK BRONZE | ALUMINUM     | DARK BRONZE  | DARK BRONZE     |
| 5             | DOUBLE    | 6'-0" x 8'-0"   | STOREFRONT  | DARK BRONZE | ALUMINUM     | DARK BRONZE  | DARK BRONZE     |
| 6             | GARAGE    | 10'-4" x 19'-0" | METAL       | DARK BRONZE | HOLLOW METAL | DARK BRONZE  | DARK BRONZE     |

| WINDOW SCHEDULE |       |                   |                |             |            |              |                 |
|-----------------|-------|-------------------|----------------|-------------|------------|--------------|-----------------|
| WINDOW          | TYPE  | SIZE              | NO. OF WINDOWS | DOOR FINISH | FRAME TYPE | FRAME FINISH | HARDWARE FINISH |
| A               | FIXED | 14'-0" x 6'-0"    | 8              | DARK BRONZE | ALUMINUM   | DARK BRONZE  | DARK BRONZE     |
| B               | FIXED | 14'-0" x 2'-8"    | 8              | DARK BRONZE | ALUMINUM   | DARK BRONZE  | DARK BRONZE     |
| C               | FIXED | 14'-0" x 4'-0"    | 8              | DARK BRONZE | ALUMINUM   | DARK BRONZE  | DARK BRONZE     |
| D               | FIXED | 14'-0" x 5'-4"    | 6              | DARK BRONZE | ALUMINUM   | DARK BRONZE  | DARK BRONZE     |
| E               | FIXED | 10'-0" x 12'-10"  | 2              | DARK BRONZE | ALUMINUM   | DARK BRONZE  | DARK BRONZE     |
| F               | FIXED | 12'-10" x 42'-10" | 1              | DARK BRONZE | ALUMINUM   | DARK BRONZE  | DARK BRONZE     |
| G               | FIXED | 12'-10" x 42'-10" | 1              | DARK BRONZE | ALUMINUM   | DARK BRONZE  | DARK BRONZE     |
| H               | FIXED | 5'-4" X 42'-10"   | 1              | DARK BRONZE | ALUMINUM   | DARK BRONZE  | DARK BRONZE     |

**WINDOW/DOOR SCHEDULE**



**WINDOW/DOOR SCHEDULE**



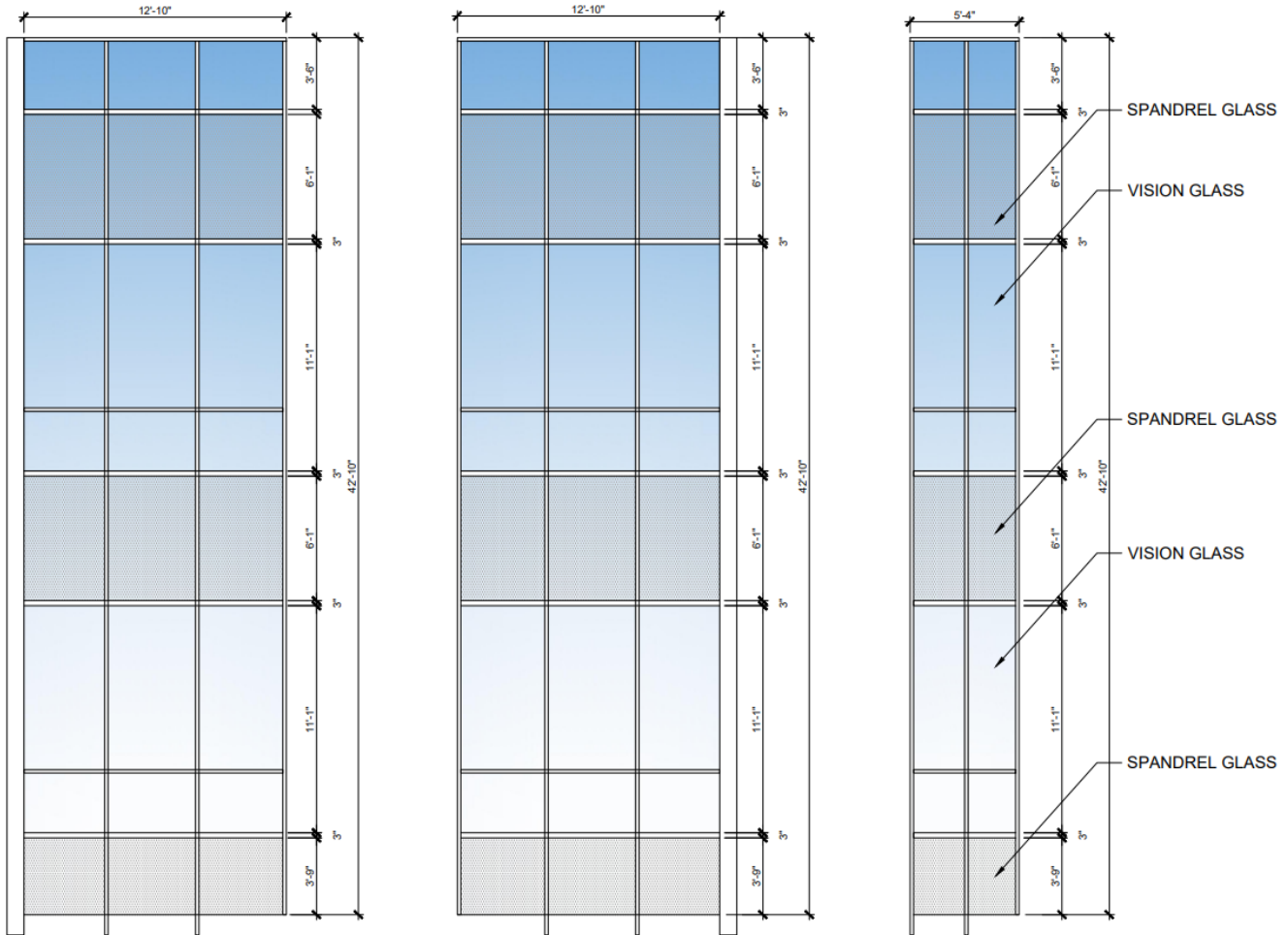
**WINDOW A**  
(8 LOCATIONS - SIM.)

**WINDOW B**  
(8 LOCATIONS - EQ.)

**WINDOW C**  
(8 LOCATIONS - EQ.)

**WINDOW D**  
(6 LOCATIONS - EQ.)

**WINDOW E**  
(2 LOCATION)





**CONTRIBUTING CONTEXT SCALE, HEIGHT, NUMBER OF STORIES  
WITHIN DISTRICT**



*403 Main Street - Contributing*



*Contributing structures at the corner of Main and Prairie*



*301 Main Street - Contributing*



*917 Franklin Street – Hotel Icon  
Contributing*

**CONTRIBUTING CONTEXT – SCALE, HEIGHT, NUMBER OF STORIES  
WITHIN DISTRICT**



*201 Main Street – Franklin Lofts Building  
Contributing*



*808 Franklin Street – Contributing*



*320 Main Street – Contributing*



*Contributing structures along the 300 Block of Main*



*Contributing structures along the 300 Block of Main*



*Contributing structures along the 400 Block of Main*

**Certificate Of Appropriateness:**  
Contributing Context Worksheet  
New Construction and Addition



**PLANNING & DEVELOPMENT DEPARTMENT**

**Address:** 802 Commerce Street  Primary Building or  Accessory Structure

**For New Construction:**

Based on Sec. 33-242 of the Historic Preservation ordinance, new construction in a historic district must be **compatible** with exterior features of contributing structures in the context area (same historic district). When designing, elements of existing contributing construction in this district should be referenced, but not necessarily copied. Please give at least three examples of contributing buildings referenced. See this link for new construction criteria:

<https://bit.ly/3xG3NqJ>

| Neighboring Contributing Context Address<br>(Reference Address in same historic district) | Number of stories | Ridge Height<br>*if available | Compatibility/Reference Reason<br>Examples: massing, cladding, etc. |
|---|-------------------|-------------------------------|---|
| 800 Commerce Street   | 3                 | 46'-9"                        | cladding (brick) & horizontal reference lines                       |
| 110 Milam   | 5                 | N/A (+/- 55')                 | Massing / recessed top floor  |
| 717 Franklin  | 2                 | N/A (+/- 32')                 | Window size/rhythm variety  |
| Neighboring Context Address<br>* if next door neighbor isn't contributing                 | Number of stories | Ridge Height<br>*if available |   |
|   |                   |                               |   |
|   |                   |                               |   |

**For an Addition:**

Based on Sec. 33-241 for Alterations, Rehabilitations, Restorations and Additions:

- The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
- 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.

**Existing contributing structures must be in the context area (same historic district). Elements of existing contributing construction in this district should be referenced in the design process. Please give at least three examples of these contributing buildings. See this link for alteration criteria:**

<https://bit.ly/3wEYfMa>

| Neighboring Contributing Context Address<br>(Reference Address in same historic district) | Number of stories | Ridge Height<br>*if available | Compatibility/Reference Reason<br>examples: massing, cladding, etc. |
|---|-------------------|-------------------------------|---|
| 801 Congress St   | 4                 | N/A (+/- 50')                 | Massing / recessed 4th floor  |
| 112 Travis Street   | 2                 | N/A (+/- 35')                 | Window proportions/recess & masonry detailing (corbeling)           |
| 901 Commerce  | 2                 | N/A (+/- 35')                 | Masonry Detailing (cornice)   |
| Neighboring Context Address<br>* if next door neighbor isn't contributing                 | Number of stories | Ridge Height<br>*if available |   |
|   |                   |                               |   |
|   |                   |                               |   |

**CONTRIBUTING CONTEXT – 110 MILAM, INVENTORY PHOTO c.1997**

|           |   |               |                              |
|-----------|---|---------------|------------------------------|
| 110 Milam | 5 | N/A (+/- 55') | Massing / recessed top floor |
|-----------|---|---------------|------------------------------|

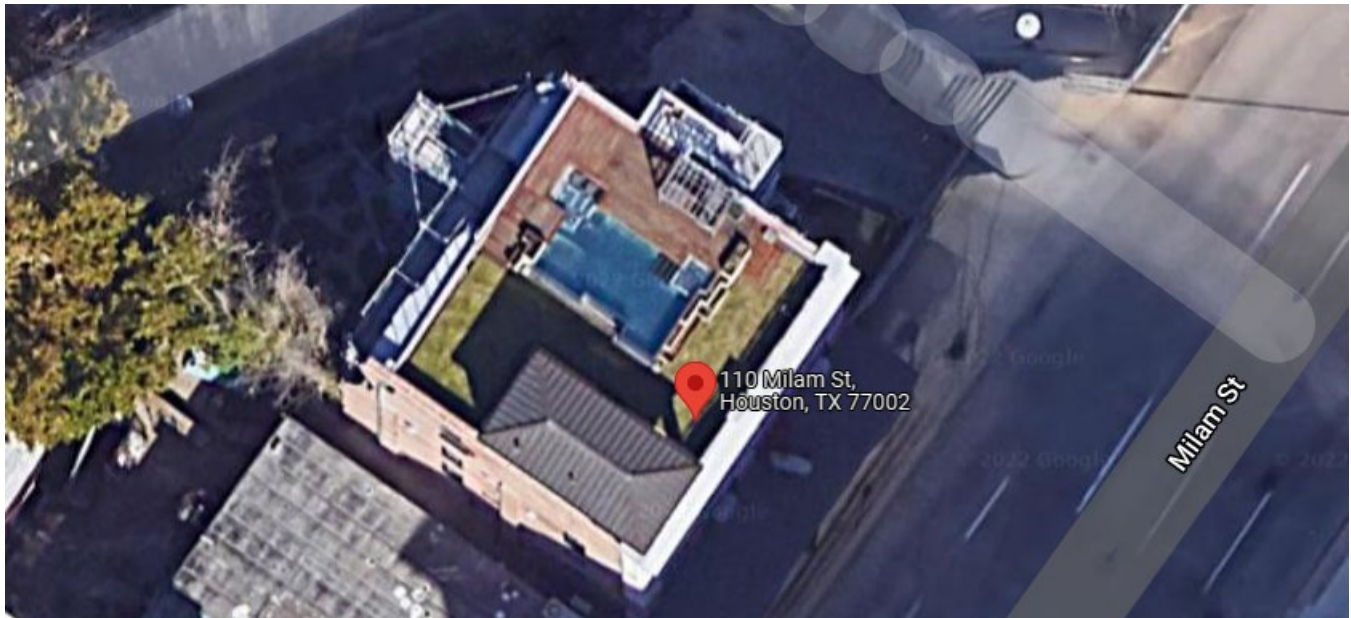


**CURRENT PHOTO**



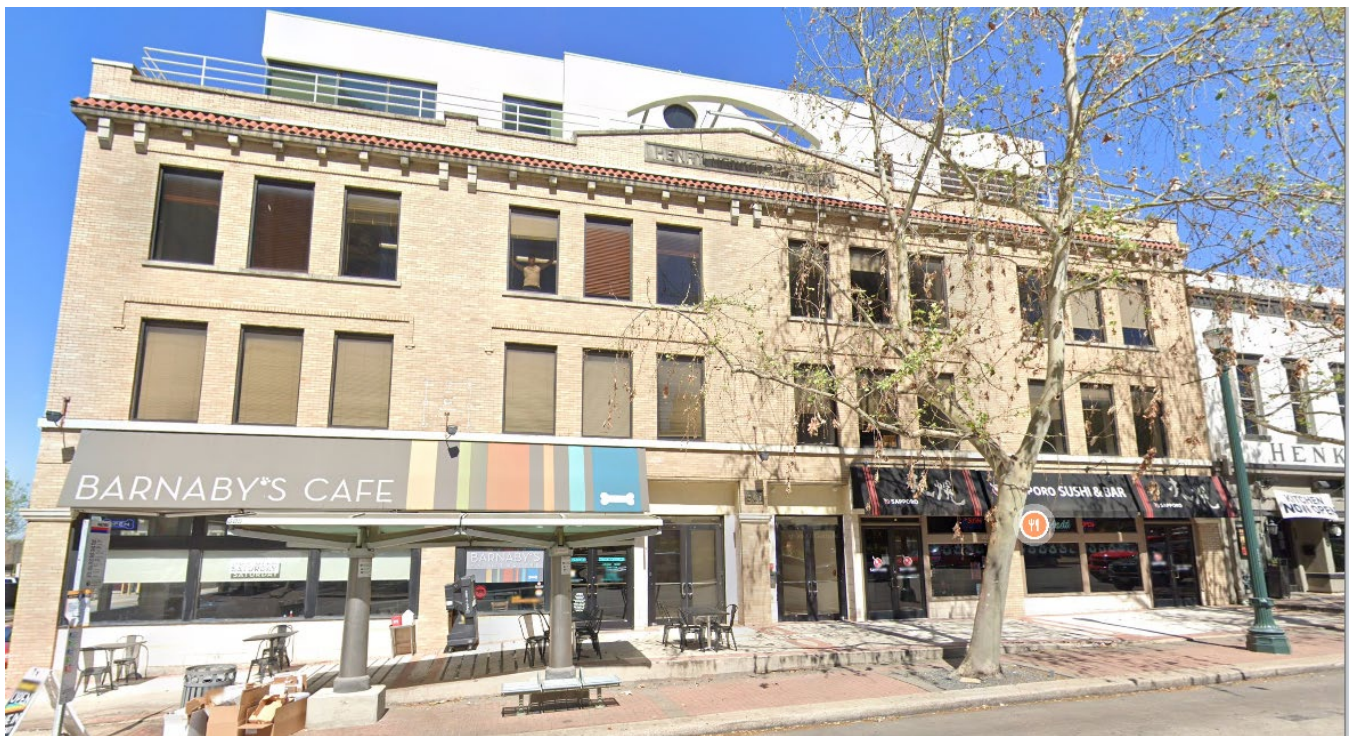
**CONTRIBUTING CONTEXT – 110 MILAM**

|           |   |               |                              |
|-----------|---|---------------|------------------------------|
| 110 Milam | 5 | N/A (+/- 55') | Massing / recessed top floor |
|-----------|---|---------------|------------------------------|



**801 CONGRESS ST. – 4<sup>TH</sup> FLOOR ADDITION  
NO COA ON RECORD, NO INVENTORY PHOTO**

|                 |   |               |                              |
|-----------------|---|---------------|------------------------------|
| 801 Congress St | 4 | N/A (+/- 50') | Massing / recessed 4th floor |
|-----------------|---|---------------|------------------------------|



**CONTRIBUTING CONTEXT – 112 TRAVIS, INVENTORY PHOTO c.1997**

|                   |   |               |   |
|-------------------|---|---------------|---|
| 112 Travis Street | 2 | N/A (+/- 35') | Window proportions/recess & masonry detailing (corbeling) |
|-------------------|---|---------------|---|

**WINDOW PROPORTIONS & MASONRY DETAILING (CORBELING)**



**CONTRIBUTING CONTEXT - 901 Commerce INVENTORY PHOTO c.1997**

|              |   |               |                             |
|--------------|---|---------------|-----------------------------|
| 901 Commerce | 2 | N/A (+/- 35') | Masonry Detailing (cornice) |
|--------------|---|---------------|-----------------------------|

