

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Del Reibold, Musick Construction for City of Houston, owner

Property: 1800 Texas Street, tracts 4 & 5, block 119, SSBB Subdivision. The buildings on the site include the historic Arthur B. Cohn House and William L. Foley House which are both two-story, wood frame residences.

Significance: The Arthur B. Cohn House is a City of Houston Landmark designated in March of 1998 and a Protected Landmark designated in 2005. It is also a Recorded Texas Historic Landmark and is listed on the National Register of Historic Places. The Queen Anne-style two-story historic residence was constructed circa 1905. The earliest portion of the Cohn House, the two-story kitchen wing at the rear, may date to as early as 1866.

In 2011 the Cohn House received a COA to remove a rear addition and be relocated, and again in 2015 the HAHC issued a COA to relocate the Cohn House to its current location, intended to be part of a museum complex including the Foley House, which did not materialize. (See Attachments A and B for previously-issued COAs.)

Proposal: Relocation – Move the house from its current location at 1800 Texas to a temporary location at the northern part of Block 169, Lots 6 through 10, SSBB Subdivision, (aka 1901 Franklin) which is bordered by Commerce Street to the northeast, Highway 59 to the southeast, Hamilton Street to the west, and Franklin Street to the southwest), with the intention of finding it a permanent home at a later date, and rehabilitate it for potential commercial and/or educational use.

See enclosed application materials and detailed project description on for further details.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

RELOCATION OF A LANDMARK, PROTECTED LANDMARK OR CONTRIBUTING STRUCTURE

Sec. 33-243(a): HAHC shall issue a certificate of appropriateness for the relocation of any landmark, protected landmark, contributing structure upon finding that the application satisfies **one or more** the following criteria:

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

(1) The landmark, contributing structure or potentially contributing structure:

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(a) Has architectural or historical value independent of its physical location that will not be diminished with relocation; *The residence is no longer in its original location. The building retains a very high degree of architectural integrity and as such possesses historical and architectural value independent of its current, non-original location.*

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(b) Can be moved without significant damage to its physical integrity; *The residence has been moved from its original location at 1711 Rusk and again to its current location at 1800 Texas, and has maintained its integrity.*

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(c) Will be relocated to an area that is compatible with the historical and architectural character of the landmark, contributing structure or potentially contributing structure; and
The residence has been moved previously and its original context has been lost.

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(d) If located in an historic district, can be relocated without significantly diminishing the integrity of the historic district in which it is located.

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(2) The relocation is necessary to protect the landmark, contributing structure or potentially contributing structure from demolition resulting from a public improvement project;

(3) The applicant has established an unreasonable economic hardship pursuant to the criteria of section 33-247(c):

☐ ☐ ☒

(1) That the property is incapable of earning a reasonable return, without regard to whether the return is the most profitable return, including without limitation, whether the costs of maintenance or improvement of the property exceed its fair market value;

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(2) That the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return;

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(3) That efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed; and

☐ ☐ ☒

(4) If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation

(4) The applicant has established unusual or compelling circumstances pursuant to the criteria of section 33-247(d):

☐ ☐ ☒

(1) That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable;

☐ ☐ ☒

(2) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the surrounding area; and

☐ ☐ ☒

(3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.



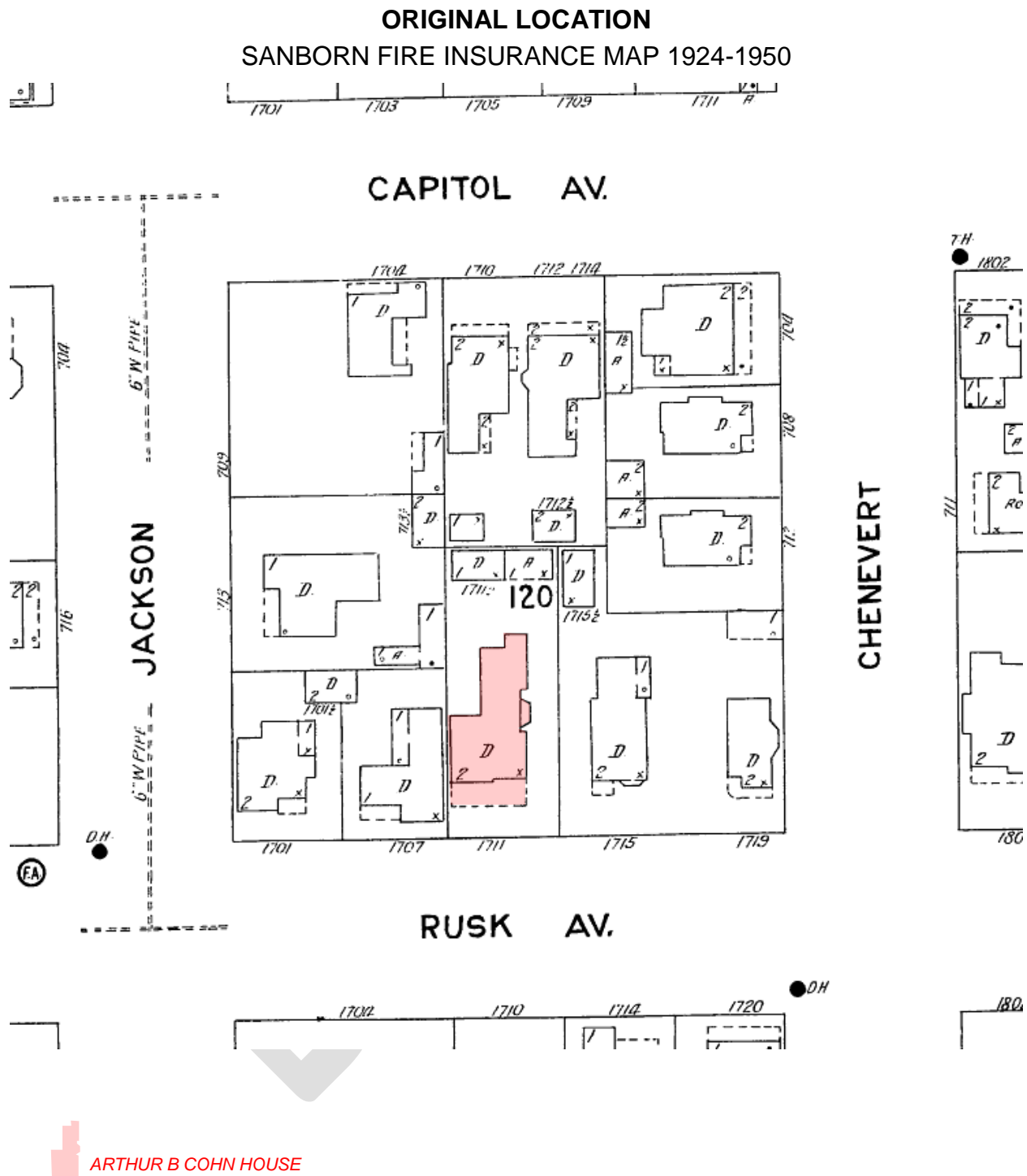
PROPERTY LOCATION

ARTHUR B. COHN HOUSE PROTECTED LANDMARK

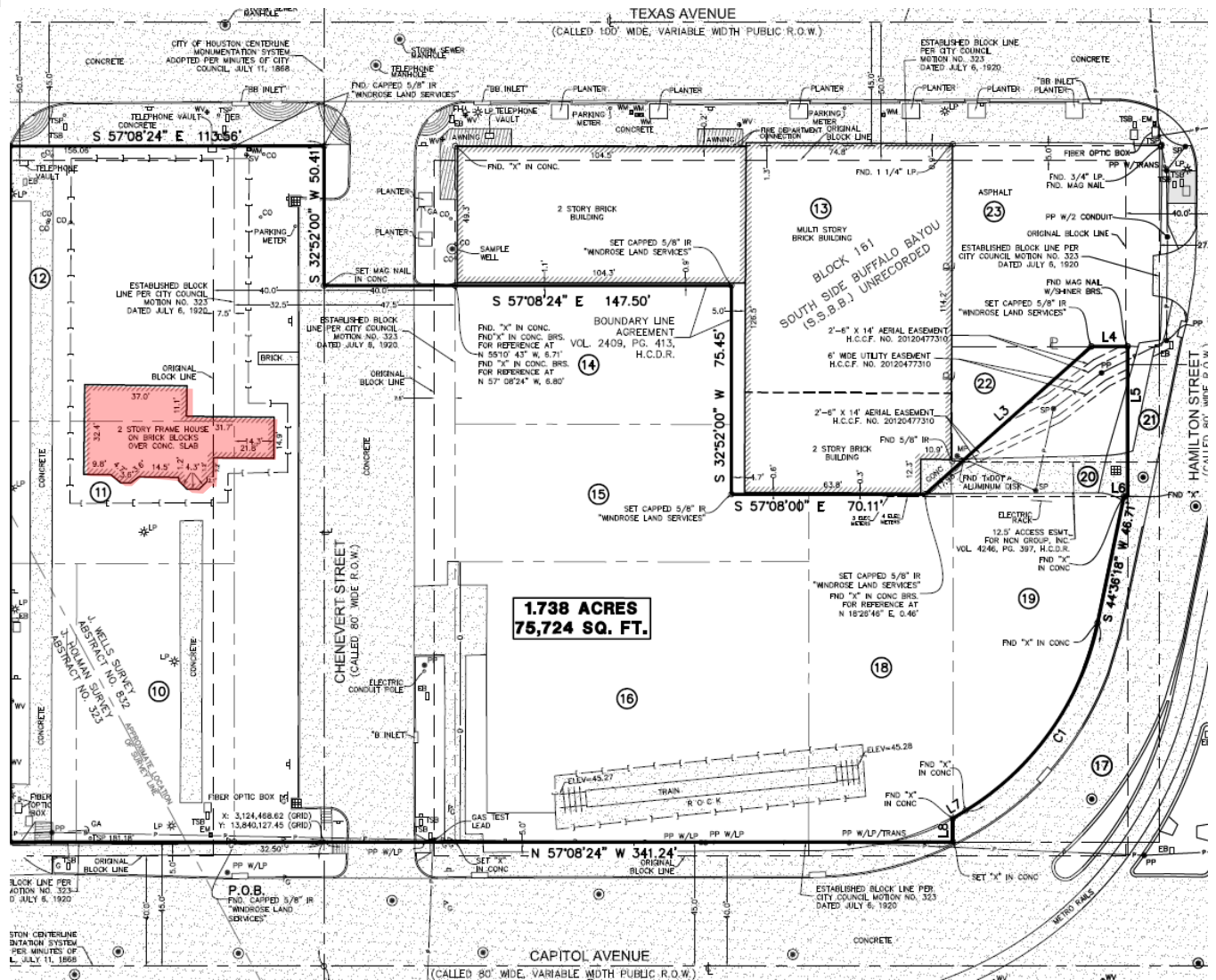


CURRENT PHOTO



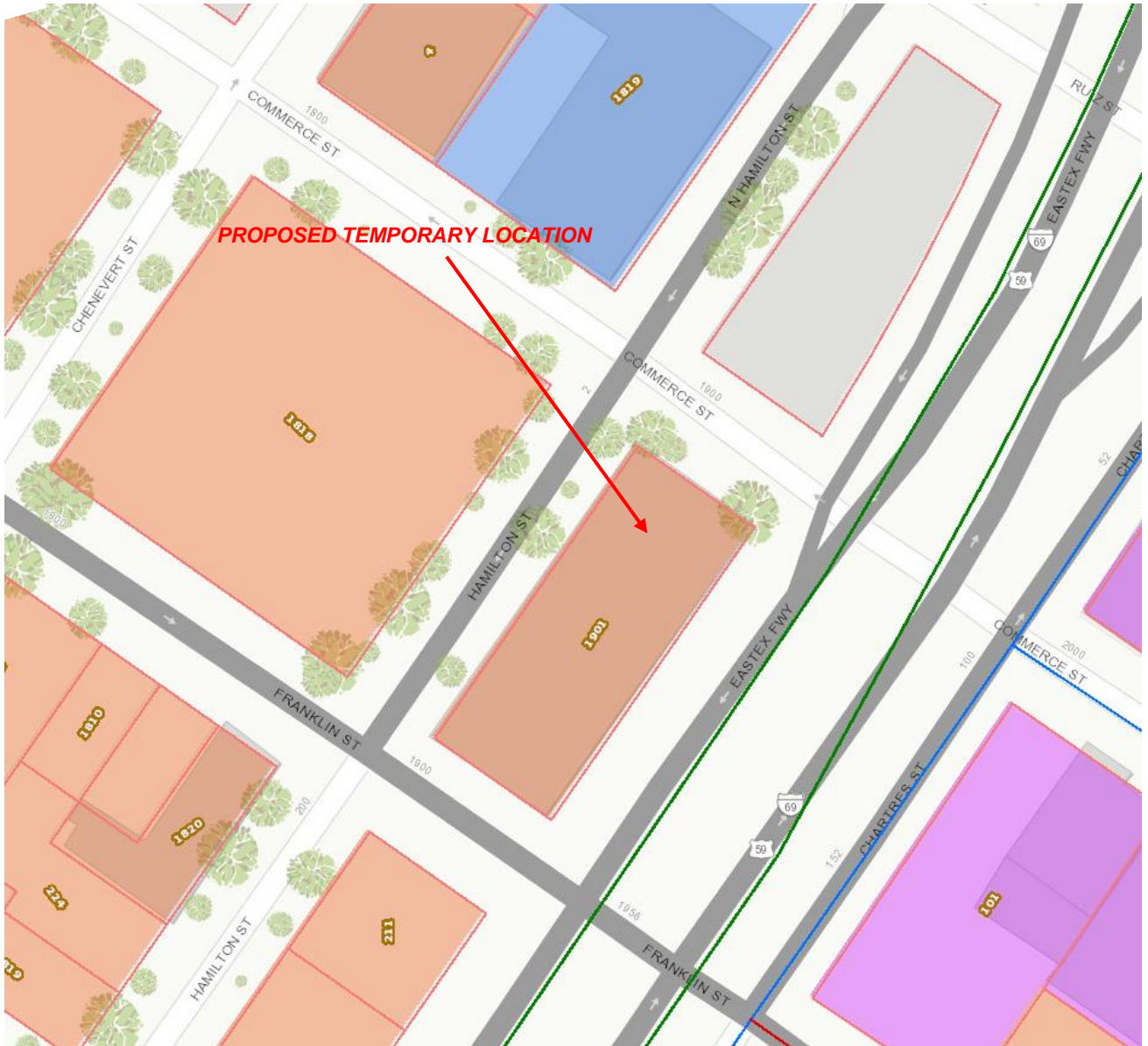


SURVEY EXISTING





SITE PLAN
TEMPORARY RELOCATION





PROJECT DETAILS

Setbacks: Approved February 2015: In its final location, the side wall of the residence will be set back 25' from Avenida de las Americas.

Proposed: The exact location on Block 169, Lots 6 through 10, SSBB Subdivision, has not yet been determined. The house will be placed on the northern part of the parcel, possibly covering lots

Foundation: Approved February 2015: The Arthur B. Cohn House will be temporarily relocated within its lot to allow for site work to be undertaken. During its relocation, the residence will be supported by a lattice of heavy structural steel members with supplementary interior and exterior wood framed walls installed for additional strength. A secondary lattice of steel support will be installed at the temporary site to receive the house. The house will then be relocated to its temporary location on the north side of Block 169 a pier and beam foundation with a finished floor height of 3'-6".

Proposed: Staff will approve relocation methods to ensure appropriate support to preserve the structure, similar or identical to the previous methodology, in concordance with the architect and engineer charged with the relocation.

Windows/Doors: Approved February 2015: The residence features double hung wood windows, fixed and casement windows and transoms and wood doors, side lites and transoms, all to be repaired and retained. Windows missing from the southeast wall will be replicated and installed in original locations.

Proposed: No additional work is proposed at this time.

Exterior Materials: Approved February 2015: The residence features four types of siding: wood lap with a 4" reveal, 2" wood lap, wood fish scale and wood with a faux carved stone profile. The 1860's portion of the house is clad with the 4" lap, much of which is missing as a result of a previously removed addition. The missing siding will be replaced with salvaged wood with a matching reveal. Existing wood siding will be repaired and retained. The applicant will communicate with staff regarding siding condition during and after each relocation to determine if additional remediation is warranted. Three pairs of wood front porch columns on concrete plinths will be repaired and retained. Existing non-original concrete wing walls and steps will be removed and rebuilt in kind at the house's final location. A new accessible concrete ramp and steps with steel guardrails will be constructed at the rear of the building. A glass curtain wall will attach to the house 13'-10" forward of the rear wall using a steel slip joint and flexible neoprene sheet to allow independent movement.

Proposed: No additional work proposed at this time.

Front Elevation: Approved February 2015: This will become the southwest elevation at the house's final location.
(Northwest) One set of casement windows with transom, one individual window with transom, three individual windows, three windows in the gable, two windows in the dormer, and a pair of doors with transom and side lites will remain. Existing non-original concrete wing walls and steps will be removed and rebuilt in kind at the house's final location.

Proposed: No additional work proposed at this time.

Side Elevation: Approved February 2015: This will become the northwest elevation at the house's final location.
(Northeast) Eleven individual windows, one window in the gable, a set of three fixed windows in the bay and one door with transom will remain. A glass curtain wall will attach to the house 13'-10" forward of the rear wall using a steel slip joint and flexible neoprene sheet to allow independent movement.

Proposed: No additional work proposed at this time.

Side Elevation: Approved February 2015: This will become the southeast elevation at the house's final location.
(Southwest) Siding and fenestration are not present on the rear portion of this elevation and will be replaced, resulting in two new wood windows and two doors, one leading to a new entry ramp and steps.

Four individual windows and three sets of three windows in bays, one with transoms, will remain. A glass curtain wall will attach to the house 13'-10" forward of the rear wall using a steel slip joint and flexible neoprene sheet to allow independent movement.

Proposed: No additional work proposed at this time.

Rear Elevation: Approved February 2015: This will become the northeast elevation at the house's final location.
(Southeast) Missing siding will be patched. Two windows and two doors on the original wing and two windows on the wider portion of the house will remain.

Proposed: No additional work proposed at this time.

DRAFT

ATTACHMENT A

COA APPROVED FEBRUARY 2015

DRAFT

CERTIFICATE OF APPROPRIATENESS**Application Date:** January 7, 2015**Applicant:** Del Reibold, Musick Construction for City of Houston, owner**Property:** 1800 Texas Street, tracts 4 & 5, block 119, SSBB Subdivision. The buildings on the site include the historic Arthur B. Cohn House and William L. Foley House which are both two-story, wood frame residences.**Significance:** The Arthur B. Cohn House is a City of Houston Landmark designated in March of 1998 and a Protected Landmark designated in 2005. It is also a Recorded Texas Historic Landmark and is listed on the National Register of Historic Places. The Queen Anne-style two-story historic residence was constructed circa 1905. The earliest portion of the Cohn House, the two story kitchen wing at the rear, may date to as early as 1866. In 2011 the Cohn House received a COA to remove a rear addition and be relocated to its current location.**Proposal:** Relocation/Alteration – Move the house temporarily to the south end of the block then relocate it to its permanent location on the same lot as part of the Nau Center for Texas Cultural Heritage.

- An accessible ramp and steps will be installed at the rear of the house
- The house will interface with the Nau Center via a glass curtain wall attached to the rear portion of the house, 13'-10" forward of the rear wall, with a flexible neoprene sheet and steel joint
- Siding and windows previously removed from the southeast wall be replaced in kind

See enclosed application materials and detailed project description on p. 4-28 for further details.

Public Comment: The applicant has submitted a comment. See Attachment A.**Civic Association:** No comment received.**Recommendation:** Approval**HAHC Action:** Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: February 26, 2015



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for one year 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(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S	D	NA	S - satisfies	D - does not satisfy	NA - not applicable
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**RELOCATION OF A LANDMARK, PROTECTED LANDMARK
OR CONTRIBUTING STRUCTURE**

Sec. 33-243(a): HAHC shall issue a certificate of appropriateness for the relocation of any landmark, protected landmark, contributing structure upon finding that the application satisfies **one or more** the following criteria:

S	D	NA	S - satisfies	D - does not satisfy	NA - not applicable
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			

The residence is no longer at its original location. The building retains a very high degree of architectural integrity and as such possesses historical and architectural value independent of its current, non-original location.

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(b) Can be moved without significant damage to its physical integrity;

The residence has been moved from its original location at 1711 Rusk and has maintained its integrity. The minimal distance to be traveled will not require the deconstruction of the roof and subsequent reconstruction to modern building code standards.

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(c) Will be relocated to an area that is compatible with the historical and architectural character of the landmark, contributing structure or potentially contributing structure; and

This application is for a relocation within the residence's current downtown block. The residence has been moved before and its original context has been lost.

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(d) If located in an historic district, can be relocated without significantly diminishing the integrity of the historic district in which it is located.

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(2) The relocation is necessary to protect the landmark, contributing structure or potentially contributing structure from demolition resulting from a public improvement project;

Site work needs to be completed in preparation for construction of the Nau Center for Texas Cultural Heritage, which will include the Cohn House as part of its campus.

(3) The applicant has established an unreasonable economic hardship pursuant to the criteria of section 33-247(c):

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(1) That the property is incapable of earning a reasonable return, without regard to whether the return is the most profitable return, including without limitation, whether the costs of maintenance or improvement of the property exceed its fair market value;

☐ ☐ ☒

(2) That the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return;

☐ ☐ ☒

(3) That efforts to find a purchaser or lessee interested in acquiring the property and preserving it have failed; and

☐ ☐ ☒

(4) If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation

(4) The applicant has established unusual or compelling circumstances pursuant to the criteria of section 33-247(d):

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(1) That current information does not support the historic or archaeological significance of this building, structure or object or its importance to the integrity of an historic district, if applicable;

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(2) Whether there are definite plans for reuse of the property if the proposed demolition is carried out and what effect such plans have on the architectural, cultural, historical or archaeological character of the surrounding area; and

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(3) Whether reasonable measures can be taken to save the building, structure or object from further deterioration, collapse, arson, vandalism or neglect.



PROPERTY LOCATION

ARTHUR B. COHN HOUSE PROTECTED LANDMARK



CURRENT PHOTO



3D RENDERINGS

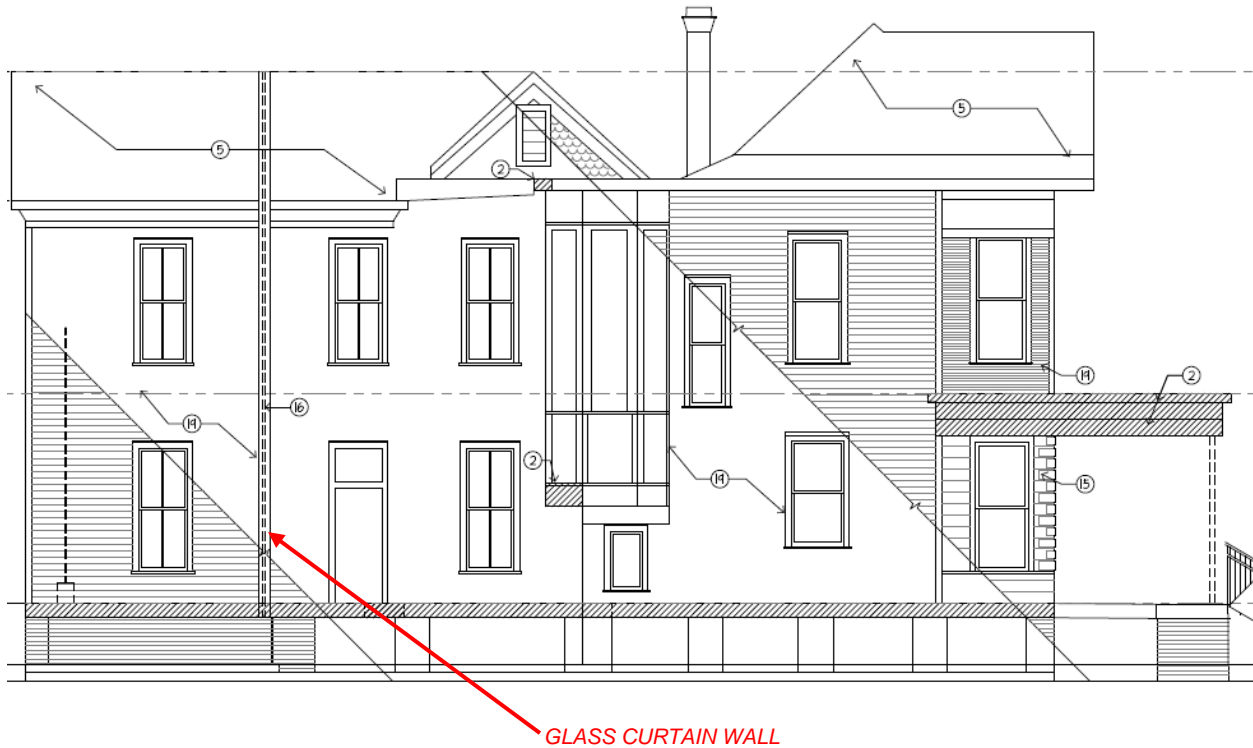




SOUTHWEST ELEVATION



NORTHWEST SIDE ELEVATION

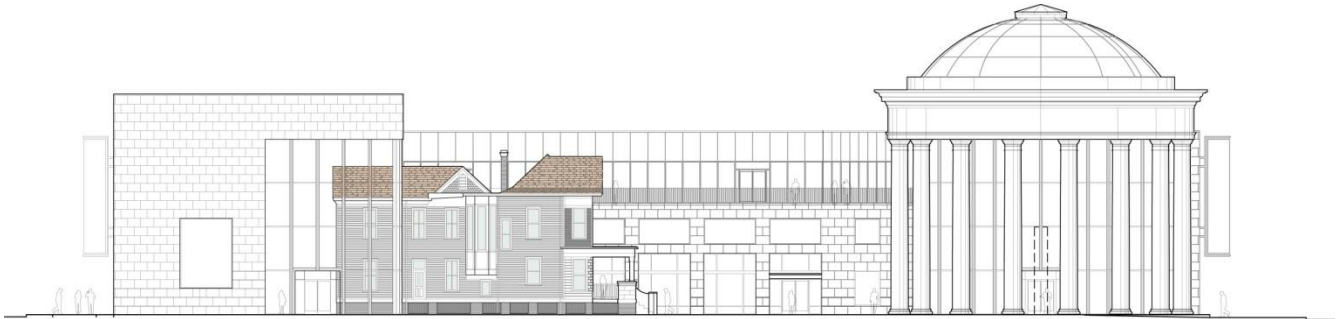


NORTHEAST (REAR) ELEVATION



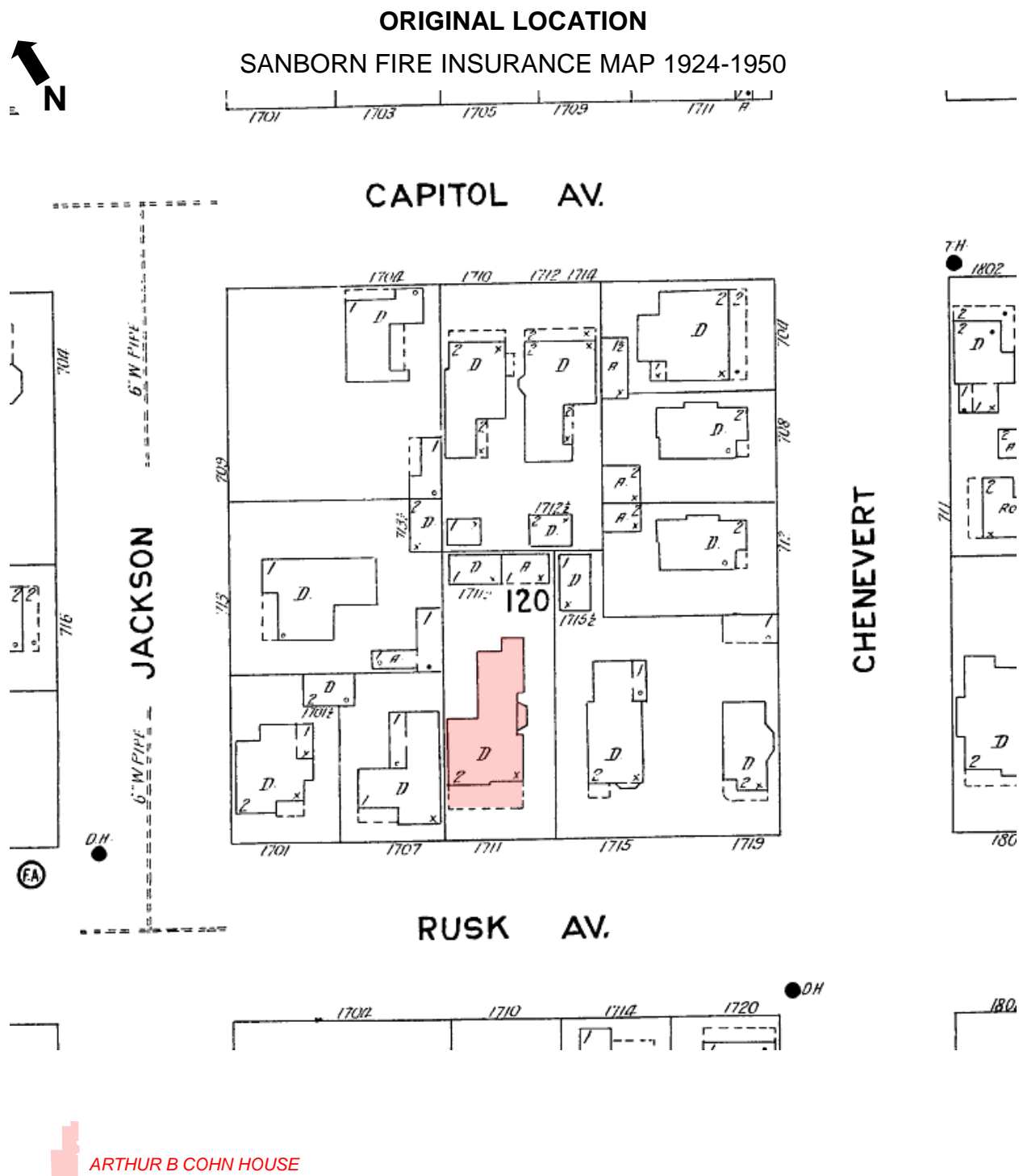
NAU CENTER ELEVATIONS

NORTHWEST



NORTHEAST (INTERIOR)



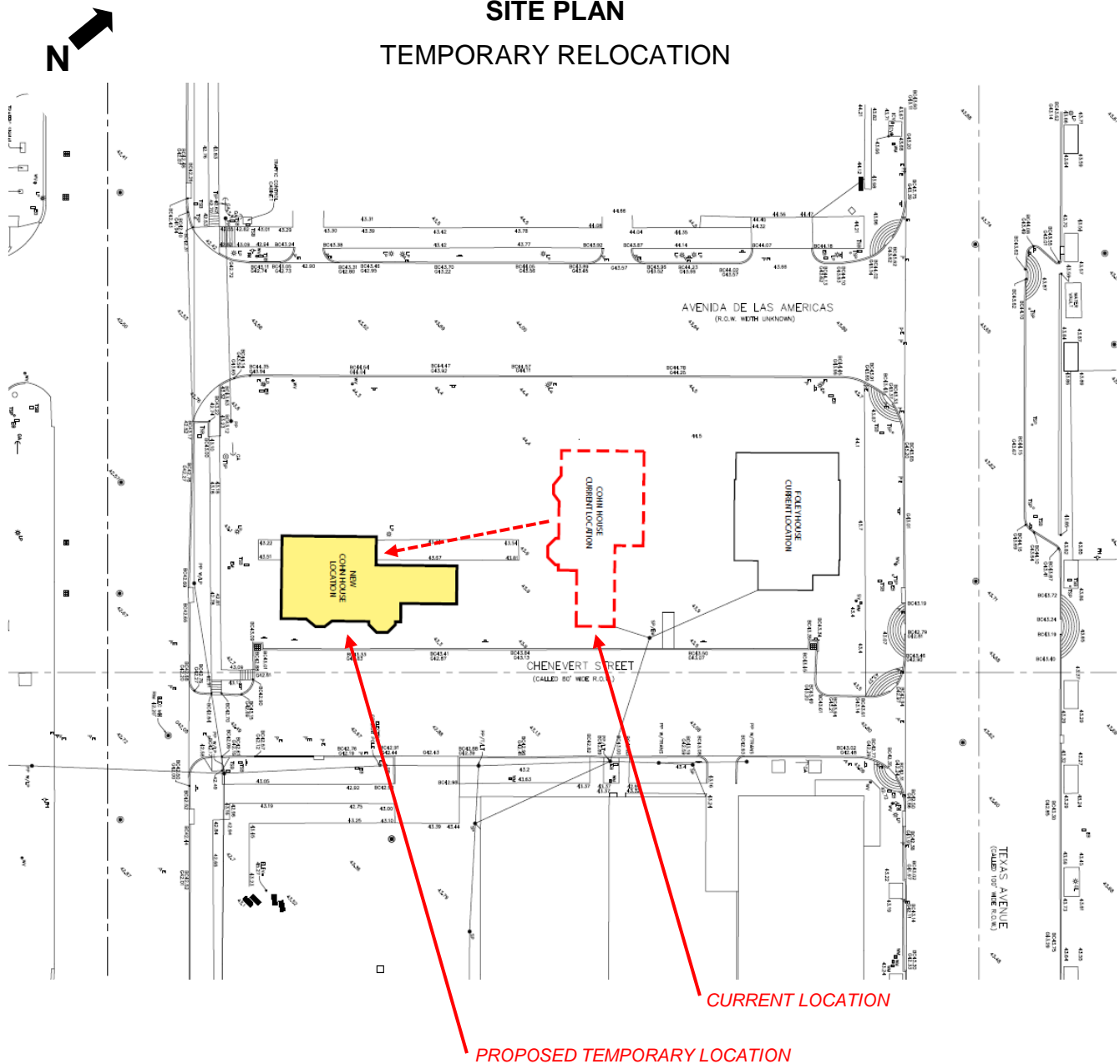


SITE PLAN

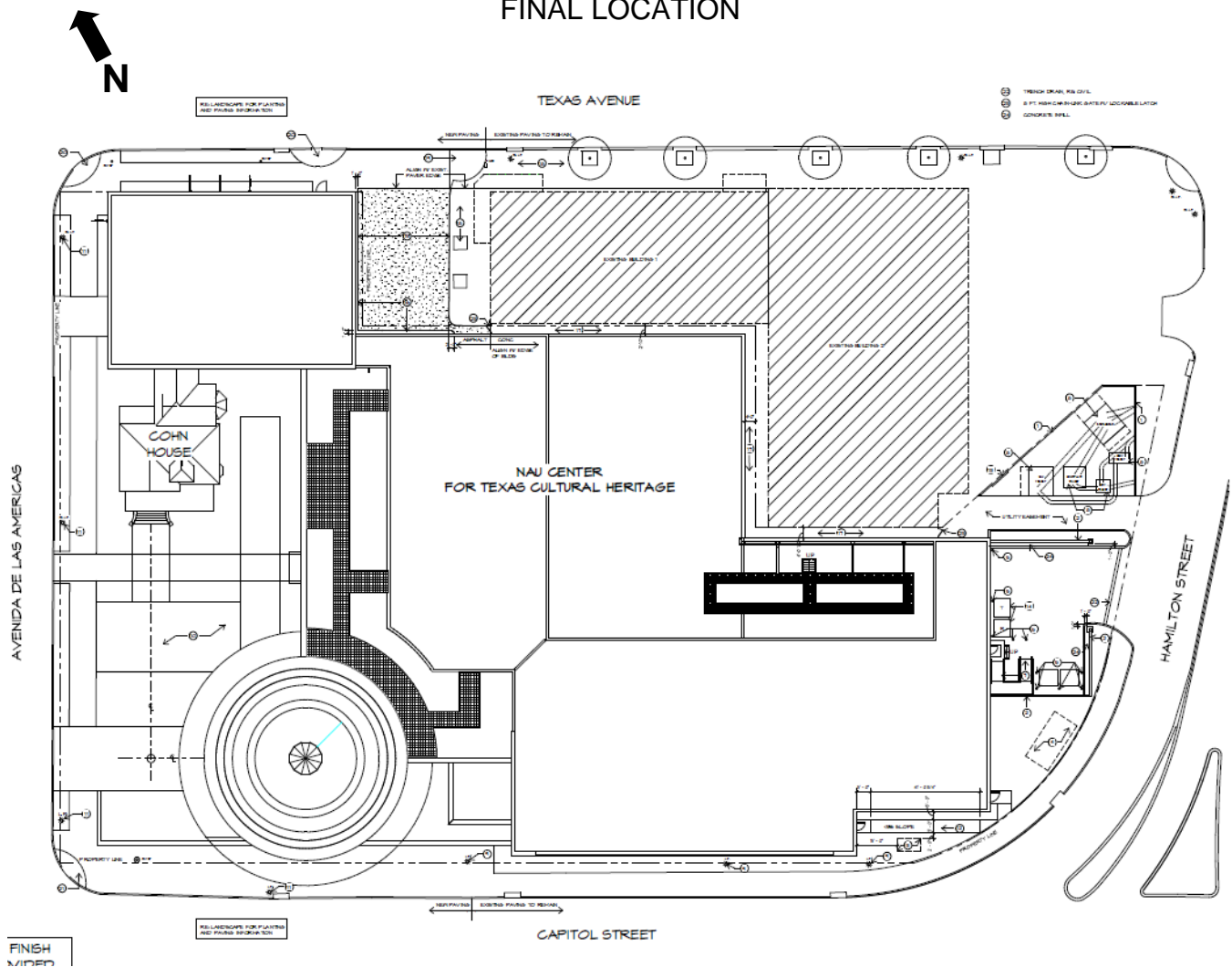
PREVIOUS RELOCATION



SITE PLAN TEMPORARY RELOCATION

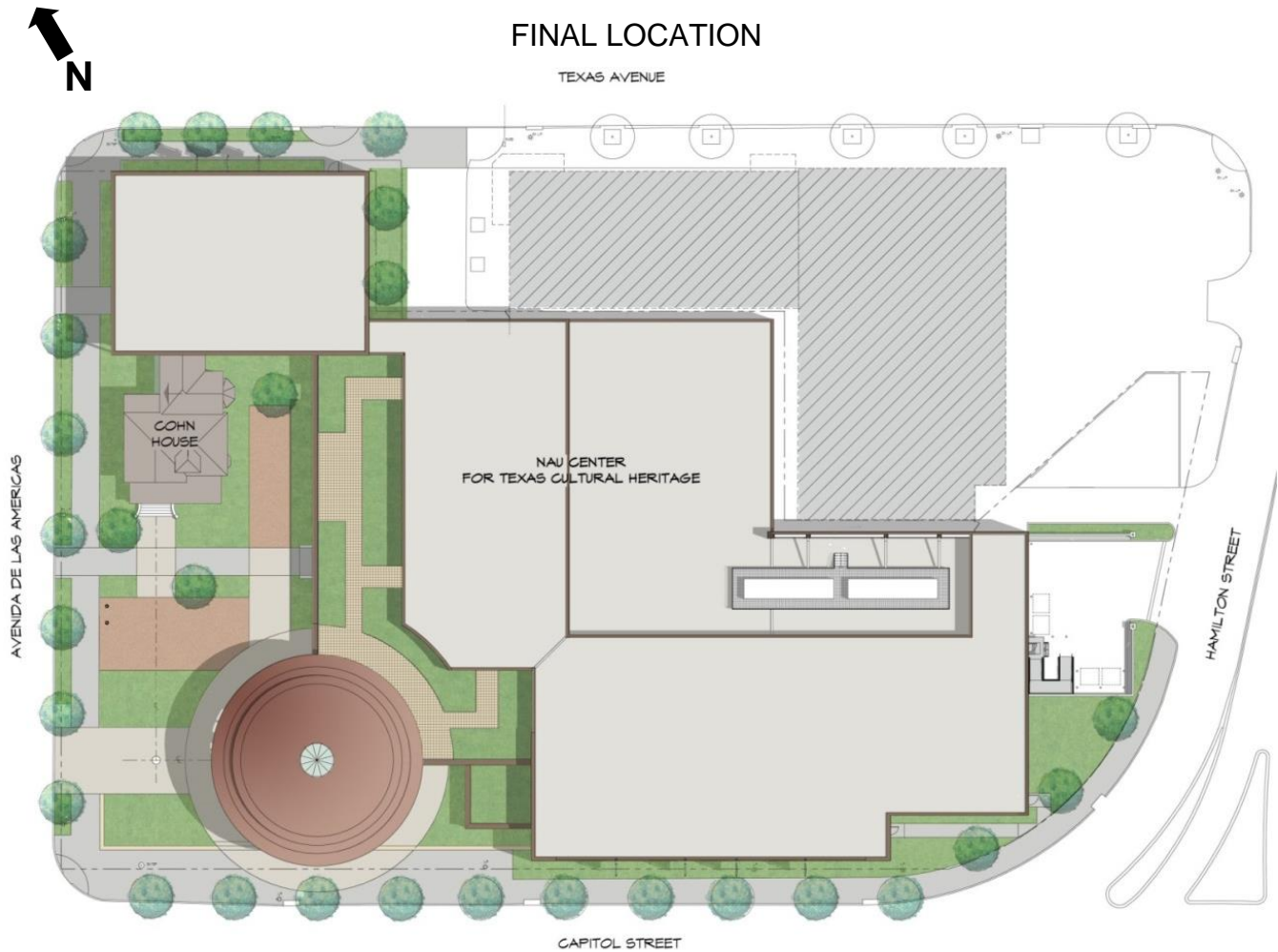


SITE PLAN
FINAL LOCATION



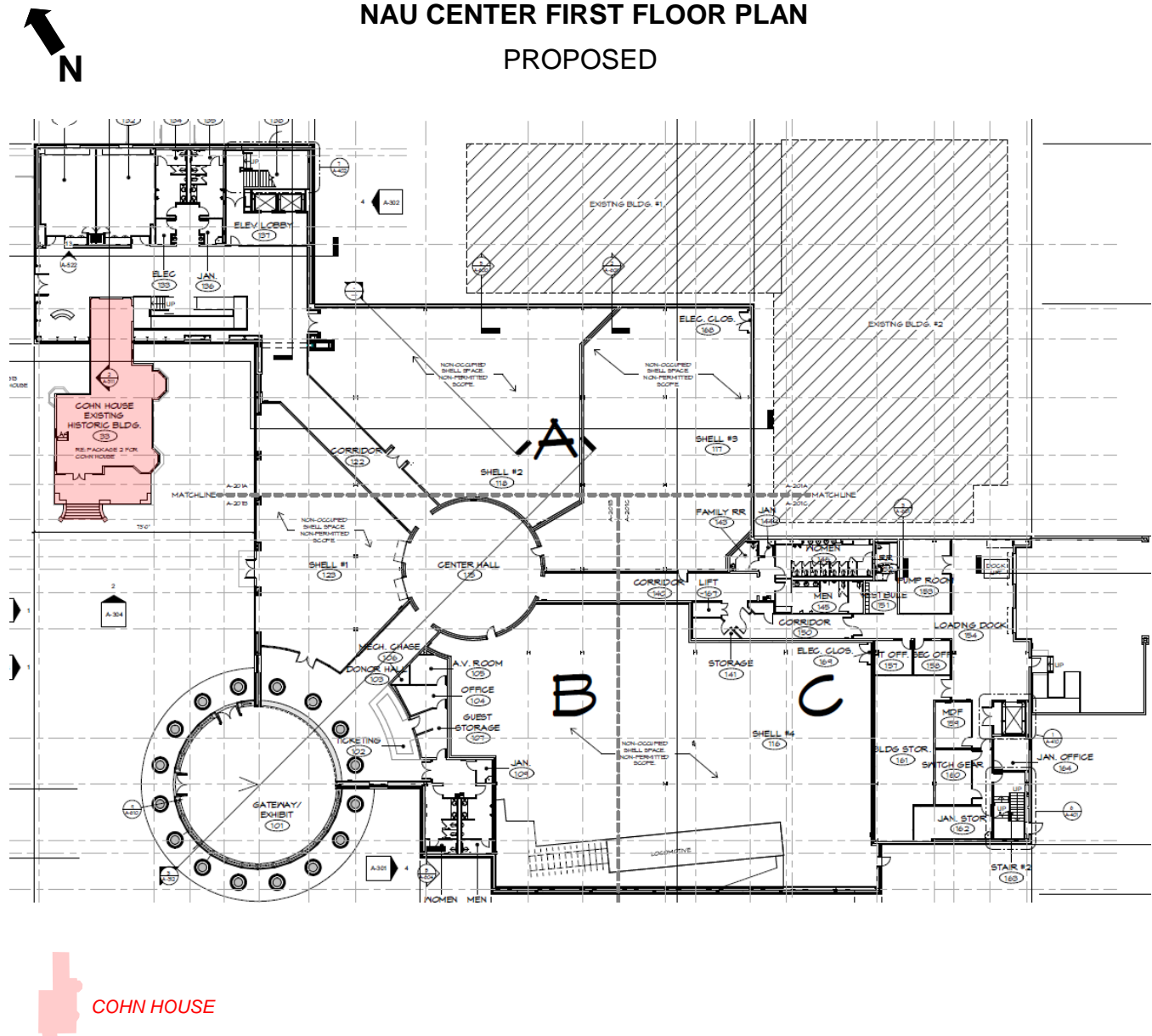
RENDERED SITE PLAN

FINAL LOCATION



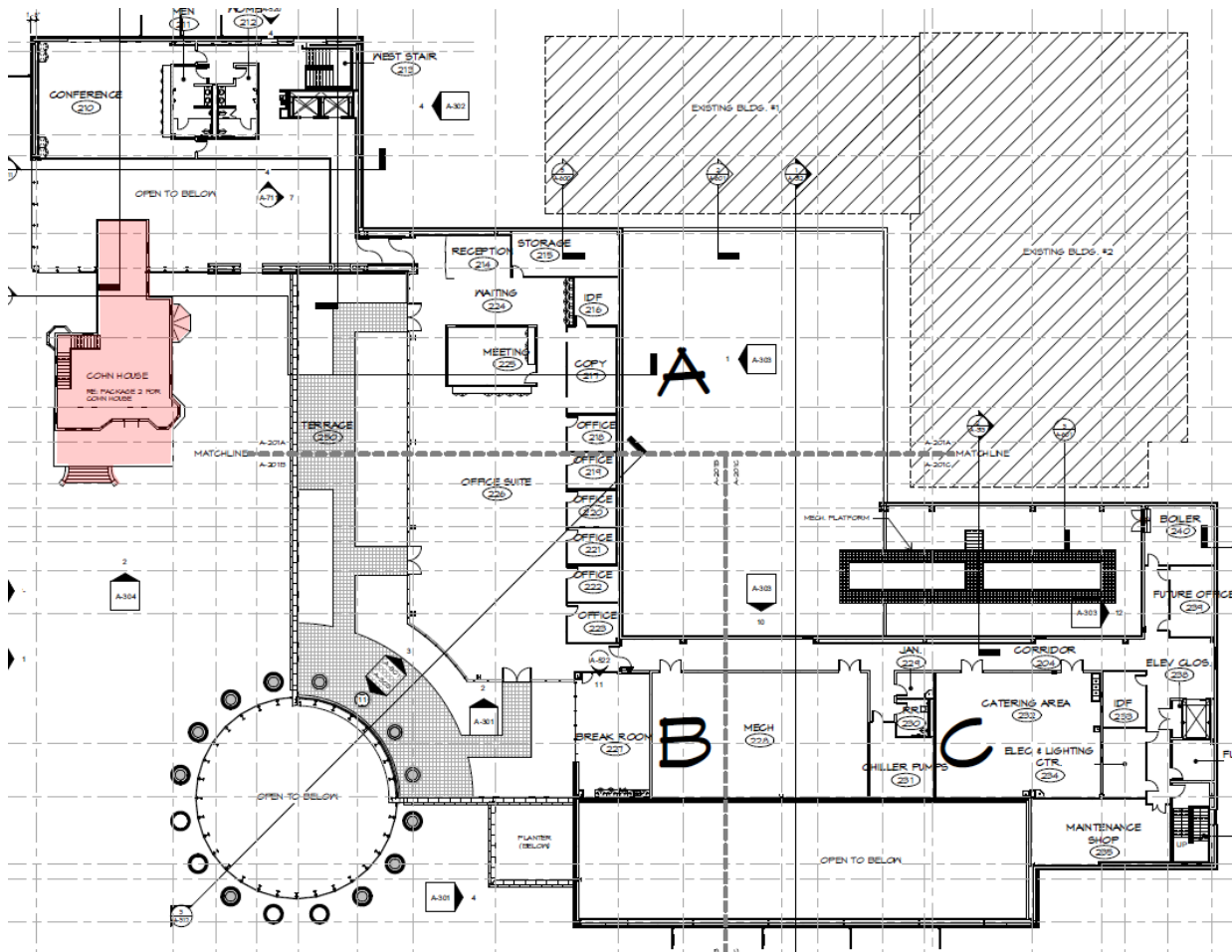
NAU CENTER FIRST FLOOR PLAN

PROPOSED



NAU CENTER SECOND FLOOR PLAN

PROPOSED

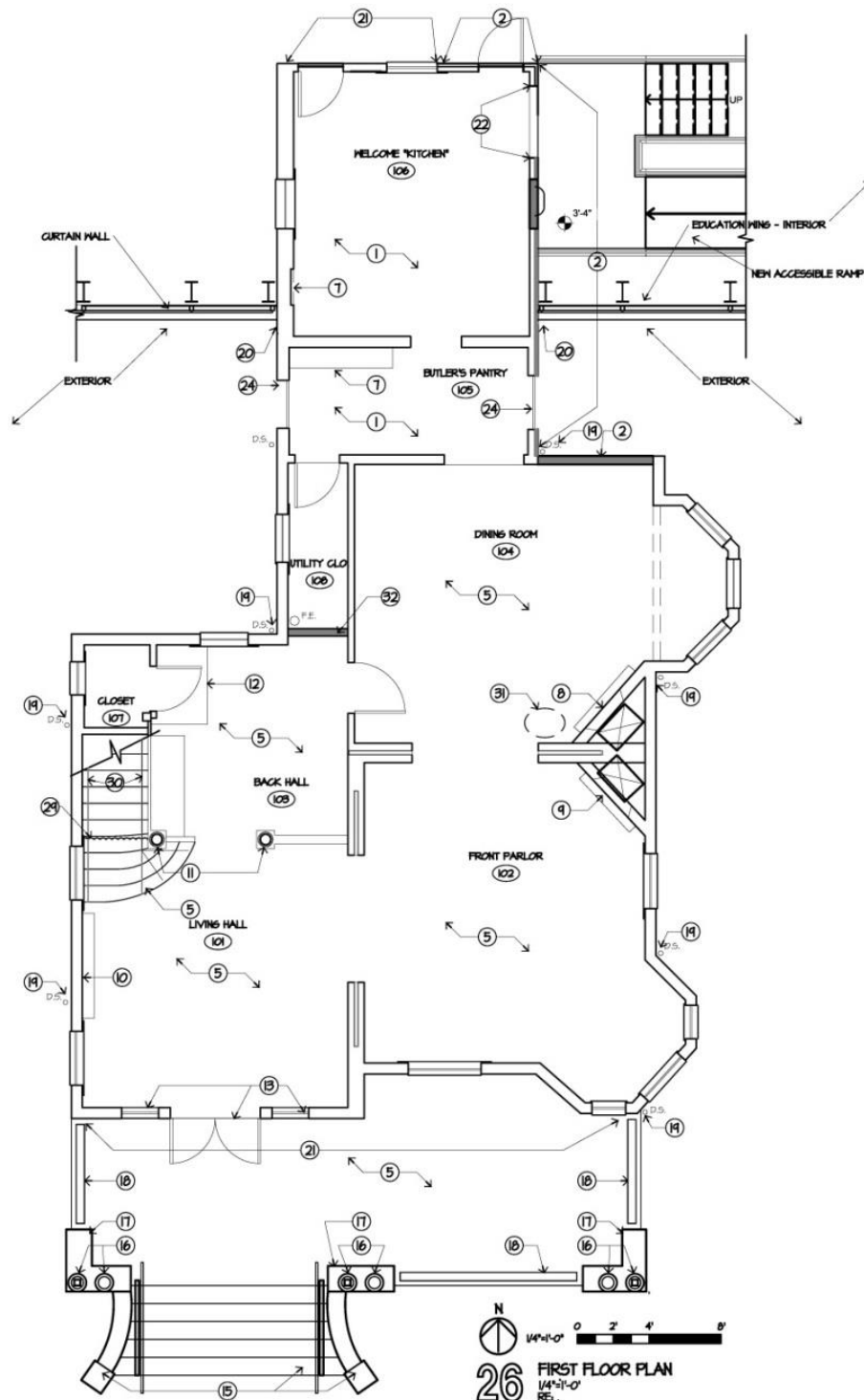


COHN HOUSE



FIRST FLOOR PLAN

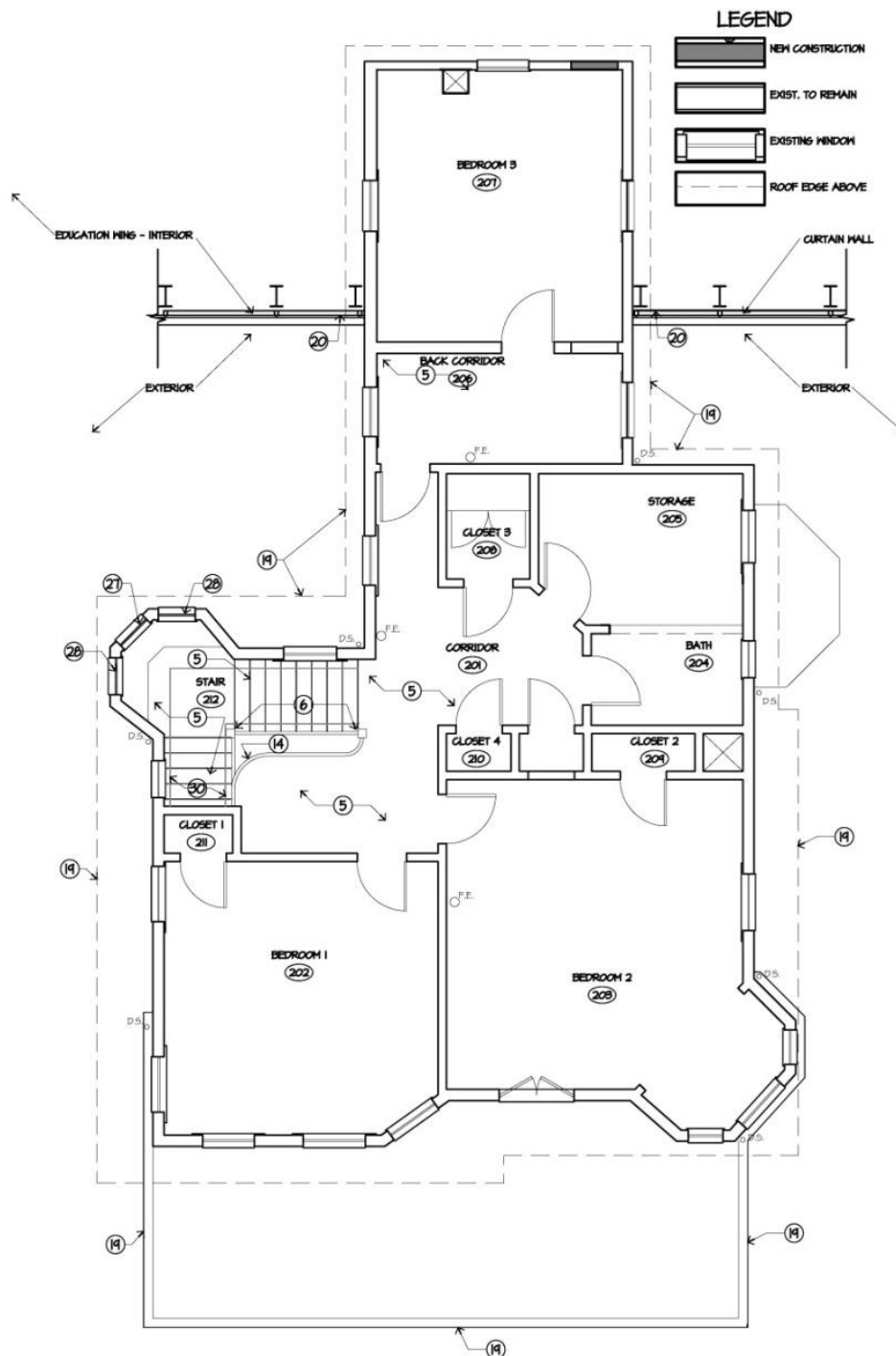
PROPOSED





SECOND FLOOR PLAN

PROPOSED

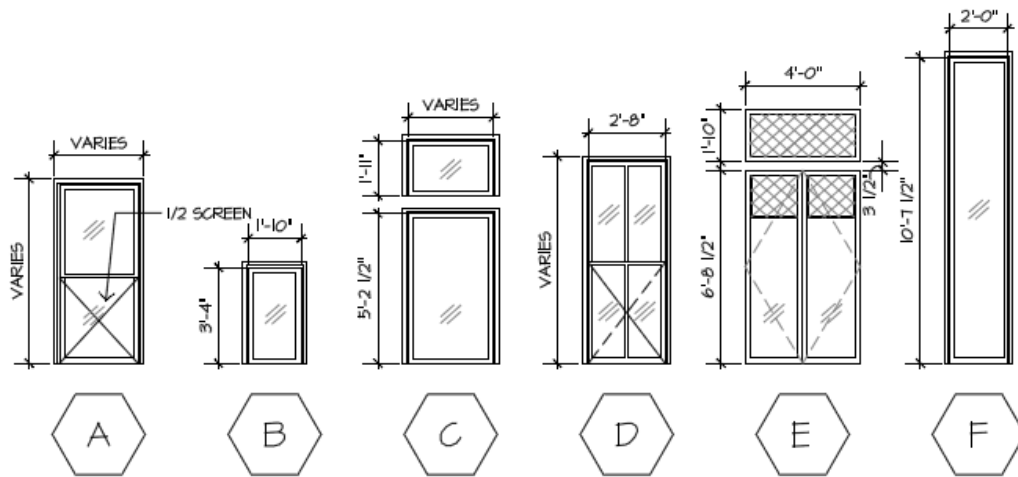


WINDOW SCHEDULE

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WINDOW / DOOR SCHEDULE

WINDOW TYPES/ NOTES



GENERAL NOTES:

1. ALL WINDOWS ARE EXISTING TO REMAIN U.N.O.
2. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS.
3. ALL LOWER WINDOW SASHES TO BE MADE OPERABLE. SCREEN WOOD STOP TO FIX UPPER SASH IN PLACE. RE. WINDOW DETAILS.
4. WOOD VENETIAN BLINDS TO BE INSTALLED AT ALL WINDOW LOCATIONS U.N.O.
5. REFER TO WINDOW ACTIONS FOR SPECIFIC SCOPE OF WORK AT EACH WINDOW
6. ALL EXTERIOR REPLACEMENT GLASS TO BE GLASS TYPE 6-1

KEY NOTES:

- ① REPLACE
- ② REPLACE SASH PULL TO MATCH EXISTING.
- ③ GLUE CORNER
- ④ REMOVE NON-ORIGINAL HARDWARE
- ⑤ REPLACE WINDOW SASHES, FRAME, & EXTERIOR TRIM. INTERIOR TRIM EXISTS.
- ⑥ REMOVE NAILS IN LOWER SASH TO RESTORE OPERABILITY. FILL HOLES
- ⑦ REMOVE BRACKETS FROM INTERIOR TRIM
- ⑧ REPLACE EXTERIOR SILL
- ⑨ RESTORE EXIST LEADED STAINED GLASS WINDOW IN NEW WOOD SASH
- ⑩ NEW WINDOW OPENING, WINDOW UNIT, TRIM, ETC.
- ⑪ LEADED STAINED GLASS WINDOW TO MATCH WINDOWS 216, 218 IN WOOD SASH TO FIT EXISTING SILL, JAMB, HEAD. COORDINATE DESIGN W/ ARCHITECT.

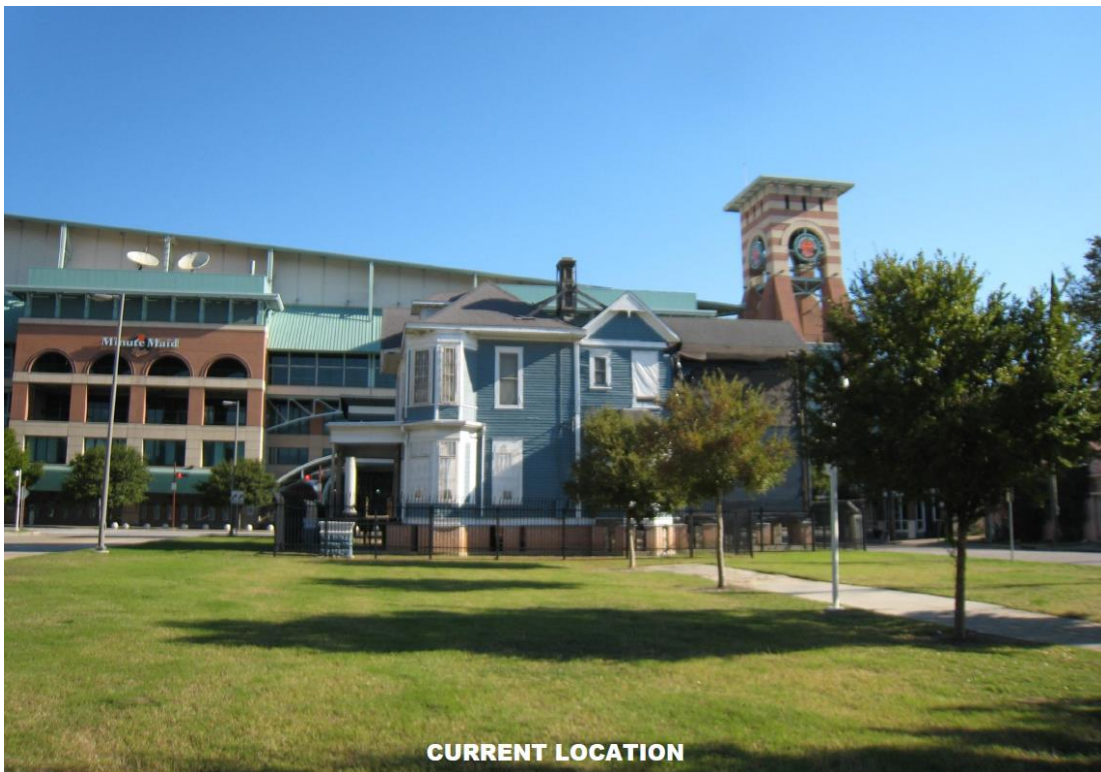
ACTIONS:

1. INCLUDE THE FOLLOWING GENERAL REPAIRS ON ALL WINDOWS
 - REMOVE ALL WINDOW COVERINGS & BRACKETS
 - REMOVE LOOSE PAINT FROM ALL SURFACES TO A SOUND SURFACE (INCLUDING GLASS). DO NOT DAMAGE WOOD, PROFILES OR SURFACES
 - REPLACE ALL SEVERELY DETERIORATED, UNSOUND PIECES. PROFILES TO MATCH EXISTING WINDOW LOCATION
 - GLUE ALL JOINTS.
 - PRIME ALL SURFACES, CONCEALED AND EXPOSED
 - PAINT: 2 COATS ON ALL SURFACES.
 - REGLAZE ALL BROKEN GLAZING U.N.O.
 - REPLACE ALL SASH CORDS (EXCEPT MTL CORDS) AND RE-CONNECT ALL LOWER SASH HEIGHTS. UNUSED HEIGHTS TO REMAIN IN POCKET. INSTALL HEIGHT IN POCKETS FROM WHICH THEY WERE REMOVED.
 - UPPER SASH TO REMAIN FIXED. INSTALL NEW SASH BLOCK. PTD. LOWER SASH TO REMAIN OPERABLE.
 - REPLACE ALL DAMAGED HARDWARE & LOCKS TO MATCH EXISTING TYPE. DO NOT PAINT HARDWARE.
 - INSTALL NEW COPPER WEATHERSTRIPPING.

ADDITIONAL PHOTOS

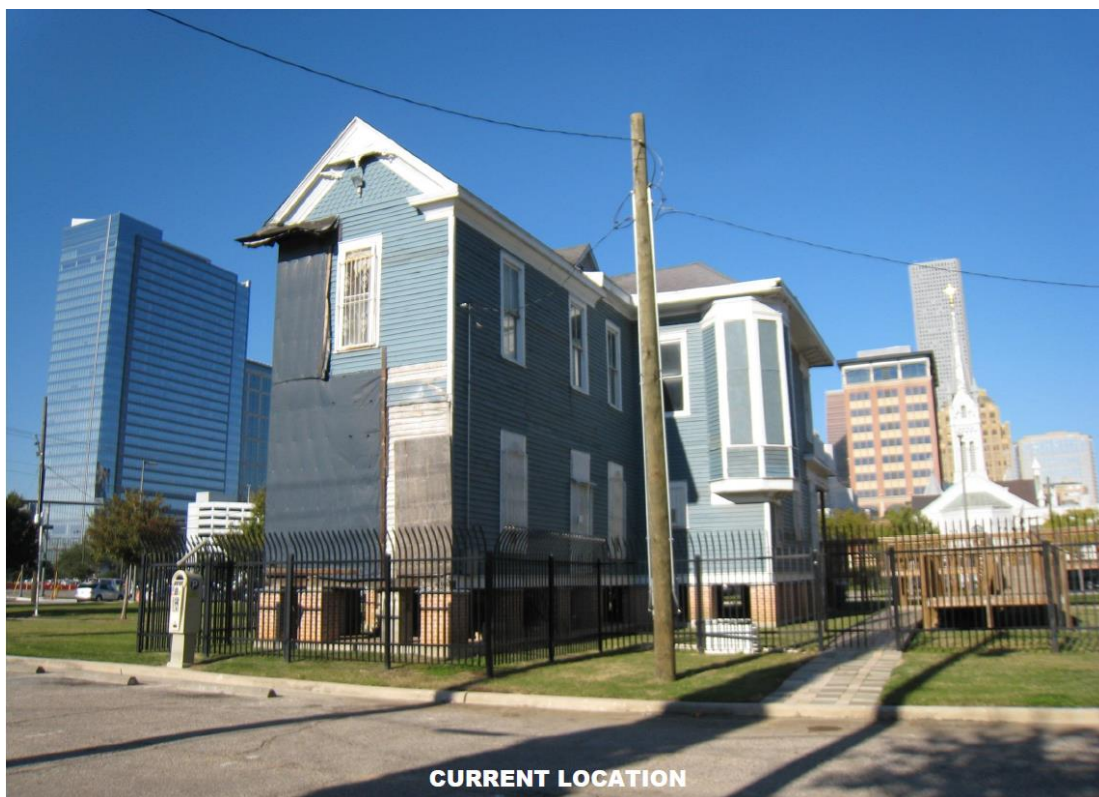


Future Relocation Site at Capital Avenue and Avenida de las Americas



CURRENT LOCATION





PROJECT DETAILS

Setbacks: In its final location, the side wall of the residence will be set back 25' from Avenida de las Americas.

Foundation: The Arthur B. Cohn House will be temporarily relocated within its lot to allow for site work to be undertaken. During its relocation, the residence will be supported by a lattice of heavy structural steel members with supplementary interior and exterior wood framed walls installed for additional strength. A secondary lattice of steel support will be installed at the temporary site to receive the house. The house will then be relocated to its permanent location at the north end of the lot facing southwest with a pier and beam foundation with a finished floor height of 3'-6".

Windows/Doors: The residence features double hung wood windows, fixed and casement windows and transoms and wood doors, side lites and transoms, all to be repaired and retained. Windows missing from the southeast wall will be replicated and installed in original locations.

Exterior Materials: The residence features four types of siding: wood lap with a 4" reveal, 2" wood lap, wood fish scale and wood with a faux carved stone profile. The 1860's portion of the house is clad with the 4" lap, much of which is missing as a result of a previously removed addition. The missing siding will be replaced with salvaged wood with a matching reveal. Existing wood siding will be repaired and retained. The applicant will communicate with staff regarding siding condition during and after each relocation to determine if additional remediation is warranted. Three pairs of wood front porch columns on concrete plinths will be repaired and retained. Existing non-original concrete wing walls and steps will be removed and rebuilt in kind at the house's final location. A new accessible concrete ramp and steps with steel guardrails will be constructed at the rear of the building. A glass curtain wall will attach to the house 13'-10" forward of the rear wall using a steel slip joint and flexible neoprene sheet to allow independent movement.

Front Elevation: This will become the southwest elevation at the house's final location. One set of casement
(Northwest) windows with transom, one individual window with transom, three individual windows, three windows in the gable, two windows in the dormer, and a pair of doors with transom and side lites will remain. Existing non-original concrete wing walls and steps will be removed and rebuilt in kind at the house's final location.

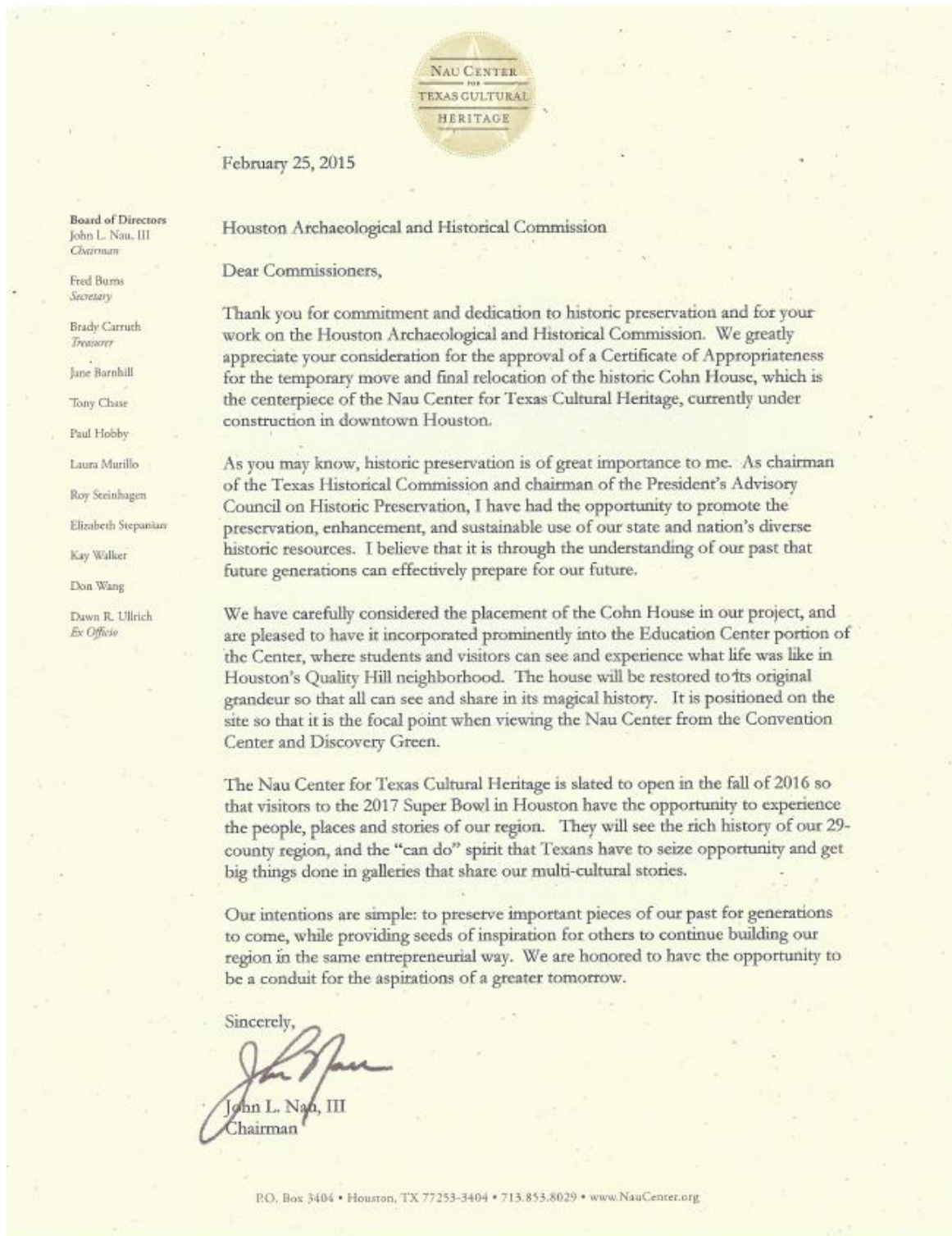
Side Elevation: This will become the northwest elevation at the house's final location. Eleven individual windows,
(Northeast) one window in the gable, a set of three fixed windows in the bay and one door with transom will remain. A glass curtain wall will attach to the house 13'-10" forward of the rear wall using a steel slip joint and flexible neoprene sheet to allow independent movement.

Side Elevation: This will become the southeast elevation at the house's final location. Siding and fenestration are
(Southwest) not present on the rear portion of this elevation and will be replaced, resulting in two new wood windows and two doors, one leading to a new entry ramp and steps. Four individual windows and three sets of three windows in bays, one with transoms, will remain. A glass curtain wall will attach to the house 13'-10" forward of the rear wall using a steel slip joint and flexible neoprene sheet to allow independent movement.

Rear Elevation: This will become the northeast elevation at the house's final location. Missing siding will be
(Southeast) patched. Two windows and two doors on the original wing and two windows on the wider portion of the house will remain.

ATTACHMENT A

PUBLIC COMMENT



ATTACHMENT B

COA APPROVED APRIL 2011

DRAFT

AGENDA ITEM: In**SITE NAME: Arthur B. Cohn House****HPO File no. 110414****SITE LOCATION: 700 Block Avenida de las Americas Boulevard – Protected Landmark****Owner:** City of Houston**Applicant:** Gerald Moorhead – Bailey Architects

Time Frame	Date Accepted	90-day Waiver
	April-6-2011	N/A

SITE INFORMATION: Lots 6, 12 and portions of 7, Block 120, SSBB, being the southwestern 100'x 150', City of Houston, Harris County, Texas. The buildings on the site include the historic Arthur B. Cohn House and William L. Foley House which are both two-story, wood frame residences.

TYPE OF APPROVAL REQUESTED:

The Arthur B. Cohn house is a designated City of Houston Protected Landmark as well as being listed in the National Register of Historic Places and as a Recorded Texas Historic Landmark. In 2003 the Arthur Cohn House, which is the subject of this application, and William Foley House, which is not designated, were relocated to face the newly constructed Avenida de las Americas Boulevard. The owner and applicant requests approval of a certificate of appropriateness for the following work which is a revision to the project which was previously approved by the HAHC at the December 10, 2009 meeting:

- Demolish the one and two story flat roofed additions located at the rear of the building which were added to the 1860's rear portion of the house. The 1860's and 1905 portion of the building will remain intact and the original fenestration at location of addition will be restored;
- Relocate the Arthur B. Cohn House, which requires a Certificate of Appropriateness, as well as relocate the William L. Foley House which is not designated and therefore does not require a Certificate of Appropriateness; The new site for both houses will be located on the eastern half of Block 119, SSBB which is the block located directly north of the buildings' current locations but on the opposite side of Avenida de las Americas. The homes will be facing west on Avenida de las Americas and will be located at the northeast corner of Avenida de las Americas at Texas Avenue and are described by metes and bounds as follows: Lot A, Part of Block 119 and Chenevert Row (Foley House) at northeast corner Block 119 thence 30.0' @ S 125° 36' 2" E, thence 60.0' @ S 35° 36' 42" W, thence 90.0' @ N 54° 23' 18" W, thence 60.0' @ N 35° 36' 42" E, thence 60' @ S 125° 36' 42" E and Lot B, Part of Block 119 and Chenevert Row (Cohn House) at northeast corner Block 119, 60.0' S along the property line, thence 30.0' @ S 125° 36' 2" E, thence 60.0' @ S 35° 36' 42" W, thence 90.0' @ N 54° 23' 18" W, thence 60.0' @ N 35° 36' 42" E, thence 60.0' @ S 125° 36' 42" E.
- The William L. Foley House will be located on the north end of the block and the Arthur B. Cohn House will be located adjacent to it on the lot located immediately to the south; a new building will eventually be constructed on the south end of the block which will serve as a Texas Regional Heritage Tourism Center in conjunction with the historic Cohn and Foley houses;
- The Arthur Cohn House will be placed on a monochromatic brick pier and beam foundation of comparable height to its historic foundation height; The original ashlar type rusticated concrete block and monochromatic clay brick porch column pedestals and ashlar block stoop will be retained and restored and a new set of pedestrian steps will be constructed in their original location; All exterior elements of the house will be restored to original condition and historic materials will be conserved and restored.

CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: In**SITE NAME: Arthur B. Cohn House****HPO File no. 110414****SITE LOCATION: 700 Block Avenida de las Americas Boulevard – Protected Landmark**

HISTORY AND SIGNIFICANCE:

The Arthur B. Cohn House was designated as a City of Houston Landmark by City Council on March 11, 1998 and as a Protected Landmark in the fall of 2005. On November 7, 1985 the Cohn House was listed in the National Register of Historic Places and in that same year, was also designated as a Recorded Texas Historic Landmark. The State Board of Review of the Texas Historical Commission met to consider the relocation of the Cohn House at their January 25, 2003 meeting in Austin. The board voted and approved the proposed relocation of the Cohn House and to allow it to retain its listing in the National Register of Historic Places.

The Arthur Cohn House is composed of three parts. The front portion of the house was constructed in the Queen Anne style in 1905. At that time, it is believed that an earlier home, which was possibly constructed in 1866, was incorporated to the rear of the 1905 structure. The earlier building incorporated at the rear features a steeply pitched gable roof. A flat roofed addition was added on to the earlier rear section of the house and is composed of a two story and one story section.

The earliest portion of the Cohn House, the two story kitchen wing at the rear, may date to as early as 1866. At that time, it was owned and inhabited by Mrs. Winnifred Browne. She was a seamstress and mother of John T. Browne, Mayor of Houston from 1892-1896. In 1885 she sold the property to Thomas Nicholson, a blacksmith. In 1905 his daughter, Mamie Nicholson Lyons, sold the house to Arthur B. Cohn (1871-1938). Cohn married Pauline Fox in the same year he purchased the property for \$4,000. He vastly enlarged the house in the Queen Anne and Colonial Revival styles. Mr. Cohn began his career as an accountant for William Marsh Rice, and was instrumental in the founding of Rice Institute in 1912. Cohn served as Rice Institute's first Business Manager and Assistant Secretary of its Board of Directors. The house was sold to Michael Fitzgerald for \$12,000 in 1912. In 1920 the rear part of the house was enlarged again, when an area behind the dining room was added. In 1964 the house was purchased by St. Francis Charities, which restored it and maintained it as living quarters for nuns and then as a museum open to the public.

APPROVAL CRITERIA FOR RELOCATION OF LANDMARK (historic building)....:**Sec. 33-243. Relocation of landmark, contributing structure or potentially contributing structure.**

(a) The HAHC shall issue a certificate of appropriateness for the relocation of any landmark, contributing structure or potentially contributing structure upon finding that the application satisfies the following criteria:

S D NA

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

- ☒ ☐ ☐ (1) The landmark, contributing structure or potentially contributing structure:
- a. Has architectural or historical value independent of its physical location that will not be diminished with relocation;
The building retains a very high degree of architectural integrity and as such possesses historical and architectural value independent of its current, non-original location. The building represents one of only three surviving single family residences from the upscale residential neighborhoods which were formerly located east of Main Street in downtown Houston.
 - b. Can be moved without significant damage to its physical integrity;
The one block travel distance combined with the good overall condition of the building should not adversely affect the historic integrity of the building. It is common during house relocations of greater distance to remove the existing roof structure including all decking, rafters, and other supports in order to clear power lines, bridges, and low hanging tree branches. The minimal distance to be traveled by this particular building will
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CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: In

SITE NAME: Arthur B. Cohn House

HPO File no. 110414

SITE LOCATION: 700 Block Avenida de las Americas Boulevard – Protected Landmark

not require the deconstruction of the roof and subsequent reconstruction to modern building code standards, thus saving a significant portion of the building's historic materials.

- c. Will be relocated to an area that is compatible with the historical and architectural character of the landmark, contributing structure or potentially contributing structure; and

The building has already been moved once before and its original context within a residential neighborhood is now lost. The building is now surrounded by surface parking lots. The proposed new location will remain within one block of its original location and will maintain its status as one of only two remaining formerly single family residential buildings in that former neighborhood. Furthermore the Cohn House will be located in close proximity to the three remaining historic properties which were once a part of the same historical context as the Cohn House. These include the William L. Foley House which will be moved alongside the Cohn House, Union Station (1911) located across Texas Avenue, and Annunciation Catholic Church (1871 and remodeled 1884-1895) which is located one block away at Crawford between Texas and Captitol.

- d. If located in an historic district, can be relocated without significantly diminishing the integrity of the historic district in which it is located.

Not applicable

- ☒ ☐ ☐ (2) The relocation is necessary to protect the landmark, contributing structure or potentially contributing structure from demolition resulting from a public improvement project;

The Arthur B. Cohn House will be moved to prevent its demolition as the result of road construction which involves the reconfiguration of Avenida De Las Americas Boulevard and the construction of the new Metro Rail Lines Southeast Corridor which will be placed to the north and south side of the houses existing site.

- ☐ ☐ ☒ (3) The applicant has established an unreasonable economic hardship pursuant to the criteria of section 33-247(a)(1) of this Code;

STAFF RECOMMENDATION: Approval of the certificate of appropriateness as requested by the applicant.

CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: In

SITE NAME: Arthur B. Cohn House

HPO File no. 110414

SITE LOCATION: 700 Block Avenida de las Americas Boulevard – Protected Landmark

**Photo of Arthur B Cohn House
On Current Site
Northwest Corner of Rusk Avenue at Avenida De Las Americas**



CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: In

SITE NAME: Arthur B. Cohn House

HPO File no. 110414

SITE LOCATION: 700 Block Avenida de las Americas Boulevard – Protected Landmark

Current Photo of Arthur Cohn and William Foley Houses 700 Block of Avenida De Las Americas



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AGENDA ITEM: In

SITE NAME: Arthur B. Cohn House

HPO File no. 110414

SITE LOCATION: 700 Block Avenida de las Americas Boulevard – Protected Landmark

Photograph Detail of Flat Roofed Addition Proposed for Demolition (Circled)



CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: In

SITE NAME: Arthur B. Cohn House

HPO File no. 110414

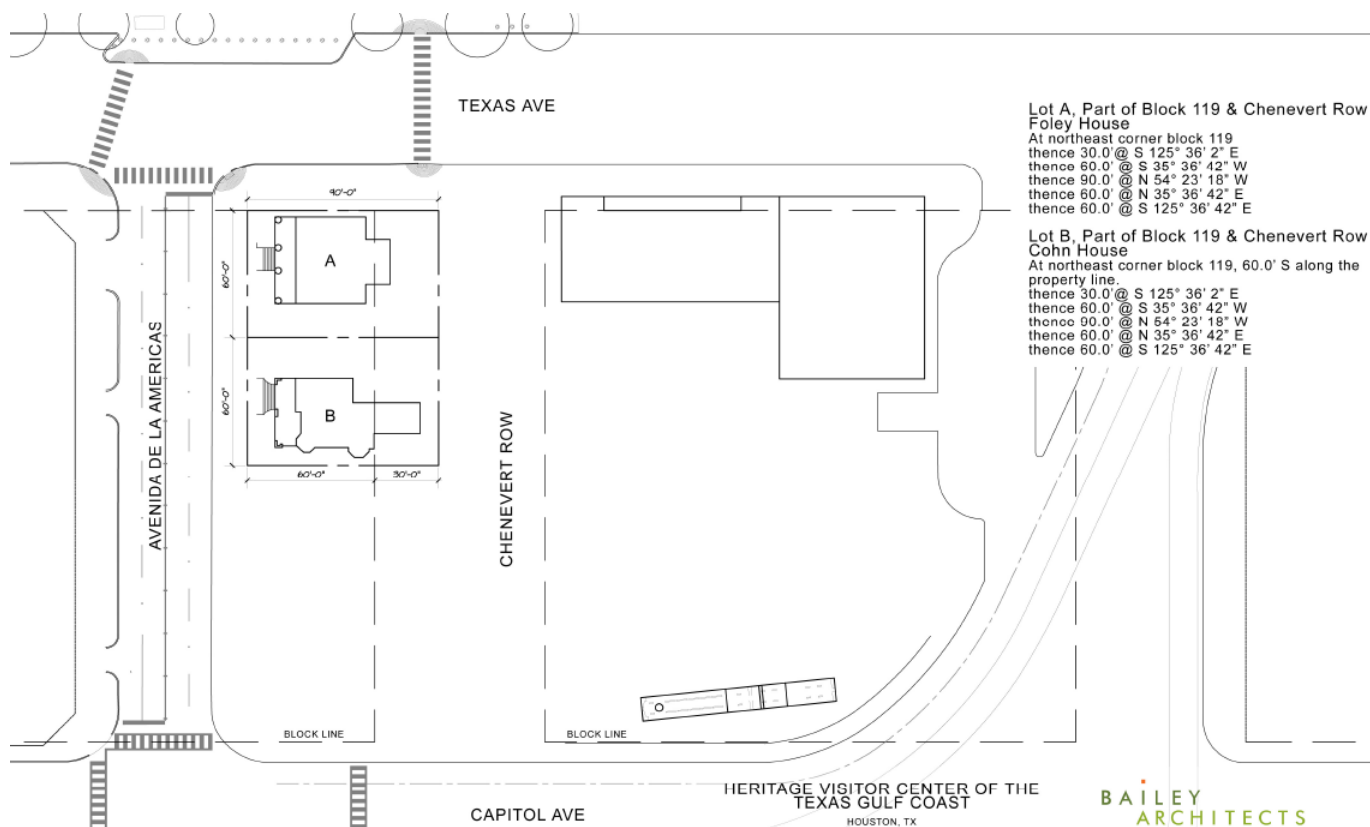
SITE LOCATION: 700 Block Avenida de las Americas Boulevard – Protected Landmark

Aerial View of Existing and Proposed Sites



Proposed New Location Site Plan

CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: In**SITE NAME: Arthur B. Cohn House****HPO File no. 110414****SITE LOCATION: 700 Block Avenida de las Americas Boulevard – Protected Landmark****600 Block of Avenida De Las Americas
Showing Foley House on North end of Block and Cohn House Immediately South****CERTIFICATE OF APPROPRIATENESS**