

CERTIFICATE OF APPROPRIATENESS

Application Date: May 9, 2023

Applicant: Victor Velasquez, Agent

Property: 540 Heights Blvd, Tract 20 & 21, Block 290, Houston Heights Neighborhood Subdivision. The property includes a non-historic 16,894 square foot, three-story brick veneer, wood frame commercial building situated on a 18,750 square foot (125' x 150') corner lot.

Significance: Noncontributing commercial structure, constructed circa 2001, located in the Houston Heights South Historic District.

Proposal: Alteration – installation of sign over 25 SF

- 1 sign is round with an 8' diameter 64 SF- backlit
- 1 sign is rectangle 10' x 3' 4 1/4" – 23.33 SF - backlit



64.00 SQ. FT.



23.33 SQ. FT.

Recommendation: Approval

HAHC Action:

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: -
Effective:



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 TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a **noncontributing structure in an 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) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

(a) 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; and

(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.

(2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

(3) For an addition to a noncontributing structure:

(a) 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 from the property line of similar elements of existing contributing structures in the context area; and

(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO





See following PDF for sign details.

SCOPE OF WORK:

- FABRICATE & INSTALL S/F ILLUMINATED CABINET SIGN SUSPENDED FROM EXISTING CANOPY

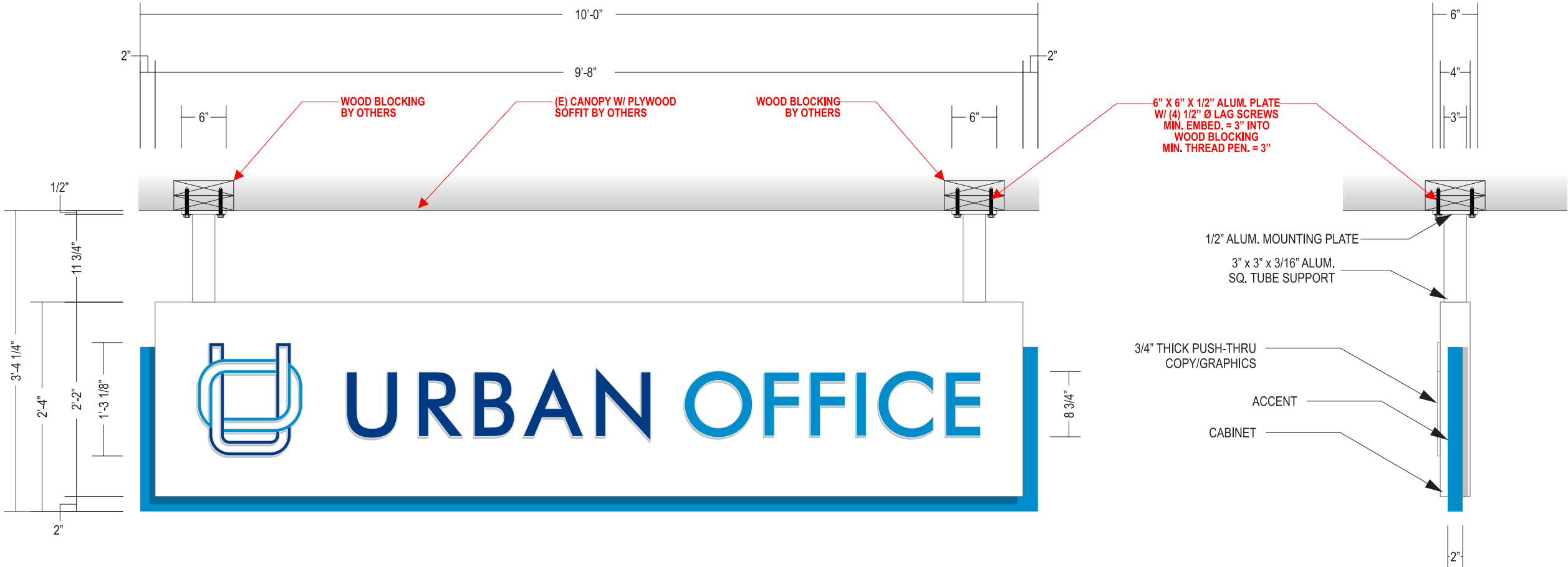
SIGN BODY:

- CABINET:** ALL ALUMINUM CONSTRUCTION - .125" ALUMINUM OVER 2" X 2" X 3/16" ALUM. ANGLE FRAME - FINISH: P1
- ACCENT:** ALL ALUMINUM CONSTRUCTION - 2" X 2" X 3/16" ALUM. SQ. TUBE MECHANICALLY FASTENED TO CABINET; FINISH: P2
- COPY/GRAPHICS:** ROUTED INTO FACE & BACKED W/ 3/4" ACRYLIC MILLED TO EXTEND 3/8" W/ 1st SURFACE V1 & V2 OVERLAY W/ 2nd SURFACE DIFFUSER
- ILLUMINATION:** WHITE LED
- SUPPORTS:** 3" X 3" X 3/16" ALUM. SQ. TUBE W/ 1/2" ALUM. MOUNTING BRACKETS - SUSPENDED FROM EXISTING CANOPY W/ MIN. 3/8" X 5" DEEP NON-CORROSIVE HARDWARE PER QUALIFIED ENGINEERING AS REQUIRED

FINISH SCHEDULE

- PAINT COLORS**
- P1: MP WHITE
 - P2: PTM - PROCESS BLUE C
- VINYL COLORS**
- V1: DPTM - PROCESS BLUE C
 - V2: DPTM - BLUE PMS 294 C

APPROVED BY: _____



23.33 SQ. FT.

SIGN LAYOUT

SCALE: 3/4" = 1'-0"

SECTION DETAIL - END VIEW

SCALE: 3/4" = 1'-0"



PROJECT: URBAN OFFICE - HEIGHTS

LOCATION: 540 HEIGHTS BLVD.

CITY/STATE: HOUSTON, TX 77007

DATE: 02.18.22

SALES / PM: KATHERINE GARRETT

DESIGNER: CHET PRESLEY

DRAWING#: 6397-00

REVISIONS			
A	03.01.22	REVISE SCOPE & LAYOUT	CP
B	03.09.22	ADDED NEW OPTION FOR ST.C	CP
C	03.22.22	ADDED NEW OPTION FOR ST.C	CP
D	04.11.22	REMOVED ST.C & ADDED ST.A - OPT.2	CP
E	04.18.22	REMOVED ST.A - OPT.1	CP
PD	04.21.22	PRODUCTION DRAWING	CP
PD1	05.02.22	PD REVISION - INCLUDING PROD. SURVEY	CP

SIGNATURES	
CLIENT APPROVAL SIGNED: _____	DATE: _____
LANDLORD APPROVAL SIGNED: _____	DATE: _____
SALES APPROVAL SIGNED: _____	DATE: _____

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UL INSTALLATION REQUIREMENTS

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

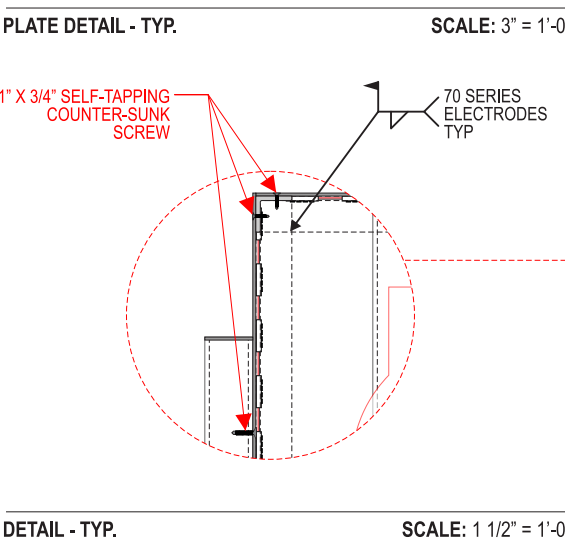
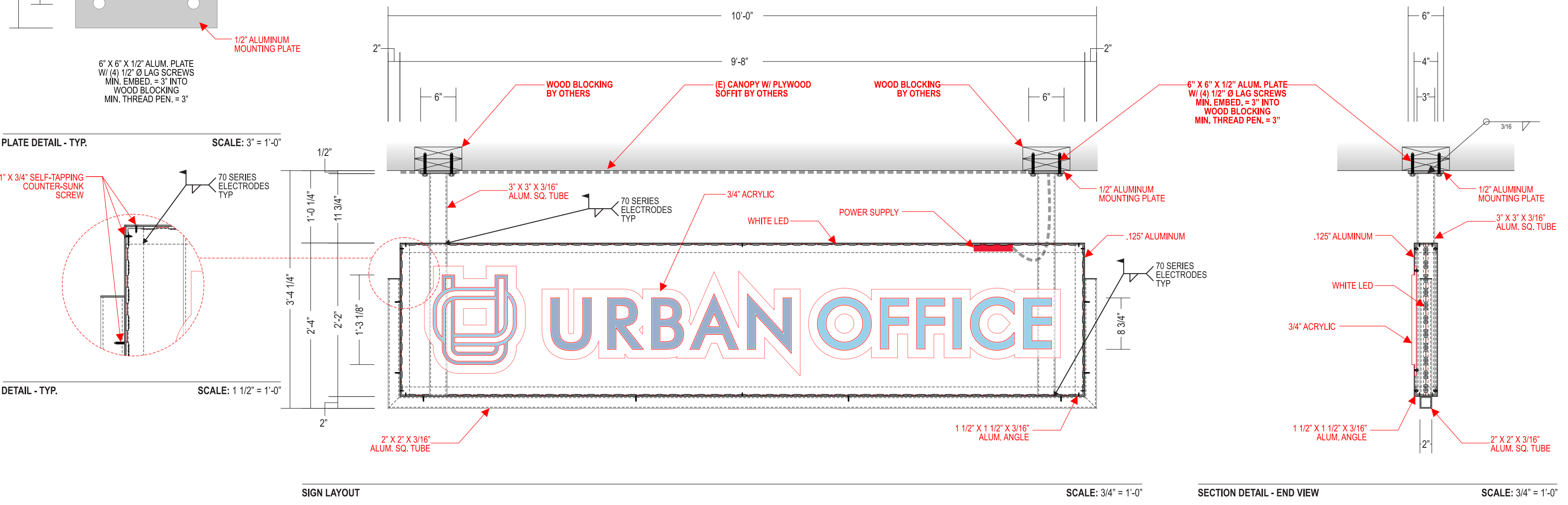
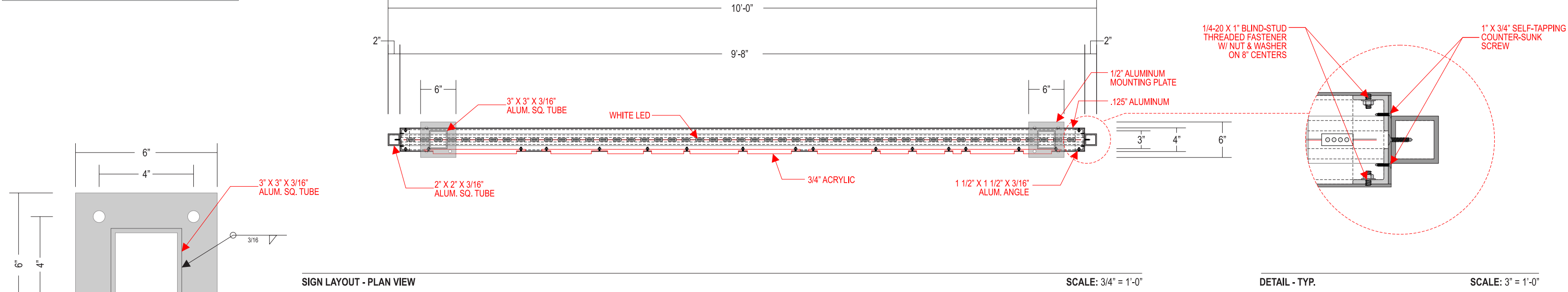
120 VOLT ELECTRICAL SERVICE

SIGN	LED DISPLAY
ELECTRICAL LOAD: 0.8 AMPS 120V	
20 AMP CIRCUIT(S): 1 @ 120V	

PROVIDE PRIMARY ELECTRICAL WITHIN 6' OF STREET END OF SIGN
PROVIDE PRIMARY ELECTRICAL AT CENTER OF SIGN

CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN UNLESS OTHERWISE SPECIFIED

PAGE 4 of 9



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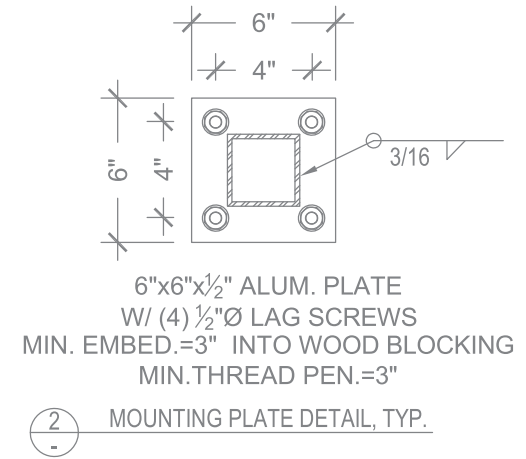
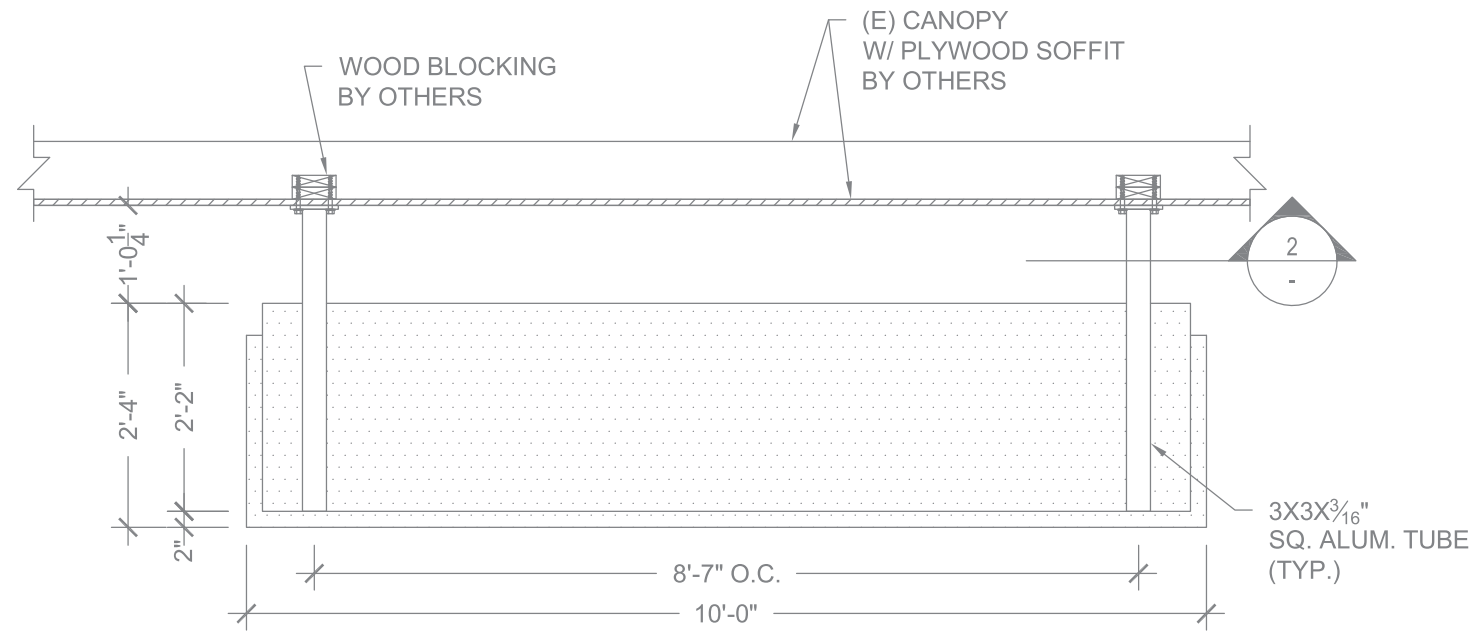
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120 VOLT ELECTRICAL SERVICE

SIGN	LED DISPLAY
ELECTRICAL LOAD: 0.8 AMPS 120V	
20 AMP CIRCUIT(S): 1 @ 120V	

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GENERAL NOTES

1. DESIGN CODE: IBC 2015
2. DESIGN LOADS: ASCE 7-10
3. WIND VELOCITY 135 MPH EXPOSURE C
4. ALUMINUM ELEMENTS 6061-T6
5. LAG SCREWS PER NDS SPECIFICATIONS
6. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
7. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION
8. ALL EXISTING ELEMENTS AND DIMENSIONS TO BE VERIFIED IN FIELD

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DATE: 02.18.22

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120 VOLT ELECTRICAL SERVICE

	SIGN	LED DISPLAY
ELECTRICAL LOAD:	0.8 AMPS 120V	
20 AMP CIRCUIT(S):	1 @ 120V	
PROVIDE PRIMARY ELECTRICAL WITHIN 6' OF STREET END OF SIGN		
PROVIDE PRIMARY ELECTRICAL AT CENTER OF SIGN		
CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN UNLESS OTHERWISE SPECIFIED		



SIGN B QTY: 1

SCOPE OF WORK:
 • FABRICATE & INSTALL S/F ILLUMINATED CABINET SIGN

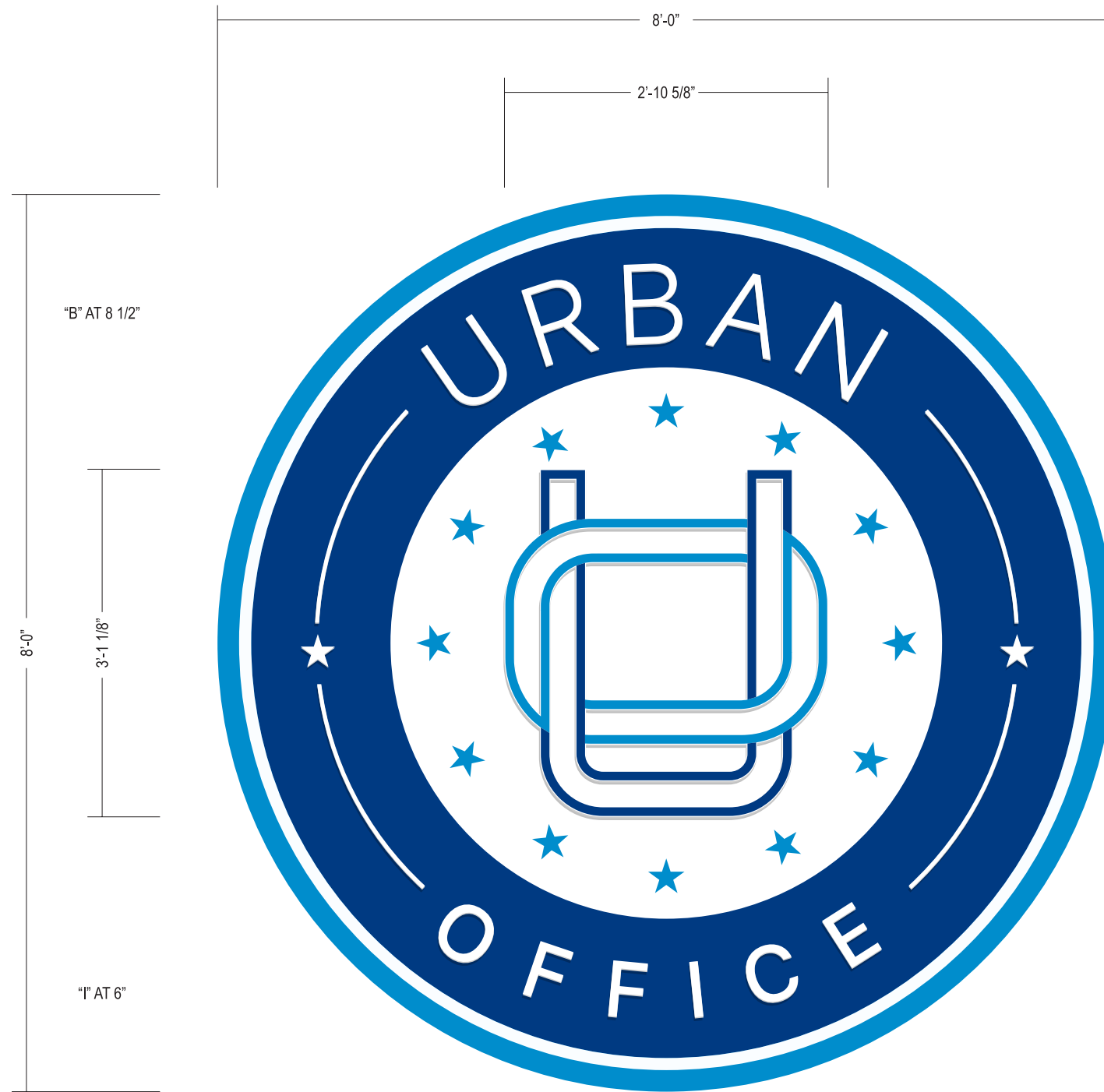
SIGN BODY:
 • **CABINET:** ALL ALUMINUM CONSTRUCTION - .125" ALUMINUM OVER 1 1/2" X 1 1/2" X 3/16" ALUM. ANGLE FRAME - FINISH: P1, P2, & P3
 • **COPY/GRAPHICS:** ROUTED INTO FACE & BACKED W/ 3/4" ACRYLIC MILLED TO EXTEND 3/8" W/ 1st SURFACE V1, V2, & V3 OVERLAY W/ 2nd SURFACE DIFFUSER
 • **ILLUMINATION:** WHITE LED
 • **MOUNTING:** STAND-OFF MOUNT 1/2" FROM WALL W/ MIN. 3/8" X 5" DEEP NON-CORROSIVE HARDWARE PER QUALIFIED ENGINEERING AS REQUIRED

WALL: BRICK

FINISH SCHEDULE

- PAINT COLORS**
- P1: MP WHITE
 - P2: PTM - BLUE PMS 294 C
 - P2: PTM - PROCESS BLUE C
- VINYL COLORS**
- V1: DPTM - PROCESS BLUE C
 - V2: DPTM - BLUE PMS 294 C
 - V3: TRANS. WHITE

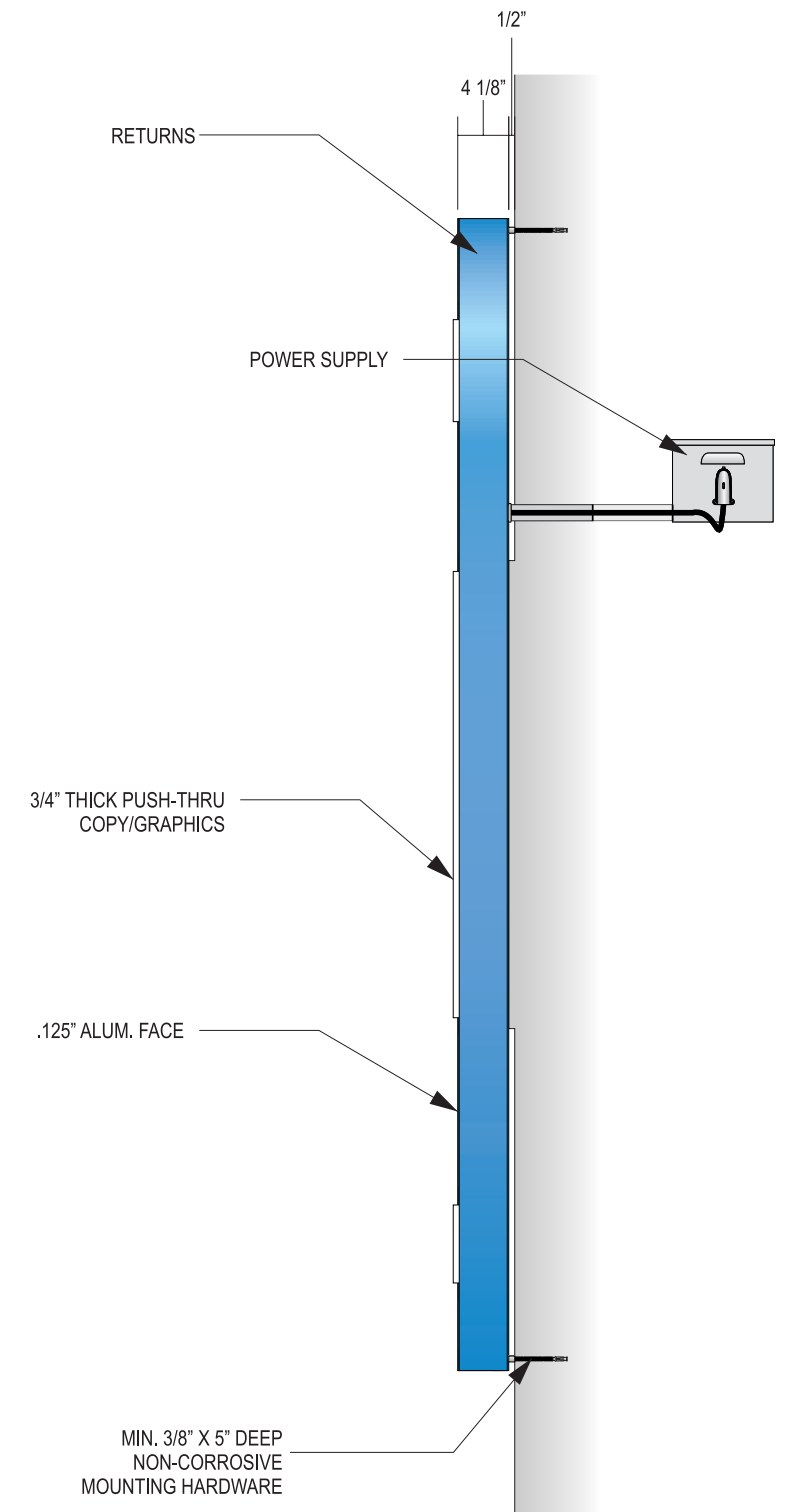
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64.00 SQ. FT.

SIGN LAYOUT

SCALE: 3/4" = 1'-0"



SECTION DETAIL - END VIEW

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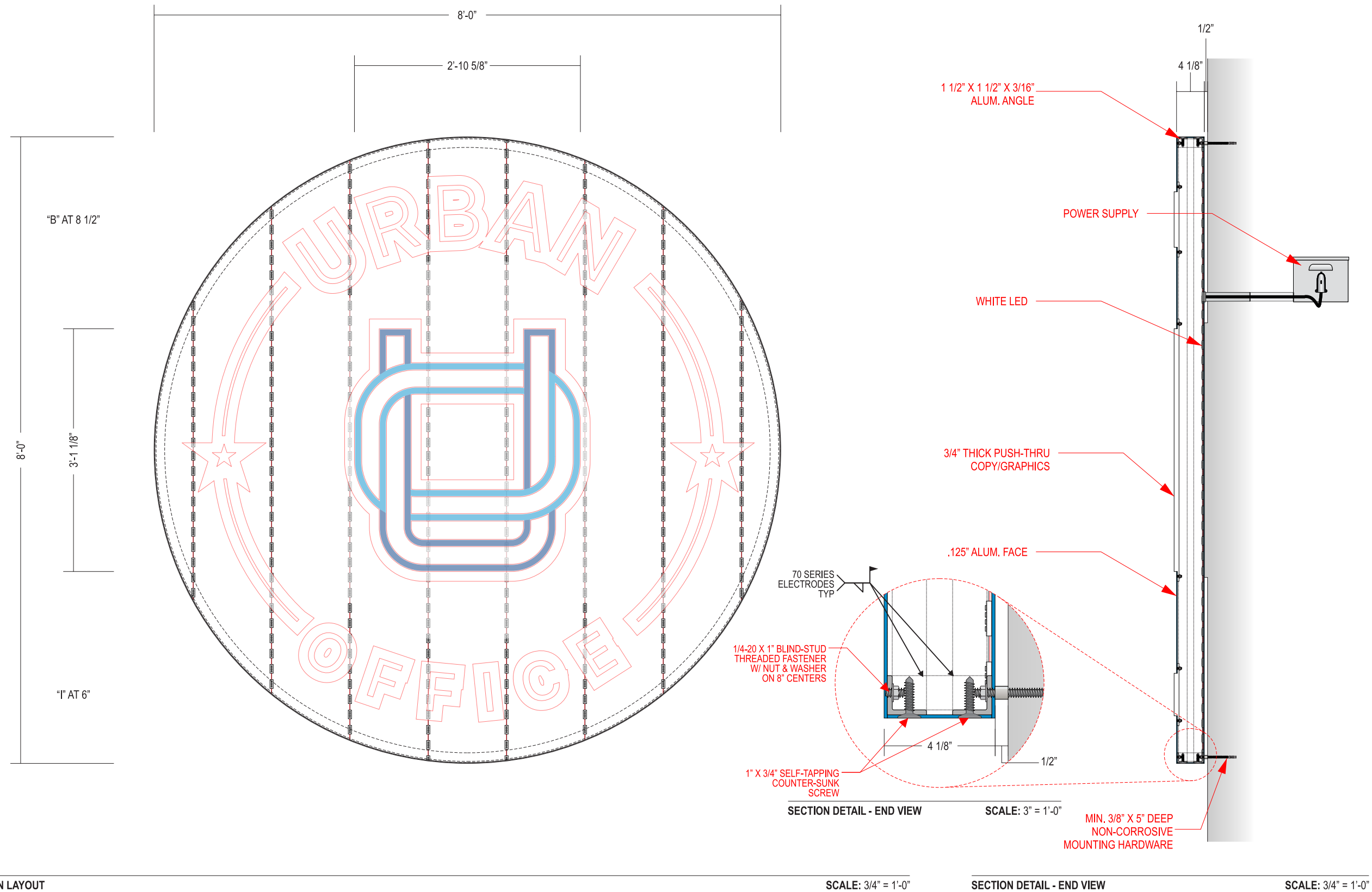
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120 VOLT ELECTRICAL SERVICE

SIGN	LED DISPLAY
ELECTRICAL LOAD: 2.1 AMPS 120V	
20 AMP CIRCUIT(S): 1 @ 120V	

PROVIDE PRIMARY ELECTRICAL WITHIN 6' OF STREET END OF SIGN
 PROVIDE PRIMARY ELECTRICAL AT CENTER OF SIGN
 CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN UNLESS OTHERWISE SPECIFIED





SIGN LAYOUT

SCALE: 3/4" = 1'-0"

SECTION DETAIL - END VIEW

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