

CERTIFICATE OF APPROPRIATENESS

Application Date: November 7, 2024

Applicant:, Yi Liang, agent for the owner

Property: 550 Heights Blvd., Block 290, Lot Res A, Houston Heights South Neighborhood Subdivision. The property includes a non-historic 8,032 square foot, single-story concrete block building, with a stone veneer with painted stucco façade panels, it is a retail multi-occupancy building situated on a 20,382 square foot lot (100' x 160) corner lot.

Significance: Non-contributing contemporary style retail building, constructed circa 2003, located in the Houston Heights South Historic District.

Proposal: Alteration – installation of 2 signs over 25 SF

- 332 1/2 sq. ft. total area of 2 signs, which area non-illuminated
• Meets Heights Design Guidelines
• Sign constructed of aluminum, mounted acrylic cutout letters, applied vinyl graphics on aluminum, sign mounted with hardware on to stucco wall.

NON-ILLUMINATED

See attached drawings for details

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval
HAHC Action: -

Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap (if originally present) must be retained except where removal or replacement has been explicitly approved per this Certificate. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and removal can cause torquing, 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.

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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:

[X] [] [] (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

[X] [] [] (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.

[] [] [X] (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.

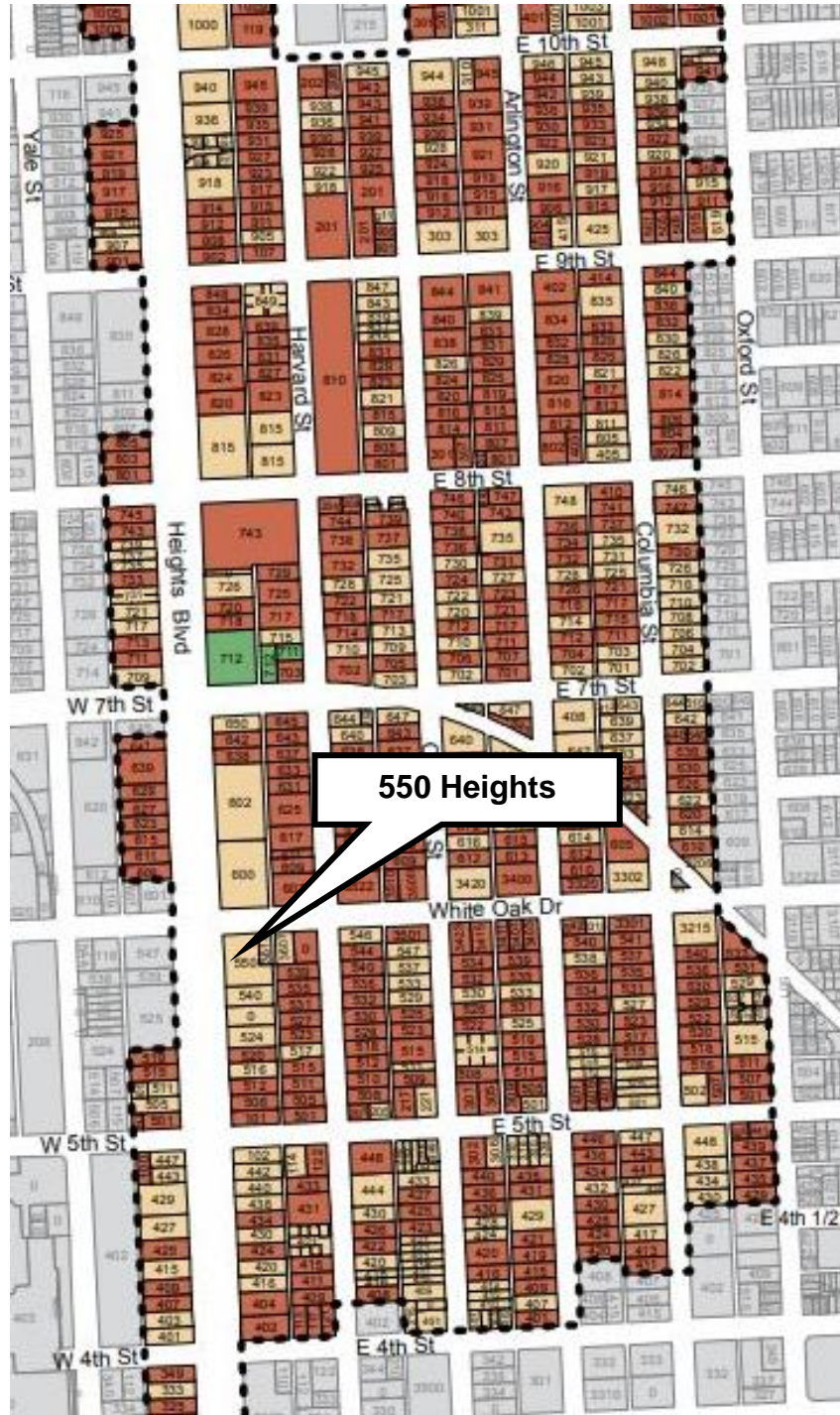
(3) For an addition to a noncontributing structure:

[] [] [X] (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

[] [] [X] (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

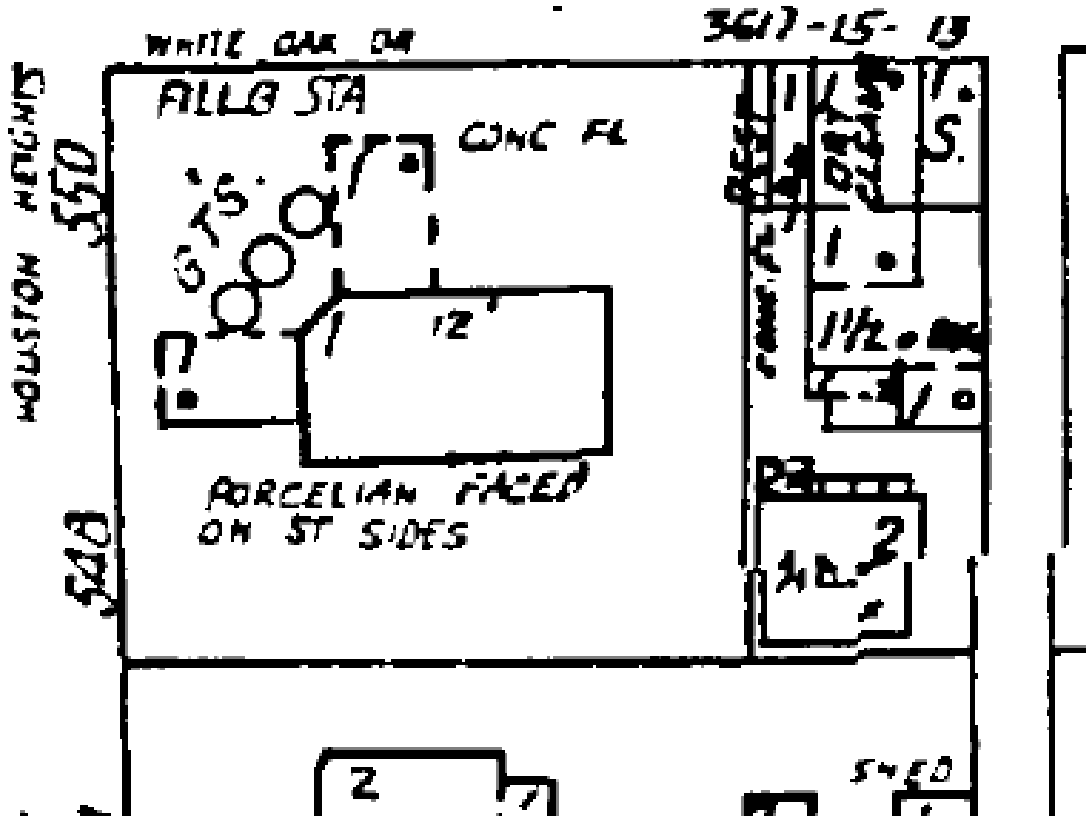
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



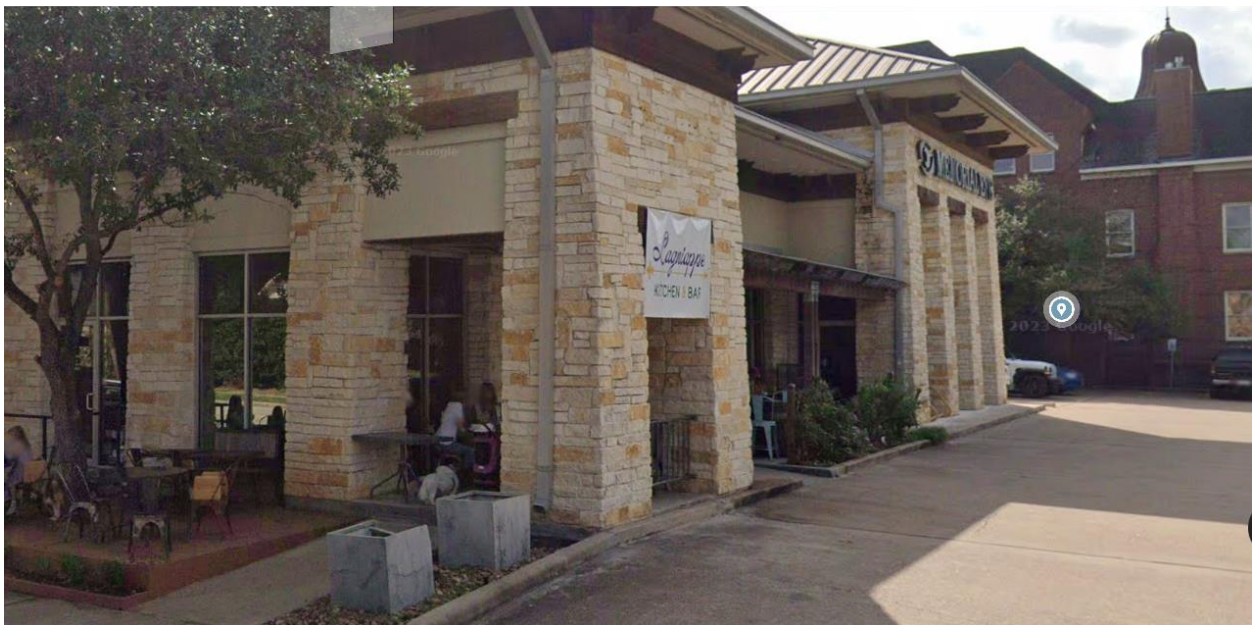
Building Classification

- Contributing
- Non-Contributing
- Park

SANBORN MAP



CONTEXT AREA



INVENTORY PHOTO



SITE - EXISTING & PROPOSED

Sign View:



Before

After



PROPOSED SIGN WILL NOT BE INTERNALLY ILLUMINATED



環球招牌

Global Advertisement Corporation

12317 Bellaire Blvd #100

Houston, TX 77072

Tel: 832-232-8852

Office: 346-492-8343

Email: globalad92@gmail.com

Project Name

Cooking Girl Heights

Date

11/02/2023

Designer

HaiYan Wang

Customer

Li Luo

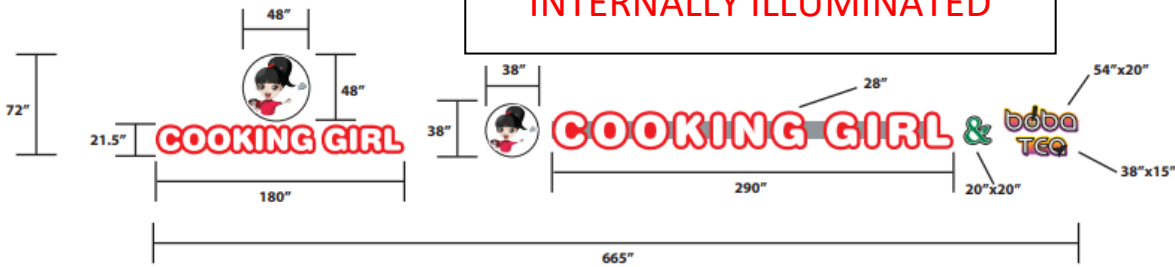
Customer Approval

Management Approval

SIGN DETAILS

Sign Detail:

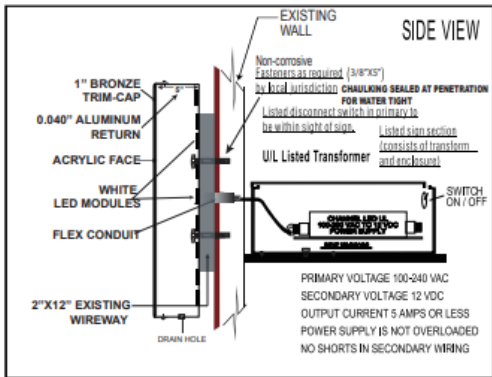
PROPOSED SIGN WILL NOT BE INTERNALLY ILLUMINATED



48"X48", 38"X38" LOGO, 28" CHANNEL LETTERS
180"X21.5", 20"X20", 54"X20", 38"X15" LIGHT BOXES
DETAILS

DETAILS:

1. 48"X48", 38"X38" LOGO, 28" CHANNEL LETTERS
180"X21.5", 20"X20", 54"X20", 38"X15" LIGHT BOXES
W/ WHITE ACRYLIC AND VINYLs W/ 2"X12" WIREWAY
2. 3/16" WHITE ACRYLIC
3. .040x5"(d) BRONZE ALUMINUM RETURN
4. 1" BRONZE TRIM-CAP
5. UL LIST LED MODULE IP-68 WHITE
6. PRIMARY VOLTAGE 100-240V AC
SECONDARY VOLTAGE 12V DC
OUTPUT CURRENT 5 AMPS OR LESS
POWER SUPPLY IS NOT OVERLOADED
NO SHORTS IN SECONDARY WIRING



ELECTRICAL DETAILS

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