

CERTIFICATE OF APPROPRIATENESS**Application Date:** November 5, 2025**Applicant:** David Hernandez, owner**Property:** 907 Franklin Street (913-915 Franklin: Bayou Lofts), Unit 3D, .0087 Int Common Land & ELE, Bayou Lofts Condo 8th Amend. The property includes a historic nine-story mixed use masonry building situated on a corner lot.**Significance:** Contributing Neo-Classical building, constructed circa 1911, located in the Main Street Market Square Historic District.**Proposal:** Alteration – Sign, Awning/Canopy

****Proposed work is already complete and installed**** The scope of work satisfied the criteria to be reviewed and approved administratively but was completed without prior HOP review. ******

The applicant proposes new signage at the corner of Travis and Franklin Streets, as well as five awnings to the street facing elevations of the building. Details include the following:

- Sign (A):
 - o 5'-10" x 3'-4"
 - o 18'-4" max height of sign
 - o 6" cabinet box sign is mounted directly to the building wall with non-ferrous bolts and bracket mount. Sign face is lit by flex tubing white LED neon lights.
 - o Face of sign is weather resistant treated lumber, flexible LED neon mounted routed clear acrylic. Cabinet box mounted via aluminum support brackets and plates that are bolted into the building.
- Awning/Canopies (B & C):
 - o Aluminum awnings mounted directly to the building wall with non-ferrous fasteners. Canopy is fixed over the metal framing advertising the business logo.
 - o B: Southwest Elevation (fronting Franklin Street):
 - Awning 1 = 2'-0" x 3'-0" x 13'-6"
 - Awning 2 = 2'-0" x 3'-0" x 14'-6"
 - Awning 3 = 2'-0" x 3'-0" x 14'-6"
 - 18'-0" max height of awnings
 - 50'-0" full width of all three awnings combined
 - 70'-0" frontage
 - o C: Northwest Elevation (fronting Travis Street):
 - Awning 1 = 2'-0" x 3'-0" x 13'-6"
 - Awning 2 = 2'-0" x 3'-0" x 14'-6"
 - 20'-0" max height of awnings
 - 33'-0" full width of both awnings combined
 - 83'-0" frontage

Recommendation: -Denial of a COA and Issuance of a COR for work completed as submitted.**HAHC Action:** -**Draft is subject to change**

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:

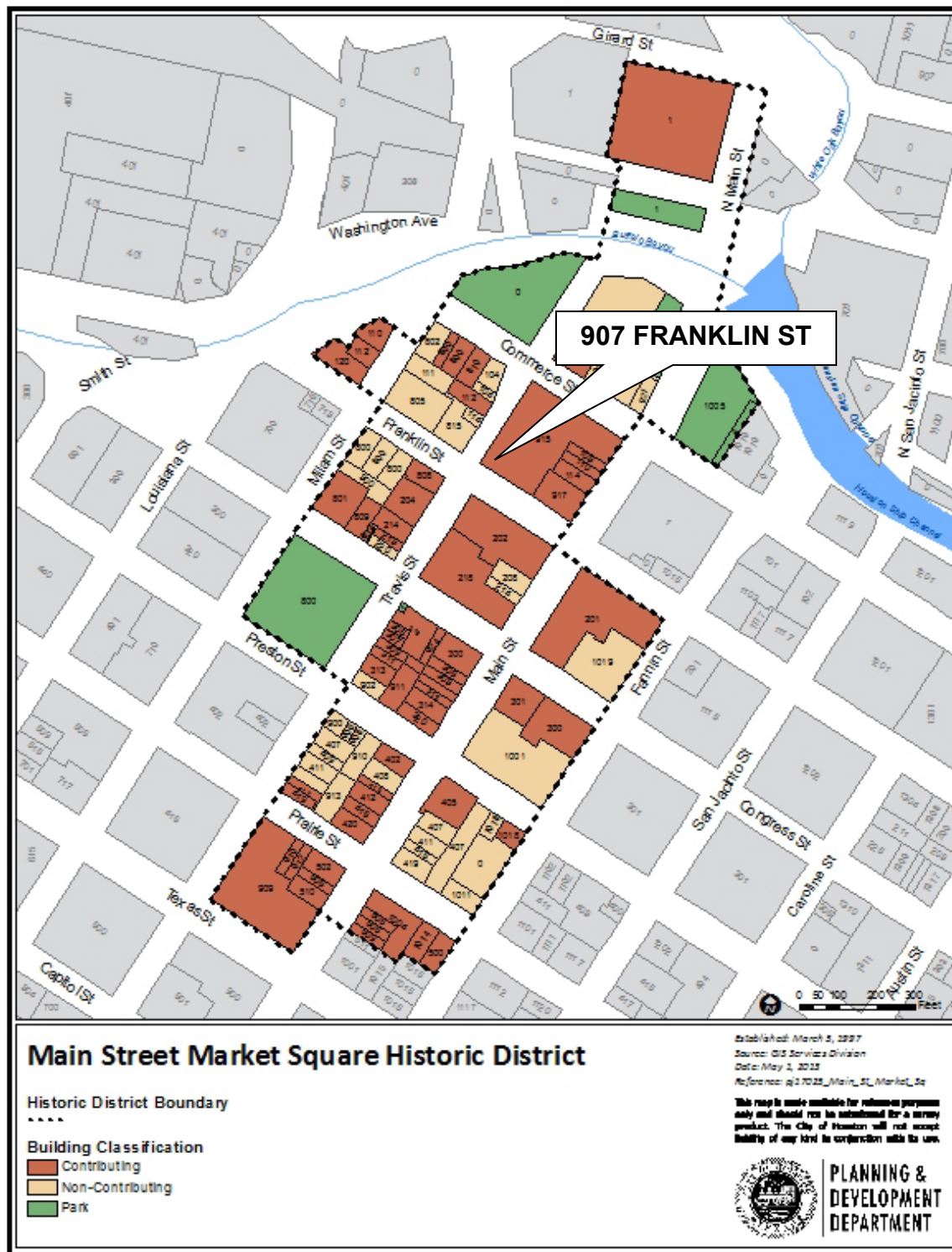
| S | D | NA | | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|--------------------------|-------------------------------------|------|---|-----------------------------|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 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; | | |
| <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. | | |

ADMINISTRATIVE APPROVALS

Sec. 33-241.1(c): The director is authorized to issue a certificate of appropriateness for the following activities if the director finds that the proposed activity will be performed in a manner that satisfies the criteria for alterations, additions, or new construction in this article, as applicable. If the director finds that an application for a certificate of appropriateness pursuant to this subsection does not satisfy the applicable criteria, or that the application does not satisfy the general intent and purposes of this article, the director shall refer the application to the HAHC for consideration.

| A | NA | | A - applies | NA - not applicable |
|-------------------------------------|-------------------------------------|--|-------------|---------------------|
| | | (4) Installation of: | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | a. Burglar bars | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | b. Accessibility ramps or lifts | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | c. Low-profile skylights, shutters, solar panels, antennae, satellite dishes, or other roof equipment installed on the front half of the roof; and | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | d. Awnings and canopies; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | (7) Installation of signs attached to the exterior of a building that: | | |
| | | a. Do not compromise historic exterior features on the structure; | | |
| | | b. Are 25 square feet or less in total area; and | | |
| | | c. Are installed without damage to significant historic material. | | |

DISTRICT MAP



INVENTORY PHOTO



HISTORIC PHOTO



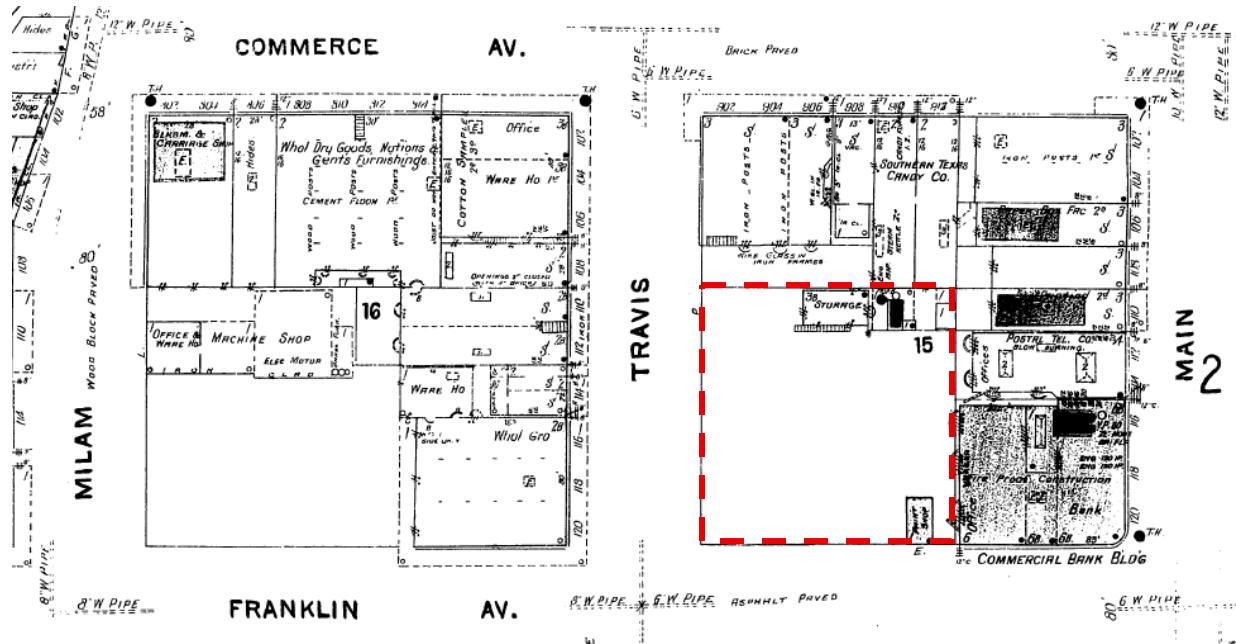
CURRENT PHOTOS



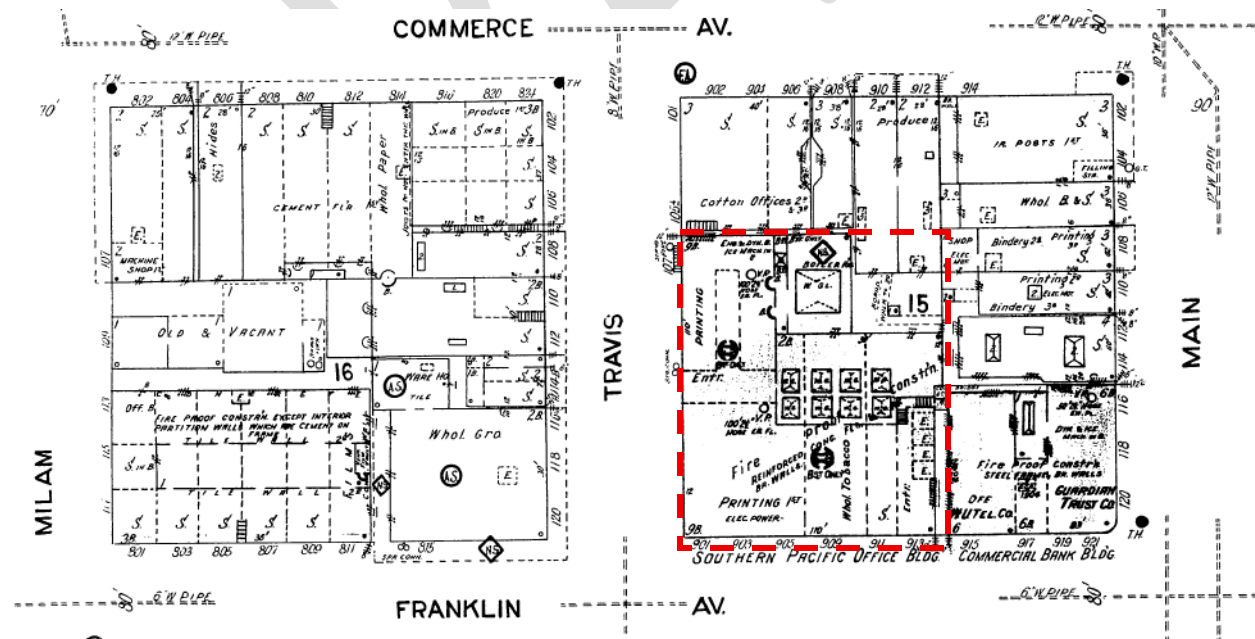


HISTORIC DOCUMENTATION

1907 SANBORN

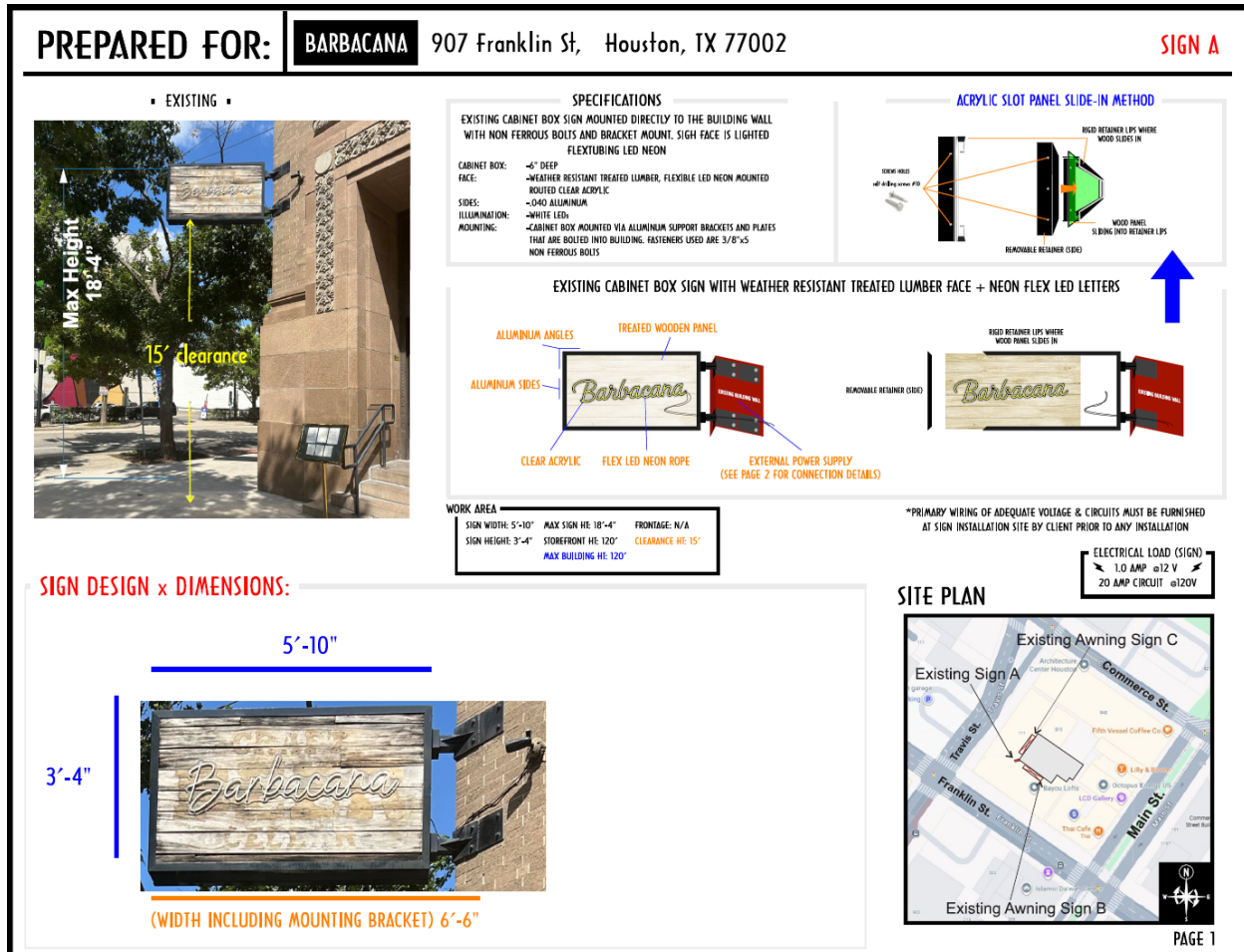


1924 SANBORN



SIGN A – LED LIT CORNER BOX SIGN

PROPOSED



PREPARED FOR:

BARBACANA

907 Franklin St, Houston, TX 77002

SIGN A



Existing Sign A

Mounted Electrical LED Pre fabricated
Flex tubing LED Neon Sign.
Two sided stainless steel fabricated box
and frame with wood faces,

-New 55" long LED silicone, acrylic "Barbacana" lettering to be installed on both sides (2) of the existing signage to a clear acrylic cut to lettering size backboard that properly fastens to the 68" x 38" wooded façade on the signs face(s).

-Electrical power for the new LED sign/lettering to be pulled from the two (2) existing dusk to dawn LED light fixtures on the nearby building façade, 120v, using flexible electrical conduit line runs.



Installation
Fastener Min 5"X3/8"



Additional LED Sign Info

- [Advanced Waterproof Technology] Personalized led neon sign adopts advanced waterproof technology and durable materials, and features an IP67-rated waterproof, ensuring its longevity and continuous performance. It can work in extremely harsh weather, such as rainy or snowy, and perfect suitable for outdoor use, such as outdoor weddings, community markets, camping parties, courtyard garden decorations, no need to worry about damage caused by moisture or environmental factors.
- [Safety & Durable] All of the outdoor neon sign customizable are made of high-quality flexible silicone led light tube and hard clear acrylic plate. Our led personalized neon sign has excellent heat resistance, no need to worry about overheating of neon lights for long-term use, safe to touch, quiet when lighting, no risk of glass breakage, built to last with 100,000+ hrs Lifespan and the best 3D illuminating effect.
- [Perfect Outdoor Application] Outdoor custom neon signs are versatile and are commonly employed for business signage, outdoor advertising, storefront displays, event decorations and so on. It's waterproof construction ensures that it remain operational and maintain their visual appeal even during harsh weather, making it a reliable signage option for outdoor environments. Meanwhile, the custom-led signs helping

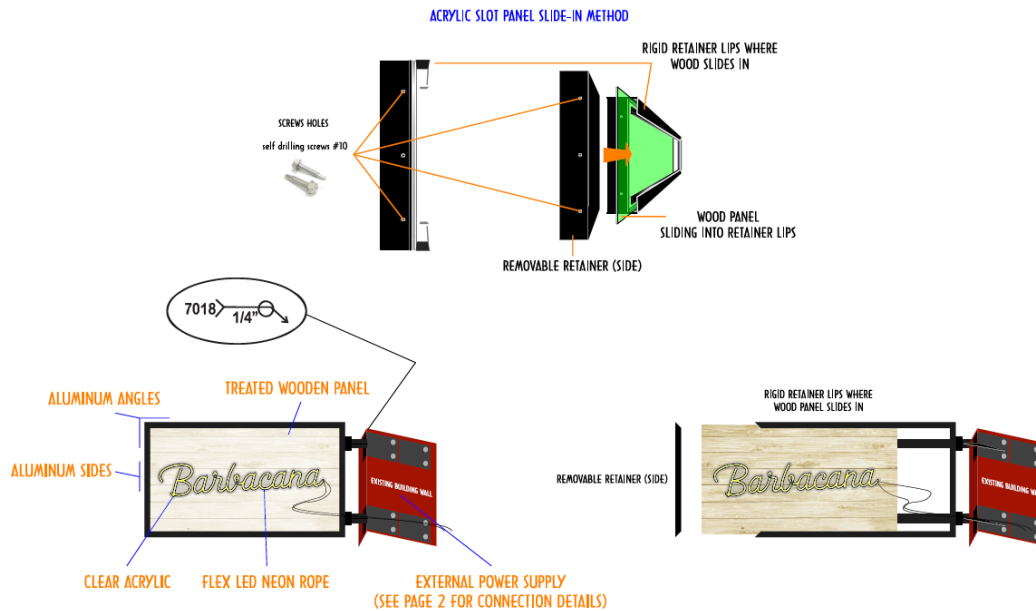
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PREPARED FOR:

BARBACANA

907 Franklin St, Houston, TX 77002

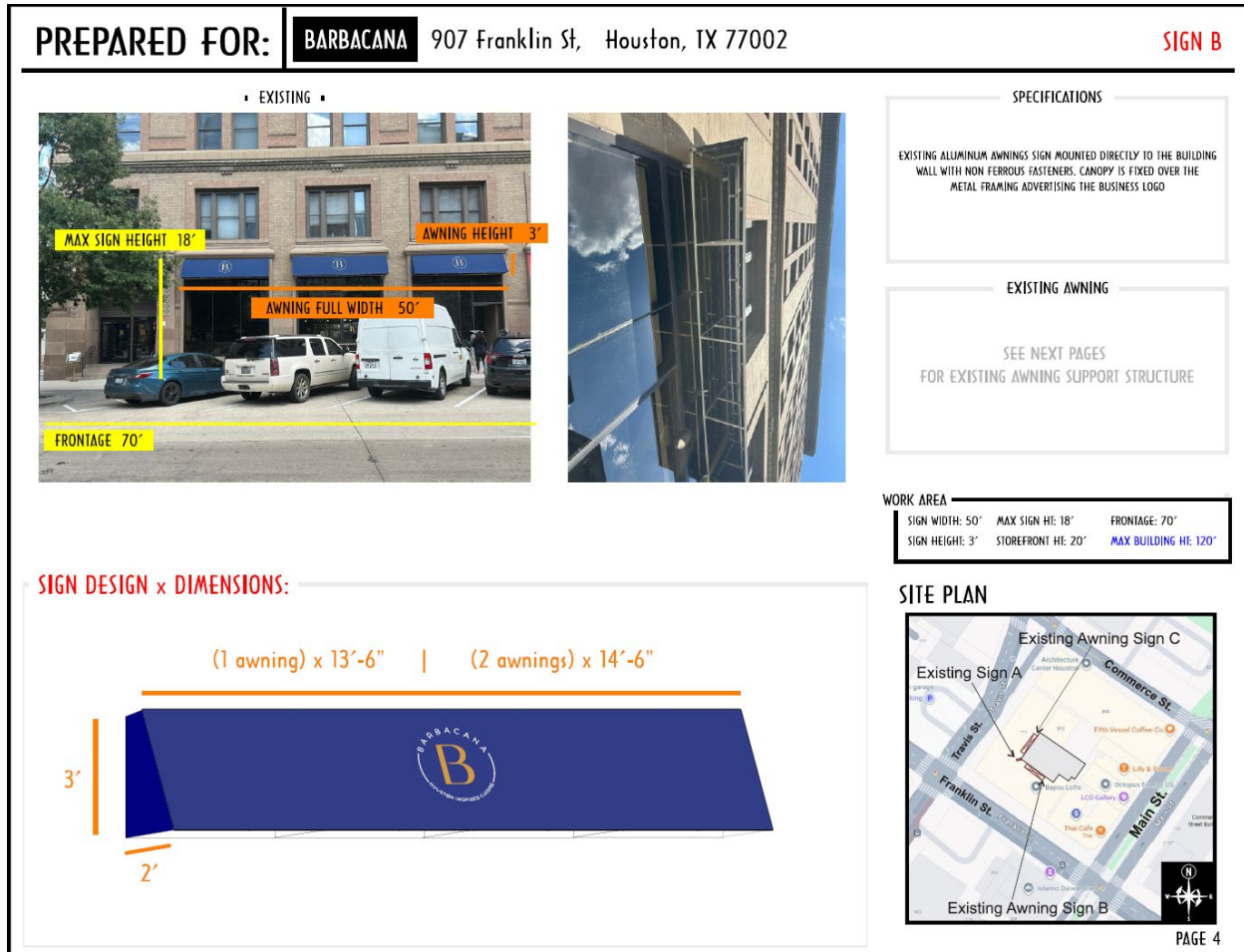
SIGN A



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SIGN B – SOUTHWEST ELEVATION AWNINGS (FRANKLIN STREET)

PROPOSED



SIGN C – NORTHWEST ELEVATION AWNINGS (TRAVIS STREET)

PROPOSED

| | | | | | | | | |
|--|--------------------|--|-----------------|------------------|---------------|-----------------|--------------------|-----------------------|
| PREPARED FOR: BARBACANA 907 Franklin St, Houston, TX 77002 | | SIGN C | | | | | | |
| <p>• EXISTING •</p>   | | <p>SPECIFICATIONS</p> <p>EXISTING ALUMINUM AWNINGS SIGN MOUNTED DIRECTLY TO THE BUILDING WALL WITH NON FERROUS FASTENERS. CANOPY IS FIXED OVER THE METAL FRAMING ADVERTISING THE BUSINESS LOGO</p> | | | | | | |
| | | <p>EXISTING AWNING</p> <p>SEE NEXT PAGES FOR EXISTING AWNING SUPPORT STRUCTURE</p> | | | | | | |
| <p>SIGN DESIGN x DIMENSIONS:</p>  | | <p>WORK AREA</p> <table border="1"><tr><td>SIGN WIDTH: 33'</td><td>MAX SIGN HE: 18'</td><td>FRONTAGE: 83'</td></tr><tr><td>SIGN HEIGHT: 3'</td><td>STOREFRONT HE: 20'</td><td>MAX BUILDING HE: 120'</td></tr></table> | SIGN WIDTH: 33' | MAX SIGN HE: 18' | FRONTAGE: 83' | SIGN HEIGHT: 3' | STOREFRONT HE: 20' | MAX BUILDING HE: 120' |
| SIGN WIDTH: 33' | MAX SIGN HE: 18' | FRONTAGE: 83' | | | | | | |
| SIGN HEIGHT: 3' | STOREFRONT HE: 20' | MAX BUILDING HE: 120' | | | | | | |
| | | <p>SITE PLAN</p>  | | | | | | |
| | | PAGE 5 | | | | | | |

PREPARED FOR: BARBACANA 907 Franklin St, Houston, TX 77002

SIGN B & C

FRONT VIEW (14'-6" WIDTH)

8 TOTAL SUBSECTIONS

14'-6"

36"

BOTTOM VIEW

4 TOTAL SUBSECTIONS

BACK VIEW

4 TOTAL SUBSECTIONS

ANGLED VIEW (BOTH)

FRONT VIEW (13'-6" WIDTH)

8 TOTAL SUBSECTIONS

13'-6"

36"

BOTTOM VIEW

4 TOTAL SUBSECTIONS

BACK VIEW

4 TOTAL SUBSECTIONS

SIDE VIEW

8"

36"

24"

MIDDLE ALUMINUM SUPPORT BAR

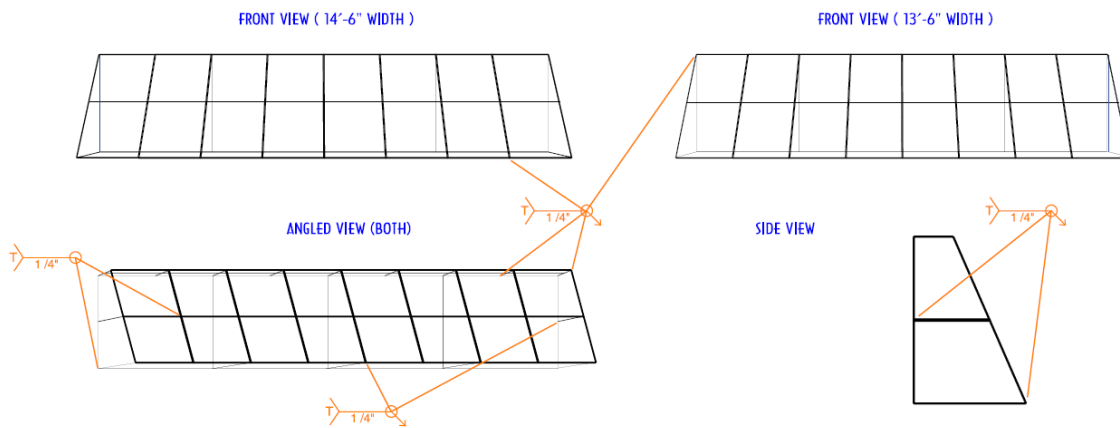
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BARBACANA

907 Franklin St, Houston, TX 77002

SIGN B & C



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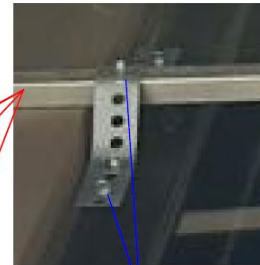
PREPARED FOR:

BARBACANA

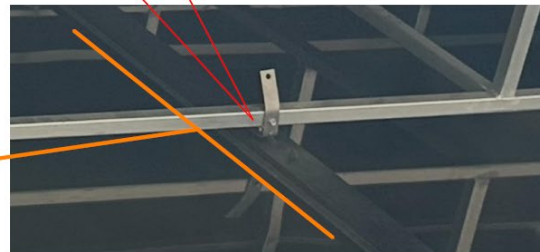
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SIGN B & C

VARIOUS EXISTING FASTENERS



1" SELF-TAPPING SCREWS



FASTENED TO BUILDING WALL ON EDGES
AND ON THE WINDOW FRAME IN MIDDLE SECTION

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