



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

ITEM 30
HPO File #: HP2026_0086

April 23rd, 2026

3709 Montrose Blvd.
Audubon Place

Applicant: Louis Espinosa, agent

Property: 3709 Montrose Blvd. Houston, T.X. 77006 unrestricted reserve A, block 1, Montrose Car Care. This reserve has 0.1770 acres (7,710 SF) of land.

Significance: This is a non-contributing commercial structure in the Audubon Historic District. Currently stands a 2,132 SF two-story commercial building as a car repair shop and office. The ridge height of this structure is 26'5".

Proposal: Alteration –Storefront signage

The proposal is as follows:

- Over 28 sq. ft. of signage mounted on the building
- 2 wall mounted signs
 - 1: Autocare: sign type N3 – new and electrical – width: 14'3" Height: 1'-8"
 - 2: BODYWORK: sign type N3 - new and electrical. Width: 14'3" Height: 1'8"
- 3/16 Face and back plate illuminated lettering
- 120 Volt dedicated service accessible, provided by individual tenants
- 1 Free standing ground sign that is part of scope of work but is exempt from historic regulation

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -



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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

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(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;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(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;
(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;
(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;
(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;
(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;
(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
(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.



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DISTRICT MAP

3709 MONTROSE BLVD.





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CURRENT PHOTO





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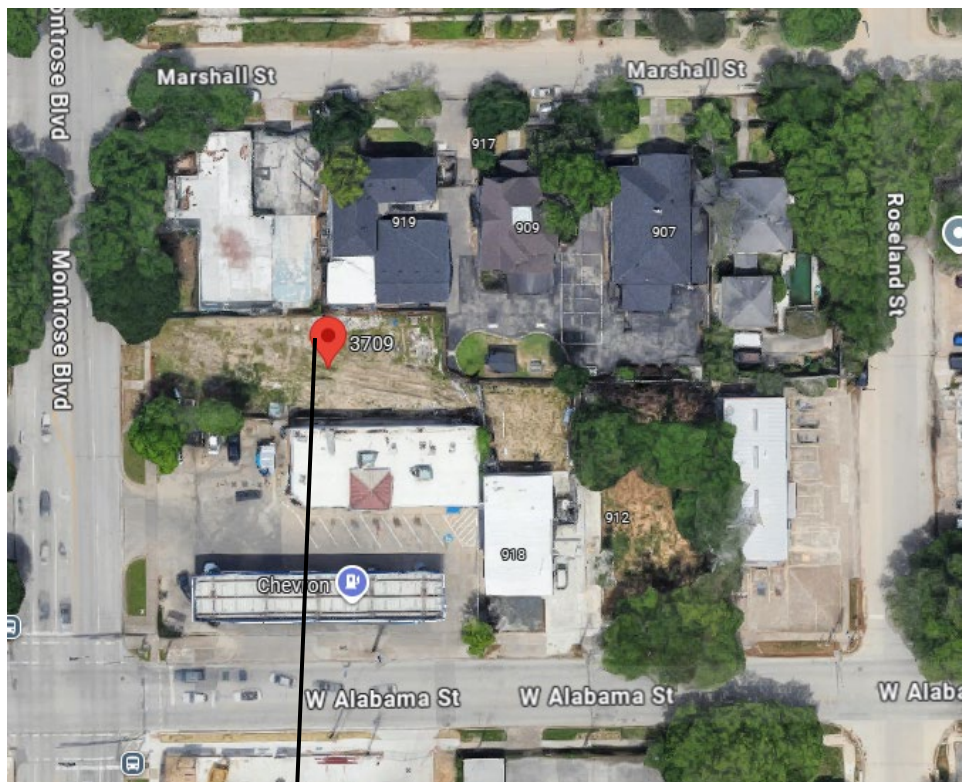
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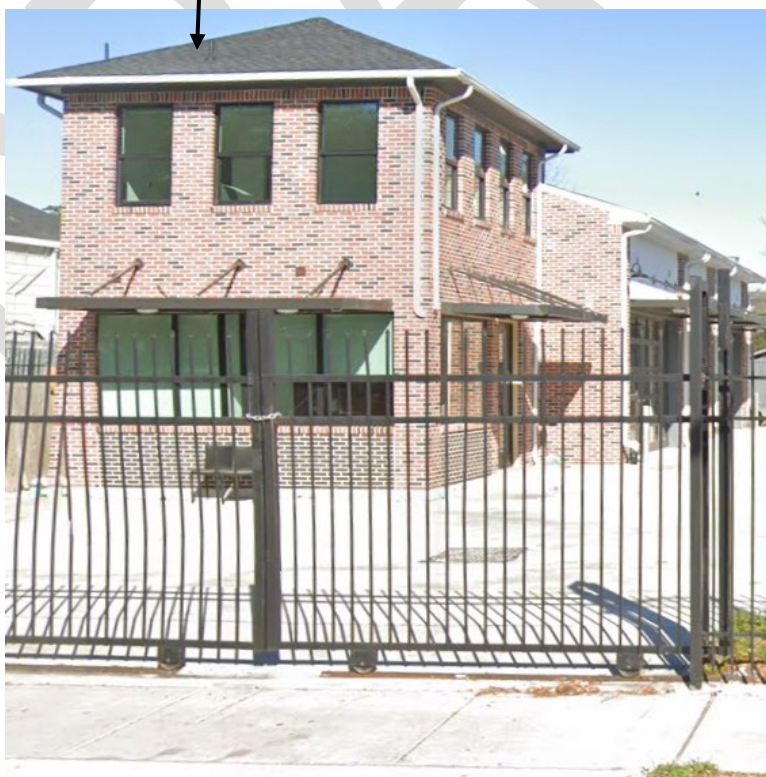
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CURRENT PHOTOS CONTINUED



3709 Montrose Blvd.





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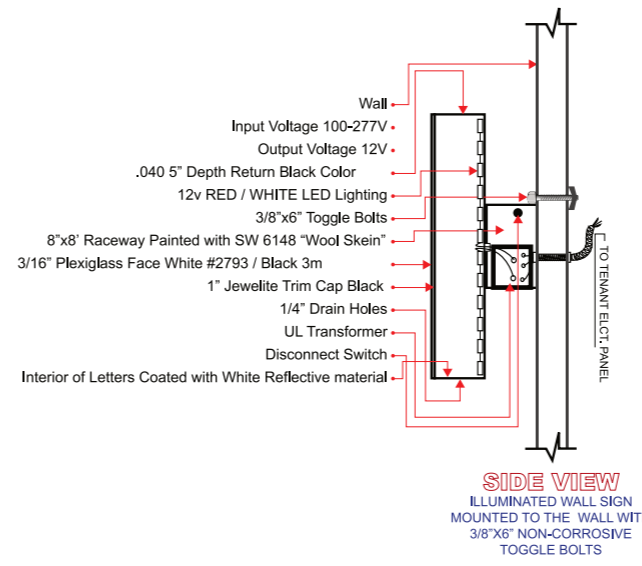
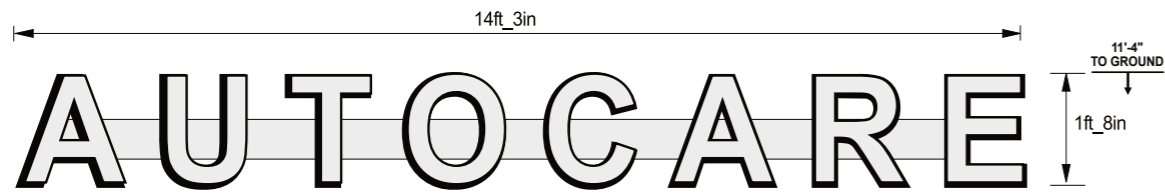
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Audubon Place

SEE ATTACHMENT

DRAFT



3709 Montrose Blvd. Houston, TX. 77006

EXISTING

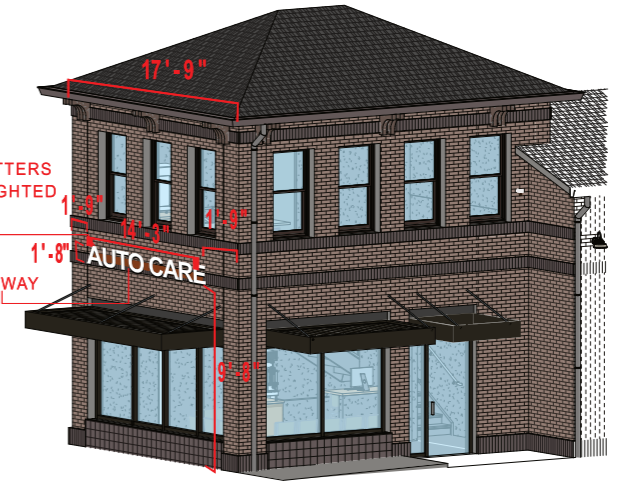
SPECIFICATIONS:

NOTE: 14ft_1 x 5ft x 11ft_4in ILLUMINATED CHANNEL LETTER SIGN (OVERALL Sign square footage 70.4sf)
 * RETURN: 4.5in .040 Aluminum (Black Color).
 * TRIM CAP: 1in (Black Color).
 * FACE: 3/16in (White Color) Acrylic.
 * BACK PLATE: 3/16in (Clear) Acrylic.
 * LED: RGB LED Modules 6500k
 * WIREWAY: 2in X 7in Painted to match (Building Color)
 * HARDWARE: 3/8" X 6in Concrete anchor Bolts to hold wireway to hold on building.
 #10 Self Tap screws on channel Letters back plate to hold on wireway.
 #8 Self Tap screws on Trim cap Face to hold on Sign Return.
 *UL TRANSFORMERS: Input 100-277V, 50/60 Hz, 4AMP / OUTPUT: 12 V, 200W
 *RACEWAY: 7"X7" ALUMINUM PAINTED TO MATCH BUILDING FASCIA
 *ATTACHED TO THE WALL BY USING 3/8"x6" NON-CORROSIVE BOLTS
 (THERE WILL BE ONE RACEWAY FOR THIS PROJECT) ONE FOR EACH WORD ("AUTO CARE")

ELECTRICAL REQUIREMENTS:
 120 volt dedicated service accessible, if applicable) provided by individual tenants.

ILLUMINATED CHANNEL LETTERS - WALL SIGN

PROPOSED



SIGN "B"

COLORS

- ALUMINUM COLORS:**
- Black (dashed line) RETURNS
 - Black (dashed line) RETAINERS
- PLIXIGLASS COLORS:**
- White (dashed line) FACE
- TRANSLUCENT VINYL COLORS:**
- White (dashed line)

PLOT PLAN



3709 Montrose Blvd. Houston, TX. 77006



281.451.1773
 713.666.7631
 832.487.1734
 TESCL: 19175
 EM_SIGNS@HOTMAIL.COM
 7001 Mullins Dr. STE. F • Houston, TX 77081

DATE: 11/03/2025
 CLIENT: Montrose Carb Care
 ATTN.: Sam
 JOB ADDRESS: 3709 Montrose Blvd. Houston, TX. 77006
 JOB NAME: Sam's Mech Shop

PRIMARY WIRING AND ADEQUATE VOLTAGE & CIRCUITS MUST BE PROVIDED TO THE SIGN BY CLIENT PRIOR TO ANY ELECTRIC INSTALLATION. THIS IS AN EXCLUSIVE DRAWING WHICH IS THE PROPERTY OF EM SIGNS & GRAPHICS COMPANY AND PROTECTED BY THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA. ALL RIGHTS TO USE FOR REPRODUCTION ARE RESERVED BY EM SIGNS & GRAPHICS COMPANY. THE COMPOSITE HAS BEEN CREATED IN CONJUNCTION WITH A PROJECT PROPOSED BY EM SIGNS & GRAPHICS, AT THE REQUEST OF THE CLIENT REQUESTING EM SIGNS & GRAPHICS DRAWINGS, IDEAS AND DESIGNS. IT IS NOT TO BE REPLICATED, SHOWN, EXHIBITED, OR PHYSICALLY PRODUCED IN WHOLE OR PART, UNLESS THERE IS WRITTEN NOTARIZED CONSENT OF THE OWNER OF EM SIGNS & GRAPHICS.

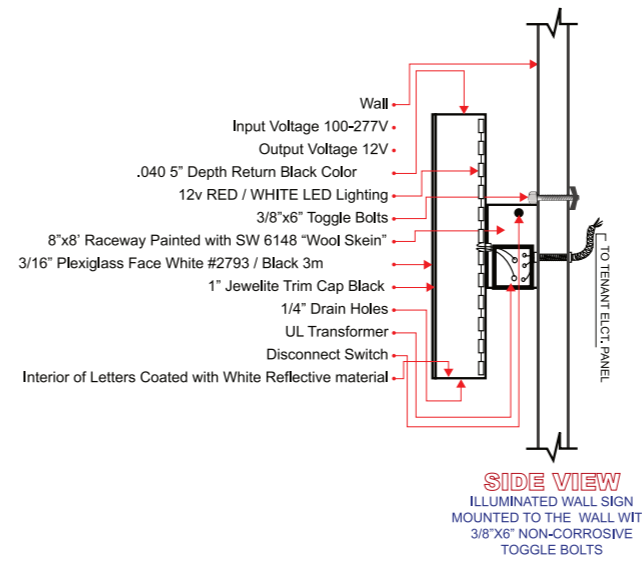
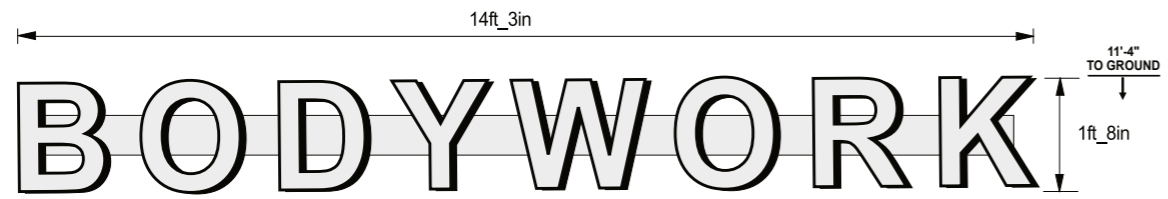
I HAVE READ AND REVIEWED THE ABOVE ARTWORK.

Everything is correct. Please start production. INITIALS: _____

Please make the following corrections and resubmit for our approval: _____

Name: _____ Title: _____ Date: _____

Signature: _____



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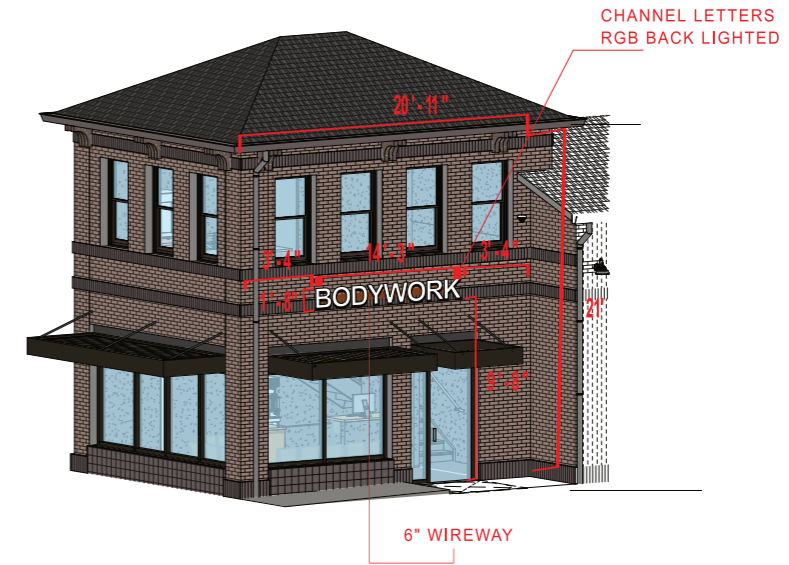
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 *RACEWAY: 7'X7" ALUMINUM PAINTED TO MATCH BUILDING FASCIA.
 *ATTACHED TO THE WALL BY USING 3/8"X6" NON-CORROSIVE BOLTS
 (THERE WILL BE ONE RACEWAY FOR THIS PROJECT) ONE FOR EACH WORD ("BODYWORK")

ELECTRICAL REQUIREMENTS:
 120 volt dedicated service accessible, if applicable) provided by individual tenants.

ILLUMINATED CHANNEL LETTERS - WALL SIGN



PROPOSED

SIGN "C"

COLORS

- ALUMINUM COLORS:**
- ██████████ RETURNS
 - ██████████ RETAINERS
- PLIXIGLASS COLORS:**
- FACE
- TRANSLUCENT VINYL COLORS:**
- LOGO

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DATE: 11/03/2025
 CLIENT: Montrose Carb Care
 ATTN: Sam
 JOB ADDRESS: 3709 Montrose Blvd. Houston, TX. 77006
 JOB NAME: Sam's Mech Shop

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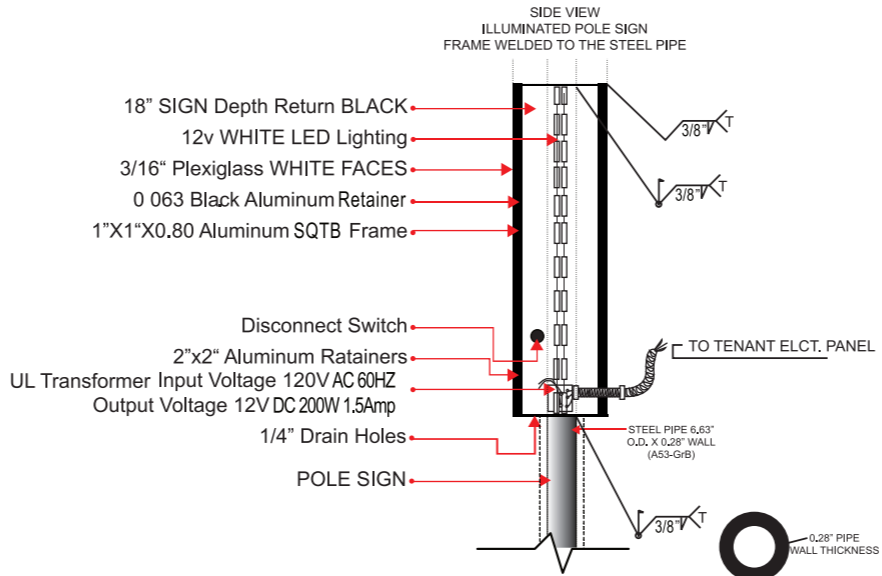
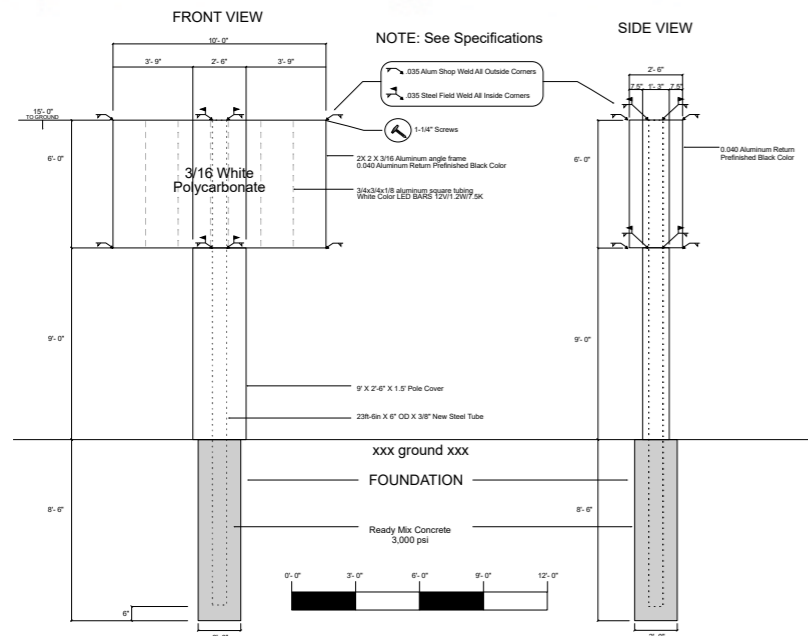
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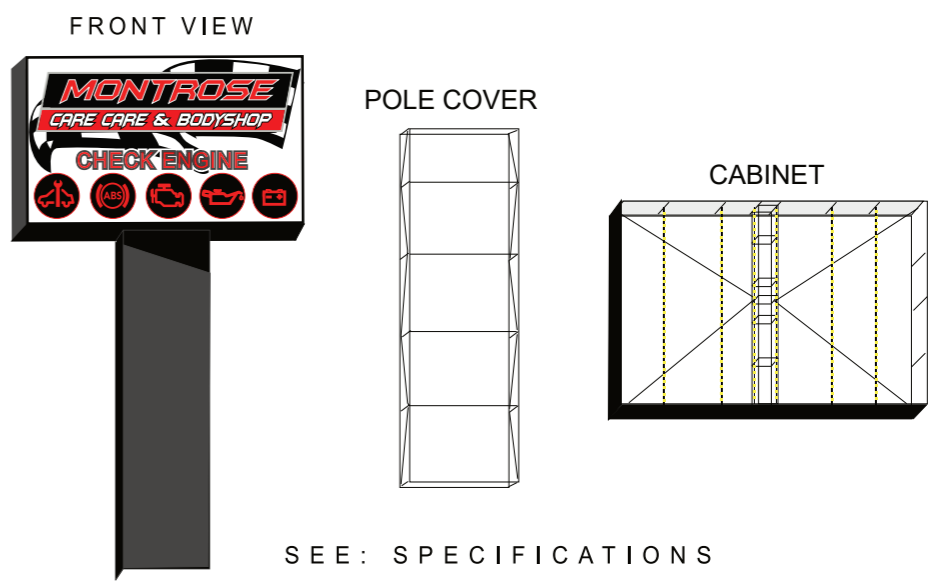
- NOTE: 1) 10FT X 6FT DOUBLE SIDED ILLUMINATED CABINET POLE SIGN, OVERALL SQUARE FEET (60 S.F.)
- * CABINET 2FT.1IN X 10FT X 6FT.
 - * RETURNS 040 ALUMINUM PRE-FINISHED BLACK COLOR SECURE WITH 0.125 RIVETS TO FRAME.
 - * TOTAL OF FACE (2) 0.1875IN X 10FT X 6FT WHITE POLYCARBONATE.
 - * RETAINERS .040 ALUMINUM PRE-FINISHED BLACK COLOR BOLTED DOWN TO FRAME WITH #10 SELF TAP SCREWS.
 - * FRAME 0.1875IN X 2IN ALUMINUM ANGLE WITH 0.375 (0.35) ALUMINUM SHOP WELD IN ALL CORNERS.
 - * 0.1875IN X 2IN CARBON STEEL ANGLE BRACKETS BOLTED DOWN TO THE ALUMINUM FRAME WITH 0.5IN X 1.5IN BOLTS WITH 0.5IN HEX NUTS AND FLAT WASHERS AND WELDED TO PIPE ON TOP & BOTTOM BRACKETS WITH WELDING ROD 1780, (0.375 WELD)
 - * UL LED LIGHTING 7500K (WHITE) COLOR 12V.
 - * UL 12VDC/200W OUTPUT/120VAC INPUT 3.2WATT 54 HTZ.
 - * PIPE CARBON STEEL SEAMLESS SDT 40, 8IN OD, X 21FT LENGTH.
 - * FOUNDATION 3000PSI READY MIX CONCRETE 2FT.8IN WIDE X 7FT DEEP

ELECTRICAL REQUIREMENTS:
 120 volt dedicated service accessible, if applicable) provided by individual tenants.



ILLUMINATED CABINET BOX SIGN -GROUND SIGN

PROPOSED



SIGN "A"

COLORS

- ALUMINUM COLORS:**
- RETURNS
 - RETAINERS
- PLIXIGLASS COLORS:**
- FACE
- TRANSLUCENT VINYL COLORS:**
- LOGO



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