

CERTIFICATE OF APPROPRIATENESS

Applicant: Carin M. Giga, owner and Maureen Silk, agent

Property: 1141 E 11th Street or 1135 East 11th Street, Lot 11 & 12, Block 132, North Norhill Subdivision. The property includes a historic 7,860 square foot multistory brick veneer, wood frame commercial storefront situated on a 10,000 square foot (100' x 100') corner lot. The property is also entered in the Integrated Land Management System (ILMS) under 1141 East 11th Street.

Significance: Contributing Brick-front commercial residence, constructed circa 1925, located in the Norhill Historic District on a corner lot.

Proposal: Alteration – Sign

- Installation of two approximately 45 sq ft marquee signs located on top of awning on the south and west elevations.
- Sign consists of aluminum backer panel/overall design. Reverse lit acrylic channel letters are used for smaller text such as the R and “The Bakery for Dogs.”
- Attachment allows for minimal damage to historic fabric.
- Stencil painted logo also proposed on west elevation with same proportions of about 45 sq ft. Existing brick wall has already been painted.

Public Comment: No public comment received.

Civic Association: The Norhill Neighborhood Association is in support of the application as submitted.

Recommendation: Approval

HAHC Action: -

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.



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT



1141/1135 East 11th

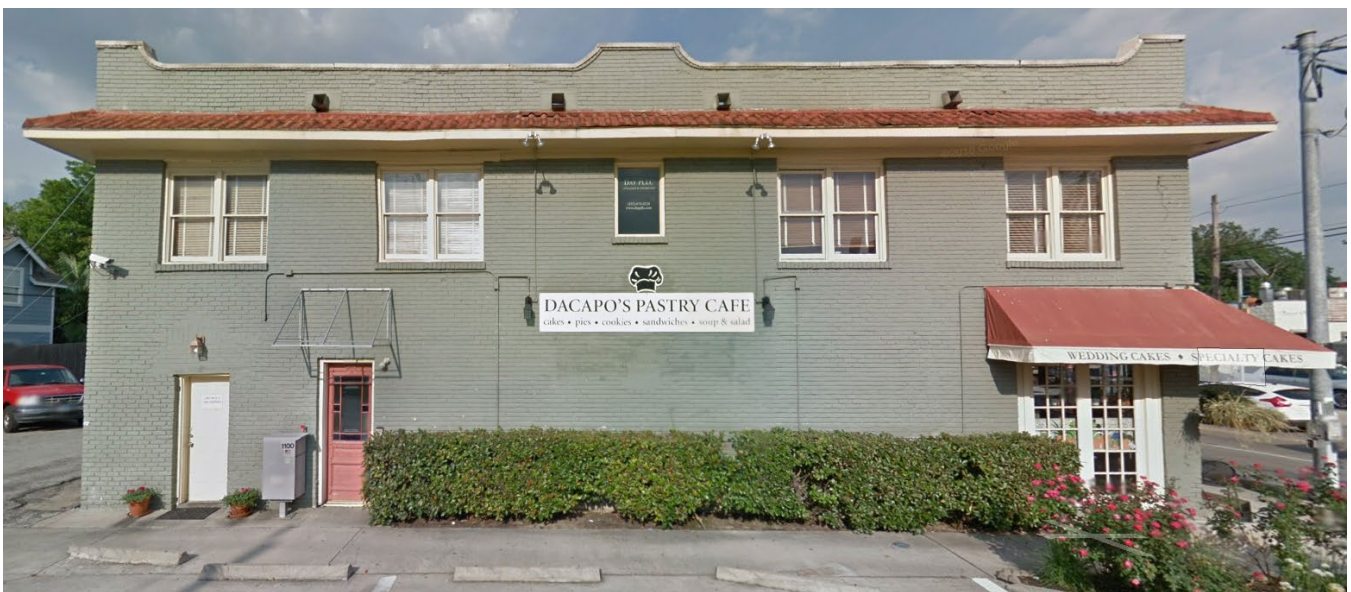
Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO – SOUTH (FRONT) ELEVATION FACING EAST 11th



STREETVIEW PHOTO, JUNE 2015 – WEST (SIDE) ELEVATION FACING STUDEWOOD



SOUTH ELEVATION – FRONT FACING EAST 11th STREET



SOUTH ELEVATION



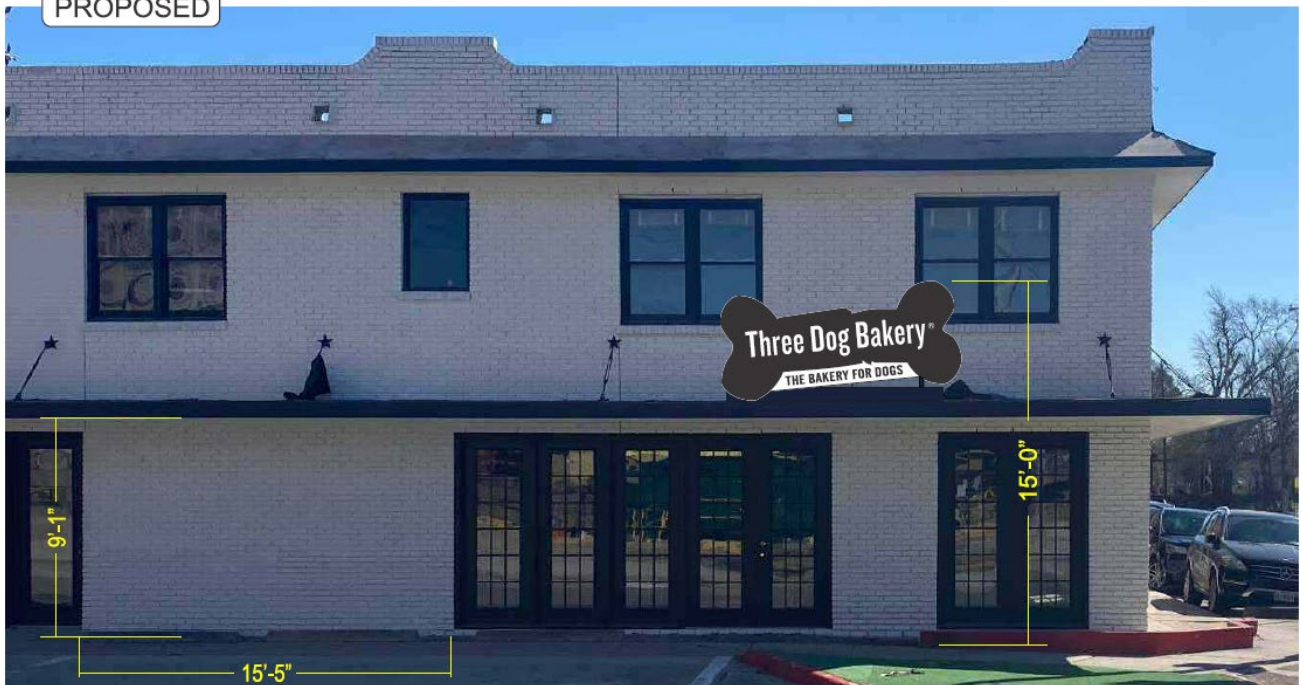
WEST (SIDE) ELEVATION - AWNING SIGN

EXISTING



WEST ELEVATION

PROPOSED



SIGN DETAILS

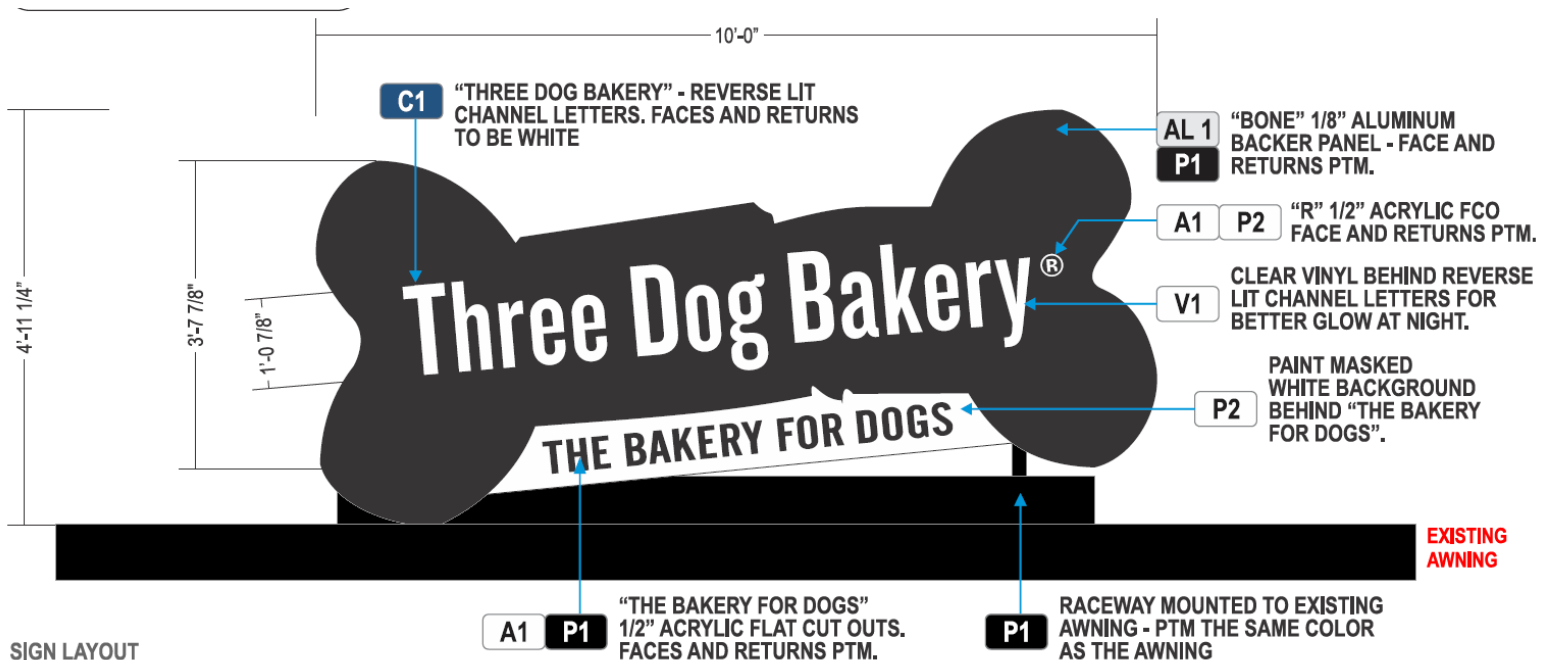


CERTIFICATE OF APPROPRIATENESS SUBMITTAL

PROPERTY IS WITHIN THE NORHILL HISTORICAL DISTRICT

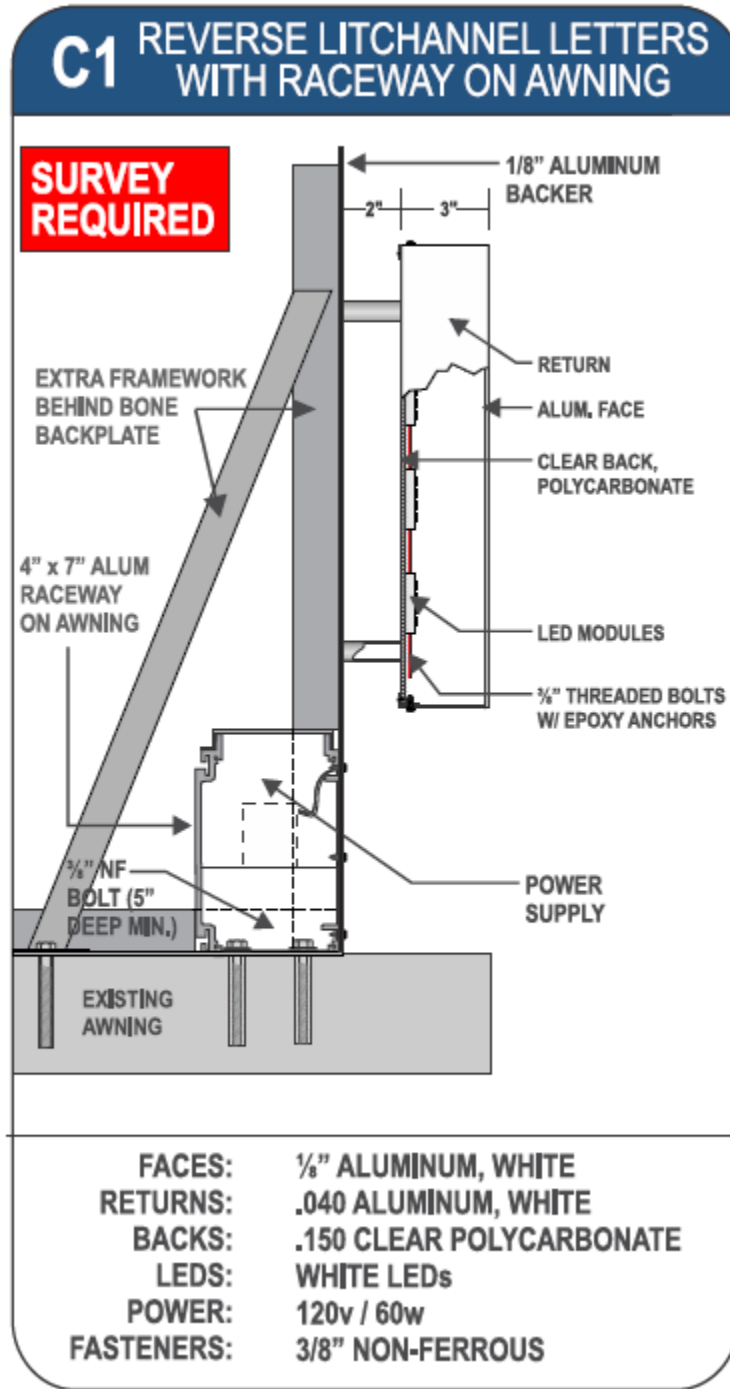
-LIGHTING IS THE APPROVED BACKLIT METHOD, SIGN FACING & RETURNS ARE PAINTED ALUMINUM

-SIGN WILL BE AFFIXED TO THE EXISTING AWNING VIA ALUM RACEWAY WITH MIN OF 3/8" DIA NON-FERROUS BOLTS W/ A 1" STAND OFF FOR THE BACKLIGHTING



SIGN LAYOUT
SCALE: 1/2"=1'-0"

SIGN PROFILE/CONSTRUCTION

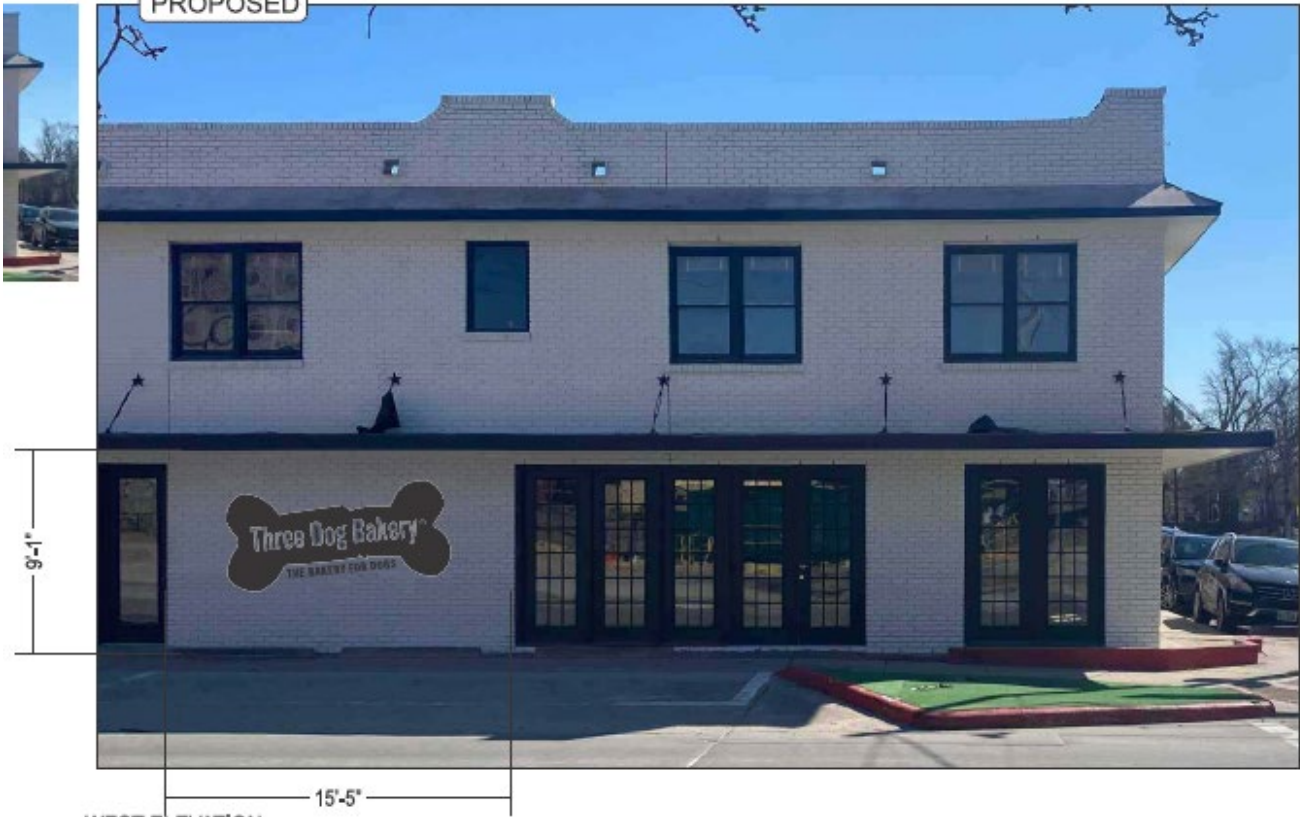


WEST (SIDE) ELEVATION – PAINTED WALL SIGN

EXISTING



PROPOSED



SIGN DETAILS – PAINTED BRICK STENCIL



NORHILL DEED RESTRICTION REVIEW - APPROVAL

From: Deed Restrictions <norhilldeedrestrictions@gmail.com>
Sent: Thursday, May 12, 2022 10:53 AM
To: Coleman, Amanda - PD <Amanda.Coleman@houstontx.gov>
Cc: president@norhill.org;
Subject: Re: Norhill - Sign Review?

[Message Came from Outside the City of Houston Mail System]

Amanda,

Thanks for checking on these two projects. NNA approves the sign request for 1141 E 11th St for the new bakery (for pets). As for 4031 Norhill, the board voted to deny that request. I've reached out via phone to Sati on this property. The board is interested in requesting homeowners and developers to maintain as much backyard as possible. This property proposes to build all the way to the rear setback limit (3-4 ft).

Brian Wilson

NNA VP of Deed Restrictions

APPLICANT REFERENCES FOR CONTRIBUTING CONTEXT:

APPROX. 18'W X 4.75'H
(VISUAL OPENING)~ 86 S.F.
(NO PERMIT FOUND)



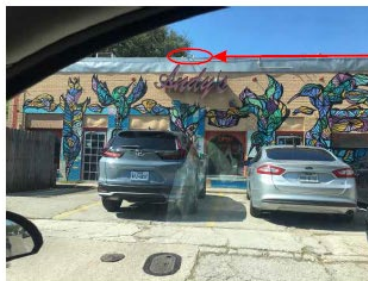
APPROX. 11'W X 3.5'H
(NO PERMIT FOUND)



320 S.F. (HAS PERMIT)



64 S.F. (HAS PERMIT)



36 S.F. (HAS PERMIT)

I'M GUESSING THESE EXTERNAL LIGHTS ILLUMINATE THE SIGN AS FRONT LIT CLS ARE NOT ALLOWED (UNLESS THEY FOUGHT BEFORE COUNCIL & WON)- SIGN PERMITTED IN 2010

CONTEXT AREA



1137 E 11th Street – Contributing – Adjacent Leased Tenant



1135 E 11th Street – Contributing – Adjacent Leased Tenant



1133 E 11th Street – Contributing – Adjacent Leased Tenant



1131 E 11th Street – Contributing – Adjacent Leased Tenant



1127 E 11th Street – Contributing – Adjacent Leased Tenant



1127 E 11th Street – Contributing - Adjacent Leased Tenant