

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 23, 2023

**Applicant:** Maureen Silk, agent for, Maria Navarro, owner

**Property:** 1051 Heights Boulevard, Reserve A, Block 1, Heights Central Station Subdivision. The property includes a Noncontributing mixed-use structure situated on a 44,550 square foot (150' x 297') corner reserve.

**Significance:** Noncontributing commercial storefront building, constructed circa 2018, located in the Houston Heights Historic District South. Site is located at the recently constructed Heights Central Station development at 1050 Yale Street.

**Proposal:** Alteration: Sign

- 4' x 10' 1-1/4" totaling approximately 40' 4" sq. ft.
- Reverse lit channel and face letters

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

<p><b>Recommendation:</b> Approval</p> <p><b>HAHC Action:</b> -</p>
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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.

Houston Heights Design Guidelines, p. 4-42 "Reverse-channel (backlit) individual letters mounted on the building are appropriate."

(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.

HEIGHTS DESIGN GUIDELINES

In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

District Map



Current Photo – View From W 11<sup>th</sup> Street



Sign Location



Proposed Sign



(PROPOSED)

32'



Proposed Nighttime Illumination



Proposed Installation to Wall

