

CERTIFICATE OF APPROPRIATENESS

Application Date: June 19, 2023

Applicant: Hussain Haidar, agent for Jason Poff, 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 sign over 25 SF
80 SF sign 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: -

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

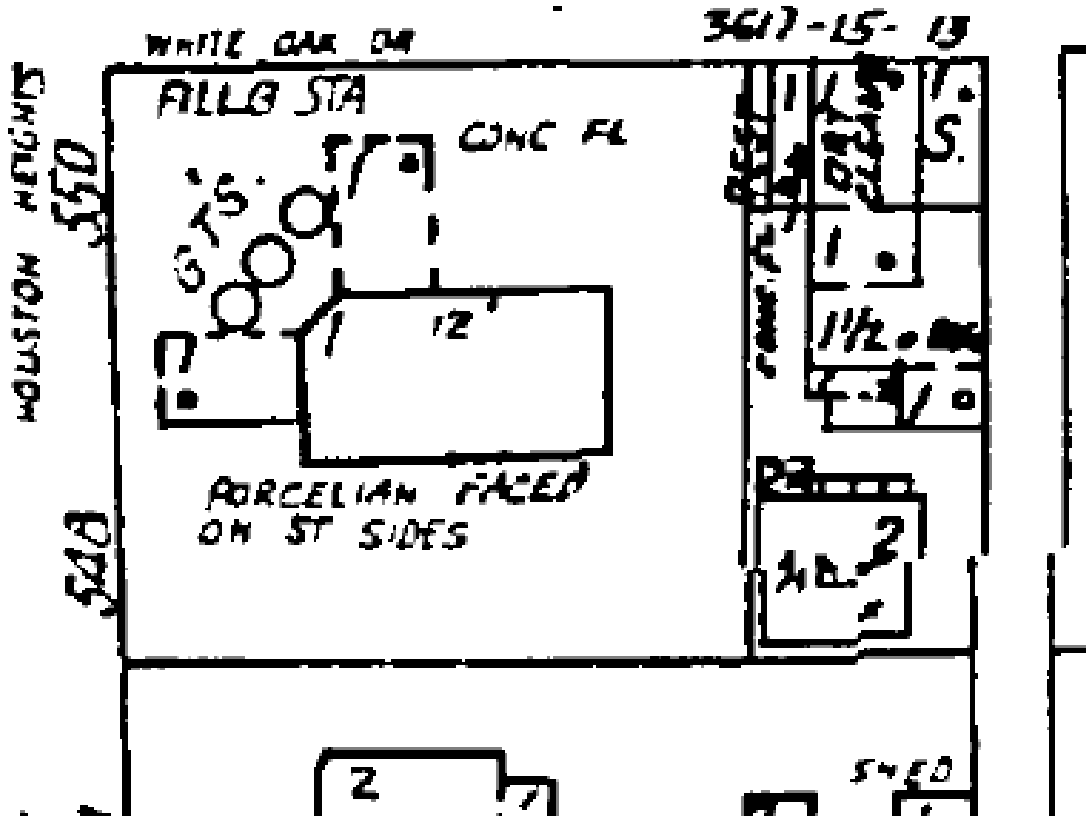
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



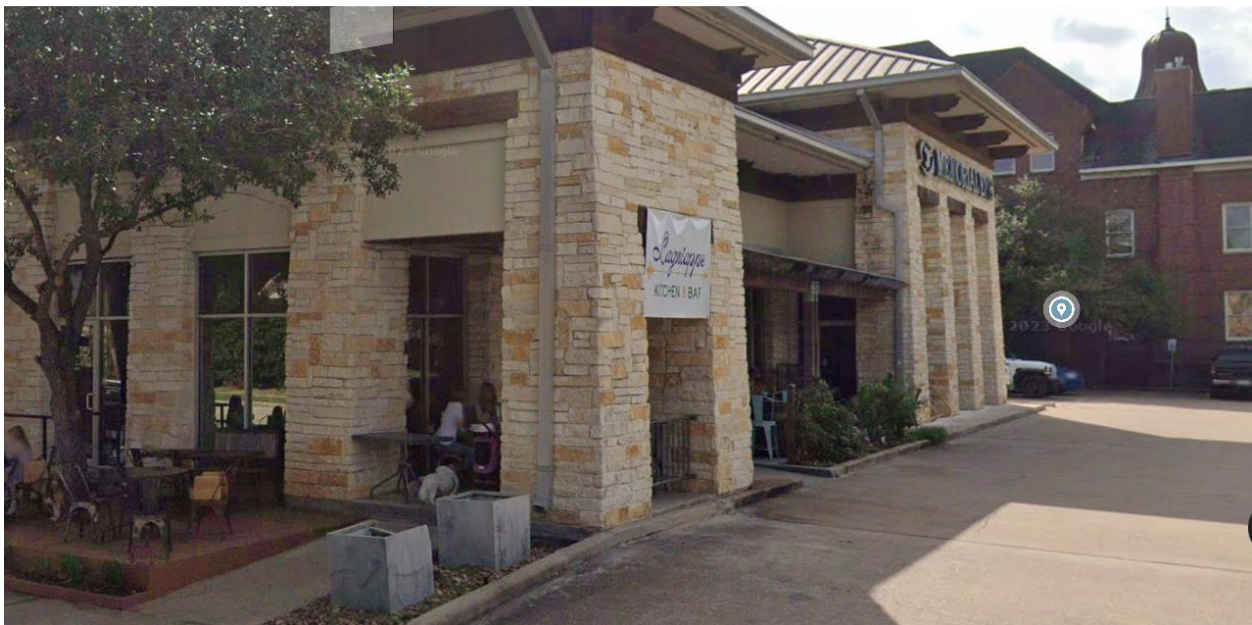
Building Classification

- Contributing
- Non-Contributing
- Park

SANBORN MAP



CONTEXT AREA



SITE PLAN



INVENTORY PHOTO



EXISTING



PROPOSED



DETAIL

