



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

Application Date: 7/14/2025

HPO File#: HP2025_0201

ITEM#: E14

Applicant: Michael Nguyen, agent, Jason Tran, owner

Property: 1050 Yale Street, Commercial Bldg.

Significance: Non-Contributing, Houston Heights South

Proposal: Alteration:

Installation of (2) two identical signs on the property at 1050 Yale St.
Each sign will be approximately 61sqft, measuring 12'2" x 5' at the longest and tallest points.
The signs, back-lit reverse channel letters, mounted to contour routed sign cabinet, paint matched to the buildings exterior.
- (1) Sign North Elevation facing W. 11th St.
- (1) Sign South Elevation facing Parking Lot.

Recommendation: APPROVAL

HAHC Action:

Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.



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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 **non-contributing 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:

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(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

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(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.

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- (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.

Exterior view of the PHMED SCALP & SKIN storefront. The image includes green dimension lines and text annotations indicating measurements:

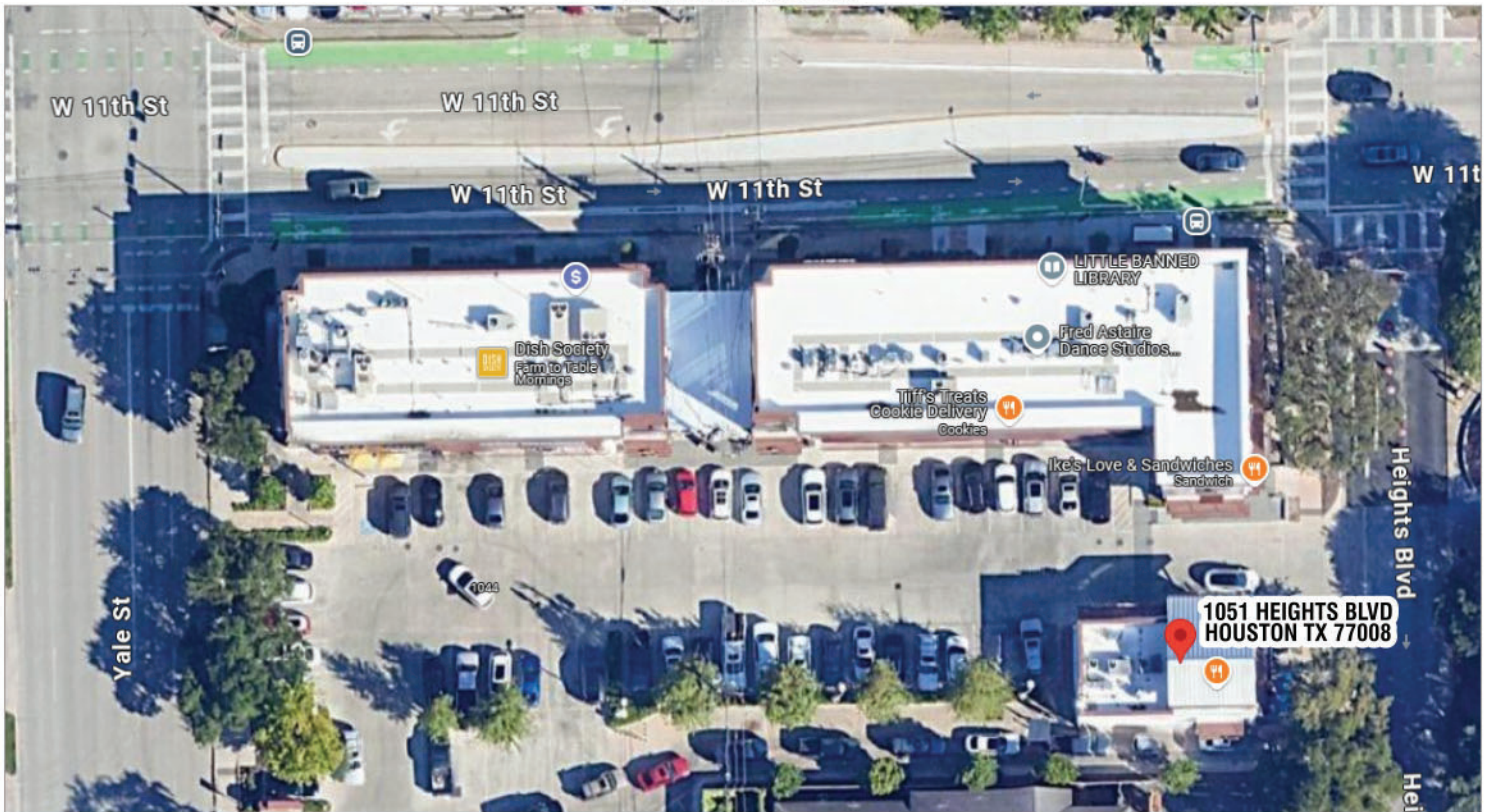
- Total store front: 20'
- 21'
- 14'
- 17'

The storefront features a large sign for PHMED SCALP & SKIN. To the left of the entrance is a sign for CLE JUICE HEIGHTS. To the right is a sign for TATA Treats. Several cars are parked in front of the store.

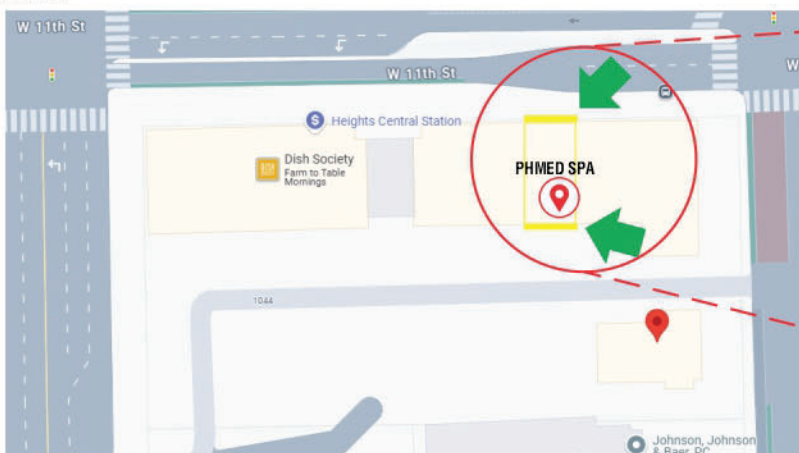
Exterior view of the Fred Astaire Dance Studios building. A large brown sign with the word "PHIMED" is mounted on the facade. Green dimension lines and text are overlaid on the image, indicating measurements: "Total store front: 20'" across the top, "9.5'" for a small section, "12'" for a vertical section on the left, and "14'" for a vertical section on the right. The building has a white brick upper section and a large glass storefront. The "FRED ASTAIRE DANCE STUDIOS" logo is visible at the top right.

North Elevation

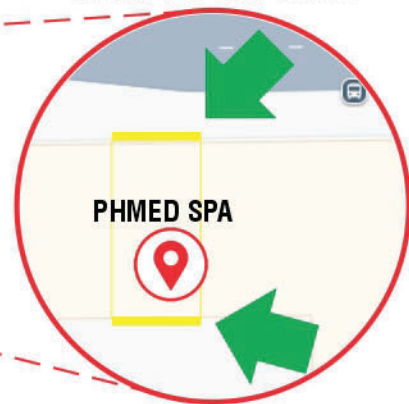
AERIAL VIEW



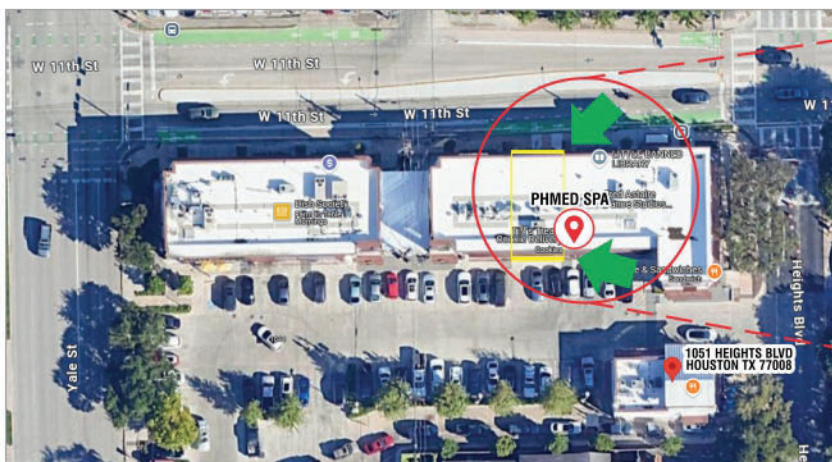
MAP



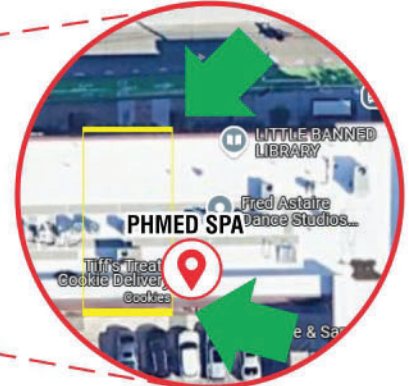
SIGN LOCATIONS



TERRAIN

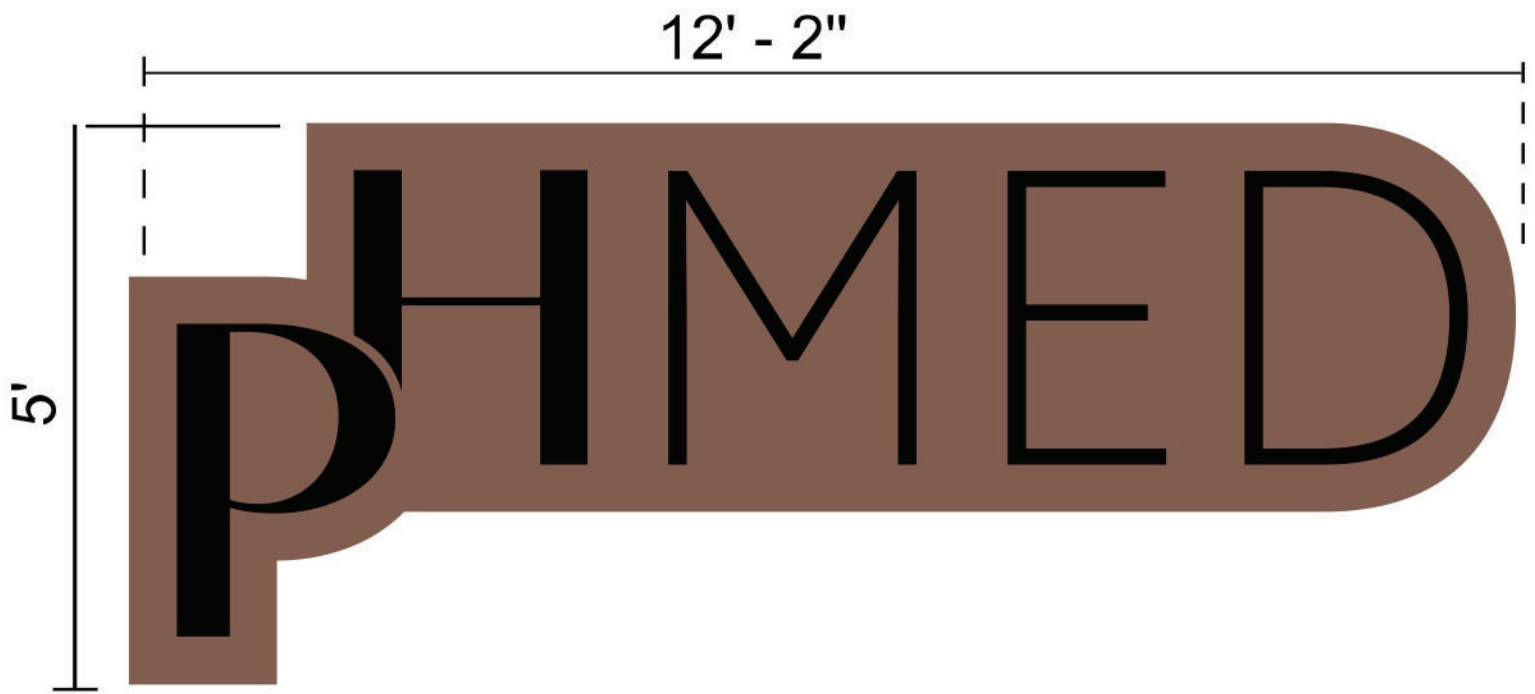


SIGN LOCATION



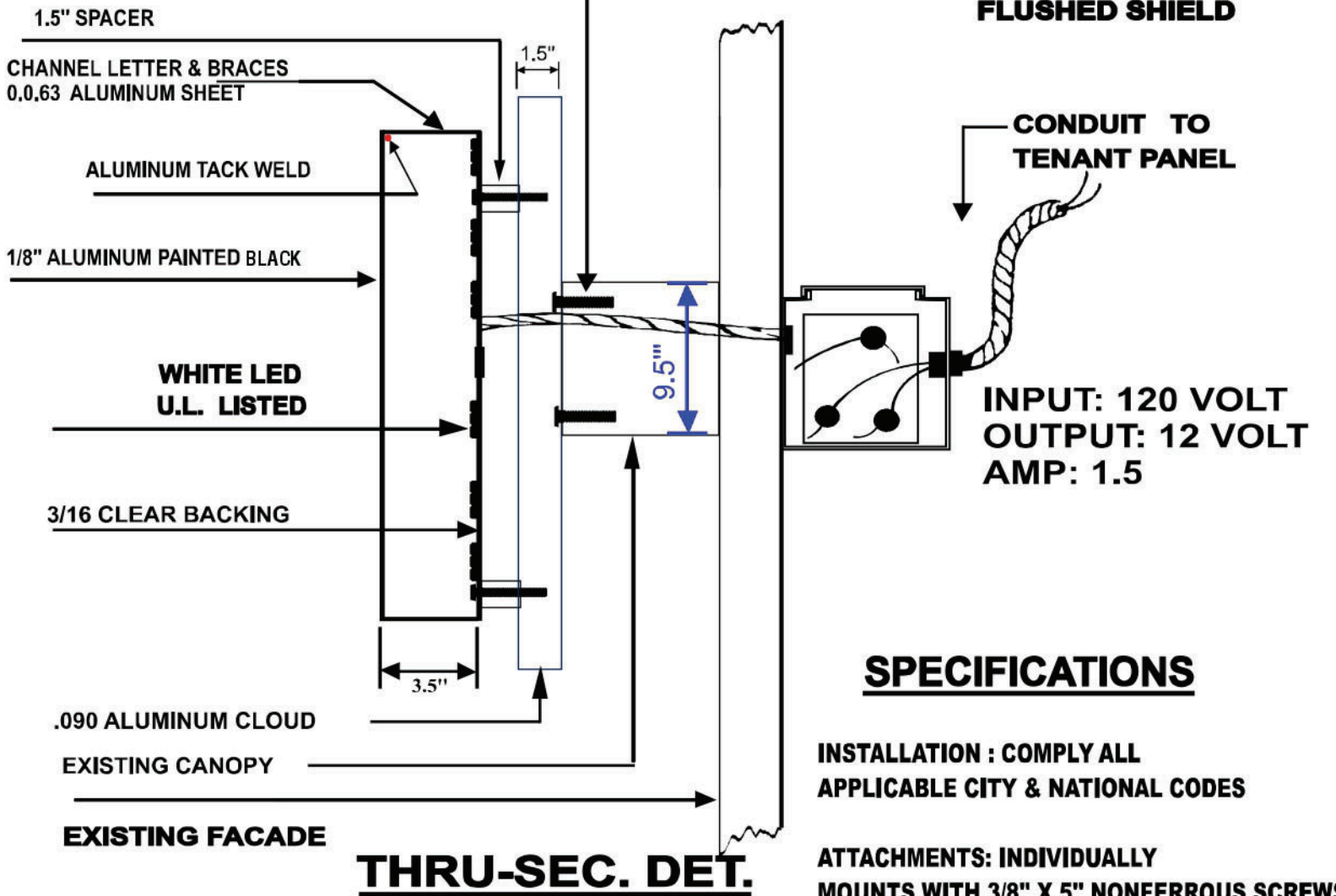


Elevation A



Elevation B

SIDE VIEW DETAIL



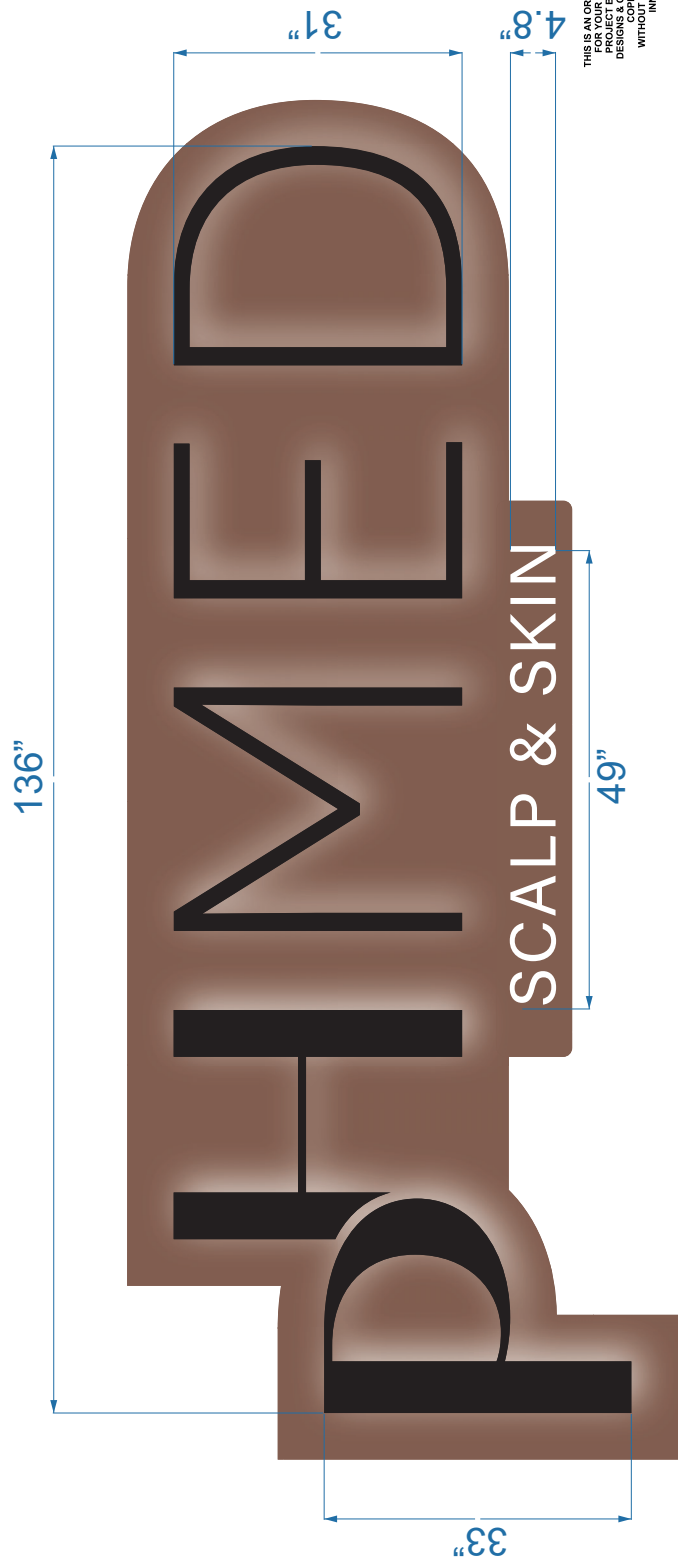
SUBMITTED TO:
pHIMED SPA
ADDRESS:
1051 Heights Blvd
CITY, STATE, & ZIP CODE
Houston, TX 77008
CONTACT:
Jason Tran

DATE:
05/17/2025
PHONE:
(346)313-5504

JOB DESCRIPTION:
Fabricate & Install 2 SETS of Black Reverse Channel Letters onto
Paint Matched Internal Lighted Sign Cabinet
Illumination:
Internal and Reverse Illumination - White LED
NOTES:
*50% DEPOSIT TO START Balance is to be paid upon completion of install.

cost:
tax:
total:
down payment:
balance:
approved by:
date:

50% materials deposit is required upon order with balance due upon completion. Sign Permit cost will be added to the remaining balance. All work is to be completed within 10 business days. Time Clock of photocall is additional to total Invoice.
"CUSTOMER PROVIDES ELECTRICAL PRIMARY"



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SCALP & SKIN

SCALP & SKIN

[illegible]

SIDE PROFILE

1.5" SPACER

1.5"

3.5"

.090 ALUMINUM CLOUD

