540 Heights Blvd Houston Heights South

CERTIFICATE OF APPROPRIATENESS

Application Date: October 31, 2022

Applicant: Sasha Yuksek, agent; Spring Steubner Realty Ltd, owner

Property: 540 Heights Blvd, Tract 20 & 21, Block 290, Houston Heights Neighborhood

Subdivision. The property includes a non-historic 16,894 square foot, three-story brick veneer, wood frame commercial building situated on a 18,750 square foot

(125' x 150') corner lot.

Significance: Noncontributing commercial structure, constructed circa 2001, located in the

Houston Heights South Historic District.

Proposal: Alteration – to paint the building, in this case white.

Regardless of color, if this COA is approved, no further COA will be required to repaint the building any color at any time in the future.

Recommendation: Denial

HAHC Action:

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.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: Effective:



COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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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.
				This non-contributing structure was constructed circa 2001, prior to city council adoption of the Houston Heights South Historic District in 2011 and the subsequent adoption of the Heights Design Guidelines in July of 2018.

As constructed the building is 125% over the Floor to Area Ratio that would be allowed for a lot of this size if an application were made to construct this building today. The current exposed brick veneer condition is compatible with contributing buildings and matches the architectural features and character of the existing building. Painting the building, white in the case of this application if approved, would augment the already excessive building proportion and scale within the context area.

Houston Archaeological & Historical Commission

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PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



Building Classification

Contributing

Non-Contributing

Park

INVENTORY PHOTO



From the Applicant:

Our company, Braun Enterprises, is looking to convert the existing single family home built in 2001 to a shared use office building to add to our growing portfolio of Urban Office locations. We are currently in the permitting phase, we have applied for permission to change the windows, which were falling apart from pour building maintenance during the buildings 20 year existence.

Our company has done over 40 projects in the Heights and it is always our goal to create unique projects which help promote the community and neighborhood.

We feel that painting the exterior brick will make a much needed change to the exterior of the building. While we understand the hesitation with applying paint to the exterior

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of a building there are products that are made specifically for our intended us.

We are open to suggestions but have spoken with Benjamin Moore and they recommend a two step process using Ultraspec Masonary Sealer and Ultraspec Elastomeric Paint. We are also open to staining or doing a full smear as well, although our preference is to paint.

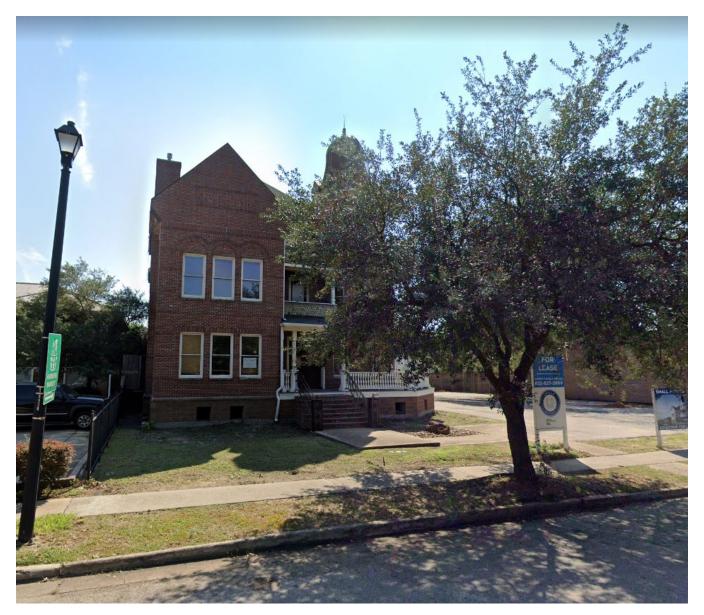


Figure 1 - Sept 2022 - Google image



Figure 2- Sept 2022 - Google image



Figure 3- Sept 2022 - Google image

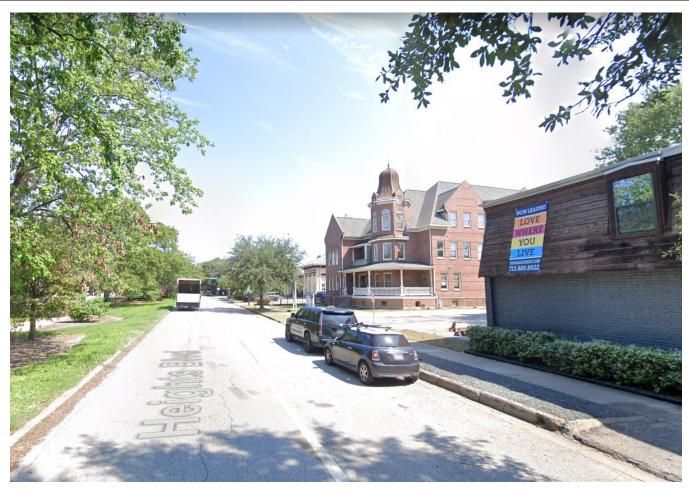


Figure 4- Sept 2022 - Google image



Figure 5 - Rendering from Applicant

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Figure 6 - Rendering from Applicant