CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address: 213 Milam Street (in the 801 Congress building)

Historic District / Landmark: Main Street Market Square Historic District HCAD #: 001 019 0000 004

Subdivision: Lot: 5 Block: 19

DESIGNATION TYPE

- ☐ Landmark
- ☐ Protected Landmark
- ☐ Archaeological Site
- ☑ Contributing
- ☐ Noncontributing
- ☐ Vacant

PROPOSED ACTION

- ☑ Alteration or Addition
- ☐ Restoration
- ☐ New Construction
- ☐ Relocation
- ☐ Demolition
- ☐ Excavation

DOCUMENTS

☑ Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name: Anas Dib

Company: SRC Congress Owner LP

Mailing Address: 2121 Rosecrans Ave. Ste 2320
El Segundo, CA 90245

Phone:

Email: [redacted]

Signature:

Date: 9-29-15

APPLICANT (if other than owner)

Name: Michael Kravetz A.I.A.

Company: Heights Venture Architects LLP

Mailing Address: 1111 North Loop West, Suite 800
Houston, TX 77008

Phone: 713-869-1103, direct 281-854-6106

Email: [redacted]

Signature:

Date: 09-29-15

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ *Application received:* ___/___/___ *Application complete:* ___/___/___

Rev. 02.2015

Scanned by CamScanner

CERTIFICATE OF APPROPRIATENESS
ALTERATION & ADDITON CHECKLIST

PLANNING & DEVELOPMENT DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: 213 Milam Street (in the 801 Congress Building)

BUILDING TYPE

- ☐ single-family residence
- ☐ multi-family residence
- ☑ commercial building
- ☐ mixed use building
- ☐ institutional building
- ☐ garage
- ☐ carport
- ☐ accessory structure
- ☐ other

ALTERATION TYPE

- ☐ addition
- ☐ foundation
- ☐ wall siding or cladding
- ☑ windows or doors
- ☐ porch or balcony
- ☐ roof
- ☑ awning or canopy
- ☐ commercial sign
- ☐ ramp or lift
- ☑ other lights

WRITTEN DESCRIPTION

- ☑ property description, current conditions and any prior alterations or additions
- ☑ proposed work; plans to change any exterior features, and/or addition description
- ☑ current building material conditions and originality of any materials proposed to be repaired or replaced
- ☑ proposed new materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- ☑ elevations of all sides
- ☑ detail photos of exterior elements subject to proposed work
- ☐ historical photos as evidence for restoration work

DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- ☐ current site plan
- ☐ proposed site plan
- ☐ current floor plans
- ☐ proposed floor plans
- ☐ current window and door schedule
- ☐ proposed window and door schedule
- ☐ demolition plan
- ☐ current roof plan
- ☐ proposed roof plan
- ☑ current elevations (all sides)
- ☑ proposed elevations (all sides)
- ☑ perspective and/or line of sight

HEIGHTS VENTURE
ARCHITECTS L.L.P.

September 28, 2015

Matthew Kriegl
Houston Archaelogical and Historical Commission (HAHC)

RE: Application letter for Certificate of Appropriateness – Cover letter
Address: 213 Milam Street (in the 801 Congress Building)
Main Street Market Square Historic District

This letter is to provide a written summary of the proposed façade alterations to accompany the graphic presentation.

The existing façade of this restaurant space exists as brick pilasters with capitals which are original to the building, fabric and steel frame canopies which were installed with branded graphics relating to the previous tenant, and standard black storefront mullions and clear single pane glazing which was installed in the 1980's renovation.

Our proposed alteration will:

a. Leave the brick pilaster with capitals as they are.
b. Replace all of the standard storefront in the same bay openings, with wood framed mullions and clear low-e insulated glazing, (PPG Solarban 60 (2) clear + clear) and paneled wood doors.
    1. The proposed wood frames will have low units as solid wood panels with trim.
    2. The proposed wood frames will have articulated vertical mullions which add character vs. the current window frames. It is unknown what the original building glazing and frames looked like.
    3. The proposed wood frames, panels, and doors will all be painted a color that is referential to highly patinated copper. This color is also referential to water as this is a fine seafood restaurant. We are proposing Sherwin Williams SW 6488 Grand Canal, as shown in the graphic images.
c. Replace the canopies with fabric awnings in Sunbrella black color, with printed text and fish silhouette graphic. The existing barrel canopy at the entry is to be removed and not replaced.
d. Install LED downlights to illuminate the fabric canopies. Juno,Acculite, S312I2, with cutsheet attached.

To the best of our knowledge, the proposed alterations conforms to the Historic Preservation Ordinance, and we look forward to approval of this Certificate.

Thank you,

Michael A Kravetz, AIA
Sr. Associate

Heights Venture Architects, LLP
1111 North Loop West, Suite 800
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Direct: 281.854.6106
Office: 713.869.1103
E-mail: [redacted]
Cell: 713.299.4520

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EXISTING FACADE

La Fisheria
seafood mexican cocina

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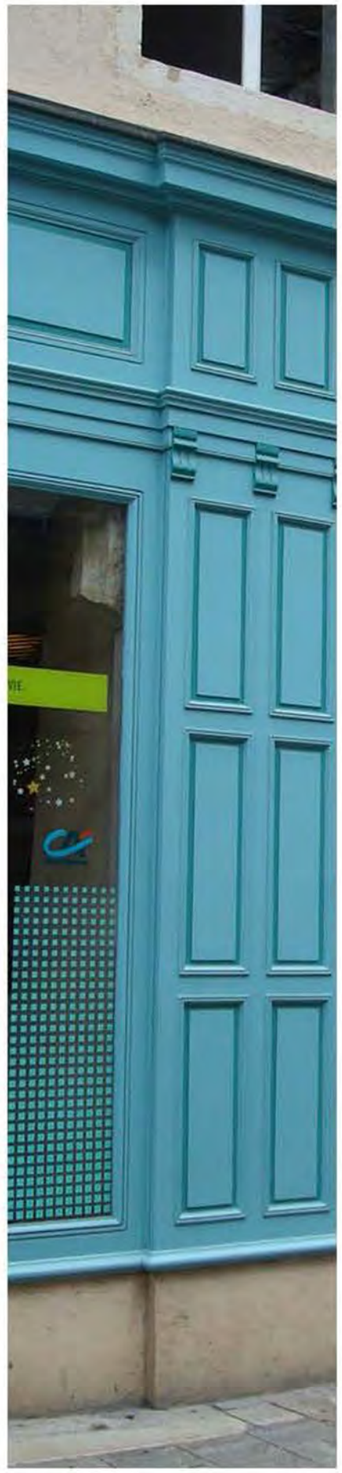

REFERENCE FACADE

La Fisheria
seafood mexican cocina

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AccuLite™

SIGN LIGHTER

Dual LED Gooseneck, Domed Canopy

INDOOR/OUTDOOR

S312L2

Project: _____

Fixture Type: _____

Location: _____

Contact/Phone: _____

PRODUCT DESCRIPTION

LED sign lighter that is adjustable to fit most sign lighting applications. Each complete Sign Lighter Kit includes: 18" fixture, 12" extension, 6" extension, integral driver, mounting hardware and instructions.

Sealed assembly for indoor or outdoor use • Easy to assemble, modular extensions • Each head will accept one lens accessory • Available in black or bronze powder painted finishes.

Canopy Diameter: 6-1/2"

PRODUCT SPECIFICATIONS

LED

Lamp: Lumileds Luxeon Rebel LEDs provide outstanding reliability, performance and color quality/consistency • 2700K, 3000K or 4000K white phospor high performance LED • High CRI of 85 typical

Power Source: Electronic driver 120-277VAC, 50/60Hz • Overcurrent and short circuit protection • FCC Part 15 Class B rated

OPTICS

Field interchangeable optics • Available in four beam spreads – 12˚ Spot, 23˚ Narrow Flood, 34˚ Flood and 53˚ Wide Flood

Mechanical

All Aluminum Construction

Tubular Construction: 1" Diameter inter-connected tubes, Kit includes lengths of 18"/24"/30"/36"

Lamp Housing and Tube Support: Available in Black or Bronze powder coated finish

Adjustability: 360° vertical aiming, 180° horizontal aiming and 360° horizontal rotation

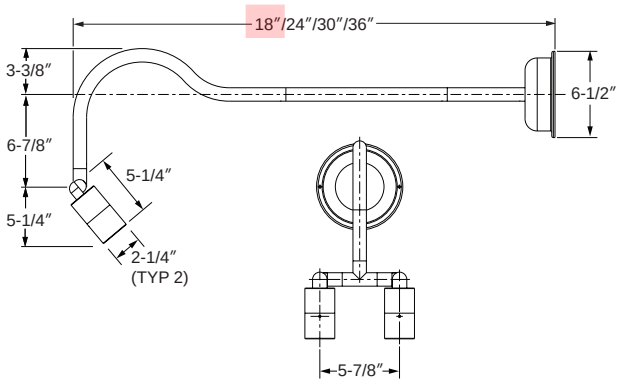
Weather Resistant: "O"-Ring weather resistant seals

Mounting: Wall mounting on surface over J-box

Agency Approval

UL1598/CSA C22.2 250 wet location • Union made • Assembled in the USA • ENERGY STAR® Compliant

DIMENSIONS



Optical Accessories

Catalog #	Description	Catalog #	Description
TIR-1-SP	12˚ Spot TIR Optic	**T743**	Daylight Blue Color Filter
TIR-1-NFL	23˚ Narrow Flood TIR Optic	**T744**	Medium Blue Color Filter
TIR-1-FL	34˚ Flood TIR Optic	**T745**	Medium Amber Color Filter
TIR-1-WFL	53˚ Wide Flood TIR Optic	**T746**	Medium Green Color Filter
T741	Medium Pink Color Filter	**T7418**[1]	Color Correction Filter
T742	Warm Red Color Filter		

[1] T7418 Corrects 3000K color to approximately 2700K, and 4000K to approximately 3400K.

Fixtures accept up to one accessory filter.

ORDERING INFORMATION

Series	CCT	Beam Spread	Finish
S312L2 Double Head, 120-277V	**2K** 2700K **3K** 3000K **4K** 4000K	**SP** 12˚ Spot **NFL** 23˚ Narrow Flood **FL** 34˚ Flood **WFL** 53˚ Wide Flood	**BLK** Black **BZP** Bronze

JUNO LIGHTING GROUP by Schneider Electric

SIGN LIGHTER

Dual LED Gooseneck, Domed Canopy

INDOOR/OUTDOOR

S312L2

PERFORMANCE DATA[1]

Catalog Number	Input Voltage	Watts (Typical)	CCT	Lumens	Efficacy (LPW)	Rated Life (Hours)
S312L2-2K-SP	120V	18W	2700K	817	45	50,000
S312L2-2K-NFL	120V	18W	2700K	850	47	50,000
S312L2-2K-FL	120V	18W	2700K	864	48	50,000
S312L2-2K-WFL	120V	18W	2700K	769	43	50,000
S312L2-3K-SP	120V	18W	3000K	908	50	50,000
S312L2-3K-NFL	120V	18W	3000K	944	52	50,000
S312L2-3K-FL	120V	18W	3000K	960	53	50,000
S312L2-3K-WFL	120V	18W	3000K	854	47	50,000
S312L2-4K-SP	120V	18W	4000K	944	52	50,000
S312L2-4K-NFL	120V	18W	4000K	982	55	50,000
S312L2-4K-FL	120V	18W	4000K	998	55	50,000
S312L2-4K-WFL	120V	18W	4000K	888	49	50,000

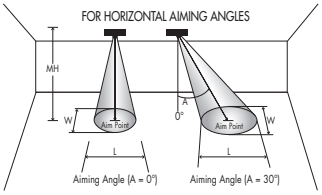
[1]Performance data, including Rated Life, is based on measurements of an individual head operating in a 25˚C ambient.

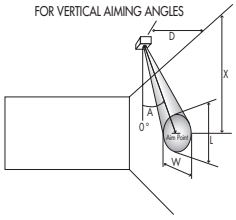
ELECTRICAL DATA

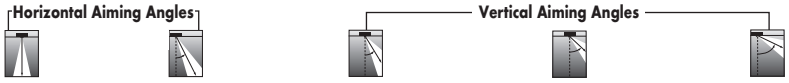
Input Voltage	120V
Input Current (max.)	0.16A
Power Factor	>0.92
T.H.D.	<20%

CBCP • Centerbeam candlepower
FC • Footcandles at beam center (aim point)

In vertical aiming applications, aim point (X) is determined by dividing distance from the wall (D) by the tangent of the desired aim angle (A) (0.5774 for 30˚, 1.0 for 45˚, 1.732 for 60˚).







Fixture	Beam Type	Beam Spread°	Rated Life	CBCP	0° MH	0° FC	0° L	0° W	30° FC	30° L	30° W	30° D	30° FC	30° X	30° L	30° W	45° FC	45° X	45° L	45° W	60° D	60° FC	60° X	60° L	60° W
S312L2-3K Spot	SP	**12°**	50000	11877	6	330	1.3	1.3	214	1.7	1.5	3	165	5.2	2.6	1.3	467	3.0	1.3	0.9	6	214	3.5	1.8	1.5
					8	186	1.7	1.7	121	2.3	1.9	4	93	6.9	3.5	1.7	262	4.0	1.7	1.2	8	121	4.6	2.3	1.9
					10	119	2.1	2.1	77	2.8	2.4	5	59	8.7	4.3	2.1	168	5.0	2.1	1.5	10	77	5.8	2.8	2.4
					12	82	2.5	2.5	54	3.4	2.9	6	41	10.4	5.2	2.5	117	6.0	2.6	1.8	12	54	6.9	3.4	2.9
					14	61	2.9	2.9	39	3.9	3.4	7	30	12.1	6.1	2.9	86	7.0	3.0	2.1	14	39	8.1	3.9	3.4
S312L2-3K Narrow Flood	NFL	**23°**	50000	4616	4	289	1.6	1.6	187	2.2	1.9	2	144	3.5	3.7	1.6	408	2.0	1.7	1.2	4	187	2.3	2.2	1.9
					6	128	2.4	2.4	83	3.3	2.8	3	64	5.2	5.6	2.4	161	3.0	2.5	1.7	6	83	3.5	3.3	2.8
					8	72	3.3	3.3	47	4.4	3.8	4	36	6.9	7.4	3.3	102	4.0	3.4	2.3	8	47	4.6	4.4	3.8
					10	46	4.1	4.1	30	5.5	4.7	5	23	8.7	9.3	4.1	65	5.0	4.2	2.9	10	30	5.8	5.5	4.7
					12	32	4.9	4.9	21	6.6	5.6	6	16	10.4	11.2	4.9	45	6.0	5.1	3.5	12	21	6.9	6.6	5.6
S312L2-3K Flood	FL	**34°**	50000	2335	4	146	2.4	2.4	95	3.4	2.8	1	292	1.7	3.4	1.2	826	1.0	1.3	0.9	3	169	1.7	2.5	2.1
					5	93	3.1	3.1	61	4.2	3.5	2	73	3.5	6.8	2.4	206	2.0	2.7	1.7	4	95	2.3	3.4	2.8
					6	65	3.7	3.7	42	5.0	4.2	3	32	5.2	10.2	3.7	92	3.0	4.0	2.6	5	61	2.9	4.2	3.5
					7	48	4.3	4.3	31	5.9	4.9	4	18	6.9	13.6	4.9	52	4.0	5.4	3.5	6	42	3.5	5.0	4.2
					8	36	4.9	4.9	24	6.7	5.6	5	12	8.7	17.0	6.1	33	5.0	6.7	4.3	7	31	4.0	5.9	4.9
S312L2-3K Wide Flood	WFL	**53°**	50000	1090	3	121	3.0	3.0	79	4.3	3.4	1.0	136	1.7	15.2	2.0	385	1.0	2.6	1.4	3	79	1.7	4.3	3.4
					4	68	4.0	4.0	44	5.8	4.6	1.5	61	2.6	22.8	3.0	171	1.5	4.0	2.1	4	44	2.3	5.8	4.6
					5	44	5.0	5.0	28	7.2	5.7	2.0	34	3.5	**	4.0	96	2.0	5.3	2.8	5	28	2.9	7.2	5.7
					6	30	6.0	6.0	20	8.7	6.9	2.5	22	4.3	**	5.0	62	2.5	6.6	3.5	6	20	3.5	8.7	6.9
					7	22	6.9	6.9	14	10.1	8.0	3.0	15	5.2	**	6.0	43	3.0	7.9	4.2	7	14	4.0	10.1	8.0

For 2700K fixtures, use 0.90 multiplier; for 3000HC fixtures, use 0.85 multiplier; for 4000K fixtures, use 1.04 multiplier.

**Due to steep aiming angle, length of beam extends beyond 25'.

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220 Chrysler Drive • Brampton, Ontario • Canada L6S 6B6 • Phone (905) 792-7335 • Fax (905) 792-0064
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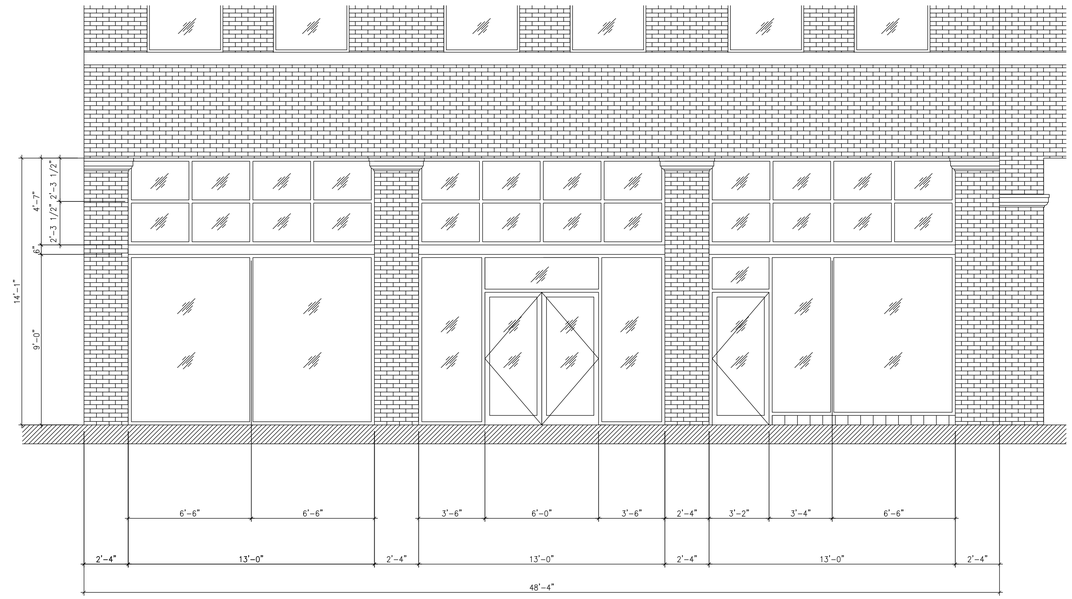
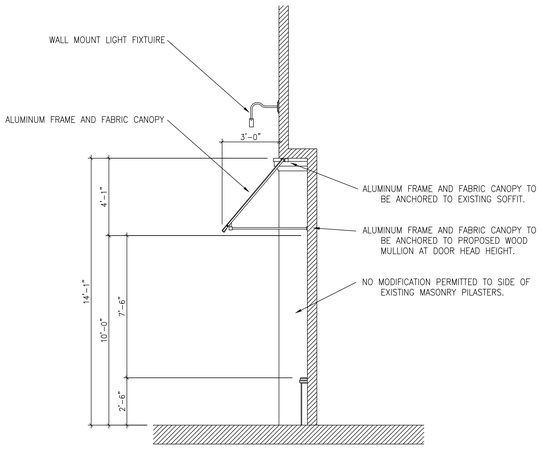
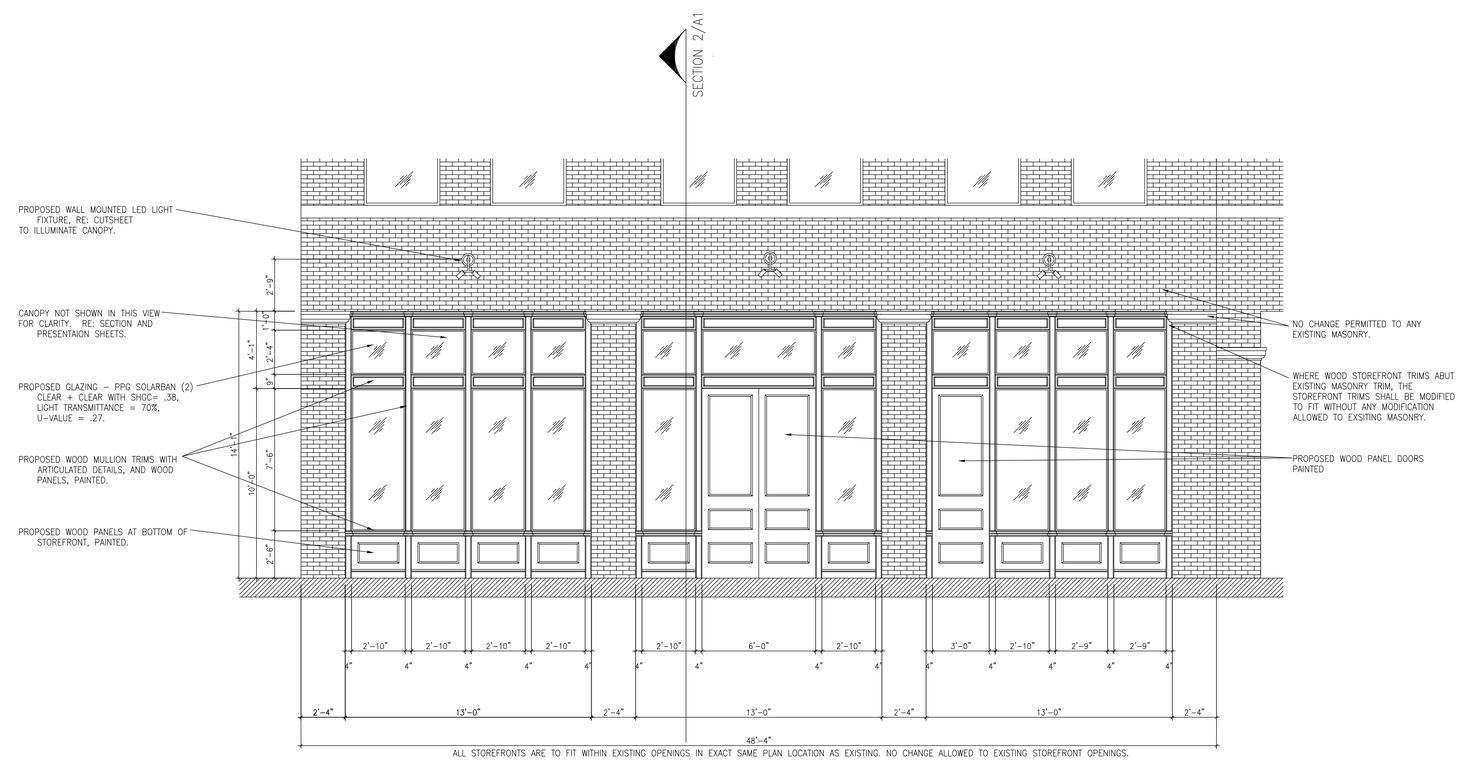


3 WEST ELEVATION EXISTING
1/4" = 1'-0"



2 SECTION
1/4" = 1'-0"



ALL STOREFRONTS ARE TO FIT WITHIN EXISTING OPENINGS IN EXACT SAME PLAN LOCATION AS EXISTING. NO CHANGE ALLOWED TO EXISTING STOREFRONT OPENINGS.

1 WEST ELEVATION PROPOSED
1/4" = 1'-0"

0' 5' 10' 20'
1/4" = 1'-0"

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REGISTERED ARCHITECT
STEPHEN ADAM JOY
16754
STATE OF TEXAS

ISSUE DATES

1	09-29-15	HAHC SUBMITTAL

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Plano, Texas, 75024
972.490.7292 V

LA FISHERIA
EXTERIOR RENOVATION
213 MILAM STREET

PROJECT NO.	PROJECT #
DATE PLOTTED:	1/8" = 1'-0"
CHECKED BY: MK	DRAWN BY: MK
FILE NAME:	PROJECT #

SHEET TITLE
DIMENSION ELEVATIONS

SHEET NUMBER
A1