

CERTIFICATE OF APPROPRIATENESS

Application Date: November 24, 2015

Applicant: Don Sturr, National Signs, LLC, for Gregg Farrar, MedSpring Urgent Care, owner

Property: 1101 Heights Boulevard Lot 1, Block 1, Heights Court R/P Amend Subdivision. The property includes a new 5,038 square foot, one-story concrete commercial building situated on a 7,170 square foot corner lot.

Significance: Noncontributing new concrete commercial building, constructed circa 2015, located in the Houston Heights Historic District East.

Proposal: Alteration – Install four main signs on the façade and sides of the building as well as several vinyl decals. Alterations to the previously approved storefront and awnings.

- Signs ‘A’ and ‘B’ will be neon channel letter signs located on the façade. Sign ‘A’ will be 37” in diameter and will be comprised of a medical cross logo. Sign ‘B’ will be comprised of the word ‘MedSpring’ and will 15.5’ long by 27” tall and will be installed on 1” diameter pipes along the edge of the awing.
- Signs ‘C’ and ‘D’ will be reverse illuminated acrylic channel letters installed on the side wings of the building. Sign ‘C’ (facing south) will be comprised of the word ‘MedSpring urgent car’ and will be 20’-4¼” long by 1’-9½” tall. Sign ‘D’ (facing east) will be comprised of the word ‘MedSpring urgent car’ (on two lines) and will be 9.5’ long by 16” tall on the top line and 8’ long by 9” tall on the bottom line.
- 6’ diameter vinyl decals will with the southwest and north east corners. Additional vinyl decals will be applied to the windows for privacy as well as informational purposes.
- The metal fascia on the overhangs was not installed as approved and the flat entry was changed to a curved entry to match the approved curved façade and overhang on the corner entry storefront. Several doors configurations and locations were altered. This work was completed prior to staff review.

See enclosed application materials and detailed project description on p. 4-18 for further details.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: December 16, 2015



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year 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.

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.

(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.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST



Building Classification

- Contributing
- Non-Contributing
- Park

102 W 11th

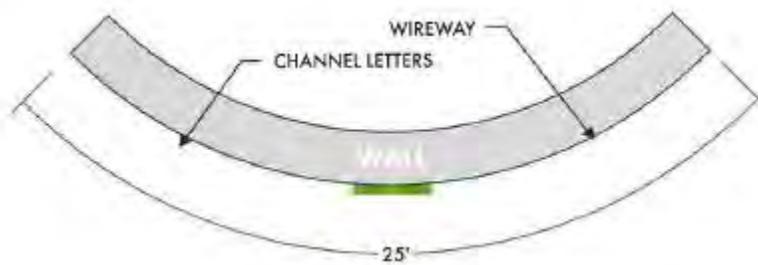
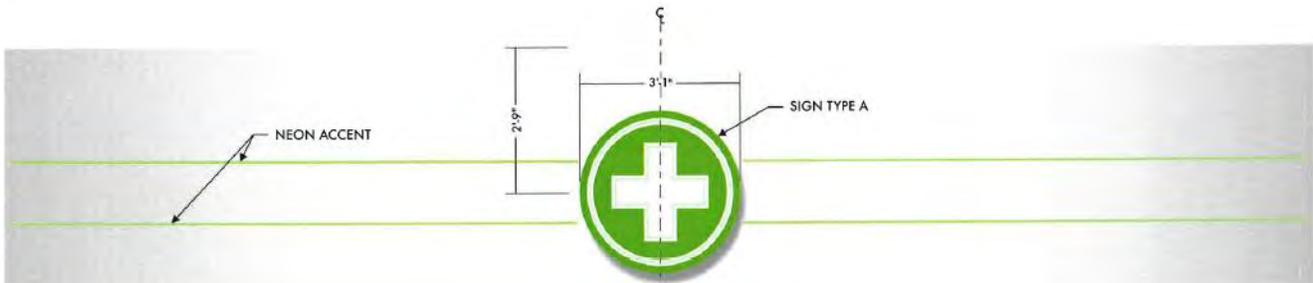
CURRENT PHOTO



RENDERING – FRONT FACING HEIGHTS BOULEVARD / W 11TH STREET



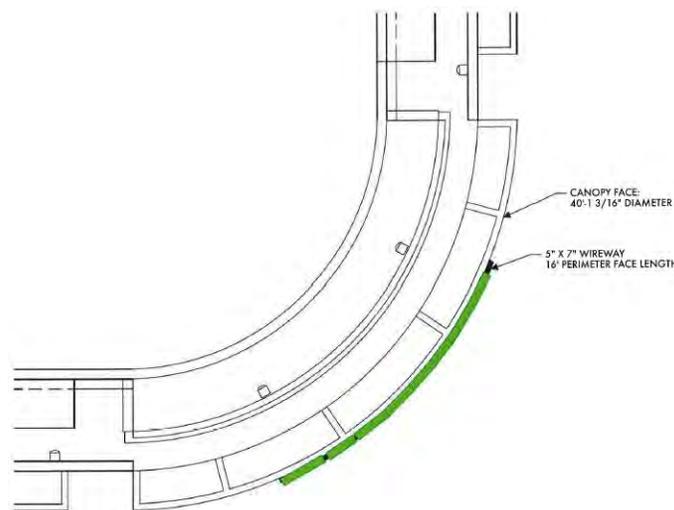
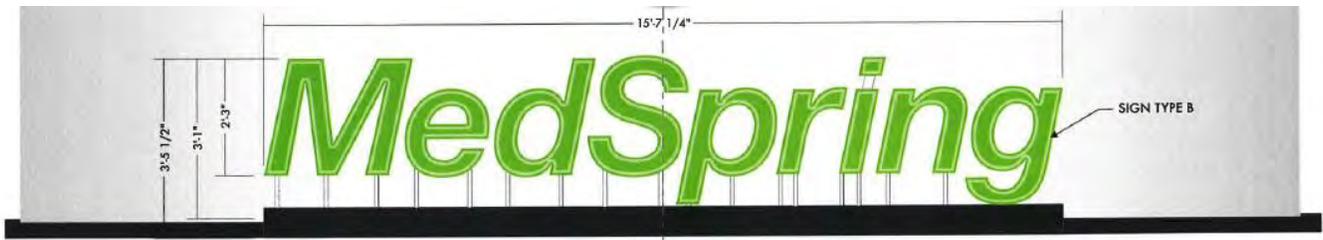
SIGN 'A' DETAILS



SIGN TYPE A	QTY: 1
FABRICATE AND INSTALL NEON CHANNEL LETTERS & ACCENTS	
NEON CHANNEL LETTERS <ul style="list-style-type: none"> • FACES: OPEN WITH V1 VINYL ON LOGO • RETURNS 3" DEEP .040 ALUMINUM, (INSIDE & OUTSIDE) FINISH: P1 • INSIDE BACKS: .063" ALUMINUM, FINISH: P1 • ILLUMINATION: SINGLE STROKE 12MM WHITE • POWER: 30mA TRANSFORMERS • FLUSH MOUNTED TO WALL WITH MINIMUM 3/8" FASTENERS 	
NEON ACCENT <ul style="list-style-type: none"> • (4) SINGLE STROKE 12MM CLASSIC GREEN NEON AT 10"X10" LENGTH EACH 	
WALL TYPE: PLYWOOD WITH STUCCO FINISH	

FINISH SCHEDULE	
PAINT COLOR - SATIN FINISH	
	P1: PANTONE 368 C
	P2: MFWHITE
VINYL COLOR	
	V1: OPAQUE WHITE
APPROVED BY: _____	

SIGN 'B' DETAILS

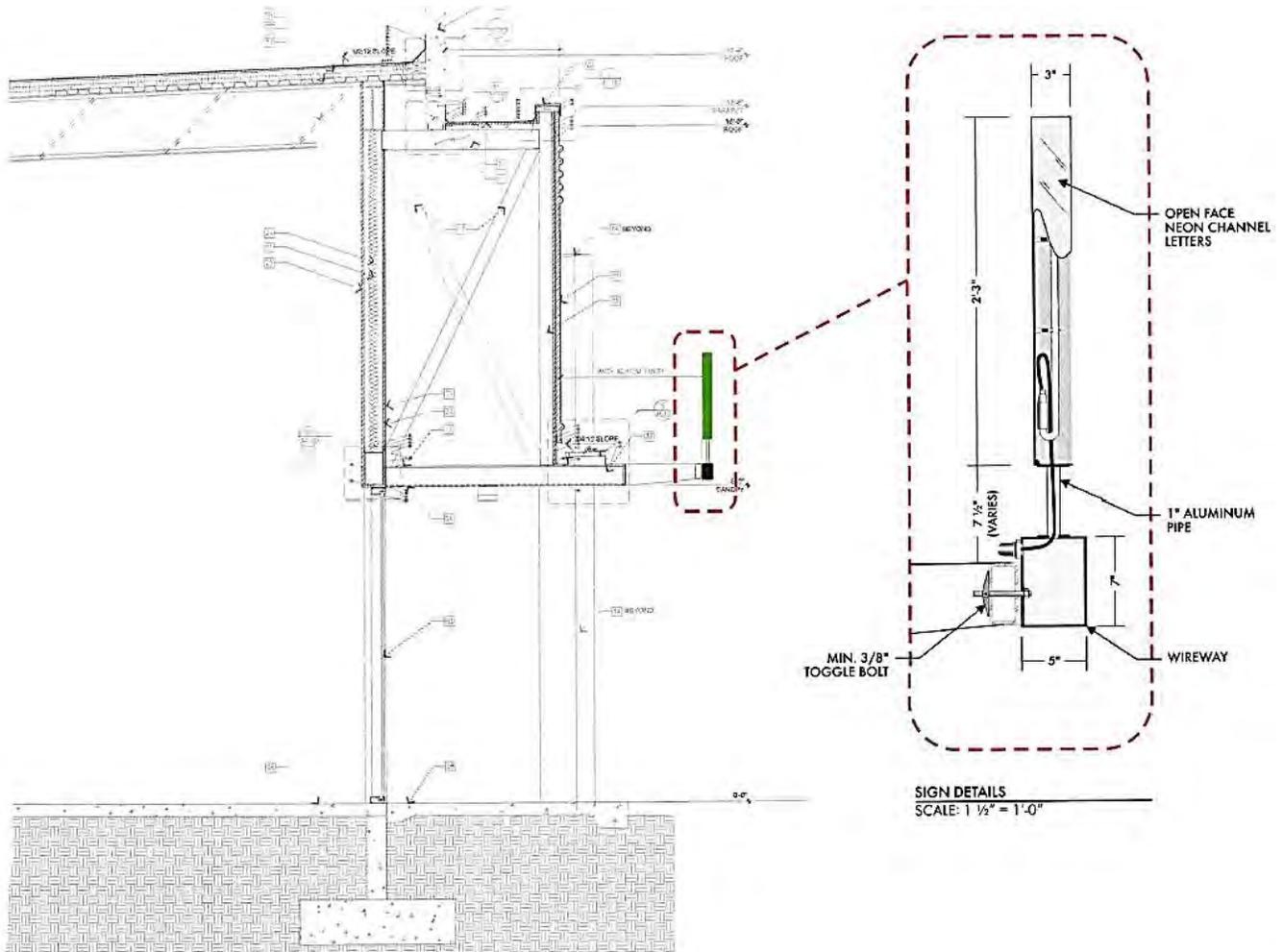


SIGN TYPE B	QTY: 1
FABRICATE AND INSTALL NEON CHANNEL LETTERS	
<p>NEON CHANNEL LETTERS</p> <ul style="list-style-type: none"> • FACES: OPEN WITH V1 VINYL ON LOGO • RETURNS 3" DEEP .063 ALUMINUM, ((INSIDE & OUTSIDE) FINISH: P1 • INSIDE BACKS: .125" ALUMINUM, FINISH: P1 • ILLUMINATION: DOUBLE STROKE OF 12MM CLASSIC GREEN NEON • POWER: 30mA TRANSFORMERS • FLUSH MOUNTED TO 5" X 7" WIREWAY PAINTED P2 • 1" ALUMINUM PIPE SPACERS PAINTED P3 • MOUNT TO WALL WITH MINIMUM 3/8" FASTENERS 	
CANOPY TYPE: STEEL BEAM WITH STUCCO FINISH	

FINISH SCHEDULE	
PAINT COLOR - SATIN FINISH	
	P1: PANTONE 368 C
	P2: MP-BLACK
	P3: MP-WHITE
APPROVED BY: _____	

SIGN 'A' and 'B' DETAILS

SIGN SECTION



SIGN 'C' and 'D'



SIGN 'C' DETAILS



SIGN DETAILS
SCALE: 3/8" = 1'-0"



SIGN TYPE C

FABRICATE AND INSTALL TRIM-CAPLESS REVERSE ILLUMINATED CHANNEL LETTERS

CHANNEL LETTERS

- FACES: 1/2" TRANS WHITE ACRYLIC WITH V1 & V2 VINYL
- RETURNS: 4" DEEP .040 ALUMINUM, FINISH P1 & P2
- BACKS: .150" CLEAR POLYCARBONATE
- ILLUMINATION: WHITE LEDs
- POWER SUPPLY HOUSED INSIDE TRANSFORMER CAN ON OPPOSITE SIDE OF WALL
- MOUNTED TO WALL WITH 2" STANDOFFS WITH MINIMUM 3/8" FASTENERS.

WALL TYPE: STUCCO

FINISH SCHEDULE

PAINT COLOR - SATIN FINISH

 P1: PANTONE 368 C

 P2: PANTONE 2945 C

VINYL COLOR

 V1: TRANS PANTONE 368 C

 V2: TRANS PANTONE 2945 C

SIGN 'D' DETAILS



SIGN TYPE D

FABRICATE AND INSTALL TRIM-CAPLESS REVERSE ILLUMINATED CHANNEL LETTERS

CHANNEL LETTERS

- FACES: 1/2" TRANS WHITE ACRYLIC WITH V1 & V2 VINYL
- RETURNS: 4" DEEP .040 ALUMINUM, FINISH P1 & P2
- BACKS: .150" CLEAR POLYCARBONATE
- ILLUMINATION: WHITE LEDs
- POWER SUPPLY HOUSED INSIDE TRANSFORMER CAN ON OPPOSITE SIDE OF WALL
- MOUNTED TO WALL WITH 2" STANDOFFS WITH MINIMUM 3/8" FASTENERS.

WALL TYPE: STUCCO

FINISH SCHEDULE

PAINT COLOR - SATIN FINISH

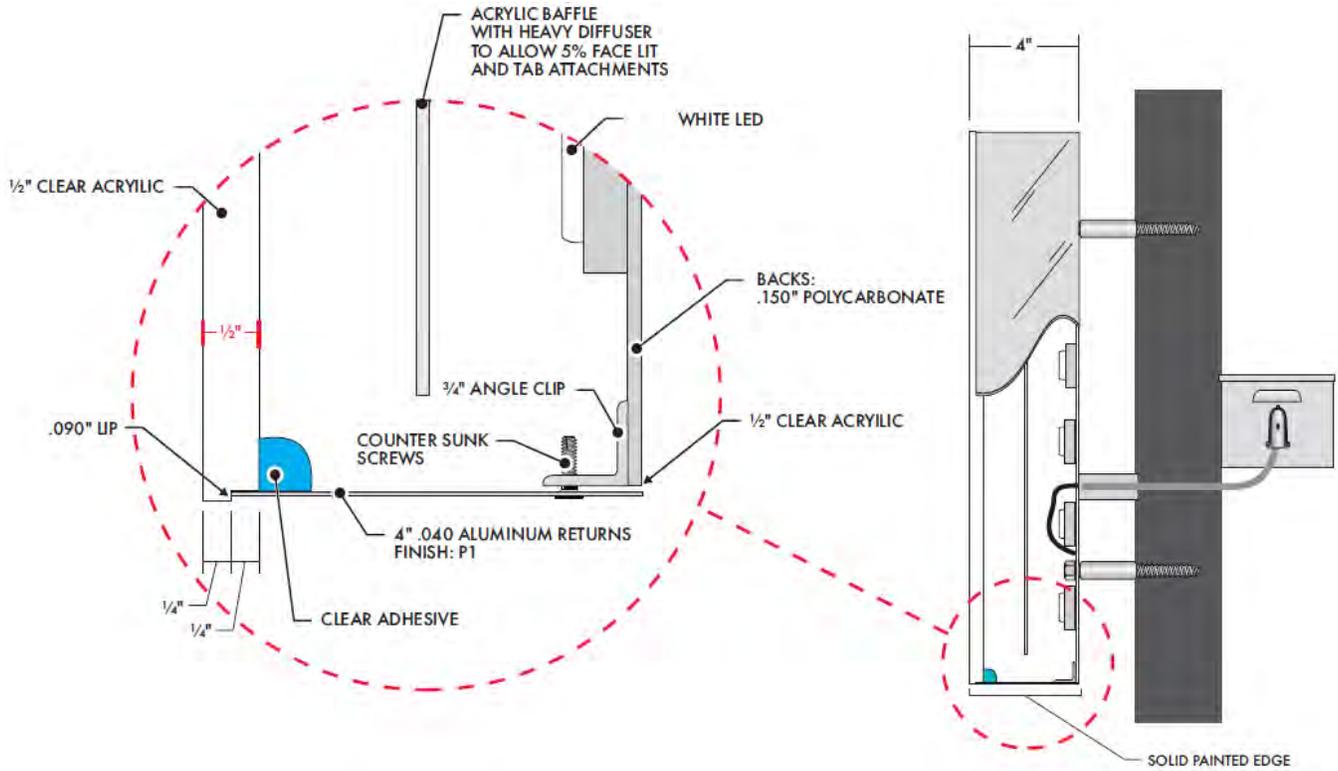
- P1: PANTONE 368 C
- P2: PANTONE 2945 C

VINYL COLOR

- V1: TRANS PANTONE 368 C
- V2: TRANS PANTONE 2945 C

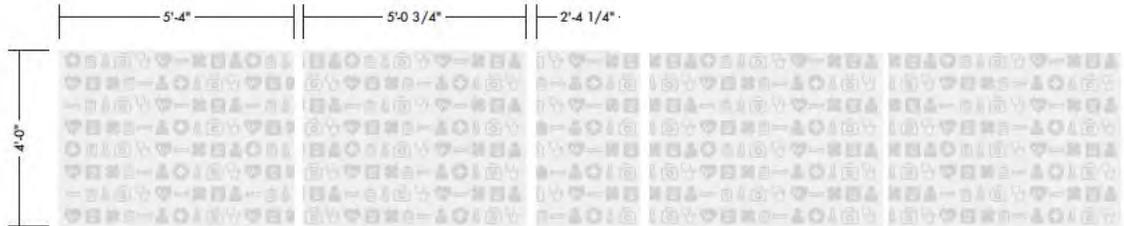
SIGN 'C' and 'D' DETAILS

SIGN SECTION



SIGN DETAILS

VINYL DECALS

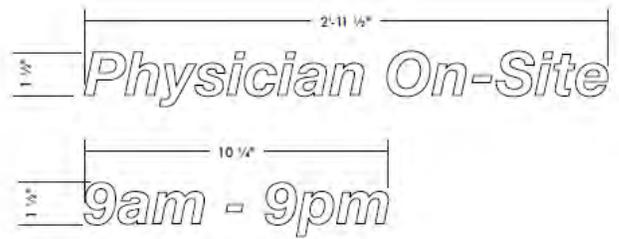
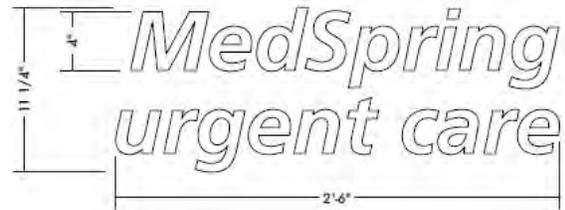


SIGN DETAILS
SCALE: 3/8" = 1'-0"



SIGN DETAILS

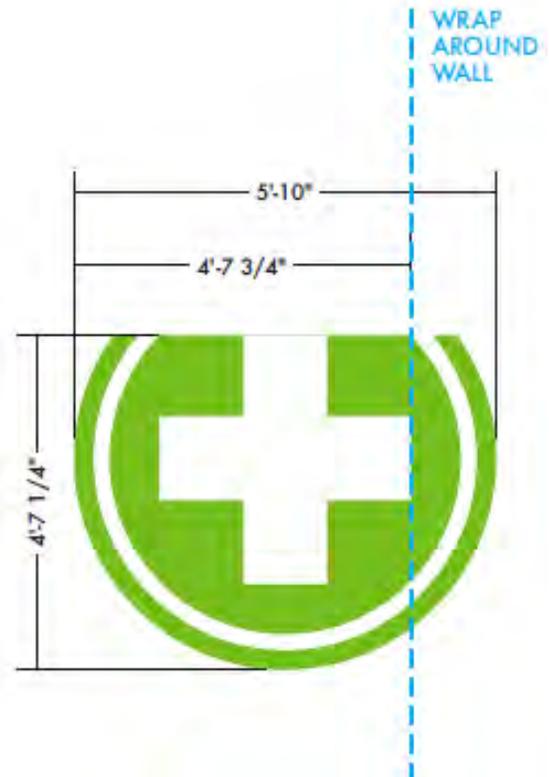
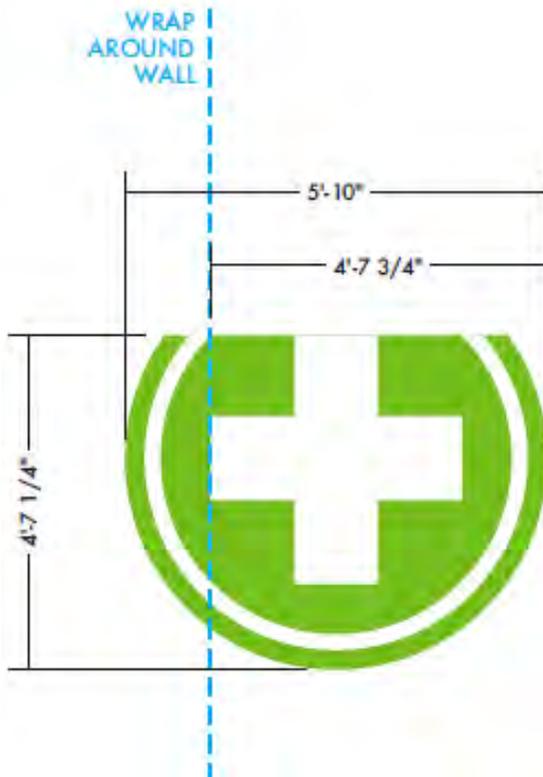
VINYL DECALS



SIGN DETAILS
SCALE: 1 1/2" = 1'-0"

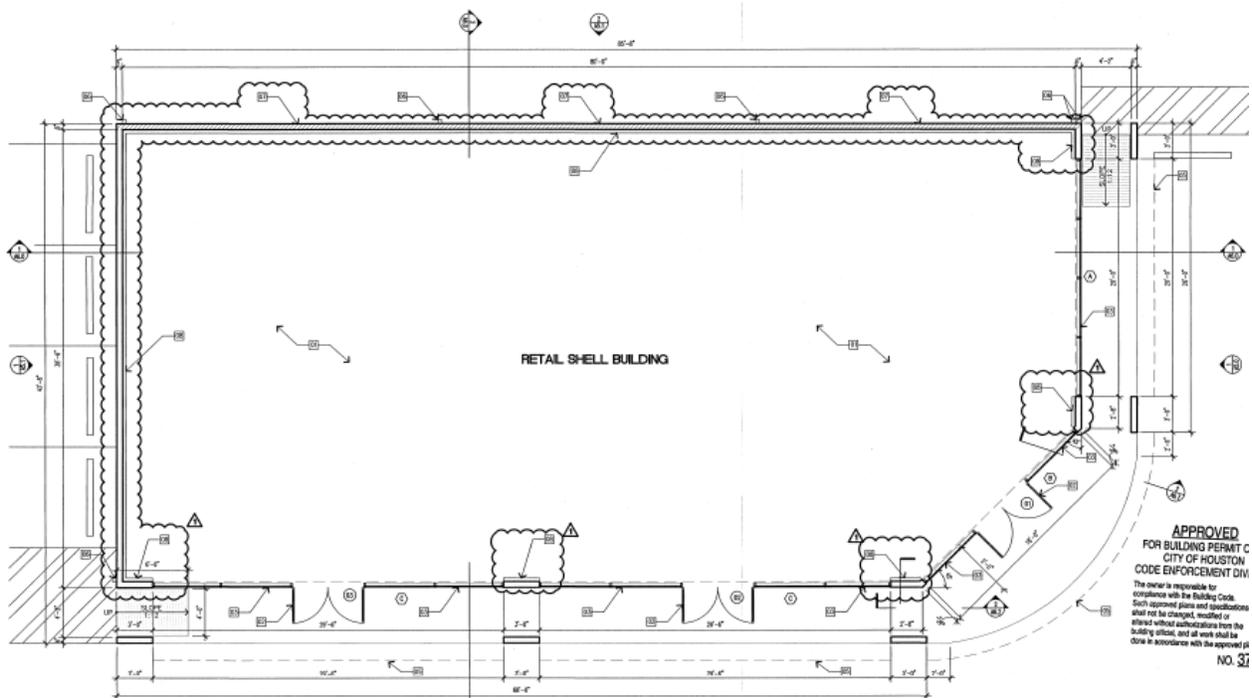
SIGN DETAILS

VINYL DECALS

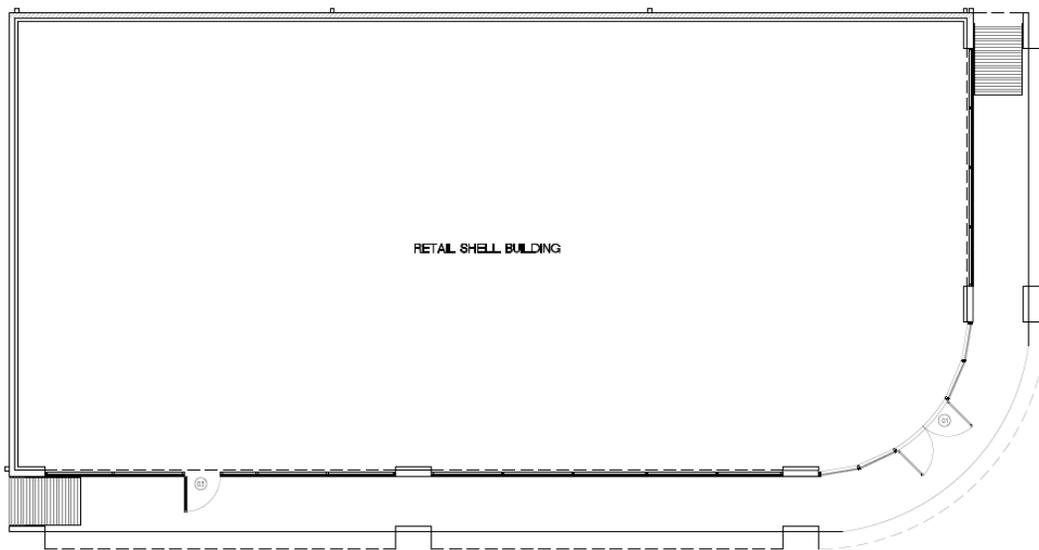


STOREFRONT ALTERATIONS

APPROVED

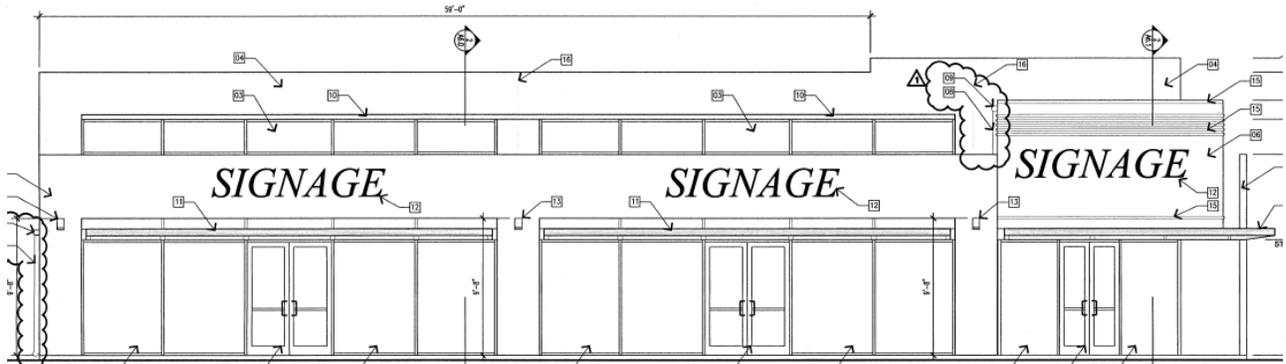


PROPOSED

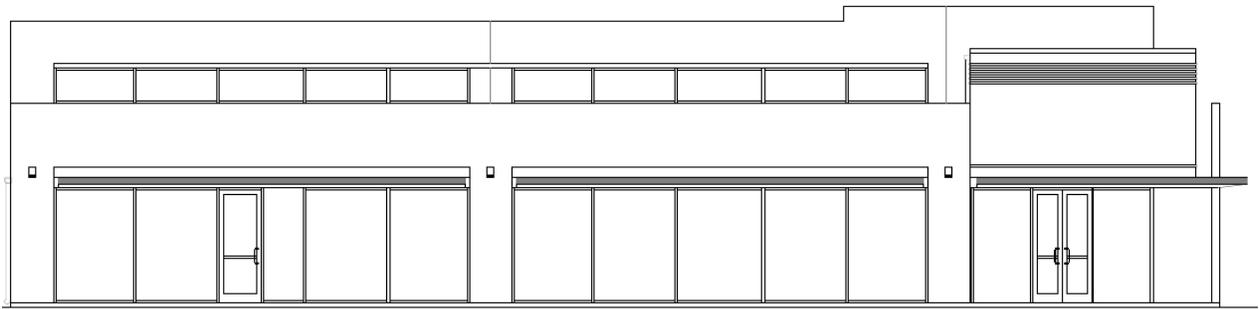


STOREFRONT ALTERATIONS

APPROVED



PROPOSED



PROJECT DETAILS

Exterior Materials: Sign

Install four main signs on the façade and sides of the building as well as several vinyl decals.

Signs 'A' and 'B' will be neon channel letter signs located on the façade. The letters and logo will be comprised of open faced letters with neon illumination.

Sign 'A' will be 37" in diameter and will be comprised of a medical cross logo.

Sign 'B' will be comprised of the word 'MedSpring' and will 15'-7¼" long by 2'-3" tall and will be installed on 1" diameter pipes along the edge of the awing.

Signs 'C' and 'D' will be reverse illuminated acrylic channel letters installed on the side wings of the building. The acrylic faced back-lit component (letter) will be 4" thick and will be either green or blue.

Sign 'C' (facing south) will be comprised of the word 'MedSpring urgent care' and will be 20'-4¼" long by 1'-9½" tall. Total sign area will be 57.8 square feet.

Sign 'D' (facing east) will be comprised of the word 'MedSpring urgent care' (on two lines) and will be 9'-4¼" long by 1'-4½" tall on the top line and 7'-10¾" long by 9¼" tall on the bottom line. Total sign area will be 47.0 square feet.

4'-7¼" x 5'-10" vinyl decals will wrap the southwest and northeast corners. Additional vinyl decals will be applied to the windows for privacy as well as informational purposes.

See drawings for more detail.

Storefront

The approved metal fascia on the overhangs was not installed to keep the exposed painted concrete finish.

Several of the storefront double doors were not installed due to the space being a single-use tenant. These doors were replaced with storefront windows matching the adjacent windows were installed.

The approved flat entry was changed to a curved entry to match the approved curved façade and overhang on the corner entry storefront. The curved façade was scored with a horizontal detail.

See drawings for more detail.