

CERTIFICATE OF APPROPRIATENESS

Application Date: June 25, 2014

Applicant: Michael Burnett, Julep Bar LP for Bret Mize or Bob Mize, owners

Property: 1919 Washington Avenue, lots 11 & 12, block 426, Baker WR NSBB Subdivision. The property includes a historic two-story brick storefront commercial building situated on a 14,898 square foot corner lot.

Significance: Contributing storefront commercial residence, constructed circa 1920, located in the Old Sixth Ward Historic District.

Proposal: Alteration – Install an 8'-6" tall by 20" wide by 18" deep bracket sign featuring neon lettering and detail on the northeast corner of the façade facing Washington Avenue.

See enclosed application materials and detailed project description on p. 6-11 for further details.

Public Comment: No public comment received.

Civic Association: The Old Sixth Ward Neighborhood Association is in support of this project. See Attachment A.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: July 17, 2014



**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, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (3) 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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |

OLD SIXTH WARD DESIGN GUIDELINES

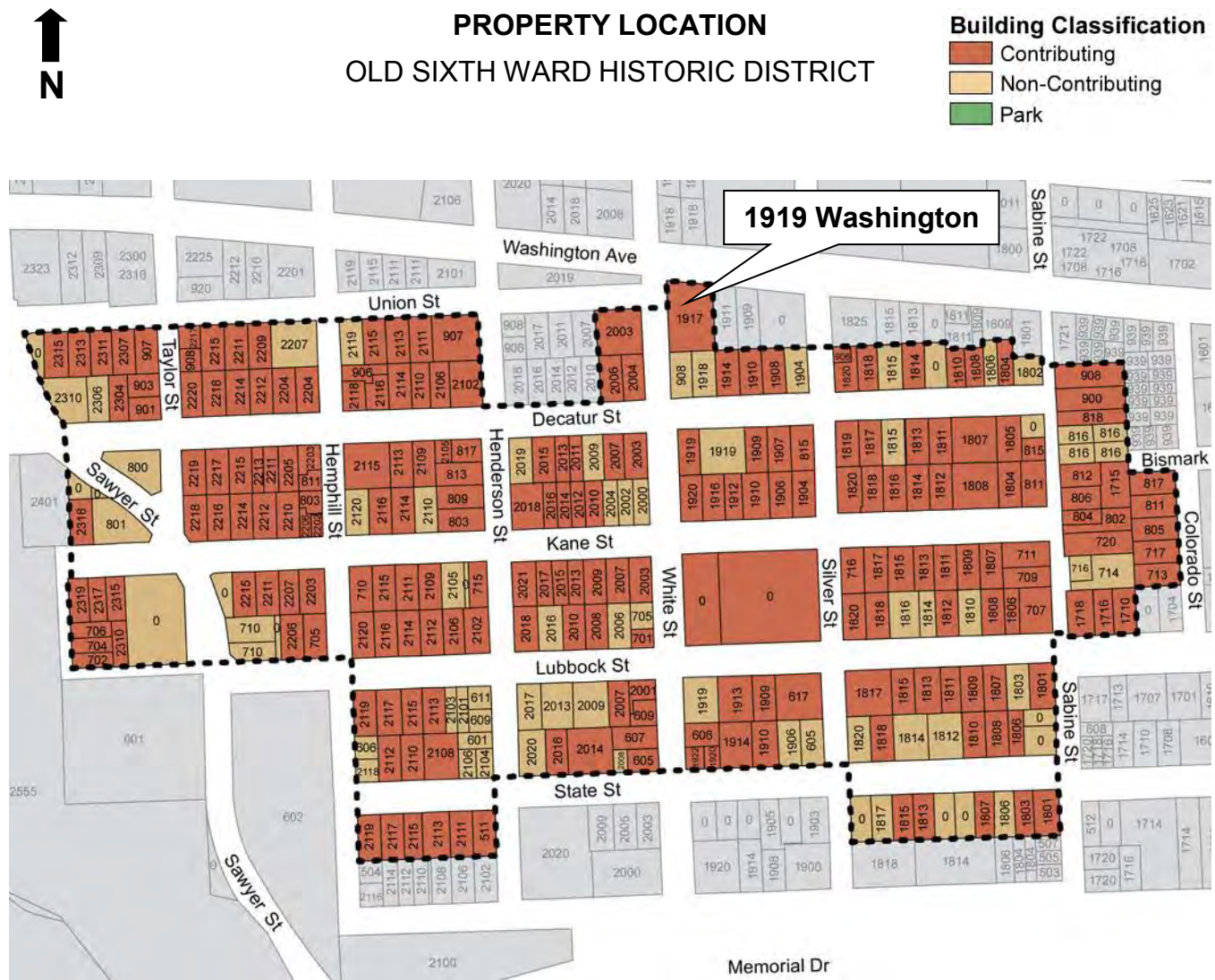


In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

According to the Design Guidelines for the Old Sixth Ward Protected Historic District, as stated on page 20, there is an 'Optional Provision' that Bracket Signs not to be more than 6 square feet (proposed approximately 14 square feet), have letters no taller than 10" (proposed 11"), and that "no neon signs are permitted" (proposed sign features neon lettering as well as other neon design elements).

Although the proposed sign does not meet several Optional Provisions pertaining to Bracket Signs and contains neon, staff believes that the sign is appropriate because it faces commercial Washington Avenue, will not impact neighboring Old Sixth Ward residences, and is historically appropriate to the building and neighborhood. The Old Sixth Ward is also planning on updating their Design Guidelines and is interested in reviewing the current prohibition of neon signage throughout the district.

Additionally, staff believes that the proposed sign meets 4 out of 5 recommended General Provisions for signs within the District, as noted on page 17. The proposed sign is appropriate in size and scale, is constructed of high quality materials and craftsmanship, is located in a logical place on the building (not obstructing key elements or details of the building), and is a style that is compatible with the character of the services (for which it advertises). However, because the proposed sign is neon, it is not indirectly illuminated by an external light source, but is itself illuminated. (See page 10 of this report for excerpt.)



INVENTORY PHOTO



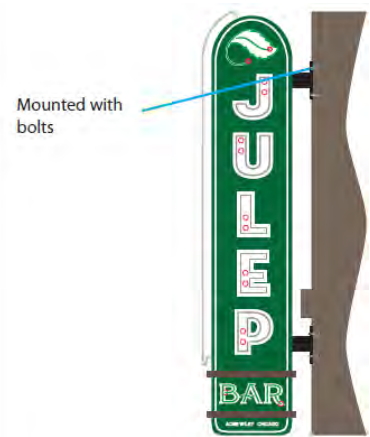
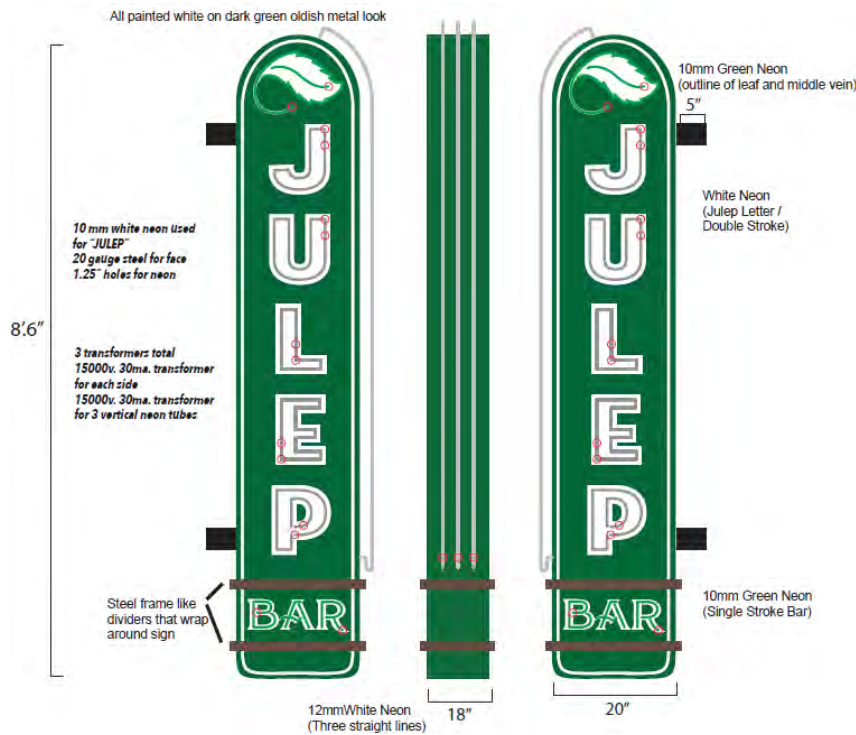
3D IMAGES – FRONT FACING WASHINGTON AVENUE

PROPOSED



SIGN DETAILS - DESIGN

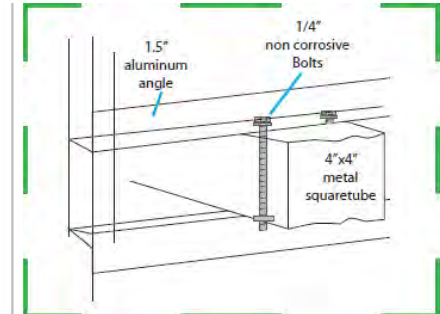
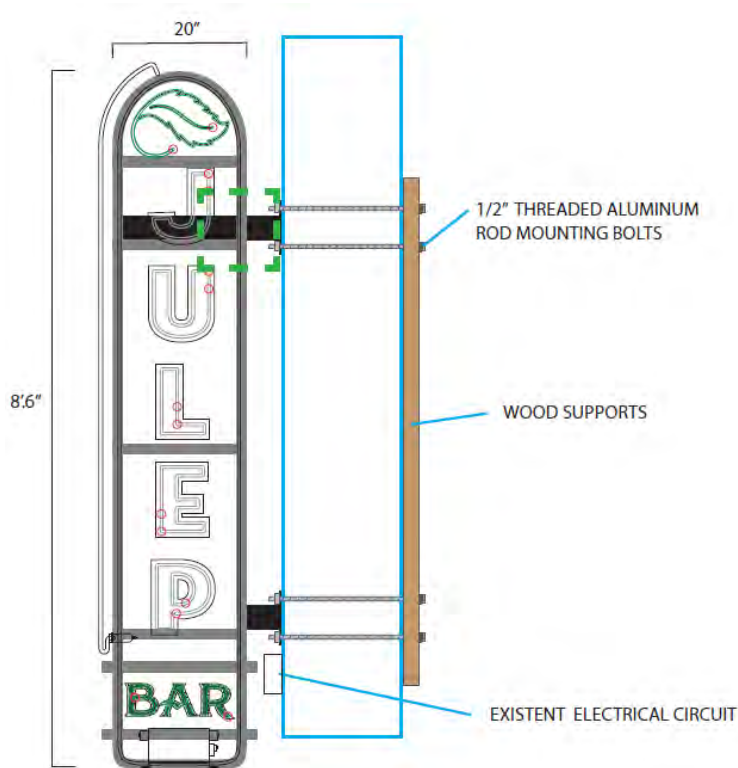
PROPOSED



Scope pf Work:

SIGN DETAILS - INSTALLATION

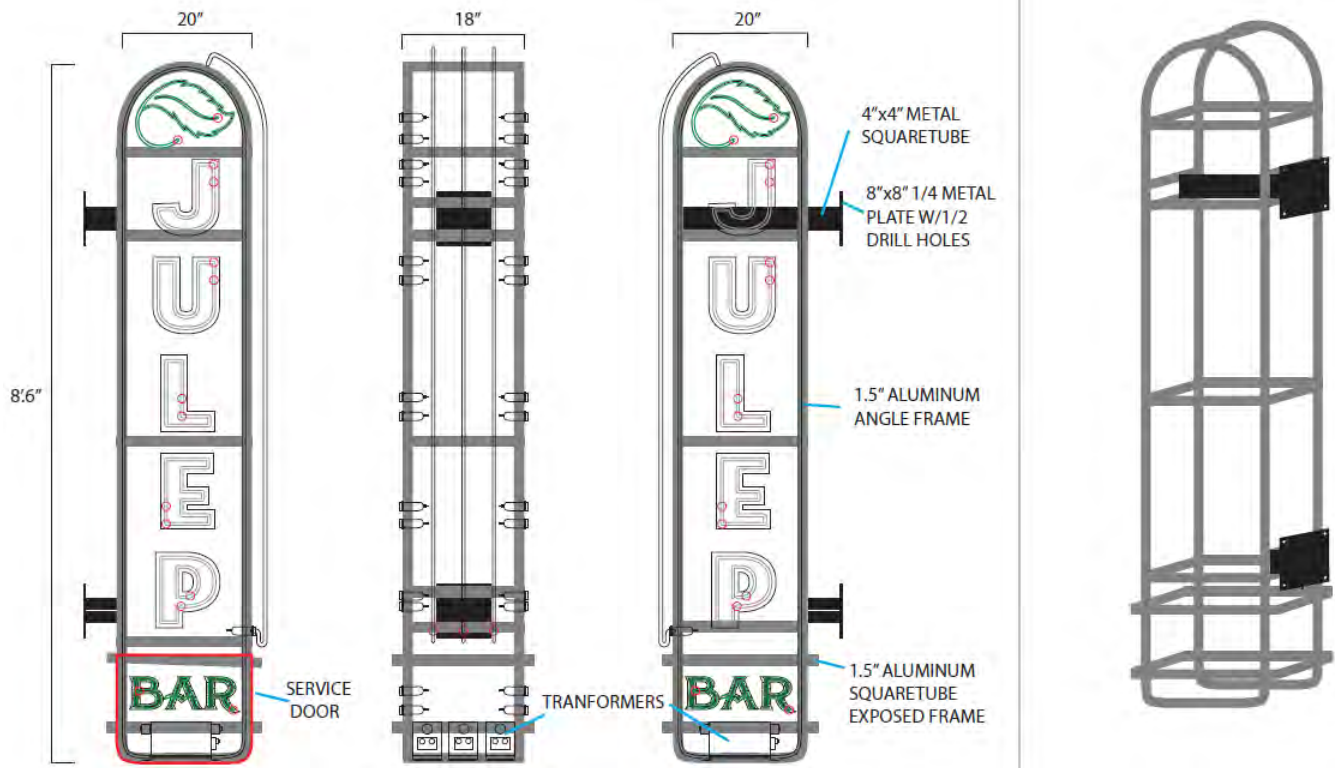
PROPOSED



**4"x4" ATTACHMENT TO
FRAME**

SIGN DETAILS - INTERNAL FRAME

PROPOSED



SUPPLEMENTAL INFORMATION

DESIGN GUIDELINES FOR THE OLD SIXTH WARD PROTECTED HISTORIC DISTRICT

C. Language Conventions

1. Provisions activated by certain auxiliary verbs are to be read as follows:
 - a. *Shall* indicates a mandatory provision.
 - b. *Should* indicates a recommended provision.
 - c. *May* indicates an optional provision.
2. Certain terms may be abbreviated as follows:
 - a. *Director* means the Director of the Department of Planning and Development.
 - b. *District* means the Old Sixth Ward Protected Historic District.
 - c. *HAHC* means the Houston Archaeological and Historical Commission.
 - d. *Houston Code* means the City of Houston Code of Ordinances.

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D. Signage

While Old Sixth Ward is predominantly residential in character, there are a few small scale commercial buildings in the District. There are also instances of residential structures that have been converted to a small office or other commercial uses. The following provides a guideline to types of signs that would be considered appropriate.

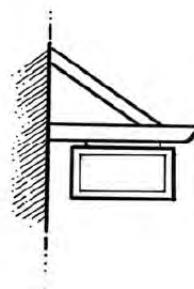
1. General Provisions: Signage within the District should be designed and painted in a manner to respect the historic character of the buildings and the neighborhood. The signs should be:
 - a. Appropriate in size and scale.
 - b. Constructed of high quality materials and craftsmanship.
 - c. Located in a logical place on the building or in the front yard, and should not obstruct key elements or details of the building.
 - d. In a style that is compatible with the character of the services or merchandise.
 - e. (If lighted) Illuminated indirectly and using an external light source.

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- c. Bracket Signs. These may be used in place of a sign band, or in addition to a sign band if located in an arcade or if the bracket sign is not in conflict with the sign band. Bracket signs may include symbols such as barber poles.

- 1) Placement:
 - (a) Sign must be perpendicular to the principal building façade.
 - (b) Sign may be held by brackets, cantilevered, or suspended under a canopy.
 - (c) Sign placement must allow a minimum sidewalk height clearance of 8'.
 - (d) For residential buildings converted to commercial use, a sign panel hanging from the porch beam is acceptable.
- 2) Dimensions:
 - (a) Sign may be a maximum of 6 square feet.
 - (b) Bracketed signs may project a maximum of 48" from the building face but may not project over a public right-of-way.
 - (c) Double-sided signs are permitted.
 - (d) Letters may have a maximum height of 10".
 - (e) Logos or artwork may be a maximum of 18" in any dimension.
- 3) Materials:
 - (a) Sign may be metal and/or wood.
- 4) Lighting:
 - (a) Externally projected lighting is permitted.

- 5) Design:
 - (a) A logo may be included on the face of the sign.
- 6) Other provisions:
 - (a) No neon signs are permitted.
 - (b) Any signage that is approved as appropriate but encroaches over a public right-of-way must obtain a license agreement from the Finance & Administration department.



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PROJECT DETAILS

Shape/Mass: The proposed bracket sign is 8'-6" tall, 20" wide, and 18" deep. The vertically proportioned sign will have a rounded top and a flat bottom.

The sign will be installed 15'-6" above grade on the northeast corner of the façade. The brackets will extend 5" from the face of the building. The sign will be fastened to the building with eight ½" aluminum threaded rod mounting bolts (four near the top, four near the bottom). The bolts will be drilled straight through the wall and fastened on the interior. See drawings and photos for more detail.

Exterior Materials: The sign will be constructed from 20 gauge steel with 1.25" holes drilled for the neon. The words 'JULEP BAR' as well as a leaf and decorative vertical bands will be illuminated with neon. The neon tubing will be 10mm. The letters will be 11" tall. See drawings for more detail.

ATTACHMENT A
NEIGHBORHOOD COMMENT

To Whom It May Concern:

Below, please find the Old Sixth Ward opinions on projects under consideration this cycle:

2009 Decatur: we support this project.

2210 Kane: we support this project.

817 1/2 Silver: we understand this has been removed from the agenda. Please reach out to us if this turns into anything other than a like-material repair; we typically set a high bar for any change in siding material.

1919 Washington: we support this project, despite its neon, for specific, narrow reasons. We do not want to establish a precedent with this opinion. This project faces Washington and does not face Old Sixth Ward houses. We hope to revisit signage criteria in the upcoming guideline amendment.

I hope you find these opinions consistent with our recent conversations. Please let me know if you would like clarification.

Ryan

OSWNA historic preservation chair