

CERTIFICATE OF APPROPRIATENESS

Application Date: June 25, 2014

Applicant: George J. Lowery, Sparkle Sign Company, Inc for J. Paul Caver, owner

Property: 1227 Harvard Street, lot 6, tract 26, block 186, Houston Heights Subdivision. The property includes a historic one-story wood frame single-family residence situated on a 7,850 square foot interior lot.

Significance: Contributing Craftsman bungalow residence, constructed circa 1912, located in the Houston Heights Historic District East.

Proposal: Alteration – Install an illuminated channel letter sign on the front porch gable. The sign will measure 10'-1" wide and 11" in height.

See enclosed application materials and detailed project description on p. 5-10 for further details.

Public Comment: One in favor and Two opposed. See Attachment A.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Denied

HAHC found proposed action did not meet criteria 1 and 3.

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

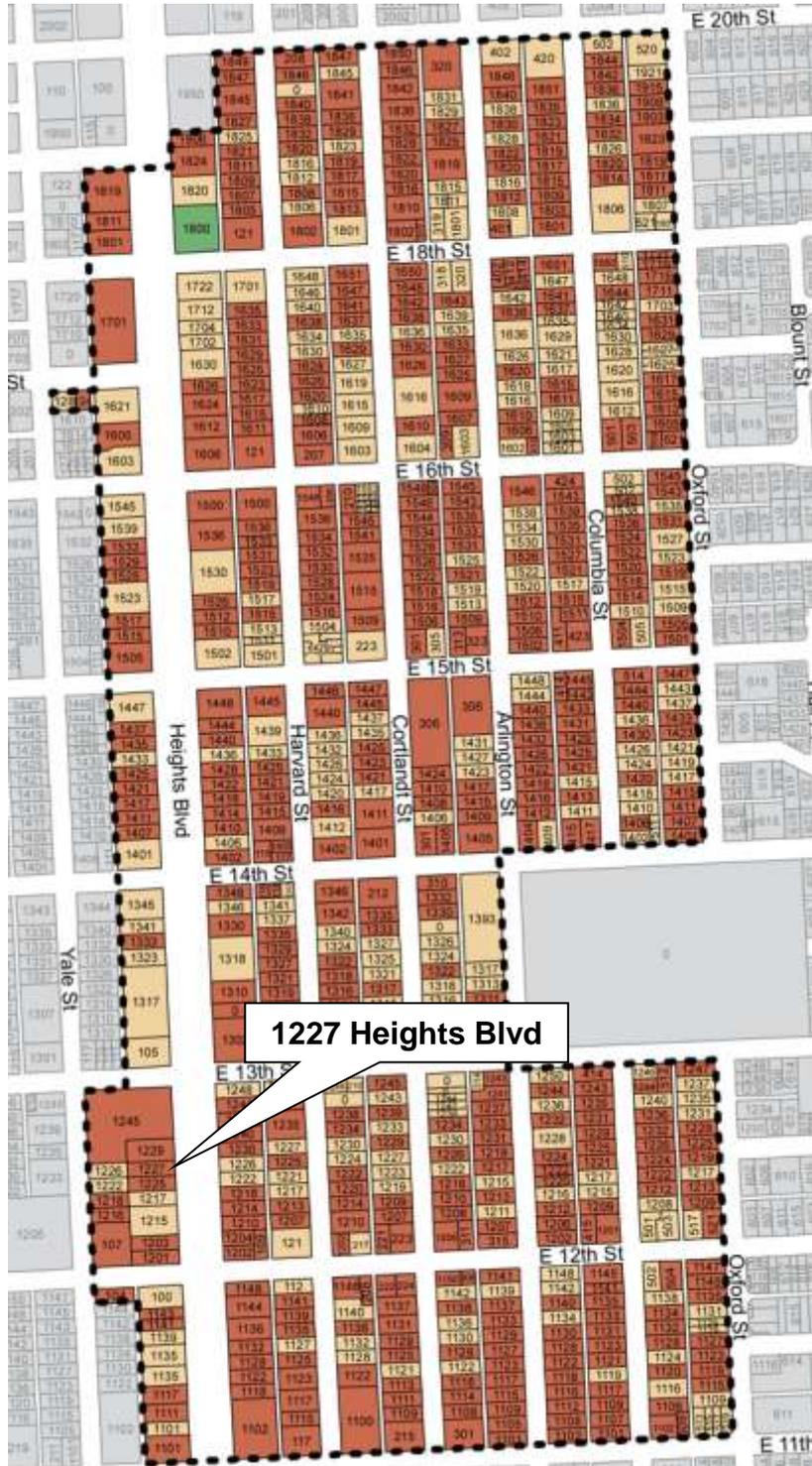
- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(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;
(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;
(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;
(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;
(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;
(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
(11) The proposed activity will comply with any applicable deed restrictions.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park

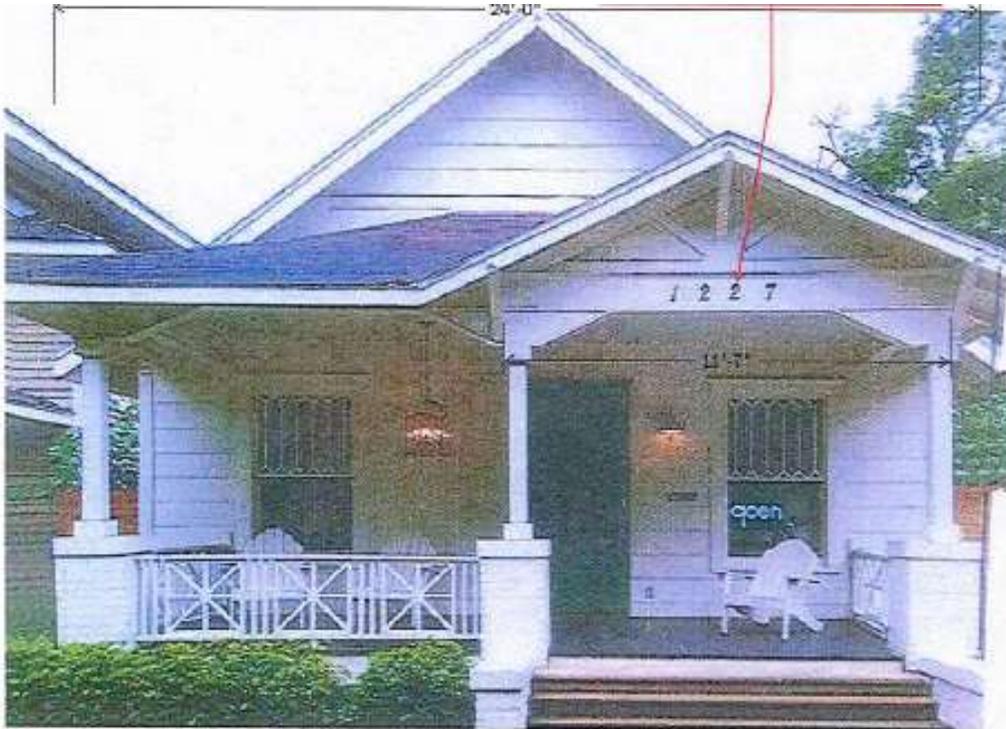


INVENTORY PHOTO

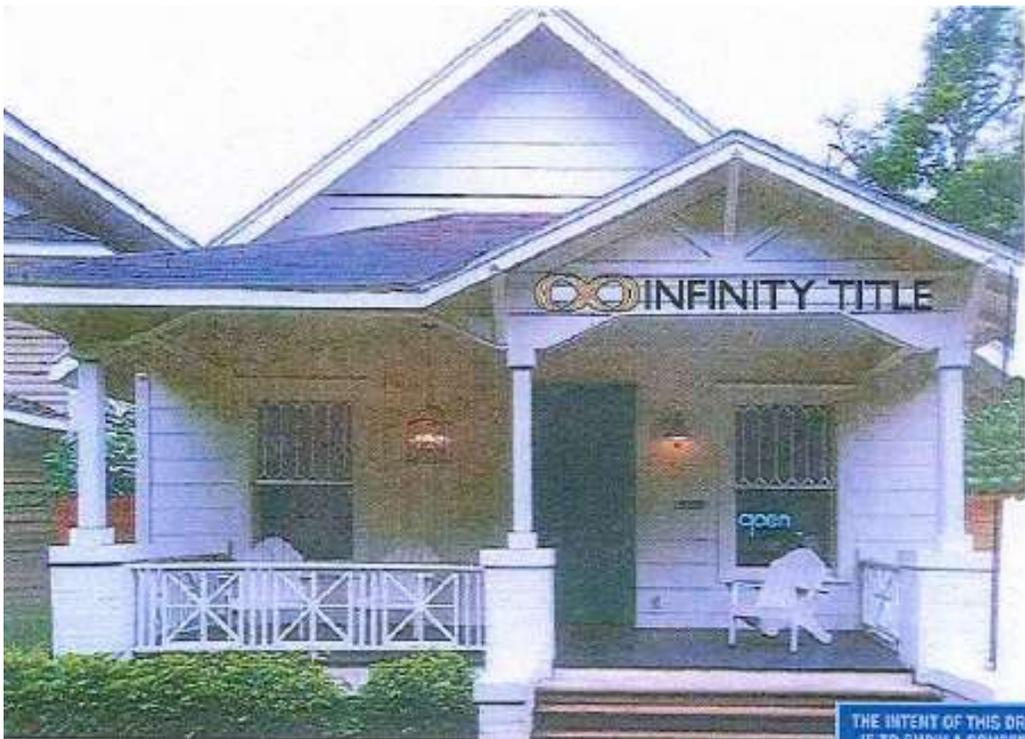


EAST ELEVATION – FRONT FACING HEIGHTS BOULEVARD

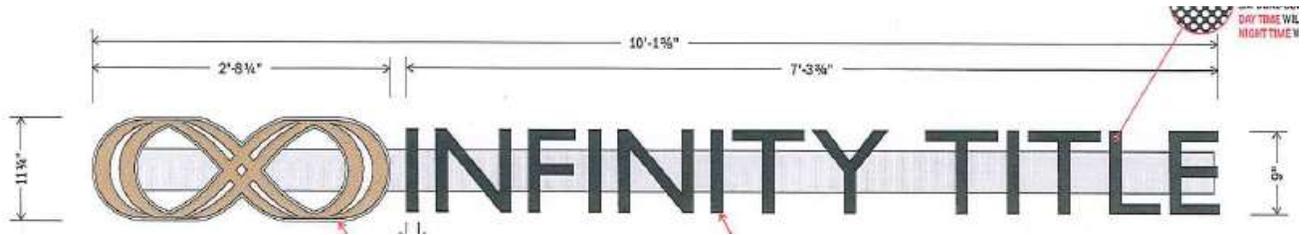
EXISTING



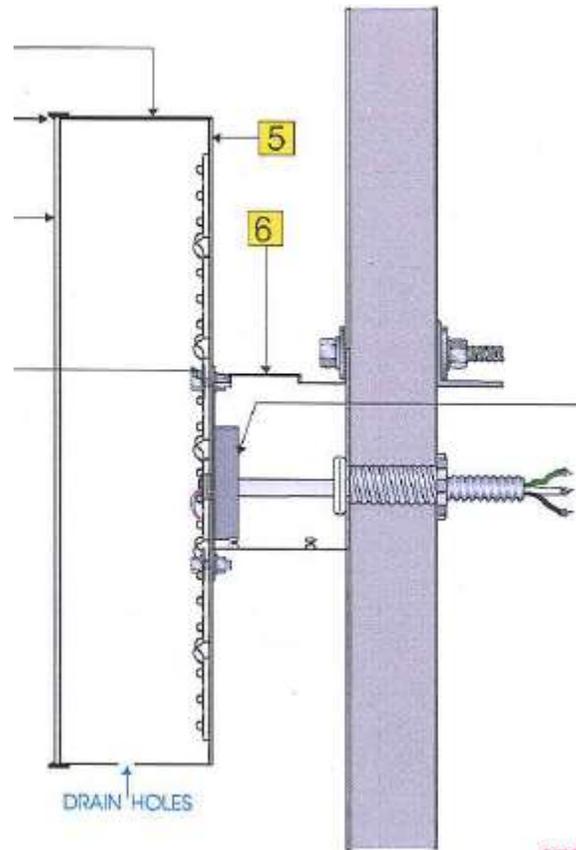
PROPOSED



SIGN DETAILS



**SIGN SECTION SHOWING
INSTALLATION DETAILS**



**SIDE VIEW SHOWING OVERALL
DEPTH OF SIGN**



PROJECT DETAILS

- The illuminated channel letter sign will measure 10'-1" wide, 5" deep, and 11" in height. The infinity symbol and all letters will be illuminated. The sign will be mounted on an aluminum raceway and attached to the front porch gable with 3/8" by 5" fasteners. The sign will be attached to the front gable with 6 fasteners; 4 on the top of the sign and 2 on the bottom.

ATTACHMENT A
PUBLIC COMMENT

Houston Heights East Historic District Development Review Committee (ad-hoc)

Monthly Review Report

The DRC report for Certificate of Appropriateness Applications is as follows:

Month:	Jul-14	Date of Report:	15-Jul-14			
HAHC Action	Site Address	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote
	1227 Heights Blvd.	Geo. J. Lowery	Sparkle Sign	Add approx. 10 SF sign to front of contributing build.	Support No Object Object	2

Kent Marsh

From: Joy Tober [REDACTED]
 Sent: Monday, July 14, 2014 12:47 PM
 To: Kent Marsh
 Subject: Re: July HAHC Agenda

Kent,

Here are my comments for this month's agenda items.

1227 Heights Blvd – Objection – Business signs within an historic district should be based on historic evidence, if this contributing structure had a sign located within the gable then I would support this proposal. If however, no sign ever existed then one should not be placed there now. Signs should respect the character of the building, not distract from the historic features or cause irreversible damage to historic material. Internally illuminated signs should be avoided within this historic district, as there were never such signs during the period of significance and this would be considered an inappropriate material not historically used. I believe a monument sign with indirect lighting is a better choice for this contributing structure.

1421 Columbia Street - Support

Thank you,

Joy Tober

Proposed Certificate of Appropriateness for 1227 Heights Boulevard in the Houston Heights East Historic District – Agenda Item #II.t

Dear HAHC Commission:

I live at 1538 Arlington in the Houston Heights East Historic District and I object to the approval of a proposed Certificate of Appropriateness for the addition of a sign on a contributing structure located at 1227 Heights Boulevard. I believe this application does NOT satisfy criteria #1, #3, and #4 of the 11 approval criteria required to approve “Alterations, Rehabilitations, Restorations and Additions” for the following reasons:

Criteria #1: The proposed activity must retain and preserve the historic character of the property.

The addition of a sign on the front of the existing contributing structure will not preserve the historic character of the structure but will, instead, detract from the existing historic character of the structure.

Criteria #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.

The addition of a modern, twenty-first century, sign to the front of the existing contributing structure will attempt to create a later appearance. I do not believe this type of signage attachment to a structure was typical in the HHEHD at the time of development of the District and I do not believe this type of sign would be evident in the timeframe associated with the existing contributing structure.

Criteria #4: The proposed activity must preserve the distinguishing qualities or character of the building, structure or site and its environment.

The character of the front façade of this building is distinguished by the relatively clean, un-cluttered lines in its elements. The addition of in-discriminate elements to this existing contributing façade will not preserve the character of the building and will, instead, reduce the visual quality of the character of this contributing building.

This proposed sign should not be added to the front of this existing contributing structure. If the applicant desires to add signage to this site, I would support a low, free-standing, monument sign at the front of the site, as is evident by other non-residential converted uses along Heights Boulevard and within the HHEHD.

Sincerely,

J. Kent Marsh, AICP

From: Brie Kelman [REDACTED]
Sent: Tuesday, July 15, 2014 1:35 PM
To: DuCroz, Diana - PD; Kent Marsh
Subject: Re: July HAHC Recommendations from the HHEHD DRC

Oops! Sorry; I was out of town this weekend, and it slipped my mind yesterday.

Here are my responses. Please confirm that they will be included. Thanks!

- t. [1227 Heights Blvd - Support - signs are temporary and can be removed in the future](#)
- u. [1421 Columbia St - Support](#)