

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: SMB Signs for Rebekah Cianfrocco, LEVEL Office, owner

Property: 405 Main Street, Lot 10, Tracts 9 & 11A, Block 45, SSBB Subdivision. The property includes a historic 89,712 square foot commercial building situated on an 8,687 square foot corner lot.

Significance: Contributing Neo-Classical building, constructed circa 1908, located in the Main Street Market Square Historic District. The Scanlan Building is a City of Houston Landmark designated in April, 2000, and is significant as the only known office building in Texas designed by the notable architect and city planner, Daniel H. Burnham of Chicago.

Proposal: Alteration – Install an aluminum sign at the southwest corner of the building.

- The sign will be composed of two pieces that meet the corner of the building
- Each piece will be mounted with six 3/8" bolt anchors
- Lettering will be cut out of the aluminum signs with 1" acrylic pushed through the openings
- Letters will be backlit and appear black during the day

See enclosed application materials and detailed project description on p. 5-9 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: July 22, 2015



PLANNING & DEVELOPMENT DEPARTMENT

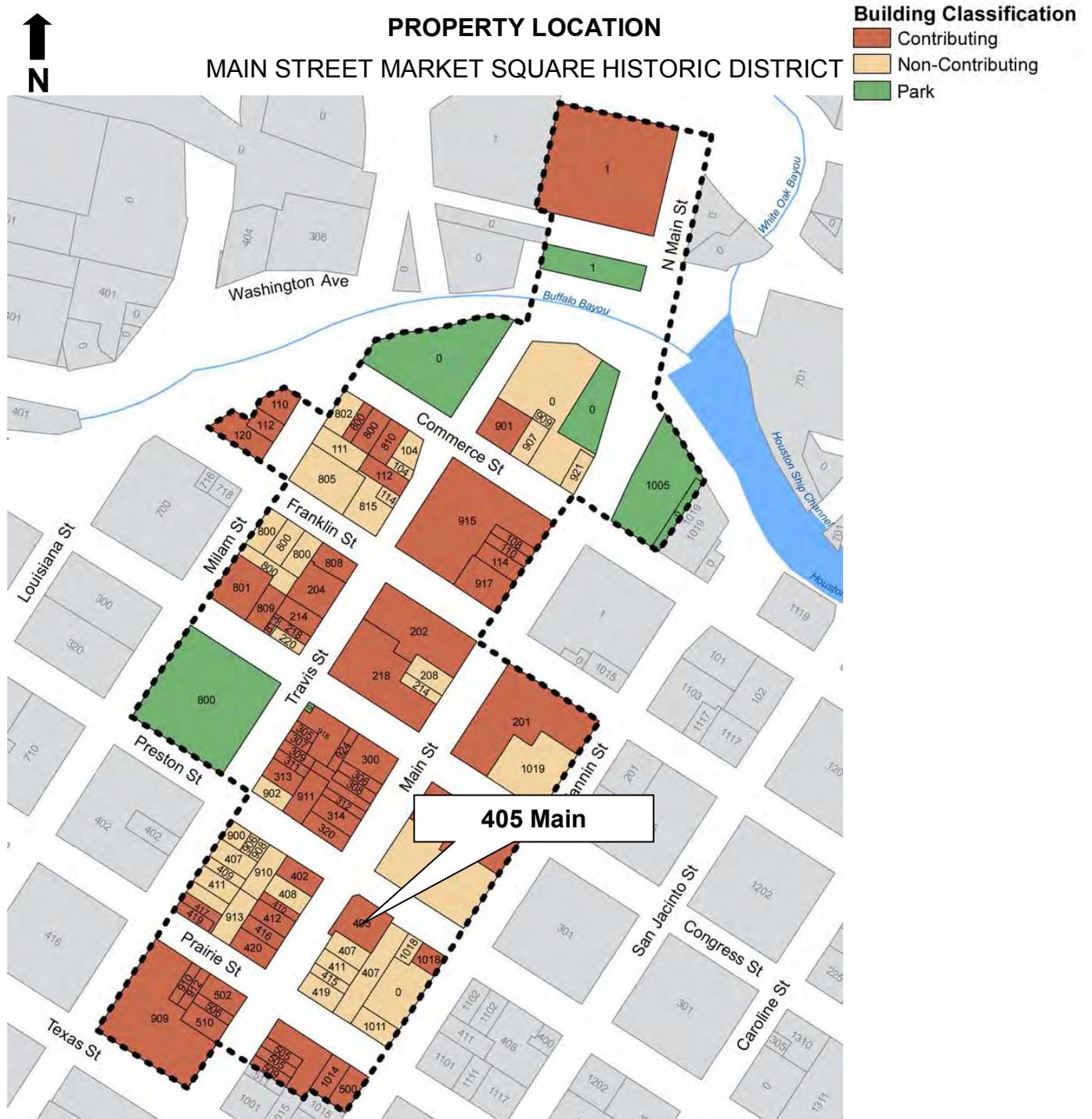
COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved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

APPROVAL CRITERIA

ALTERATIONS, 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.



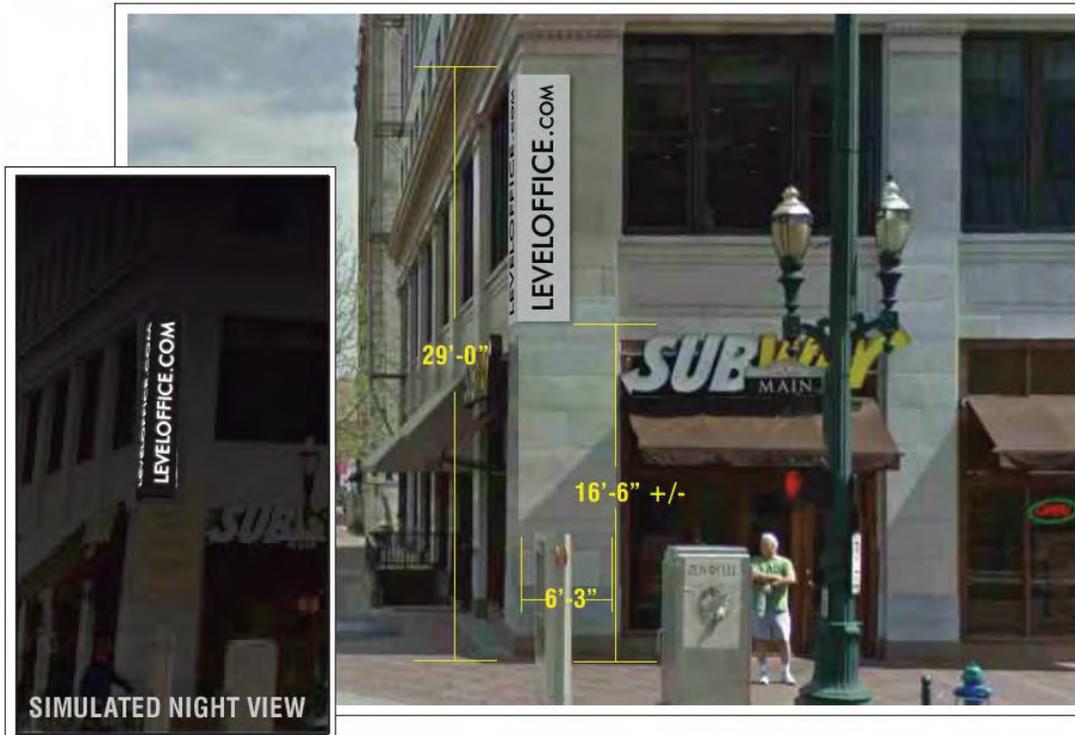
INVENTORY PHOTO



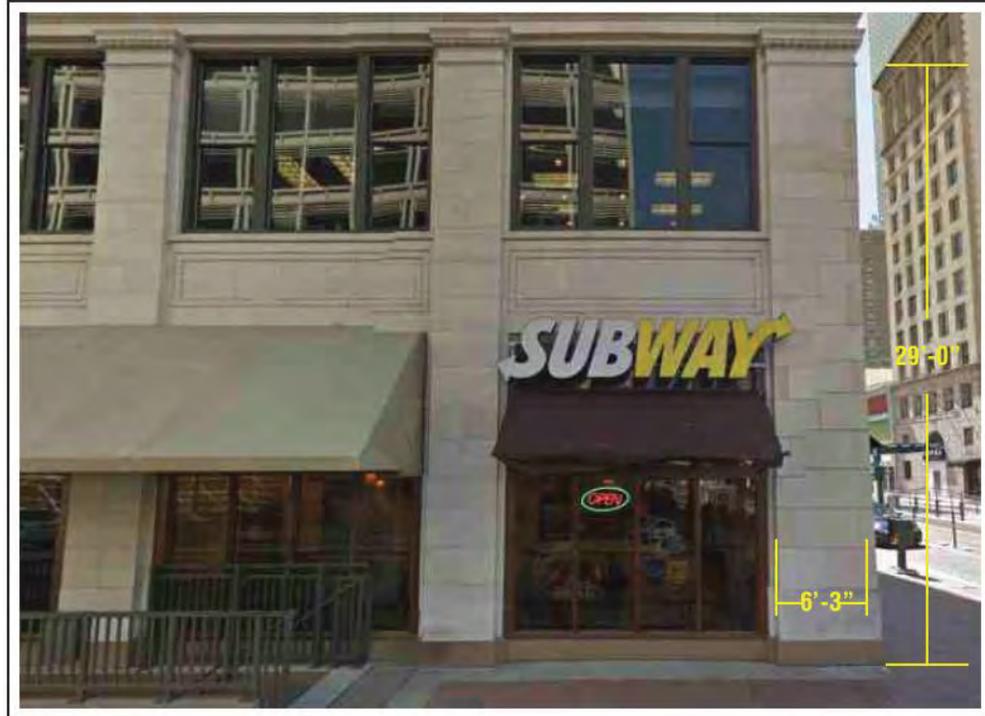
NORTHWEST ELEVATION – FRONT FACING MAIN STREET
EXISTING



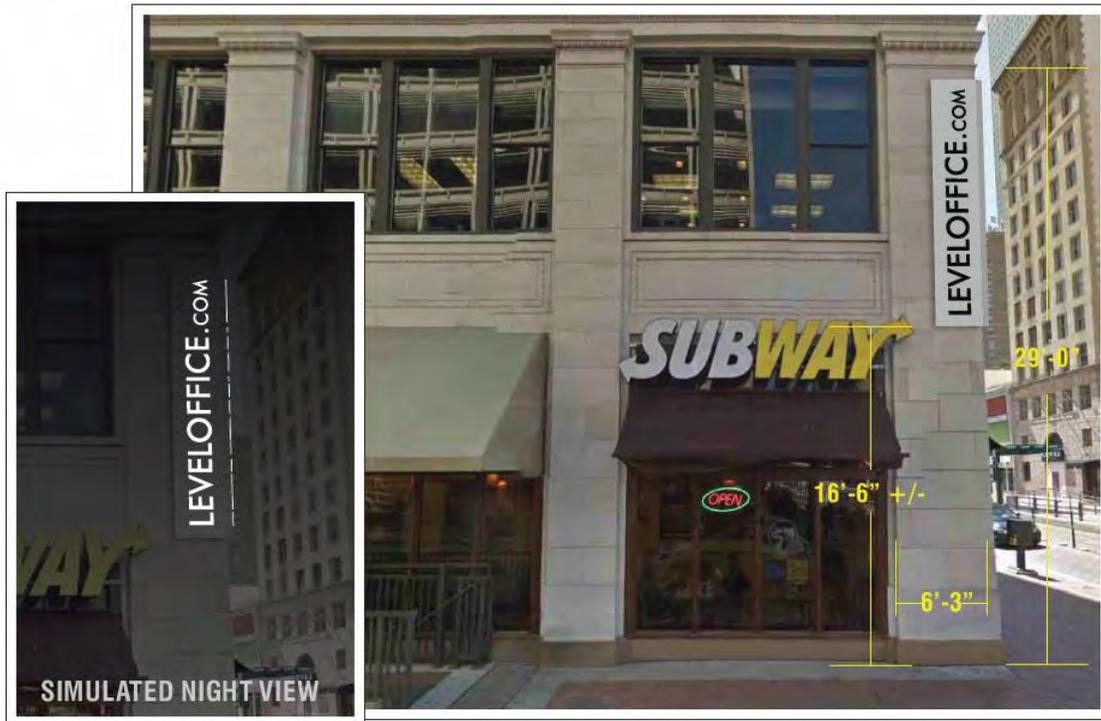
PROPOSED



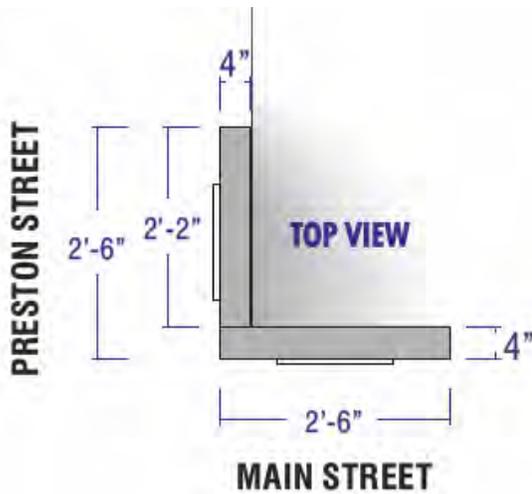
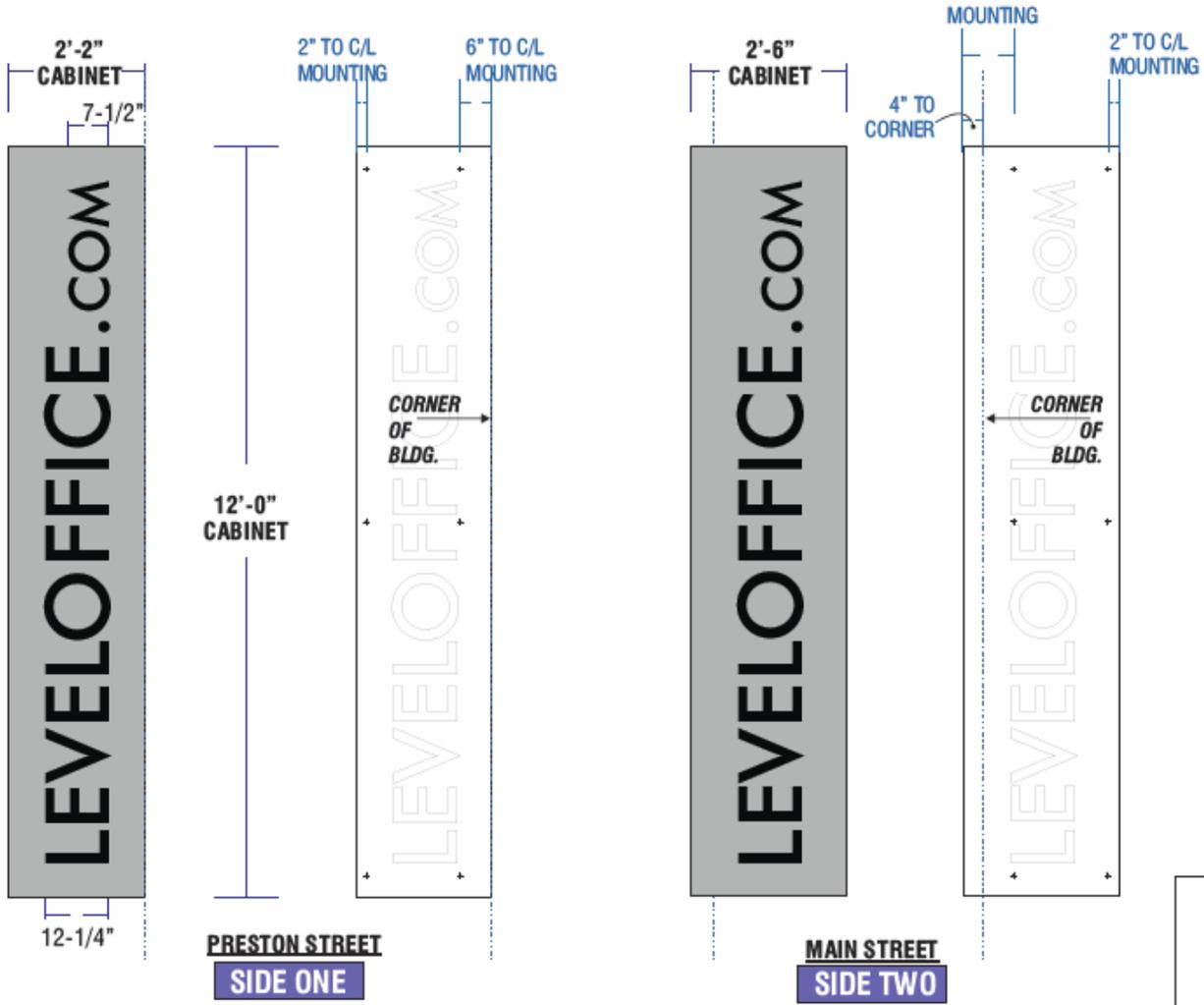
NORTHEAST ELEVATION – SIDE FACING PRESTON STREET
EXISTING



PROPOSED



SIGN DETAILS



COLOR MATCHING

-  33635-222 Dual Color Black film
-  Matthews 41342SP Brushed Aluminum LRV 68.2

PROJECT DETAILS

Signs: The proposed sign will consist of two pieces, one on the northwest façade and one on the northeast façade. They will meet at the corner of the building to appear as a single unit. Both will measure 4" deep by 12' tall. The northwest side will measure 2'-6" wide while the northeast side will measure 2'-2" wide. Each sign will be constructed of aluminum with the letters "LEVELOFFICE.COM" routed out. 1" thick acrylic will be pushed through the openings and covered with a film so as to appear black during the day and will be lit internally by white LEDs at night.

Front Elevation: The sign will be mounted 16'-6" above the sidewalk and extend past the edge of the building by
(Northwest) 4".

Side Elevation: The sign will be mounted 16'-6" above the sidewalk and meet against the 4" overlap of the
(Northeast) northwest sign.