CERTIFICATE OF APPROPRIATENESS

Application Date: September 30, 2015

Applicant: Troy Schaum, Schaum Shieh, for Steve A. Radom, Radom Capital LLC., owner

Property: 420 E 20th Street, Lot 1 & 2 and Tract 3A, Block 107, Houston Heights Subdivision. The property includes a noncontributing 5,200 square foot brick clad one-story commercial storefront structure situated on a 17,820 square foot (132' x 135') corner lot.

Significance: Noncontributing commercial storefront structure, constructed circa 1955, located in the Houston Heights Historic District East.

Proposal: Alteration – Alter the existing noncontributing storefront building. The alterations will not expand the existing footprint of the building and will include the following work:

- Install new store signage
- Replace the existing glass storefront system with a new glass storefront system
- Install a round window on the façade and six additional windows on the west elevation

In March 2015, the HAHC granted a COA for the replacement of the storefronts.

See enclosed application materials and detailed project description on p. 4-17 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **-**

DRAFT

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

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

S	D	NA		
☒	☐	☐	(1)	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
			(2)	For an addition to a noncontributing structure:
☐	☐	☒	(a)	The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
☐	☐	☒	(b)	The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
☐	☐	☒	(c)	The height of an addition to a noncontributing structure used or intended for use for commercial purposes is not taller than the height of the existing structure.

DRAFT

N

PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

CURRENT PHOTO

ADDITIONAL PHOTOS

East Elevation (Facing Columbia St)

West Elevation (Facing Alley)

South Elevation (rear)

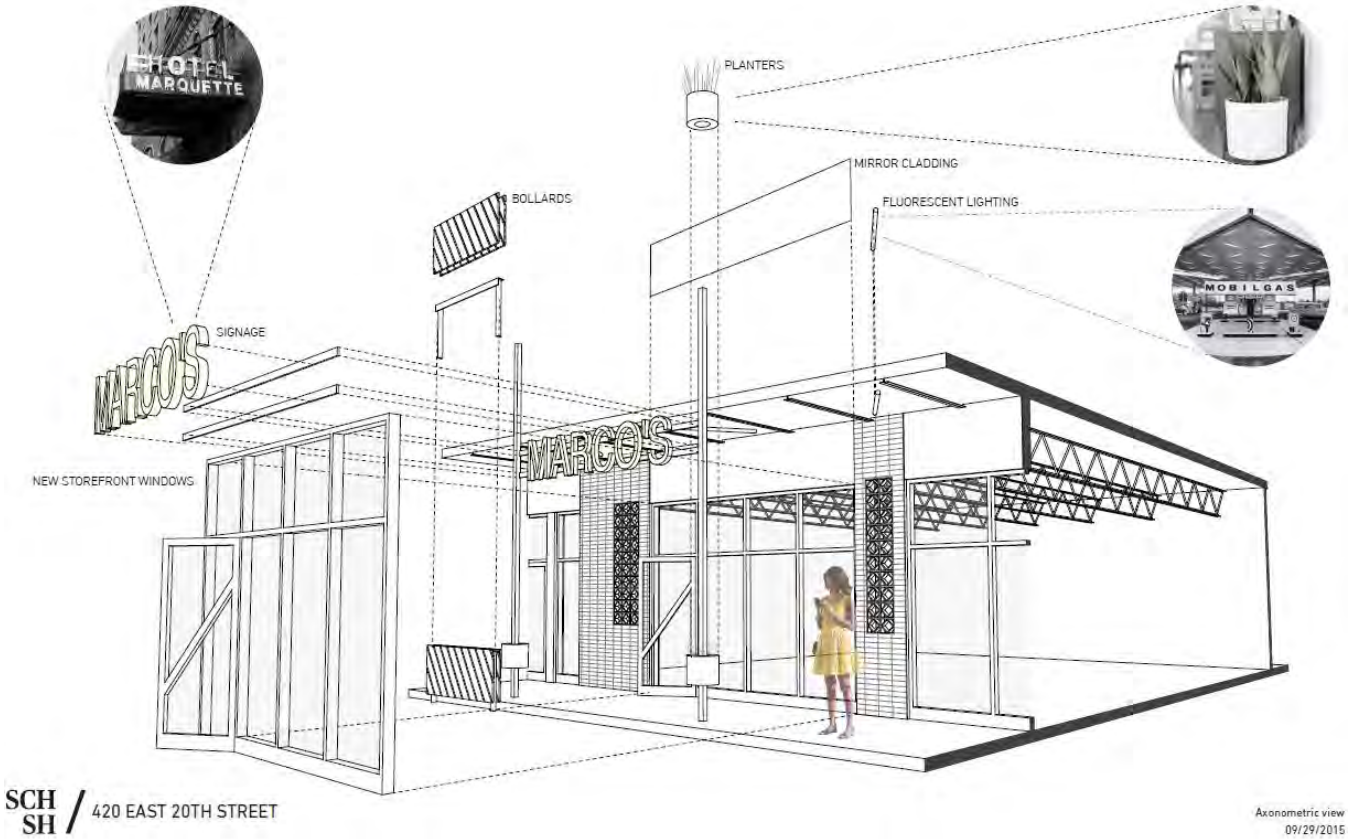
North Elevation (front)

DRAFT

3D RENDERING – FRONT FACING E 20TH STREET

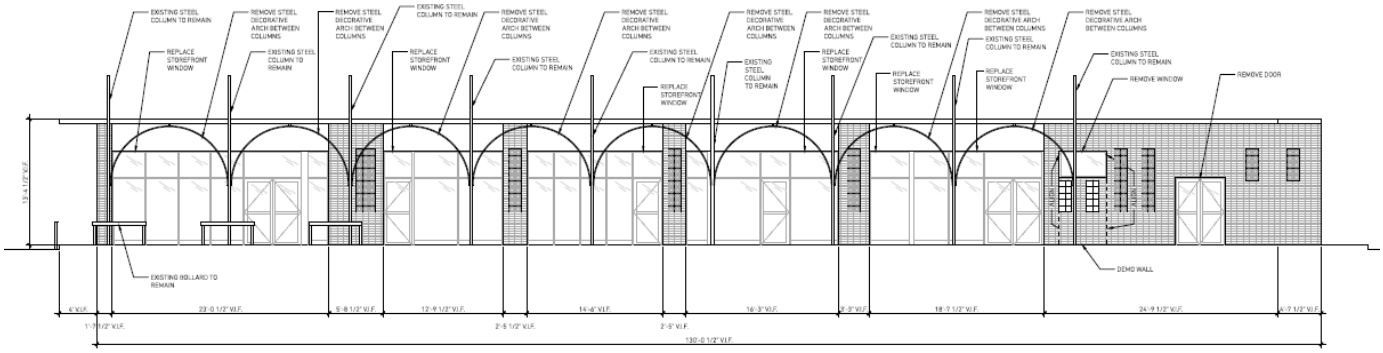
PROPOSED

COMPONENT DRAWING

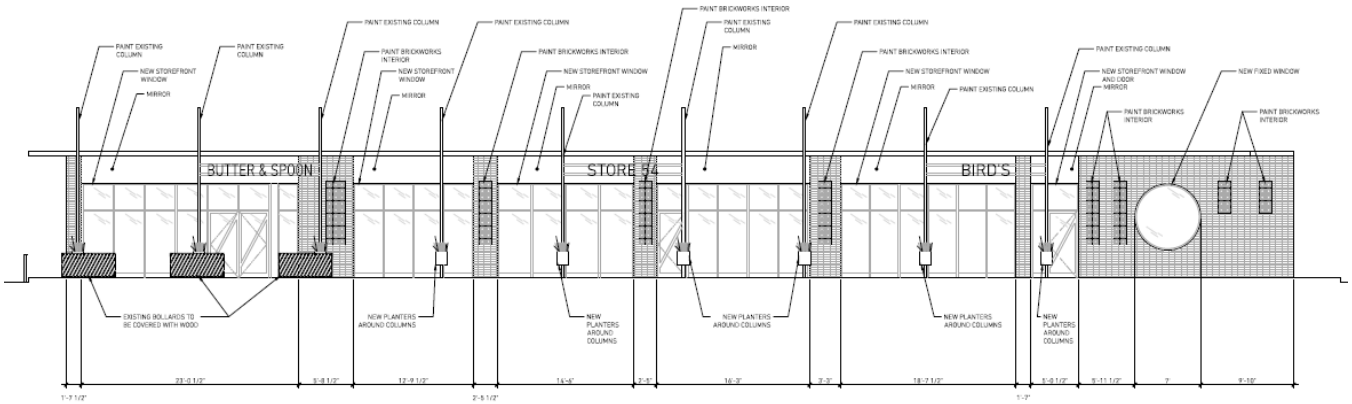


NORTH ELEVATION – FRONT FACING E 20th Street

EXISTING

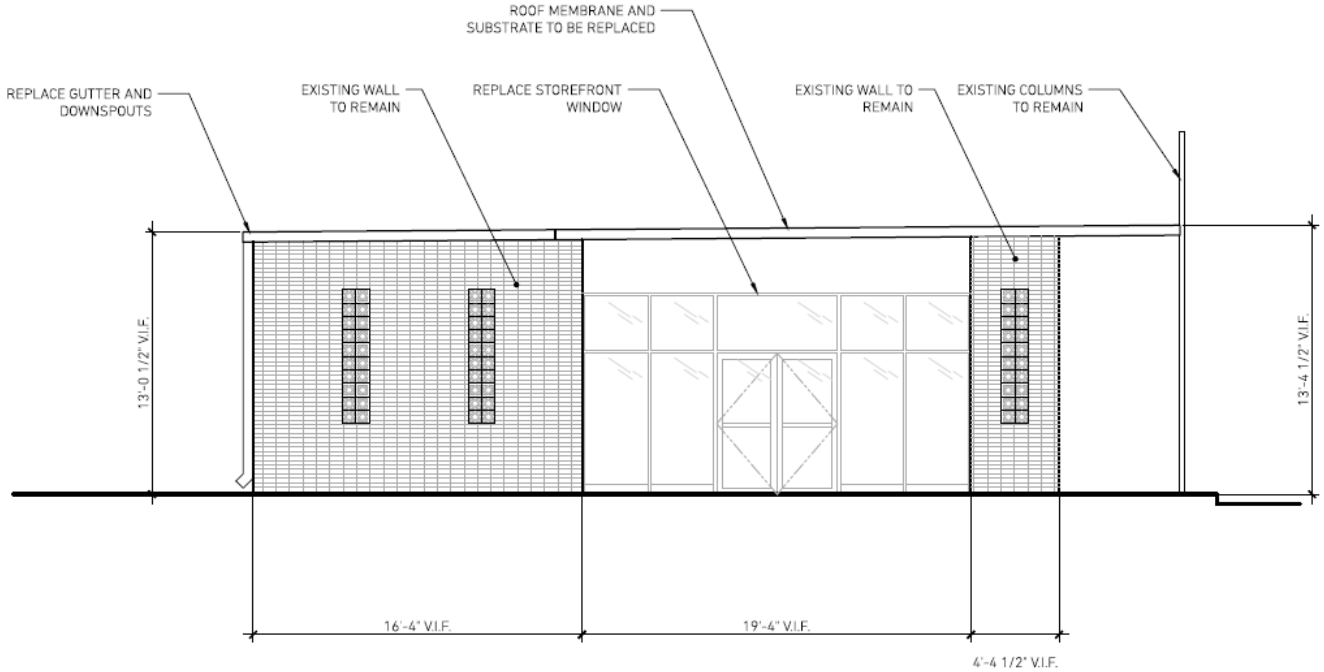


PROPOSED

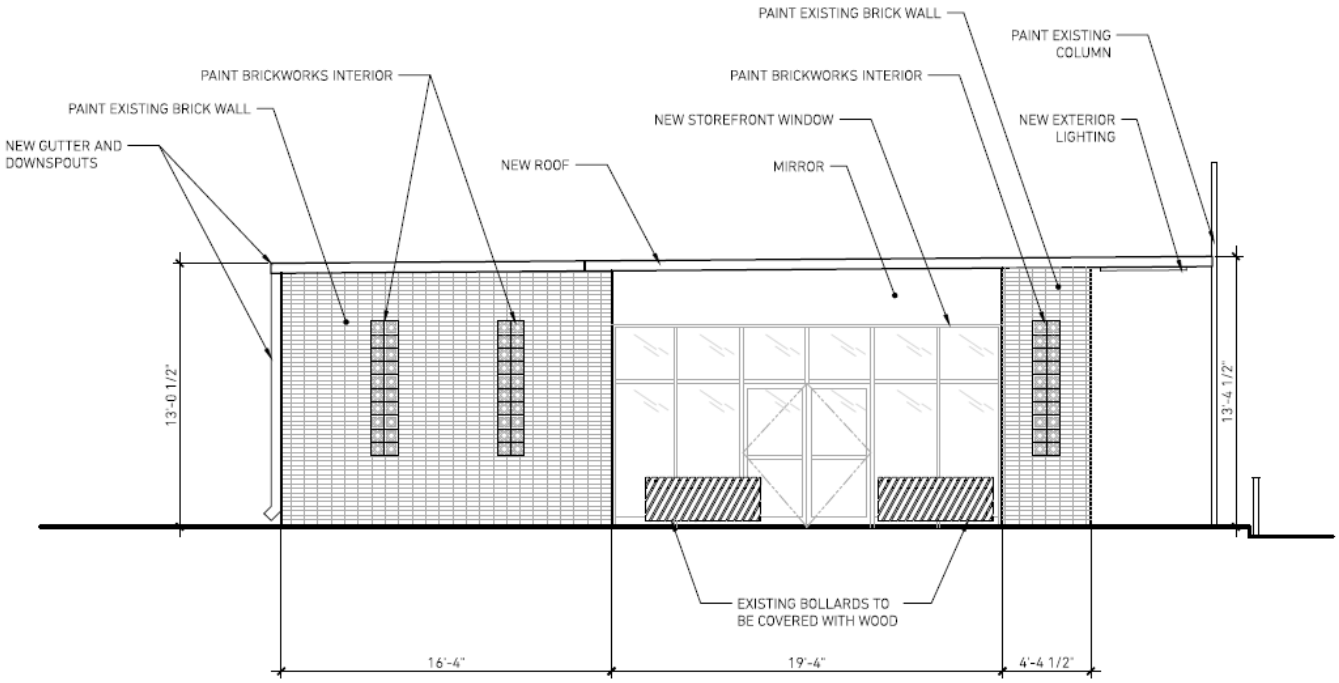


EAST SIDE ELEVATION

EXISTING / DEMO

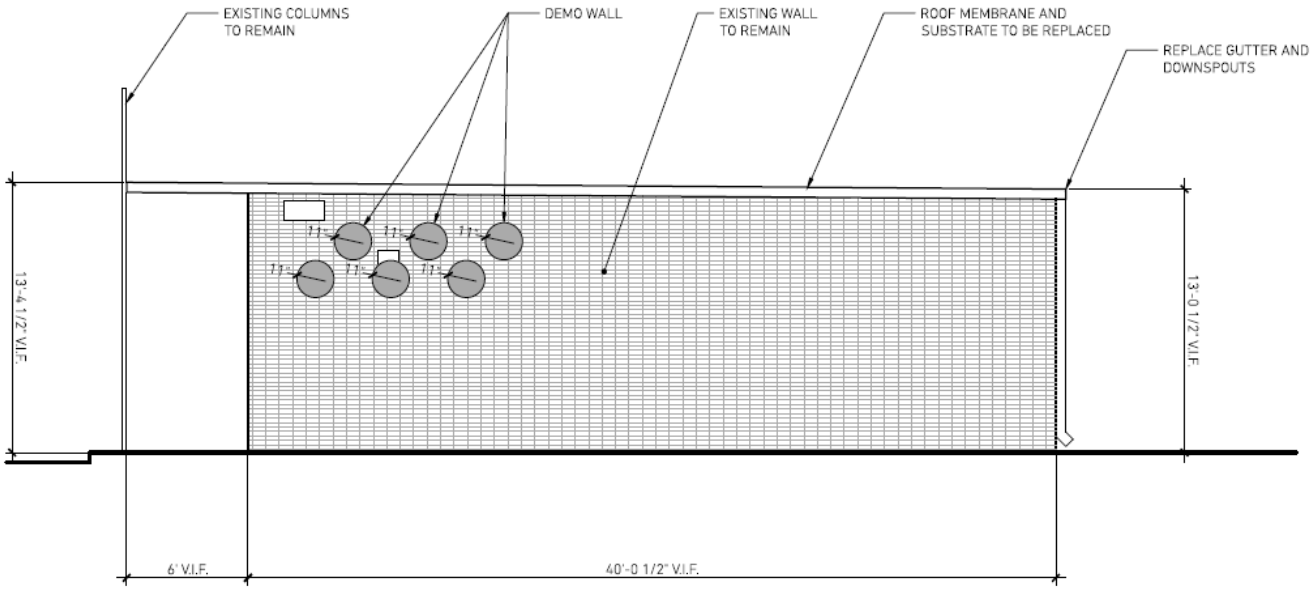


PROPOSED

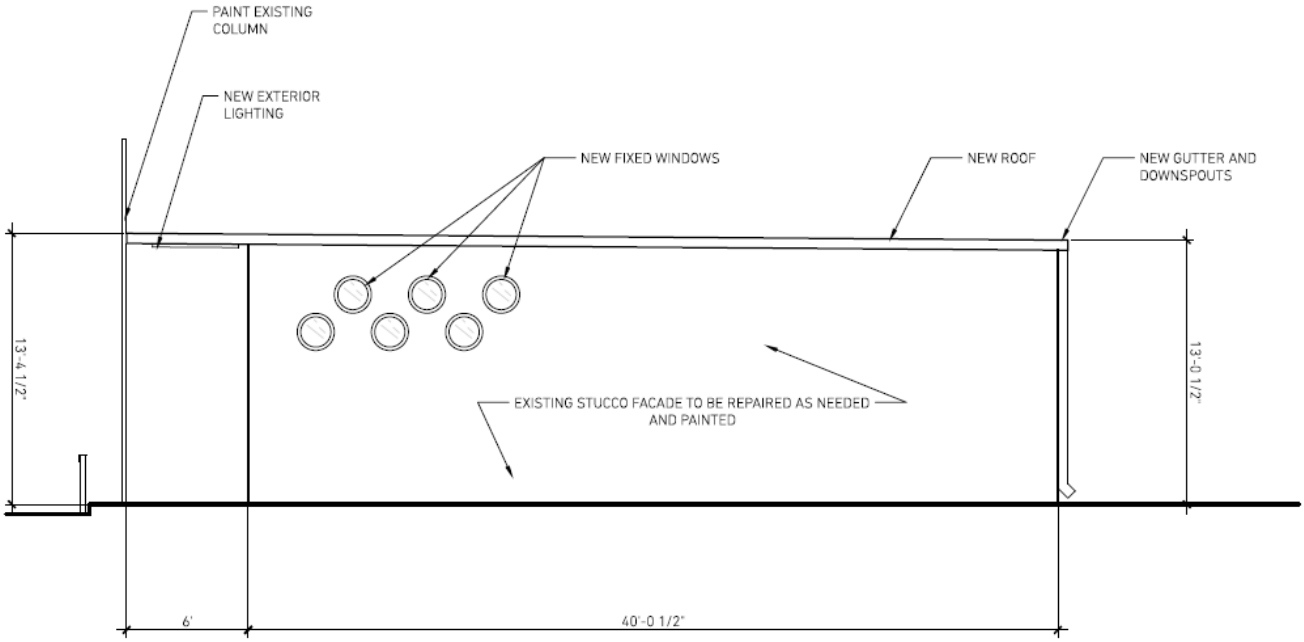


WEST SIDE ELEVATION

EXISTING / DEMO

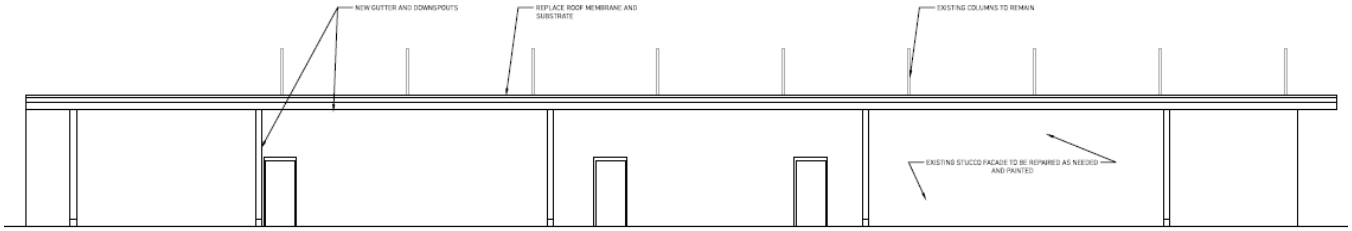


PROPOSED



SOUTH (REAR) ELEVATION

EXISTING (NO CHANGE)

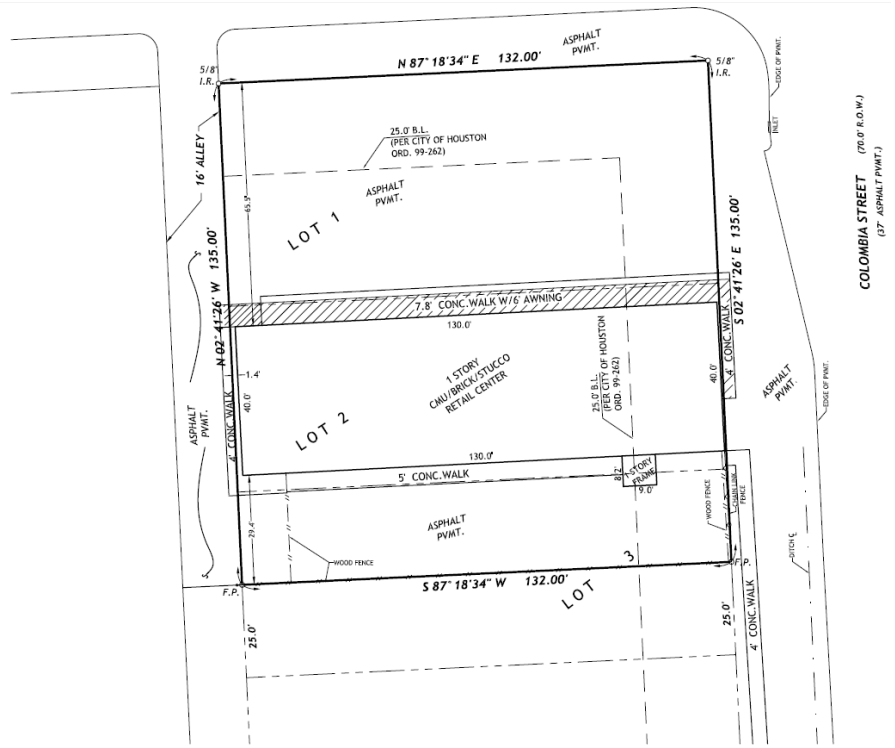


DRAFT

N

SITE PLAN

EXISTING

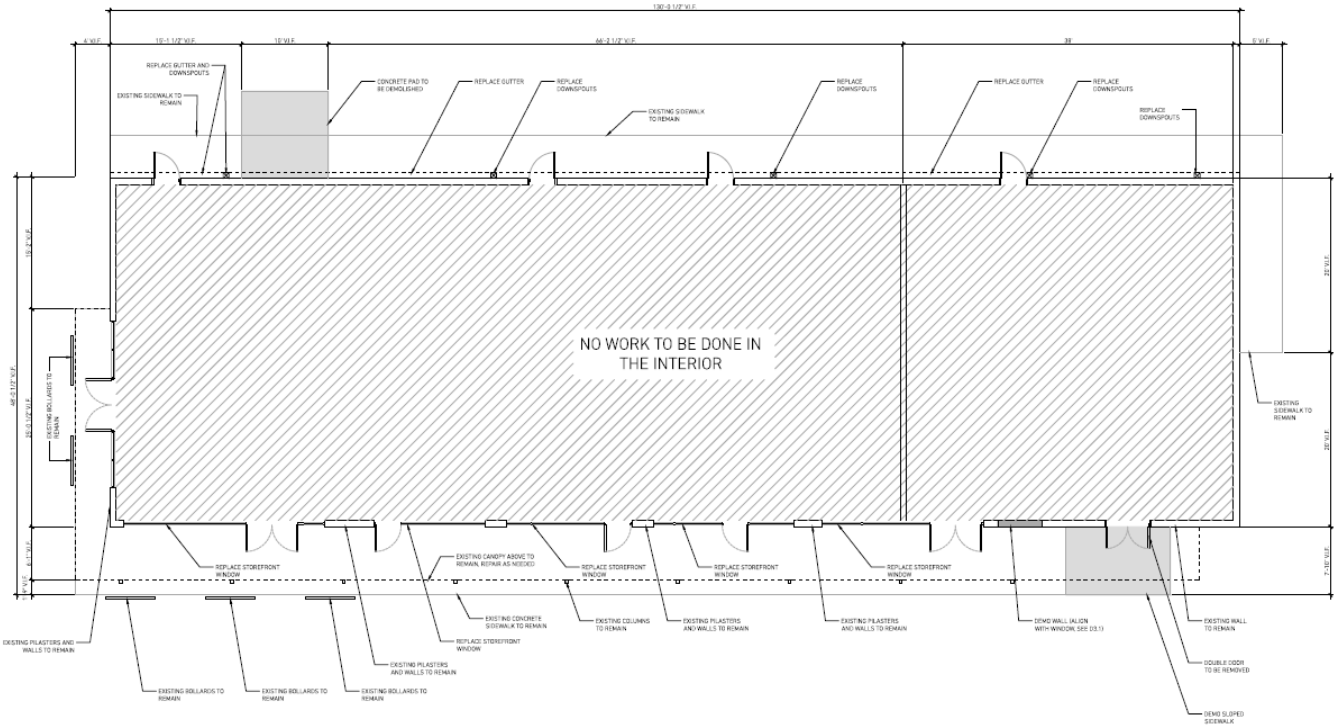


PROPOSED

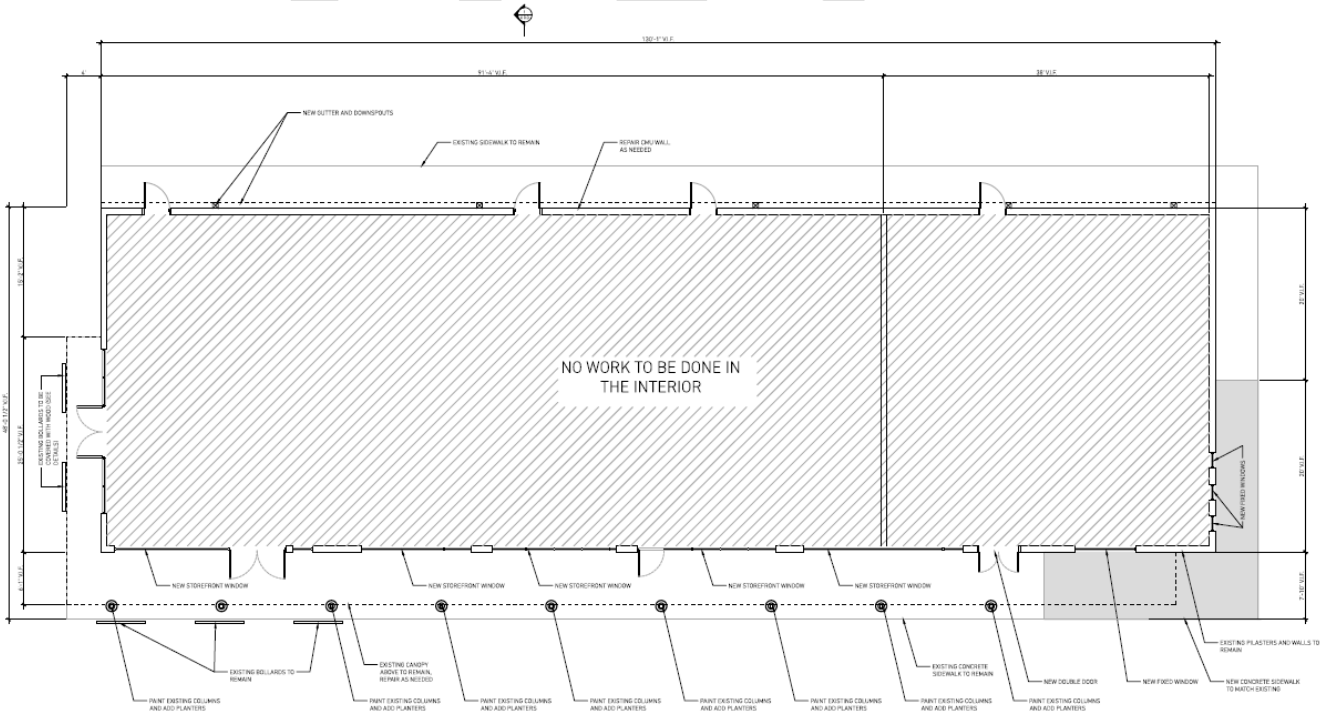
N

FIRST FLOOR PLAN

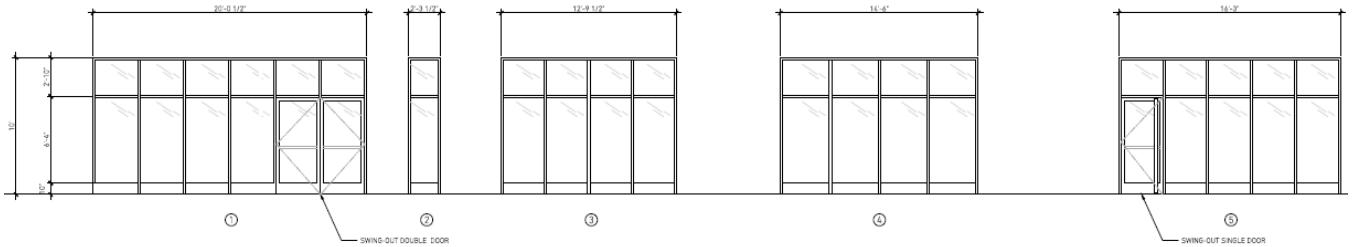
EXISTING

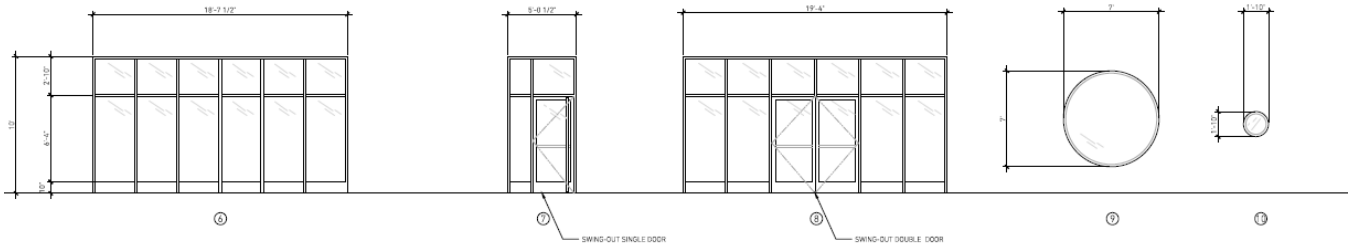


PROPOSED



WINDOW / DOOR SCHEDULE





DRAFT

PROJECT DETAILS

Shape/Mass: The existing storefront commercial building has a maximum width of 130'-0 3/4" and a maximum depth of 40'-0 1/4". The existing structure has a maximum height of 13'-4 1/4". The proposed alteration will not change the existing footprint of the structure. A shed canopy extends 6'-0" over the front of the building and 4' along the 31' of the east elevation. See drawings for more detail.

Setbacks: The existing structure has front (north) setback of 65'-6"; a west side setback of 6½"; an east side setback of 1'-4¼"; and a rear setback of 29'-3¾". The existing setbacks will not be altered. See drawings for more detail.

Windows/Doors: The existing commercial building has a metal and glass storefront system.

The existing storefront system will be removed and replaced with a new metal and glass part storefront system similar to existing. The proposed system will feature a 6'-4" tall bottom window and a 2'-10" tall top window. The proposed 4 new entrance doors will be 7'-0" tall by 3'-0" wide and will be constructed from aluminum and glass. A single 7' diameter circular window will be installed on the façade where a set of doors currently exists (the doors will be removed). Six 1'-10" diameter circular windows will be installed on the west side elevation. The circular windows will also be constructed from aluminum and glass. See drawings for more detail.

Exterior Materials: The existing commercial storefront building is clad in brick featuring a stacked configuration. Portions of the building feature decorative brickwork on the piers between the bays as well as the east wall (facing Columbia Street). The rest of the building features a metal and glass storefront. The area above the storefronts is currently covered in plywood panels. The north and west elevations feature stucco walls.

The existing brick cladding will be retained along with the decorative brickwork. The storefronts will be replaced with new metal and glass storefronts. The plywood above the storefronts will be replaced with mirror panels. The stucco walls of the north and west elevations will be repaired. The existing decorative columns in the Front Elevation will remain and be painted. See drawings for more detail.

Roof: The existing roof will be retained and repaired if necessary. A new TPO roof will be installed, which will be unseen from the street. See drawings for more detail.

Front Elevation: (North) The existing brick clad commercial storefront building is comprised of six bays. Each bay is delineated by a brick pier of varying widths. Some of the piers feature decorative brickwork. All of the bays feature glass storefront systems with the exception of the westernmost bay, which features a door and a fixed window but no storefront windows. A shed roof and canopy extend over the front and east portion of the building.

The existing storefronts will be removed and replaced with new storefronts that match the existing design. The westernmost bay will be opened where the existing door is located and a new 7feet diameter circular window will be incorporated to the facade. The existing columns will be maintained, removing only the thin steel decorative arch between columns. The existing signage will be replaced with new tenant signage and parking bollards will be repaired and wrapped with new veneers as shown in the enclosed renderings. See drawings for more detail.

Side Elevation: (East) The existing east elevation consists of two bays. The southern bay features a brick wall with two vertical strips of decorative brickwork. The northern bay features a storefront.

The existing storefronts will be removed and replaced with new storefronts that match the existing design. See drawings for more detail.

DRAFT

Side Elevation: (West) The west elevation features a solid stucco wall with no fenestration.
The existing stucco wall will be repaired and prepped for painting. Six new circular windows will be added to this side elevation. See drawings for more detail.

Rear Elevation: (South) The rear elevation of the building is not visible from the public Right-of-Way.
The existing stucco wall will be repaired and prepped for painting. No new openings will be made on this elevation. Gutters and Downspouts will be repaired or replaced as needed. See drawings for more detail.

DRAFT