

CERTIFICATE OF APPROPRIATENESS

Application Date: July 13, 2023

Applicant: Maureen Silk, agent for Cathy Krznar, owner

Property: 605 Columbia Street, Tract 7-10 & 11A, Block 280, Houston Heights South Neighborhood Subdivision. The property includes a noncontributing 1,200 square foot one-story commercial building, situated on a 13,668 square foot corner lot.

Significance: Noncontributing commercial building; The structure previously located at this address was a contributing 1940’s Quonset hut which was demolished with a COA issued after appeal to HPAB on January 13, 2020. The extant prefab, steel framed, wood-clad building is noncontributing to the Houston Heights South Historic District.

Proposal: Alteration – Sign

- Applicant originally applied as an administrative approval, but completed work without an approved COA and a permit.
 - Applied non-electrical white, acrylic letters (8” x 8’-2”) to the building that spells out the name of the establishment, *Benny Thunders*. The letters are attached to the building using 3/8” x 5” fasteners to the metal canopy face.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial of COA. Issuance of COR for work completed and as submitted.

HAHC Action: -

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.

HEIGHTS DESIGN GUIDELINES

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

PROPERTY LOCATION

HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT



605 Columbia

Building Classification

- Contributing
- Non-Contributing
- Park

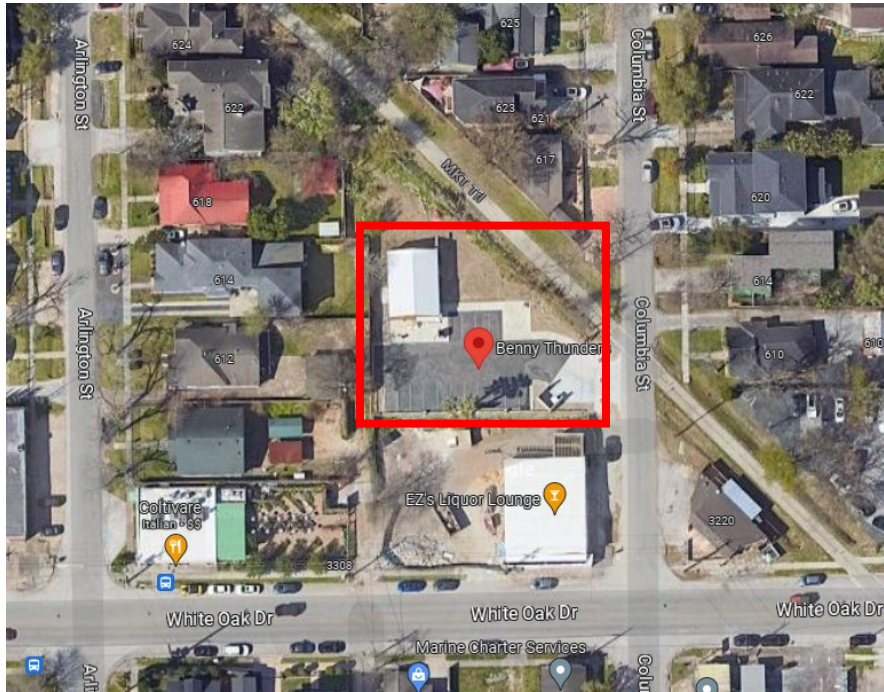
INVENTORY PHOTO



CURRENT PHOTO



AERIAL VIEW OF PROPERTY



SIGN LOCATION



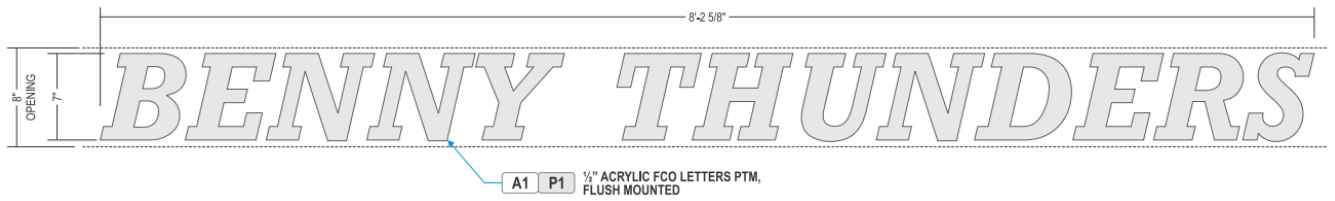
WALL MOUNTED NON-LIT FCOS HERE

208708 - BENNY THUNDERS

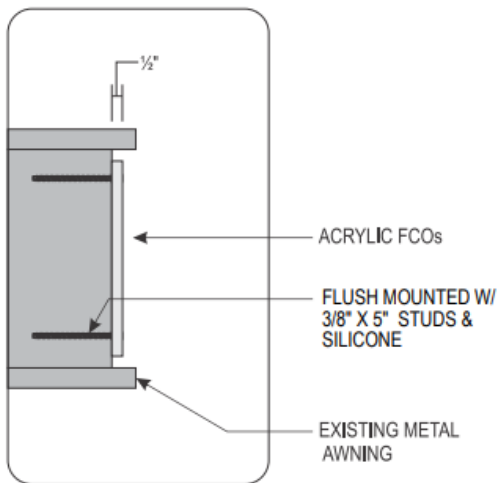
NEW SIGN DETAILS



ELEVATION
SCALE: 1/4"=1'-0"



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



SIGN TYPE
MFG. & INSTALL (1) SET OF ACRYLIC FCO LETTERS TO EXISTING METAL AWNING
MATERIAL SPEC
<input type="checkbox"/> A1: 1/2" ACRYLIC
PAINT SPEC - SATIN FINISH
<input type="checkbox"/> P1: MP - BRUSHED ALUMINUM 4134SP