

AGENDA ITEM: If

HPO File No. 091006

SITE NAME:

SITE LOCATION: 502 E. 20th Street – Houston Heights Historic District East

Owner: B&A Venture Holding

Applicant: Prestigious Nails Spa

Time Frame	Date Accepted	90-day Waiver
	October-07-2009	January-04-2010

SITE INFORMATION:

Lot 26, Block 108, Houston Heights Subdivision , City of Houston, Harris County, Texas. The building on the site includes a non-contributing, one-story commercial, stucco building.

TYPE OF APPROVAL REQUESTED:

The applicant requests approval of a certificate of appropriateness for work on the non-contributing commercial building as follows:

- Install one new business sign which will be centered above awning within central parapet; Proposed sign will be stud mounted to the building and will measure 25'-0" in length and 3'-0" in height; Sign will be internally illuminated.

HISTORY AND SIGNIFICANCE:

At the time of the Houston Heights Historic District East survey, the primary building, constructed circa 1940, was classified on the inventory as "Non-Contributing" due to extensive alterations.

The property is contained within the boundary of the Houston Heights Historic District. The Historic District is contained within the boundaries of Houston Heights, which was designated as a Multiple Resource Area (MRA) on June 22, 1983 by the National Park Service. Houston Heights was designated as a MRA because it was at one time an independent municipality of less than 50,000 inhabitants (1896-1918), a requirement of the designation, and the area also contains a large number of buildings that have been individually listed in the National Register of Historic Places, another requirement. On April 10, 1991 in conjunction with the Houston Heights Centennial Celebration that year, Houston City Council designated the entire Houston Heights Subdivision as Houston Heights Historic District of the City of Houston (Resolution No. 91-15). The resolution proclaimed Houston Heights as "one of the first planned communities in the State of Texas ... the largest intact historic district in the city tangible evidence of Houston's architectural and historical legacy an area with great potential for enhancement and revitalization as a point of interest in the city." While that designation granted no powers or conferred no rights or privileges associated with the designation, it was the second of such resolutions passed by City Council to recognize neighborhoods in Houston for their historical and architectural significance to the city. The resolution designating Houston Heights had also been recommended to City Council by the Houston Archaeological and Historical Commission (HAHC) at the request of the Houston Heights Association (HHA). After the passage of the city's Historic Preservation Ordinance in 1995 by City Council, many buildings have been designated also as City of Houston Landmarks and Protected Landmarks.

Houston Heights was so well planned from its inception by the Omaha and South Texas Land Company in 1891, and as the result, it became very attractive to investors, and Houston Heights grew rapidly and eventually was incorporated as a city in 1896. It flourished as a distinct municipality until 1918 when the residents, by vote, agreed to be annexed to the City of Houston. The reason that the citizens of Houston Heights voted for the annexation to Houston was primarily to guarantee a broader tax base with which to support their public schools. Houston Heights voted "dry" in 1912, guaranteeing that alcohol may not be sold – an extremely unique ordinance adopted by Houston Heights and continuously enforced by the City of Houston. Houston Heights grew rapidly in the 20th century, but continued to maintain its unique identity, which was reflected in its original planning. Today the area still maintains the feeling of a distinctive, self contained "small town" with its predominantly small 19th century, one-story cottages and larger, two-story Victorian-era homes, and numerous early 20th century bungalow style buildings. It also boasts a thriving business district on 19th Street

CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: If

HPO File No. 091006

SITE NAME:

SITE LOCATION: 502 E. 20th Street – Houston Heights Historic District East

(now predominantly antique shops, retail and restaurants) and a large industrial district west of the business section. The neighborhood also contains the original city hall of Houston Heights (also the fire station and jail). Also located there are a number of historic churches, theatres, corner stores, private and public parks, fraternal halls and schools.

APPROVAL CRITERIA FOR ALTERATION:

Sec. 33-241. Same-Alteration, rehabilitation, restoration, and construction.

(a) The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration, or construction of an exterior feature of (I) any landmark, (II) any building, structure, or object in 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 must be compatible with the materials being replaced in composition, design, texture and other visual qualities;
- (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 alterations or construction 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); and
- (11) The proposed activity will comply with any applicable deed restrictions.

STAFF RECOMMENDATION: Approval of the certificate of appropriateness as requested by the applicant.

CERTIFICATE OF APPROPRIATENESS

AGENDA ITEM: If

HPO File No. 091006

SITE NAME:

SITE LOCATION: 502 E. 20th Street – Houston Heights Historic District East

Site Location Map
Not to scale



CERTIFICATE OF APPROPRIATENESS

SITE NAME:

SITE LOCATION: 502 E. 20th Street – Houston Heights Historic District East

**Photo of building at time of historic district inventory
Not to Scale**



CERTIFICATE OF APPROPRIATENESS

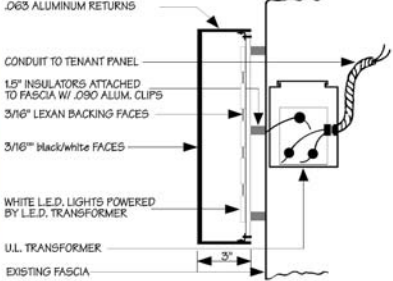
SITE NAME:

SITE LOCATION: 502 E. 20th Street – Houston Heights Historic District East

**Proposed Mounted Sign
Not to Scale**



ELEVATION



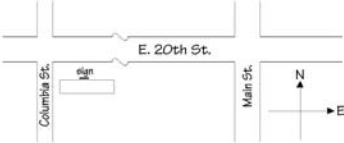
THRU-SEC DETAIL

SPECIFICATION

INSTALLATION: COMPLY TO ALL APPLICABLE CITY & NATIONAL CODES

ATTACHMENTS: 5" min. 3/8" NON-FERROUS BOLTS

INPUT 120 VOLTS OUTPUT 12 VOLTS



PLOT PLAN

Prestigious NailsSpa	K M Sign 2
520 E. 20th St. Suite A	9600 Westpark Dr. Houston, Tx 77063
Houston, Tx 77008	Tel. 713-784-2855 Fax: 713-784-0445
Tel. 856-383-0055	kmsign2@sbcglobal.net

CERTIFICATE OF APPROPRIATENESS