

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## PROPERTY

Address 420 East 20th Street, 77008 Houston, TX

Historic District / Landmark Houston Heights Historic District East

HCAD # 0201030000001

Subdivision Houston Heights

Lot 1 & 2 & TR 3A Block 107

## DESIGNATION TYPE

- Landmark  
 Protected Landmark  
 Archaeological Site  
 Contributing  
 Noncontributing  
 Vacant

## PROPOSED ACTION

- Alteration or Addition  
 Restoration  
 New Construction  
 Relocation  
 Demolition  
 Excavation

## DOCUMENTS

- Application checklist for each proposed action and all applicable documentation listed within are attached

## OWNER

Name Steve A. Radom

Company 420 E20th

Mailing Address 1245 West 18th Street, 77008 Houston, TX

Phone (713)783-4444

Email steve@radomcapital.com

Signature 

Date 02/17/2016

## APPLICANT (if other than owner)

Name Troy Schaum

Company Schaum Shieh

Mailing Address 1412 West Alabama, 77006 Houston, TX

Phone (917)294-2521

Email troy@schaumshieh.com

Signature 

Date 02/17/2016

## ACKNOWLEDGEMENT OF RESPONSIBILITY

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Deed Restrictions:** You have verified that the work does not violate applicable deed restrictions.

**Public Records:** If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: \_\_\_\_\_ Application received: \_\_\_ / \_\_\_ / \_\_\_ Application complete: \_\_\_ / \_\_\_ / \_\_\_

# CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITON CHECKLIST



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.**

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

**PROPERTY ADDRESS:** 420 East 20th Street, 77008 Houston, TX

## BUILDING TYPE

- |   |  |
|---|--|
| <input type="checkbox"/> single-family residence        | <input type="checkbox"/> garage              |
| <input type="checkbox"/> multi-family residence         | <input type="checkbox"/> carport             |
| <input checked="" type="checkbox"/> commercial building | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building             | <input type="checkbox"/> other               |
| <input type="checkbox"/> institutional building         |  |

## ALTERATION TYPE

- |  |   |
|--|---|
| <input type="checkbox"/> addition                | <input type="checkbox"/> roof                       |
| <input type="checkbox"/> foundation              | <input type="checkbox"/> awning or canopy           |
| <input type="checkbox"/> wall siding or cladding | <input checked="" type="checkbox"/> commercial sign |
| <input type="checkbox"/> windows or doors        | <input type="checkbox"/> ramp or lift               |
| <input type="checkbox"/> porch or balcony        | <input type="checkbox"/> other                      |

## WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary

## PHOTOGRAPHS label photos with description and location

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

## DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- |  |   |
|--|---|
| <input type="checkbox"/> current site plan                 | <input type="checkbox"/> demolition plan                            |
| <input type="checkbox"/> proposed site plan                | <input type="checkbox"/> current roof plan                          |
| <input type="checkbox"/> current floor plans               | <input type="checkbox"/> proposed roof plan                         |
| <input type="checkbox"/> proposed floor plans              | <input checked="" type="checkbox"/> current elevations (all sides)  |
| <input type="checkbox"/> current window and door schedule  | <input checked="" type="checkbox"/> proposed elevations (all sides) |
| <input type="checkbox"/> proposed window and door schedule | <input type="checkbox"/> perspective and/or line of sight           |

**SCH**  
**SH** / **STEEL CITY POPS - HEIGHTS**  
CERTIFICATE OF APPROPRIATENESS APPLICATION

## WRITTEN DESCRIPTION

# HOUSTON HEIGHTS EAST HISTORIC DISTRICT

## BUILDING CLASSIFICATION

- Contributing
- Non-Contributing
- Park
- Historic District Boundary



**PROPERTY DESCRIPTION**

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.

The noncontributing commercial storefront structure was constructed circa 1955.

**PROPOSED WORK**

The work consists of a new commercial sign for a new Popsicle Store in the Heights. HAHC granted a COA for the replacement of all storefronts in March 2015. HPO File NO. 151025

**- Front Elevation (North):** A new commercial sign is proposed for the front elevation between columns 1 and 2. The sign will span between the columns and be attached to two steel angles that run behind the columns. (see structural plans for attachment details)

The new sign is composed by 3'-8" high and 37'-4" long "STEEL CITY POPS" brushed aluminum letters. The total area of the sign is 66 SQ.FT. (See north elevation for sign geometry)

**- Side Elevation (East):** No work to be done in this elevation.

**- Side Elevation (West):** No work to be done in this elevation.

**- Rear elevation (South):** No work to be done in this elevation.

PHOTOGRAPHS

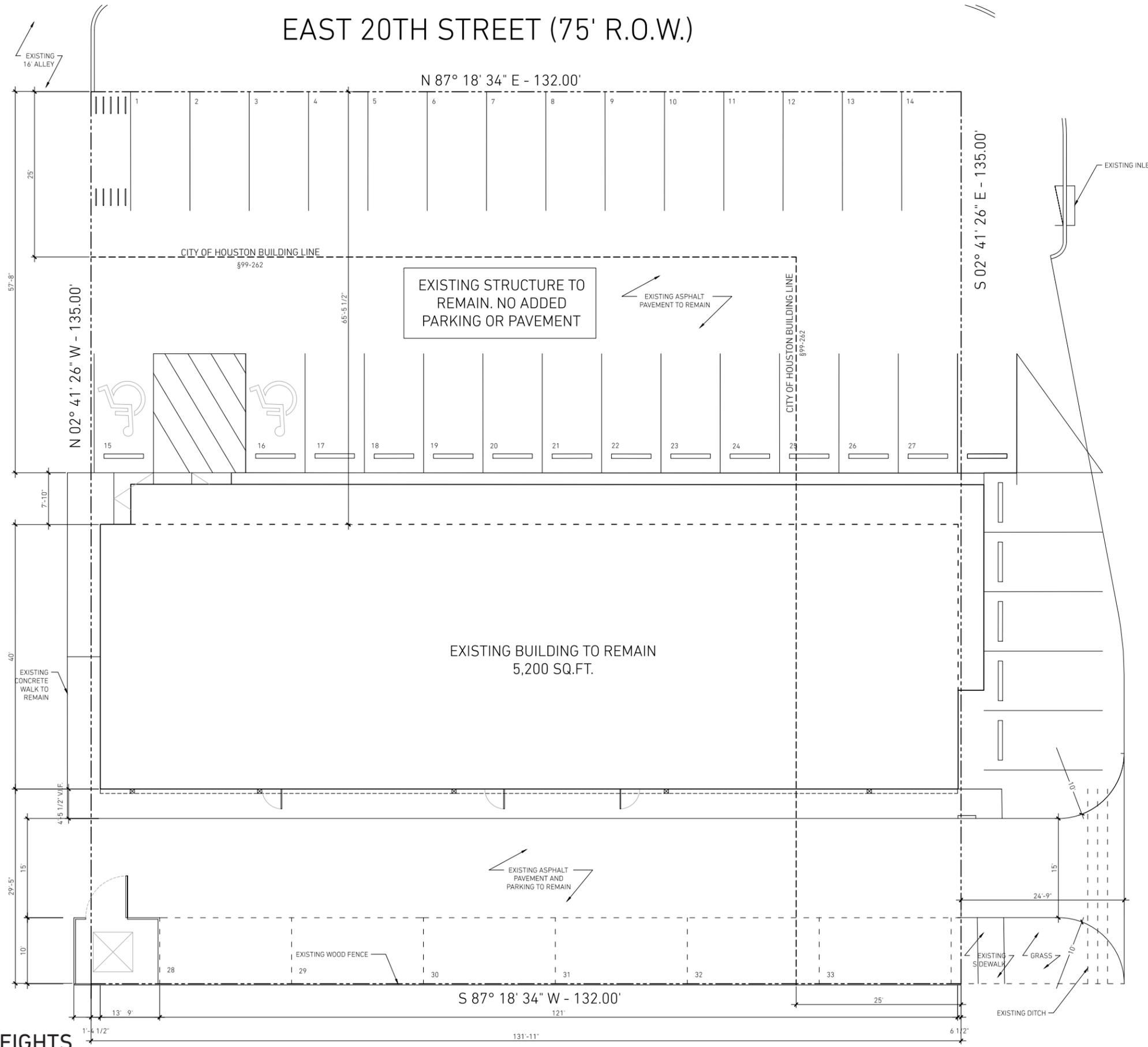




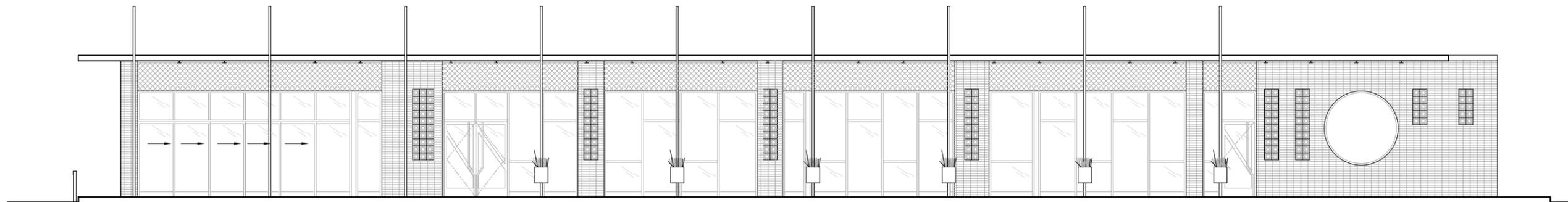


# DRAWINGS

# EAST 20TH STREET (75' R.O.W.)

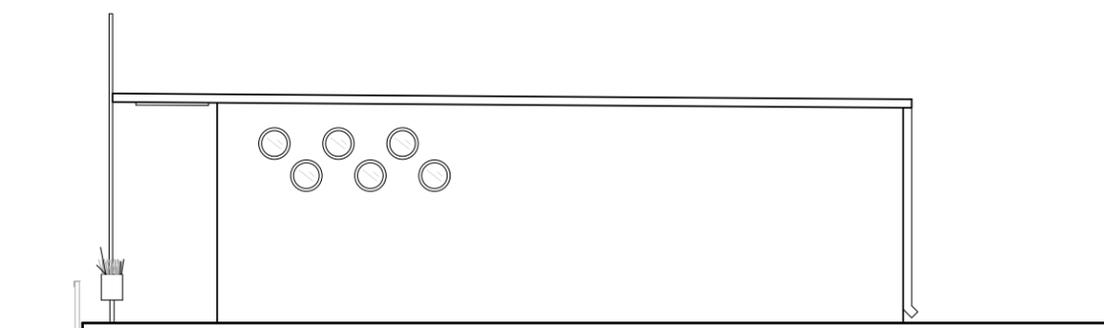


COLUMBIA STREET (70' R.O.W.)  
37' ASPHALT PAVEMENT

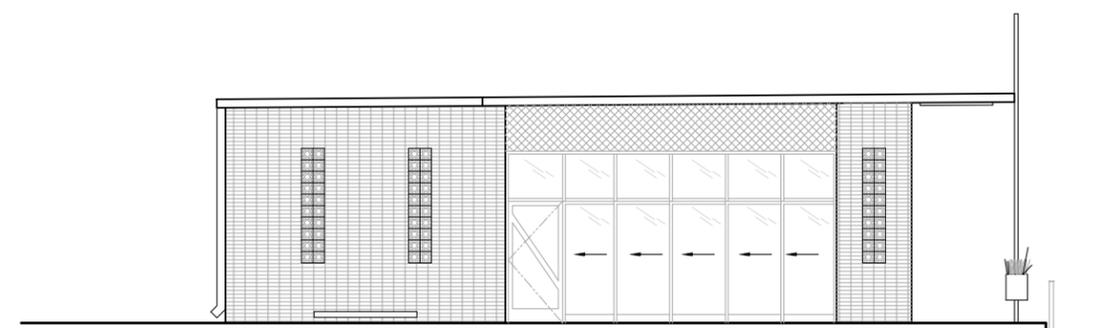


HAHC granted a COA for the replacement of all storefronts in March 2015. HPO File NO. 151025

EXISTING Front elevation (North)

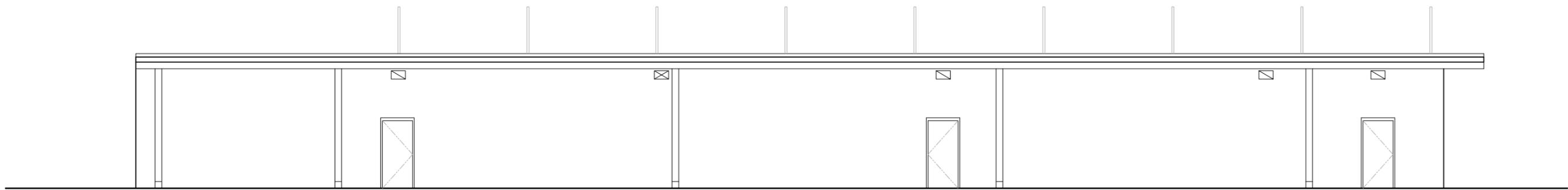


EXISTING Side elevation (West)

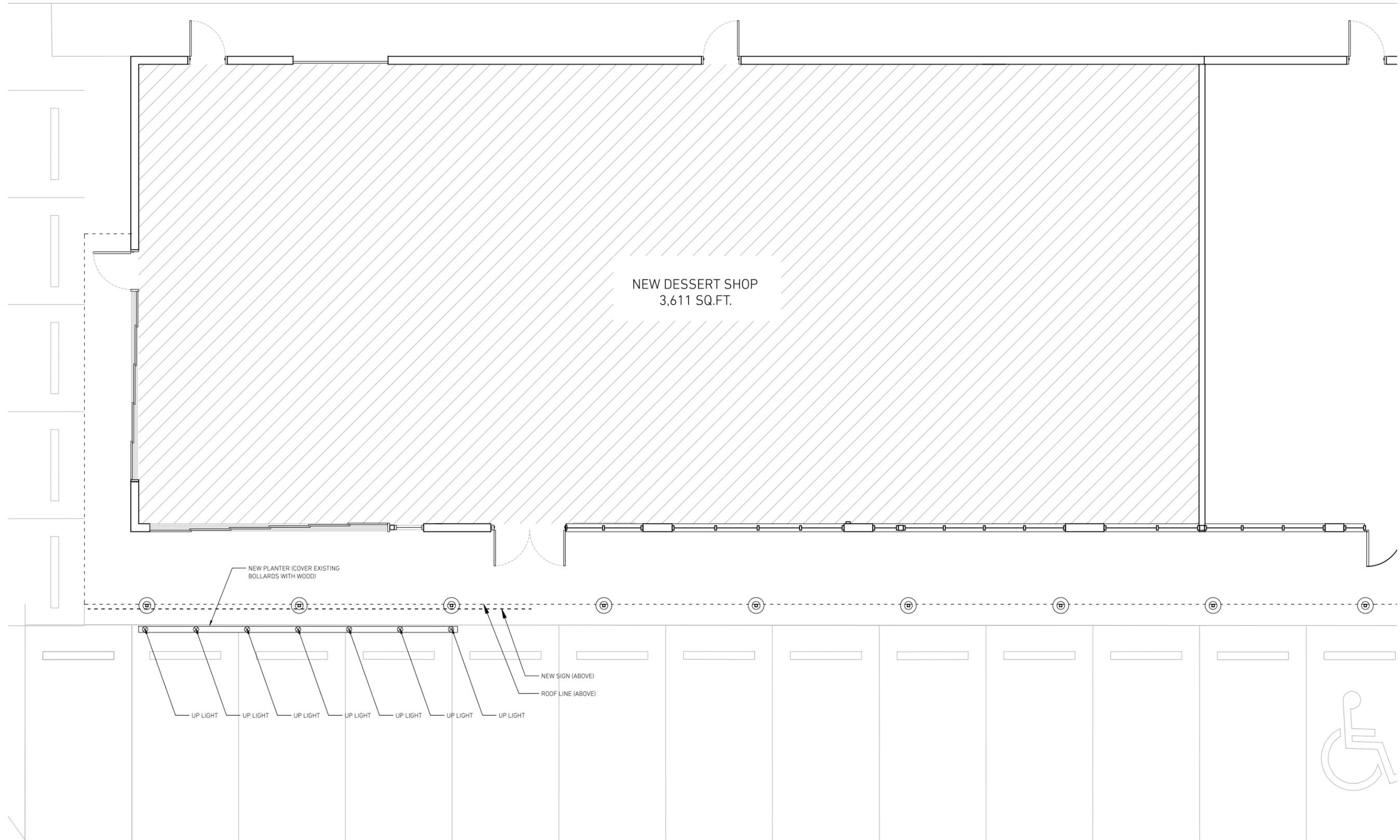


HAHC granted a COA for the replacement of all storefronts in March 2015. HPO File NO. 151025

EXISTING Side elevation (East)



EXISTING Rear elevation (South)



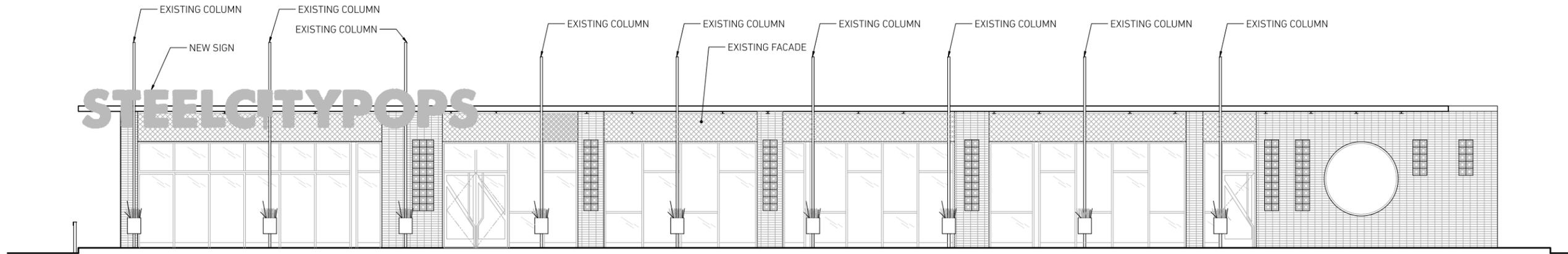
NEW DESSERT SHOP  
3,611 SQ.FT.

NEW PLANTER (COVER EXISTING  
BOLLARDS WITH WOOD)

UP LIGHT UP LIGHT UP LIGHT UP LIGHT UP LIGHT UP LIGHT UP LIGHT

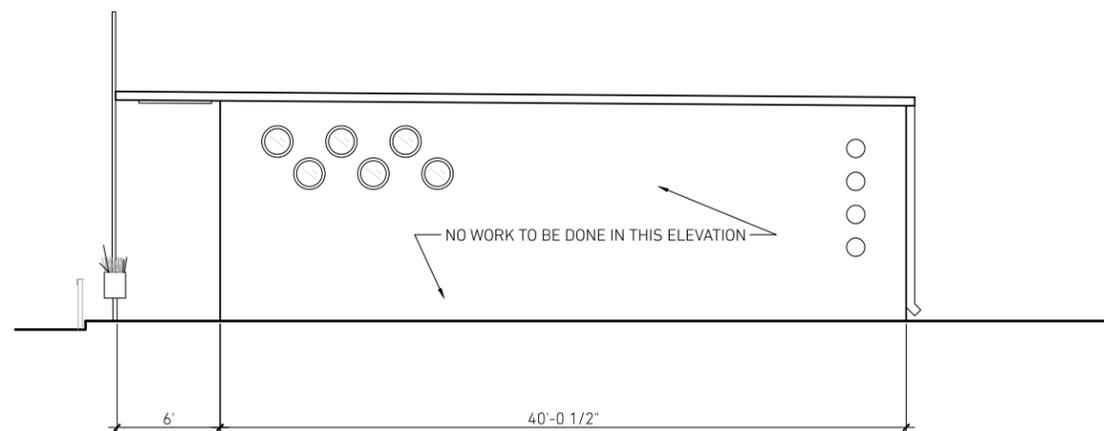
NEW SIGN (ABOVE)  
ROOF LINE (ABOVE)



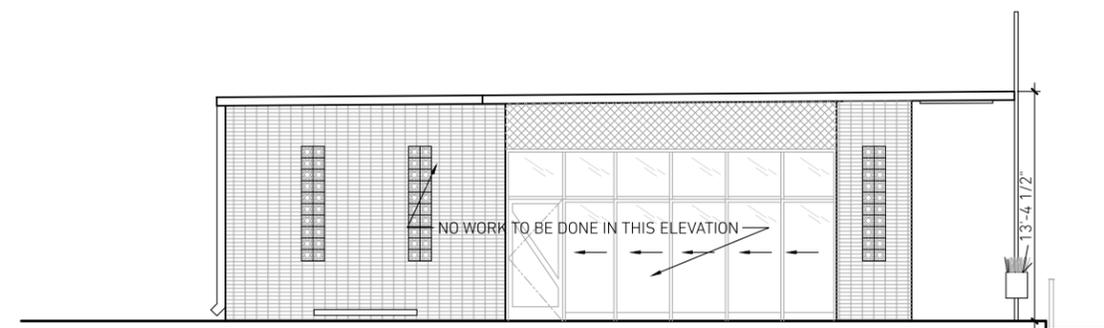


HAHC granted a COA for the replacement of all storefronts in March 2015. HPO File NO. 151025

Front elevation (North)

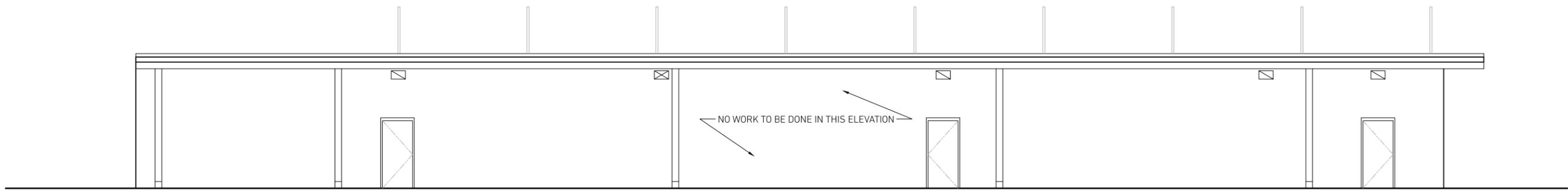


Side elevation (West)

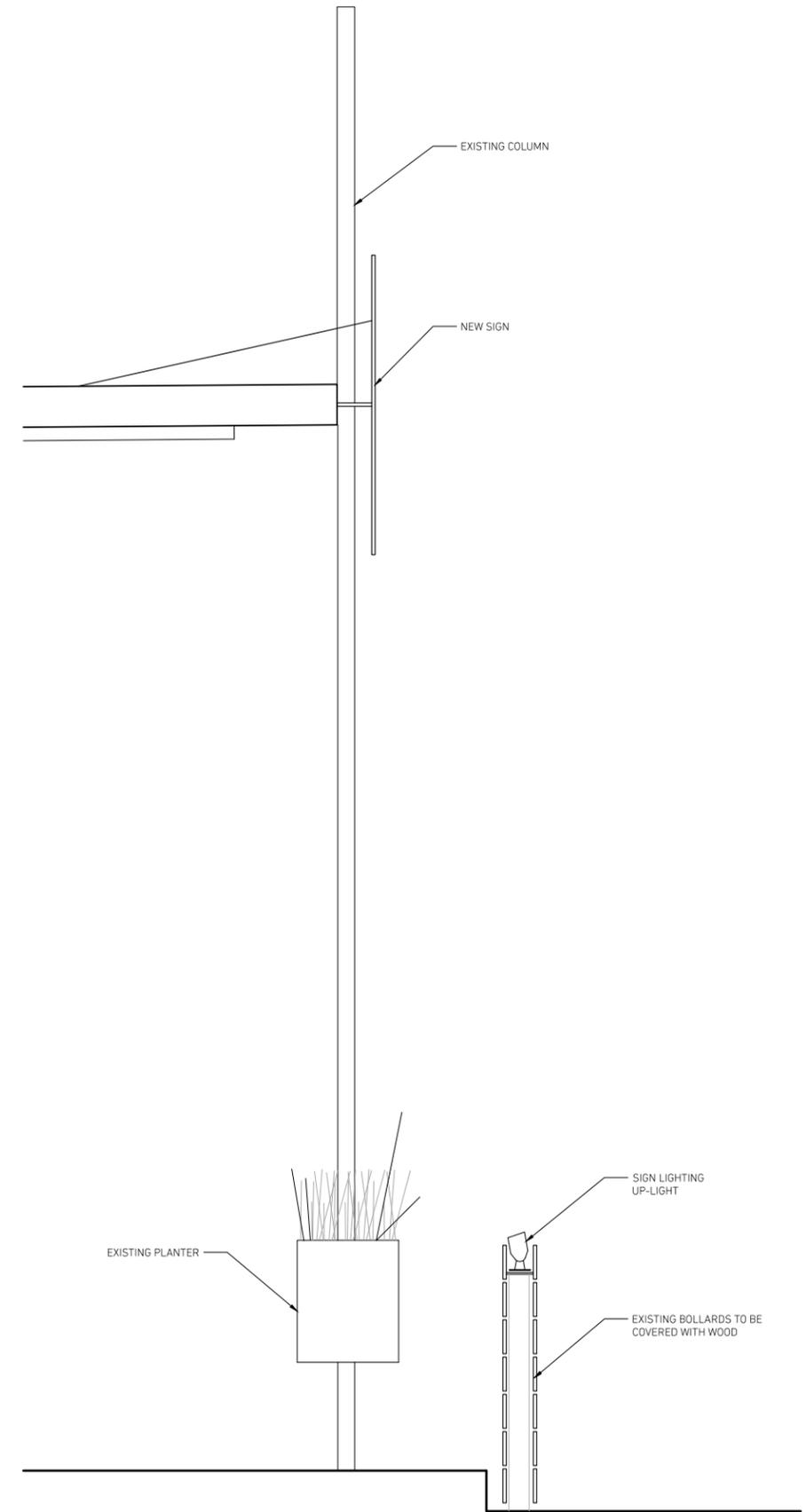
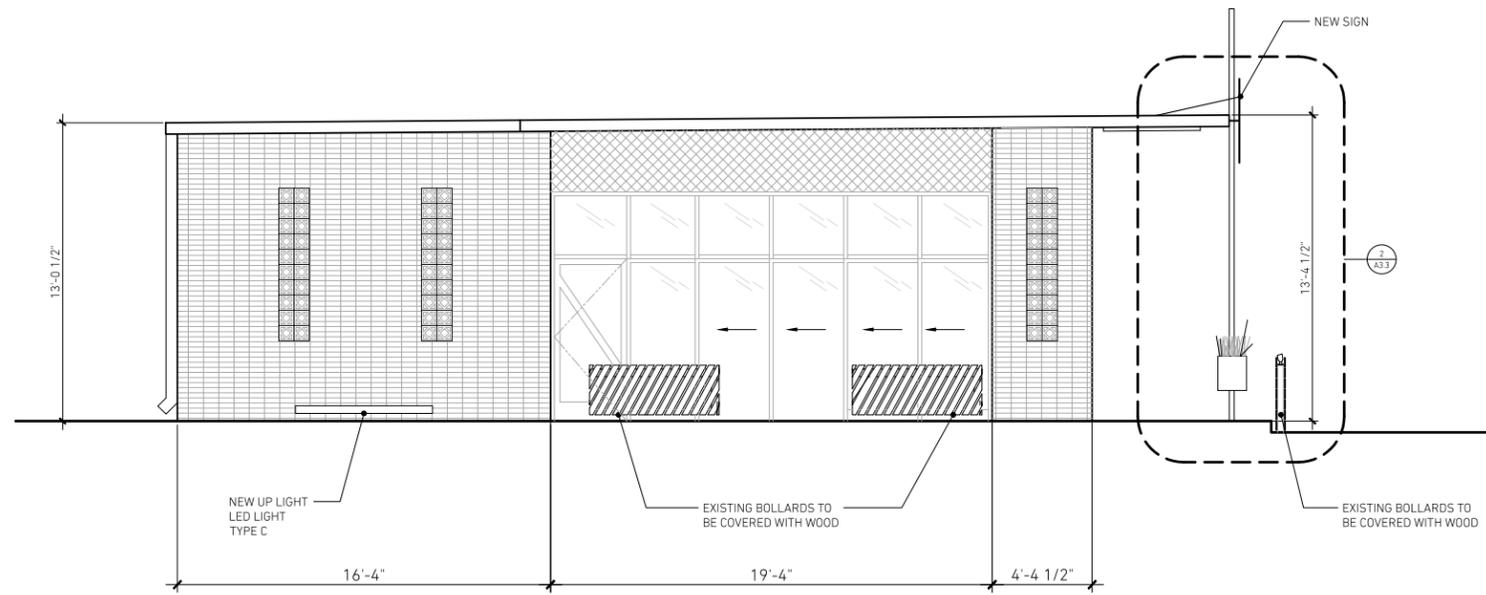


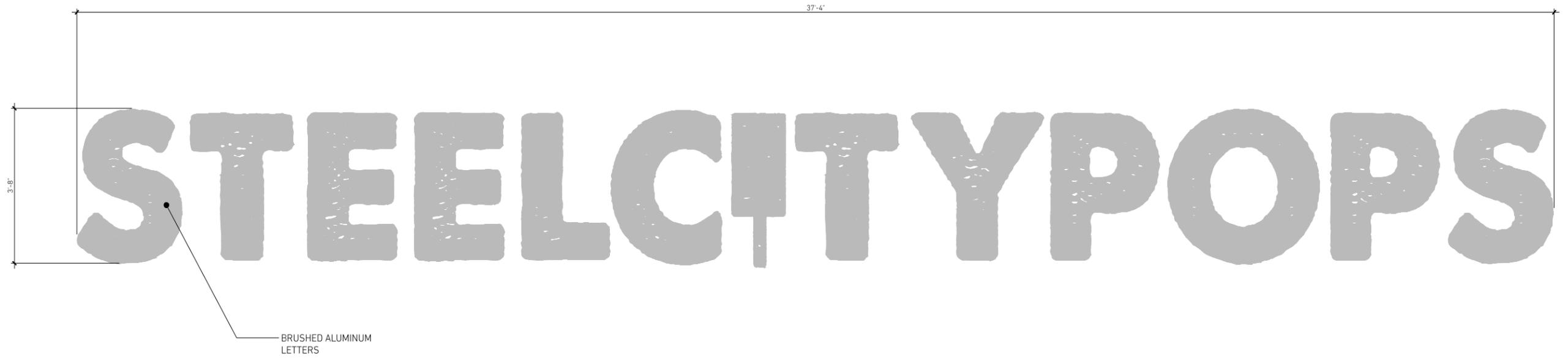
HAHC granted a COA for the replacement of all storefronts in March 2015. HPO File NO. 151025

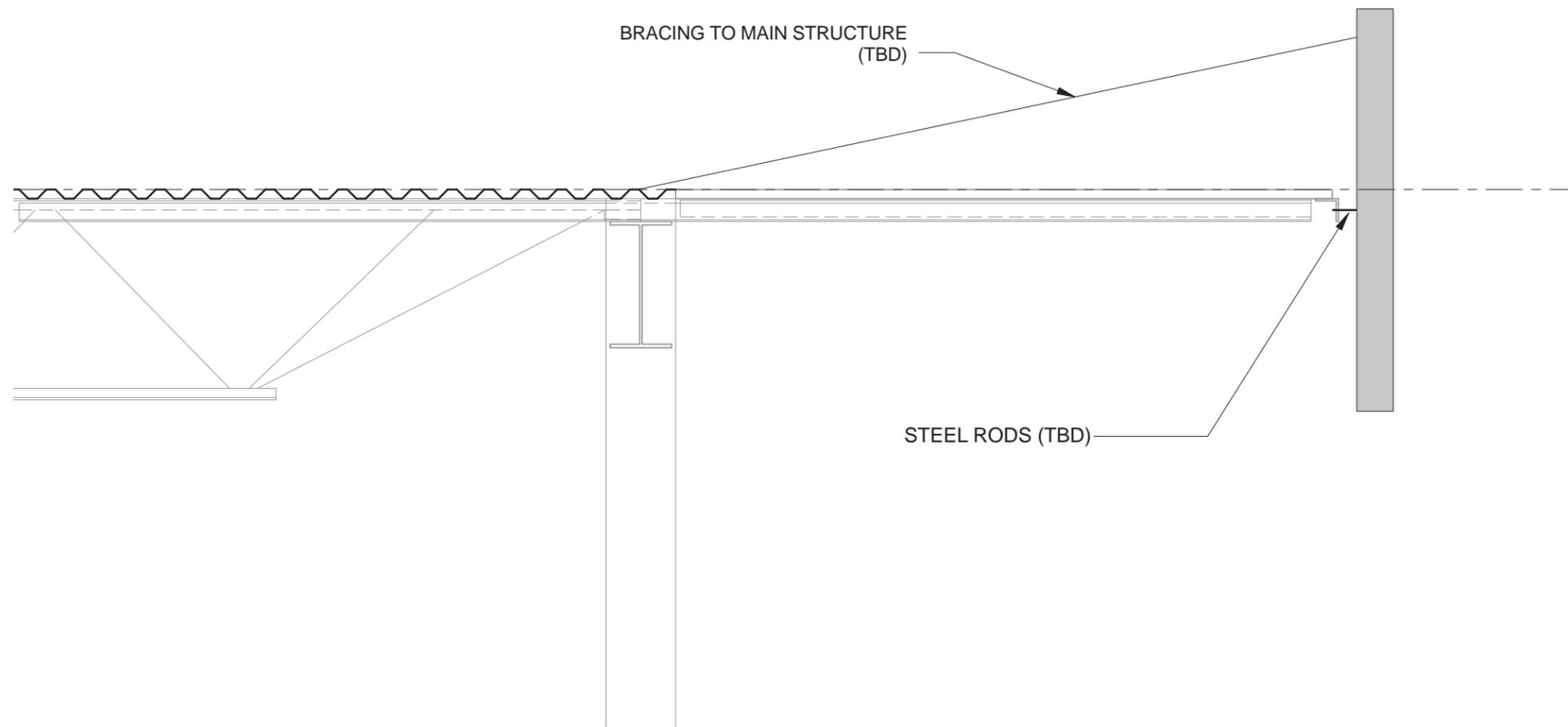
Side elevation (East)



Rear elevation (South)











Sign material: Brushed aluminum



Lighting: Up-lights from bollards