

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** September 30, 2015

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

**Property:** 420 E 20<sup>th</sup> 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 – Install a new sign at the southern end bay of the commercial building.

- Sign will be 37'-4" wide by 3'-8" tall
- Sign will be constructed from brushed aluminum letters spelling out 'STEEL CITY POPS'

In October 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:** One in favor and one with No Objection. See Attachment A.

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria

**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

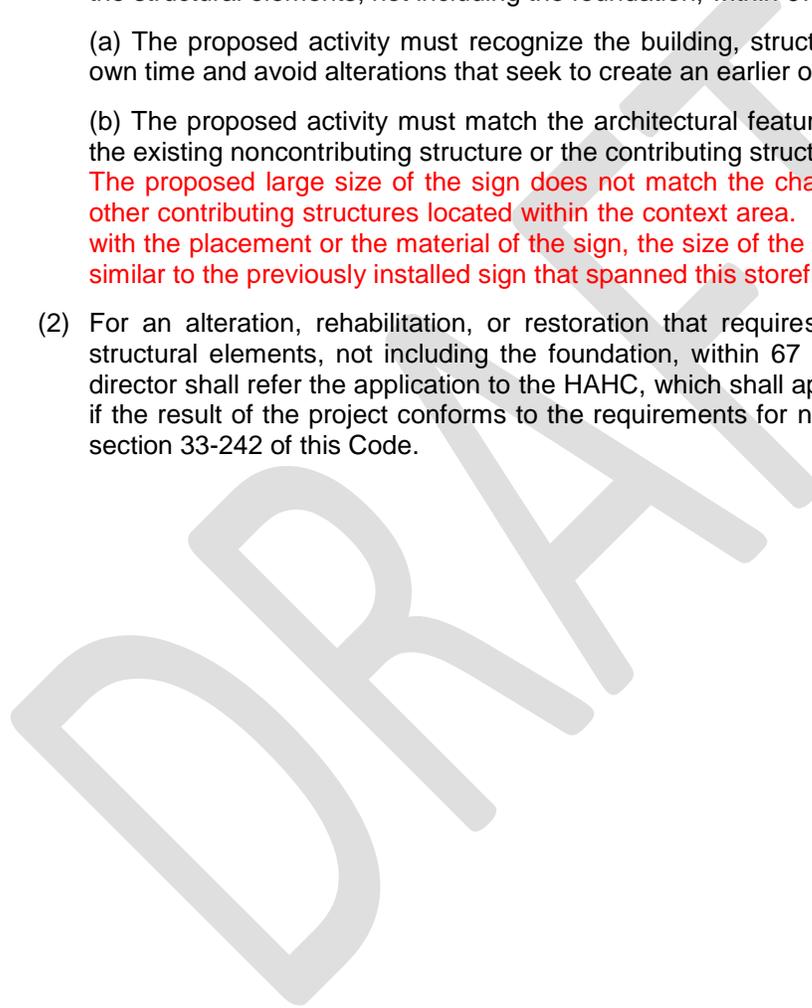
(1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

(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.

The proposed large size of the sign does not match the character of the existing structure or the other contributing structures located within the context area. Although staff does not have an issue with the placement or the material of the sign, the size of the sign should be reduced to proportions similar to the previously installed sign that spanned this storefront.

(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.





PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT EAST



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO



3D RENDERING – FRONT FACING E 20<sup>TH</sup> STREET

PROPOSED



SIGN RENDERING



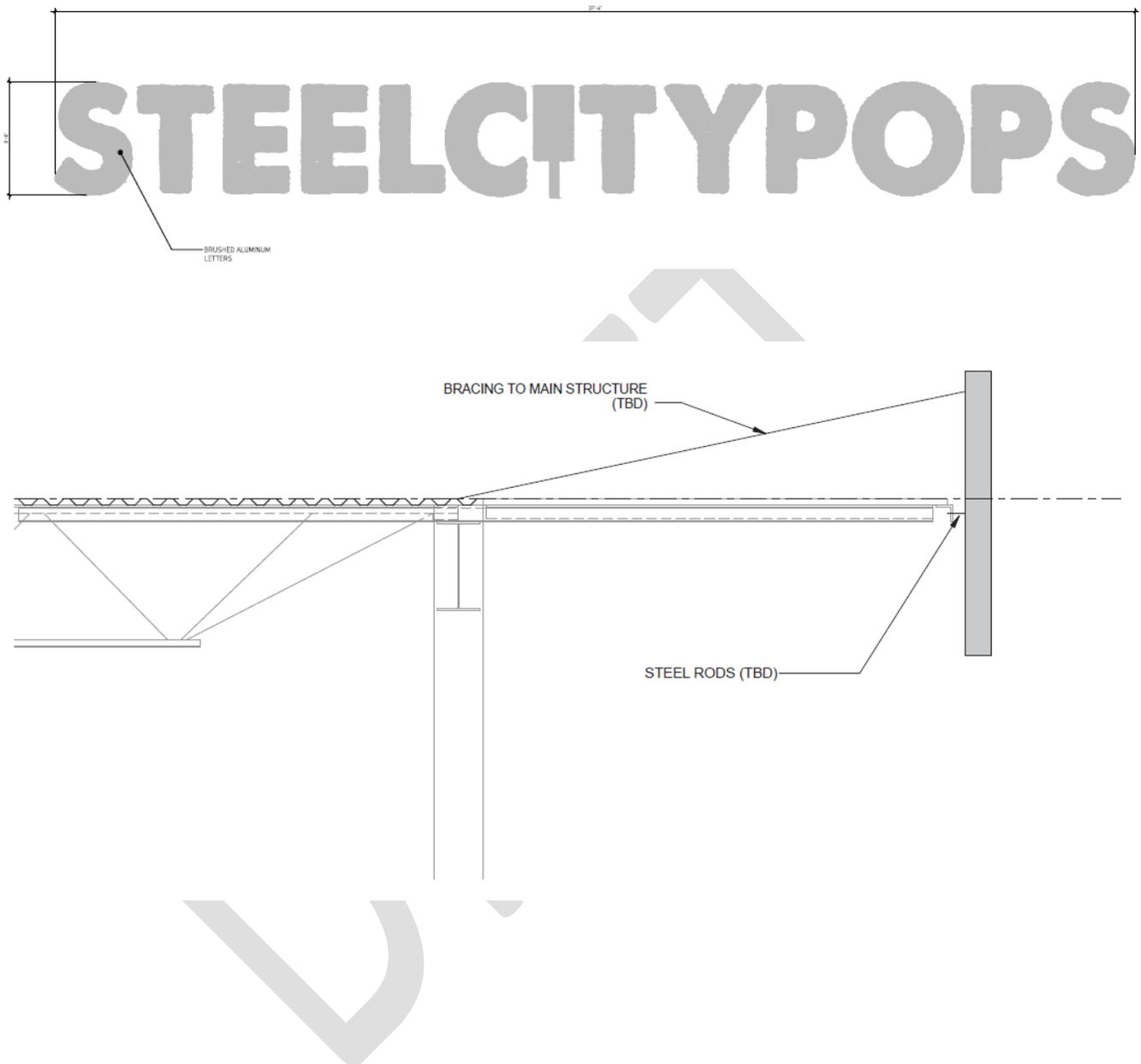
APPROXIMATE PHOTO

PROPOSED



**SIGN DETAIL**

**PROPOSED**



### PROJECT DETAILS

**Exterior Materials:** The proposed sign will be 37'-4" wide by 3'-8" tall. Sign will be constructed from brushed aluminum letters spelling out 'STEEL CITY POPS'. The letters will be 3'-8" in height. The sign will be attached to the existing canopy building with metal rods. Bracing will be installed behind the letters to further secure them to the building. See drawings for more detail.

DRAFT