

CERTIFICATE OF APPROPRIATENESS

Applicant: Maureen Silk, agent for, Stephanie Miranda, owner

Property: 5307 N Main Street, Lots 1, 2 & 3, Block 101, North Norhill Subdivision. The property is a 23,269 square foot (251' x 256') corner lot at a five-way major intersection at Studewood, Cavalcade, and N. Main. The property is triangular. The south property line borders a row of contributing bungalows facing Dunbar Street.

Significance: Noncontributing contemporary retail complex, one and two-story sections of building, concrete exterior in areas, also areas with siding, both wood and metal cladding, aluminum trim, and fixed windows, constructed circa 2018, located in the Norhill Historic District. Property has onsite parking and through access to N. Main St. and Studewood St.

- Proposal:** Alteration: Sign
- Install (2) sets of reverse lit channel letters, larger sign on West elevation, smaller sign on East elevation, signs read "ways2well". Signs constructed of aluminum, sign backs of clear polycarbonate, back-lit lighting with white LED's to produce a halo lit effect. Signs are NOT internally illuminated but rather backlit.
 - **WEST ELEVATION SIGN** is 38.66 sq. ft. measuring 14 ft. 6 inches long by 1 ft. 5 5/8 inches, sign height with ascenders and descenders is 2 ft. 8 1/8 inches.
 - **EAST ELEVATION SIGN** is 26 sq. ft. measuring 12 ft. long by 1 ft. 2 1/2 inches tall body of text, sign height with ascenders and descenders is 2 ft 2 5/8 inches.
 - Signs shall be attached to wall with minimum of 3/8" x 5" deep non-ferrous fasteners.

Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap (if originally present) must be retained except where removal or replacement has been explicitly approved per this Certificate. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and removal can cause torquing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

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PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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.

Insert New construction criteria, otherwise mark as NA

(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.

HISTORIC DISTRICT NORHILL HISTORIC DISTRICT



INVENTORY PHOTO



CURRENT PHOTOS

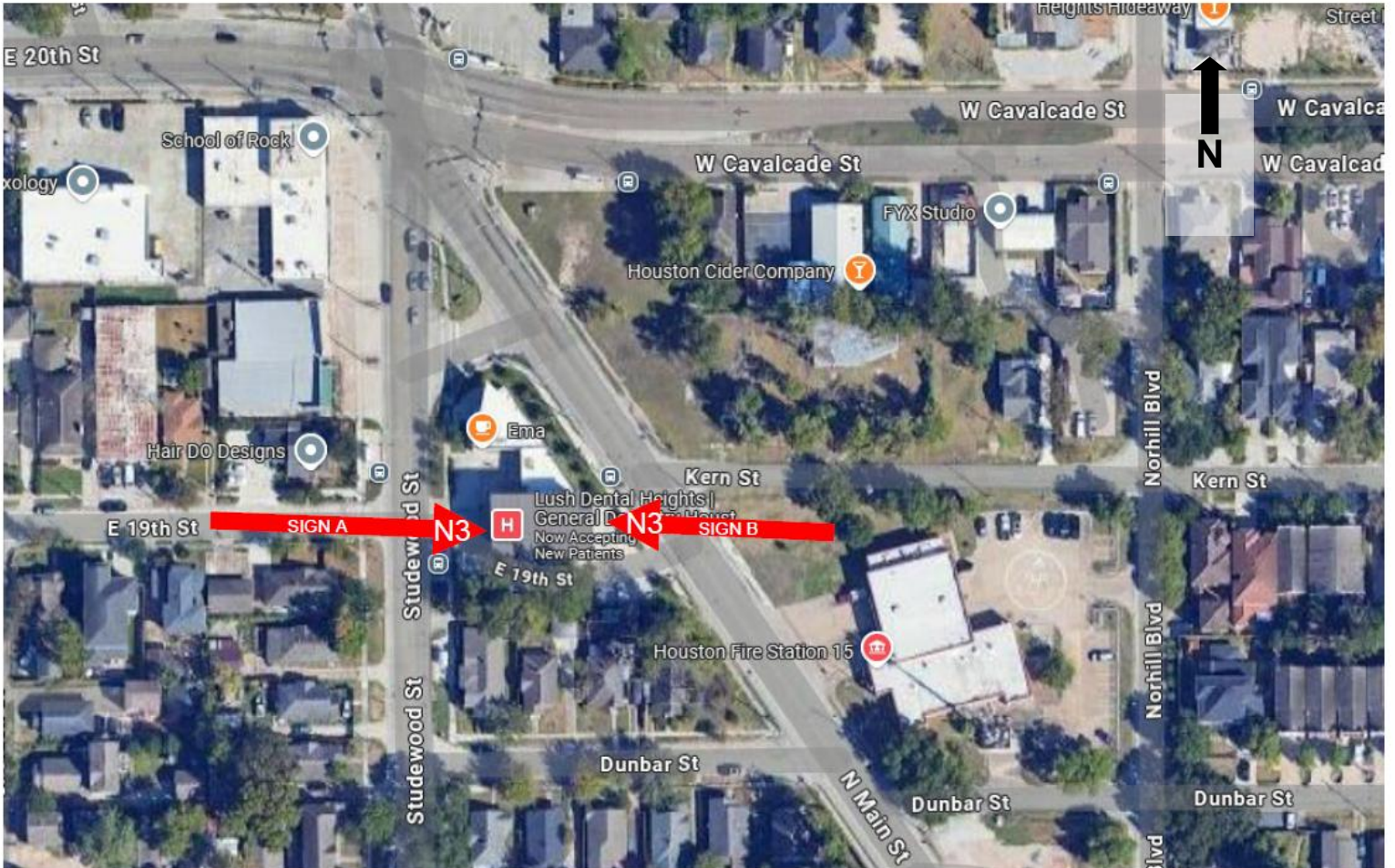


WEST ELEVATION



EAST ELEVATION

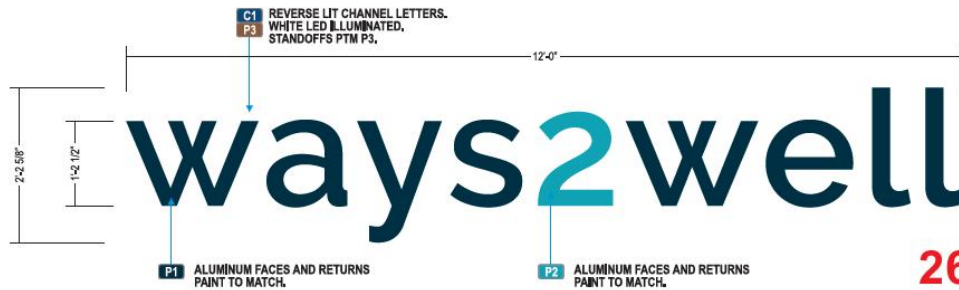
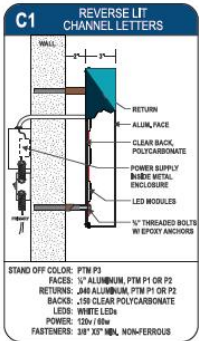
SITE MAP
PROPOSED SIGN LOCATIONS



PROPOSED SIGNAGE
WEST ELEVATION

SIGN TYPE	PAINT SPEC - SATIN FINISH
MFG & INSTALL (1) SET OF REVERSE LIT CHANNEL LETTERS.	P1: PMS 3035 C P2: PMS 7710 C P3: MP-0607 MODENA MUD

**SIGN B
EAST ELEVATION**



SIGN LAYOUT
SCALE: 3/4"=1'-0"

THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

PERMITTING

PROJECT INFO
CLIENT: **WAYS2WELL**
ADDRESS: **5307 N MAIN ST SUITE 120**
CITY, STATE: **HOUSTON, TEXAS 77009**
DATE: **16.08.24**
SALES REP: **TH**
DRAWN BY: **KR**

DRAWING NUMBER
P212667-1
W.O. (E2) NUMBER

#	DATE	REVISIONS
1	1/8/25	ADD DIMS., METHOD OF ATTACHMENT
2		
3		
4		
5		
6		

SIGNATURES	
CLIENT APPROVAL (SIGNED)	DATE
LANDLORD APPROVAL (SIGNED)	DATE
SALES (SIGNED)	DATE
APPROVAL (SIGNED)	DATE

ESTIMATION	
APPROVAL	
APPROVAL	FOR ACTUAL COLORS OF ITEMS DEPICTED IN THIS DESIGN REFER TO SAMPLES, AS MONITORED & PRINTED BY WAVE.
APPROVAL	CLIENT IS RESPONSIBLE FOR SUPPLYING VECTOR AND/OR INDICATES TYPICAL BRANDING FILES PRIOR TO PRODUCTION TO AVOID A SETUP FEE.

SPECIFICATION	ILLUMINATED
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 105 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.	120 or 277 VOLT ELECTRICAL SERVICE ELECTRICAL LOAD: 1 AMP @ 120V 20 AMP CIRCUITS 1 @ 120 V CLIENT TO PROVIDE ALL NECESSARY ELECTRICAL SERVICES TO THE SIGN UNLESS OTHERWISE SPECIFIED

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PROPOSED SIGNAGE

CROSS SECTION

