

CERTIFICATE OF APPROPRIATENESS

Application Date: October 31, 2022

Applicant: Sasha Yuksek, agent; Spring Steubner Realty Ltd, owner

Property: 540 Heights Blvd, Tract 20 & 21, Block 290, Houston Heights Neighborhood Subdivision. The property includes a non-historic 16,894 square foot, three-story brick veneer, wood frame commercial building situated on a 18,750 square foot (125' x 150') corner lot.

Significance: Noncontributing commercial structure, constructed circa 2001, located in the Houston Heights South Historic District.

Proposal: Alteration – to paint the building, in this case white.

Regardless of color, if this COA is approved, no further COA will be required to re-paint the building any color at any time in the future.

Recommendation: Denial

HAHC Action:

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, 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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Basis for Issuance: -
Effective:



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.

Houston Archaeological & Historical Commission

December 14, 2022

HPO File No. HP2022_0264

ITEM B.4

540 Heights Blvd

Houston Heights South

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PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



From the Applicant:

Our company, Braun Enterprises, is looking to convert the existing single family home built in 2001 to a shared use office building to add to our growing portfolio of Urban Office locations. We are currently in the permitting phase, we have applied for permission to change the windows, which were falling apart from poor building maintenance during the buildings 20 year existence.

Our company has done over 40 projects in the Heights and it is always our goal to create unique projects which help promote the community and neighborhood.

We feel that painting the exterior brick will make a much needed change to the exterior of the building. While we understand the hesitation with applying paint to the exterior

of a building there are products that are made specifically for our intended use.

We are open to suggestions but have spoken with Benjamin Moore and they recommend a two step process using Ultraspec Masonry Sealer and Ultraspec Elastomeric Paint. We are also open to staining or doing a full smear as well, although our preference is to paint.



Figure 1 - Sept 2022 - Google image



Figure 2- Sept 2022 - Google image



Figure 3- Sept 2022 - Google image



Figure 4- Sept 2022 - Google image



Figure 5 - Rendering from Applicant



Figure 6 - Rendering from Applicant