

CERTIFICATE OF APPROPRIATENESS

Applicant: Alexandros G. Armaos, owner and Ricardo Cadena, Agent

Property: 1051 Heights Boulevard, Reserve A, Block 1, Heights Central Station Subdivision. The property includes a Noncontributing mixed-use structure situated on a 44,550 square foot (150' x 297') corner reserve.

Significance: Noncontributing commercial storefront building, constructed circa 2018, located in the Houston Heights Historic District South. Site is located at the recently constructed Heights Central Station development at 1050 Yale Street.

Proposal: Alteration – Sign

- 80 sq ft sign
- Non-lit reverse channel letters.
- .040 aluminum returns
- .060 aluminum faces
- Individually mounted
- Approximate signs dimensions 20x4'
- Logo: Dancing couple
- Logo: "Fred Astaire Dance Studios"
- Meets Heights Design Guidelines

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

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.

While at 80 sq ft, this sign is larger than others onsite. However, it is appropriately scaled to such a large complex and so matches the character of the existing noncontributing structure.

(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.

HEIGHTS DESIGN GUIDELINES

In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

Only signs under 25 square feet may be administratively reviewed.



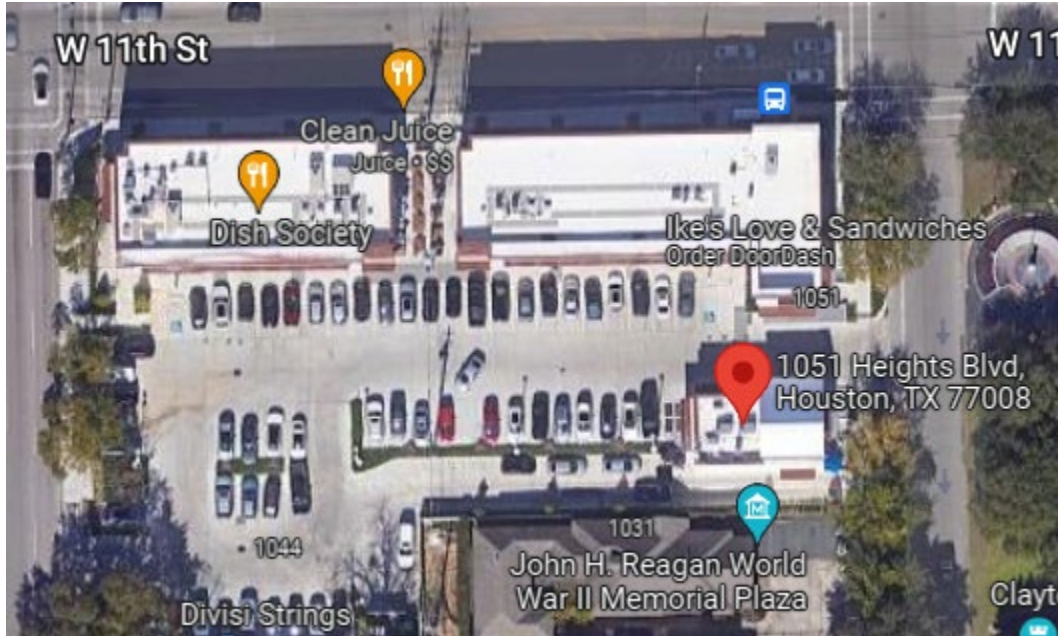
PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



Building Classification

- Contributing
- Non-Contributing
- Park

AERIAL VIEW



Map



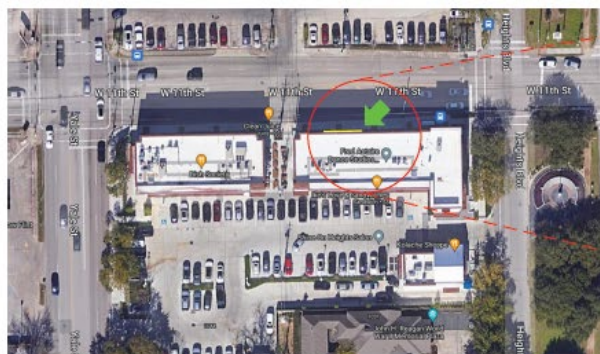
Sign Location



Sign Location



Terrain



FRONT ELEVATION FACING W 11TH

FRONT VIEW



LEFT SIDE VIEW



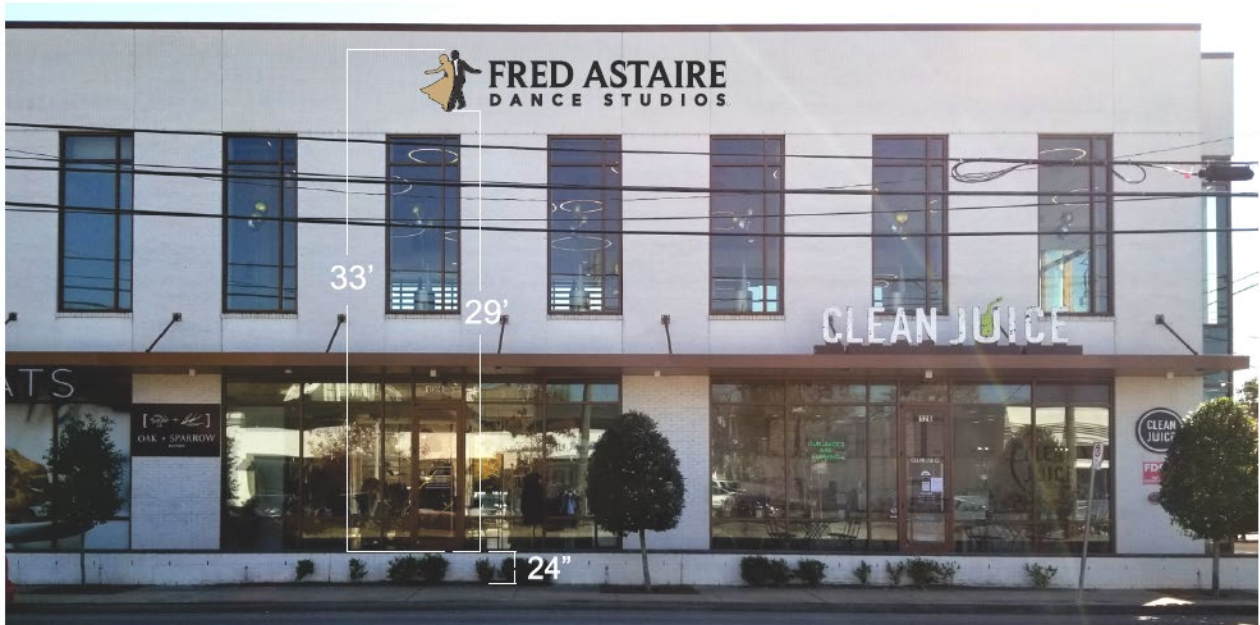
RIGHT SIDE VIEW



SIGN PLACEMENT

Non-lit Reverse Letters Sign Individually Mounted

1051 Heights Blvd. Ste. 230, Houston, TX 77008



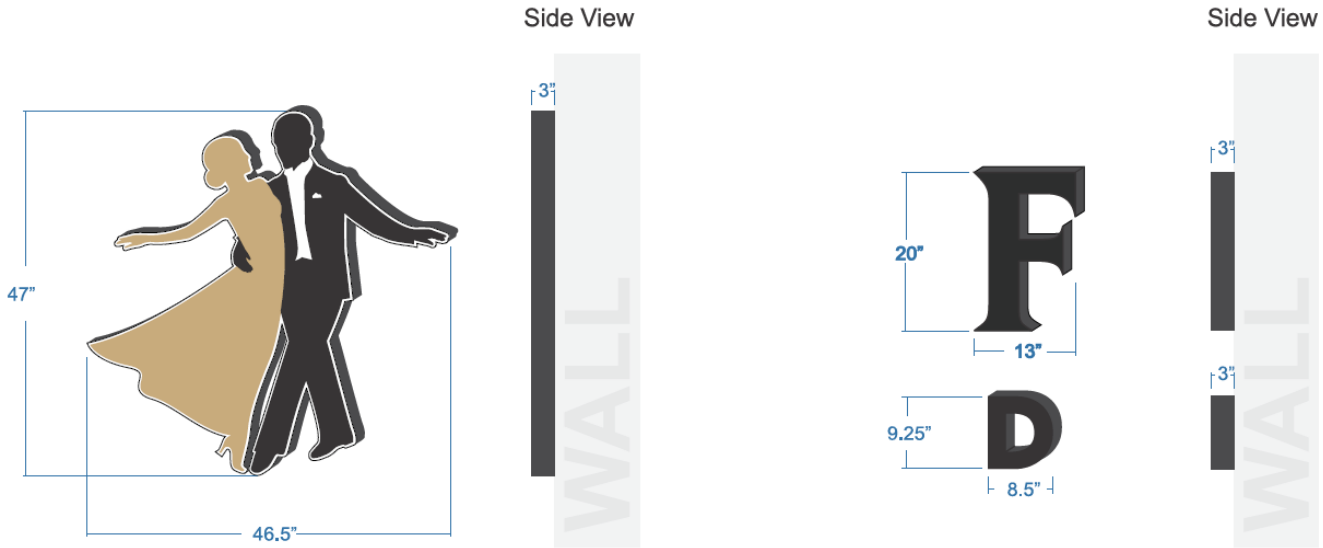
Whole Sign
80 Sq. ft.
Approx.



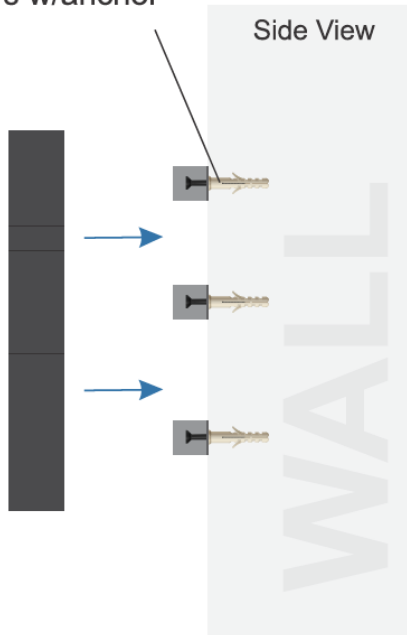
LOGO 16 sq ft
(Approx)

LETTERS 164 sq ft
(Approx)

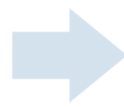
CONSTRUCTION DETAILS:



4" Long Non-Corrosive
Screws w/anchor

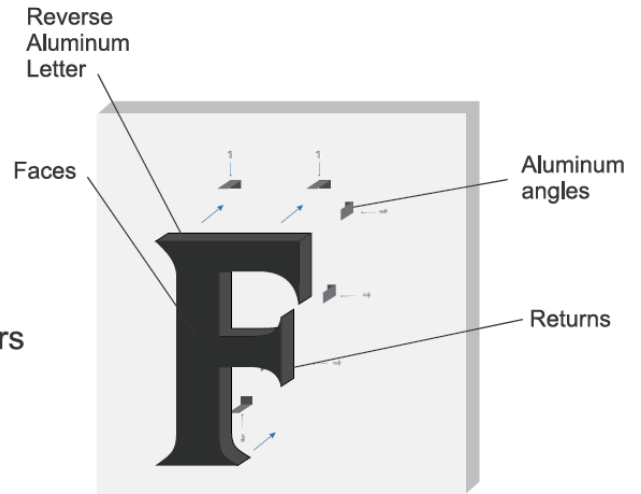


Self Drilling
Screw
Painted Black
to Match Returns



Sign Details

- .063 Aluminum faces
- .066 Aluminum returns (3" wide)
- Letters painted black matte
- Logo - Black returns, white, gold & black face to mimic franchise logo.
- Non-lit reverse letters
- .063 Angles for wall attachment
 - 4" Long screw (Non-corrosive) w/wall anchors



2 of 3