

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** April 8, 2022

**Applicant:** Bryan Hutcherson, owner

**Property:** 101 W 14<sup>th</sup> Street, Lot 11 & 12, Block 156, Houston Heights Neighborhood Subdivision. The property includes a non-historic commercial lot, one-story building on a 15,000 square foot (150' x 100') corner lot.

**Significance:** Non-contributing style residence, constructed circa 1960, located in the Houston Heights East Historic District.

**Proposal:** Alteration

- Install a sign approximately 64' 4-1/2" sq. ft.
- Mounted on wall above the entrance
- Use acrylic channel lettering
- Lettering will be back lit

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

**APPROVAL CRITERIA**

**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a 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) The proposed activity must retain and preserve the historical character of the property;
- (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- (3) 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;
- (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
- (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
- (6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
- (7) The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
- (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
- (9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
- (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
- (11) 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 to the property line of similar elements of existing contributing structures in the context area.

**HEIGHTS DESIGN GUIDELINES**

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

District Map



Houston Heights East Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing
- Park

Established: February 20, 2008

Source: GIS Services Division

Date: May 1, 2013

Reference: p17025\_Heights\_East

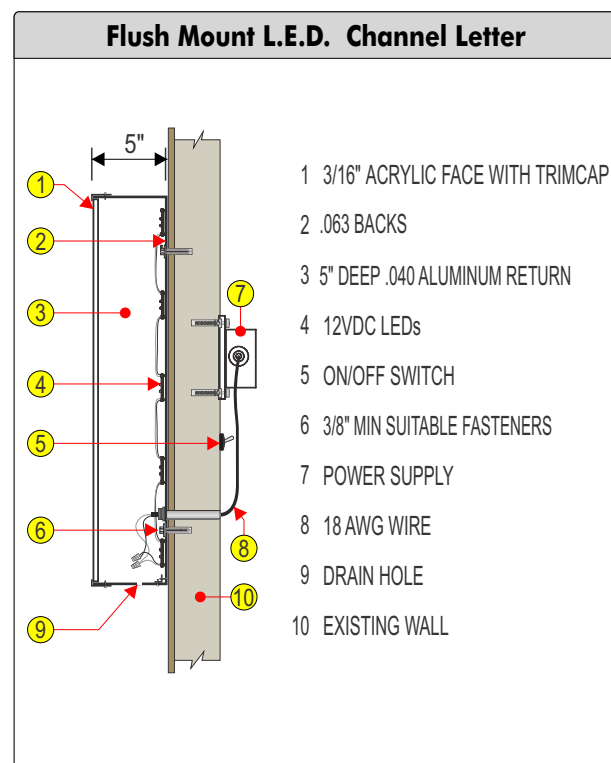
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING & DEVELOPMENT DEPARTMENT**

Inventory Photo





3/16"=1'

<p>4208 Washington Ave, Houston, TX 77007</p>	<p>Project Name:</p> <p>Project Address:</p>	<p><b>HOUSTON HEIGHTS TATTOO</b></p>	<p>Date: 04-07-2022</p>	<p>Job No.</p> <p>Drawn by: <i>KenRen</i></p>	<p><b>COLOR MATCH</b></p> <p>Note: This color artist rendition provides only a color example. There is no exact match of ink vs. paint, acrylic, vinyl and/or other material. Our artists present best effort to match color, however HoustonSignMaker.com does not guarantee such.</p>	<p>1 120V/20A Circuit</p> <p>AMPS: 3.4 KVA: .41</p>	<p>Sheet</p> <p><b>1</b></p>
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