

CERTIFICATE OF APPROPRIATENESS

Application Date: May 9, 2023

Applicant: Victor Velasquez, Agent

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 – installation of sign over 25 SF

- 1 sign is round with an 8' diameter 64 SF- backlit
• 1 sign is rectangle 10' x 3' 4 1/4" – 23.33 SF - backlit



64.00 SQ. FT.



23.33 SQ. FT.

Recommendation: Approval

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.

CERTIFICATE OF APPROPRIATENESS

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.

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.

(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.



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



Building Classification

- Contributing
- Non-Contributing
- Park

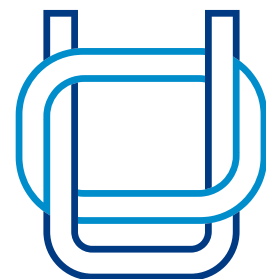
INVENTORY PHOTO





Building is not and will not be painted. Images shown to represent location only.

See following PDF for sign details.



# URBAN OFFICE

## URBAN OFFICE

540 HEIGHTS BLVD. - HOUSTON, TX 77007

EXTERIOR SIGN PACKAGE

### PRE SALE CHECKLIST:

- FILE PATH ON COVER PAGE.
- BASIC DIMENSIONS (BREAK ALL DIMENSIONS)
- VERIFY AND VALIDATE SCALES
- NOTES FOR NEEDED ARTWORK (IF APPLICABLE)
- NOTES/MEASUREMENTS FOR EXISTING CONDITIONS (IF APPLICABLE)
- VERIFY DRAWINGS AGAINST DRAWING REQUESTS
- VERIFY THAT SPECS CONFORM TO NATIONAL SIGNS STANDARDS
- CHECK THAT SIGN TYPES ARE LABELED CORRECTLY (A, B, C - ETC.)
- END VIEWS AND ATTACHMENT DETAILS - INCLUDING MIN 3/8" X 5" DEEP NON-CORROSIVE FASTENERS
- CONFIRM ALL INSTALLATION DIMENSIONS (INCLUDING CENTER-LINES, DIMENSIONS FROM CLOSE FLAT PORTIONS OF FASCIA, ETC.)
- RENUMBER ALL PAGES AS REQUIRED

### PRODUCTION & PERMITTING CHECKLIST:

- DOUBLE CHECK ITEMS ON PRE SALE CHECKLIST
- FINALIZE COLORS / FINISH SCHEDULE - EMAIL SALES PERSON
- CONFIRM MATERIAL CALLOUTS
- CONFIRM ELECTRICAL INFO (AMPS & NO. OF CIRCUITS FOR SIGN ILLUMINATION & LED DISPLAY(S)) - FOUND IN ESTIMATES
- CONFIRM ANY WELDING SYMBOLS TO BE INCLUDED (IF APPLICABLE)
- CONFIRM MARKED SITE PLANS ARE AVAILABLE, THEN INCLUDE. - EMAIL SALES PERSON
- CONFIRM ALL INSTALLATION DIMENSIONS AND SCALES (INCLUDING CENTER-LINES, HEIGHTS ABOVE GRADE, ETC.)
- CONFIRM THAT POWER SUPPLIES, J-BOXES, ILLUMINATION LEDS AND OTHER ELECTRICAL INFO ARE PRESENT AND CALLED OUT ON DRAWING.
- INCLUDE LED DISPLAY SHOP DRAWING (IF APPLICABLE)
- CONFIRM ALL INFORMATION AGAINST ESTIMATE.
- INCLUDE SUB-CONTRACTOR NAME FOR APPLICABLE SIGN TYPES

### PRODUCTION ENGINEERING CHECKLIST:

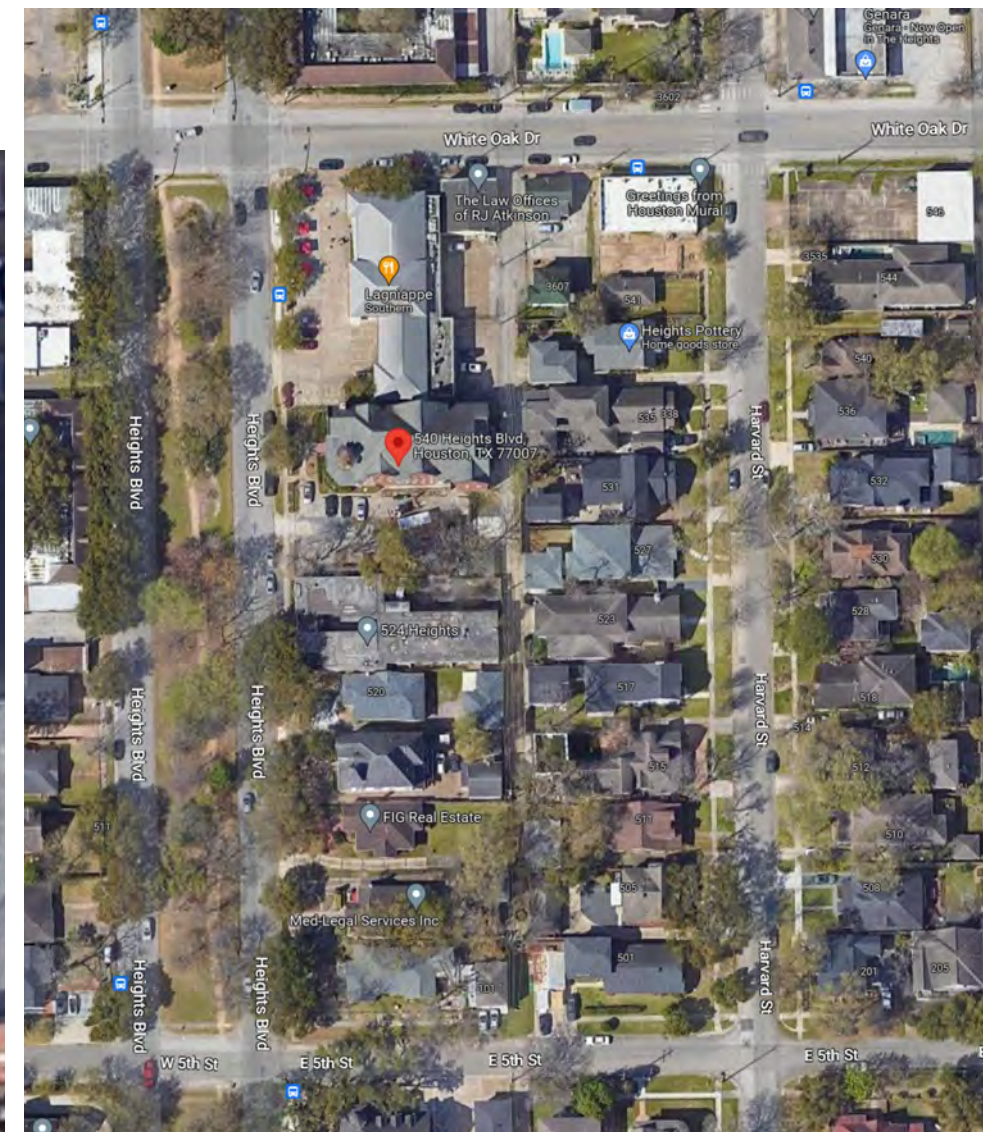
- UPDATE PD DRAWING DETAILS & CALLOUTS TO MATCH RECEIVED ENGINEERING.
- CONFIRM THAT DIMENSIONS MATCH RECEIVED ENGINEERING.
- PROVIDE ENLARGED/MAGNIFIED DETAILS WHEN NECESSARY FOR CLARITY.
- ADD ALL ENGINEERING DETAILS TO PD DRAWINGS, INCLUDING GENERAL NOTES.
- REMOVE ENGINEER'S STAMP FROM NATIONAL SIGNS DRAWINGS.



P:\-- NEW CLIENT FILES --\B\BRAUN ENTERPRISES\URBAN OFFICE\HEIGHTS MANSION- 6397

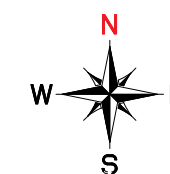


**National Signs**  
CREATING LANDMARKS TOGETHER.



SITE PLAN - INTERSECTING STREETS DETAIL

SCALE: NTS



SITE PLAN

SCALE: NTS

PROJECT:	URBAN OFFICE - HEIGHTS
LOCATION:	540 HEIGHTS BLVD.
CITY/STATE:	HOUSTON, TX 77007
DATE:	02.18.22
SALES / PM:	KATHERINE GARRETT
DESIGNER:	CHET PRESLEY
DRAWING#:	6397-00

REVISIONS			
A	03.01.22	REVISE SCOPE & LAYOUT	CP
B	03.09.22	ADDED NEW OPTION FOR ST.C	CP
C	03.22.22	ADDED NEW OPTION FOR ST.C	CP
D	04.11.22	REMOVED ST.C & ADDED ST.A - OPT.2	CP
E	04.18.22	REMOVED ST.A - OPT.1	CP
PD	04.21.22	PRODUCTION DRAWING	CP
PD1	05.02.22	PD REVISION - INCLUDING PROD. SURVEY	CP

SIGNATURES	
CLIENT APPROVAL SIGNED:	DATE:
LANDLORD APPROVAL SIGNED:	DATE:
SALES APPROVAL SIGNED:	DATE:

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**UL INSTALLATION REQUIREMENTS**  
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

**120 VOLT ELECTRICAL SERVICE**

ELECTRICAL LOAD:	SIGN	LED DISPLAY
20 AMP CIRCUIT(S):		

PROVIDE PRIMARY ELECTRICAL WITHIN 6' OF STREET END OF SIGN  
PROVIDE PRIMARY ELECTRICAL AT CENTER OF SIGN  
CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN UNLESS OTHERWISE SPECIFIED

PAGE 2 of 9

SIGN A QTY: 1

(E) CANOPY W/ PLYWOOD SOFFIT BY OTHERS



**!** ACCESS TO POWER WILL REQUIRE EXPOSED CONNECTION TO PRIMARY

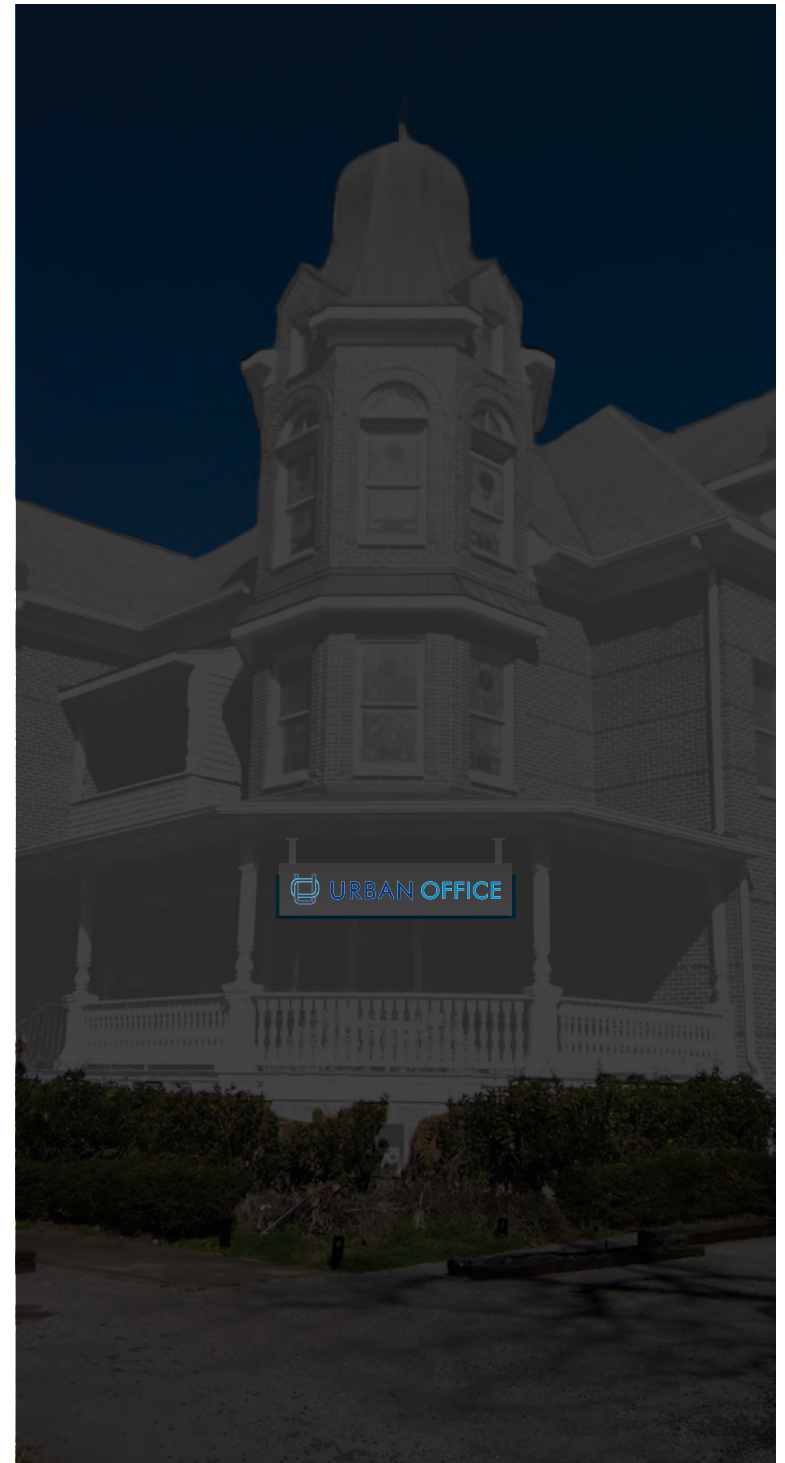


EXISTING CONDITIONS  
**BUILDING FASCIA = 509.67 SQ. FT.**

**!** CLIENT TO REPAINT BUILDING



UPDATED CONDITIONS  
**SIGN = 23.33 SQ. FT.**



NIGHT VIEW

SIGN ELEVATION

SCALE: 1/8" = 1'-0"

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**120 VOLT ELECTRICAL SERVICE**

SIGN	LED DISPLAY
ELECTRICAL LOAD: 0.8 AMPS 120V	
20 AMP CIRCUIT(S): 1 @ 120V	

PROVIDE PRIMARY ELECTRICAL WITHIN 6' OF STREET END OF SIGN  
PROVIDE PRIMARY ELECTRICAL AT CENTER OF SIGN

CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN UNLESS OTHERWISE SPECIFIED





**SCOPE OF WORK:**

- FABRICATE & INSTALL S/F ILLUMINATED CABINET SIGN SUSPENDED FROM EXISTING CANOPY

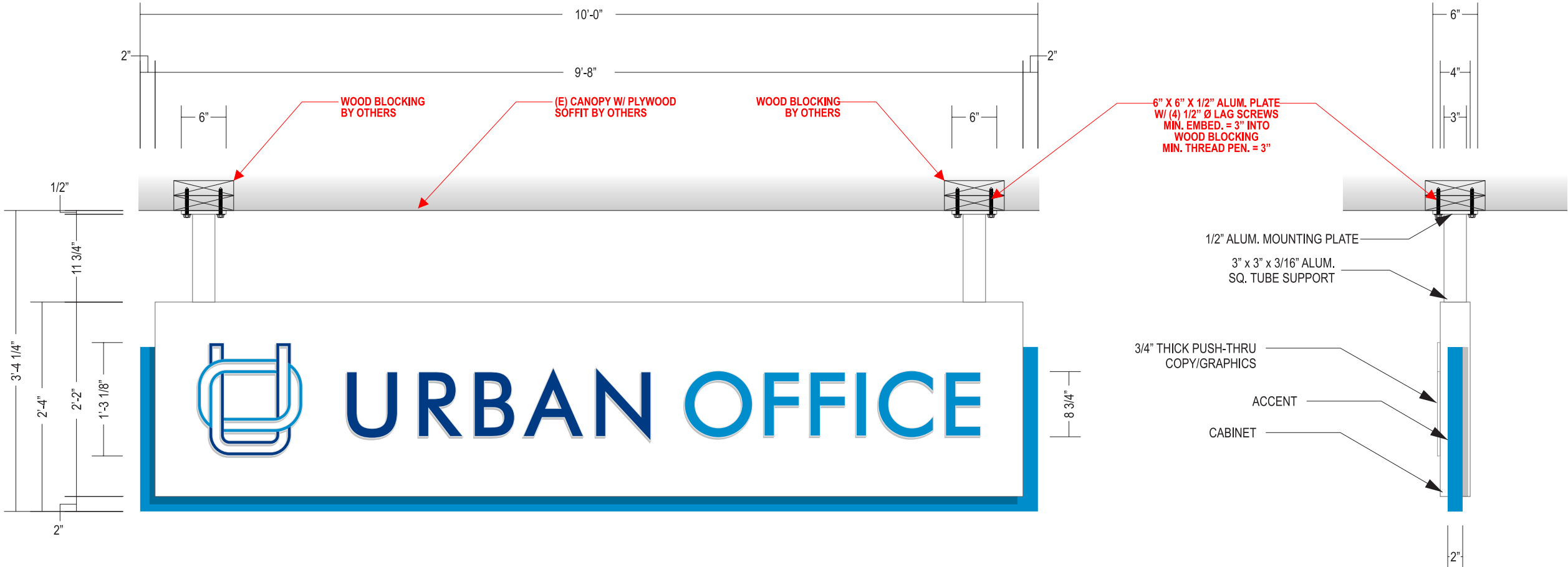
**SIGN BODY:**

- CABINET:** ALL ALUMINUM CONSTRUCTION - .125" ALUMINUM OVER 2" X 2" X 3/16" ALUM. ANGLE FRAME - FINISH: P1
- ACCENT:** ALL ALUMINUM CONSTRUCTION - 2" X 2" X 3/16" ALUM. SQ. TUBE MECHANICALLY FASTENED TO CABINET; FINISH: P2
- COPY/GRAPHICS:** ROUTED INTO FACE & BACKED W/ 3/4" ACRYLIC MILLED TO EXTEND 3/8" W/ 1st SURFACE V1 & V2 OVERLAY W/ 2nd SURFACE DIFFUSER
- ILLUMINATION:** WHITE LED
- SUPPORTS:** 3" X 3" X 3/16" ALUM. SQ. TUBE W/ 1/2" ALUM. MOUNTING BRACKETS - SUSPENDED FROM EXISTING CANOPY W/ MIN. 3/8" X 5" DEEP NON-CORROSIVE HARDWARE PER QUALIFIED ENGINEERING AS REQUIRED

**FINISH SCHEDULE**

- PAINT COLORS**
- P1: MP WHITE
  - P2: PTM - PROCESS BLUE C
- VINYL COLORS**
- V1: DPTM - PROCESS BLUE C
  - V2: DPTM - BLUE PMS 294 C

APPROVED BY: \_\_\_\_\_



**23.33 SQ. FT.**

SIGN LAYOUT

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

SECTION DETAIL - END VIEW

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



PROJECT: URBAN OFFICE - HEIGHTS

LOCATION: 540 HEIGHTS BLVD.

CITY/STATE: HOUSTON, TX 77007

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DESIGNER: CHET PRESLEY

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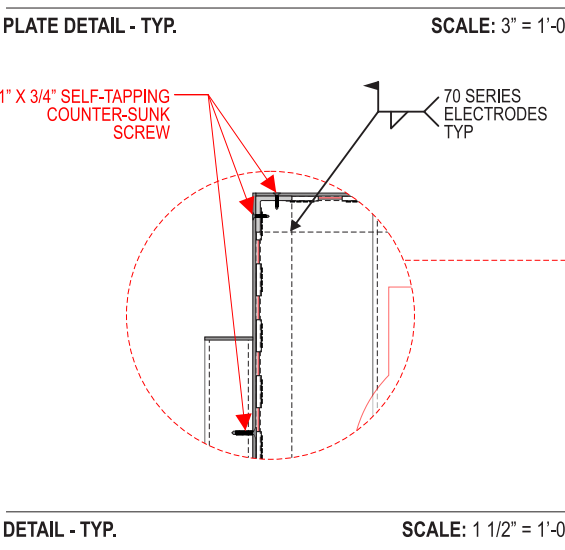
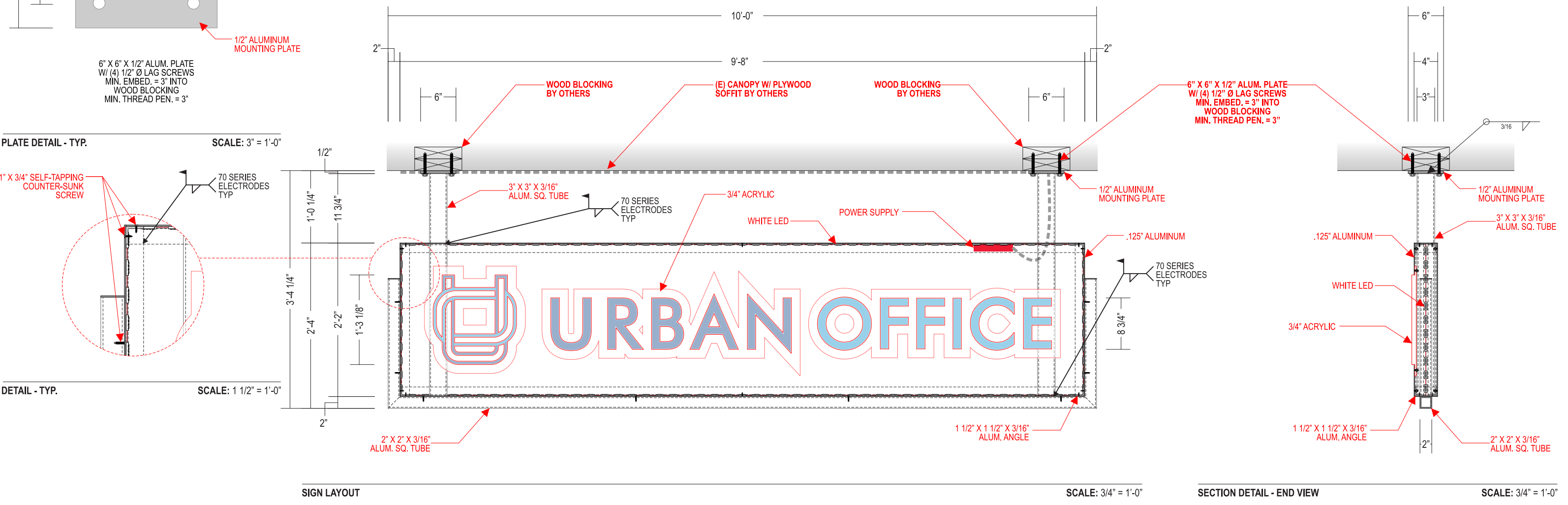
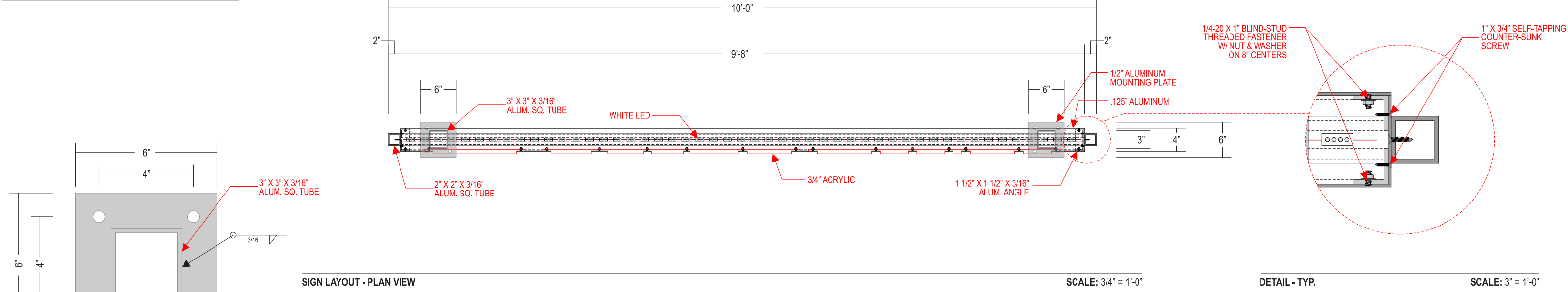
**120 VOLT ELECTRICAL SERVICE**

SIGN	LED DISPLAY
ELECTRICAL LOAD: 0.8 AMPS 120V	
20 AMP CIRCUIT(S): 1 @ 120V	

PROVIDE PRIMARY ELECTRICAL WITHIN 6' OF STREET END OF SIGN  
PROVIDE PRIMARY ELECTRICAL AT CENTER OF SIGN

CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN UNLESS OTHERWISE SPECIFIED

PAGE 4 of 9



PROJECT: URBAN OFFICE - HEIGHTS  
LOCATION: 540 HEIGHTS BLVD.  
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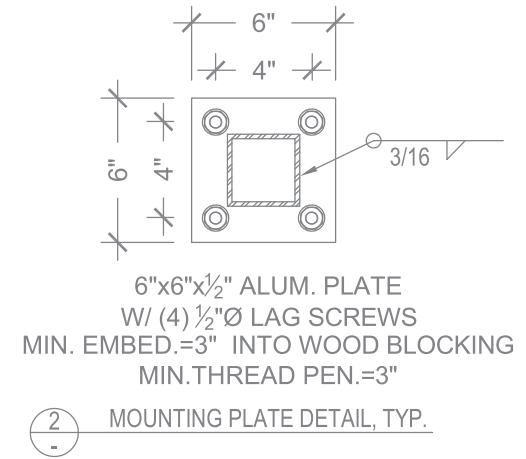
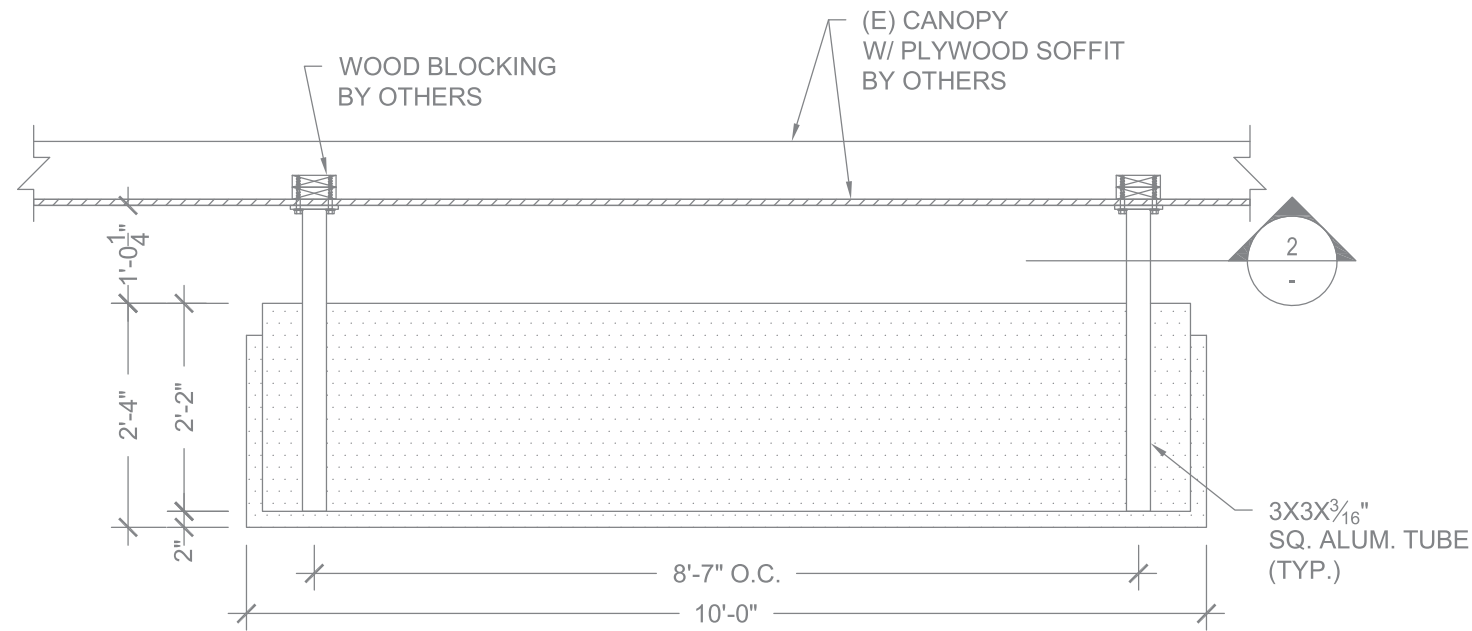
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**120 VOLT ELECTRICAL SERVICE**

SIGN	LED DISPLAY
ELECTRICAL LOAD: 0.8 AMPS 120V	
20 AMP CIRCUIT(S): 1 @ 120V	

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PROVIDE PRIMARY ELECTRICAL AT CENTER OF SIGN  
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GENERAL NOTES

1. DESIGN CODE: IBC 2015
2. DESIGN LOADS: ASCE 7-10
3. WIND VELOCITY 135 MPH EXPOSURE C
4. ALUMINUM ELEMENTS 6061-T6
5. LAG SCREWS PER NDS SPECIFICATIONS
6. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
7. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION
8. ALL EXISTING ELEMENTS AND DIMENSIONS TO BE VERIFIED IN FIELD

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DATE: 02.18.22

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DESIGNER: CHET PRESLEY

DRAWING#: 6397-00

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120 VOLT ELECTRICAL SERVICE

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ELECTRICAL LOAD:	0.8 AMPS 120V	
20 AMP CIRCUIT(S):	1 @ 120V	
PROVIDE PRIMARY ELECTRICAL WITHIN 6' OF STREET END OF SIGN		
PROVIDE PRIMARY ELECTRICAL AT CENTER OF SIGN		
CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN UNLESS OTHERWISE SPECIFIED		





CLIENT TO REPAIR  
BUILDING



ACCESS TO POWER WILL  
REQUIRE EXPOSED POWER  
SUPPLY CANS IN OFFICE



EXISTING CONDITIONS

**BUILDING FASCIA = 835.19 SQ. FT.**



UPDATED CONDITIONS

**SIGN = 64.00 SQ. FT.**



NIGHT VIEW

SIGN ELEVATION

SCALE: 1/8" = 1'-0"



**National Signs**  
CREATING LANDMARKS TOGETHER.

2611 El Camino • Houston, TX 77054  
T: 713.863.0600 • F: 713.863.7585  
www.NationalSigns.com

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CLIENT APPROVAL

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

LANDLORD APPROVAL

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

SALES APPROVAL

SIGNED: \_\_\_\_\_ DATE: \_\_\_\_\_

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120 VOLT ELECTRICAL SERVICE

	SIGN	LED DISPLAY
ELECTRICAL LOAD:	2.1 AMPS 120V	
20 AMP CIRCUIT(S):	1 @ 120V	

PROVIDE PRIMARY ELECTRICAL WITHIN 6' OF STREET END OF SIGN  
PROVIDE PRIMARY ELECTRICAL AT CENTER OF SIGN

CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN UNLESS OTHERWISE SPECIFIED



**SCOPE OF WORK:**  
 • FABRICATE & INSTALL S/F ILLUMINATED CABINET SIGN

**SIGN BODY:**  
 • **CABINET:** ALL ALUMINUM CONSTRUCTION - .125" ALUMINUM OVER 1 1/2" X 1 1/2" X 3/16" ALUM. ANGLE FRAME - FINISH: P1, P2, & P3  
 • **COPY/GRAPHICS:** ROUTED INTO FACE & BACKED W/ 3/4" ACRYLIC MILLED TO EXTEND 3/8" W/ 1st SURFACE V1, V2, & V3 OVERLAY W/ 2nd SURFACE DIFFUSER  
 • **ILLUMINATION:** WHITE LED  
 • **MOUNTING:** STAND-OFF MOUNT 1/2" FROM WALL W/ MIN. 3/8" X 5" DEEP NON-CORROSIVE HARDWARE PER QUALIFIED ENGINEERING AS REQUIRED

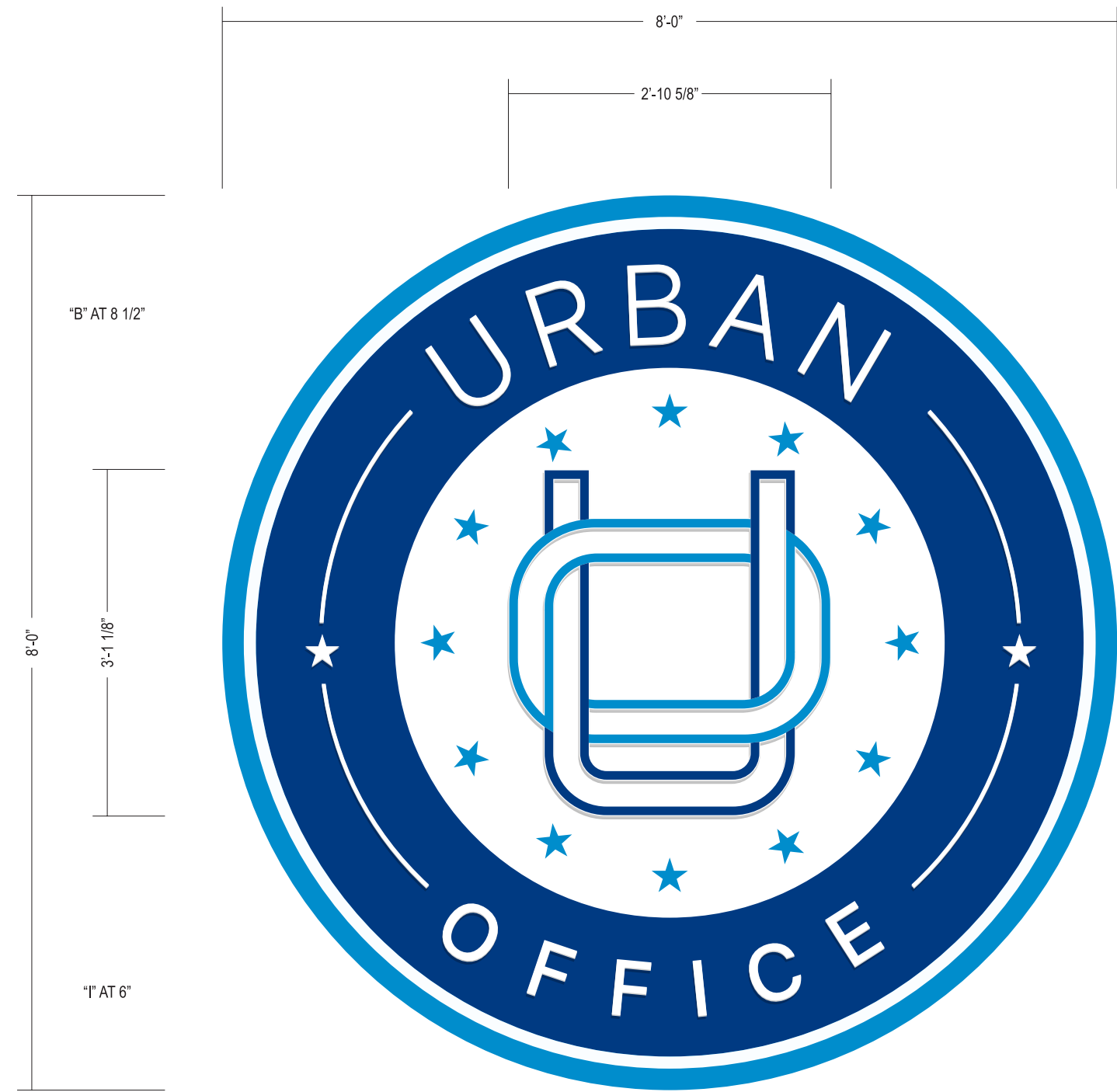
WALL: BRICK

**FINISH SCHEDULE**

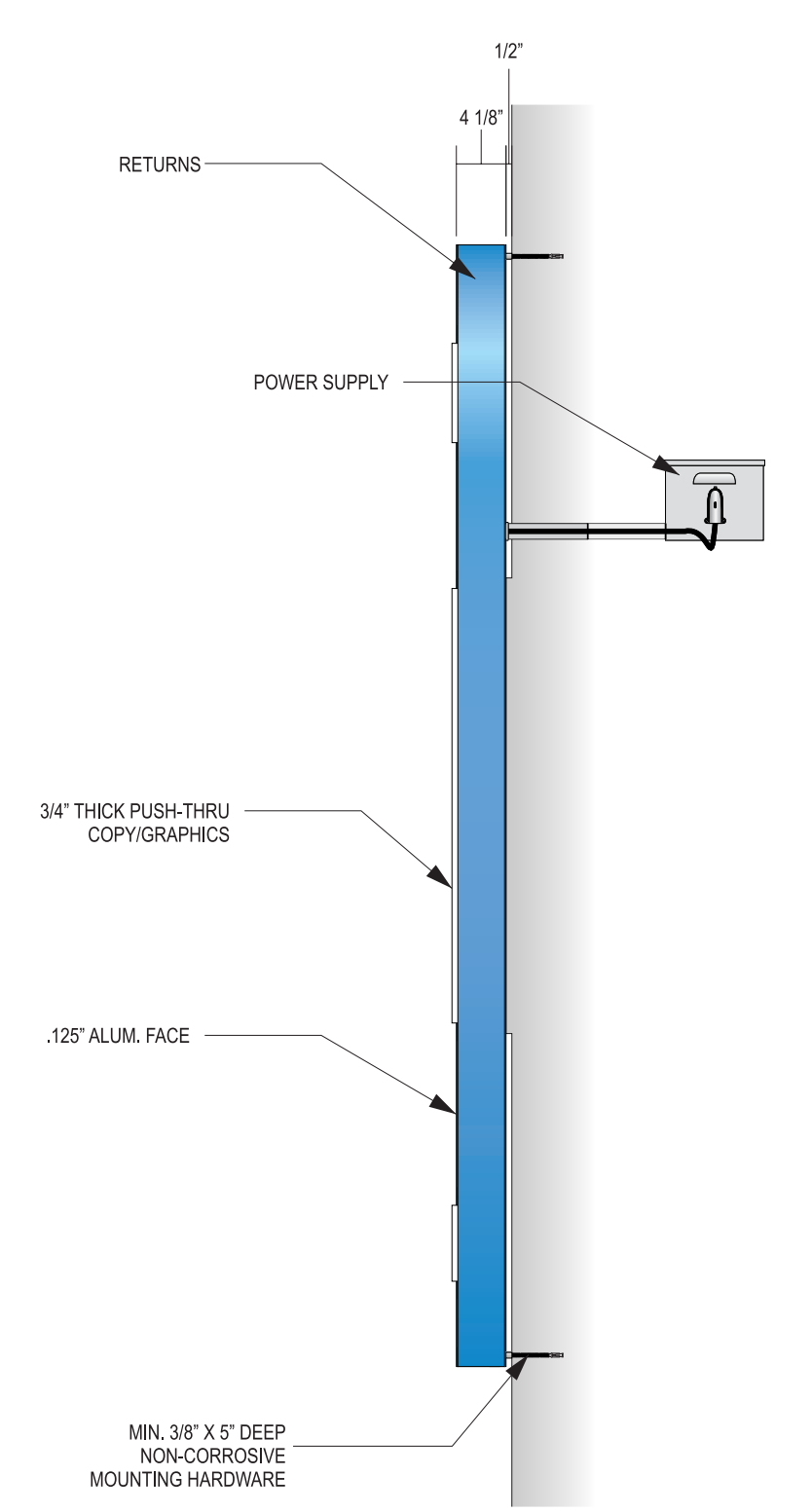
**PAINT COLORS**  
 P1: MP WHITE  
 P2: PTM - BLUE PMS 294 C  
 P2: PTM - PROCESS BLUE C

**VINYL COLORS**  
 V1: DPTM - PROCESS BLUE C  
 V2: DPTM - BLUE PMS 294 C  
 V3: TRANS. WHITE

APPROVED BY: \_\_\_\_\_



**64.00 SQ. FT.**



SIGN LAYOUT

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

SECTION DETAIL - END VIEW

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

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SALES APPROVAL SIGNED: _____	DATE: _____

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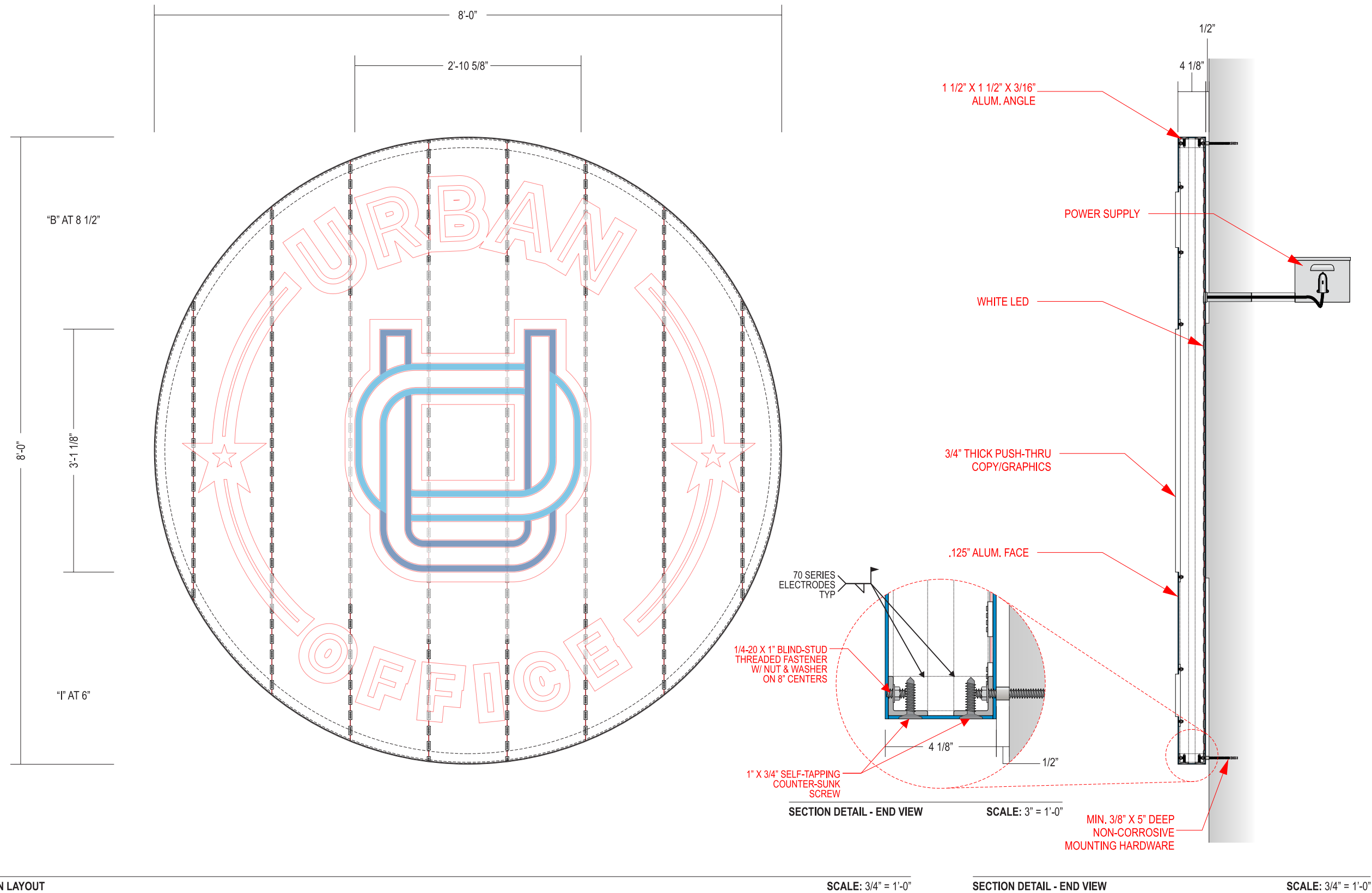
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**120 VOLT ELECTRICAL SERVICE**

	SIGN	LED DISPLAY
ELECTRICAL LOAD:	2.1 AMPS 120V	
20 AMP CIRCUIT(S):	1 @ 120V	

PROVIDE PRIMARY ELECTRICAL WITHIN 6' OF STREET END OF SIGN  
 PROVIDE PRIMARY ELECTRICAL AT CENTER OF SIGN

CLIENT TO PROVIDE ALL PRIMARY ELECTRICAL SERVICES TO THE SIGN UNLESS OTHERWISE SPECIFIED



SIGN LAYOUT

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

SECTION DETAIL - END VIEW

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

PROJECT: URBAN OFFICE - HEIGHTS

LOCATION: 540 HEIGHTS BLVD.

CITY/STATE: HOUSTON, TX 77007

DATE: 02.18.22

SALES / PM: KATHERINE GARRETT

DESIGNER: CHET PRESLEY

DRAWING#: 6397-00

## REVISIONS

A	03.01.22	REVISE SCOPE & LAYOUT	CP
B	03.09.22	ADDED NEW OPTION FOR ST.C	CP
C	03.22.22	ADDED NEW OPTION FOR ST.C	CP
D	04.11.22	REMOVED ST.C & ADDED ST.A - OPT.2	CP
E	04.18.22	REMOVED ST.A - OPT.1	CP
PD	04.21.22	PRODUCTION DRAWING	CP
PD1	05.02.22	PD REVISION - INCLUDING PROD. SURVEY	CP

## SIGNATURES

<b>CLIENT APPROVAL</b>		
SIGNED:		DATE:
<b>LANDLORD APPROVAL</b>		
SIGNED:		DATE:
<b>SALES APPROVAL</b>		
SIGNED:		DATE:

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