

CERTIFICATE OF APPROPRIATENESS

Applicant: Pasha Noorian, owner and Maureen Silk, agent

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 in shape. The south property line borders a row of contributing bungalows facing Dunbar Street.

Significance: Noncontributing contemporary retail complex, constructed circa 2018, located in the Norhill Historic District.

Proposal: Alteration – 2 Signs

- Sign A:& B are both 53.5 sq ft
- Text is illuminated and reverse lit
- Logo is front and reverse lit
- Attached with 3/8" non-ferrous bolts w/ minimum dept of 5"

See enclosed detailed project description and application materials for further details.

Public Comment: No public comment received.

Civic Association: Approved by Norhill Association/Deed Restrictions

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.

(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.

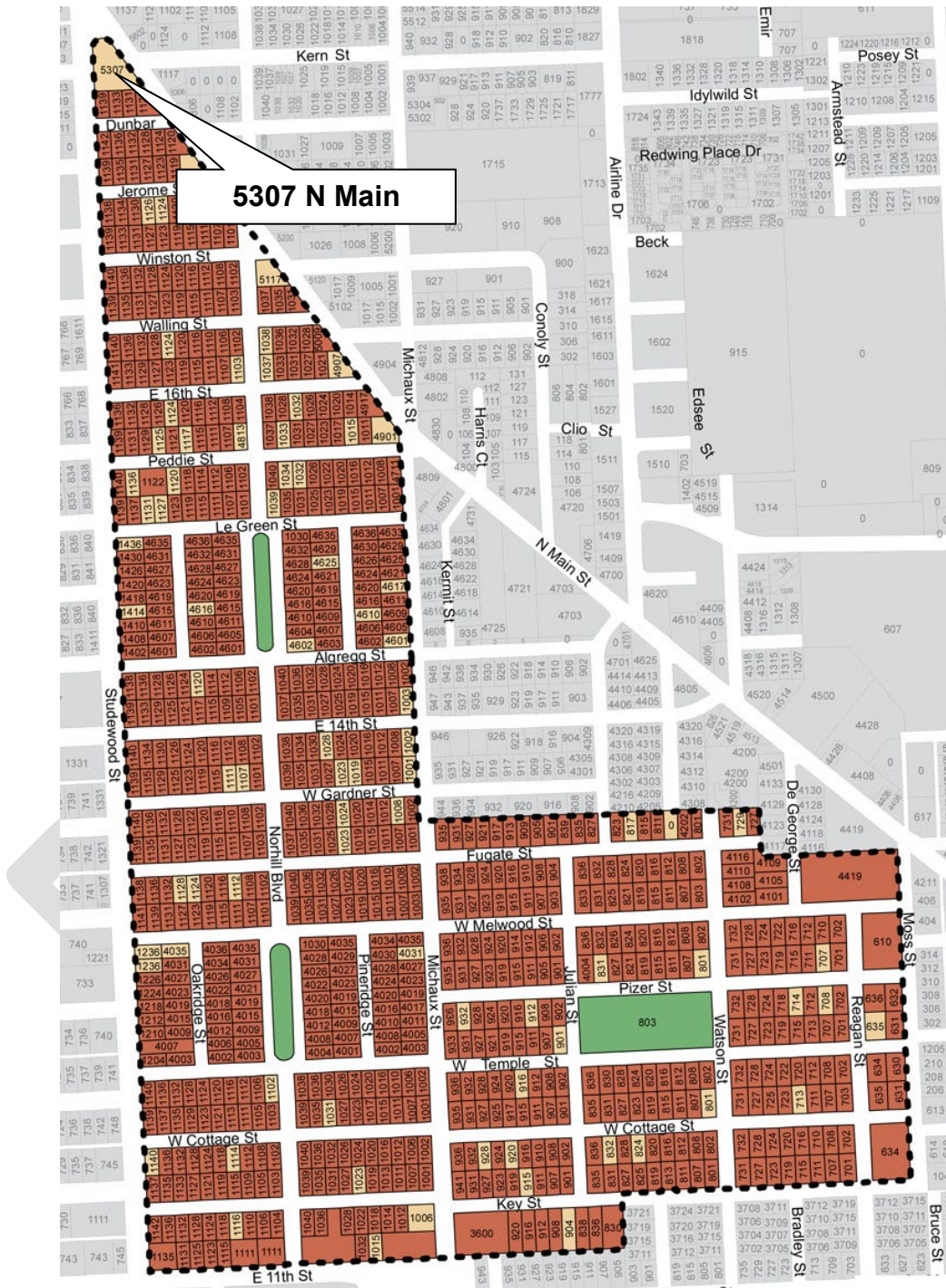
(3) For an addition to a noncontributing structure:

(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
NORHILL HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO – SIGN A



NORTHEAST ELEVATION -FACING NORTH MAIN STREET SIGN A
DAY VIEW

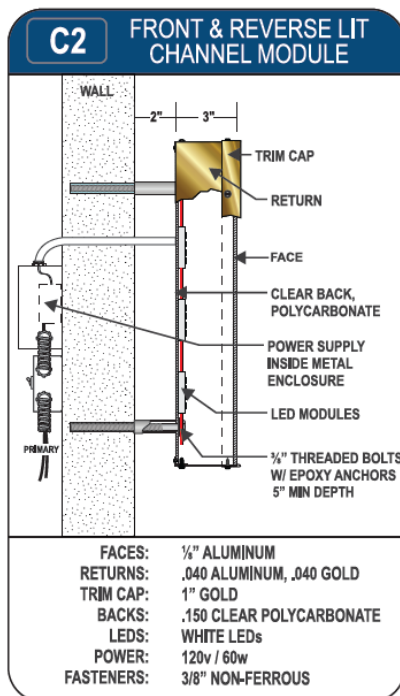
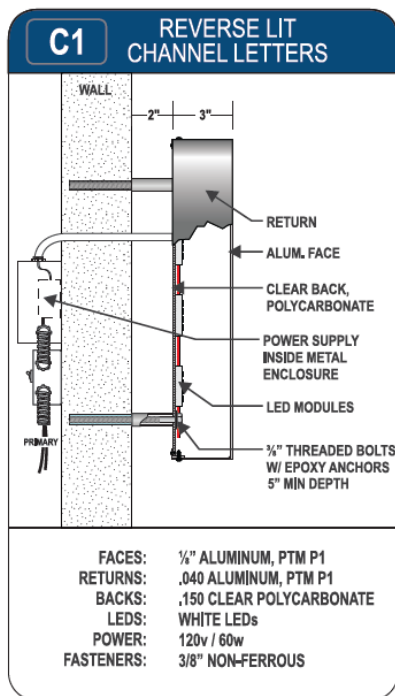
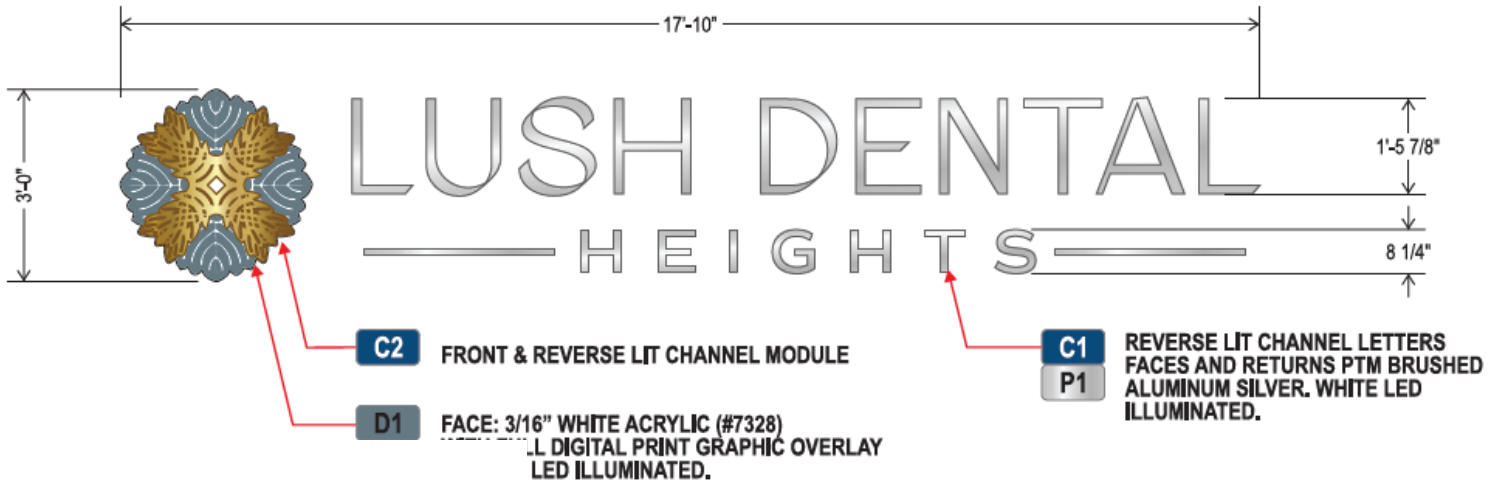


NIGHT VIEW



SIGN DETAILS – SIGN A

PROPOSED



CERTIFICATE OF APPROPRIATENESS SUBMITTAL:

- Property is in the Norhill Historical District
- Sign is illuminated and reverse lit
 - Logo module is front and reverse lit
 - Sign will attach to wall w/ 3/8" non-ferrous bolts w/ minimum depth of 5"
 - Sign size is 53.5 square feet

CURRENT VIEW – FACING STUDEWOOD - SIGN B



SOUTHEAST ELEVATION -FACING STUDEWOOD STREET SIGN B
DAY VIEW

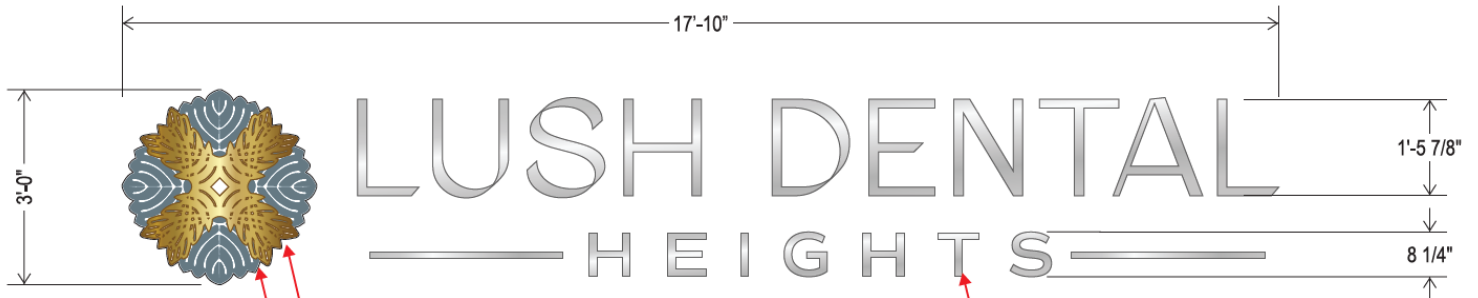


NIGHT VIEW



SIGN DETAILS – SIGN B

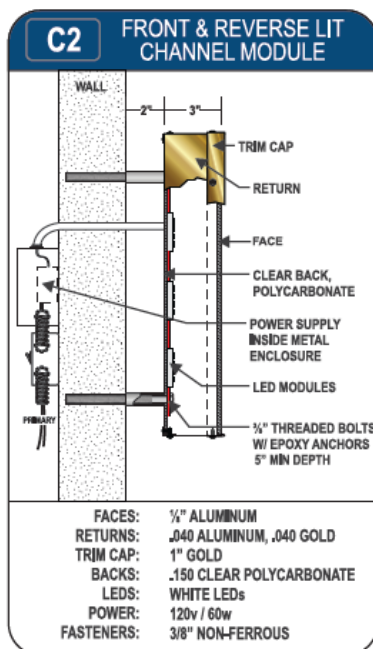
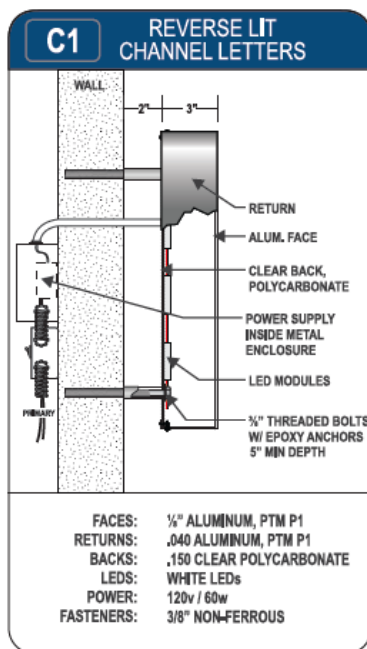
PROPOSED



C2 FRONT & REVERSE LIT CHANNEL MODULE

D1 FACE: 3/16" WHITE ACRYLIC (#7328)
D2 WITH FULL DIGITAL PRINT GRAPHIC OVERLAY
 – WHITE LED ILLUMINATED.

C1 REVERSE LIT CHANNEL LETTERS
P1 FACES AND RETURNS PTM BRUSHED ALUMINUM SILVER. WHITE LED ILLUMINATED.



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APPROVAL FROM NORHILL ASSOCIATION

From: [Brian Wilson](#)
To: [Permits - Maureen Silk, 4D Signworx](#)
Cc: pnoorian@gmail.com; president@norhill.org; [PD - Historic Preservation](#)
Subject: RE: New Sign Design Approval Submittal
Date: Tuesday, August 23, 2022 11:07:13 AM

[Message Came from Outside the City of Houston Mail System]

Maureen,

Norhill approves of this sign request for the buildings at the corner of N Main and Studewood in Norhill. Thanks for the reminder today.

Brian Wilson
NNA VP of Deed Restrictions
(M) 713-598-3397

DRAFT