

CERTIFICATE OF APPROPRIATENESS

Applicant: Jacey Gray, agent for Archibald H. Rowan IV, owner

Property: 208 E 8th Street, Tracts 24B, Block 259, Houston Heights Subdivision. The property includes a historic 1,593 square foot one-story wood frame single-family residence situated on a 3,000 square foot interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1906, with a side addition added 2013 located in the Houston Heights South Historic District.

Proposal: Alteration—Took off original wood siding on the west side of the house without a COA or city permits.

- Took off original wood siding on west side due to rot and damage.
- Original plan was to insulate and put textured cementitious siding on the whole west side.
- After conversations with staff, the plan is to insulate and put back original wood siding on front portion of side and match with smooth cementitious siding the back portion.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria. Staff Recommends the issuance of a COR to put original wood siding on front portion of the west side and match the back portion with smooth cementitious siding.

HAHC Action: -

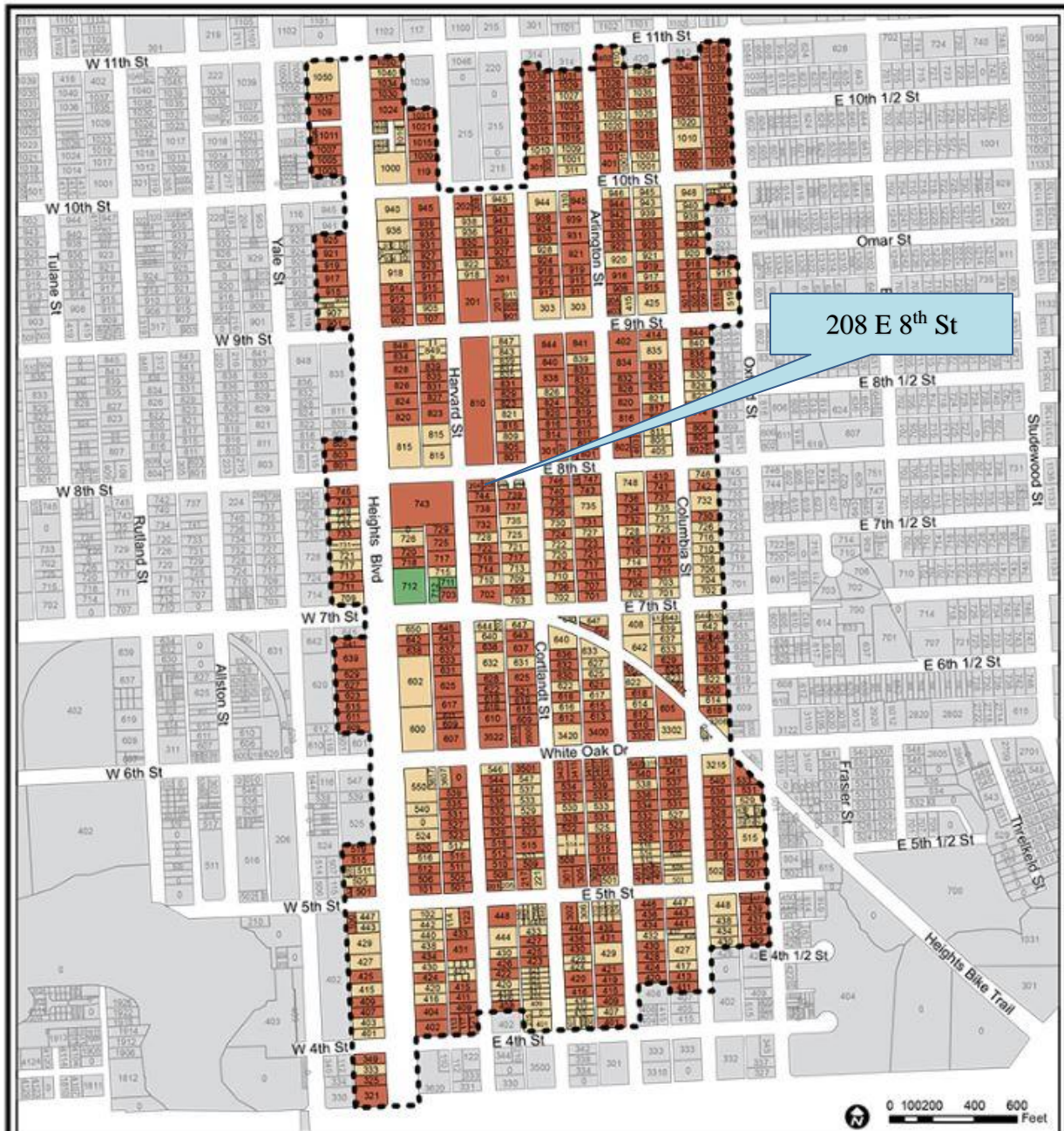
APPROVAL CRITERIA

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 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The removing of historic siding does not comply with Criteria 1.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>The removing of historic siding does not comply with Criteria 4.</i> |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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;
<i>The removing of historic siding does not comply with Criteria 5.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;
<i>The applicant proposes to use smooth cementitious siding that matches in size and texture of existing historic materials.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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;
<i>The applicant proposes to use smooth cementitious siding that matches in size and texture of existing historic materials.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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;
<i>The removing of historic siding does not comply with Criteria 9.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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
<i>The applicant proposes to use smooth cementitious siding that matches in size and texture of existing historic materials.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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. |

District Map



Houston Heights South Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing
- Park

Established: June 29, 2011
 Source: GIS Services Division
 Date: 4/24/2013
 Reference: pj17025_Heights_South

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 Photograph



Current Photograph



Condition of Siding Before Removal



Condition of Siding Before Removal



Condition of Siding Before Removal



Condition of Siding Before Removal



Condition of Siding Before Removal



Removal of Siding—July 14th Site Visit



Removal of Siding—July 14th Site Visit



Removal of Siding—July 14th Site Visit



Removal of Siding—July 14th Site Visit



Staff instructed the applicant's father and workers to put siding inside to protect it.

August 4th Site Visit



Staff found the siding piled up outside and not inside as instructed before.

Scope of Work



Siding to Keep



Siding to Keep



Siding to be Discarded

