

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** Devaron Yates, owner and Delaney Harris-Finch, agent

**Property:** 2310 Elgin Street, Lots 4, 5, 6, 7, 8, 9, 10, and 11, Block 6, Holman Outlot 35 Subdivision. Lot 5 includes a historic 9,497 square foot, two story commercial building situated on the corner of combined 41,250 square foot lots partially encompassing a 250'x250' block.

**Significance:** **Potential** Protected Landmark, Streamline Moderne two story commercial building constructed circa 1939, located in the Third Ward. Alterations have occurred throughout time. Updates: c. 1950s due to fire/HVAC and storefront windows and doors replaced c.2000s. Some openings infilled with brick and/or stucco.

**Proposal:** Alteration – Rehabilitation/Restoration, Addition

- Proposed 2-story addition of 4,624 sq ft, resulting in 14,121 sq ft total
- Addition has height of 25'3," lower than existing height of 47'6"
- Original corners are maintained with proposed addition with insets of 5' 10-1/2" at east and 5'5-1/2" at west.
- Proposed foundation is concrete structural slab to match existing, new addition will be 7", original 1 1/2"
- Existing cladding is plaster, addition will be stucco
- New windows will be inset and recessed.
- Remaining historic windows will be restored.
- Current wood louvered screens will be removed, and the original extant steel windows restored.
- See drawings for addition windows – inset and recessed aluminum.
- Windows at primary street facing facades will be new aluminum storefronts and windows matching the historic window profile and patterns will be installed to fit original openings.  
  - Option A features fixed windows with horizontal divides in the same configuration as the historic projecting windows.
  - Option B features operable awning windows with the same configuration as the historic projecting windows.
- A new canopy entrance is proposed with signage matching the historic seen in the exterior photo (see pg 4) on North Elevation (see details pg 25).
- A new rooftop neon "Eldorado Ballroom" sign matching the historic sign condition will be installed (see details pg 25).
- New neon lights will be installed at the top of the building and above the first level windows matching historic conditions.
- At the south façade, the stucco will be removed, re-exposing the structural clay tile.
- New aluminum windows will be installed at the infilled openings located at the first level.
- Addition façade is stucco with expansion joints
- Addition has two exterior/interior brick walls at the eastern first level support a cantilevering space above; and brick-clad columns support the second level patio at the west side.
- West second floor patio will have a small gap between the Eldorado building, not connecting with the historic structure.
- All existing rooftop mechanical equipment will be removed from the Eldorado roof. New equipment will be placed on the existing building and addition to eliminate the visibility of the equipment from the primary view sheds and minimize their visibility from the secondary areas

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

**Civic Association:** No comment received.

**Recommendation:** **Approval with conditions: City Council to approve Protected Landmark status and amend code to allow for restoration/recreation of historic signage on roof and front face of entry awning. Applicant to permit for Right of Way encroachment for awning entrance. Texas Historical Commission to approve final window selection of either option A or B for Federal Tax Credit project.**

**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.

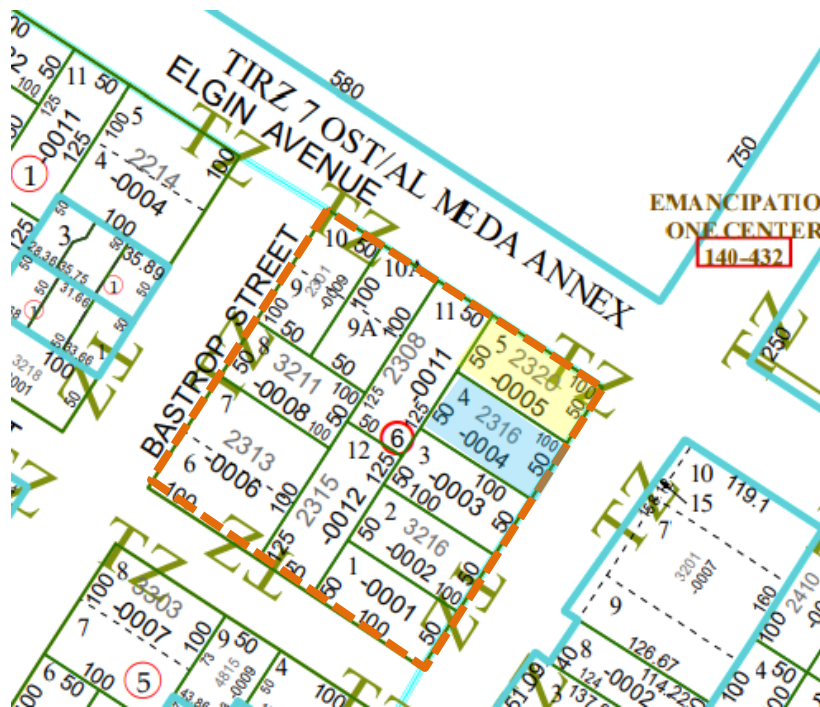


**PROPERTY LOCATION**

**THIRD WARD**

Map 2.

Aerial photograph showing the location of the Eldorado Ballroom in relation to Emancipation Park. Source: Google Earth, accessed February 2021.



**HISTORIC BUILDING LOT 5 (YELLOW)**

**ADDITION LOT 4 (BLUE)**

**HISTORIC PHOTO**

**Figure 1.**

Eldorado Ballroom, c. 1950. Source: Milton Larkin Collection, Houston Metropolitan Research Center, Houston Public Library.



**CURRENT PHOTO (s)**



CURRENT PHOTO (s)



North Elevation, Elgin Street



East Elevation, Emancipation Street

CURRENT PHOTO (s)



South Elevation



West and South Elevations



West Elevation



North and West Elevations



Interior detail of the projecting windows circa 1947, photo c/o Houston Public Library



North Elevation Detail, fixed windows at second level





West Elevation, partially infilled historic openings on wood louvered screens



North Elevation Detail, storefront windows and doors from the 2000s



Northeast Corner Detail, storefront windows and doors from the 2000s



Northeast Corner Detail, fixed windows at second level



East Elevation Detail, storefront windows from the 2000s



East Elevation Detail, fixed windows at second level

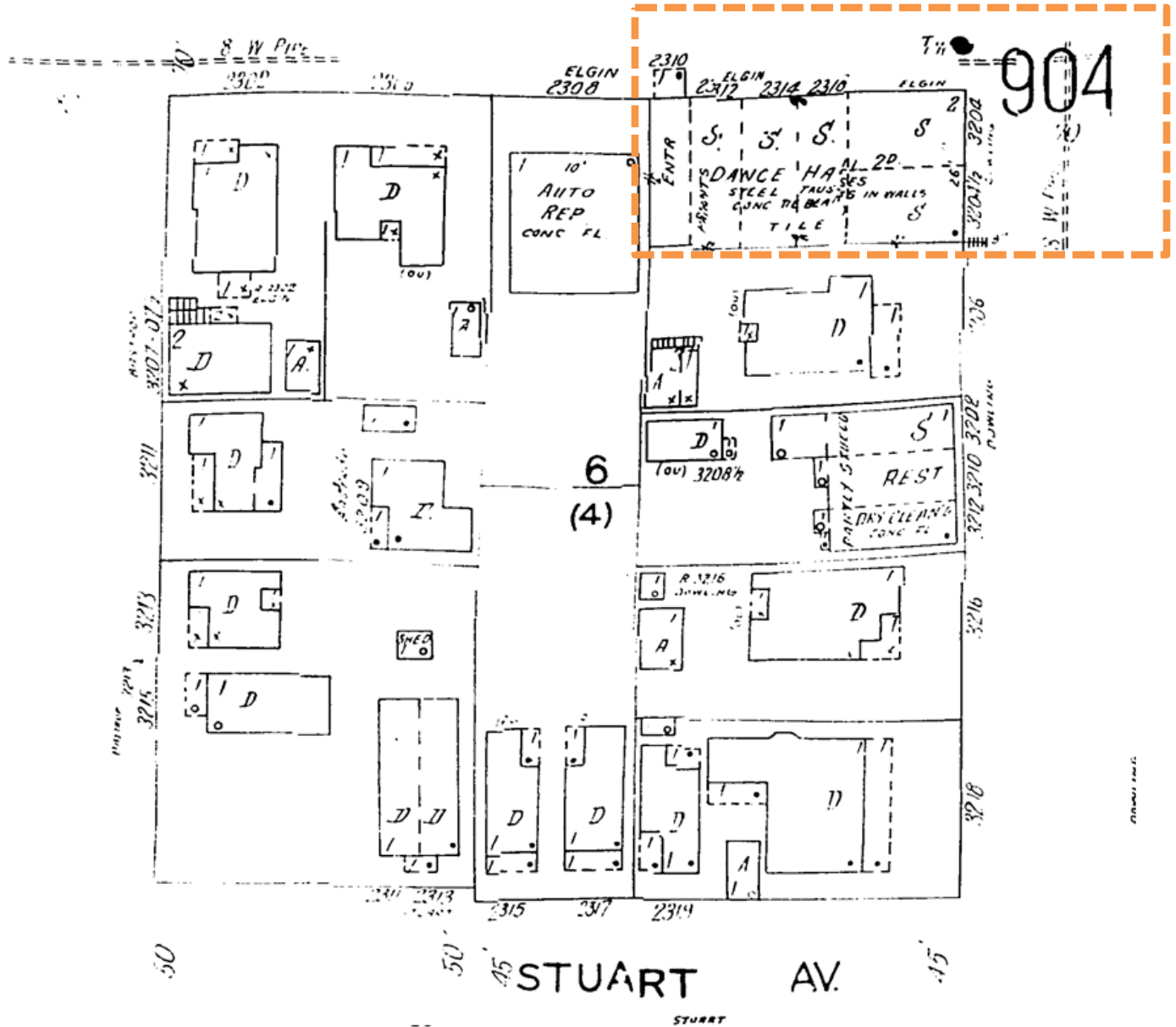


East Elevation Detail, storefront windows from the 2000s and steel door



East Elevation Detail, fixed windows at second level and fixed in place historic emergency stair

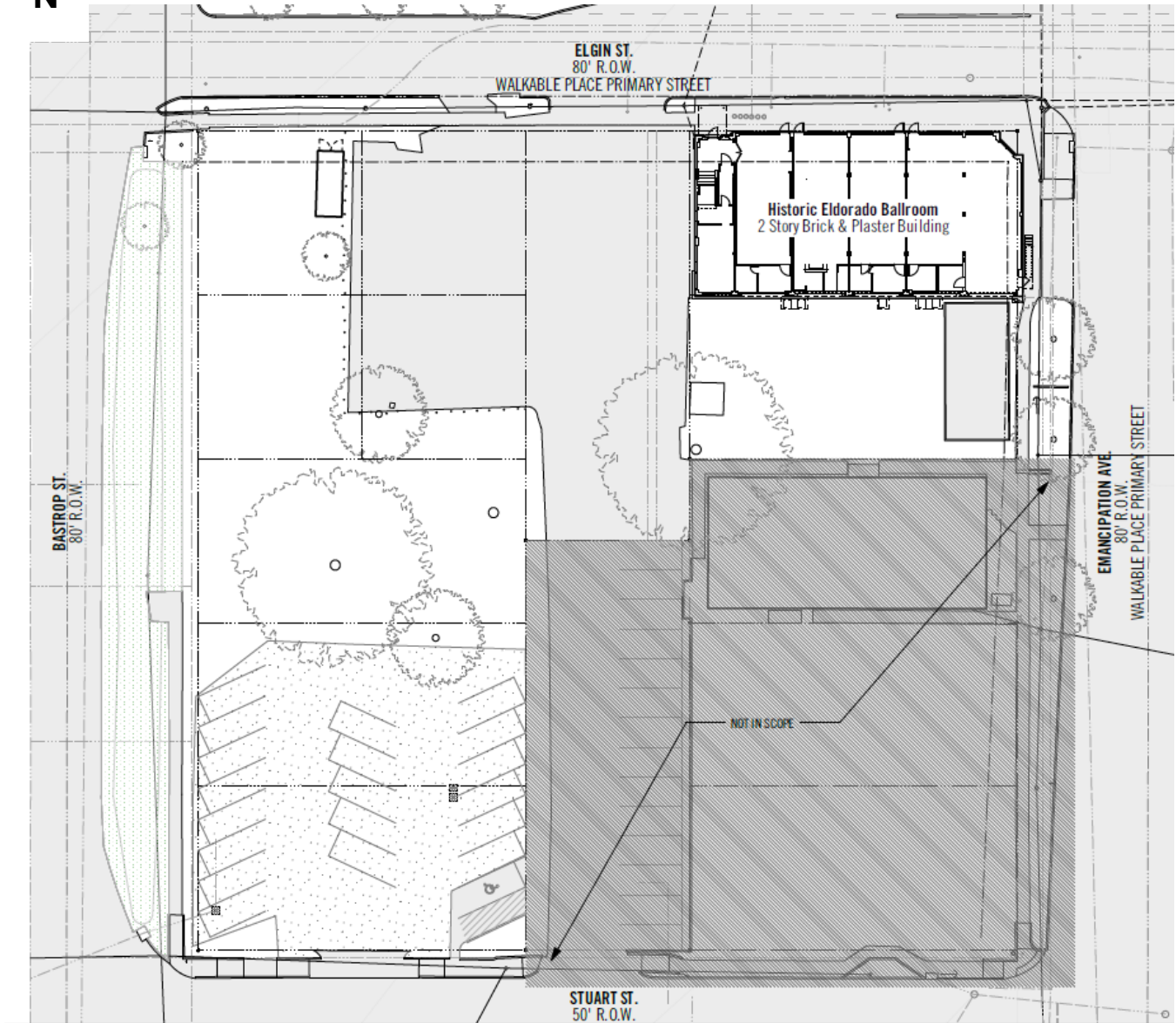
SANBORN MAPS C. 1950





**SITE PLAN**

**EXISTING**



**Eldorado Ballroom**

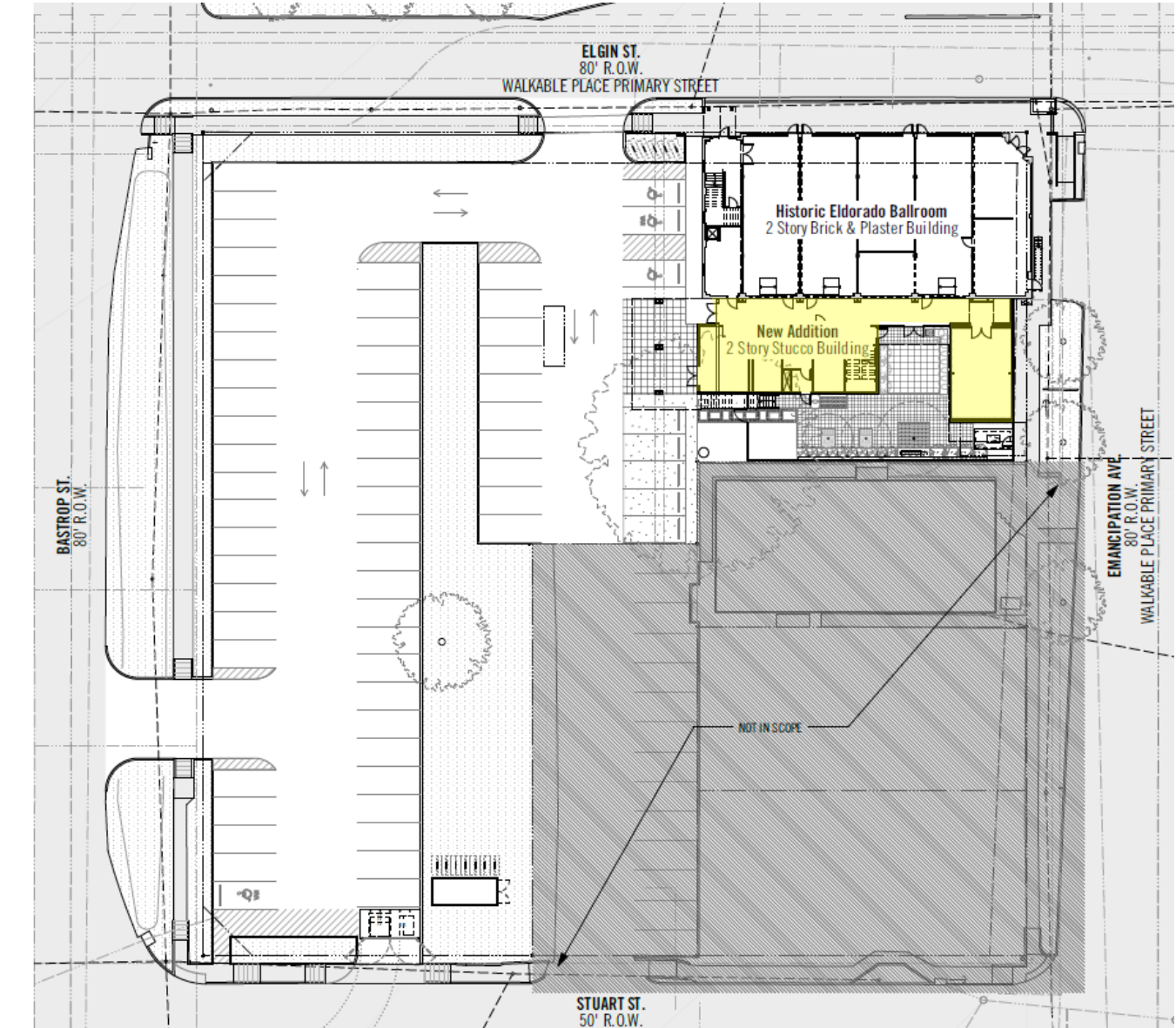
2310 Elgin Street, Houston, Texas 77004

**SITE PLAN - EXISTING**

06/28/2021



**SITE PLAN**  
**PROPOSED**



**Eldorado Ballroom**

2310 Elgin Street, Houston, Texas 77004

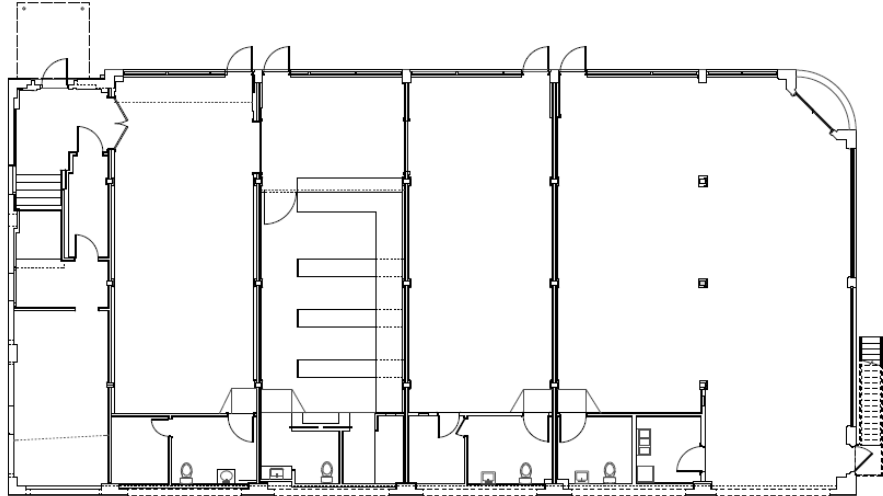
**SITE PLAN - PROPOSED**

06/28/2021

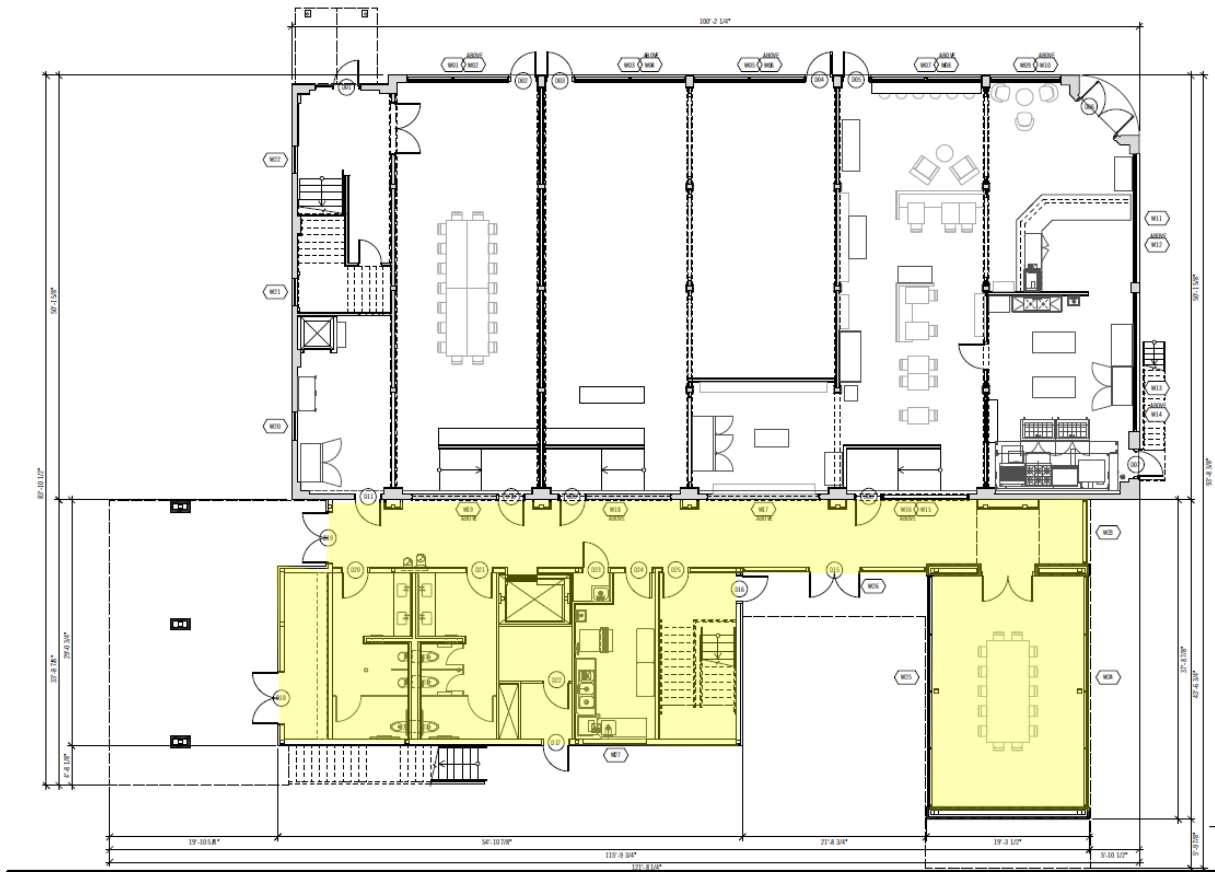


FIRST FLOOR PLAN

EXISTING



PROPOSED

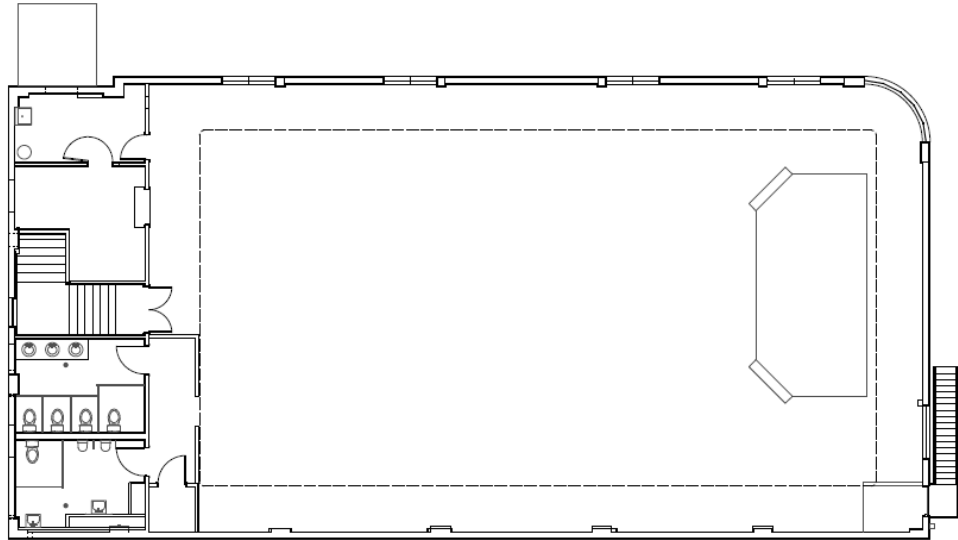




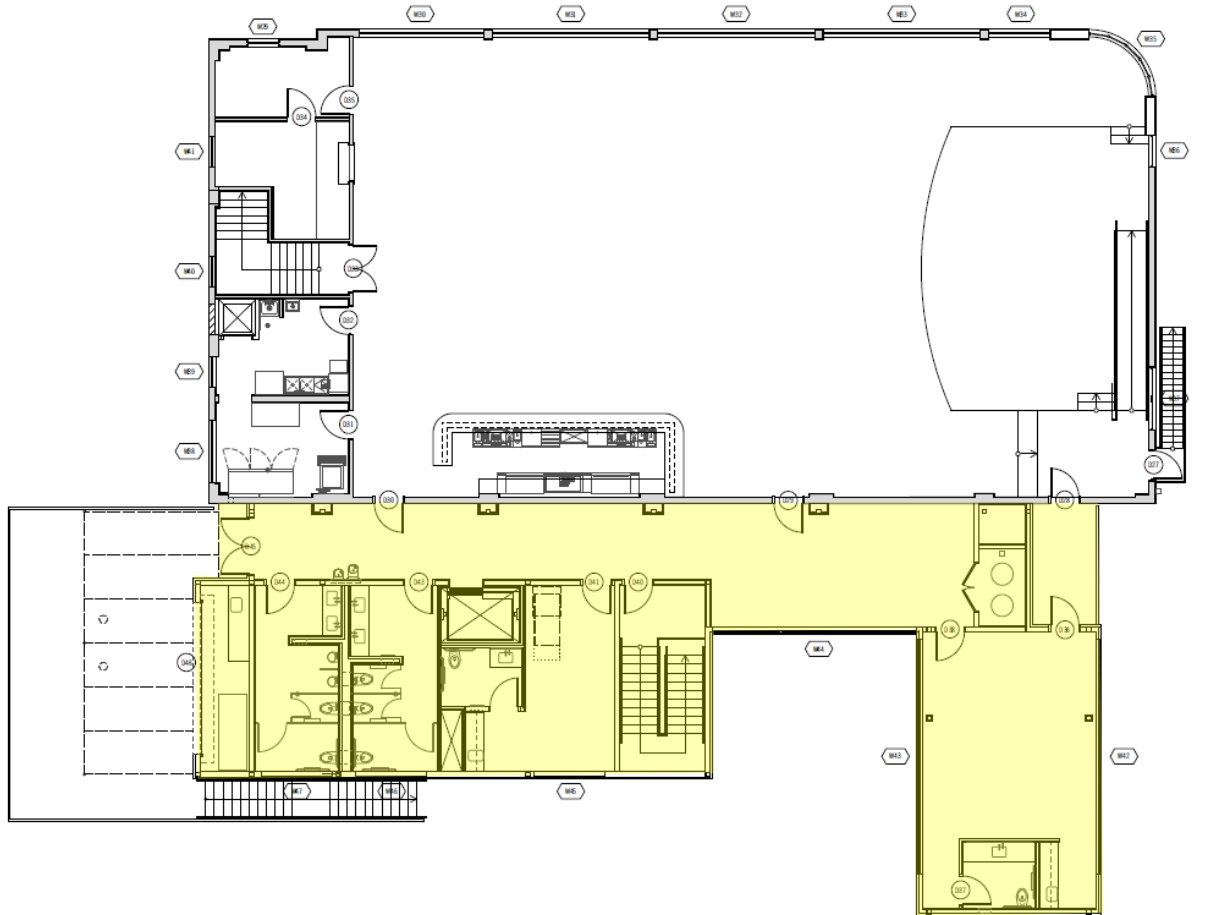


**SECOND FLOOR PLAN**

EXISTING



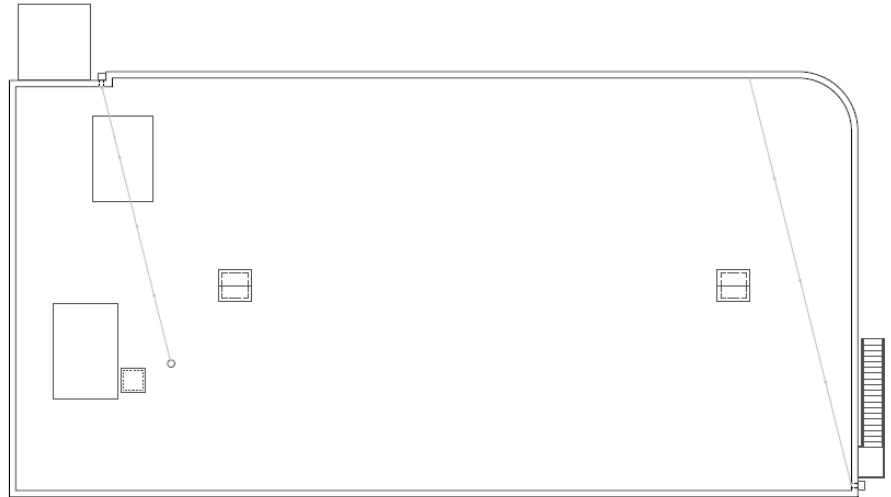
PROPOSED



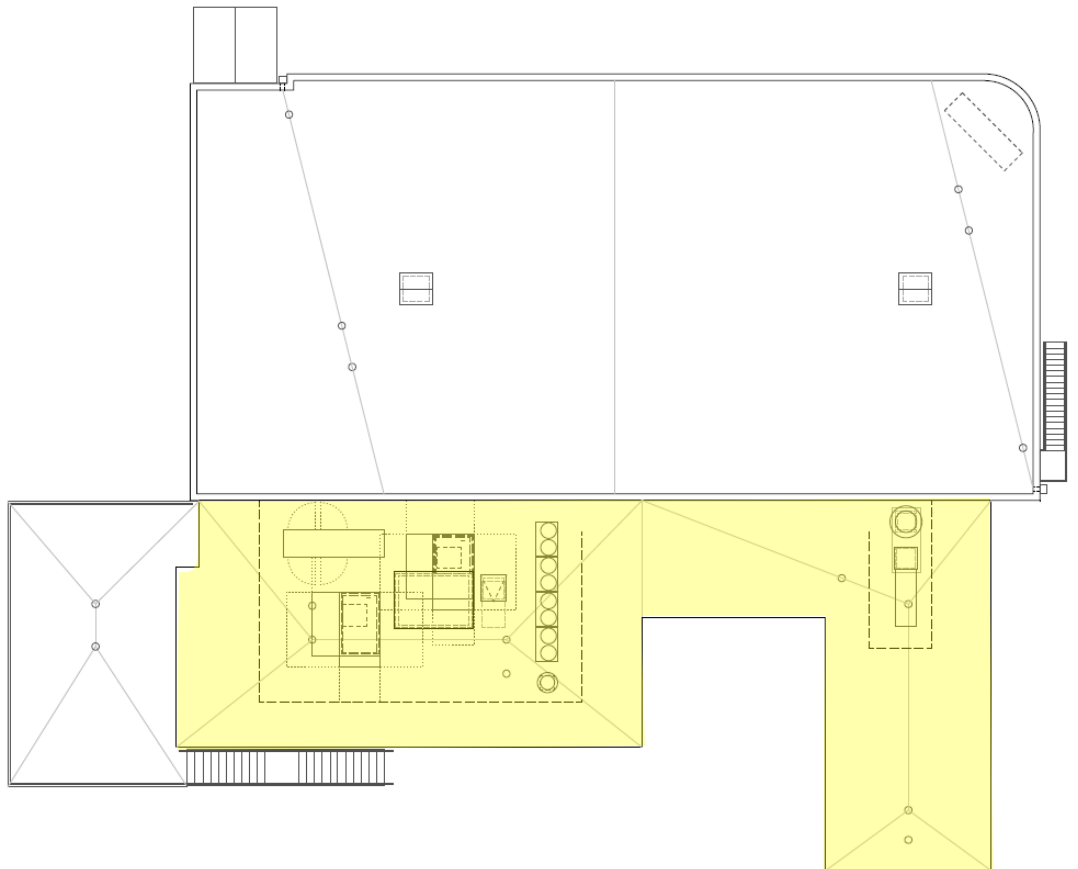


**ROOF PLAN**

EXISTING

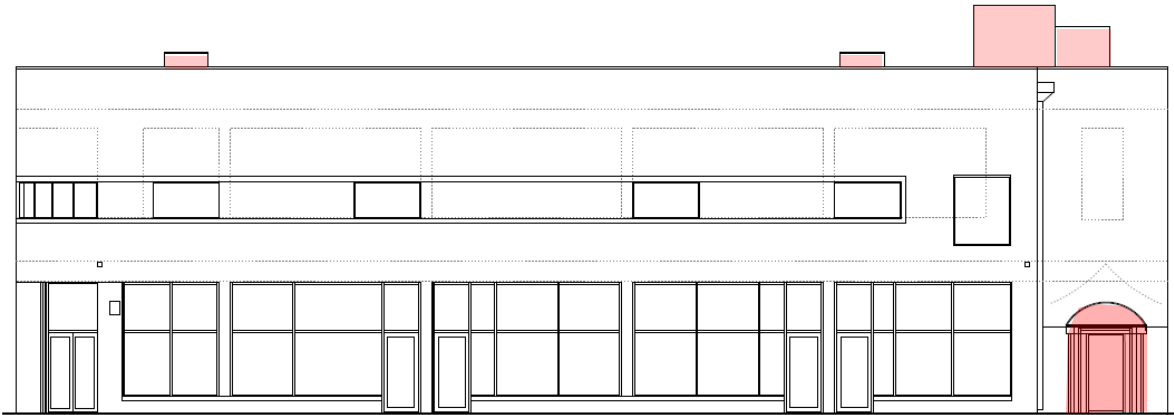


PROPOSED



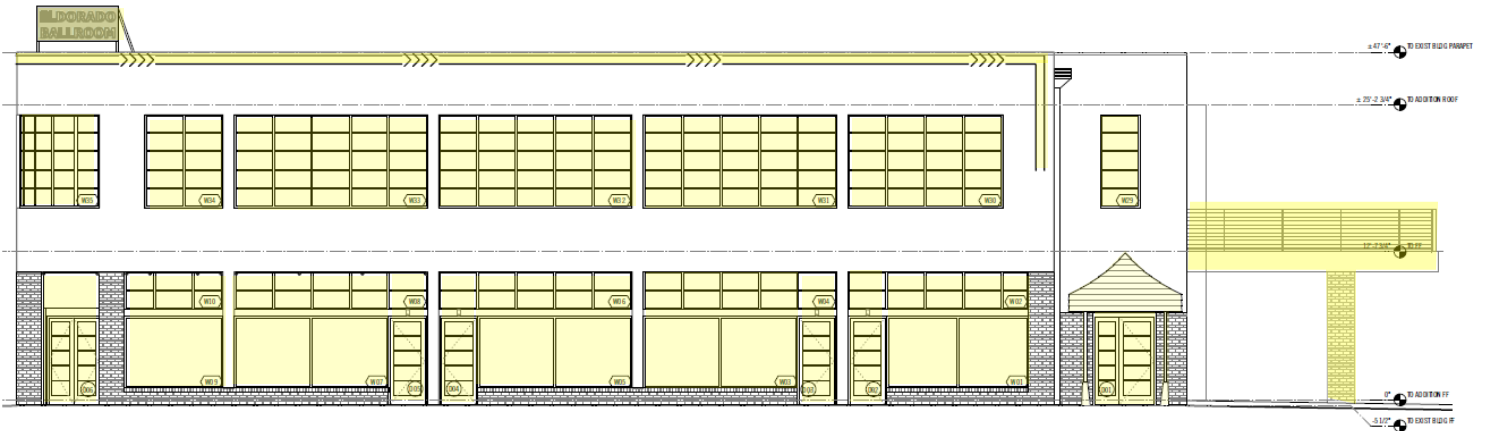
NORTH ELEVATION – FRONT FACING STREET

EXISTING

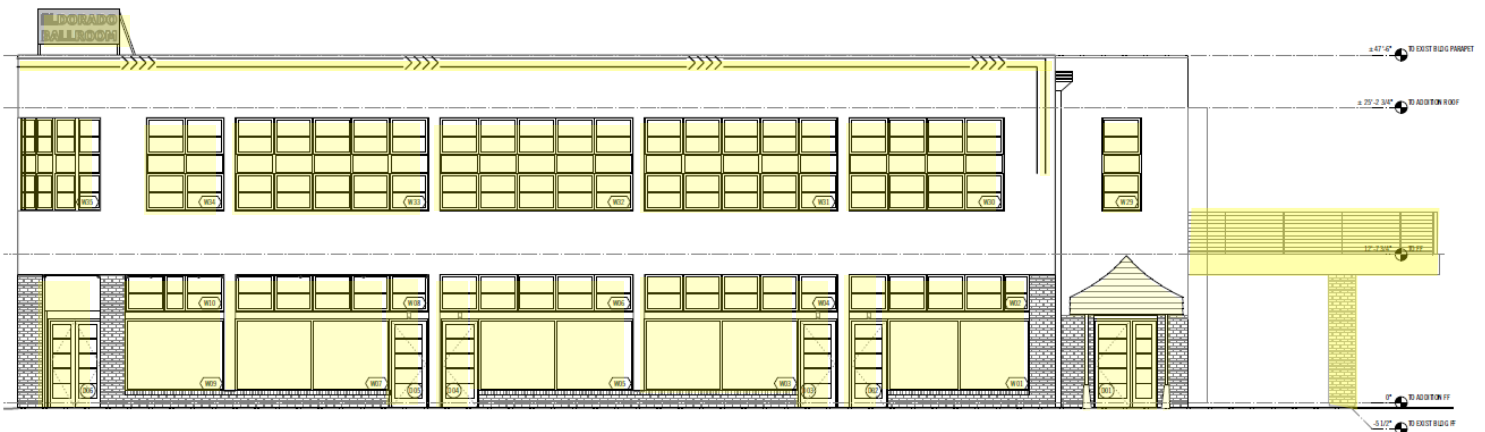


North Elevation (Elgin Street) - Existing

PROPOSED A & B WINDOW OPTIONS \* see page 21 for elevation with awning sign



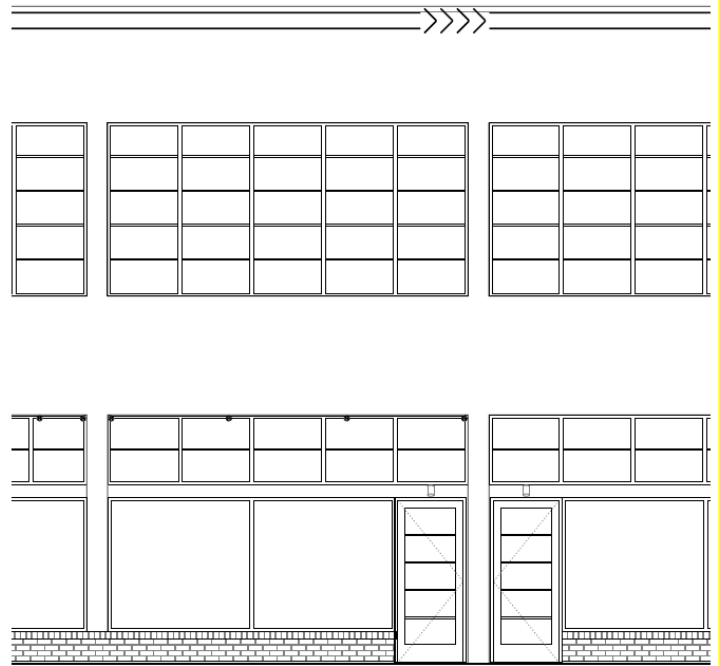
North Elevation (Elgin Street) - Proposed



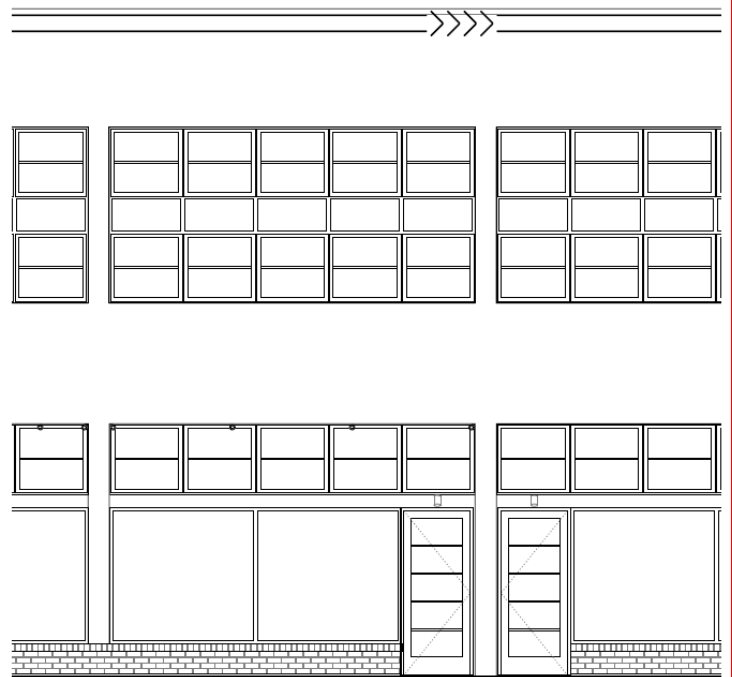
North Elevation (Elgin Street) - Proposed

**WINDOW OPTIONS**

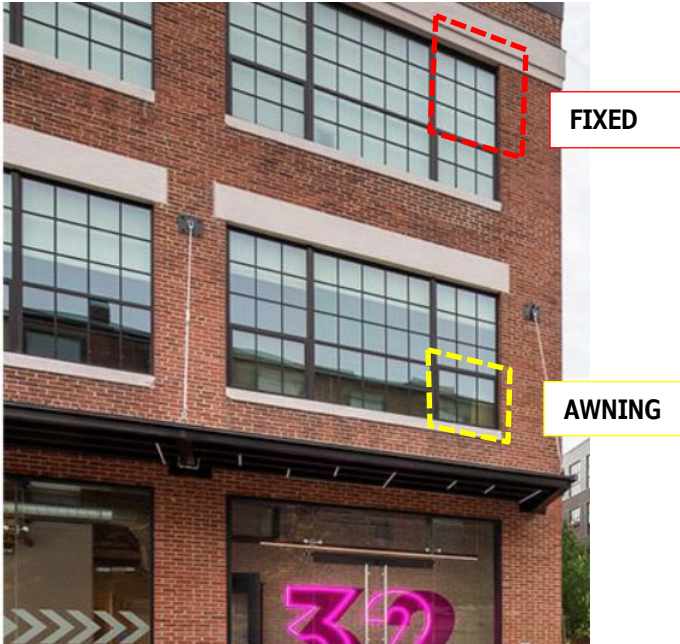
OPTION A: **FIXED** WINDOWS (FINER PROFILE) ALUMINUM ST.CLOUD 3060



OPTION B: **OPERATIONAL** AWNING WINDOWS ALUMINUM ST.CLOUD 3010



**WINDOW OPTIONS**

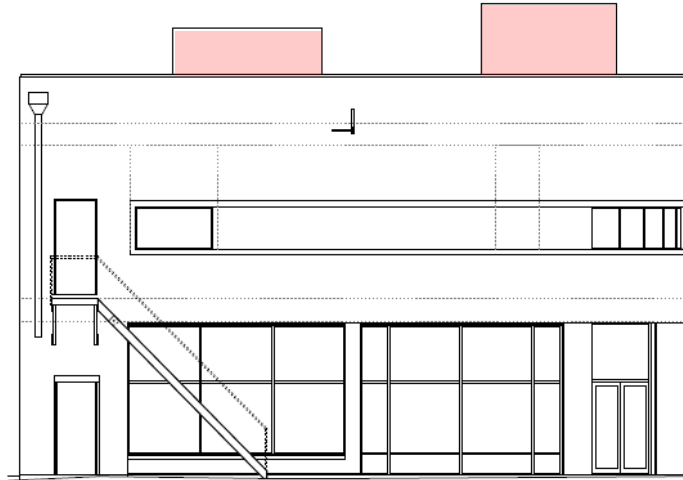


**FRONT AWNING SIGNAGE – SEE PG 25 FOR MORE DETAIL**



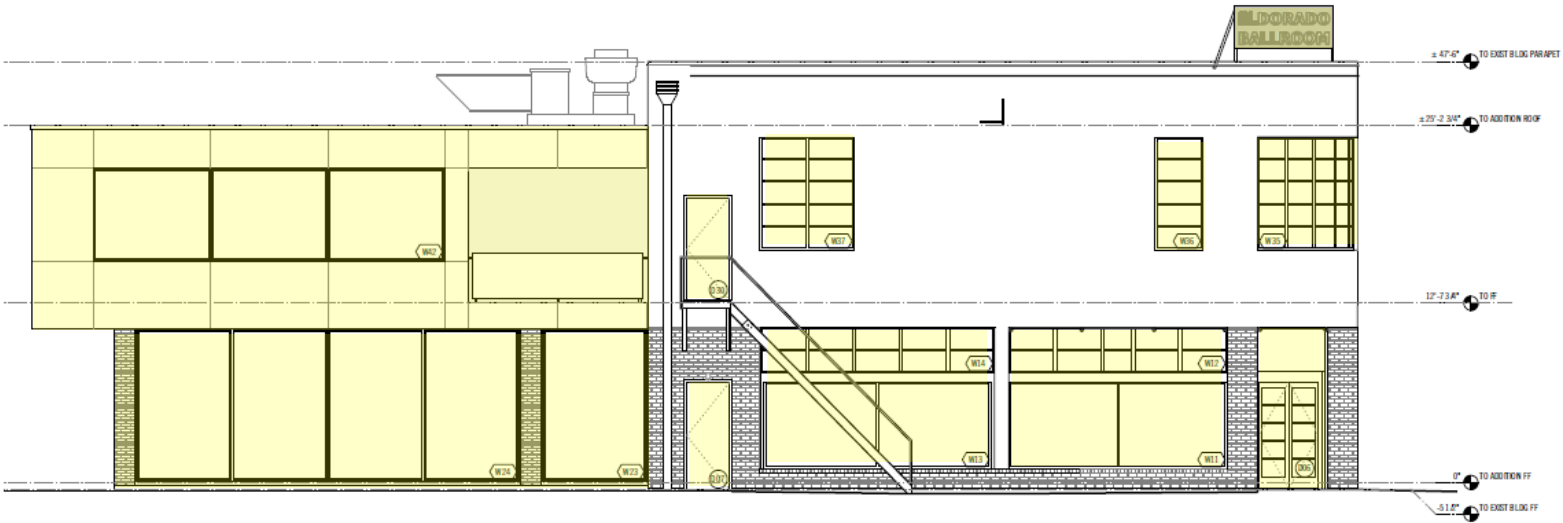
**EAST SIDE ELEVATION**

EXISTING



East Elevation (Emancipation Street) - Existing

PROPOSED

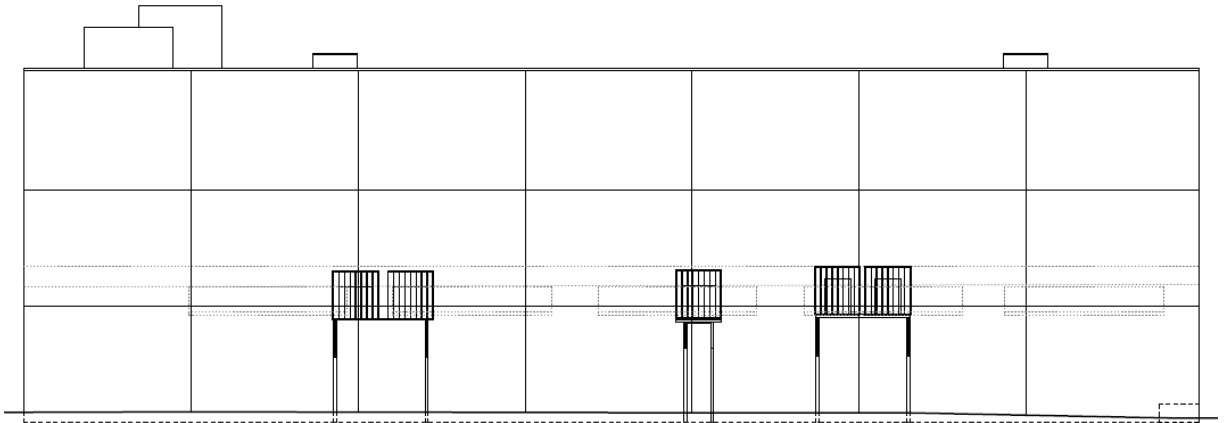


East Elevation (Emancipation Street) - Proposed

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

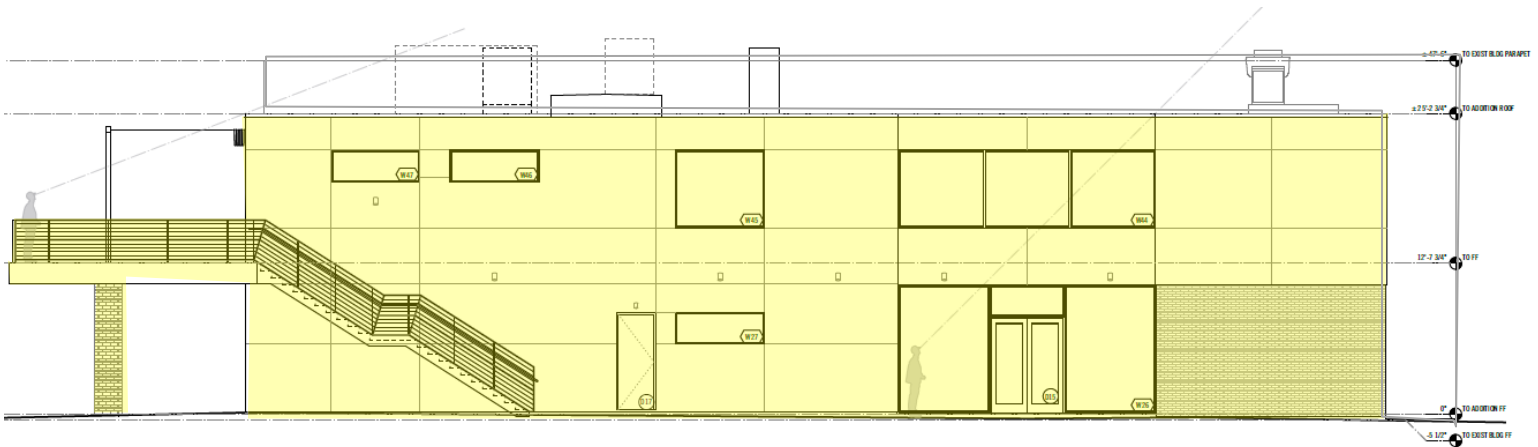
**SOUTH ELEVATION**

**EXISTING**



South Elevation - Existing

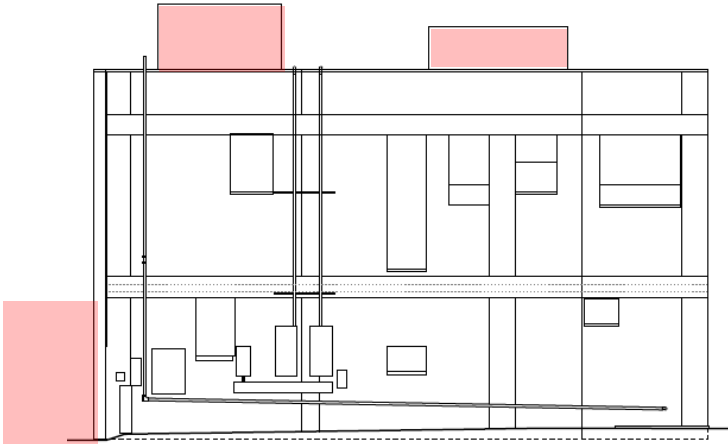
**PROPOSED**



South Elevation - Proposed

WEST ELEVATION

EXISTING



West Elevation - Existing

PROPOSED

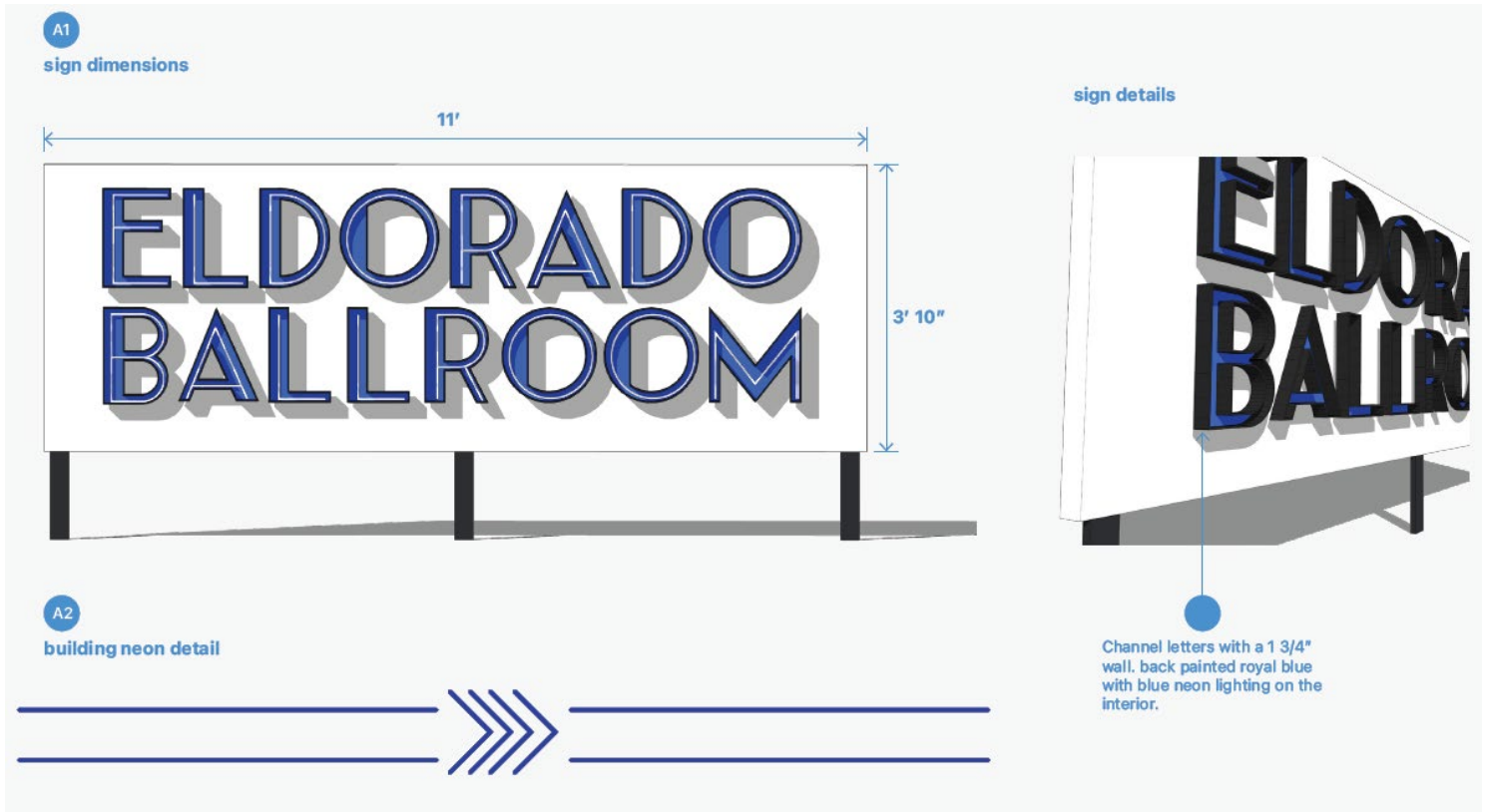


West Elevation - Proposed



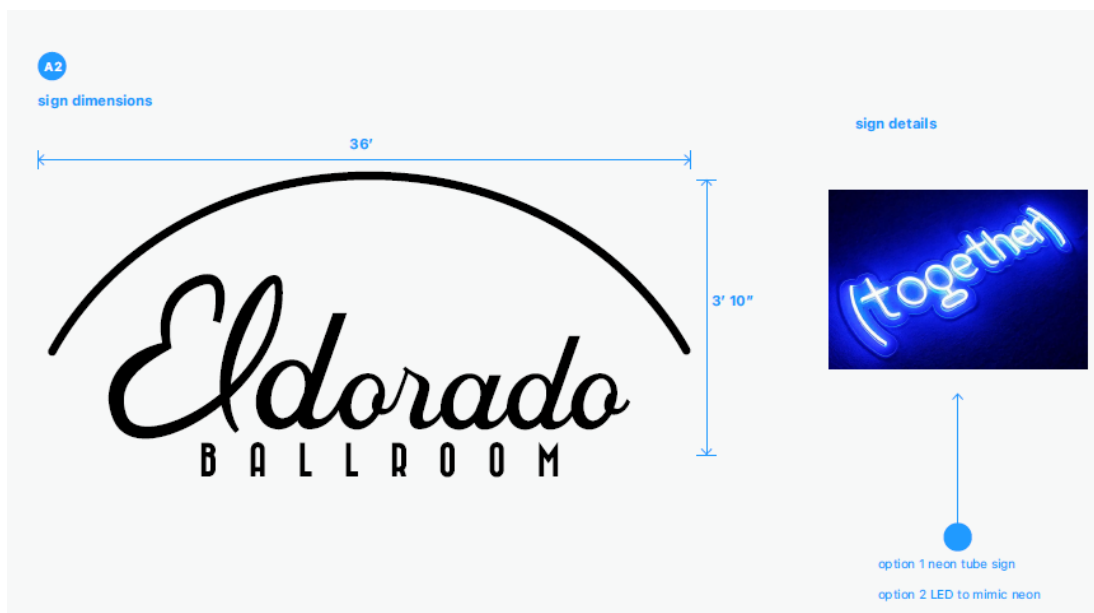
ROOF SIGNAGE DETAILS

INTERIOR LIT CHANNEL LETTERS (11' wide x 3'10")



AWNING SIGNAGE – neon tube sign or LED to mimic neon

36"- 48" wide x 3'10"



Window Schedule

MARK	BLDG AREA	ROOM	TYPE	FRAME SIZE			MATERIAL	GLASS	HARDWARE	NOTES
				WIDTH ±	HEIGHT ±	DEPTH				
W01	EXISTING BLDG - L1	COMMUNITY CENTER	H	12'-1 3/4"	6'-1 5/8"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W02	EXISTING BLDG - L1	COMMUNITY CENTER	N	15'-5 5/8"	3'-2 3/8"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W03	EXISTING BLDG - L1	GALLERY	I	13'-2"	6'-1 5/8"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W04	EXISTING BLDG - L1	GALLERY	O	16'-6 1/2"	3'-2 3/8"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W05	EXISTING BLDG - L1	GALLERY	I	13'-2"	6'-1 5/8"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W06	EXISTING BLDG - L1	GALLERY	O	16'-6 1/2"	3'-2 3/8"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W07	EXISTING BLDG - L1	CAFÉ	J	13'-2"	6'-1 5/8"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W08	EXISTING BLDG - L1	CAFÉ	O	16'-6 1/2"	3'-2 3/8"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W09	EXISTING BLDG - L1	CAFÉ	G	8'-5 1/16"	6'-1 5/8"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W10	EXISTING BLDG - L1	CAFÉ	L	8'-5 1/16"	3'-2 3/8"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W11	EXISTING BLDG - L1	CAFÉ	J	15'-5 1/8"	6'-1 5/8"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W12	EXISTING BLDG - L1	CAFÉ	M	15'-5 1/8"	3'-2 3/8"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W13	EXISTING BLDG - L1	CAFÉ KITCHEN	K	16'-6 1/2"	6'-1 5/8"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W14	EXISTING BLDG - L1	CAFÉ KITCHEN	O	16'-6 1/2"	3'-2 3/8"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W15	EXISTING BLDG - L1	CAFÉ	X	10'-2"	8'-1 1/4"	5 7/8"	ALUMINUM			WESTERN 7630 WINDOW WALL
W16	EXISTING BLDG - L1	CAFÉ	F	13'-6 1/4"	2'-0"		STEEL	EXISTING HARDWARE, REPAIR AS NEC		ST CLOUD WINDOW TO FIT HISTORIC OPENING
W17	EXISTING BLDG - L1	CAFÉ	F	13'-6 1/4"	2'-0"		STEEL	EXISTING HARDWARE, REPAIR AS NEC		ST CLOUD WINDOW TO FIT HISTORIC OPENING
W18	EXISTING BLDG - L1	GALLERY	F	13'-6 1/4"	2'-0"		STEEL	EXISTING HARDWARE, REPAIR AS NEC		ST CLOUD WINDOW TO FIT HISTORIC OPENING
W19	EXISTING BLDG - L1	COMMUNITY CENTER	F	13'-6 1/4"	2'-0"		STEEL	EXISTING HARDWARE, REPAIR AS NEC		ST CLOUD WINDOW TO FIT HISTORIC OPENING
W20	EXISTING BLDG - L1	STAIR PANTRY	A	3'-3 11/16"	2'-0"		STEEL	EXISTING HARDWARE, REPAIR AS NEC		REPAIR EXISTING HISTORIC FRAME, REPLACE GLASS
W21	EXISTING BLDG - L1	STAIR STORAGE	A	3'-3 11/16"	2'-0"		STEEL	EXISTING HARDWARE, REPAIR AS NEC		REPAIR EXISTING HISTORIC FRAME, REPLACE GLASS
W22	EXISTING BLDG - L1	BALLROOM ENTRY	B	3'-3 11/16"	4'-10 11/16"		STEEL	EXISTING HARDWARE, REPAIR AS NEC		REPAIR EXISTING HISTORIC FRAME, REPLACE GLASS
W23	ADDITION - L1	CENTRAL HALL	Y	7'-5"	10'-9 3/8"	5 7/8"	ALUMINUM			WESTERN 7630 WINDOW WALL
W24	ADDITION - L1	CAFÉ MEETING	AA	27'-1 3/4"	10'-9 3/8"	5 7/8"	ALUMINUM			WESTERN 7630 WINDOW WALL
W25	ADDITION - L1	CAFÉ MEETING	AA	27'-1 3/4"	10'-9 3/8"	5 7/8"	ALUMINUM			WESTERN 7630 WINDOW WALL
W26	ADDITION - L1	CENTRAL HALL	Z	21'-7 1/2"	10'-9 3/8"	5 7/8"	ALUMINUM			WESTERN 7630 WINDOW WALL
W27	ADDITION - L1	DISHWASHING	T	7'-6"	2'-8"	2 11/16"	ALUMINUM			RAM S800 FIXED WINDOW
W28		NOT USED								

Window Schedule

MARK	BLDG AREA	ROOM	TYPE	FRAME SIZE			MATERIAL	GLASS	HARDWARE	NOTES
				WIDTH ±	HEIGHT ±	DEPTH				
W29	EXISTING BLDG - L2	STORAGE	P	3'-4 1/2"	7'-11 1/2"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W30	EXISTING BLDG - L2	BALLROOM	R	13'-3"	7'-11 1/2"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W31	EXISTING BLDG - L2	BALLROOM	S	16'-6 1/2"	7'-11 1/2"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W32	EXISTING BLDG - L2	BALLROOM	S	16'-6 1/2"	7'-11 1/2"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W33	EXISTING BLDG - L2	BALLROOM	S	16'-6 1/2"	7'-11 1/2"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W34	EXISTING BLDG - L2	BALLROOM	Q	6'-8"	7'-11 1/2"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W35	EXISTING BLDG - L2	BALLROOM	E	~10' (6'-8"R)	7'-11 1/2"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W36	EXISTING BLDG - L2	BALLROOM	P	3'-4 1/2"	7'-11 1/2"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W37	EXISTING BLDG - L2	BALLROOM	Q	6'-8"	7'-11 1/2"	3"	ALUMINUM			ST CLOUD WINDOW TO FIT HISTORIC OPENING
W38	EXISTING BLDG - L2	SERVING PANTRY	D	6'-7 3/8"	4'-10 11/16"		STEEL	EXISTING HARDWARE, REPAIR AS NEC		REPAIR EXISTING HISTORIC FRAME, REPLACE GLASS
W39	EXISTING BLDG - L2	SERVING PANTRY	B	3'-3 11/16"	4'-10 11/16"		STEEL	EXISTING HARDWARE, REPAIR AS NEC		REPAIR EXISTING HISTORIC FRAME, REPLACE GLASS
W40	EXISTING BLDG - L2	STAIR HALL A	C	3'-3 11/16"	11'-4 1/8"		STEEL	EXISTING HARDWARE, REPAIR AS NEC		REPAIR EXISTING HISTORIC FRAME, REPLACE GLASS
W41	EXISTING BLDG - L2	EQUIPMENT BOOTH	B	3'-3 11/16"	4'-10 11/16"		STEEL	EXISTING HARDWARE, REPAIR AS NEC		REPAIR EXISTING HISTORIC FRAME, REPLACE GLASS
W42	ADDITION - L2	GREEN ROOM A	W	24'-9"	6'-6"	5 7/8"	ALUMINUM			WESTERN 7630 WINDOW WALL
W43	ADDITION - L2	GREEN ROOM A	W	24'-9"	6'-6"	5 7/8"	ALUMINUM			WESTERN 7630 WINDOW WALL
W44	ADDITION - L2	CENTRAL HALL	U	21'-7"	6'-6"	2 11/16"	ALUMINUM			RAM S800 FIXED WINDOW
W45	ADDITION - L2	GREEN ROOM B	V	7'-6"	6'-6"	2 11/16"	ALUMINUM			RAM S800 FIXED WINDOW
W46	ADDITION - L2	WOMENS RESTROOM	T	7'-6"	2'-8"	2 11/16"	ALUMINUM			RAM S800 FIXED WINDOW
W47	ADDITION - L2	MENS RESTROOM	T	7'-6"	2'-8"	2 11/16"	ALUMINUM			RAM S800 FIXED WINDOW

**Certificate Of Appropriateness: Alteration/Addition Worksheet**

(For buildings outside Houston Heights East, West, or South Districts)



**PLANNING & DEVELOPMENT DEPARTMENT**

\* This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.

**Address:** 2310 Elgin Street **Lot Size (Total Sq Ft):** 41,250 SF

**General Addition Info:**

**Lot Dimensions (W X L):** partial 250'x250' block

Existing stories*	2	Proposed addition stories*	2
Existing max ridge height*	47'-6" top of parapet	Proposed max ridge height*	25'-3" top of addition
Existing max eave height*	no eaves	Proposed max eave height*	no eaves

Square Footage/Lot Coverage:	Existing	Proposed/New <small>*do not include existing</small>	= End Result/ Total
<b>Ground Floor</b> Square Footage of Primary Building (HCAD)* <b>Total</b> <small>*please include sunrooms or enclosed porches w/ walls or window</small>	9,497 SF	4,624 SF	14,121 SF
Detached Garage, Garage Apt or Accessory Building Square Footage			
<small>* Subtract detached garages more than 528 square feet by 528 square feet. If smaller than 528 sq ft, please subtract only the amount less than 528 sq ft.</small>			
	<b>New Total Lot Coverage* =</b>		2,184 SF

**Setbacks From Property Line:**

	Existing	Proposed/New	Shares property line with neighbor -Y/N?
North*	0'-4 1/2"	50'-6"	NO
South*	49'-6"	11'-9"	YES
East*	-1'-10"	4 FT 0 IN	NO
West*	157'-7"	150'-0"	NO

**Max Width/Depth & Inset:**

<small>*widest building wall corner to corner*</small>	Existing	Proposed/New <small>*do not include existing</small>	= End Result/Total
Max Width*	100'-2"	95'-11"	196'-1"
Max Depth*	50'-2"	43'-7"	93'-9"

Are original corners maintained with an inset on the addition?\*

YES or NO

Please advise inset dimensions for applicable corners:

5'-10 1/2" @ EAST, 5'-5 1/2" @ WEST

Do you have flooding issues?  YES  NO

**Foundation:**

	Existing	Proposed/New Addition
Grade to Finished Floor Height (1st fl)*	1 1/2"	7"
Type*	structural slab	structural slab
Material*	concrete	

**Roof:**

	Existing	Proposed/New Addition
Pitch*	minimal	minimal
Style*	flat w/ parapet	flat
Material*	built up roof	built up roof

**Cladding:**

	Existing	Proposed/New Addition
Primary Siding Material *	plaster	stucco
Primary Siding Width Reveal	n/a	n/a
Skirting Material	n/a	n/a
Soffit Material	n/a	n/a
Fascia Material	n/a	n/a

Are all windows on the addition inset & recessed?  YES or NO

**Porch Details:**

	Existing	Proposed/New Addition
Eave Height	n/a	n/a
Width	n/a	n/a
Depth	n/a	n/a
Decking Material	n/a	n/a
Pier/Base Material	n/a	n/a
Column Material	n/a	n/a
Step Material	n/a	n/a
Railing Height	n/a	n/a
Railing Material	n/a	n/a

**Please remember to fill out the window worksheet**

**And review guidelines for drawing submissions**

See link for more info: <https://cshweb.houstontx.gov/HPT/login.aspx>

Form Date: January 4, 2021 3:29 PM