

CERTIFICATE OF APPROPRIATENESS

Application Date: Aug. 4, 2023

Applicant: Matthew Baker, agent for, Felix Eyzaguirre, owner

Property: The property includes a historic 1,488 square foot single-family residential structure with a detached garage situated on a 6,600 (50'x132') square foot interior lot.

Significance: Contributing Bungalow style residence constructed circa 1920 in the Houston Heights West Historic District. Approved AA for replacing non-historic windows in April 2023.

Proposal: Alteration: Front Porch

- Replace non-historic front porch columns with an appropriate column with 6" on each face
- Install porch railing where none exists with a 3' height
 - 1-1/2" spindles
- Install handrails along front porch steps
 - 3-1/2" handrail with rounded edges
- Existing porch deck to remain

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



Inventory Photo



Current Photos Provided By Staff

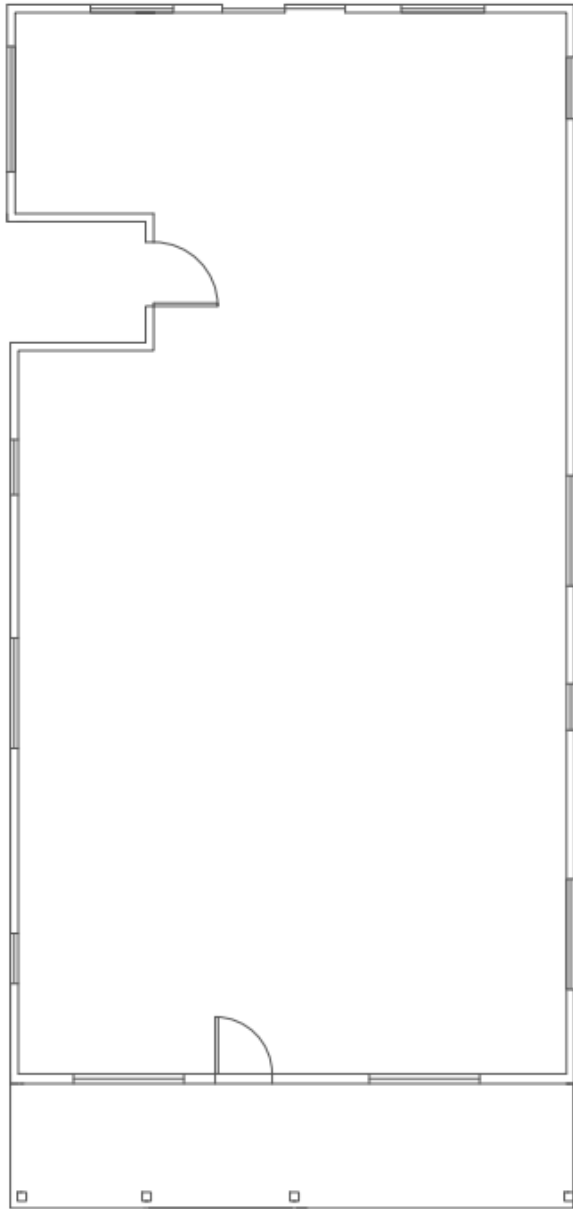


Current Photos Provided By Staff

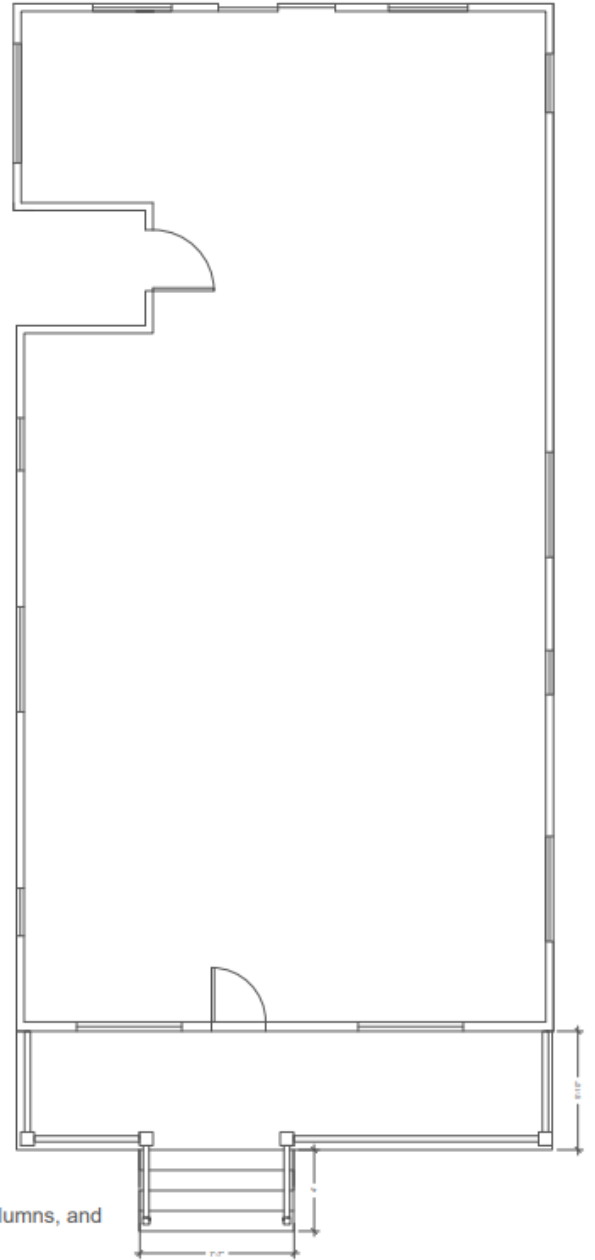


Existing Site Plan

Proposed Site Plan



Existing deck to remain



Install new stairs, columns, and handrails

Proposed Front (West) Elevation

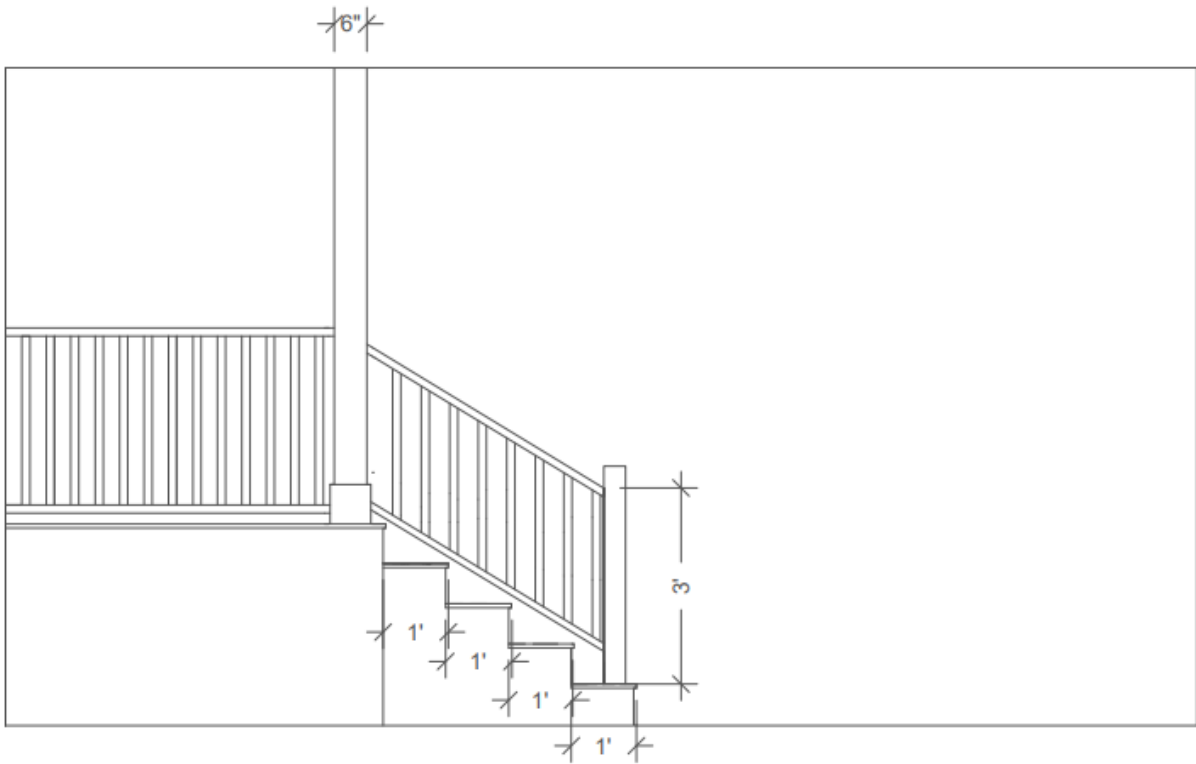


Railings and steps to be built using treated lumber and to be painted

1 1/2" spindles

3 1/2" handrail with rounded edges

Proposed Left (North) Elevation



DRAFT