

CERTIFICATE OF APPROPRIATENESS

Applicant: Peiyang He, Owner; Yan Zu; Agent

Property: 1050 Heights Blvd, Lot 23, Block 217, Houston Heights Subdivision. The property includes a historic 3,759 square-foot, two-story wood-frame commercial and single-family residence, situated on a 7,500 square foot (50' x 132') interior lot.

Significance: Contributing circa 1920 hipped bungalow in the Heights South Historic District.

Proposal: Alteration, applicant proposes to:

- Interior remodel of the existing interior walls and doors.
- Replace the non-original existing windows with 1 over 1 vinyl windows.
- Replace non-original doors.
- Replace original door.
- Replace the roof with 30 year composition shingles.
- Replace columns at the west side of the structure.

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

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: -

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

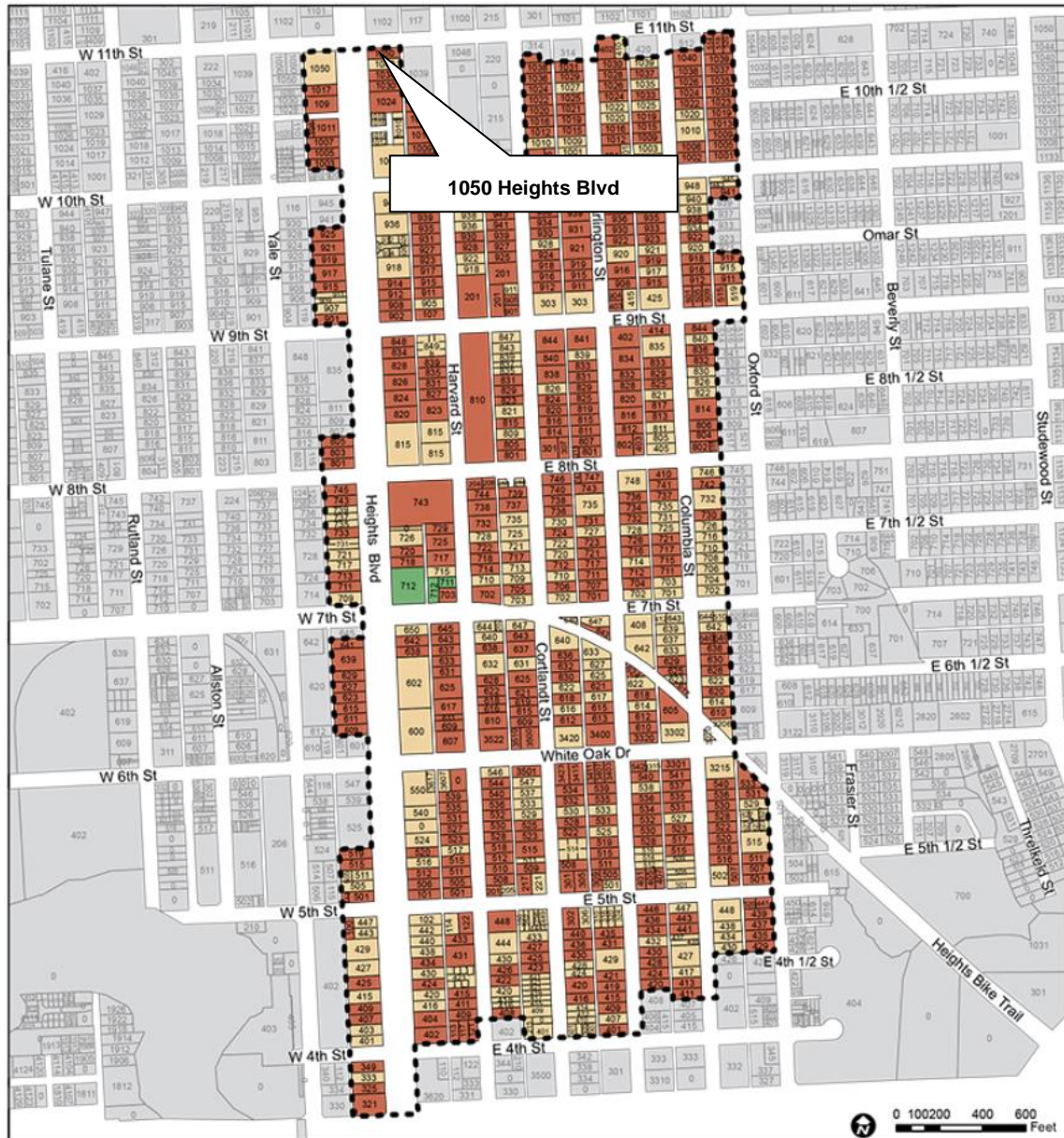
S - satisfies D - does not satisfy NA - not applicable

- (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.

PROPERTY LOCATION
HEIGHTS SOUTH HISTORIC DISTRICT



Building Classification

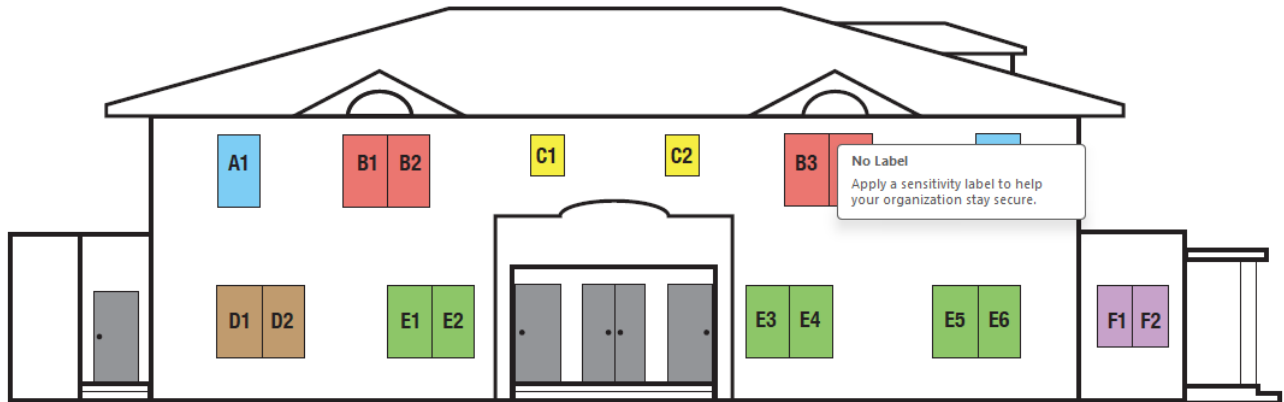
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTOS



**PHOTOS
(EXISTING)**

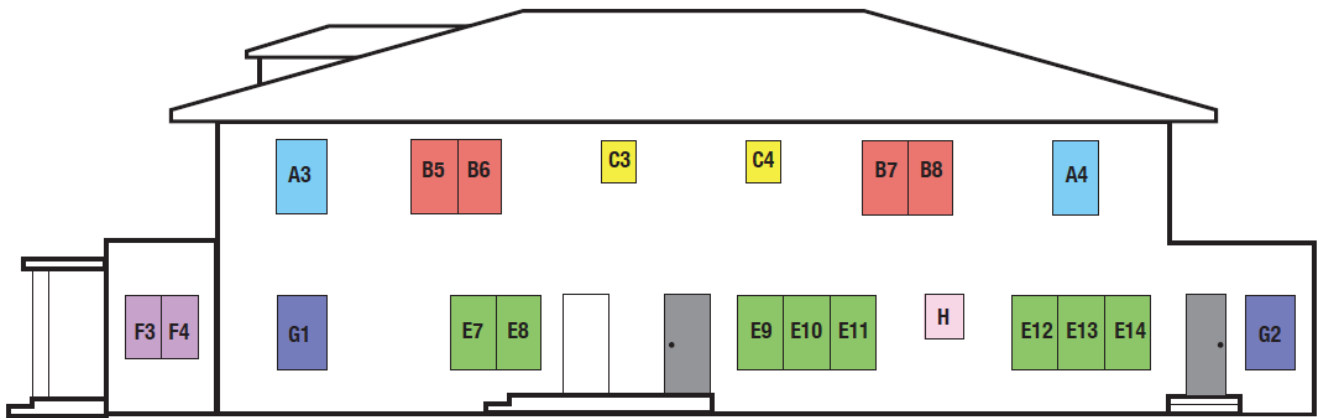




North Elevation

- A: 34" W x 57.5" H
- B: 32" W x 57.5" H
- C: 30" W x 33" H
- D: 32" W x 58" H
- E: 31.5" W x 58" H
- F: 32" W x 55.75" H

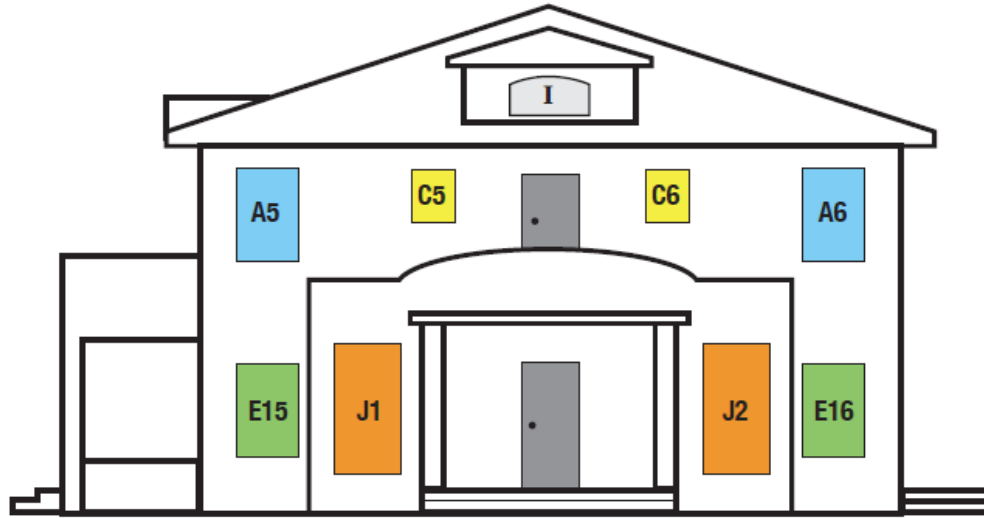




South Elevation

A: 34" W x 57.5" H	B: 32" W x 57.5" H	C: 30" W x 33" H	G: 33.5" W x 58" H	E: 31.5" W x 58" H	F: 32" W x 55.75" H
H: 32" W x 33" H					

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West Elevation

A: 34" W x 57.5" H

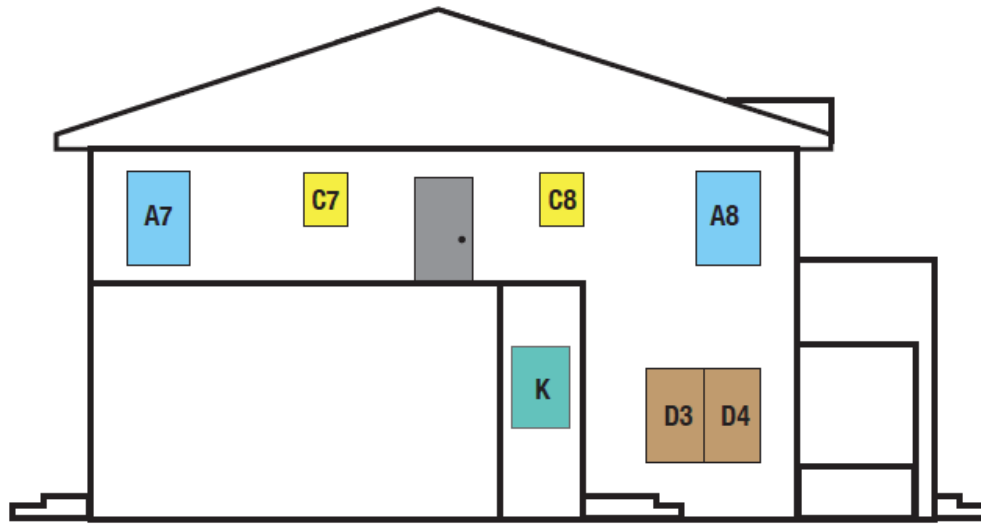
C: 30" W x 33" H

E: 31.5" W x 58" H

J: 37" W x 63.5" H

I: 40" W x 24" H





East Elevation

- A: 34" W x 57.5" H
- C: 30" W x 33" H
- D: 32" W x 58" H
- K: 37" W x 54" H



Existing Windows



Partially Installed New Windows



Existing Windows



Partially Installed New Windows





Existing Doors

Dimension: Left 36" W x 80" H / Center 44" W x 80" H / Right 36" W x 80" H

Material: Wood with glass, wrought iron gate and storm Doors

Replacing Door

Dimension: Left 36" W x 80" H / Center 36" W x 80" H, 8" W x 80" H / Right 36" W x 80" H

Material: Wrought iron or wood

Color: brown

Door Frames: painted brown to match the doors

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A.2 Door Replacing Plan
West Front Door & Canopy Posts
1050 Heights Blvd, Houston, TX 77008



Replacing Door
Dimension: Keep the existing dimension
Material: Wrought iron or wood
Color: brown

Existing Door
Dimension: 36" W x 80" H
Material: Wood with Glass, and Storm Door

Existing Canopy Post:
Dimension: 10" W x 10" L x 84" H
Material: Wrought Iron

Replacing Canopy Post
Dimension: 9" W x 9" L x 84" H
Material: Aluminum
Color: brown
Loading bearing Capacity: 12,000 lbs

Door Frames:
painted brown to match the door



A.2 Doors Replacing Plan
North Sidedoor and Handrail

1050 Heights Blvd, Houston, TX 77008



Existing Doors

Dimension: 32" W x 80" H

Material: Wood with glass



Replacing Door

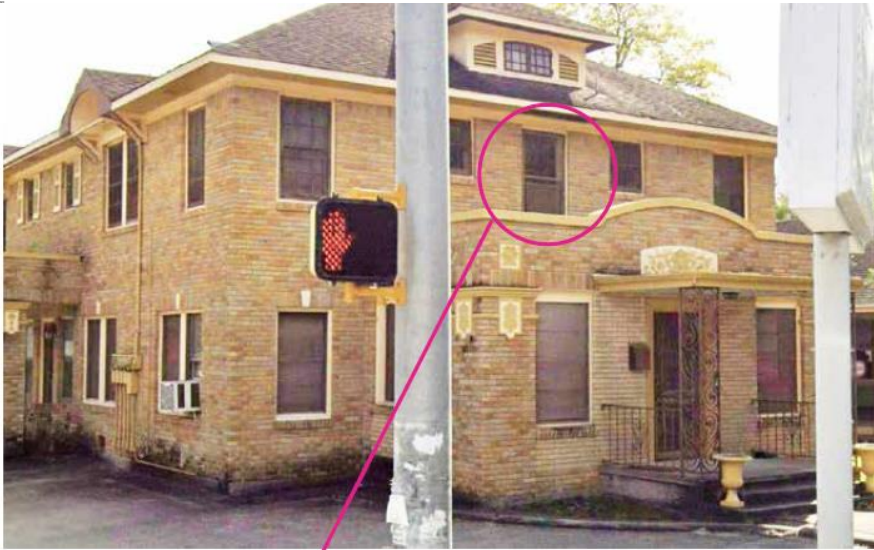
Dimension: Keep the existing dimension

Material: Wood

Color: brown

Door Frame and Handrail: painted brown to match the door





Existing Door

Dimension: 36" W x 80" H

Material: Wood door with glass

Color: brown



Replacing Door

Dimension: Keep the existing dimension

Material: Wood

Color: brown



Existing Door

Dimension: 32" W x 69" H

Material: Wood door with glass

Color: brown



Replacing Door

Dimension: Keep the existing dimension

Material: Wood

Color: brown





Existing Door

Dimension: 32" W x 80" H

Material: Wood door with glass

Color: brown



Replacing Door

Dimension: Keep the existing dimension

Material: Wood

Color: brown

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