

CERTIFICATE OF APPROPRIATENESS

Application Date: May 24, 2022

Applicant: Ashley Ruiz, owner

Property: 4101 Lyons Ave, Lot 1, Block B, Burke Section 4 Neighborhood Subdivision. The property includes a historic 3,736 square foot, two-story wood frame with exterior brick veneer commercial structure situated on a 5,000 square foot (50' x 100') corner lot.

Significance: Contributing wood frame with exterior brick veneer commercial building, constructed circa 1955. The Louis White Grocery is a City of Houston Protected Landmark designated in May 2021.

Proposal: Alteration: Additions & Roof

- Level and stabilize the concrete foundation
- Ordinary maintenance and repair to front façade, window openings and masonry
- Restore front façade sign and front canopy
- Restore roof on original structure with in-kind materials
- Replace existing siding on second story of original structure with siding to match existing
- Restore and stabilize existing door openings and surrounding masonry
- Restore and stabilize existing window openings and surrounding masonry
- Construct 1-story side addition on East elevation measuring 464 sq.ft. with uncovered roof deck with a 2' side setback
- Construct 2-story rear addition measuring 858 sq.ft. with uncovered roof deck with a 16' 3" rear setback
 - Storage room on second floor of rear addition measuring 99 sq.ft.
- Install glass ceiling above existing rear, 1-story roof
- Metal siding on proposed additions

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.

Map



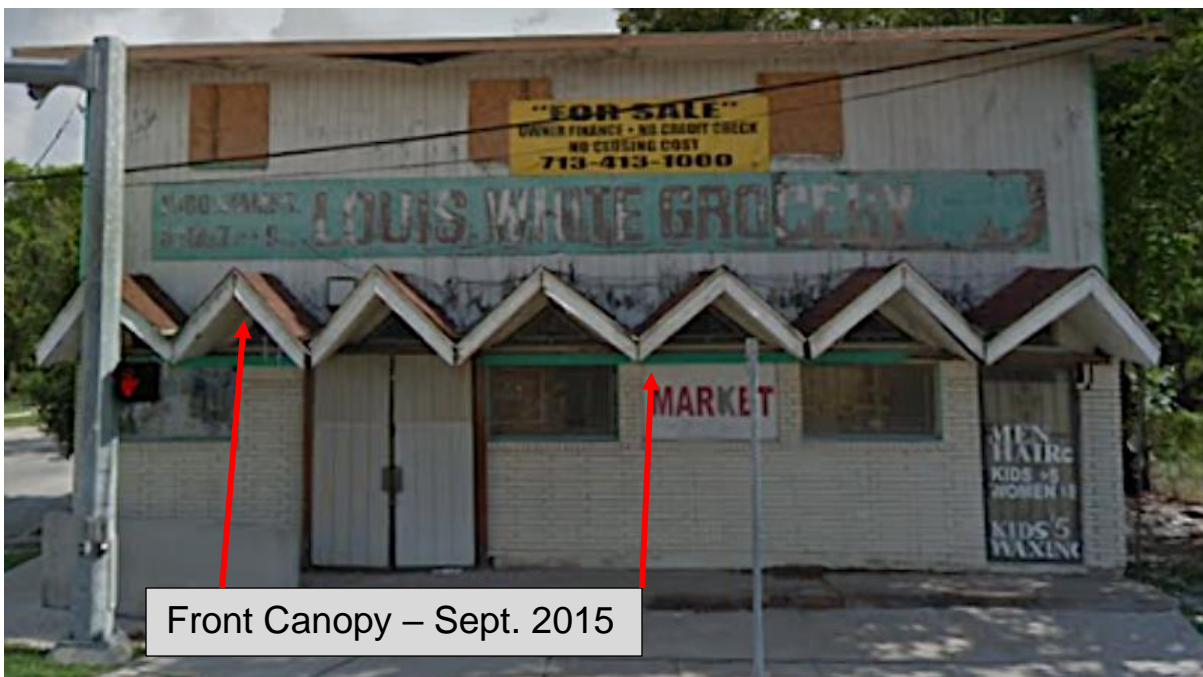
Inventory Photo – Facing Lyons Ave



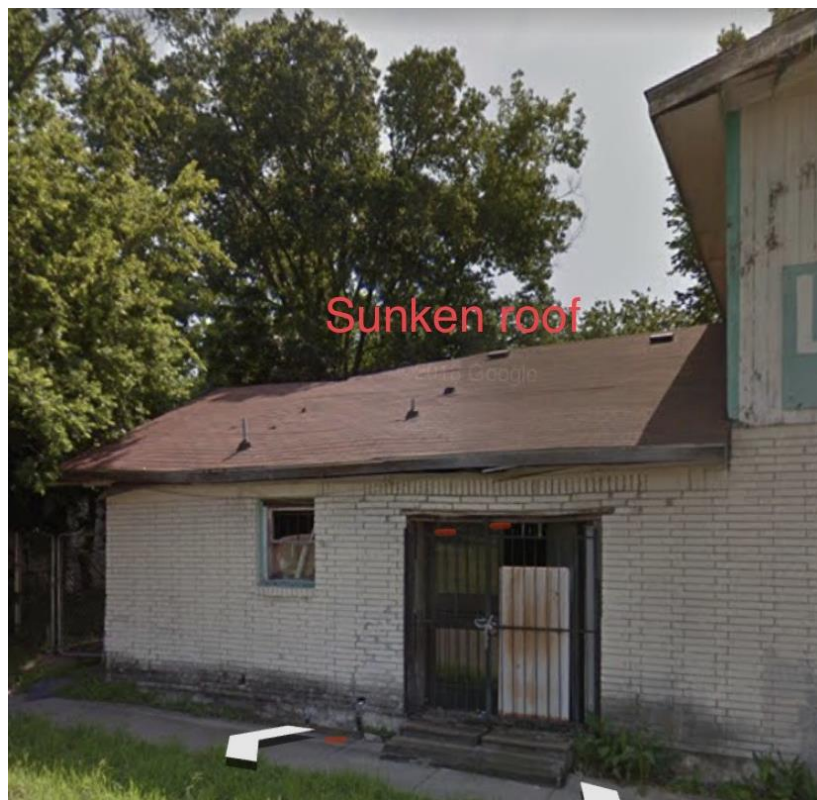
Inventory Photo – Facing Benson St



Current Conditions – Photos Provided By Applicant



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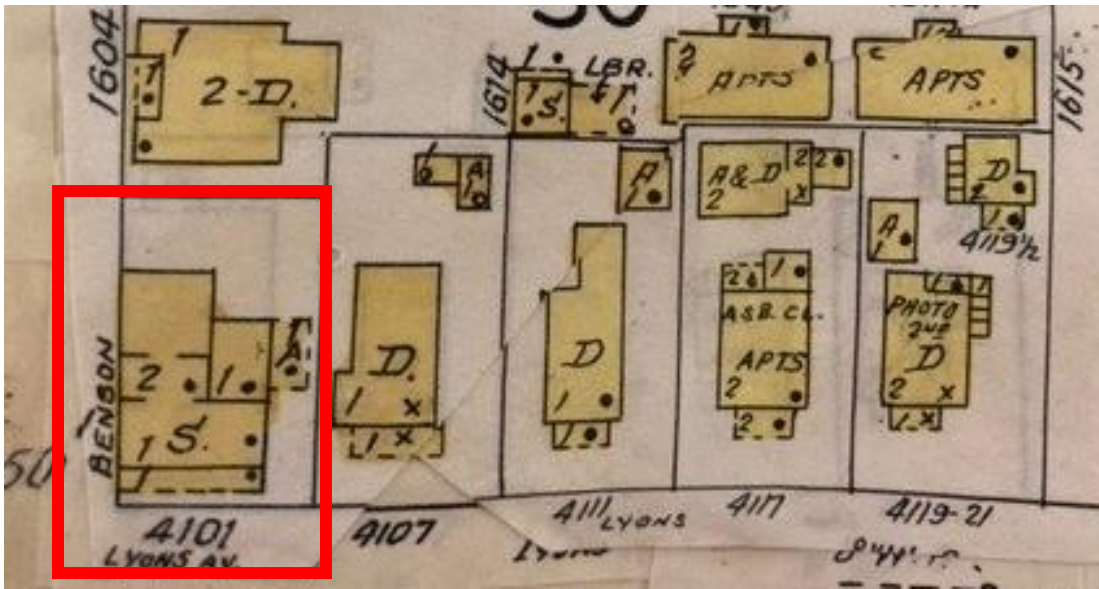
Current Conditions – Photos Provided By Applicant



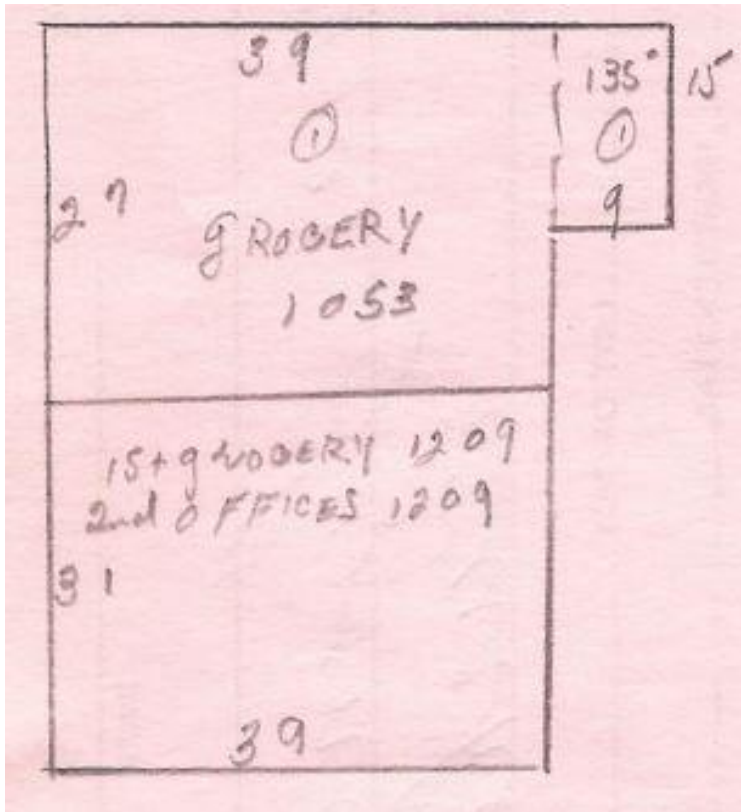
Current Conditions – Photos Provided By Applicant



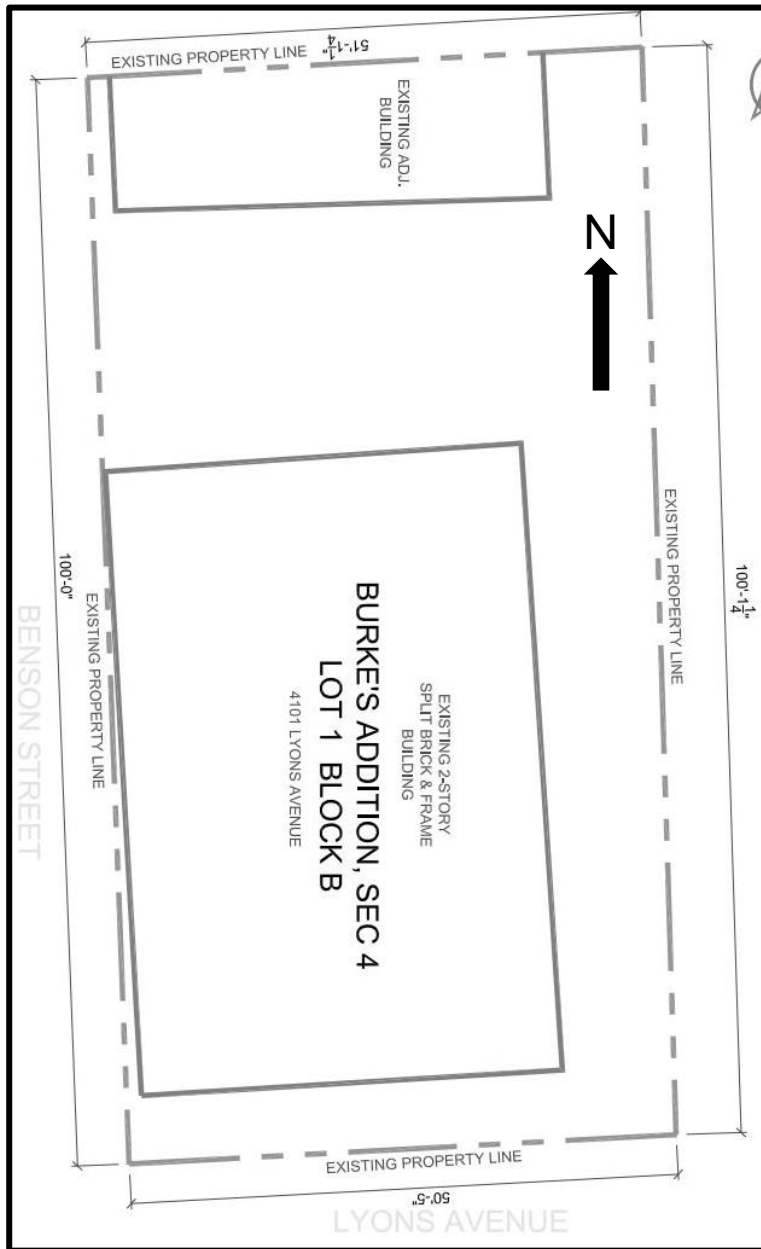
Sanborn



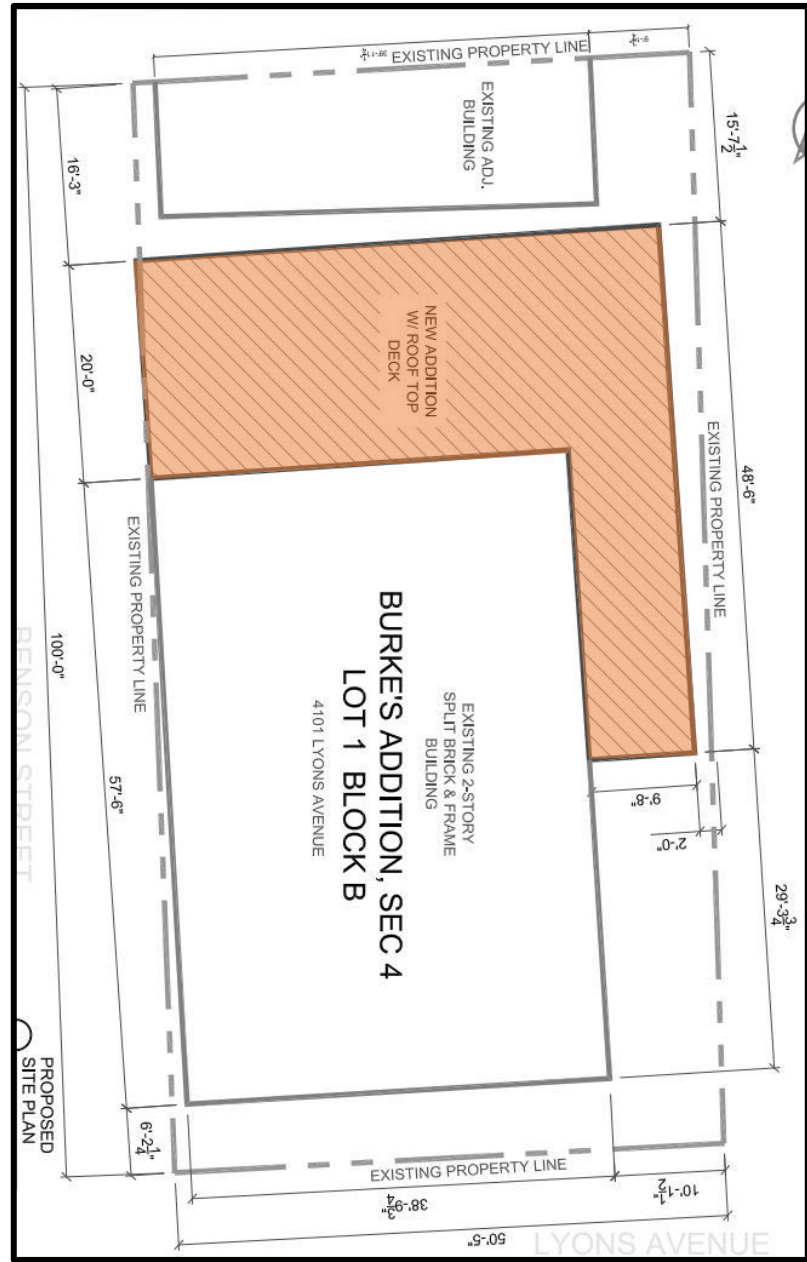
Harris County Land Assessment Survey: 7-18-1962



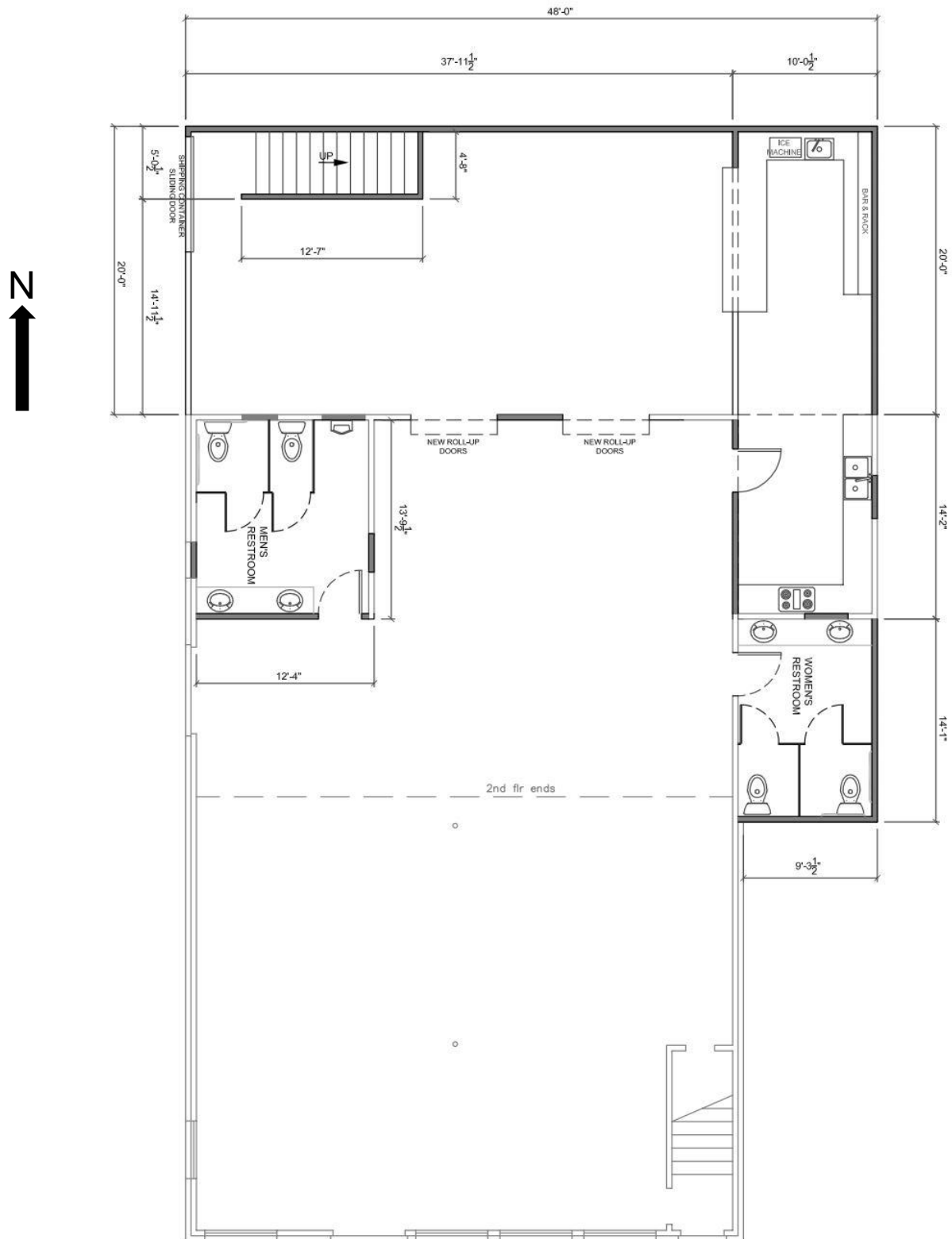
Site Plan – Existing



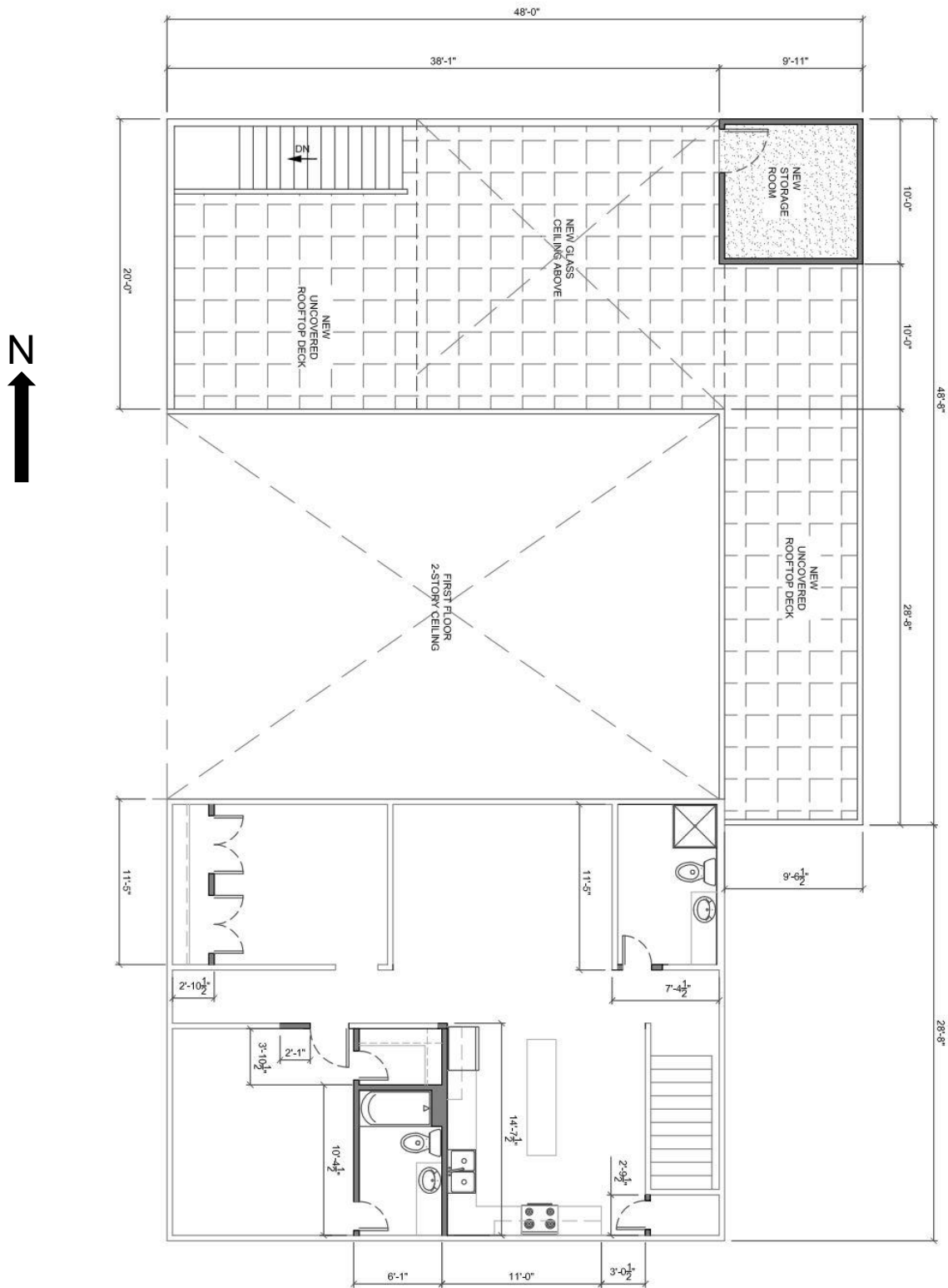
Site Plan – Proposed



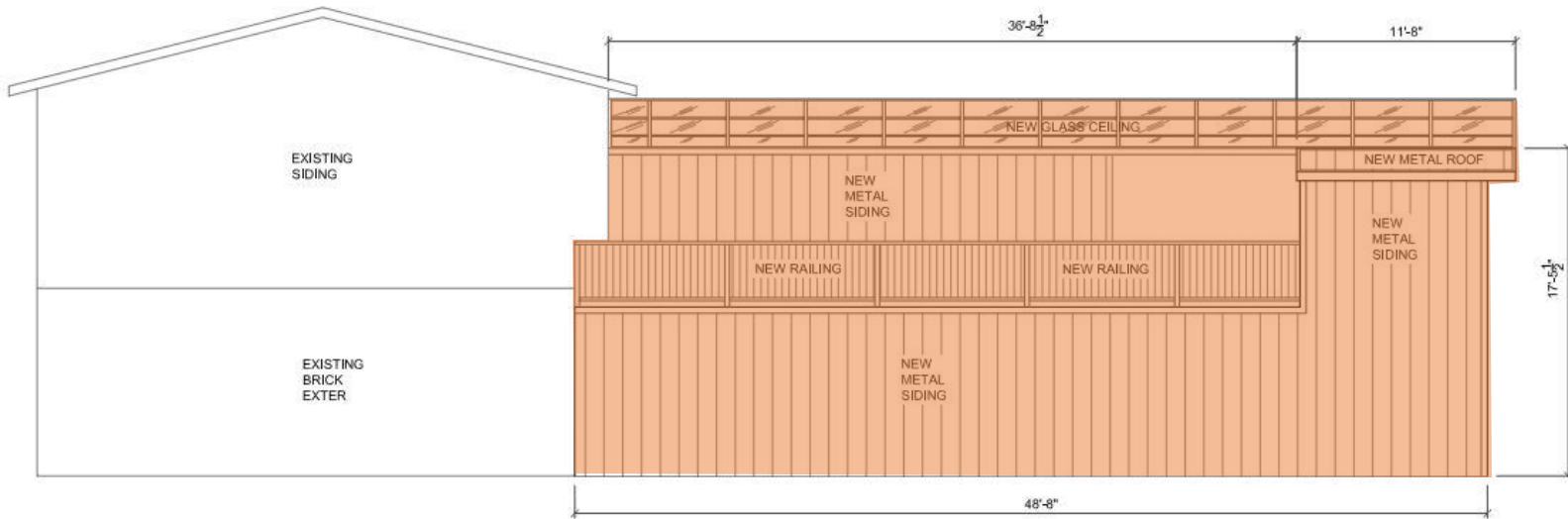
Proposed First Floor Plan



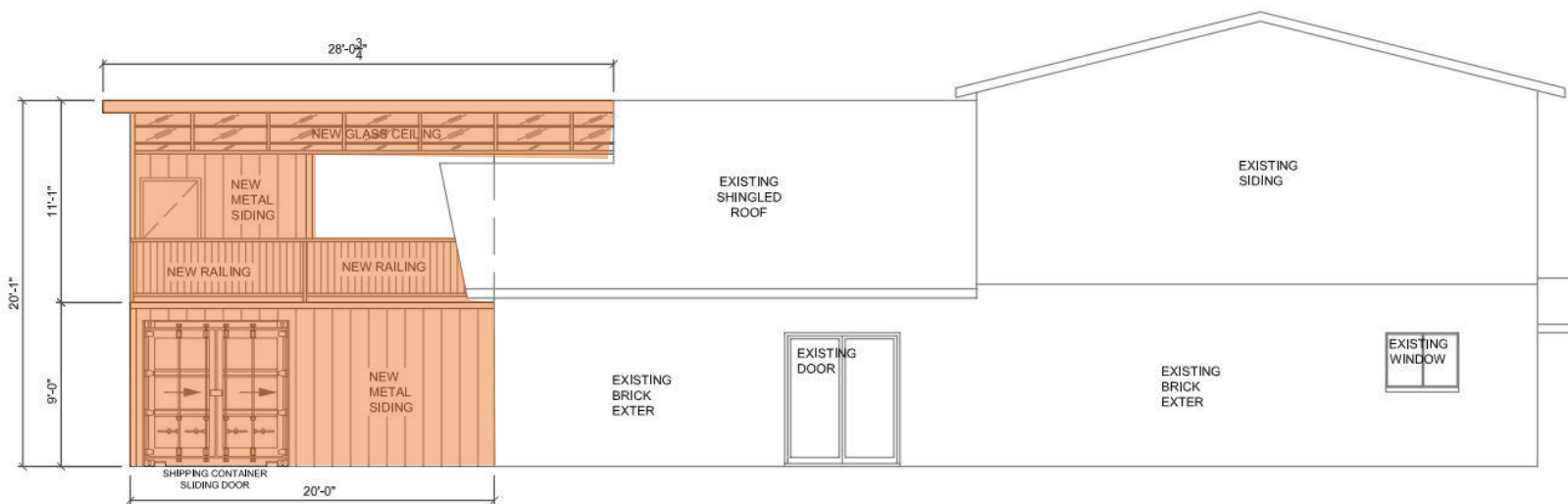
Proposed Second Floor Plan



Proposed Right (East) Elevation



Proposed Left (West) Elevation



Proposed Roof Layout

