

CERTIFICATE OF APPROPRIATENESS

Application Date: August 23, 2021

Applicant: Samuel Schroeder, owner / Laura Michaelides, agent

Property: 1844 Columbia St, Lot 25, Block 108, Houston Heights Subdivision. The property includes a historic 2,023 square foot, one-story wood frame single-family residence and a detached carport situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Craftsman Bungalow residence, constructed circa 1920, featuring a clipped gable roof, located in the Houston Heights East historic district.

Proposal: Alteration: Siding, porch, and windows

- Remove existing non-original porch and 75 sq ft vestibule, existing roof to remain
- Construct a 232 sq ft front porch, which will include a step down on either side of the original front porch (see BLA photo) extending the width of the house.
- Construct a carport 5'-7" beyond the original structure with a clipped gable and 6:12 slope with composite shingles to match existing
- Construct a 431 sq ft covered porch to the rear of the home
- Remove existing non-original asbestos siding and replace with 117 wood siding
- Replace non-original front door and replace with an appropriate craftsman style door
- Install a new window inset and recessed at the north elevation (to the rear), matching existing windows
- Partially demolish the back (west) wall, remove existing door, and install French doors and new windows inset and recessed to match existing.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Approval with conditions:**

The applicant provide a signed and notarized maintenance agreement with the neighbor prior to the construction of the carport.

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

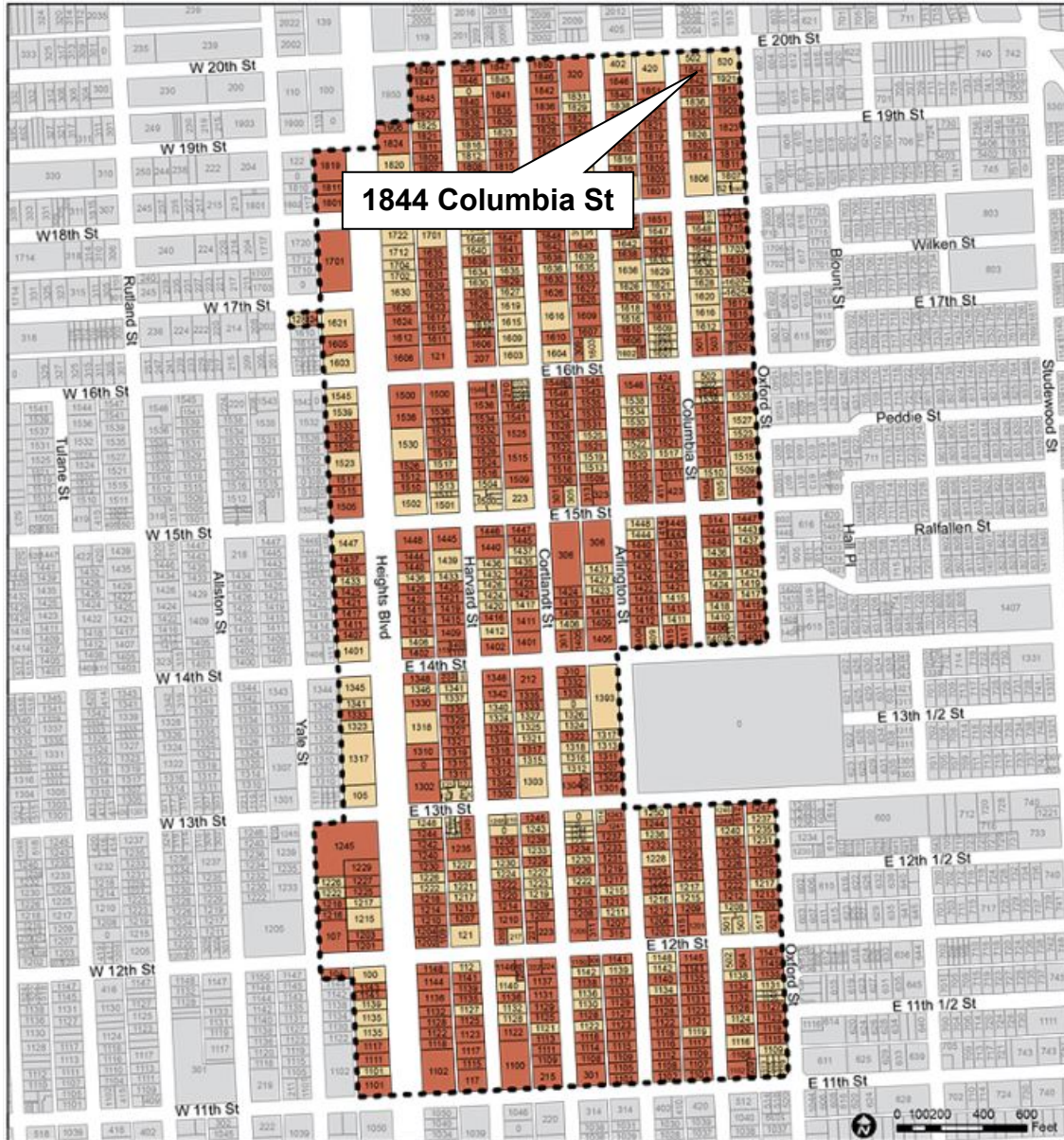
- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <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 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 checked="" type="checkbox"/> | <input 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; |
| <input checked="" type="checkbox"/> | <input 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; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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; |
| <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; |
| <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 checked="" type="checkbox"/> | <input 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; |
| <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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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. |

HEIGHTS DESIGN GUIDELINES

- | | | | |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|-------------------------------------|--------------------------|--------------------------|---|



PROPERTY LOCATION
 HEIGHTS EAST HISTORIC DISTRICT



Houston Heights East Historic District


Established: February 20, 2008
 Source: GIS Services Division
 Date: May 1, 2013
 Reference: pj17025_Heights_East

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.

Historic District Boundary
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Building Classification

- Contributing
- Non-Contributing
- Park

 **PLANNING & DEVELOPMENT DEPARTMENT**

INVENTORY PHOTO



BLA PHOTO

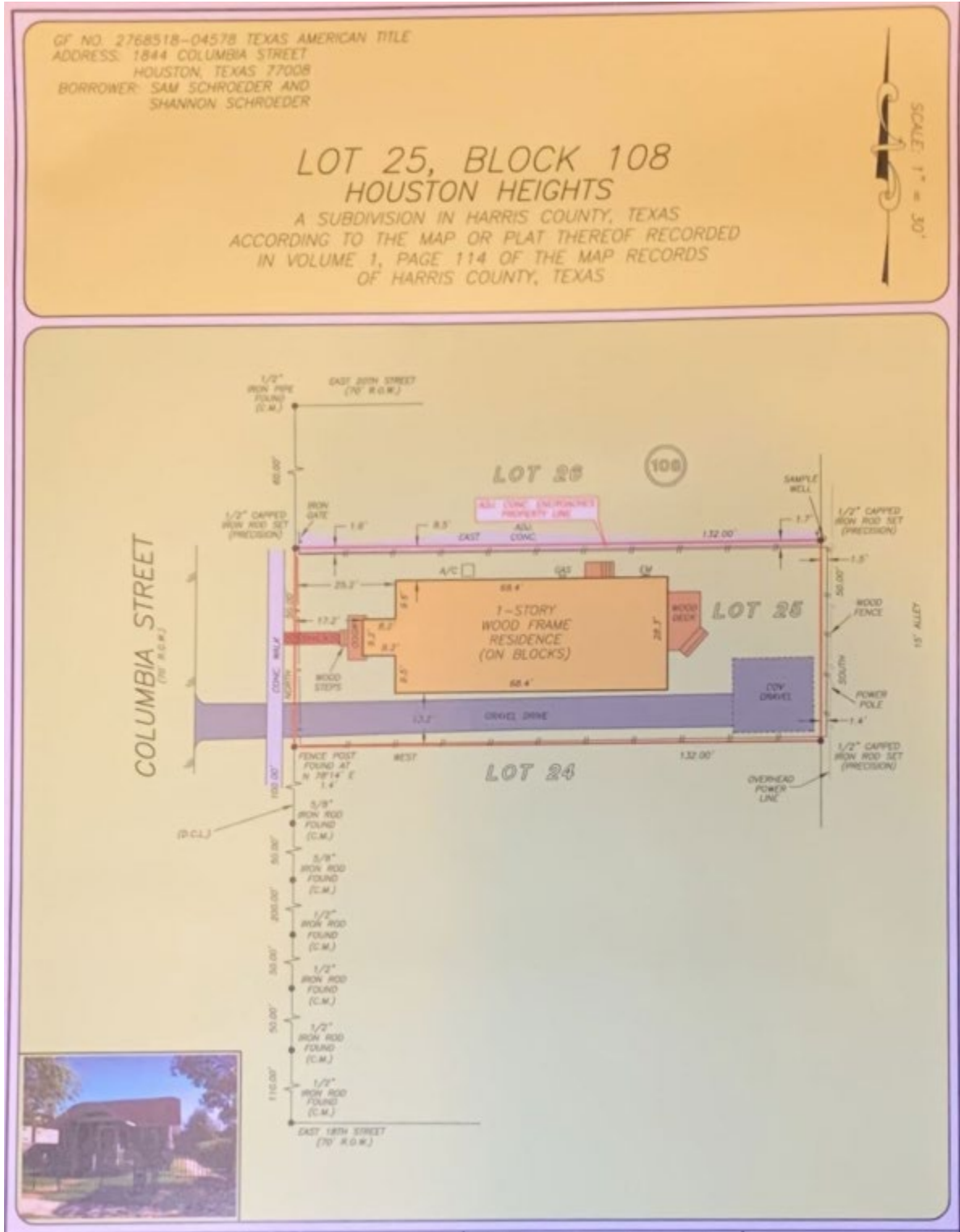
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CURRENT PHOTO



SURVEY

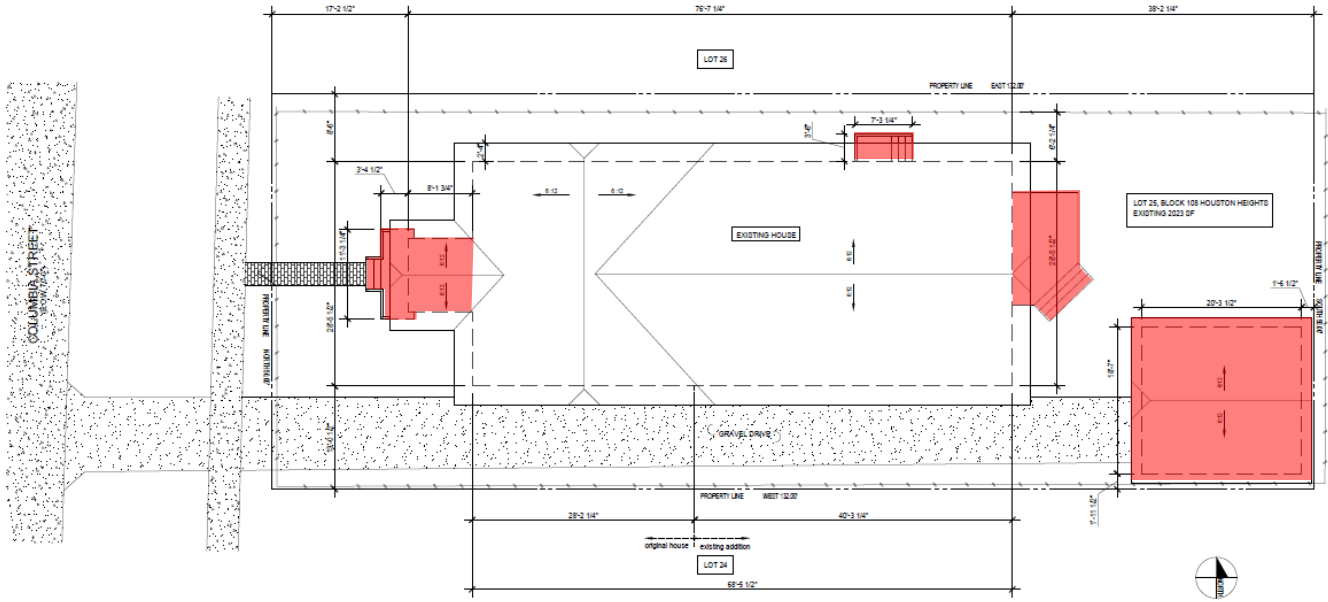


PHOTOS
EXISTING CONDITIONS

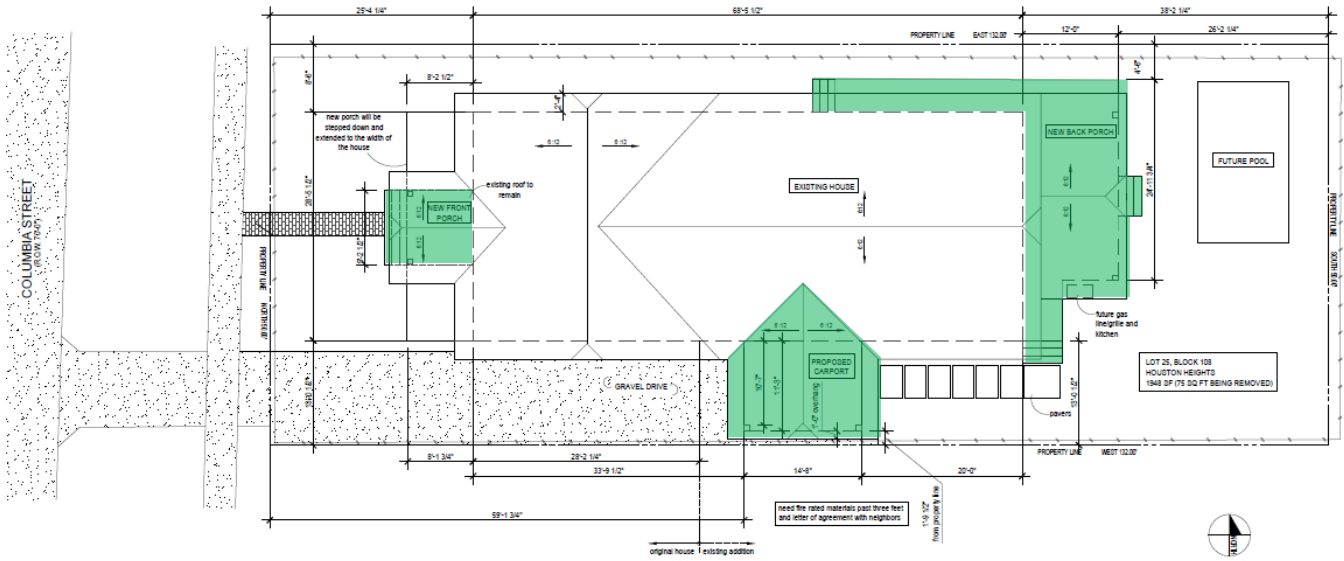




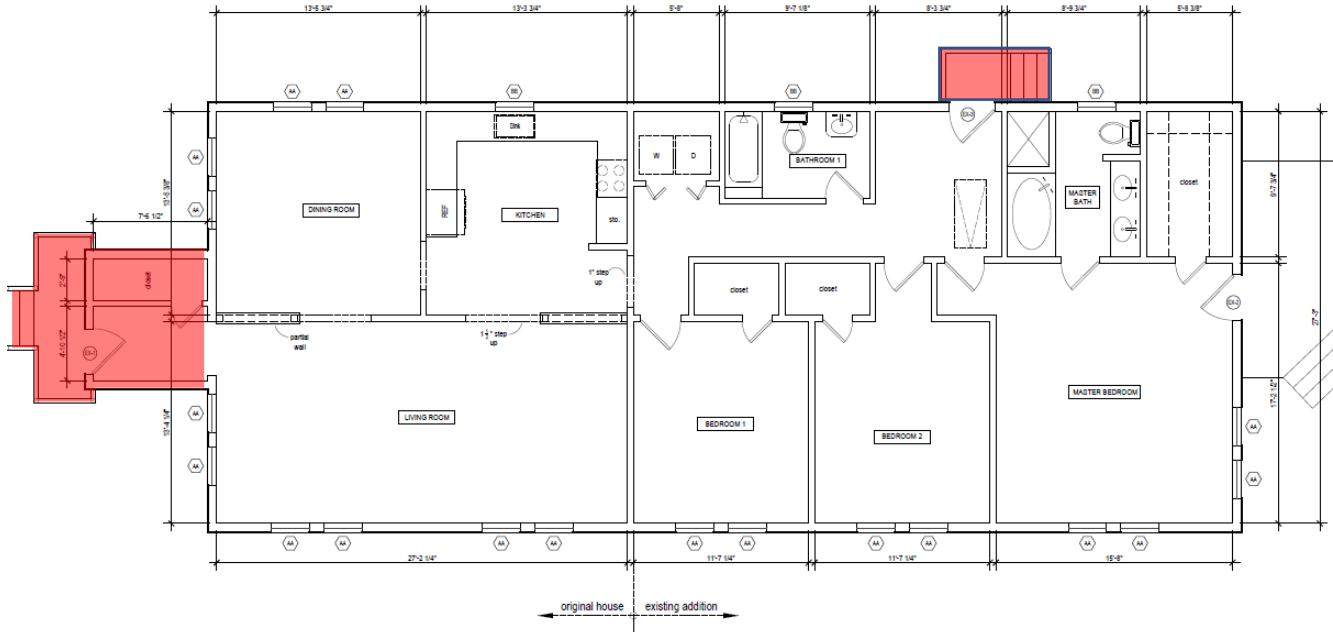
SITE PLAN
EXISTING



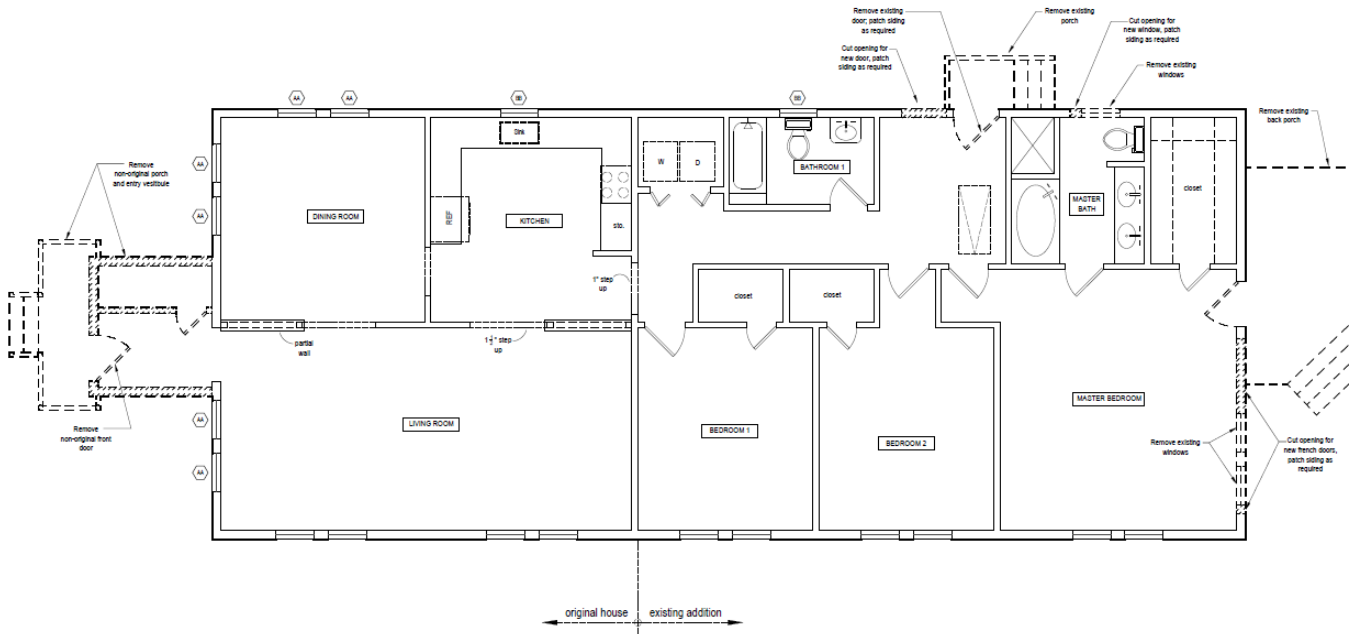
PROPOSED



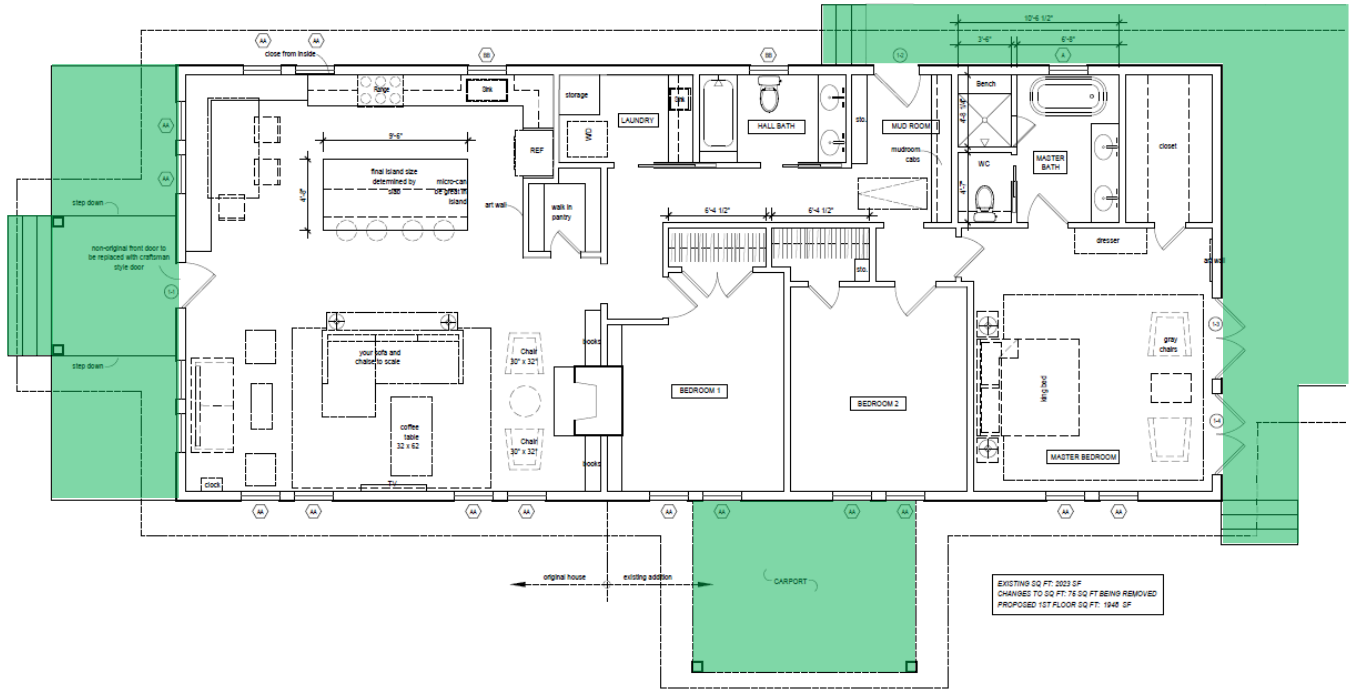
FLOOR PLAN EXISTING



DEMOLITION



FLOOR PLAN PROPOSED

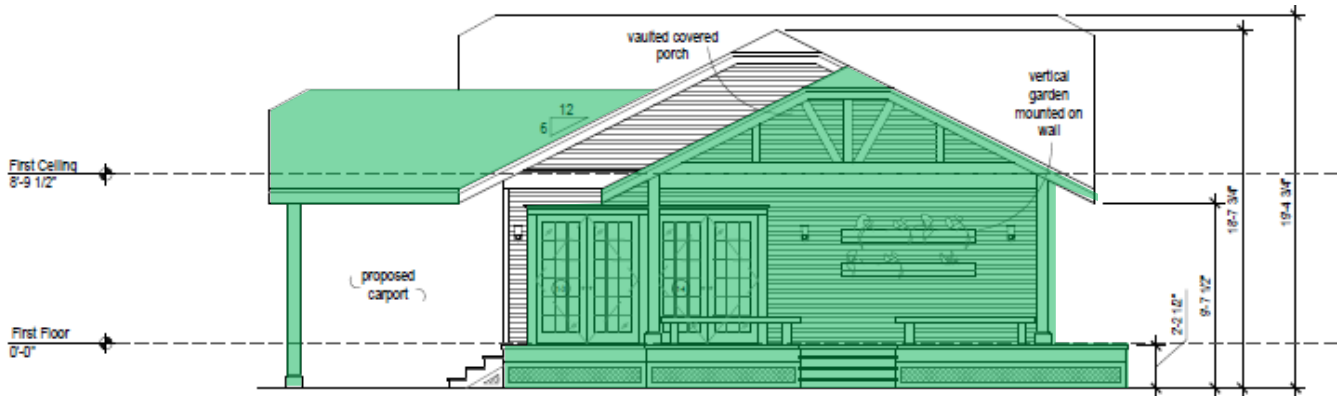


EAST ELEVATIONS

EXISTING

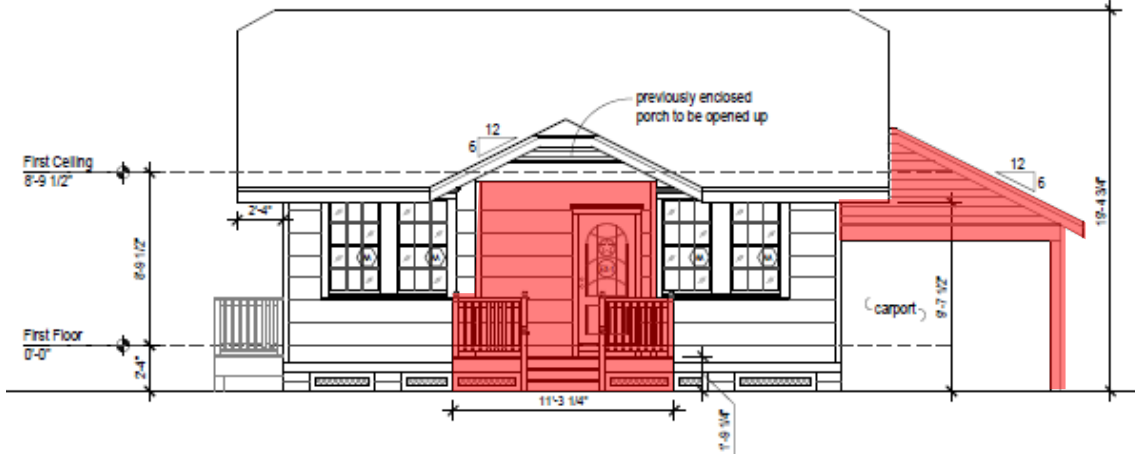


PROPOSED

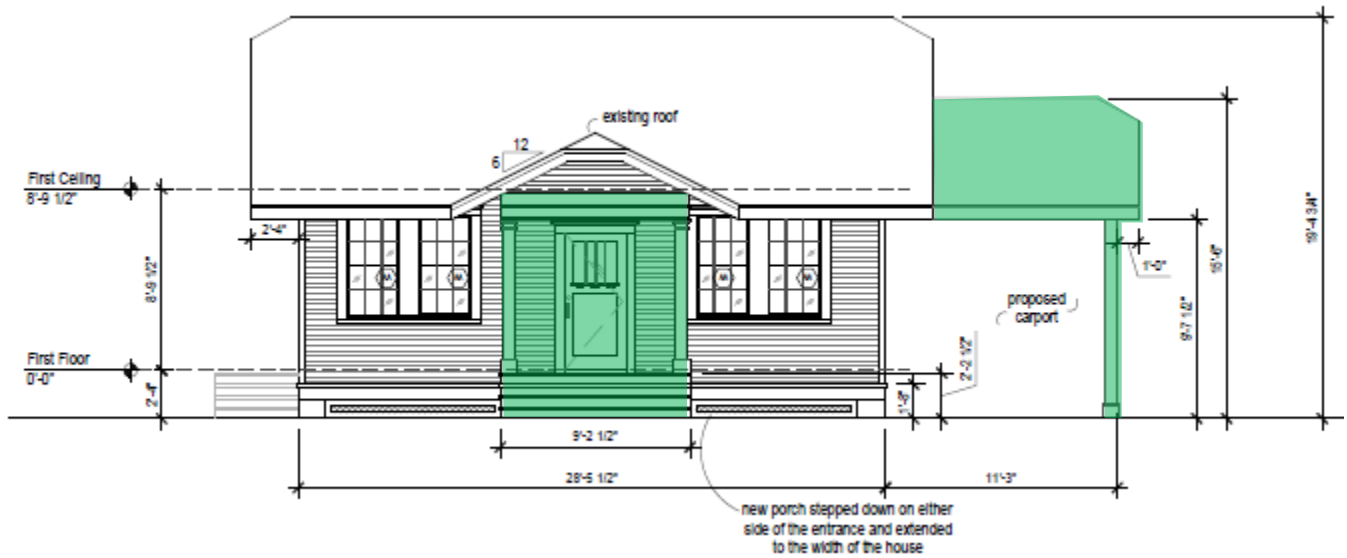


WEST ELEVATIONS

EXISTING

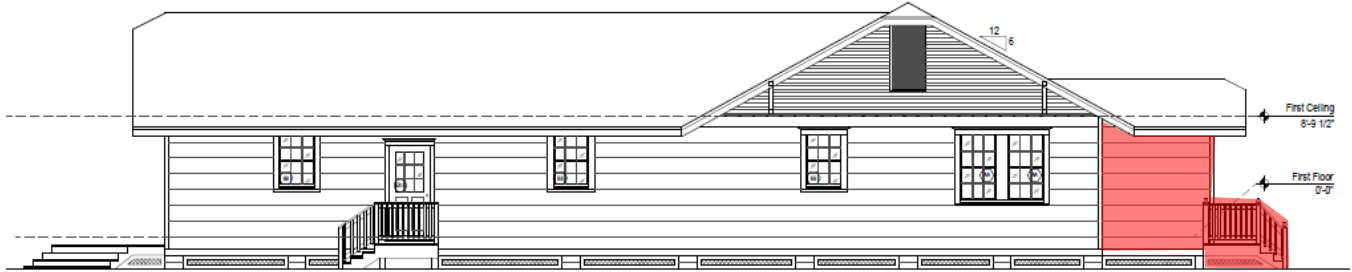


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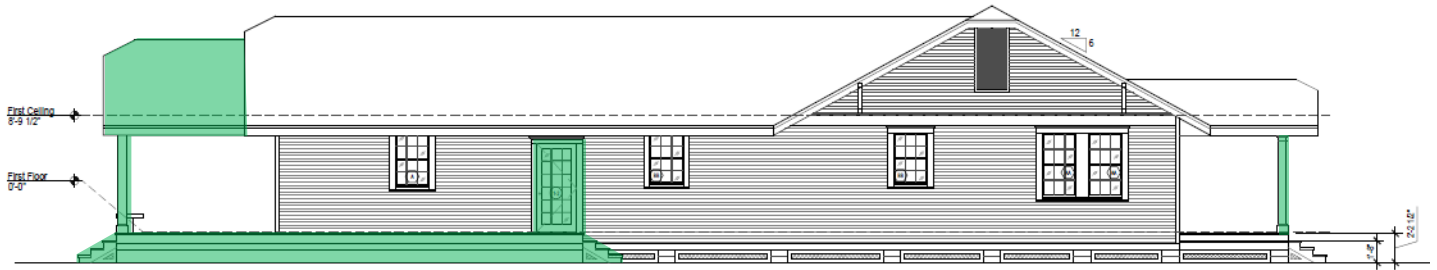


NORTH ELEVATIONS

EXISTING

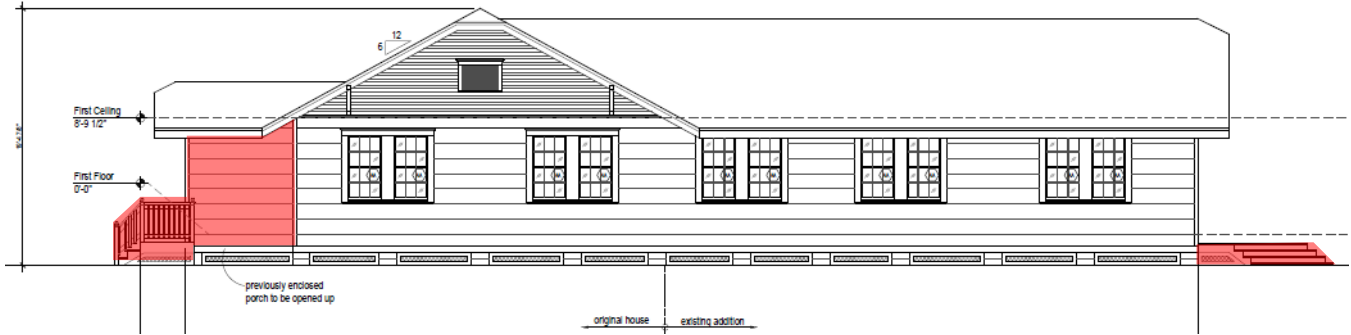


PROPOSED



SOUTH ELEVATIONS

EXISTING



PROPOSED

