

CERTIFICATE OF APPROPRIATENESS

Application Date: January 29, 2024

Applicant: Taylor, Agent

Property: 449 W. 19th Street, Lots 16 through 38, Tracts 13A, 14A, 15A, & 39A, Block 91, Houston Heights Subdivision. The site contains three historic buildings: a 1928 brick-clad concrete 750,000 gallon Water Reservoir with a grass roof (Building A); a 1939 Art Deco-style Pumping Building built by the WPA (Building B); and a 1949 limestone-trimmed brick-clad Pumping Building in a modern industrial style (Building C) on an 86,724 square foot bordered by W 19th, W 20th, and Nicholson Streets. The Heights Hike and Bike Trail crosses the west edge of the parcel. This application pertains only to Building B, a pumping building at the site.

Significance: Houston Heights Water Works is a City of Houston Protected Landmark designated in April 2015. Opened in 1893, the Water Works served the Heights community for over 100 years. The facility has been closed by the City of Houston and sold to a private developer. The site contains three historic structures, including a 1928 brick-clad concrete water reservoir listed in the National Register of Historical Places and two pumping buildings. This application pertains to Building B, a pumping building at the site. A 1,304 square foot addition to the west side of the existing one-story structure was approved by the HAHC in October 2017 (Report # 171023).

According to the April 2015 Protected Landmark designation report, “the 1939 Pump Building is one of few examples of Art Deco architecture remaining in Houston; the building includes... a style of steel windows which are no longer produced; this building was constructed as a Depression-era ‘Work Project Administration’ project.”

Proposal: Alteration –Signage
Illuminated Signage

- 18’-6” wide by 2’-10.5” long
- FRONT LIT LED ILLUMINATED CHANNEL LETTERS MOUNTED ON RACEWAY PAINTED TO MATCH BUILDING FASCIA.

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:

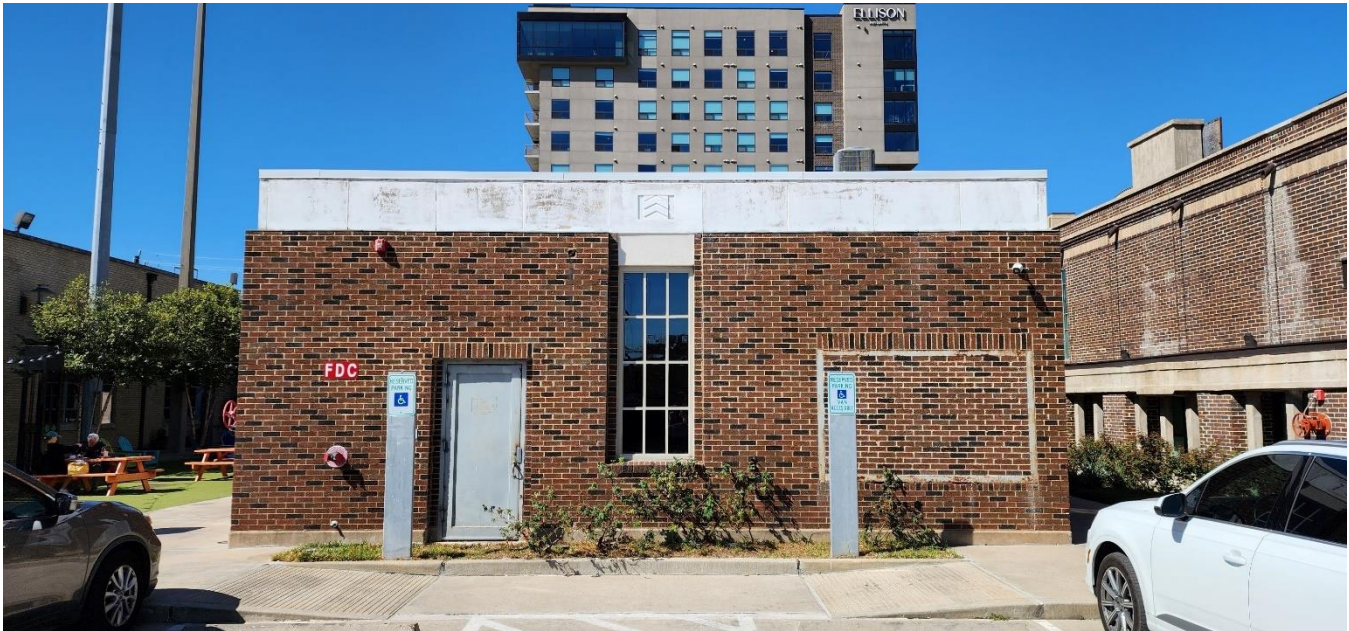
- S D NA S - satisfies D - does not satisfy NA - not applicable
(1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize 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 and must be compatible with the size, scale, material and character of the property and the area in which it is located;
(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.



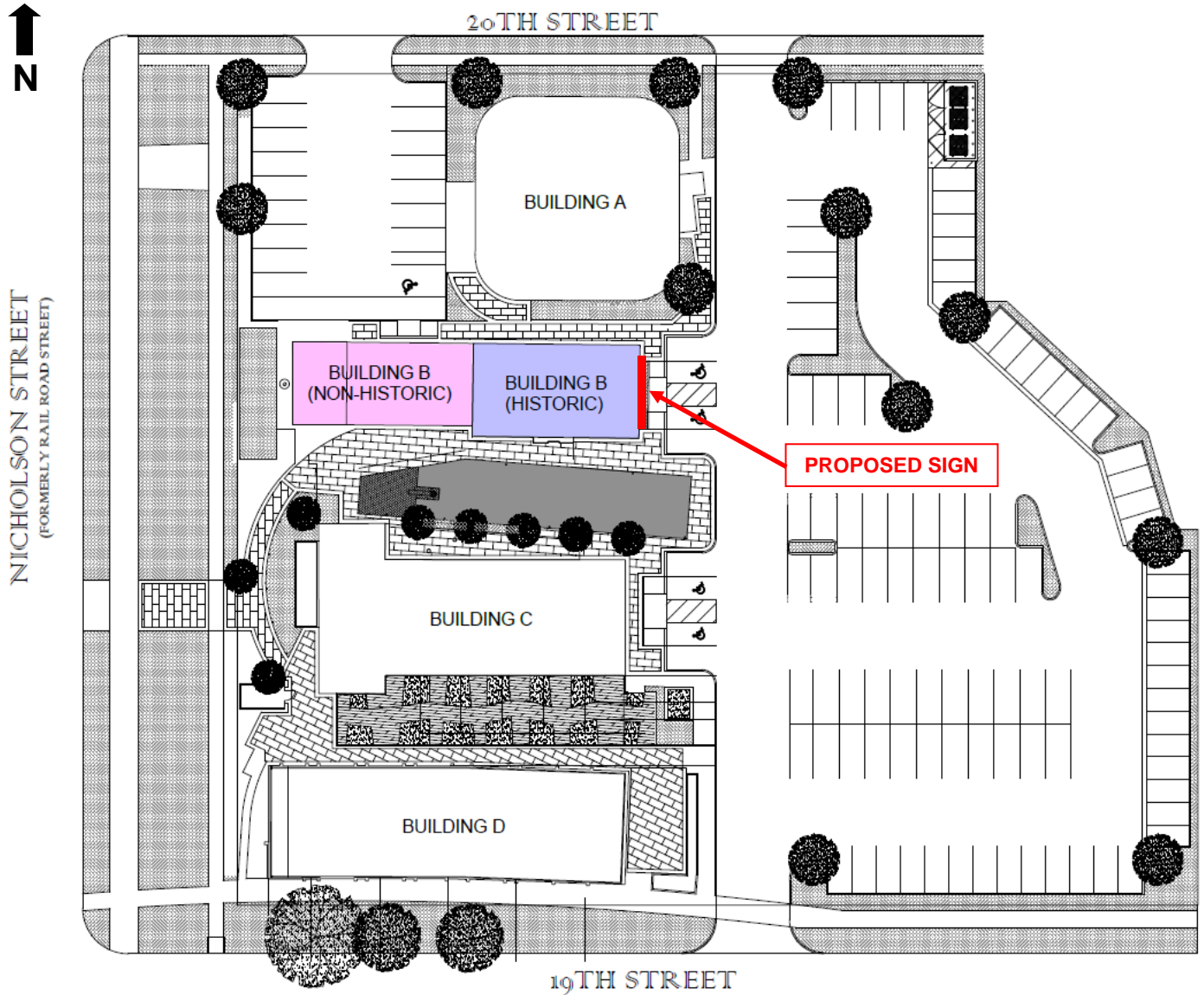
PROPERTY LOCATION



CURRENT PHOTO



SITE PLAN



PROPOSED SIGNAGE

