

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 29, 2025

**Applicant:** Israel Valles, agent for Robert Drummond, owner

**Property:** 721 Columbia Street, Lot 7, Block 257, Houston Heights Neighborhood Subdivision. The property includes a historic 2,589 square foot, one-story, wood single family residence situated on a 6,600 square foot (132' x 50') interior lot.

**Significance:** Contributing Craftsman Bungalow style residence, constructed circa 1920, located in the Houston Heights South Historic District.

**Proposal:** Alteration – Siding

Background:

- The applicant received an approved COR from the HAHC May 9, 2024 (HP2024\_0039) for a rear addition, windows, and porch alterations. The applicants team exceeded the scope of work by removing and discarding the original wood siding on the entire house.
- A Planning Department hard hold was placed on October 14, 2024, and a stop work order was issued on October 15, 2024 for exceeding scope of COA and removing historic material.

Project Scope **\*\*\*IMPORTANT NOTE\*\*\***:

- The applicant proposes to replace the siding that was discarded and bring back siding to match what was previously there. The replacement siding is to be wood, 117 beveled siding and match dimensions of the previously existing (see PG.11).
- The new siding should be back primed prior to installation. The new wall system should have a vapor barrier. The new siding should be installed on top of vertical furring strips of at least 1/8" that allow for an air gap behind the new siding.

**Recommendation:** Denial of COA and issuance of COR with conditions: Replace removed siding per original material specs with 117 wood siding that is back primed prior to installation. Siding should be installed on top of vertical furring strips of at least 1/8" to allow for an air gap to exist behind new siding. -

**HAHC Action:** -

Draft subject to change

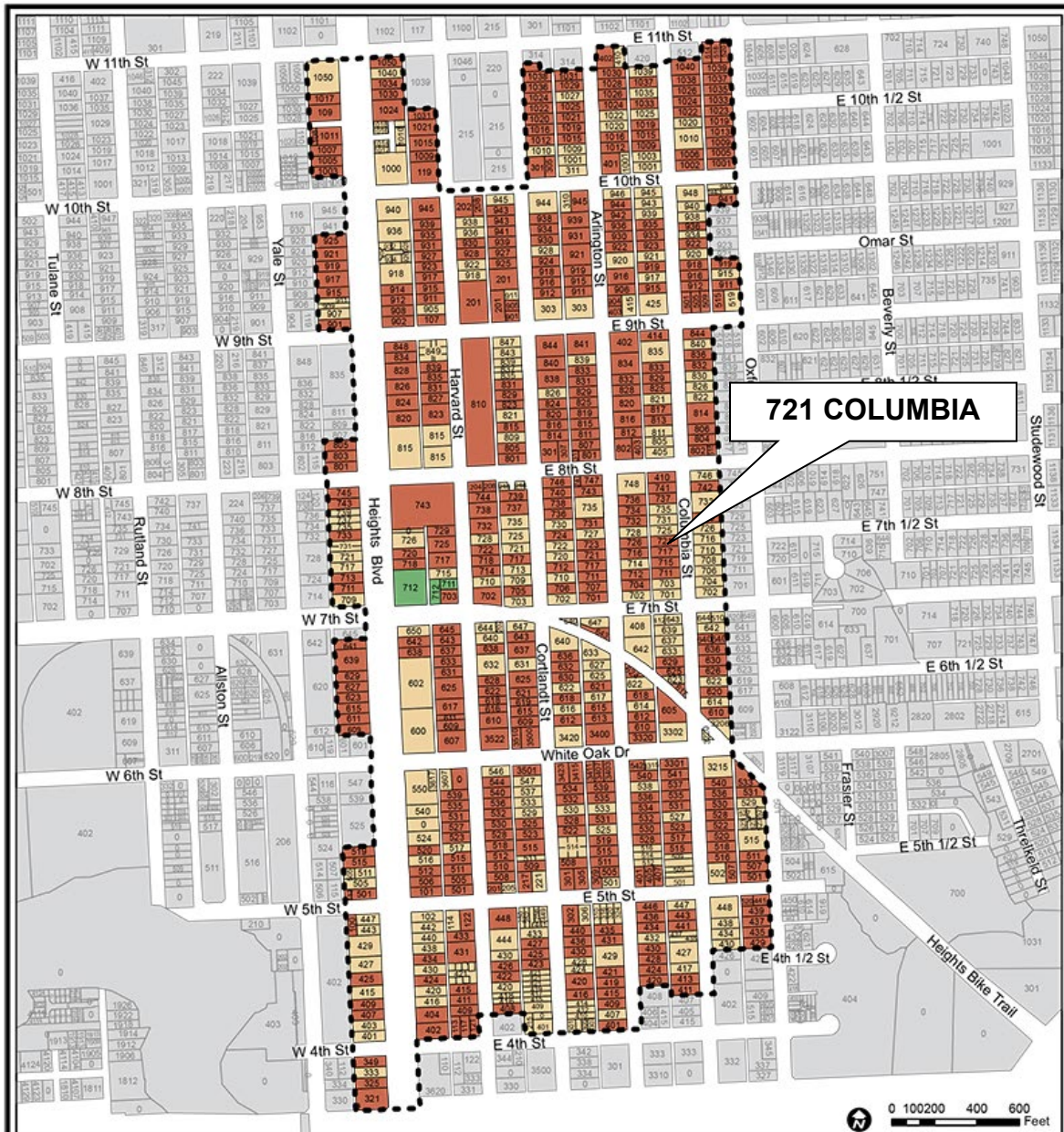
## APPROVAL CRITERIA

### 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                                  |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
|                                     |                          |                                     | <b>S - satisfies    D - does not satisfy    NA - not applicable</b>   |
| <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 checked="" 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; <b>new siding will match previous historic siding.</b>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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; <b>new siding will match previous historic siding that was removed without authorization.</b> |
| <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 type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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; <b>original siding has already been removed and new siding will match previous.</b>                       |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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.  |

PROPERTY LOCATION IN HISTORIC DISTRICT



Houston Heights South Historic District

Historic District Boundary



Building Classification

Contributing

Non-Contributing

Park

Established: June 29, 2011  
Source: GIS Services Division  
Date: 4/24/2013  
Reference: pj17025\_Heights\_South

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.



PLANNING & DEVELOPMENT DEPARTMENT



**INVENTORY PHOTO**  
**EAST (FRONT) ELEVATION**



**PHOTO PRIOR TO SIDING REMOVAL**  
**EAST (FRONT) ELEVATION**





**CURRENT PHOTOS SINCE SIDING HAS BEEN REMOVED**

**02/06/2025 HOP STAFF SITE VISIT**

**EAST (FRONT) ELEVATION**



**SOUTHEAST (FRONT/LEFT) CORNER**



EAST (FRONT) ELEVATION



FRONT PORCH





SOUTH (LEFT) ELEVATION



SOUTH (LEFT) ELEVATION





WEST (REAR) ELEVATION



SOUTHWEST (LEFT/REAR) CORNER





REAR ADDITION FOUNDATION



SOUTHEAST (FRONT/RIGHT) CORNER





INTERIOR



INTERIOR





**ORIGINAL SIDING DIMENSIONS PRIOR TO REMOVAL**

REPLACEMENT SIDING SHOULD BE AN EXACT MATCH TO THE ORIGINAL

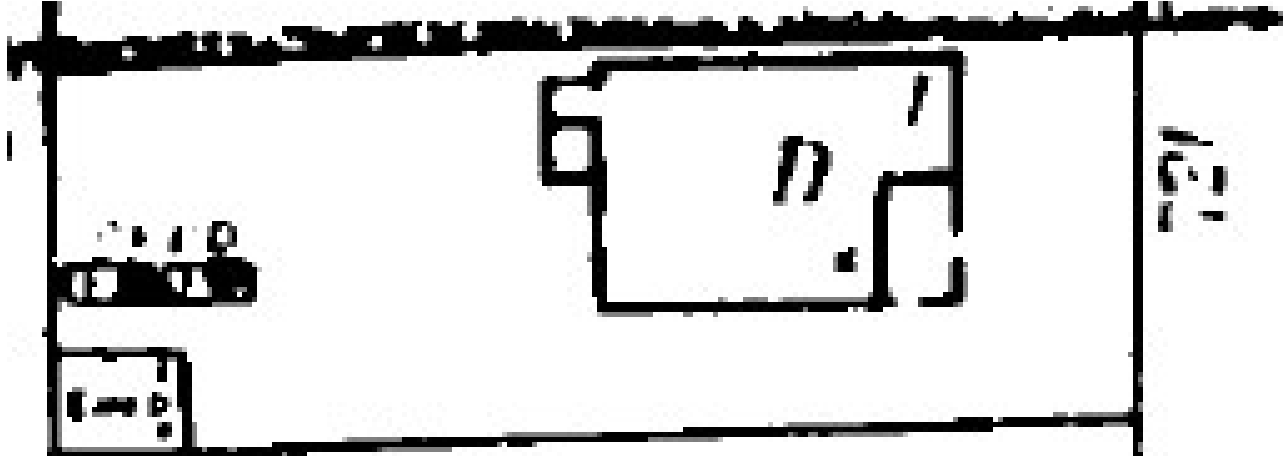


**MATERIAL REPLACEMENT SPECS**

Specifications					
<b>Grade</b>	D & Better	<b>Actual Length</b>	12	<b>Actual Width</b>	5-1/2
<b>Actual Thickness</b>	3/4	<b>Nominal Length</b>	12	<b>Nominal Width</b>	6
<b>Nominal Thickness</b>	1	<b>Appearance</b>	Pattern #117 Lap Siding	<b>Seasoning</b>	Kiln Dried
<b>Species</b>	Southern Pine				

HISTORIC DOCUMENTATION

SANBORN 1924-1950\_SHEET 722



BLA - DATE UNKNOWN

Map No. _____ Addition <u>Houston Hg</u>		No. Sq. Ft. <u>11.24</u>		Price Per Sq. Ft. <u>2<sup>00</sup></u>		Total Value <u>\$ 2270</u>	
Block <u>257</u> Lot <u>7</u>				Percent Good <u>65</u>		<u>1470</u>	
OWNER <u>Willie, Jos. F.</u>				Other Bldgs. <u>1</u>		<u>50</u>	
ADDRESS <u>721 Columbia</u>		TYPE OF PROPERTY <u>res</u>		OCCUPIED VACANT		Total All Bldgs. <u>1520</u>	
BASEMENT, Whole Part _____		FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____		LAND VALUE			
FOUNDATION, Concrete, Stone, Brick, Piers, Posts. _____		INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____		Front x Depth		Unit Value Factor Front Ft. Value - - \$	
WALLS, Brick _____ Stone Hollow Tile, Stucco, Metal, Concrete Blocks, Box Weatherboard _____		HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____		<u>50 x 132 @ 9</u>		<u>510</u>	
ROOF CONS., Concrete, Steel, Wood Truss _____		LIGHTING, Electricity _____		TOTAL			
ROOF, Hip, Gable, Mansard, Flat _____		PLUMBING, Sewer, Water, Baths _____		<u>190 - 530</u>			
ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos. _____		ELEVATORS _____					
EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite. _____		CONDITION, Good, Fair, Bad, Obsolete _____					
PERMIT DATE _____ NO. _____ AMT. _____							



1969 BLA

CITY OF HOUSTON HARRIS COUNTY BUILDING ASSESSMENT

SP No. *8A* Sect. No. *50-4-0-6*  
 REVALUED Date *2-1-68*

OWNER *Ennis Ray M.*  
 ADDRESS *721 Columbia*  
 SECTION *Houston Hts.* Section  
 BLK No. *7* Block No. *257*

NO. STORIES	FOUNDATION	ROOF TYPE	GARAGE
Single Family	Concrete Slab	Gable	Walls
Duplex	Beam & Piers	Hipped	Roof
Garage Apt.	Concr. Blk.	Flat	Floor
Basement			Ceiling
Rooming			Doors
Deck V.	Hardwood	Comp. Shap.	Roof
Stairs V.	Terrazzo	Tar & Gravel	CASPORT
Asbestos	Vinyl		Floor
Shakes	W/View Cells	INTERIOR FINSH	
Stucco			
Heat. Wires	A/C/C/H. Duct	Wid Panels	
No. Bath.	Plaster		
No. Places			

LAND VALUE IMPROVEMENTS 2000 1480

CLASS *1* V. Bldg. *1* Dev. *1*  
 Base Unit \$ *390*

EXISTING APPRAISALS ON BLOCK BOOK  
 Land - 1960 \$ *820-1090*  
 Improvements \$ *1160-1540*

Revalued to name of *Ennis Ray M.* 1969

COUNTY ACCOUNT NO. *0796010500 20 253 7*

NEW OWNER 1969 TOTAL VALUE *390*  
*Ennis Ray M.*

EXISTING APPRAISALS, if any -  
 100% INCREASE 1960 VALUE *390*  
 NEW APPRAISALS

NO. 1127	390	4900
O.P. 195	110	140
GAR - 360	100	360
		4920
Left 60% by		2950
		1970

Appraiser's name & date *Ap. W. ... 2-1-68* TOTAL VALUE \$ *1820*  
 For 75 *69* 105% *190* City  
 2 2 2 181 2 13

*Co 30% 390.*

1976 BLA

CITY OF HOUSTON HARRIS COUNTY BUILDING ASSESSMENT

OWNER *ENNIS RAY M*  
 ADDRESS *LOT 7 BLK 257 HOUSTON HTS*  
 DES-GRP *Ennis Ray M.*

LAND VALUE IMPROVEMENTS 2000 1480

CLASS *1* V. Bldg. *1* Dev. *1*  
 Base Unit \$ *390*

EXISTING APPRAISALS ON BLOCK BOOK  
 Land - 1960 \$ *820-1090*  
 Improvements \$ *1160-1540*

Revalued to name of *Ennis Ray M.* 1976

COUNTY ACCOUNT NO. *0796010500 20 253 017*

NEW OWNER 1976 TOTAL VALUE *3410*  
*Ennis Ray M.*

EXISTING APPRAISALS, if any -  
 100% INCREASE 1960 VALUE *390*  
 NEW APPRAISALS

NO. 1127	390	4900
O.P. 195	110	140
GAR - 360	100	360
		4920
Left 60% by		2950
		1970

Appraiser's name & date *Ap. W. ... 12/10/76* TOTAL VALUE \$ *4200*  
 For 75 *69* 105% *190* City  
 2 2 2 181 2 13

*Co 30% 3410*



CONTEXT AREA – COLUMBIA STREET

