

CERTIFICATE OF APPROPRIATENESS

Applicant: Jessica Scott, agent for Michael A. Delgado, owner

Property: 1446 Rutland Street, Lot/Tracts 33, 34A, Block 154, Houston Heights Subdivision. The property includes a 3,462 square foot two-story brick commercial building situated on a 6,600 square foot interior lot.

Significance: Contributing Craftsman home, constructed circa 1920, located in the Houston Heights West Historic District.

Proposal: Alteration – Roof

The applicant is proposing to replace the existing composition shingles on both the main house and the garage apartment with a standing seam metal roof. There are no proposed changes to the pitch or structure.

Public Comment: No public comments received.

Civic Association: No civic association comment.

Recommendation: Approval

HAHC Action:

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

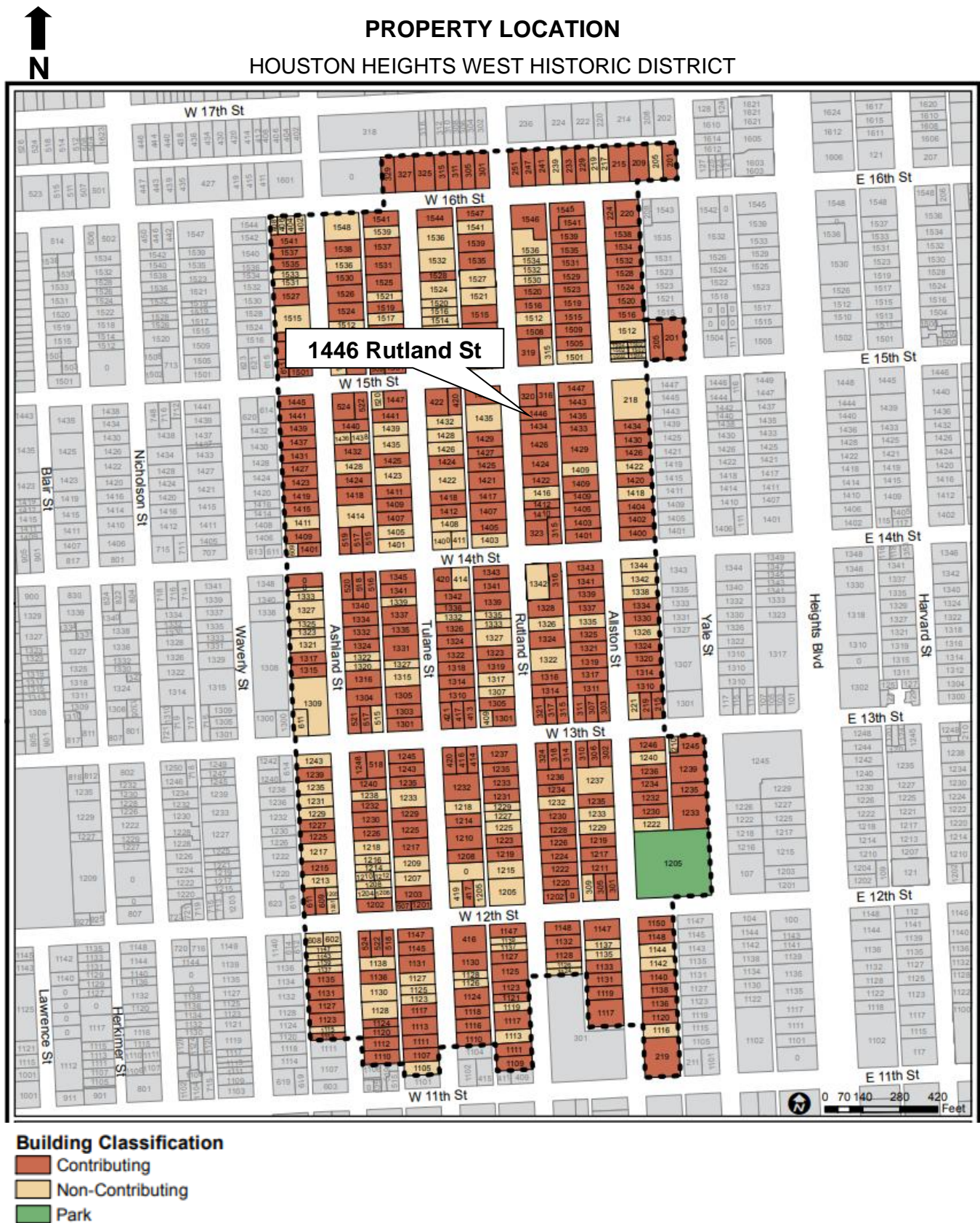
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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 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; |
| <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; |
| <input type="checkbox"/> <input type="checkbox"/> <input checked="" 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 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. |

HEIGHTS DESIGN GUIDELINES

- ☒ ☐ ☐ In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

Measurable Standards are not applicable to this submission



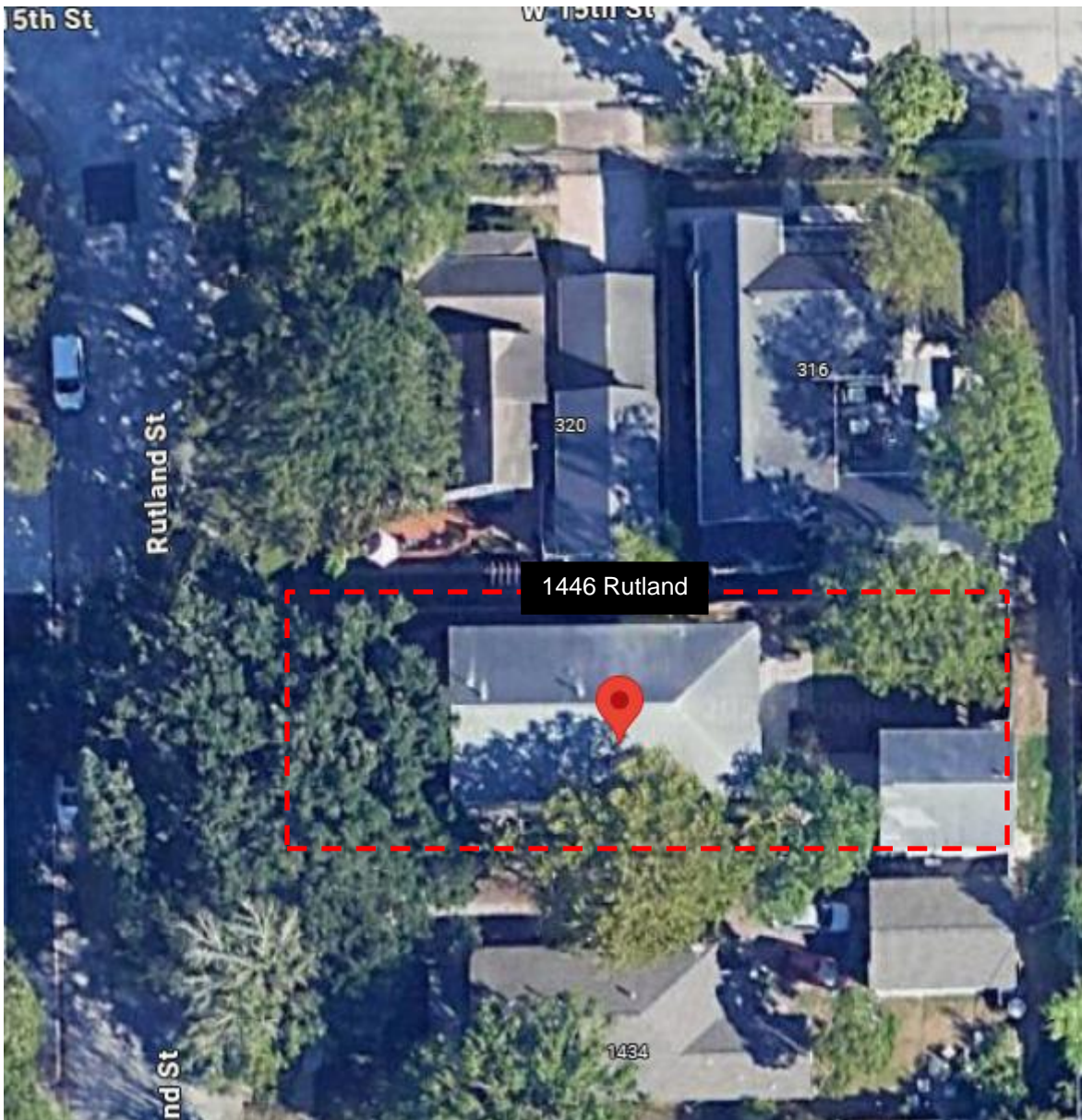
INVENTORY PHOTO



CURRENT PHOTO



AERIAL VIEW OF PROPERTY



CONTEXT AREA MAP



CONTEXT AREA

CONTRIBUTING EXAMPLE 1- 1426 RUTLAND



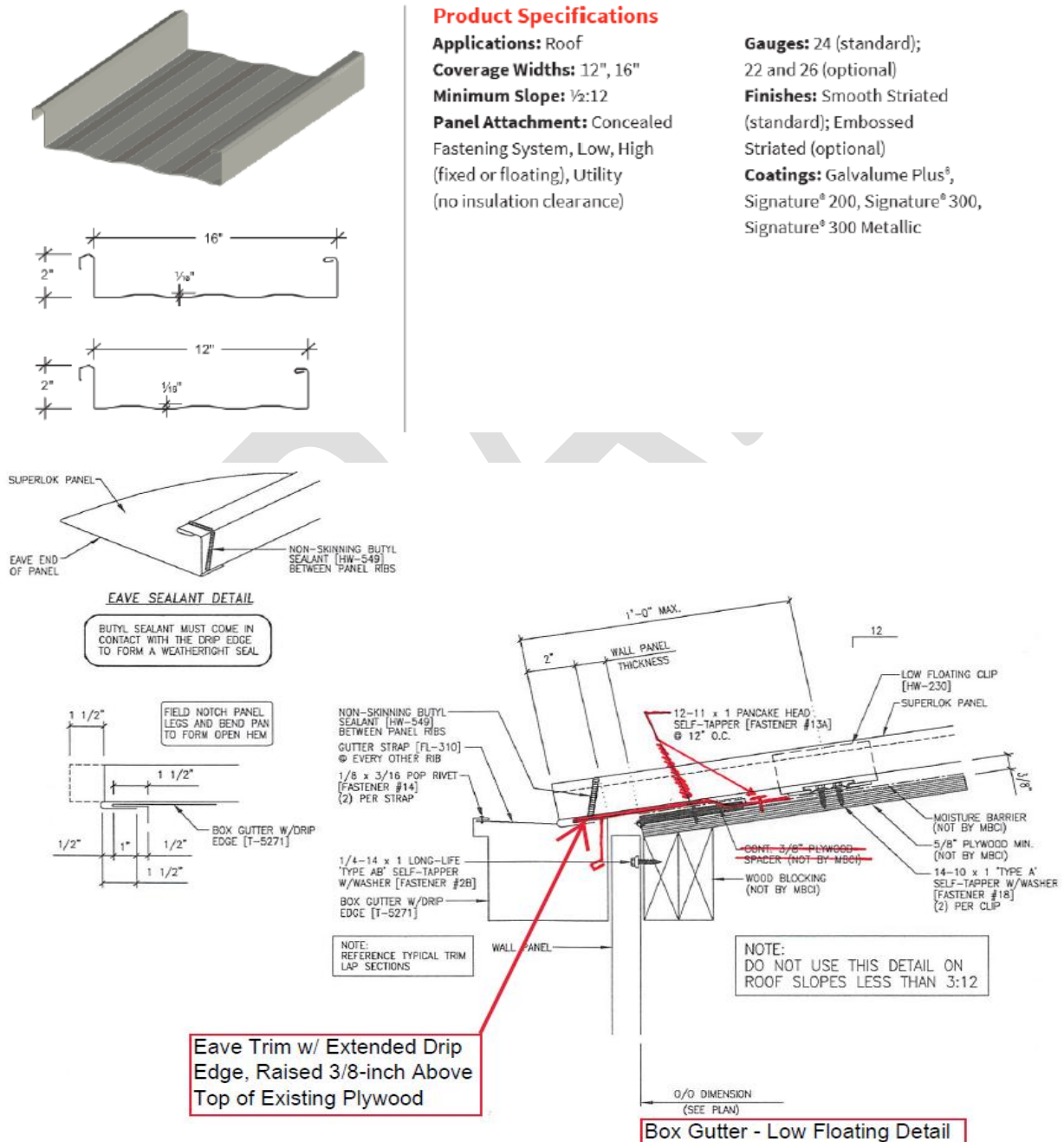
CONTRIBUTING EXAMPLE 2- 319 W 15th

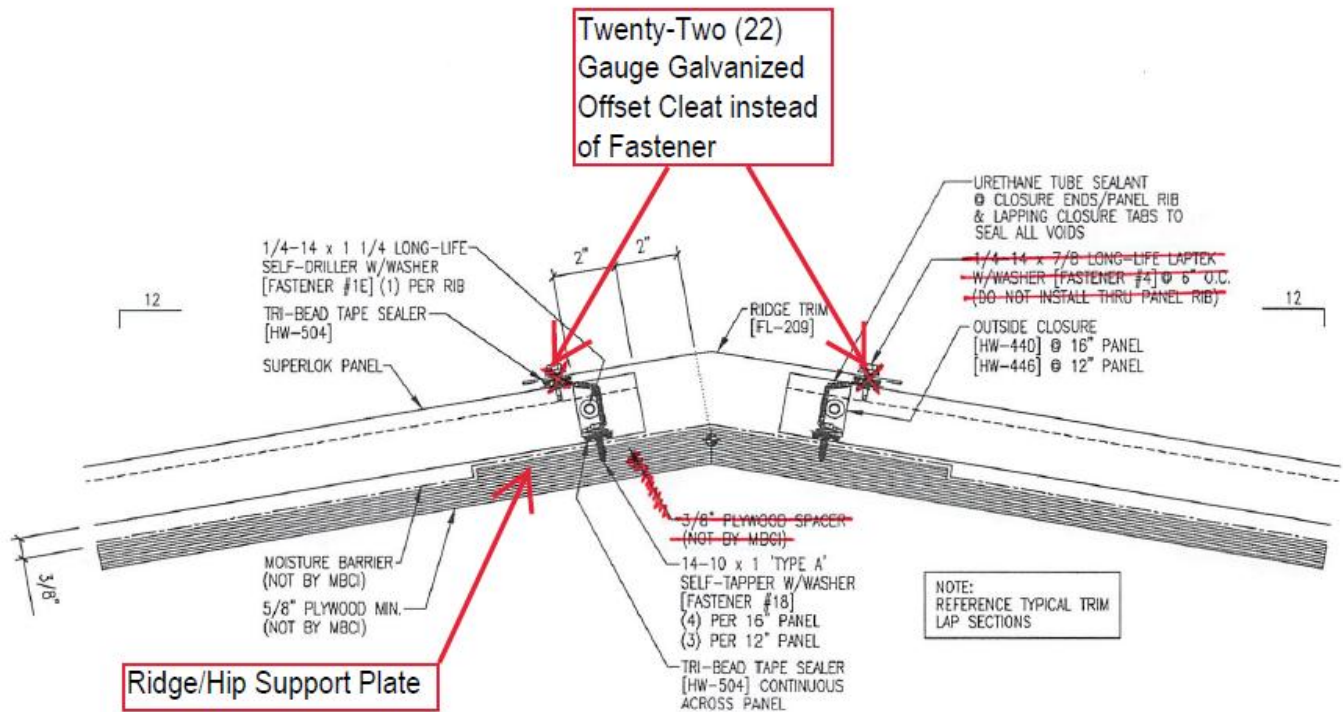


ROOF DETAILS

SuperLok® is a mechanically field-seamed, vertical leg standing seam roof system that combines a 2" tall slim rib with exceptional uplift resistance. It is available in both 12" and 16" widths. SuperLok® has been designed to withstand the most rigorous weather conditions. SuperLok® can be installed directly over purlins or bar joists. SuperLok® does not require a solid substructure for support. SuperLok® panels are standard with striations to minimize oil canning.

Low and high clips are available to allow for installation of various insulation thicknesses between the panels and purlins.





Ridge/Hip - Low Fixed Detail

ROOF EXAMPLE



CURRENT ROOF CONDITIONS



