

CERTIFICATE OF APPROPRIATENESS

Applicant: Nick Eronko, agent for, Dawn Diamond, owner

Property: Lot 25, Tract 26A, Block 204, Houston Heights Subdivision. The property includes an historic 1,413 sq. ft., one-story wood frame single-family residence and a detached garage situated on a 6,600 sq. ft. (50' x 132') interior lot.

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

Proposal: Alteration – Front Porch Repair and Reconstruction

- Porch decking with tongue and groove pine, 1" x 4" (3/4" x 3 1/8" actual)
Construction of (3) period appropriate columns, with single bead at base of column and top of column (minimal ornamentation).
- Tapered square wood columns will sit on capped brick pillar bases.
- Brick steps will be framed by brick knee-wall/ risers.

Public Comment: No public comment received.

Civic Association: No comment received.

ALL CEMENTITIOUS BOARD MUST BE SMOOTH

FRONT PORCH DECKING in a Historic District must be: 1 in. x 4 in. Tongue and Groove (T&G), laid front to back. Actual lumber dimensions of 3/4 in. x 3 1/8 in.

Recommendation: Approval

HAHC Action: -

Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap (if originally present) must be retained except where removal or replacement has been explicitly approved per this Certificate. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and removal can cause torquing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

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**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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; <i>Proposed porch and steps are compatible with the existing home and context area.</i>		
<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; <i>Proposed porch and steps are compatible with the context area, while not copying porches of contributing buildings.</i>		
<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 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; <i>Proposed porch and steps are typical with the context area homes, while not copying porches of contributing buildings.</i>		
<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.
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PROPERTY LOCATION

HOUSTON HEIGHTS WEST HISTORIC DISTRICT



INVENTORY PHOTO



CURRENT PHOTO

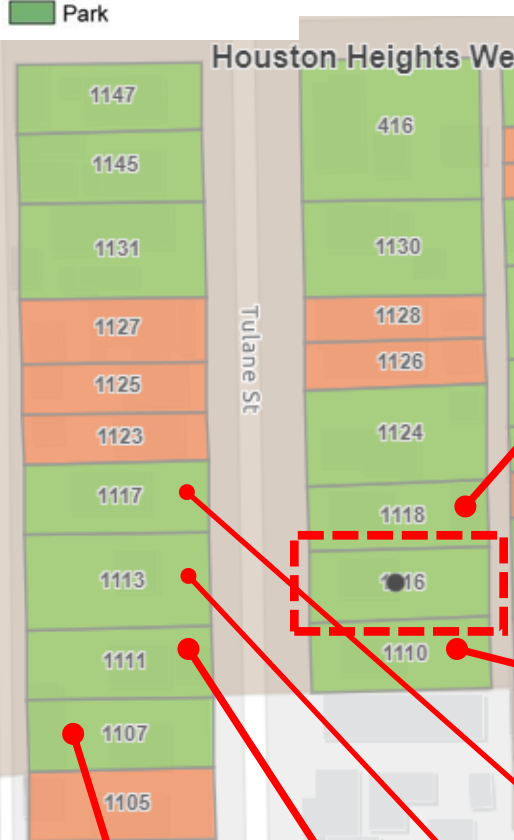


Existing West Elevation

Building Classification

- Contributing
- Non-Contributing
- Park

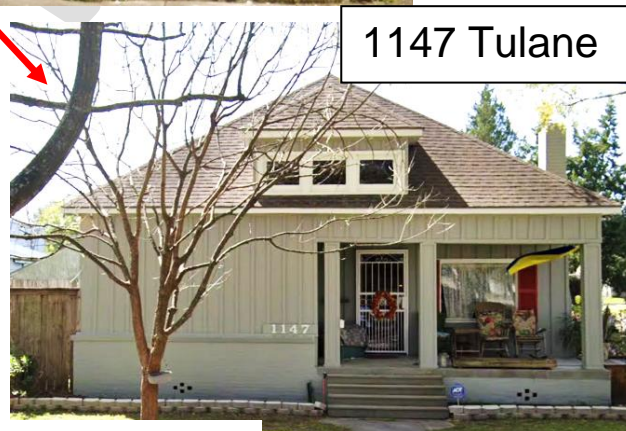
CONTEXT AREA



Building Classification

- Contributing
- Non-Contributing
- Park

CONTEXT AREA



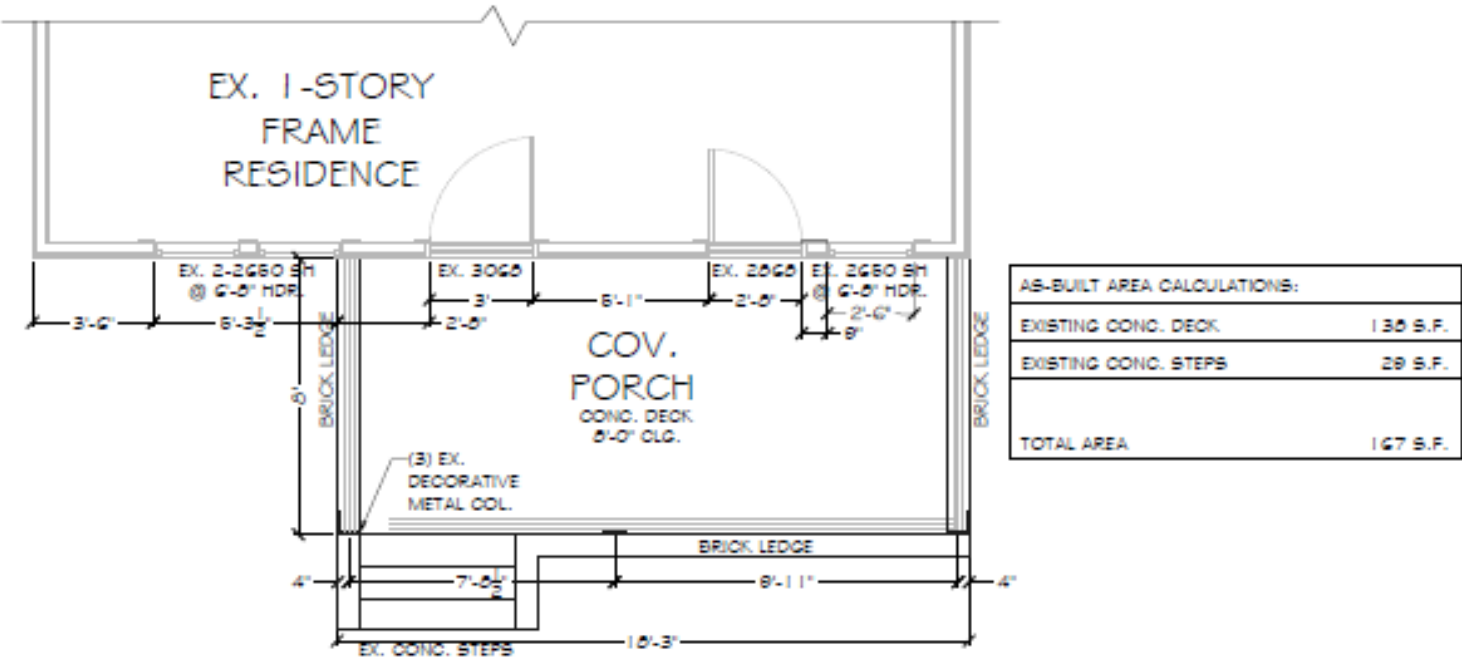
Existing North Elevation



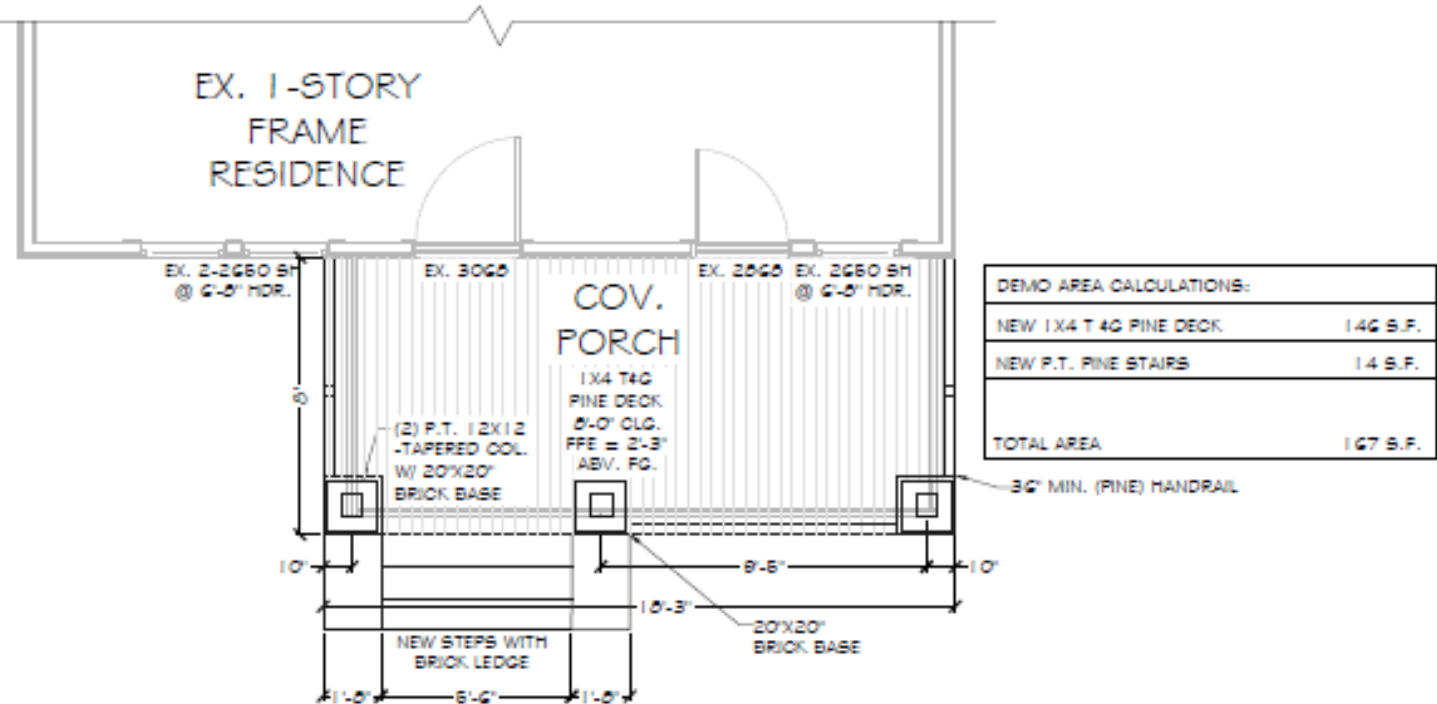
Existing South Elevation



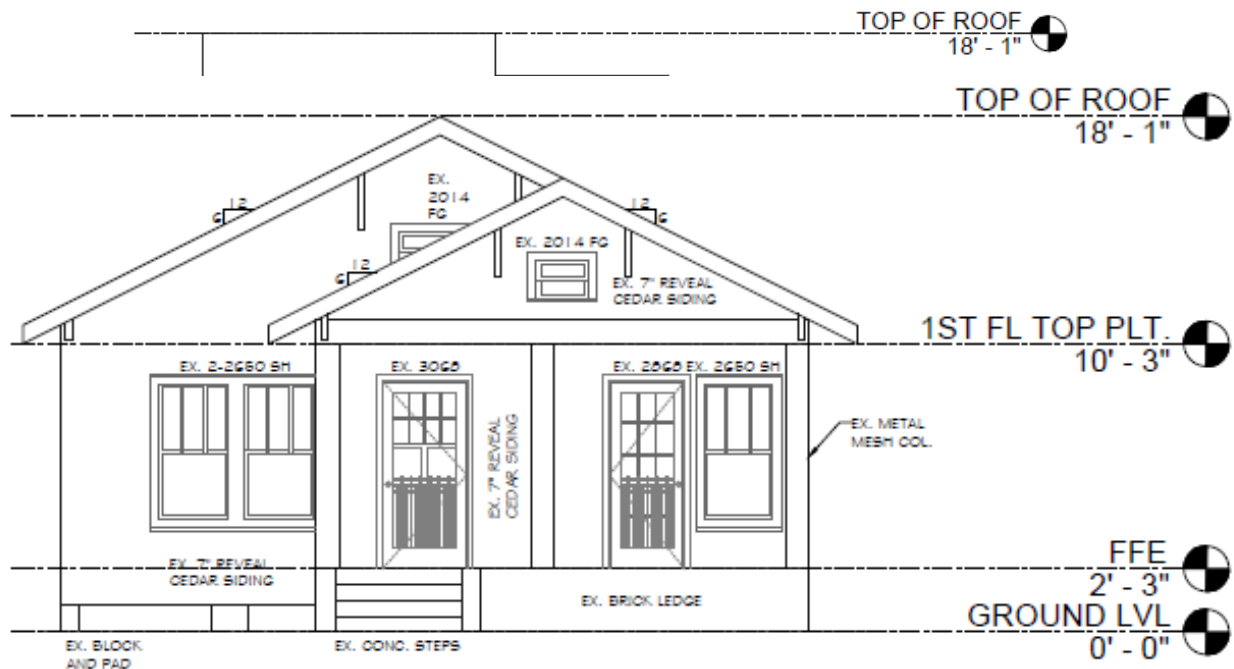
SITE PLAN



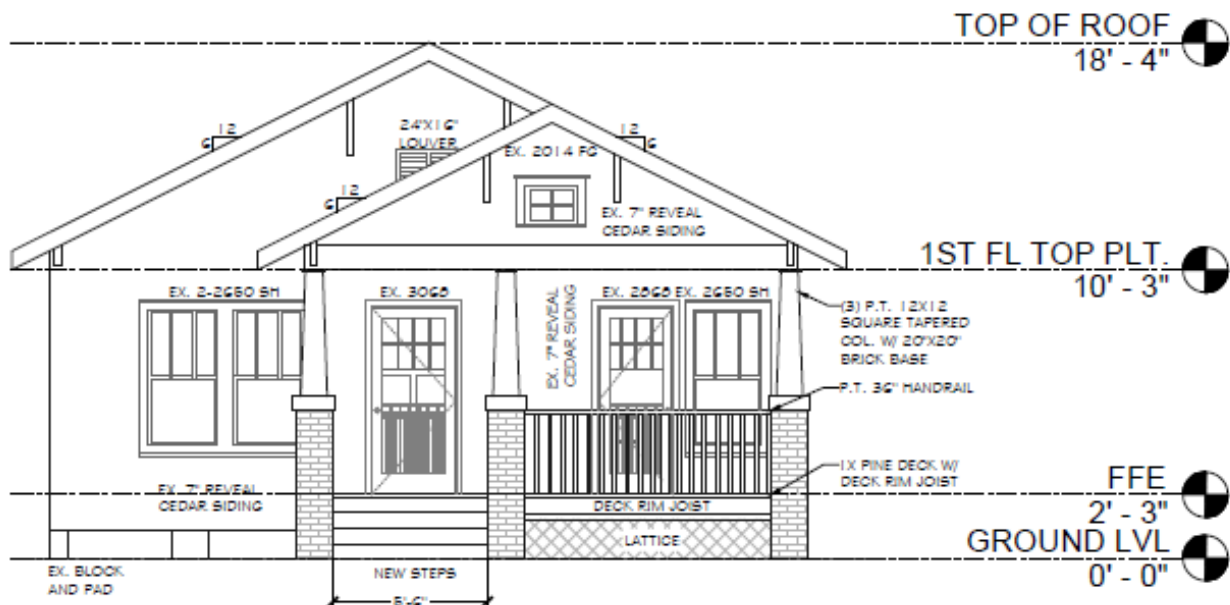
EXISTING FLOOR PLAN



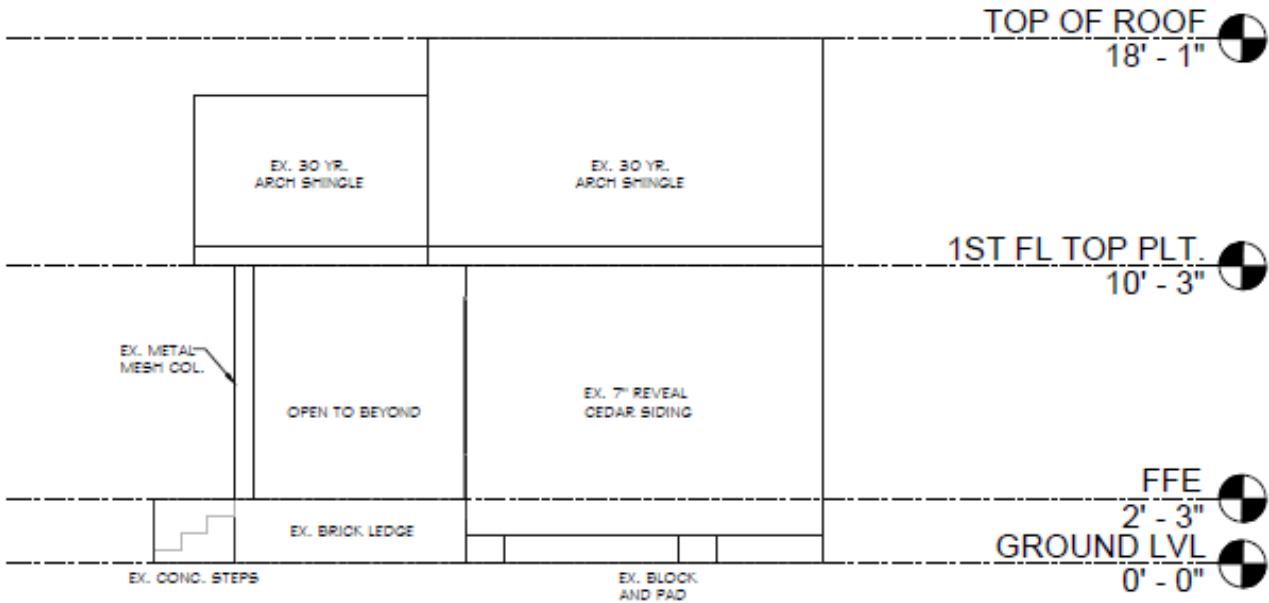
PROPOSED FLOOR PLAN



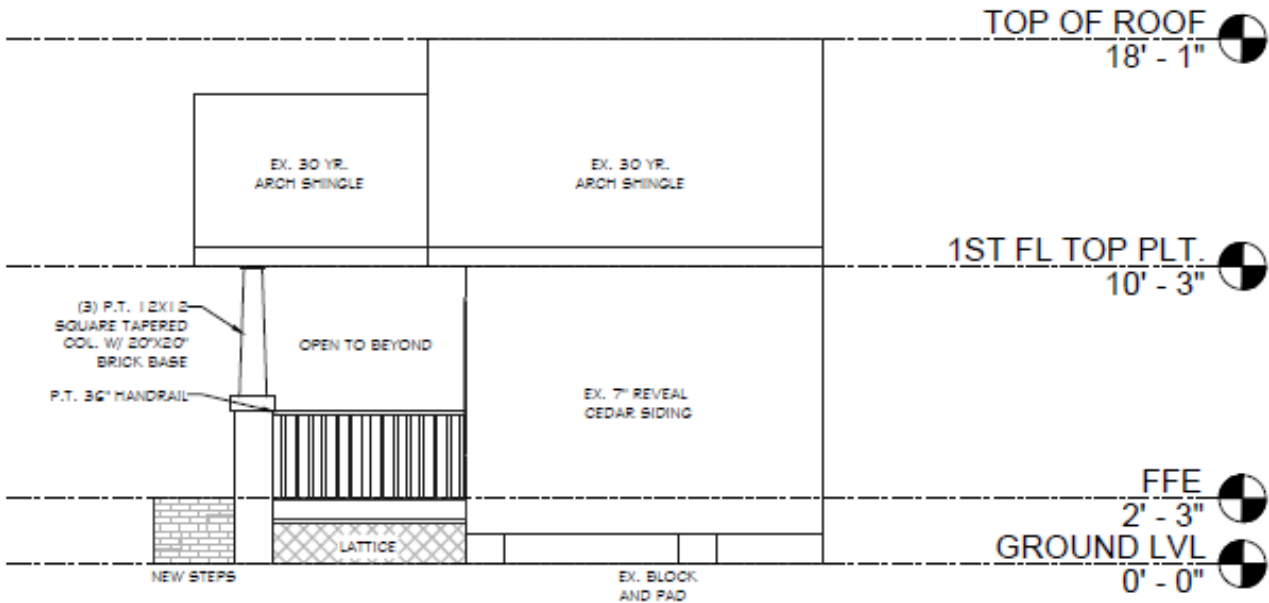
EXISTING WEST ELEVATION



PROPOSED WEST ELEVATION



EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION