

CERTIFICATE OF APPROPRIATENESS

Application Date: March 25, 2016

Applicant: Leslie Leppard, Vintage Homes for Michael Bublewicz and Alyssa Parrish, owner

Property: 1637 Columbia Street, north 42 feet of lot 4, Block 142, Houston Heights East Subdivision. The property includes a historic 2,026 square foot, one-story wood frame single family residence and a detached apartment garage and is situated on a 5,544 square foot interior lot.

Significance: Contributing Craftsman Bungalow residence, constructed circa 1915, located in the Houston Heights Historic District East.

Proposal: Alteration – Addition

Construct an approximately 92 square foot addition to the rear of a previously constructed rear addition.

- The addition is clad in 117 siding to match the residence.

Recommendation: Approval

HAHC Action: -

DRAFT

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 missing 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. |



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park

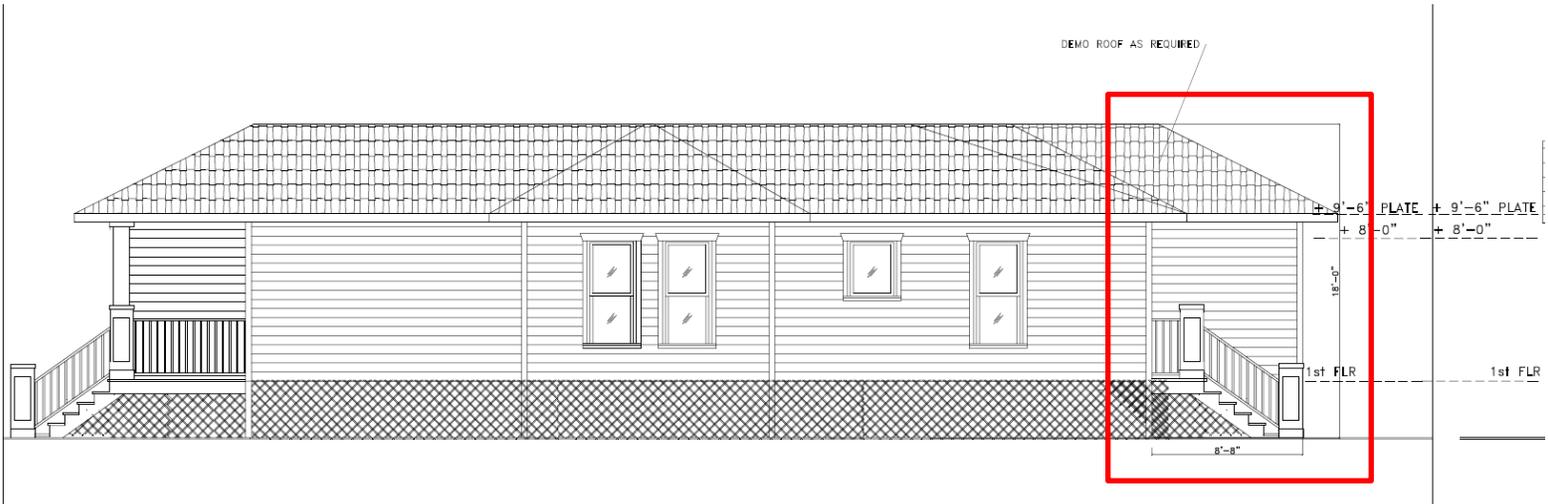


INVENTORY PHOTO



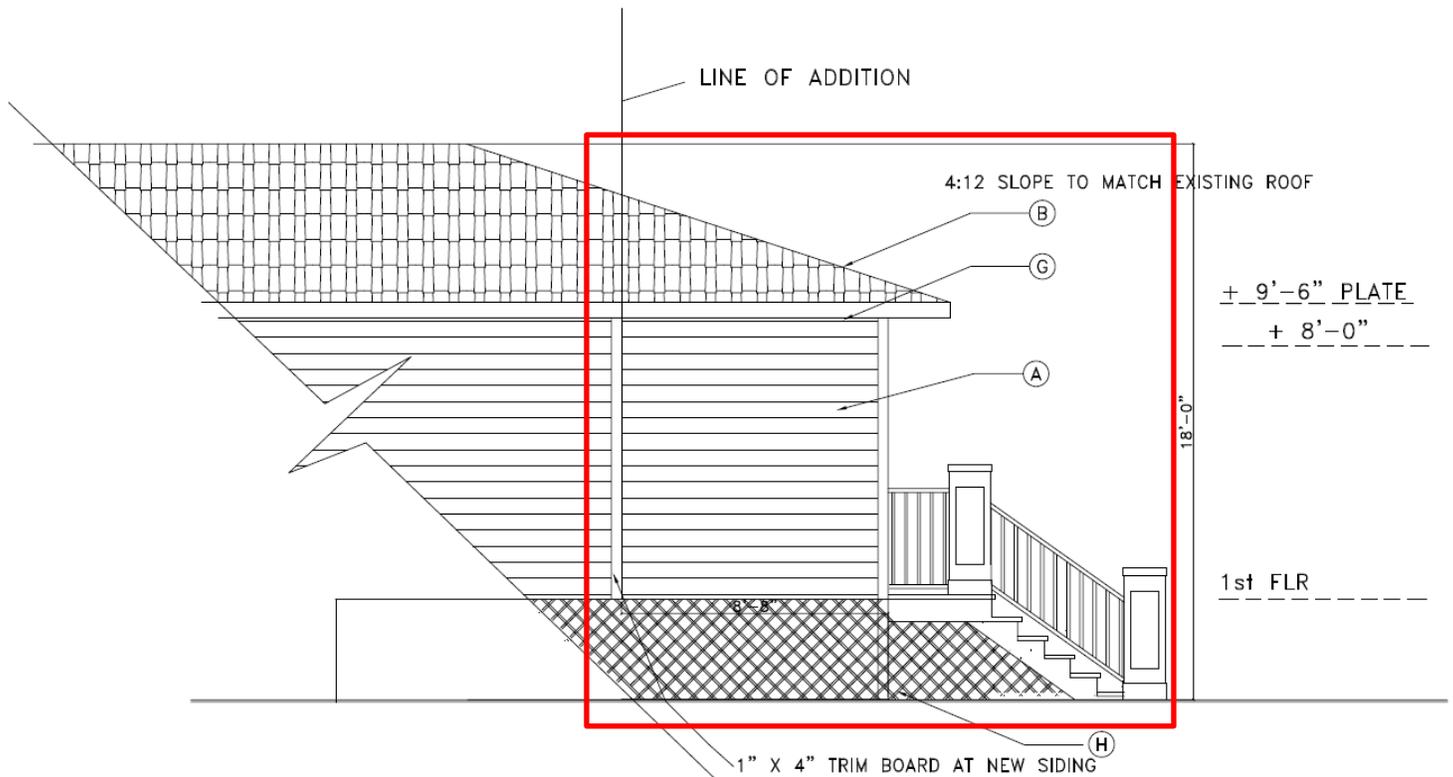
NORTH SIDE ELEVATION

EXISTING



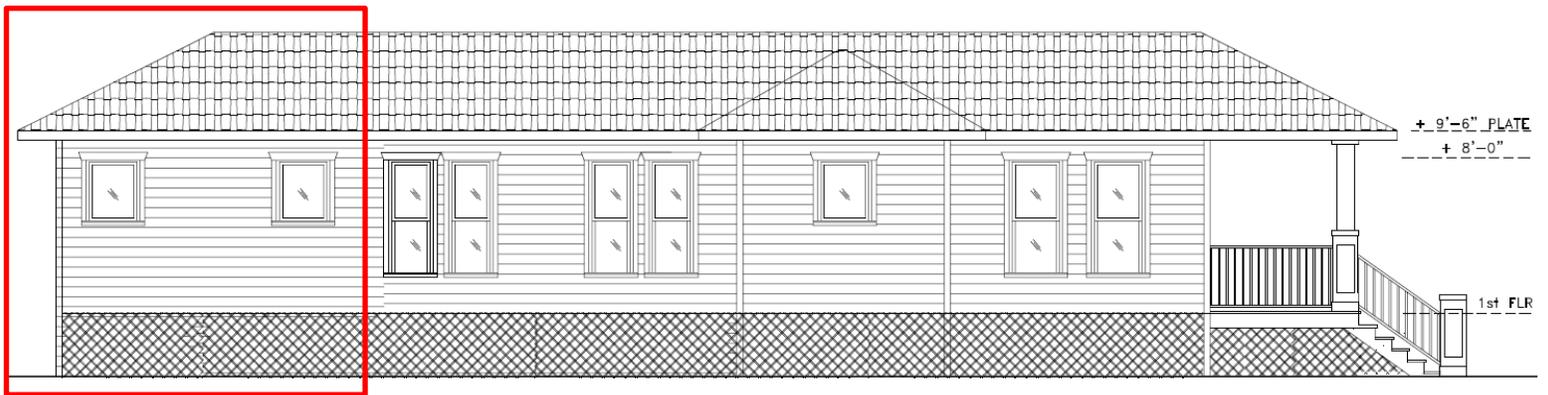
NORTH SIDE ELEVATION

PROPOSED



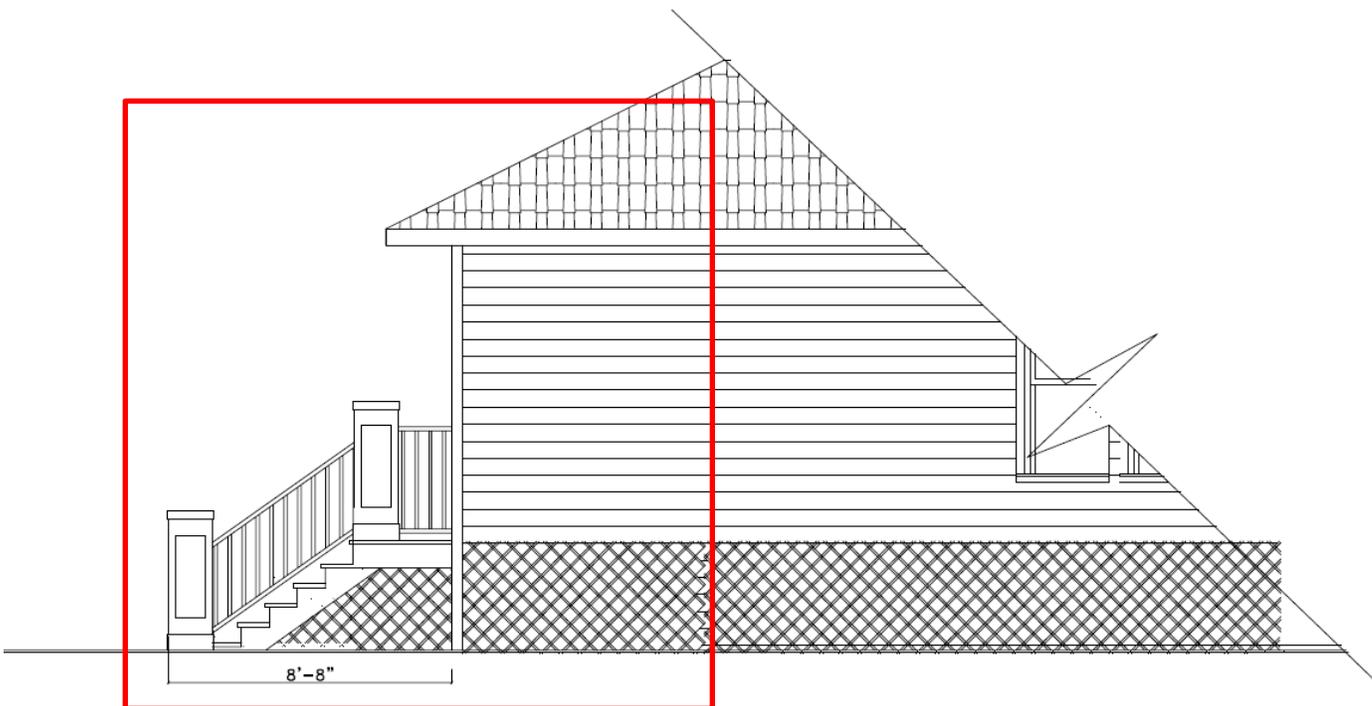
SOUTH SIDE ELEVATION

EXISTING



SOUTH SIDE ELEVATION

PROPOSED



3D RENDERING – FRONT FACING COLUMBIA STREET

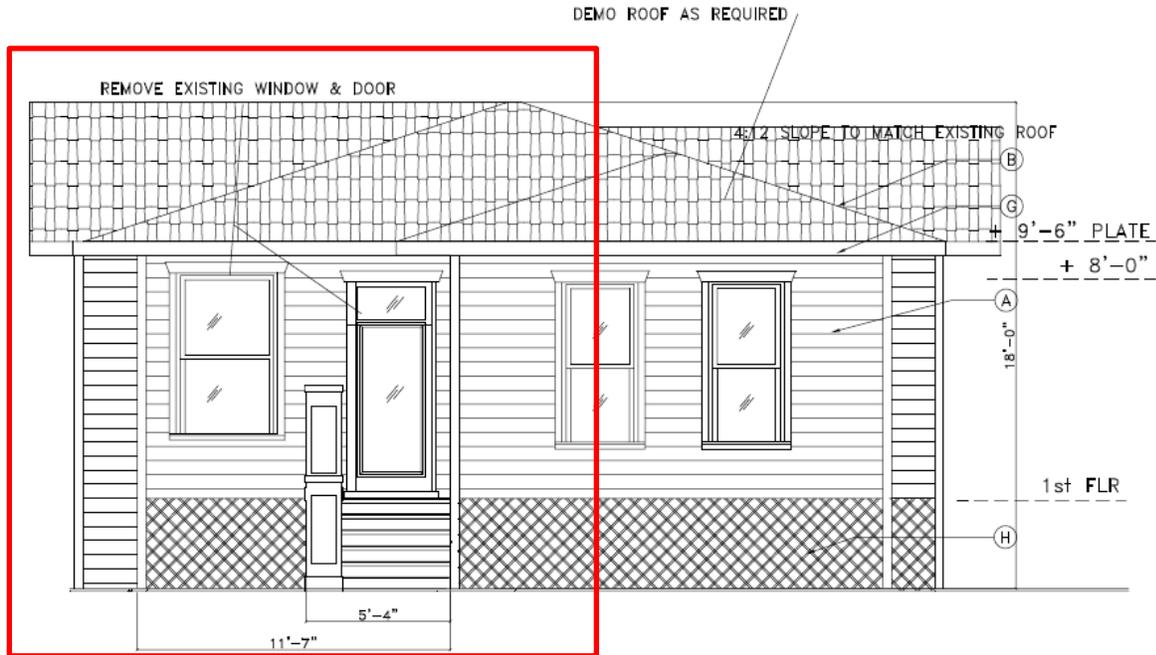
EXISTING/ NO CHANGES



DR

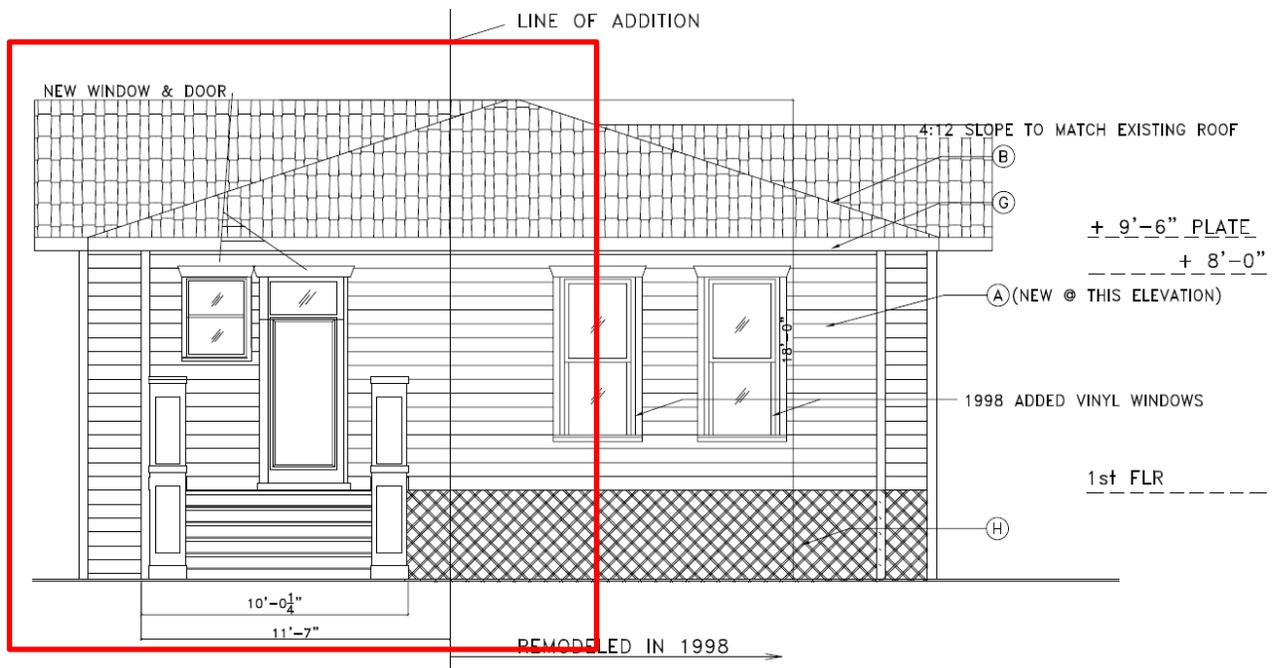
WEST (REAR) ELEVATION

EXISTING



WEST (REAR) ELEVATION

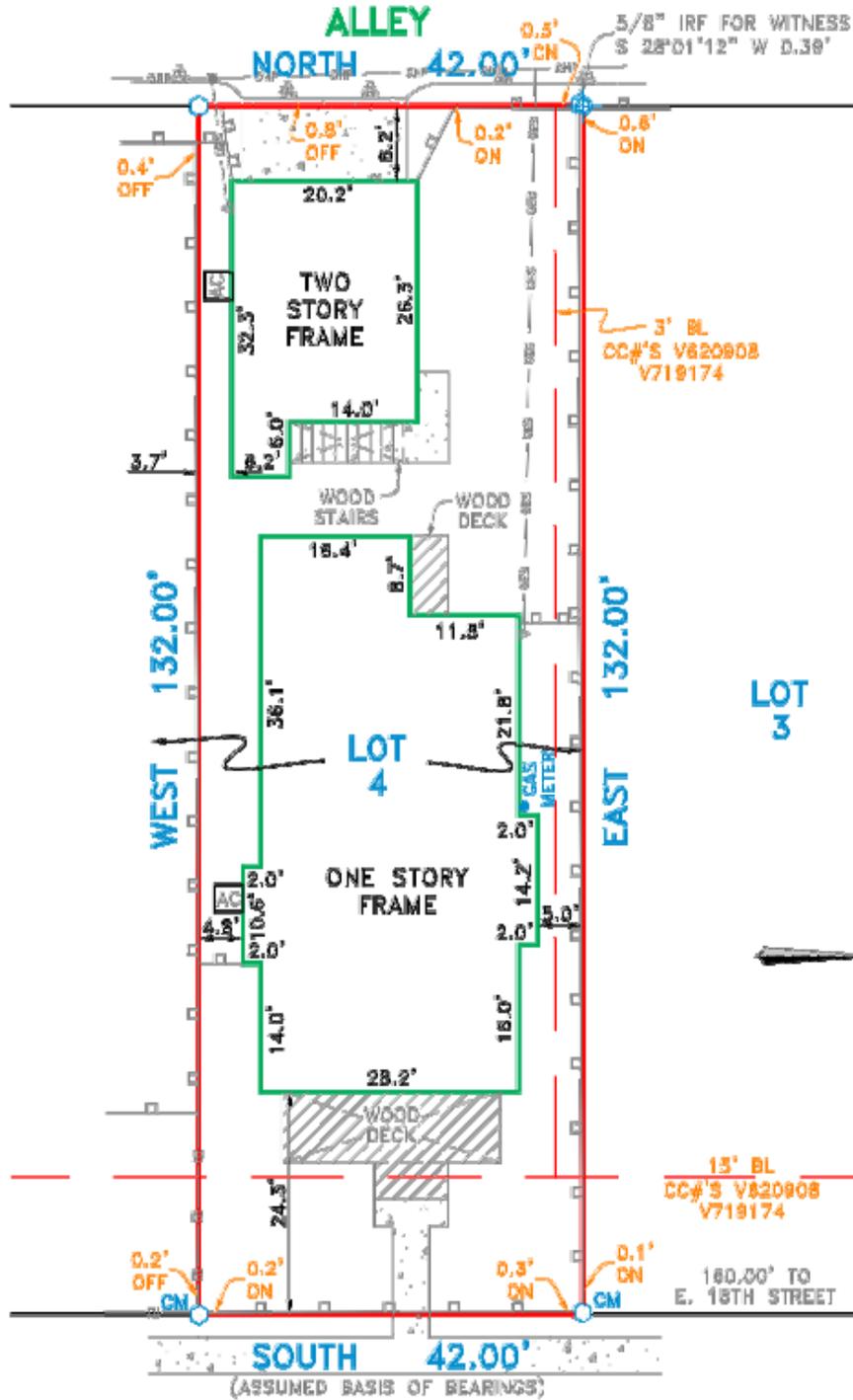
PROPOSED





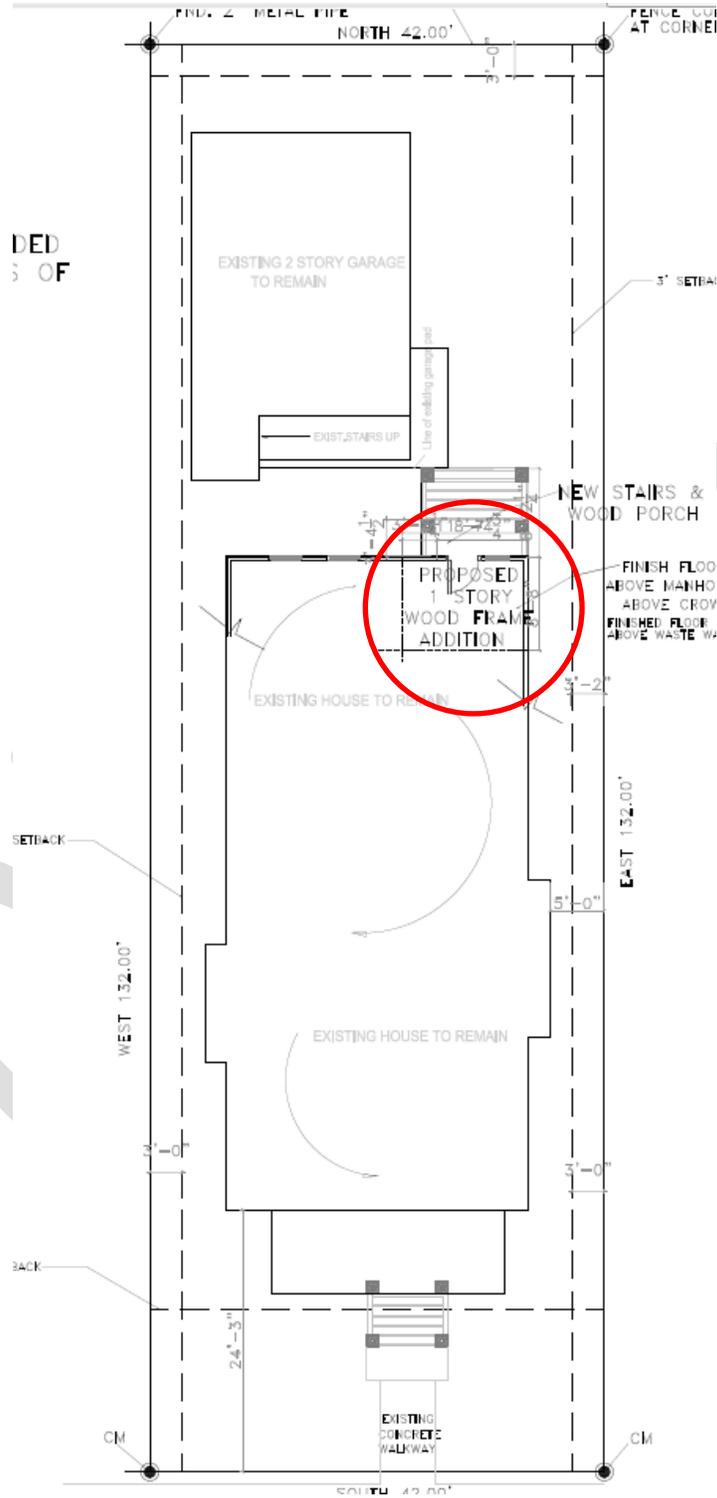
SITE PLAN

EXISTING





SITE PLAN
PROPOSED



WEST ELEVATION (REAR)



WEST ELEVATION (REAR)



EXSITING ROOF PHOTOGRAPH

