

CERTIFICATE OF APPROPRIATENESS

Application Date: January 18, 2024

Applicant: Harris County, owner / Amanda Coleman, agent

Property: RES A BLK 1
Riverside General
3204 Ennis St
Houston, TX 77004

Significance: A city of Houston Historic Landmark, built in circa 1926. A 23,729 SF

Proposal: Alteration / Addition – The applicant is proposing to:

-

See enclosed detailed project description and application materials for further details.

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:

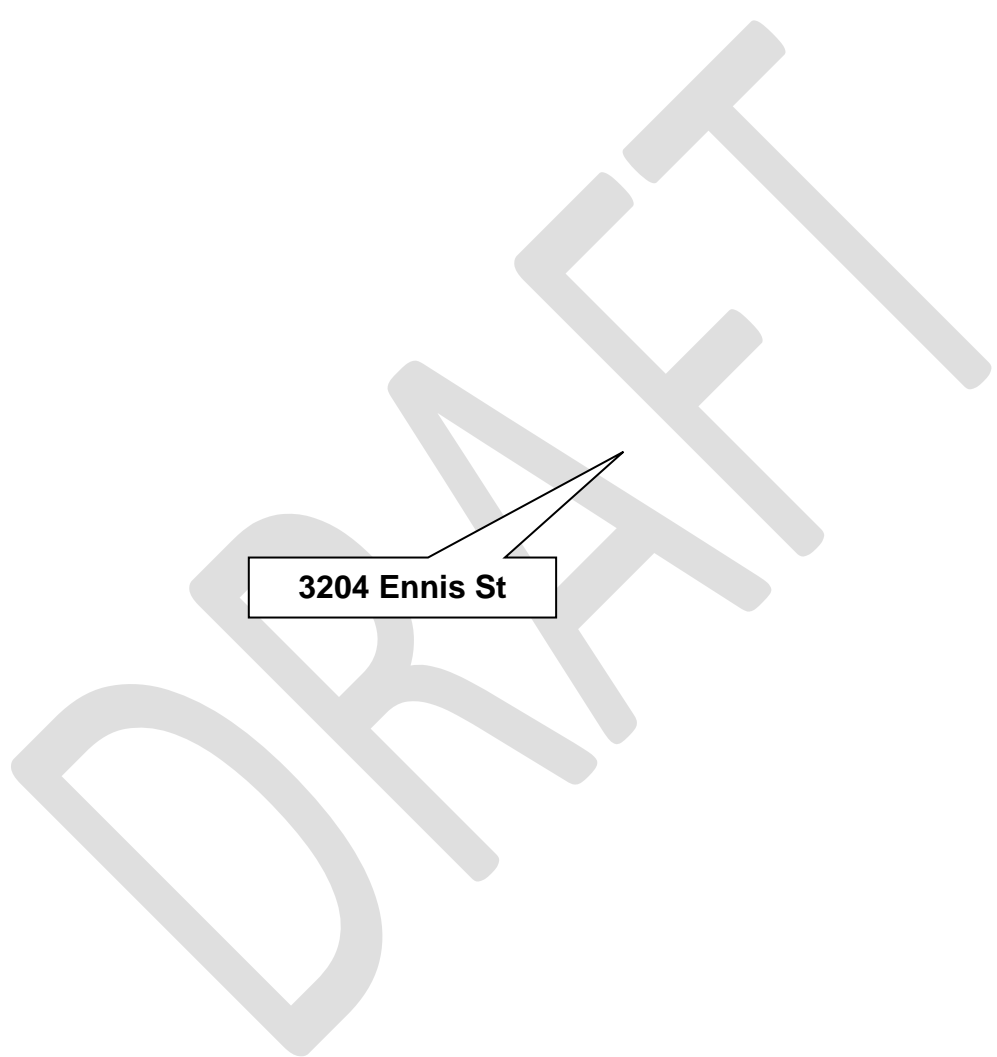
S D NA S - satisfies D - does not satisfy NA - not applicable

- (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;
(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

RIVERSIDE



3204 Ennis St

Building Classification

-  Contributing
-  Non-Contributing
-  Park

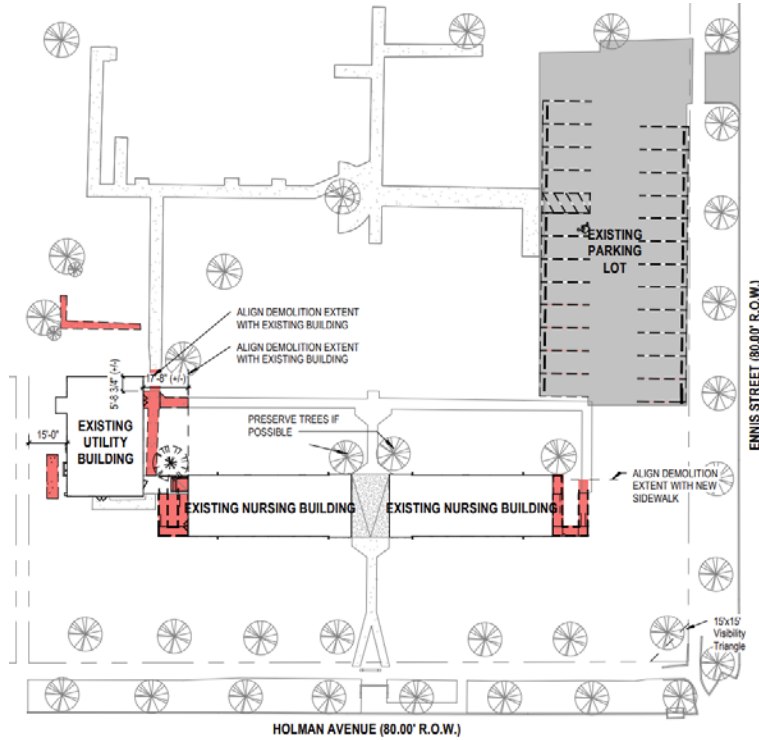
CURRENT PHOTO



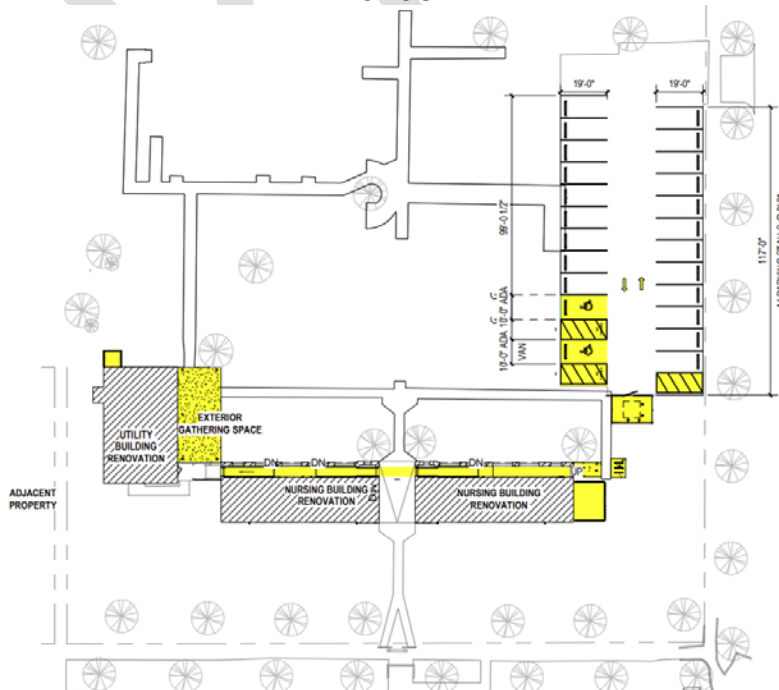
CURRENT PHOTO



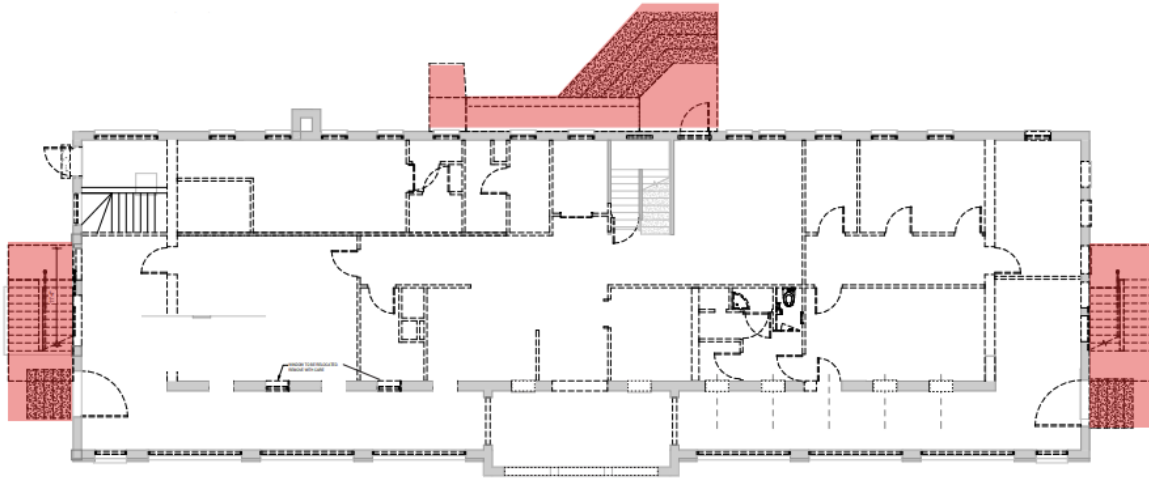
SITE PLAN EXISTING



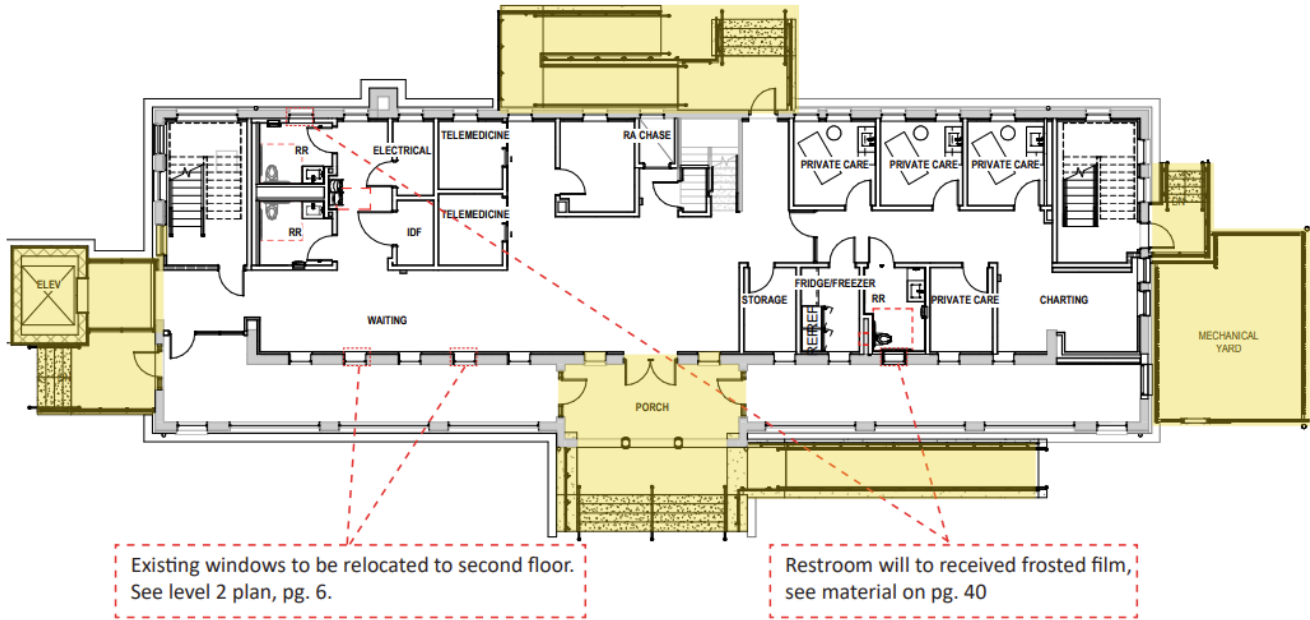
SITE PLAN PROPOSED



FIRST FLOOR PLAN EXISTING



FIRST FLOOR PLAN PROPOSED



Existing windows to be relocated to second floor.
See level 2 plan, pg. 6.

Restroom will to received frosted film,
see material on pg. 40

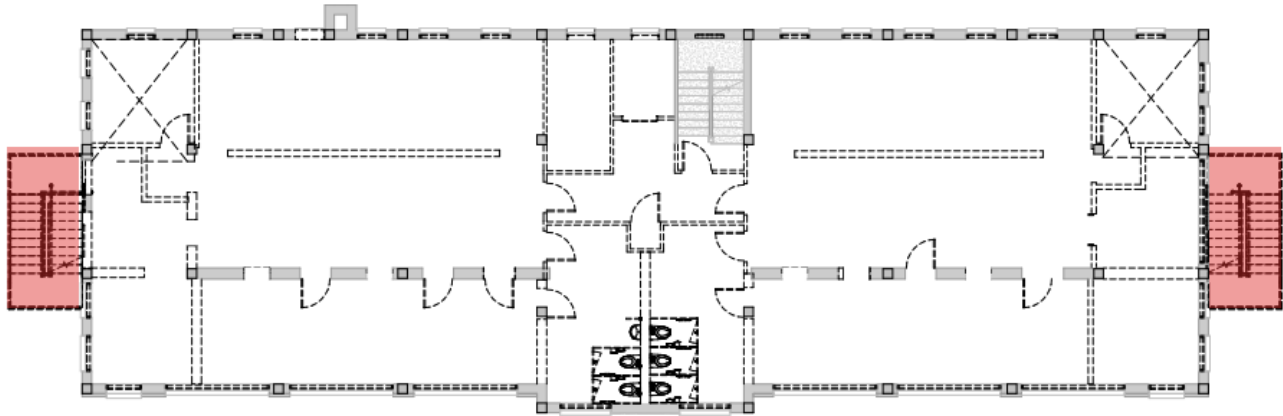
KEY

- Existing To Be Demolished
- New Component / Restoration Of Historical Component

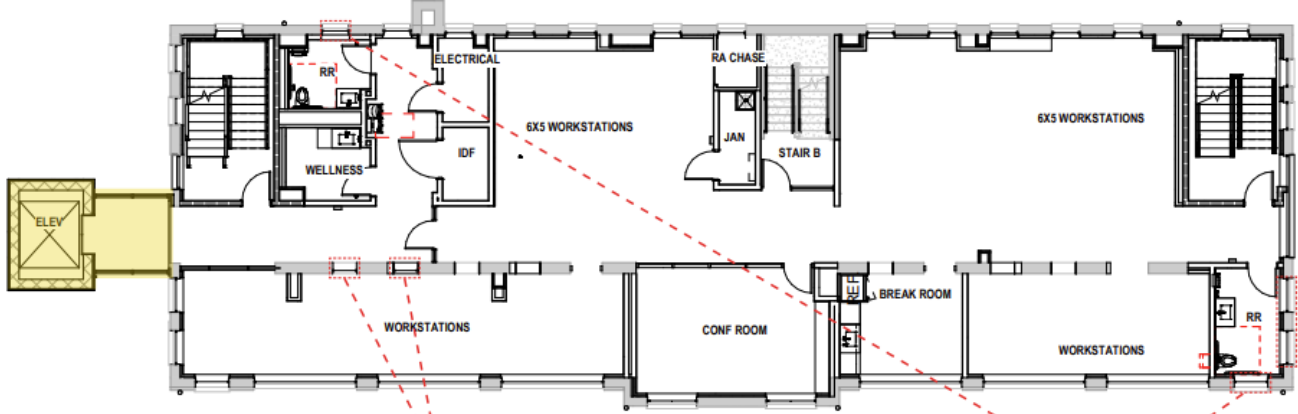
GENERAL NOTES

1. All exterior circulation to be demolished
2. New, up-to-code, circulation and egress routes provided

SECOND FLOOR PLAN
EXISTING



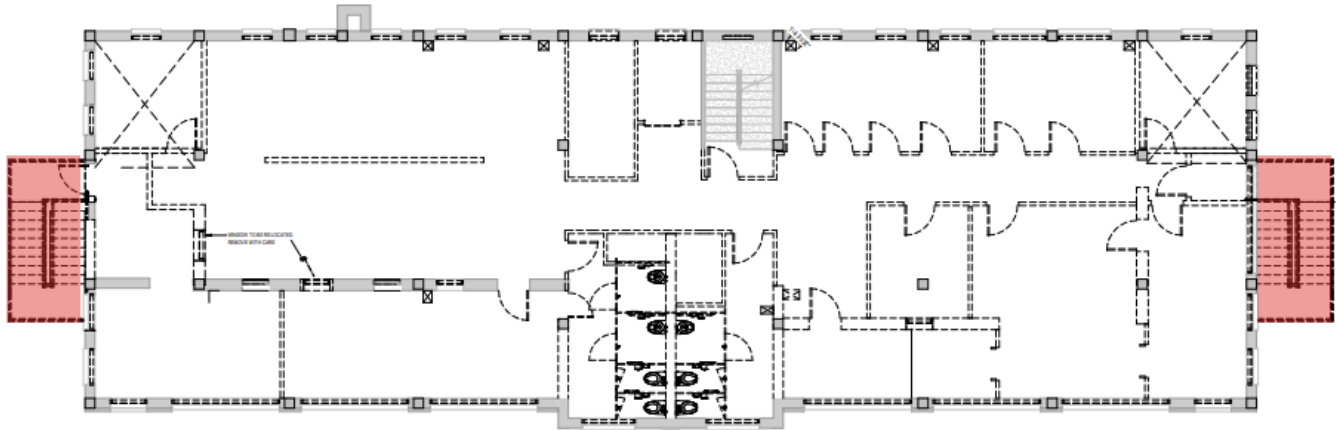
SECOND FLOOR PLAN
PROPOSED



Existing windows from level 1 porch wall to be relocated to these locations.

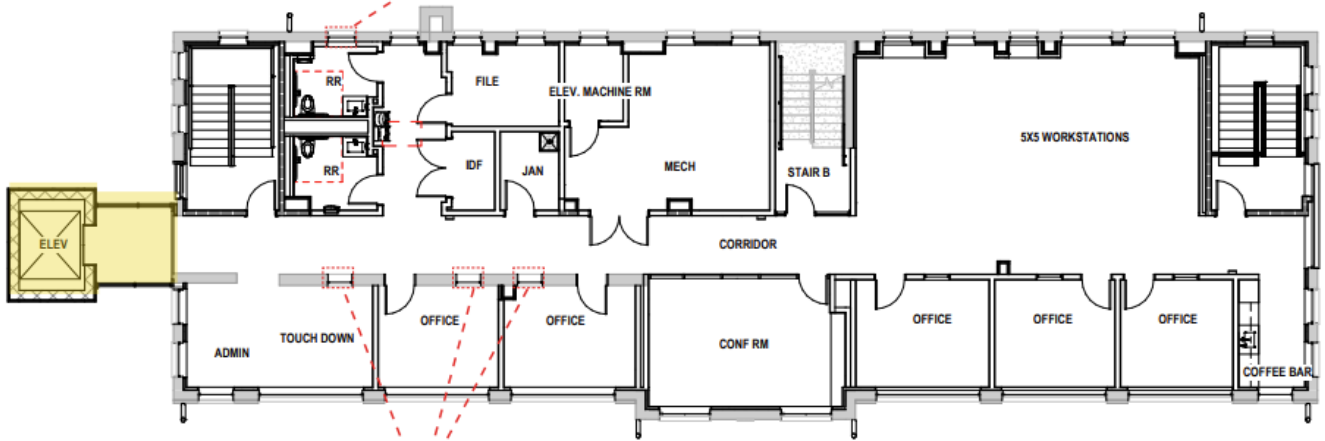
Restroom will to received frosted film, see material on pg. 40

THIRD FLOOR PLAN EXISTING



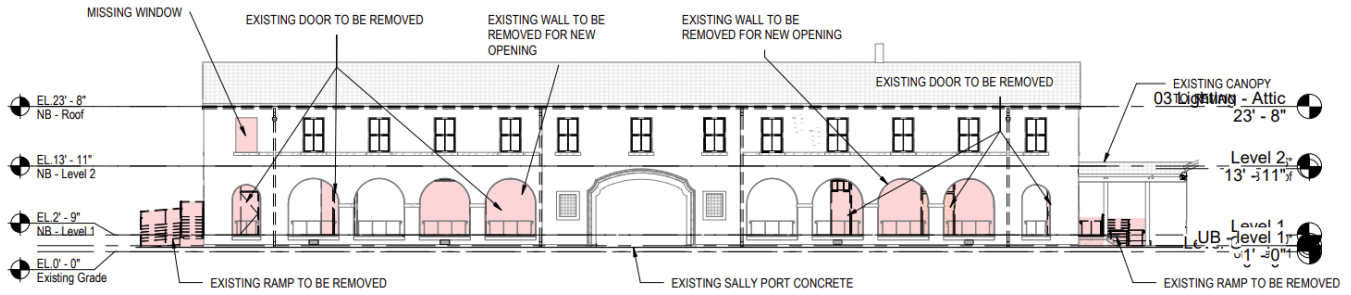
THIRD FLOOR PLAN PROPOSED

Restroom will to received frosted film,
see material on pg. 40



Existing windows to remain

NORTH ELEVATION EXISTING



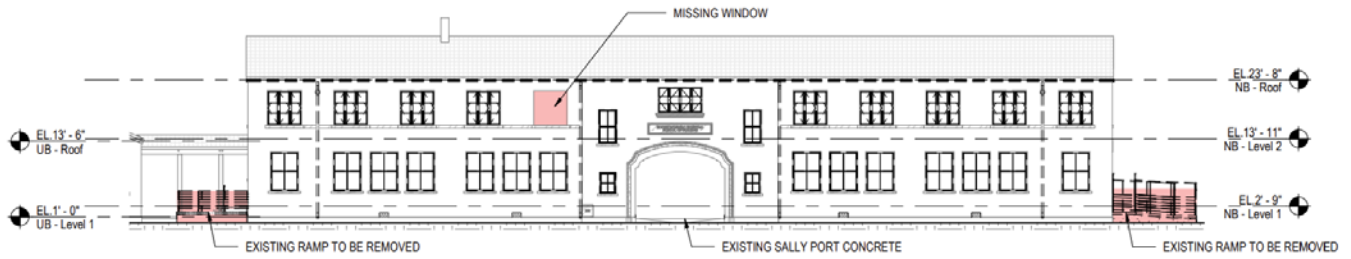
NORTH ELEVATION PROPOSED



NORTH ELEVATION PROPOSED



**SOUTH ELEVATION
EXISTING**



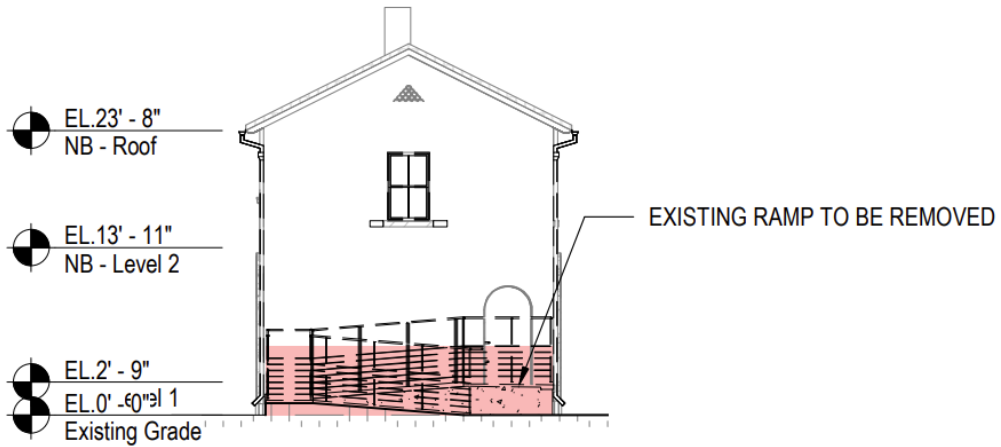
**SOUTH ELEVATION
PROPOSED**



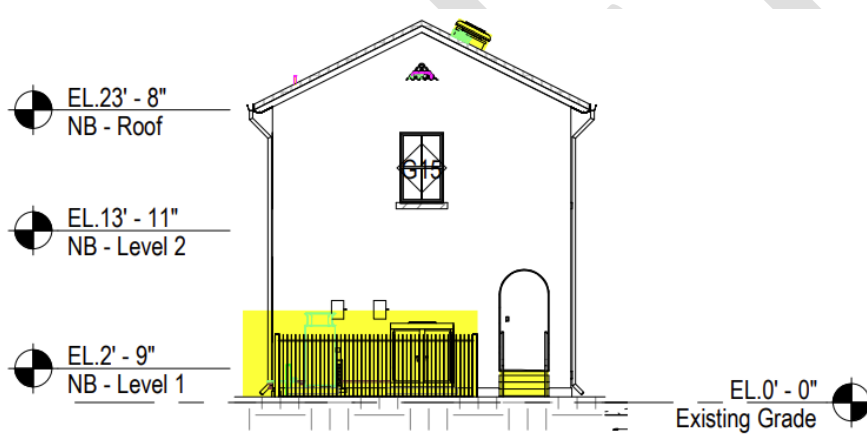
**SOUTH ELEVATION
PROPOSED**



**EAST ELEVATION
EXISTING**



**EAST ELEVATION
PROPOSED**



**EAST ELEVATION
PROPOSED**

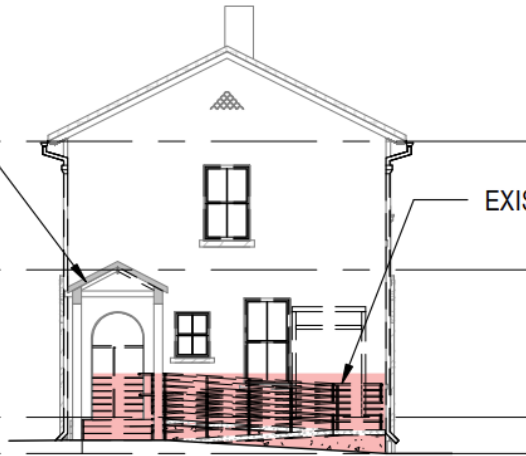
**WEST ELEVATION
EXISTING**

EXISTING CANOPY TO REMAIN

EL.23' - 8"
NB - Roof

EL.13' - 11"
NB - Level 2

EL.2' - 9"
EL.0' - 0" ± 1
Existing Grade



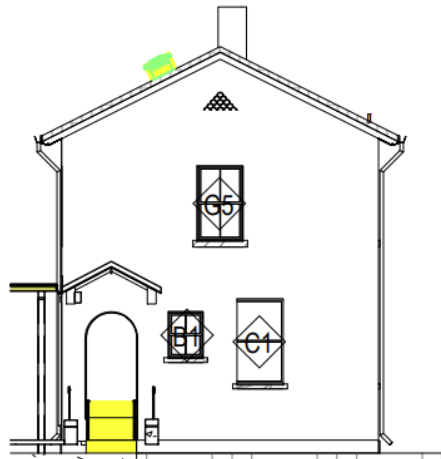
EXISTING RAMP TO BE REMOVED

**WEST ELEVATION
PROPOSED**

EL.23' - 8"
NB - Roof

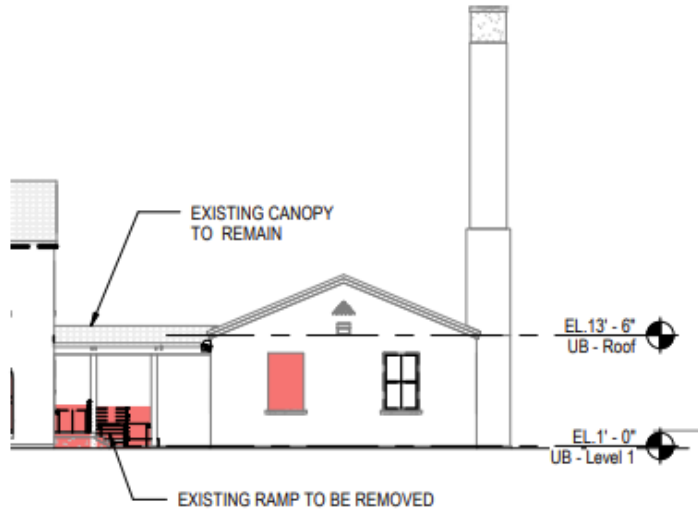
EL.13' - 11"
NB - Level 2

EL.2' - 9"
EL.0' - 0" ± 1
Existing Grade

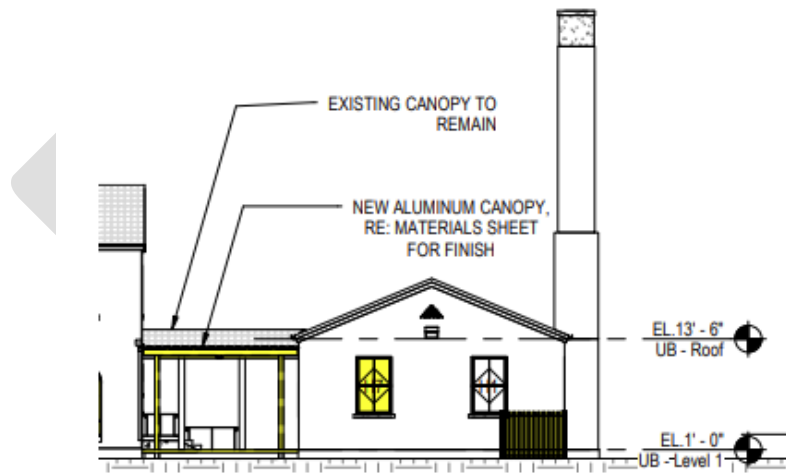


**WEST ELEVATION
PROPOSED**

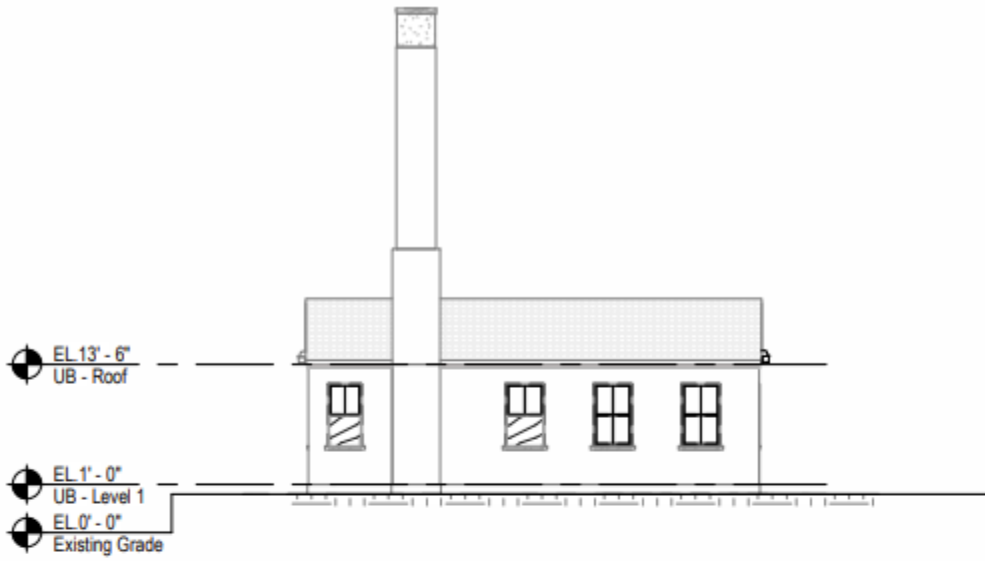
AUXILIARY BUILDING



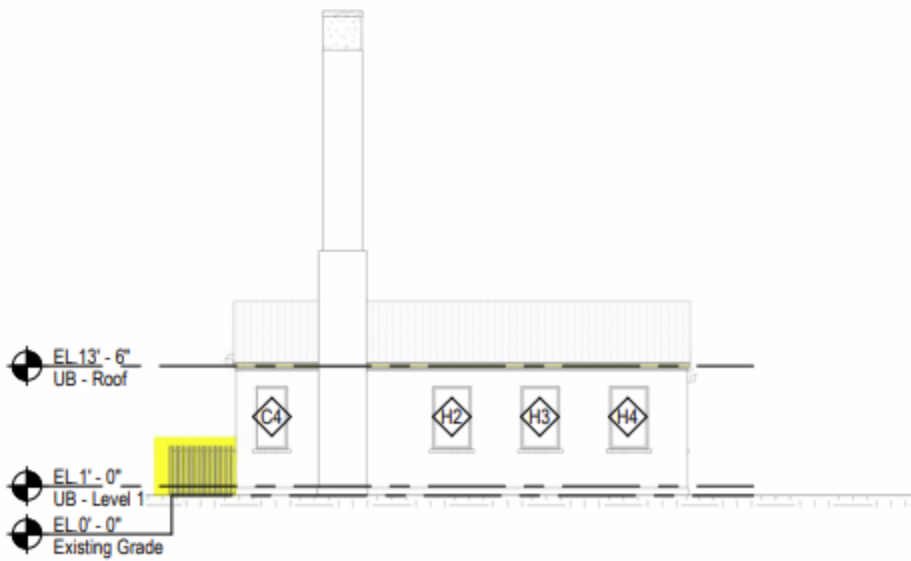
1/16" = 1'-0" UTILITY BUILDING - NORTH ELEVATION - EXISTING | 1



1/16" = 1'-0" UTILITY BUILDING - NORTH ELEVATION - NEW | 2



1/16" = 1'-0" UTILITY BLDG - WEST ELEVATION - EXISTING | 1



1/16" = 1'-0" UTILITY BLDG - WEST ELEVATION - NEW | 2