

**CERTIFICATE OF APPROPRIATENESS**

**Applicant:** John D. Causey, Owner; DeQuales Thompson; Agent

**Property:** 1040 Heights Blvd, Lot 23, Block 217, Houston Heights Subdivision. The property includes a historic 3,759 square-foot, two-story wood-frame commercial and single-family residence, situated on a 7,500 square foot (50' x 132') interior lot.

**Significance:** Contributing circa 1920 hipped bungalow in the Heights South Historic District.

**Proposal:** Alteration, applicant proposes to:

- Demolish the existing back patio (which is covered on the 1<sup>st</sup> floor with a 2<sup>nd</sup> floor patio, which is partially covered.
- Provide cross bracing at all elevations to insure stability
- Add stairs to provide safer egress
- Utilize in kind materials for the construction of the patio.

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:

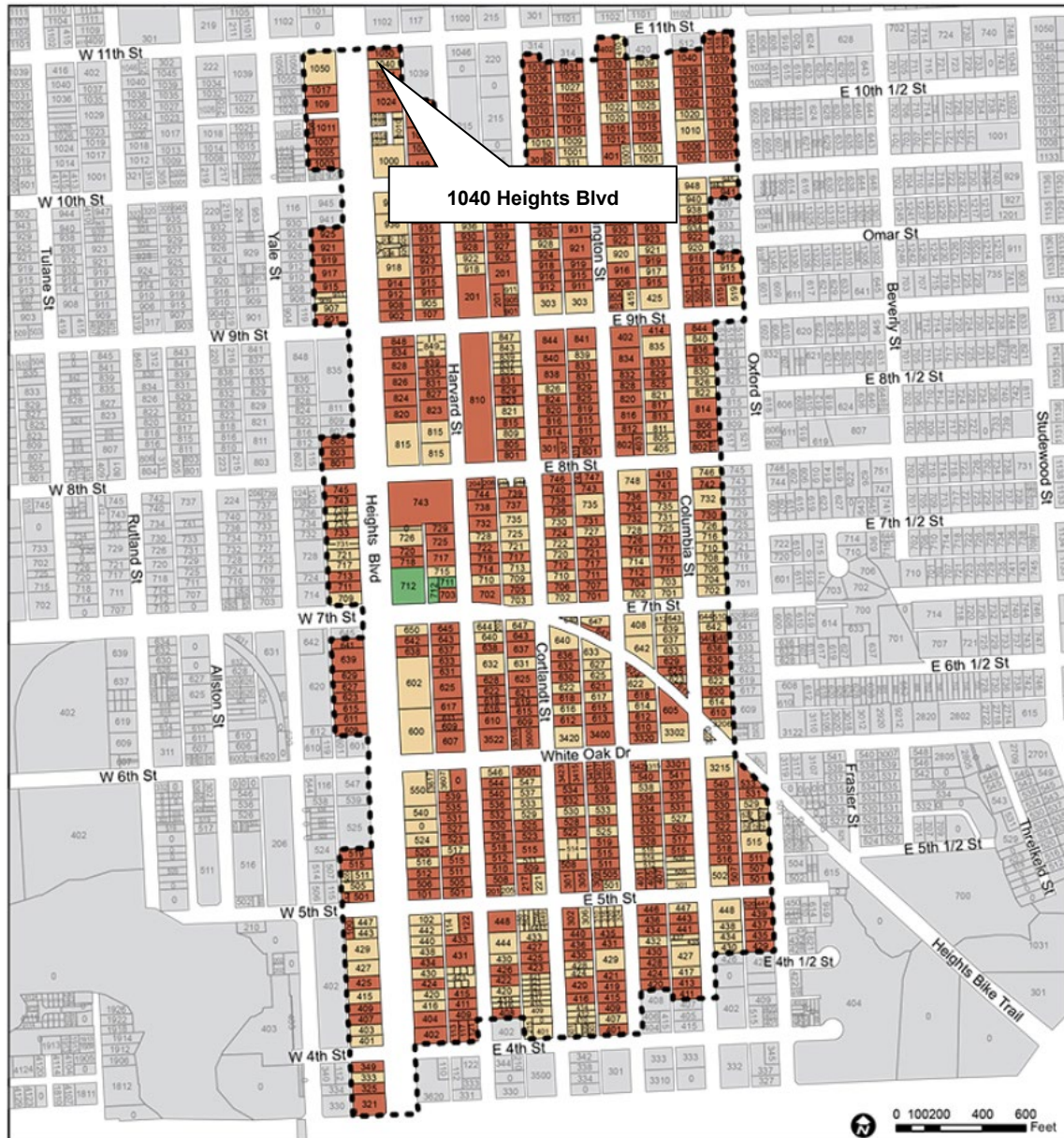
S D NA S - satisfies D - does not satisfy NA - not applicable

- (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.

HEIGHTS DESIGN GUIDELINES

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

PROPERTY LOCATION  
OLD SIXTH WARD HISTORIC DISTRICT



**Building Classification**

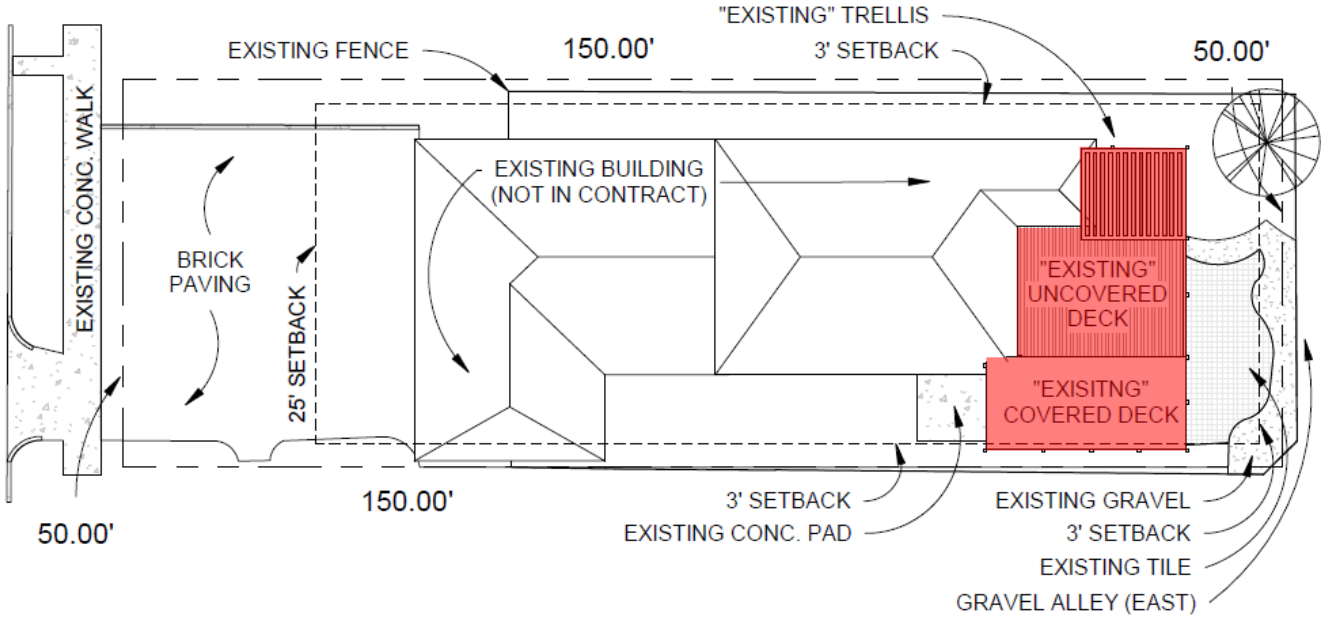
- Contributing
- Non-Contributing
- Park

**INVENTORY PHOTOS**

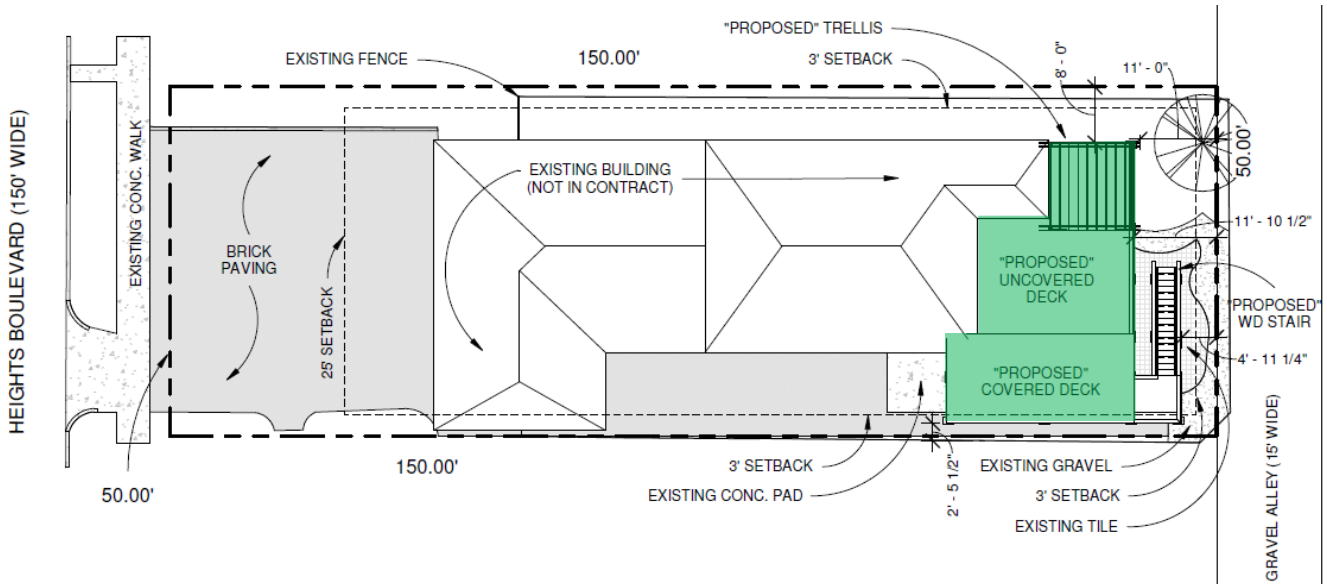




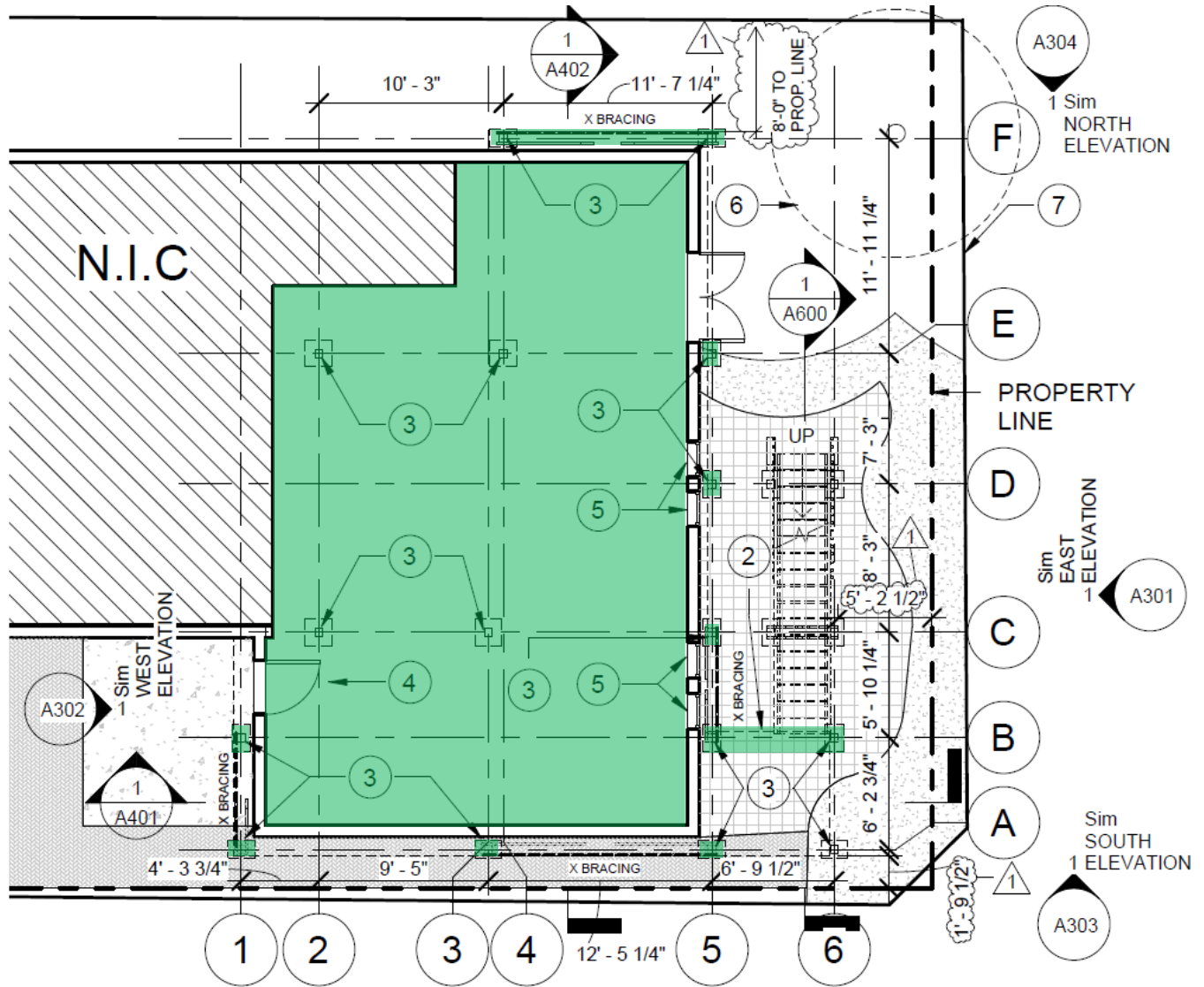
### SITE PLAN EXISTING



### PROPOSED

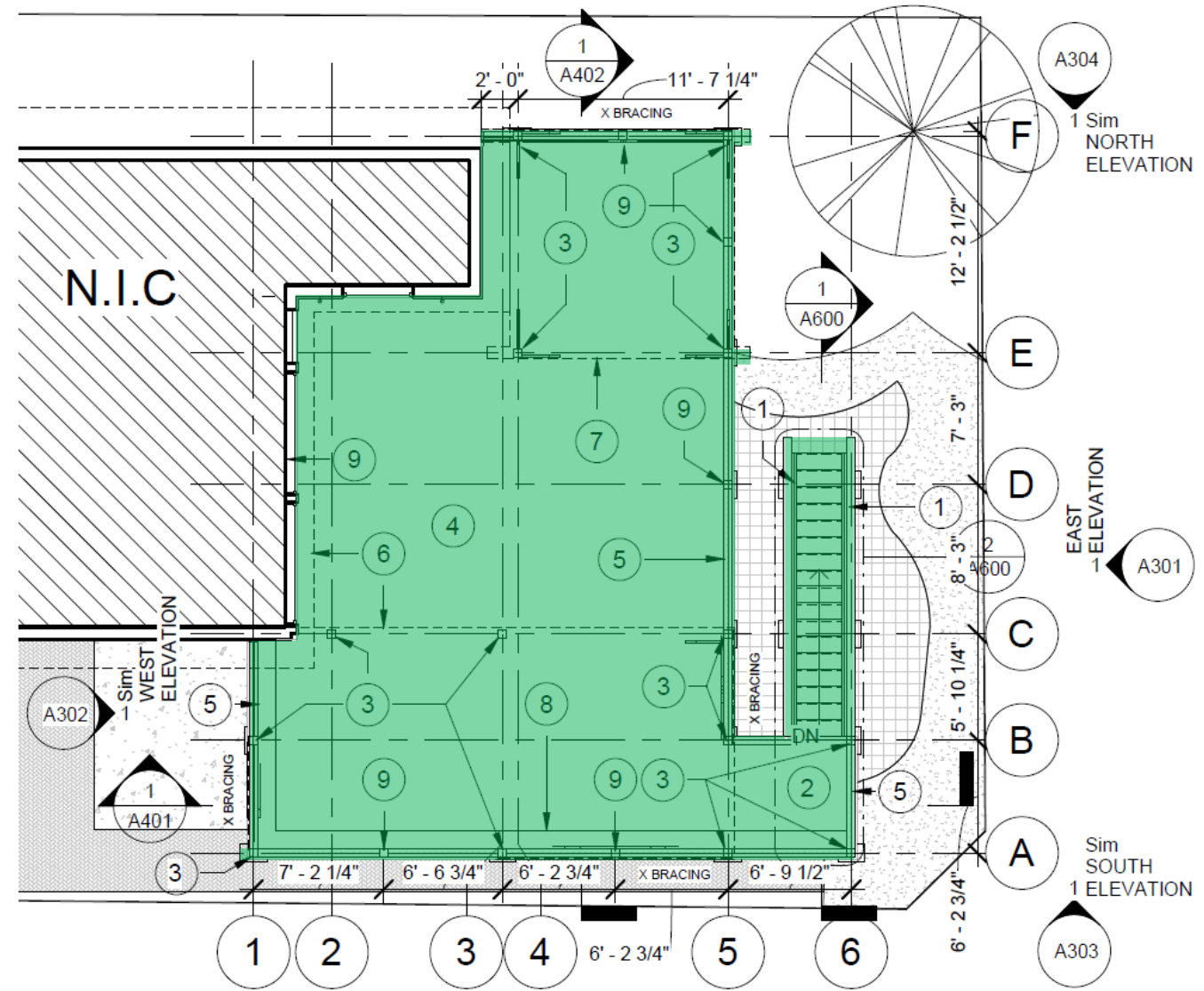


PROPOSED FLOOR PLAN - LEVEL 1



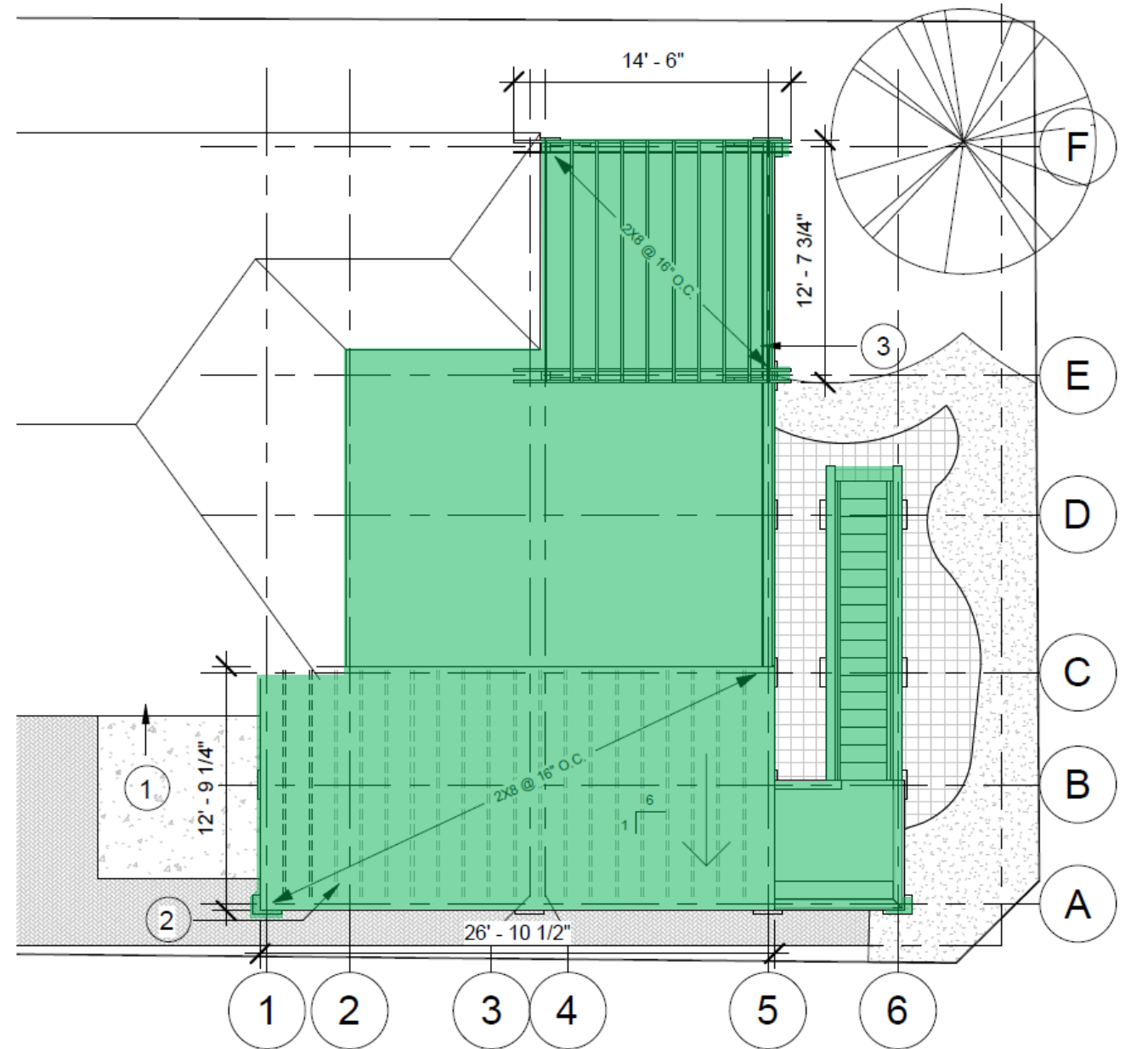
- |               |                               |                              |
|---------------|-------------------------------|------------------------------|
| ① NEW STAIR   | ④ EXISTING DOOR (TO REMAIN)   | ⑦ EXISTING FENCE (TO REMAIN) |
| ② NEW LANDING | ⑤ EXISTING WINDOW (TO REMAIN) |                              |
| ③ NEW COLUMN  | ⑥ EXISTING TREE (TO REMAIN)   |                              |

PROPOSED FLOOR PLAN – LEVEL 2



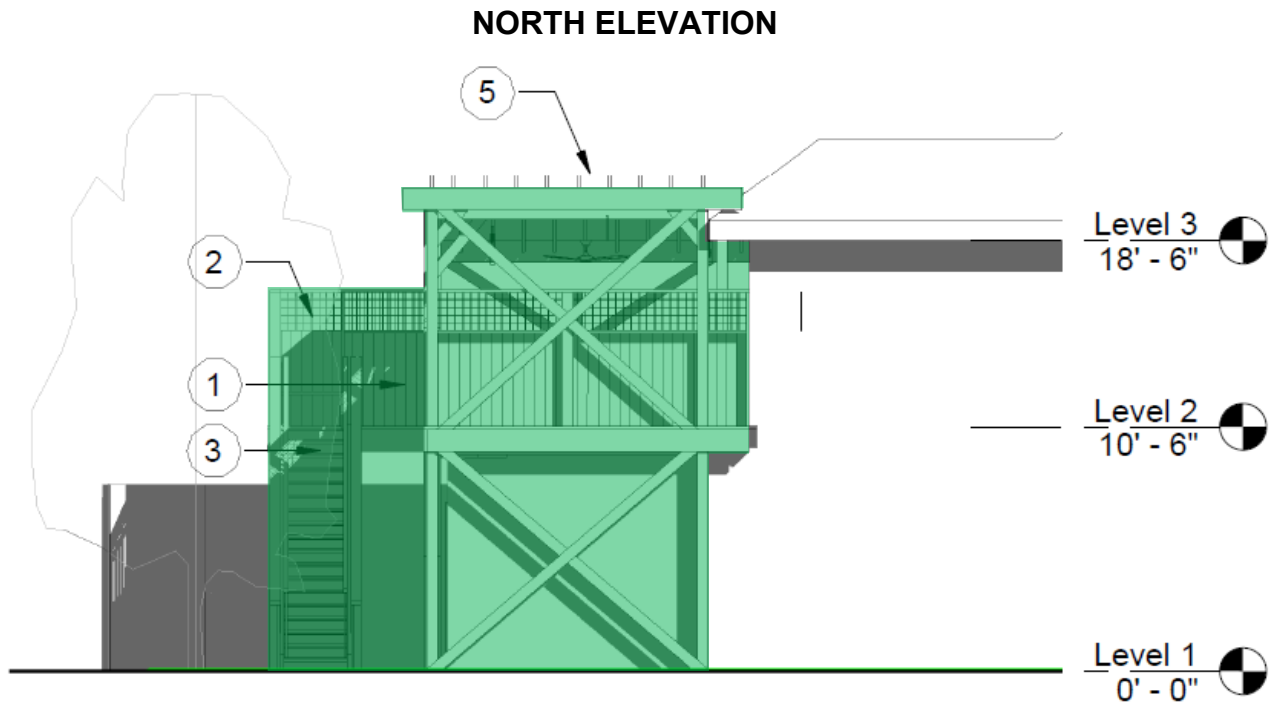
- |                     |                      |                         |
|---------------------|----------------------|-------------------------|
| ① NEW WD STAIR      | ④ NEW WD DECK        | ⑦ LINE OF TRELLIS ABOVE |
| ② NEW LANDING       | ⑤ NEW GUARD FENCE    | ⑧ BENCH                 |
| ③ NEW 6X6 WD COLUMN | ⑥ LINE OF ROOF ABOVE | ⑨ 6X6 WD RAILING POST   |

PROPOSED ROOF PLAN



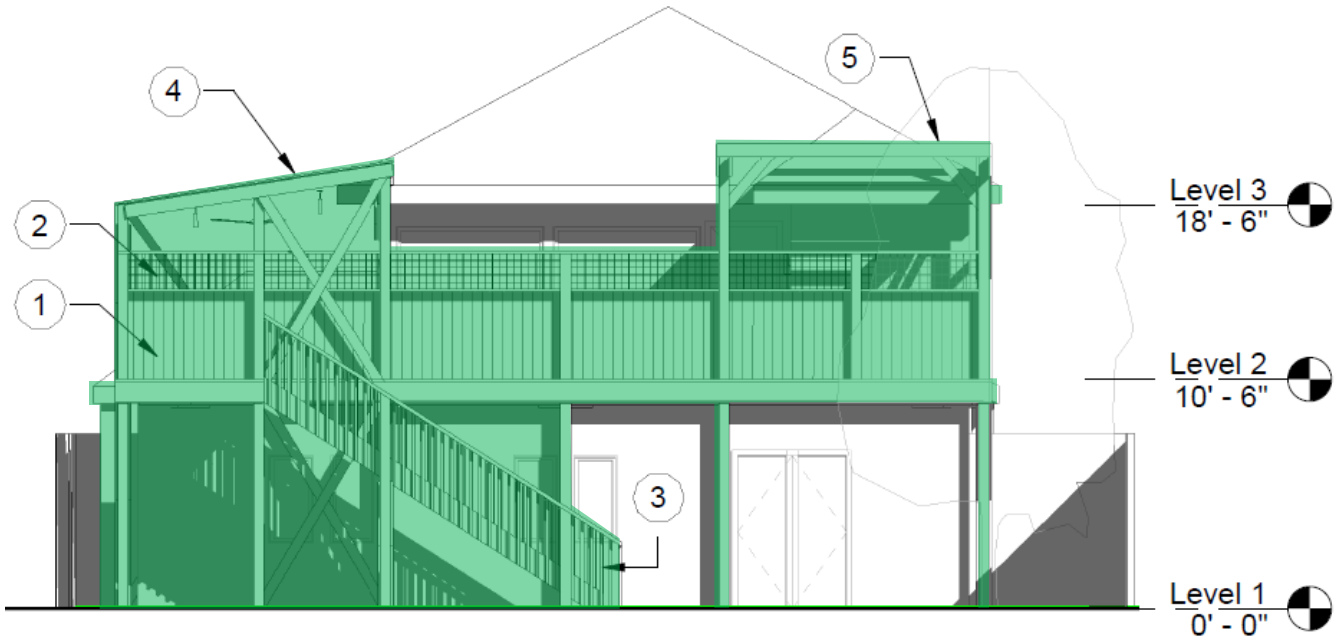
- ① EXISTING ROOF
- ② NEW ROOF
- ③ NEW TRELLIS





- |   |                              |   |             |
|---|------------------------------|---|-------------|
| ① | NEW 1X6 VERTICAL GUARD FENCE | ④ | NEW ROOF    |
| ② | NEW "WILD HOG" GUARD FENCE   | ⑤ | NEW TRELLIS |
| ③ | NEW WD STAIR                 |   |             |

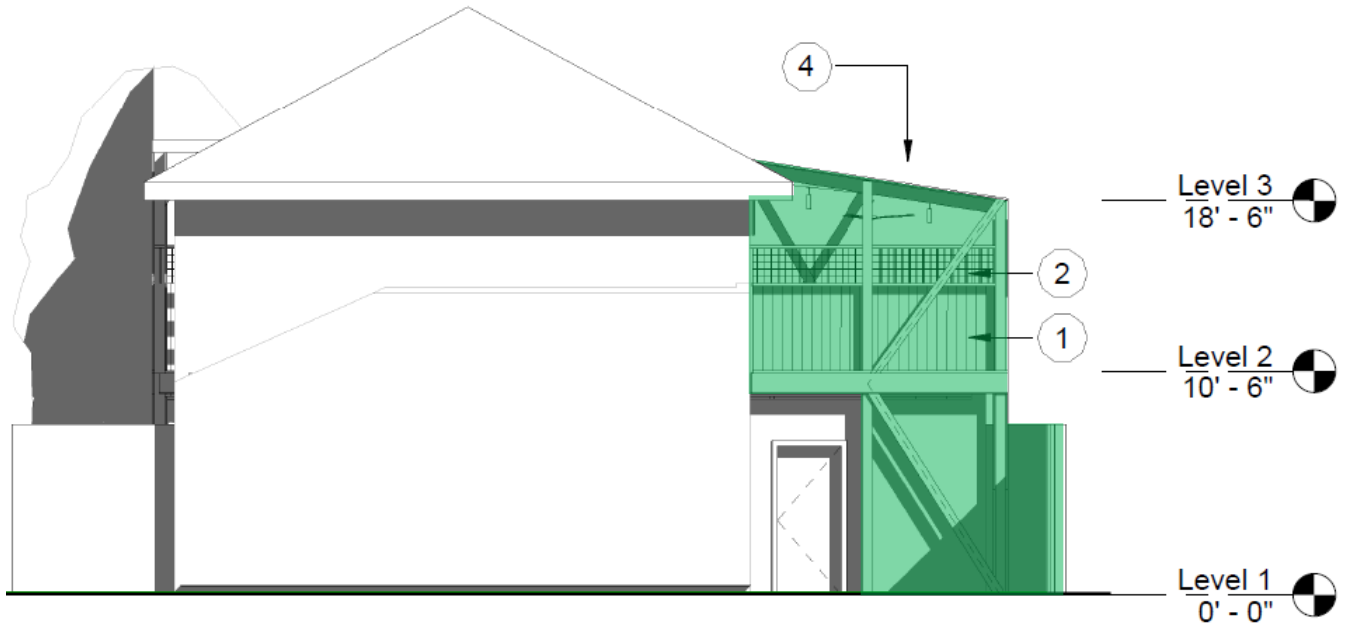
EAST ELEVATION



- ① NEW 1X6 VERTICAL GUARD FENCE
- ② NEW "WILD HOG" GUARD FENCE
- ③ NEW WD STAIR

- ④ NEW ROOF
- ⑤ NEW TRELLIS

WEST ELEVATION



- ① NEW 1X6 VERTICAL GUARD FENCE
- ② NEW "WILD HOG" GUARD FENCE
- ③ NEW WD STAIR
- ④ NEW ROOF
- ⑤ NEW TRELLIS

**PHOTOS  
(EXISTING)**







