

CERTIFICATE OF APPROPRIATENESS

Application Date: Oct. 10, 2023

Applicant: Joe A. Vera, owner

Property: 4207 Roseland Street, Lot 8, Block 16, Lockhart Connor & Barziza Neighborhood Subdivision. The property includes a historic 1,519 SF, two-story wood multi-family residence on a 5,000 SF (50' x 100') interior lot.

Significance: Contributing Craftsman style residence, constructed circa 1920, located in the First Montrose Commons Historic District.

Proposal: Alteration – Windows, Rafter Tails

- 311 complaint and building inspector at site, 6/21/2023
 - Unpermitted work for the following:
 - Structural
 - Electrical
 - Plumbing
 - HVAC
- A total of 7 red tag notices between 6/2023 to 12/2023 with multiple follow-up visits by inspector
 - Most recent inspector follow-up on 12/04
- Scope of work includes:
 - Soffits installation
 - Exterior Stucco repairs
 - Front and rear deck replacement
 - Installation of backdoor for duplex B
 - Repair of any broken window/window mechanism (pulley system installed in framing)
 - Removal of tanked water heaters and installation of tankless water heaters
 - Demo of all bathroom and kitchen installations
 - Framing and rough in plumbing for downstairs bathroom
 - Installation of partition wall to separate each unit's kitchens
 - Installation of recessed light cans throughout property

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions: Replace soffits back to original rafter tail design

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 |
| <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 type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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;
Rafter tails were altered and should be reverted |
| <input type="checkbox"/> | <input checked="" 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;
Rafter trails were removed |
| <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 checked="" 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; |
| <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



Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO

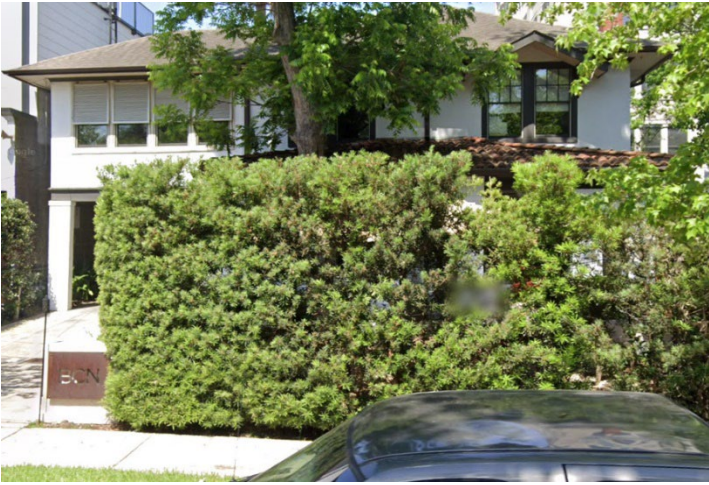


AERIAL VIEW OF PROPERTY



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CONTEXT AREA



4210 Roseland St - Contributing

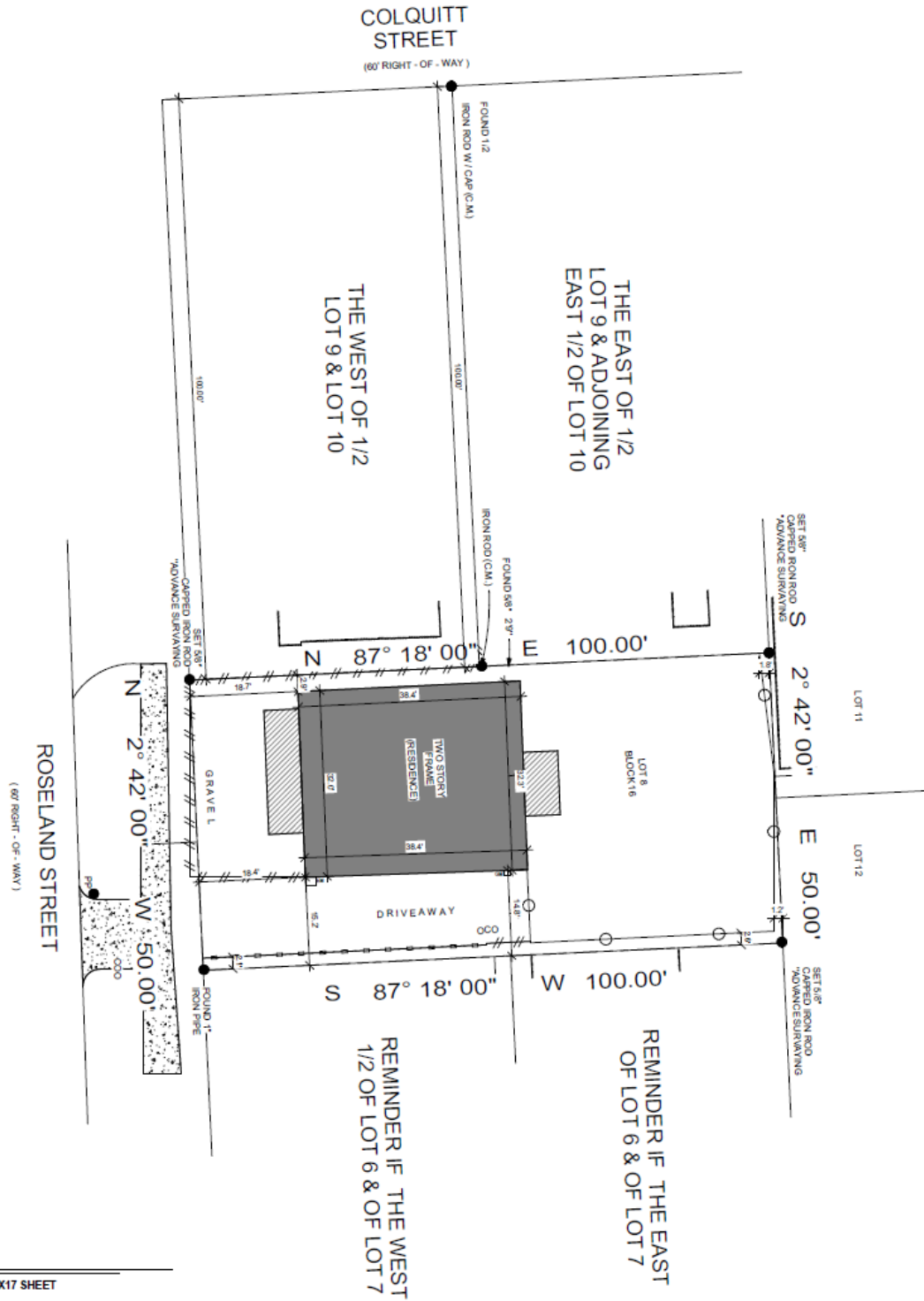


4206 Roseland St - Contributing



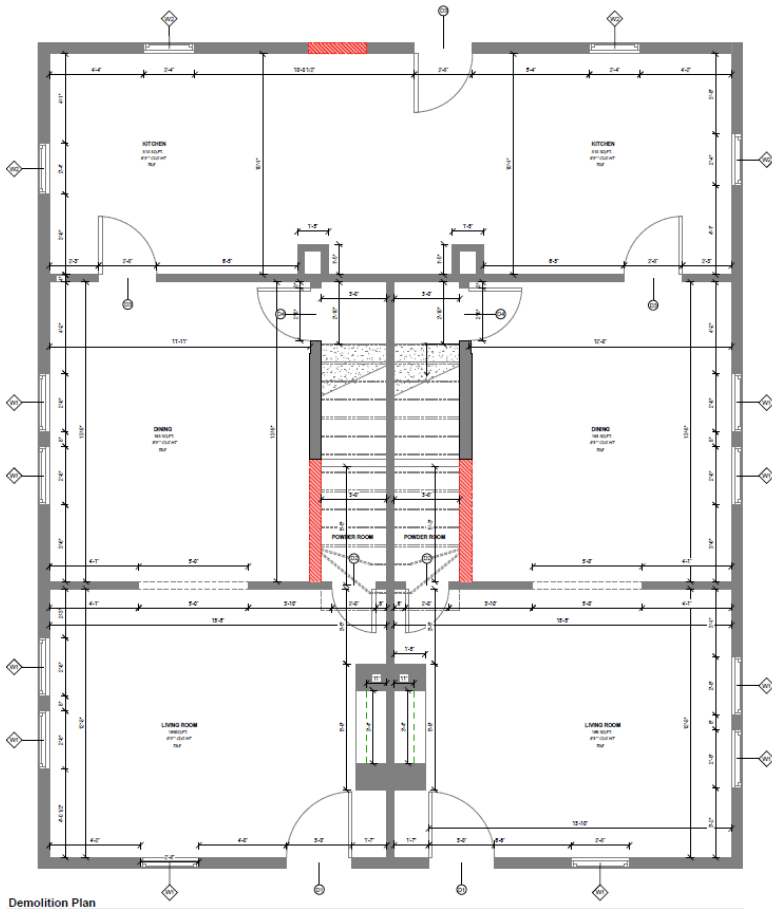
4202 Roseland St - Contributing

SITE PLAN

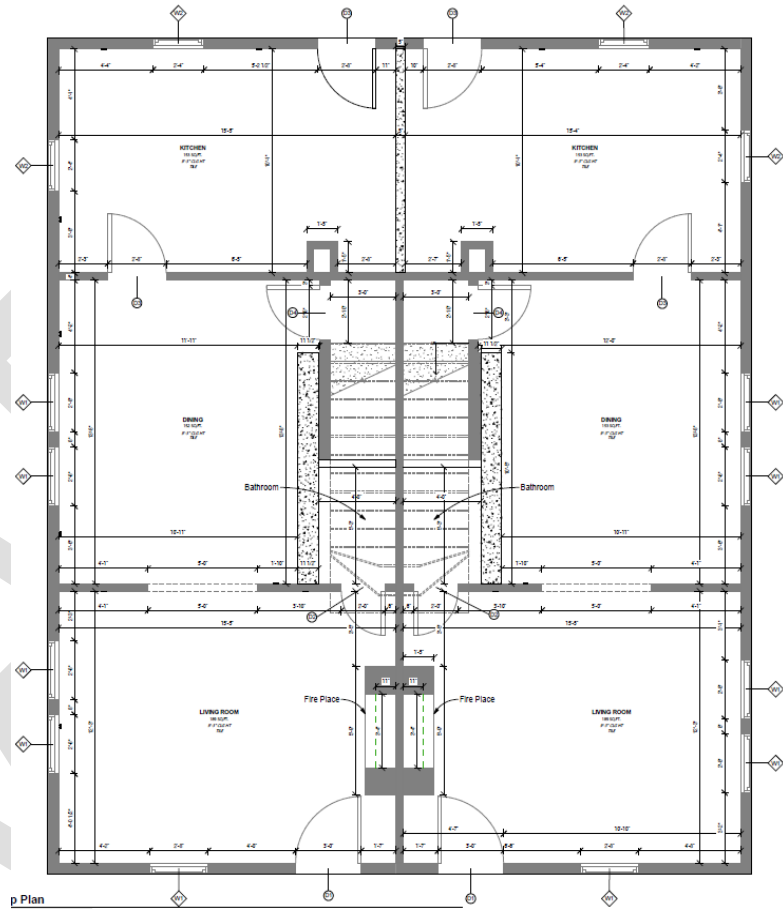


Site Plan
3/32" = 1'-0" ON 11X17 SHEET

FIRST FLOOR PLAN



EXISTING



PROPOSED

BEFORE PHOTOS OF COMPLETED WORK







AFTER PHOTOS OF COMPLETED WORK





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DR

See attachments for building inspector's photos

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4207 ROSELAND ST 77006

#23058470

1ST NOTICE

I-52

Date 6.21.23



**CITY OF HOUSTON
CODE ENFORCEMENT**

Planning and Development Services Division
Public Works and Engineering Department

**DO NOT REMOVE THIS NOTICE
STOP ALL UNPERMITTED WORK**

Address: 4207 Roseland
23058470

AS PER SECTION 114.1 OF THE CITY OF HOUSTON BUILDING CODE: IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR CORPORATION TO ERECT, CONSTRUCT, ALTER, EXTEND, REPAIR, MOVE, REMOVE, DEMOLISH OR OCCUPY ANY BUILDING, STRUCTURE OR EQUIPMENT REGULATED BY THIS CODE, OR CAUSE SAME TO BE DONE, IN CONFLICT WITH OR IN VIOLATION OF ANY OF THE PROVISIONS OF THIS CODE.

NOTICE OF UNPERMITTED WORK:

Obtain required permits
• Structural • Plumbing
• Electrical • HVAC (dryer exhaust)

1st

**NOTICE TO OBTAIN BUILDING PERMITS
AND INSPECTIONS. FAILURE TO COMPLY MAY RESULT
IN CITATIONS BEING ISSUED WITH A MINIMUM FINE OF
\$500.00 TO \$2,000.00 PER INCIDENT.**

De acuerdo con la sección 114.1 del código de edificación de la Ciudad de Houston, será ilegal para cualquier persona, firma o corporación erigir, construir, alterar, ampliar, reparar, mover, quitar, demoler, o ocupar cualquier estructura o equipo de un edificio regulado(a) por este código, o causar que lo mismo sea hecho, en conflicto con o en violación de cualquiera de las provisiones de este código.

Este es un aviso para obtener permisos de edificación (construcción) e inspecciones. El incumplimiento puede resultar en multas mínimas de \$500 a \$2000 por incidente. *Permit etc. 832-394-9444*

HABITABILITY INVESTIGATIONS: 832-394-8841

INSPECTOR ID *152* INITIAL *DW* DATE *6/21/23*























































4207

4109

NOTICE
This window is covered with plastic for protection. Please do not touch the plastic or the window frame. If you have any questions, please call the contractor at [phone number].