

CERTIFICATE OF APPROPRIATENESS

Application Date: April 8, 2024

Applicant: Alia M. De Anda, agent for Albert A. Martinez, owner

Property: 528 Columbia Street, Lot 19, Block 286, Houston Heights South Neighborhood Subdivision. The property includes a historic 1,320 SF, one-story wood single-family residence and detached garage situated on a 6,600 SF (132' x 50') interior lot.

Significance: Contributing Craftsman style residence, constructed circa 1915, located in the Houston Heights South Historic District. Property has an approved COA for an addition and garage from November 2023, which is included in these drawings.

Proposal: Alteration – Porch, Door

- Proposed replacement of existing porch elements
 - Brick pony wall and concrete steps to be removed and replaced with wood steps and handrail to comply with city code heights requirements
 - Existing porch columns to remove brick and replace with half height antique brick and wood
 - Remove existing handrail and replace with new wood railings to comply with city code height requirements
 - Proposed wood lattice at crawl space
- Proposed replacement of door with new craftsman style door
- No other proposed work to other elevations or to main structure.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: -
HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

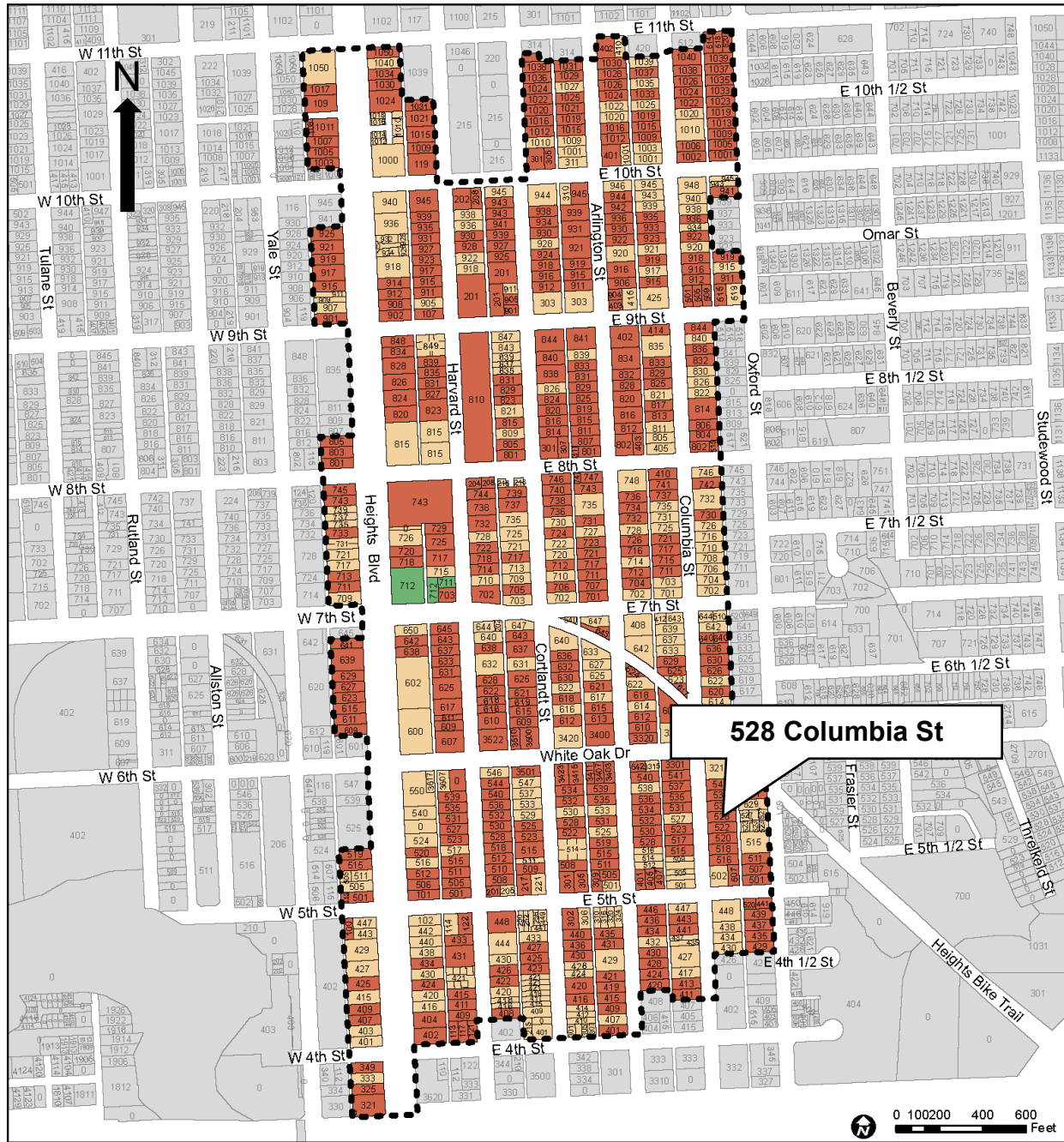
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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. Satisfies – no changes to measurable standards.

PROPERTY LOCATION



- Building Classification**
- Contributing
 - Non-Contributing
 - Park

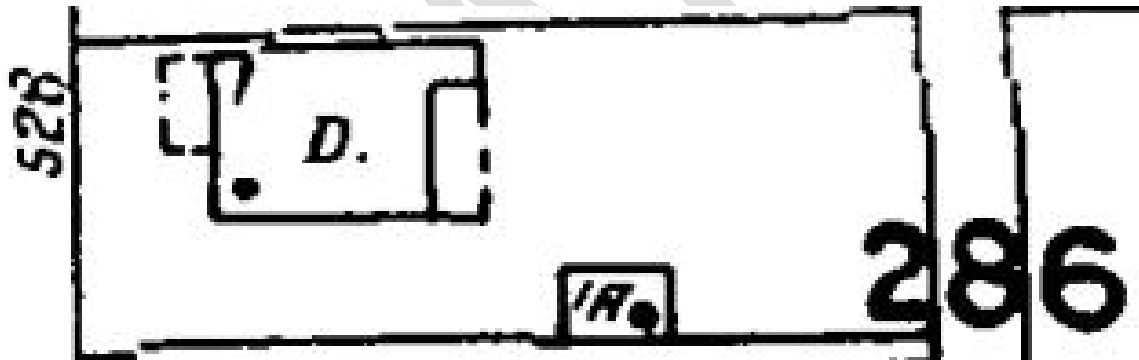
INVENTORY PHOTO



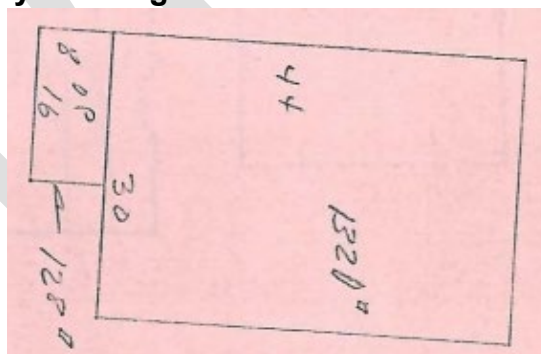
AERIAL VIEW OF PROPERTY



SANBORN



Harris County Building Land Assessment – February 8, 1968



CONTEXT AREA



530 Columbia St



522 Columbia St



536 Columbia St



520 Columbia St

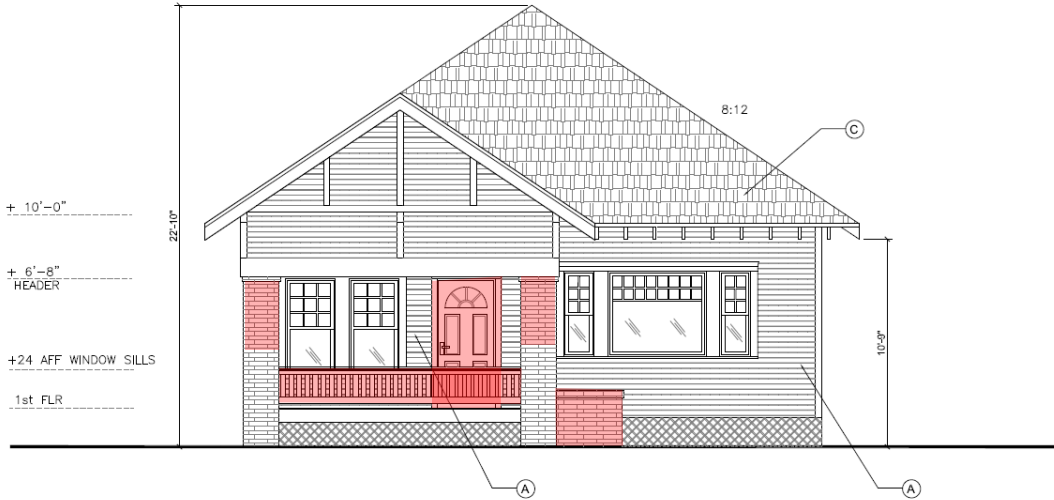


516 Columbia St

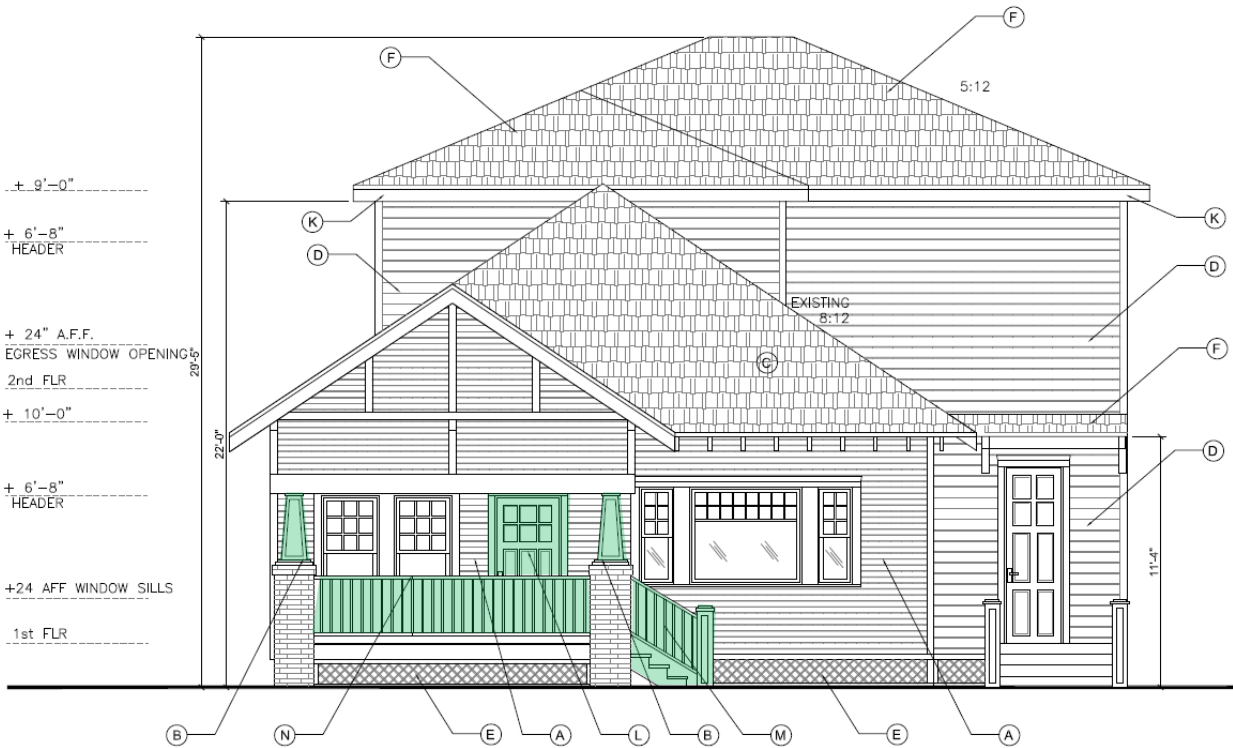


540 Columbia St

FRONT ELEVATION



EXISTING



PROPOSED