

CERTIFICATE OF APPROPRIATENESS

Application Date: June 9, 2025

Applicant: Jose Figueroa, owner

Property: 2111 Union Street, Lot 9, Block 409, Baker WR NSBB Neighborhood Subdivision. The property includes a historic 1,616 square foot, one-story wood single-family residence situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Queen Anne style residence, constructed circa 1890, located in the Old Sixth Ward Historic District.

Proposal: Alteration: Rear Addition and Roof Material Change

- Replace existing roof composition shingles with a standing seam metal roof
- Extend walls of non-historic addition out to the existing side walls of historic structure
 - Add 27.5 sq. ft. on left, rear corner
 - Add 47.25 sq. ft. on right, rear corner

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions: that the skirt board and cap on original house continue on the addition and that vertical trim board be retained as drawn

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:

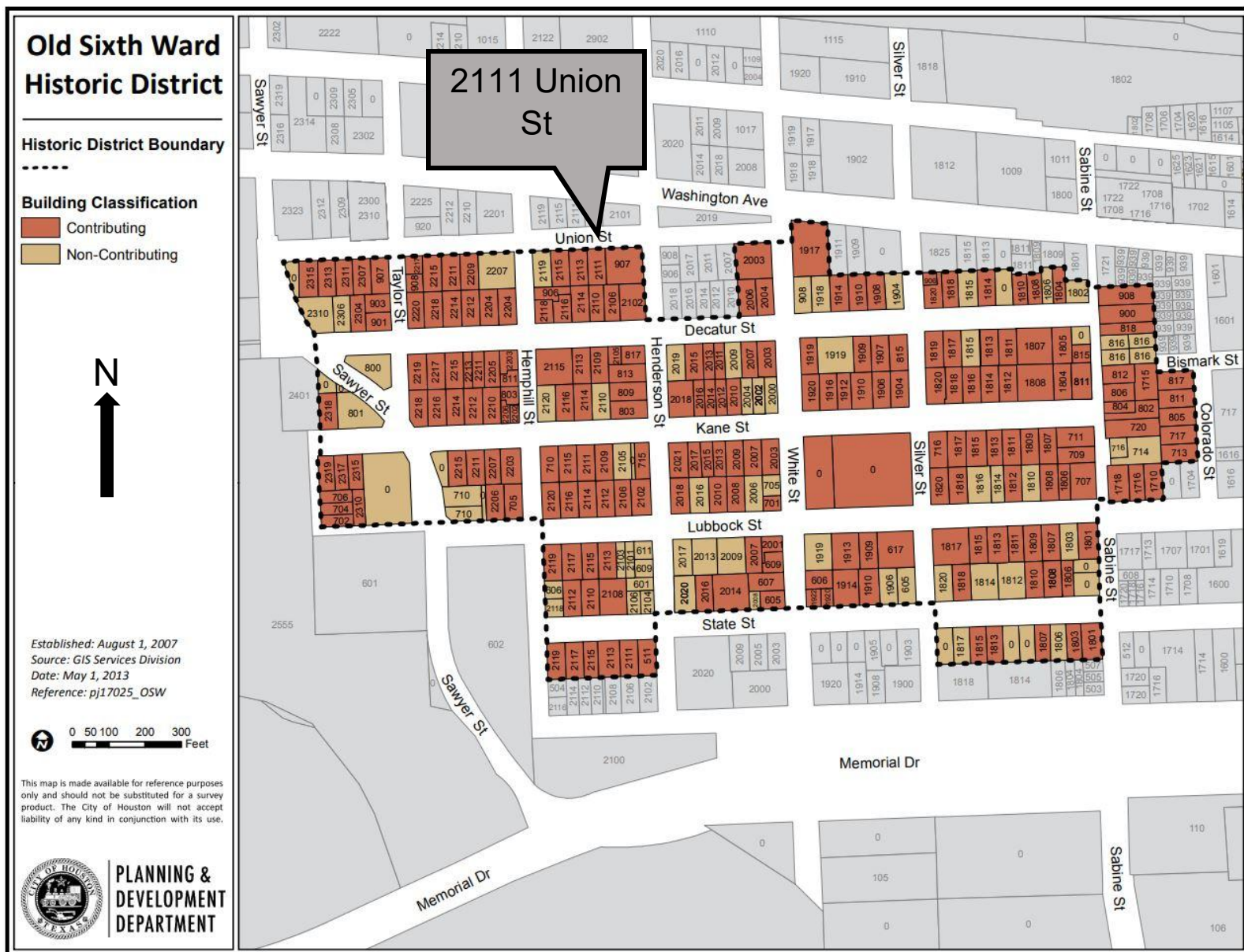
S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | | |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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 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 checked="" type="checkbox"/> <input 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. |

OLD SIXTH WARD DESIGN GUIDELINES

- | | |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
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District Map



Inventory Photo



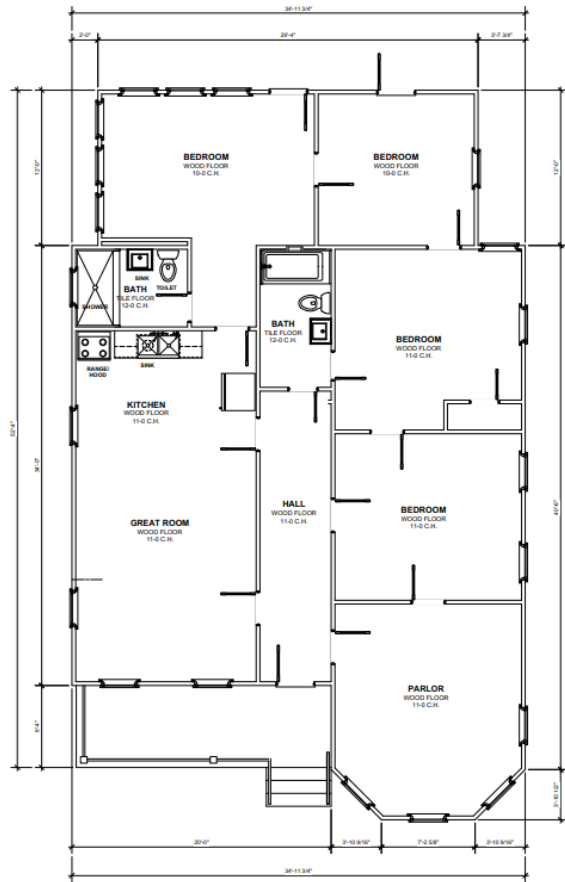
Current Photo



See Attachments for Architectural Drawing Set

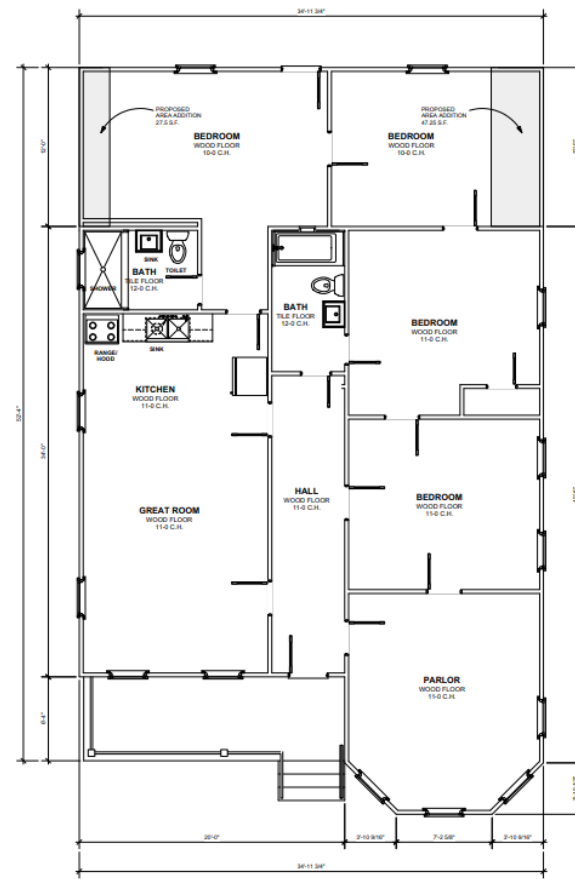
DRAFT

2111 Union Street, EXISTING & PROPOSED FLOORPLANS



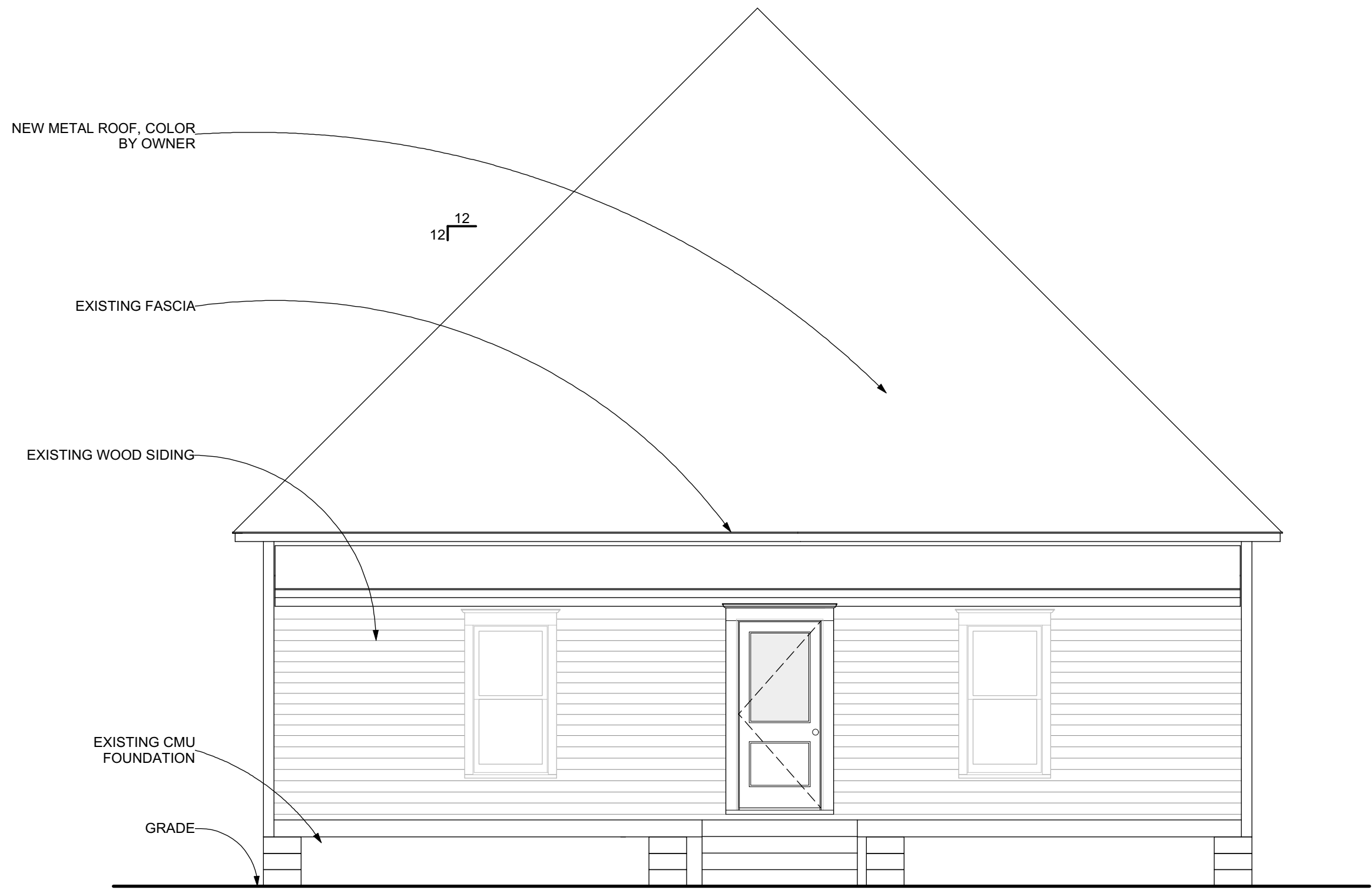
01 FLOOR PLAN
SCALE: 1/4" = 1'-0"

FIGUEROA RESIDENCE ADDITION 2111 UNION STREET, HOUSTON, TEXAS 77007	
DRAWING TITLE EXISTING PLAN & ROOF	
URBAN STUDIO DESIGN	
201 FIGUEROA STREET HOUSTON, TEXAS 77007 TEL: 713.367.1000	
SCALE AS NOTED	DATE 06/07/2023 FOR REVIEW
A2.1 SHEET	

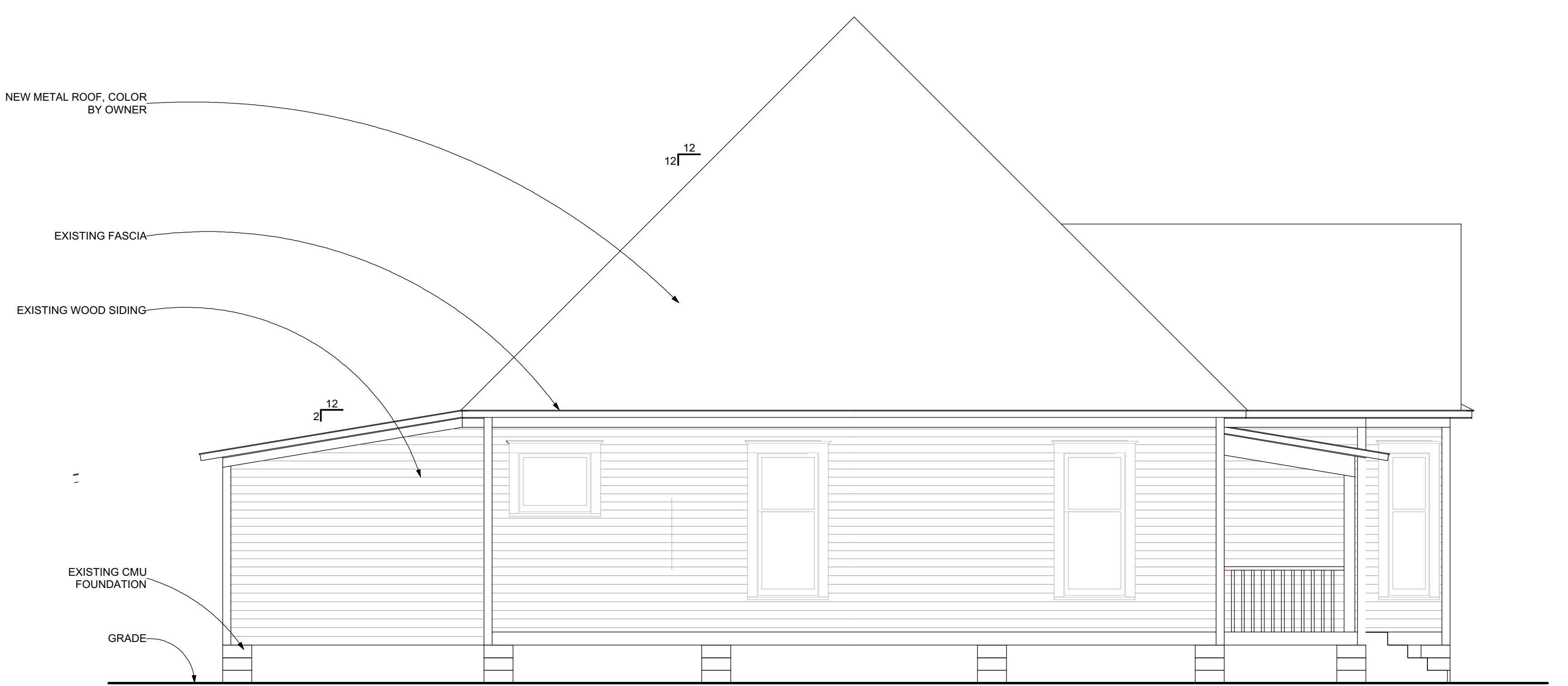


01 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

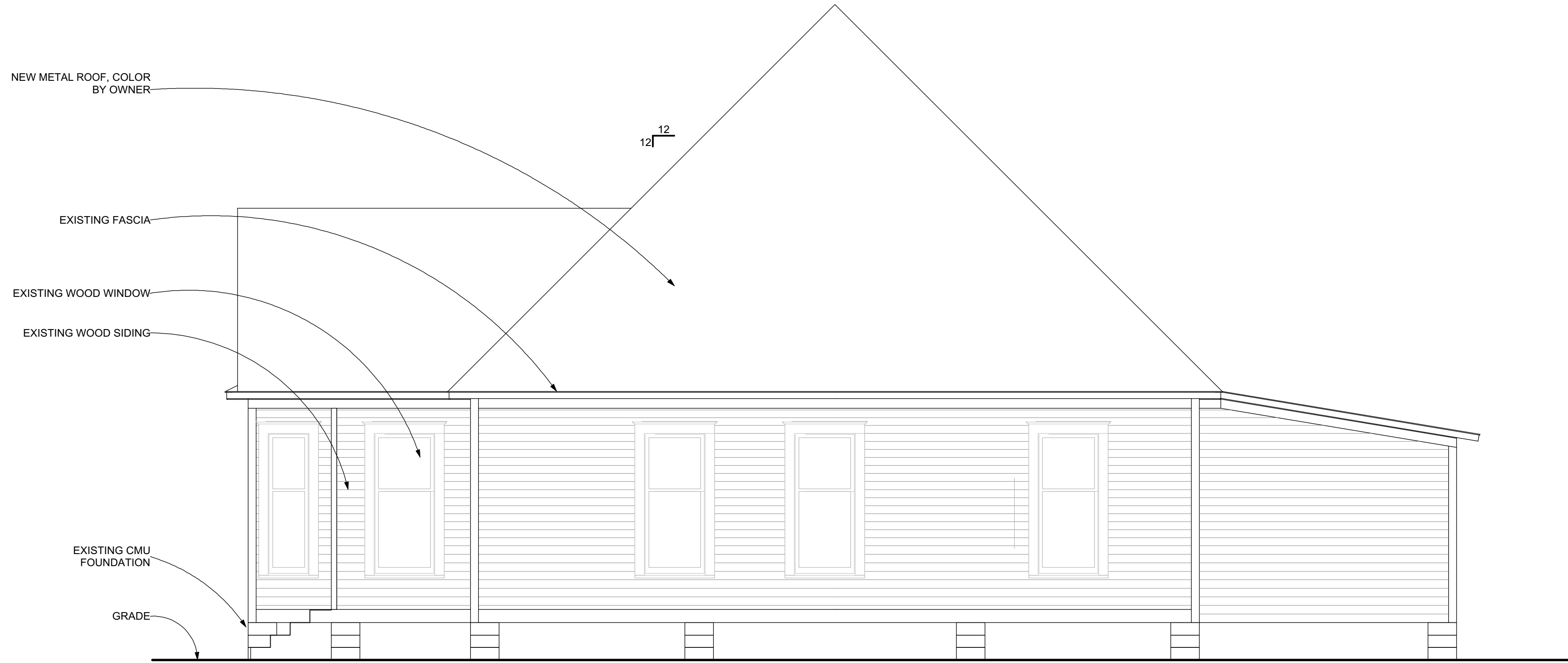
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DRAWING TITLE PROPOSED PLAN & ROOF	
URBAN STUDIO DESIGN	
201 FIGUEROA STREET HOUSTON, TEXAS 77007 TEL: 713.367.1000	
SCALE AS NOTED	DATE 06/07/2023 FOR REVIEW
A2.2 SHEET	



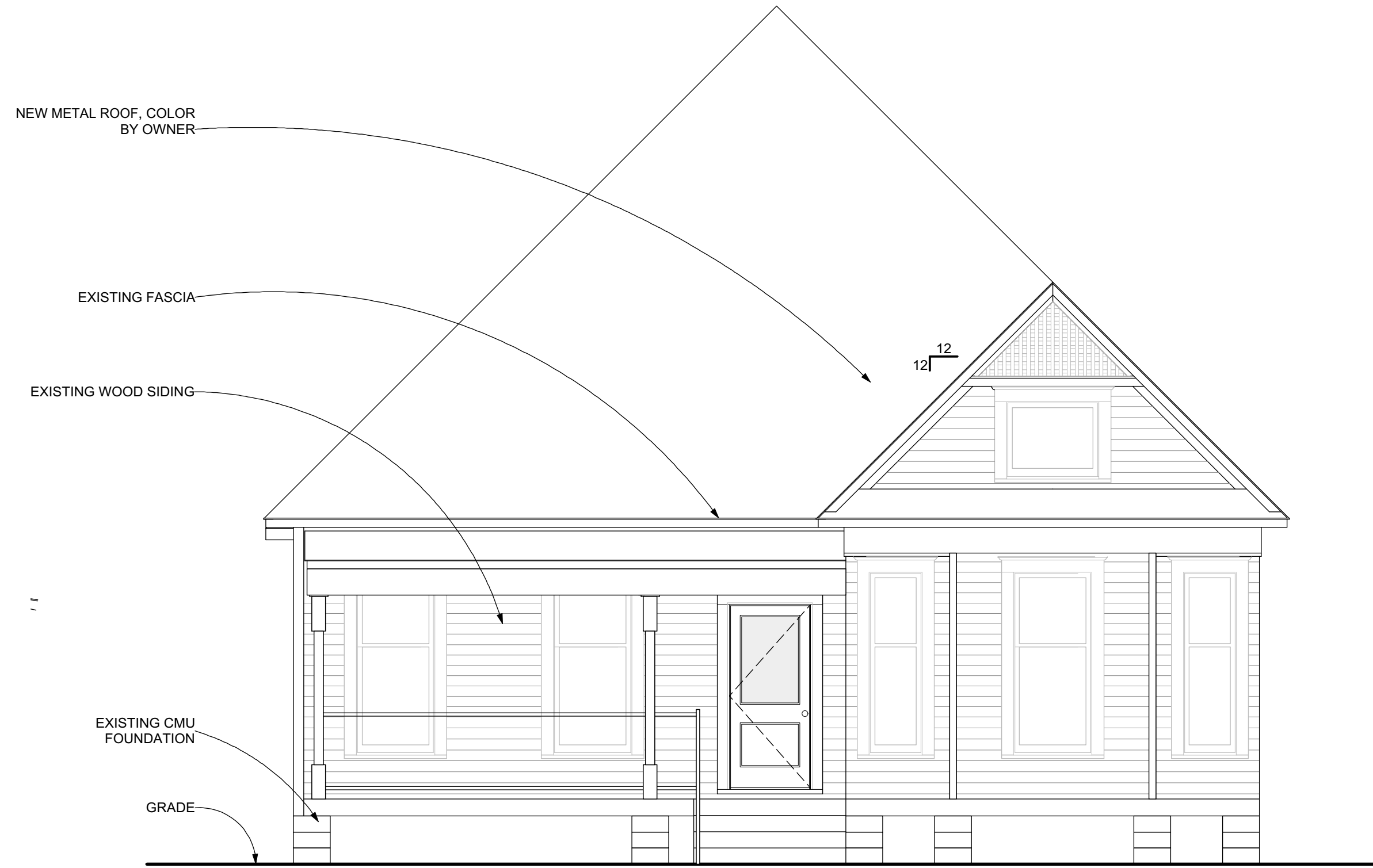
N 02 SOUTH ELEVATION
SCALE: 1/4"= 1'- 0"



N 02 EAST ELEVATION
SCALE: 1/4"= 1'- 0"



N 02 WEST ELEVATION
SCALE: 1/4"= 1'- 0"



N 01 NORTH ELEVATION
SCALE: 1/4"= 1'- 0"

FIGUEROA RESIDENCE
ADDITION
2111 UNION STREET, HOUSTON, TEXAS
77007

DRAWING TITLE
ELEVATIONS

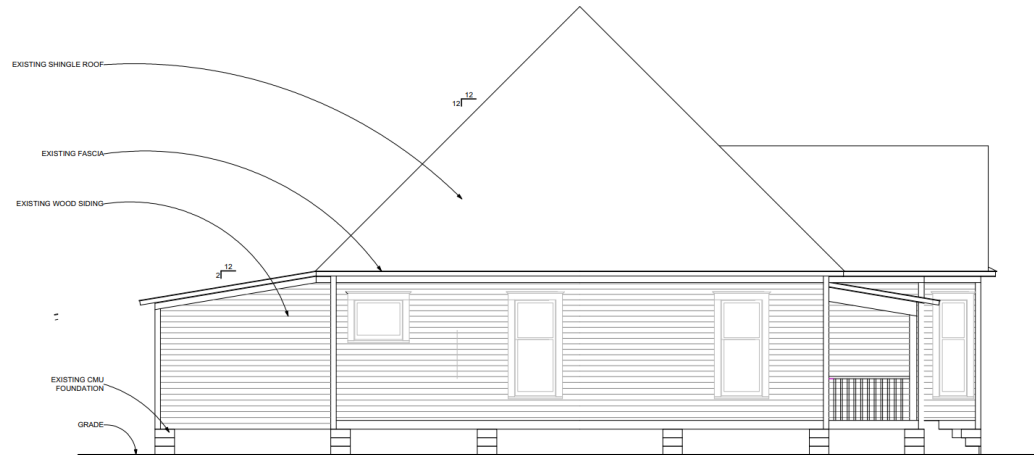
URBAN STUDIO DESIGN

2202 SHAKESPEARE STREET
HOUSTON, TEXAS 77030
TEL: 713-303-5392

SCALE AS NOTED	DATE 06/07/2025 FOR REVIEW	A2.2 SHEET
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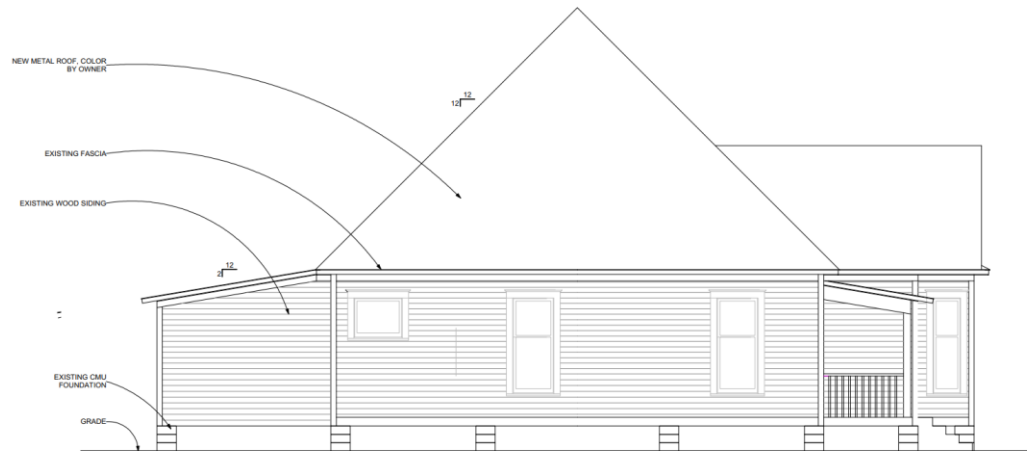
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2111 Union Street, SIDE ELEVATIONS (EAST)



N 02 EAST ELEVATION
SCALE: 1/4" = 1'-0"

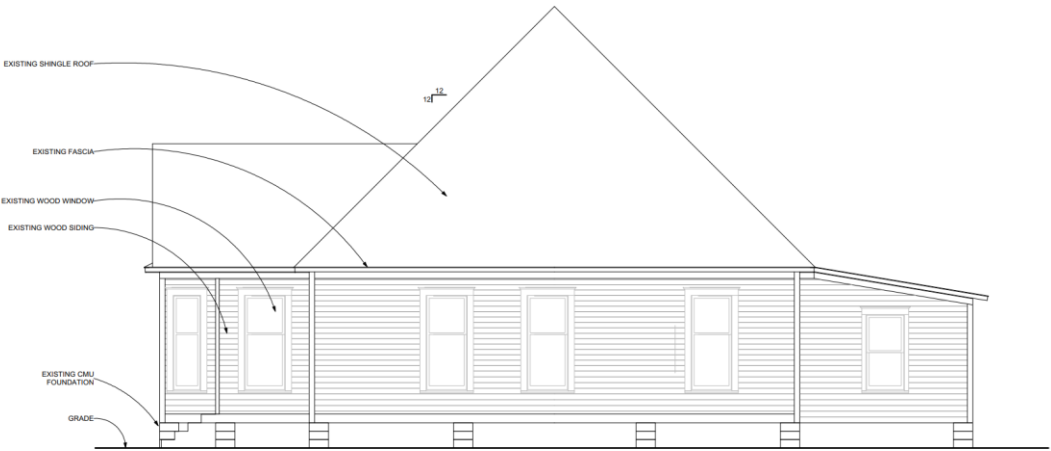
Existing



N 02 EAST ELEVATION
SCALE: 1/4" = 1'-0"

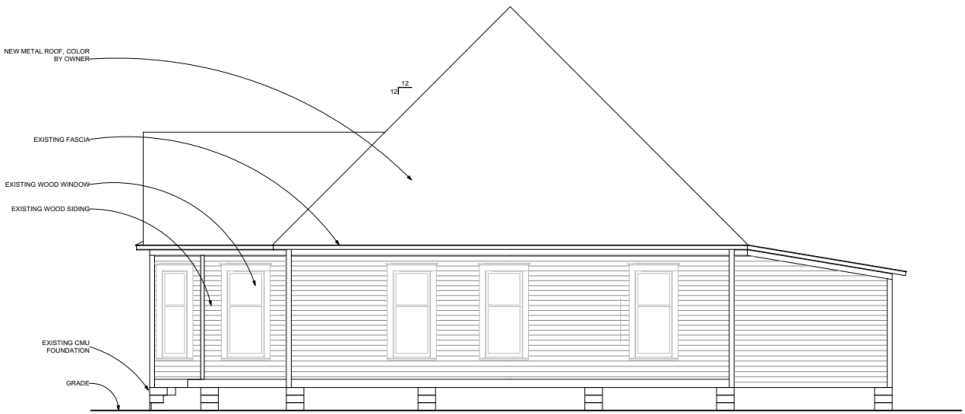
Proposed

2111 Union Street, SIDE ELEVATIONS (WEST)



EXISTING

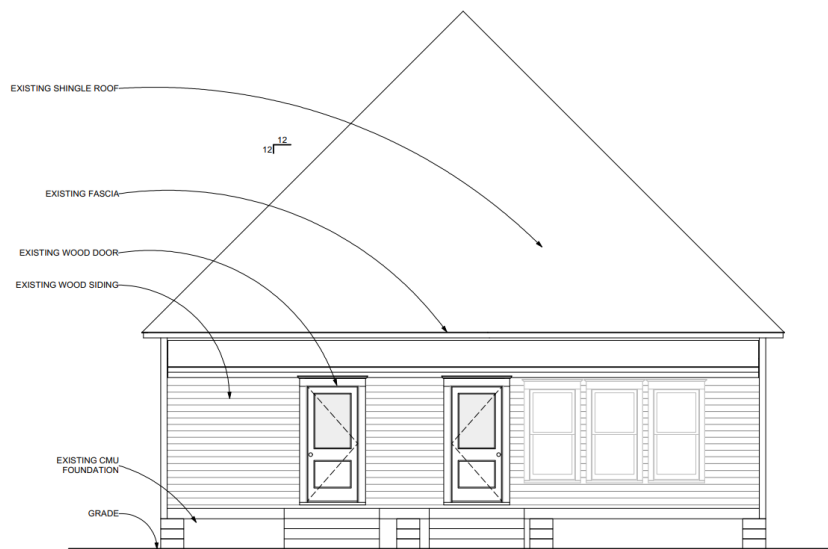
N 02 WEST ELEVATION
SCALE: 1/4" = 1'-0"



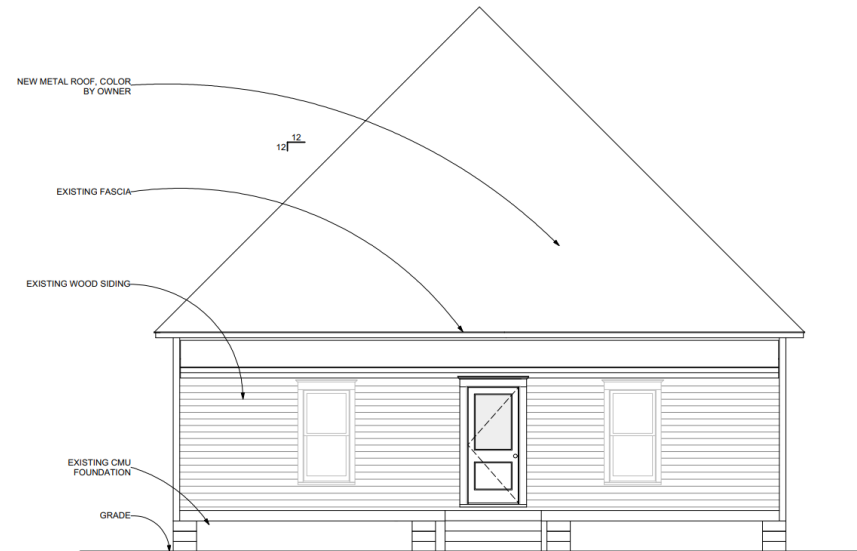
PROPOSED

N 02 WEST ELEVATION
SCALE: 1/4" = 1'-0"

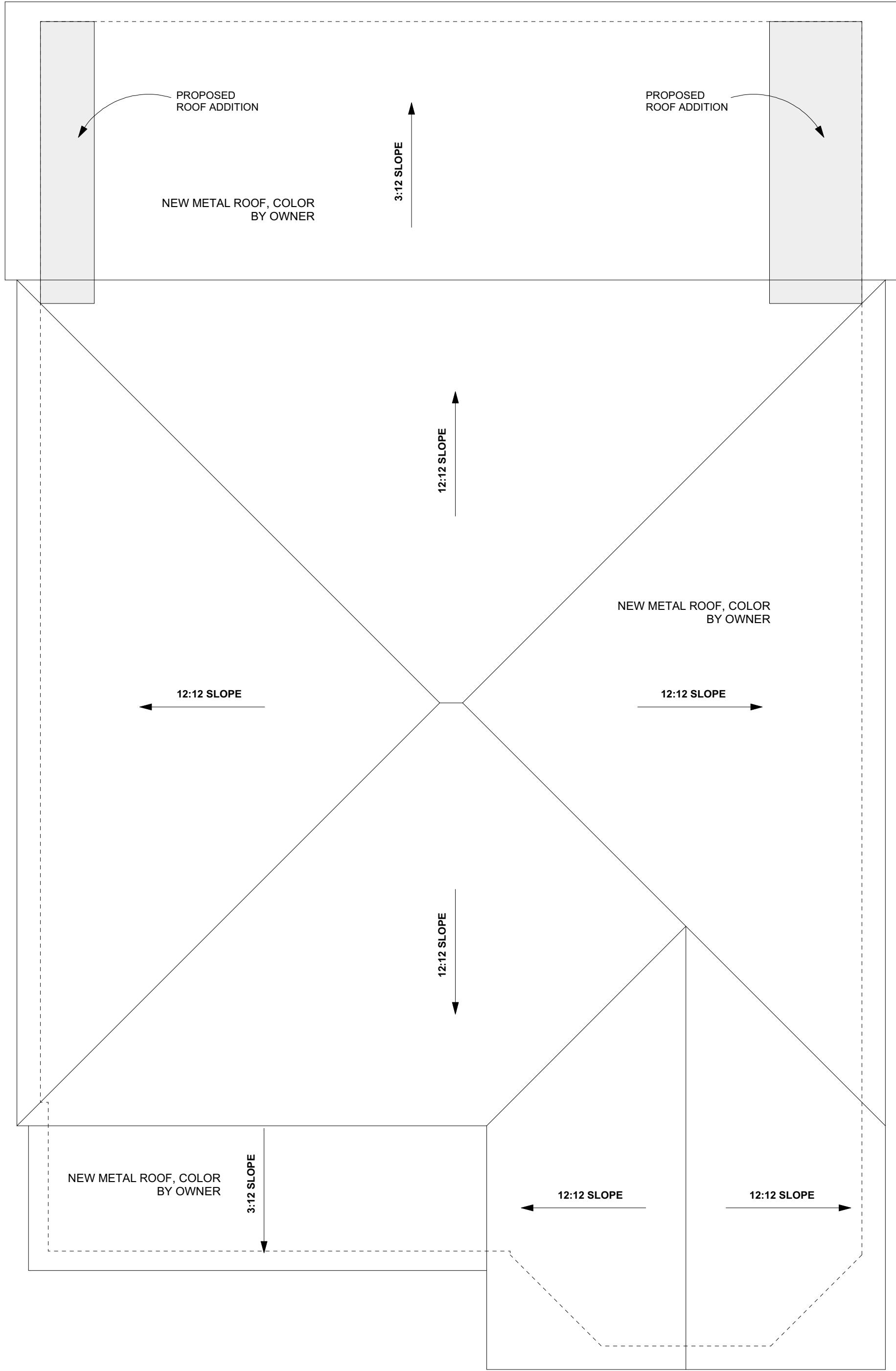
2111 Union Street, REAR ELEVATIONS

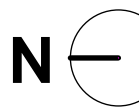


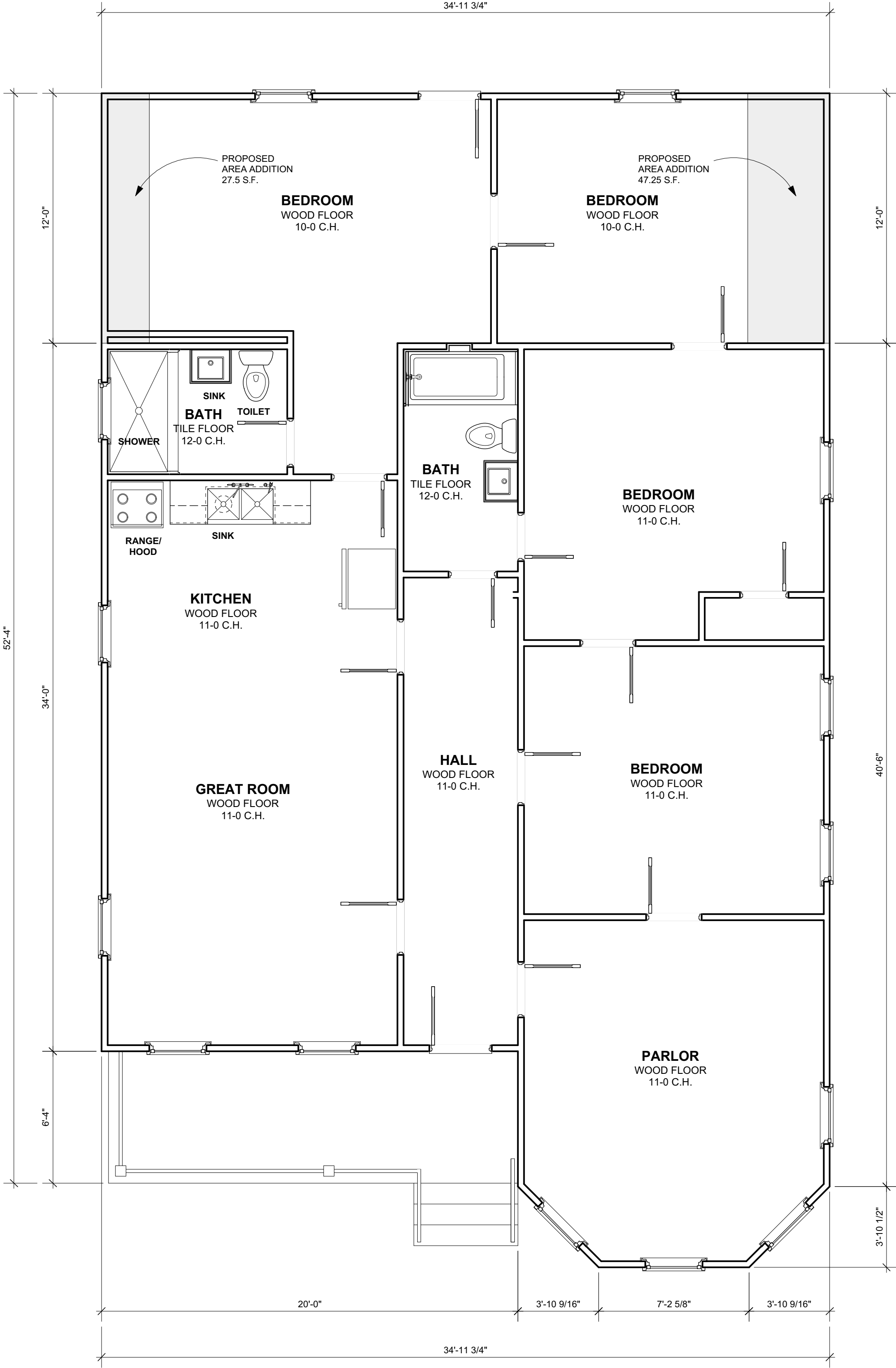
N  **02** SOUTH ELEVATION
SCALE: 1/4" = 1'-0"




N  **02** SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



N  **02** PROPOSED ROOF PLAN
SCALE: 1/4"= 1'- 0"



N  **01** PROPOSED FLOOR PLAN
SCALE: 1/4"= 1'- 0"

FIGUEROA RESIDENCE ADDITION 2111 UNION STREET, HOUSTON, TEXAS 77007		
DRAWING TITLE PROPOSED PLAN & ROOF		
URBAN STUDIO DESIGN 2202 SHAKESPEARE STREET HOUSTON, TEXAS 77030 TEL: 713-303-5392		
SCALE AS NOTED	DATE 06/07/2025 FOR REVIEW	A2.2 SHEET