

CERTIFICATE OF APPROPRIATENESS

Application Date: June 9, 2025

Applicant: Nick Eronko, agent for, Uustin Chichester, owner

Property: 417 Highland Street, Lot 12, Tract 13A, Block 16, Woodland Heights Neighborhood Subdivision. The property includes a historic 1,648 square foot, one-story wood single-family residence situated on a 7,500 square foot (75' x 100') interior lot.

Significance: Contributing Queen Anne style residence, constructed circa 1910, located in the Woodland Heights Historic District.

Proposal: Alteration to Historic Structure and Relocation on Lot

- Relocate historic structure 11' 7" to the East on the lot maintaining 20' building line front setback
- Construct 2-story rear addition with an attached garage
 - First floor 436 sq. ft.
 - Second floor 1,463 sq. ft.
 - Garage 500 sq. ft.
 - Screened porch 180 sq. ft.
- Mix of fixed and DH, inset & recessed, wood windows
- Max ridge height of 27'
- Composition shingles with a 4:12 roof pitch
- 11" reveal smooth cedar clapboard to match existing structure's siding

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions: on the west elevation that the addition be pushed back (towards the north) to leave exposed the gap to the open rear porch, between the 5th window towards the rear

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.

RELOCATION OF A LANDMARK, PROTECTED LANDMARK OR CONTRIBUTING STRUCTURE

Sec. 33-243(a): HAHC shall issue a certificate of appropriateness for the relocation of any landmark, protected landmark, contributing structure only upon finding that the application satisfies **one or more** the following criteria:

S D NA

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

- (1) For a landmark or protected landmark that is not located in a historic district, the structure:

- | | | | |
|--------------------------|--------------------------|-------------------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (a) Has architectural or historical value independent of its physical location that will not be diminished with relocation; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (b) Can be moved without significant damage to its physical integrity; and |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (c) Will be relocated to an area that is compatible with the historical and architectural character of the landmark or protected landmark. |

- (2) For a contributing structure located in a historic district that is being relocated within the same historic district, the relocation must also meet the following criteria:

- | | | | |
|-------------------------------------|--------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (a) The structure can be relocated without significantly diminishing the integrity of the historic district in which it is located; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (b) The structure can be moved without significant damage to its physical integrity; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (c) The structure will be located to an area that is compatible with and retains the distinguishing qualities and historical and architectural character of the contributing structure; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (d) There are compelling circumstances justifying the relocation of the structure; and |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (e) The distance from the property line to the front and side walls, porches, and exterior features of the structure on the new location shall be compatible with the distance from the property line of similar elements of existing contributing structures in the context area of the new location. |

- (3) For contributing structures being relocated outside of the historic district, in addition to the criteria of item (2) of this section, the applicant must also establish that the relocation is necessary to prevent an unreasonable economic hardship pursuant to the criteria of section 33-247(c) of this Code.:

- | | | | |
|--------------------------|--------------------------|-------------------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (1) That the property is incapable of earning a reasonable return, regardless of whether the return is the most profitable return, including without limitation, regardless of whether the costs of maintenance or improvement of the property exceed its fair market value; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (2) That the owner has demonstrated that the property cannot be adapted for any other use, whether by the current owner, by a purchaser or by a lessee, that would result in a reasonable return; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (3) That the owner has demonstrated reasonable efforts to find a purchaser or lessee interested in acquiring the property and preserving it, and that those efforts have failed; and |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (4) If the applicant is a nonprofit organization, determination of an unreasonable economic hardship shall instead be based upon whether the denial of a certificate of appropriateness financially prevents or seriously interferes with carrying out the mission, purpose, or function of the nonprofit corporation |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (4) The relocation is necessary to protect the landmark, contributing structure or potentially contributing structure from demolition resulting from a public improvement project; |

District Map

417
Highland StWoodland Heights
Historic District

Historic District Boundary

Building Classification

Contributing

Non-Contributing



Established: July 29, 2011
Source: GIS Services Division
Date: March 11, 2014
Reference: pj17480



0 65 130 260 390 Feet

This map is made available for reference purposes
only and should not be substituted for a survey
product. The City of Houston will not accept
liability of any kind in conjunction with its use.

PLANNING &
DEVELOPMENT
DEPARTMENT

Inventory Photo



Current Photos Provided By Applicant



Current Photos Provided By Staff



Area in blue is approximately where the historic structure will be relocated on the lot. Green shaded area is approximate location of new driveway.



Dotted lines where non-historic screened porch will be removed on left elevation



Dotted lines where non-historic addition will be removed on right elevation

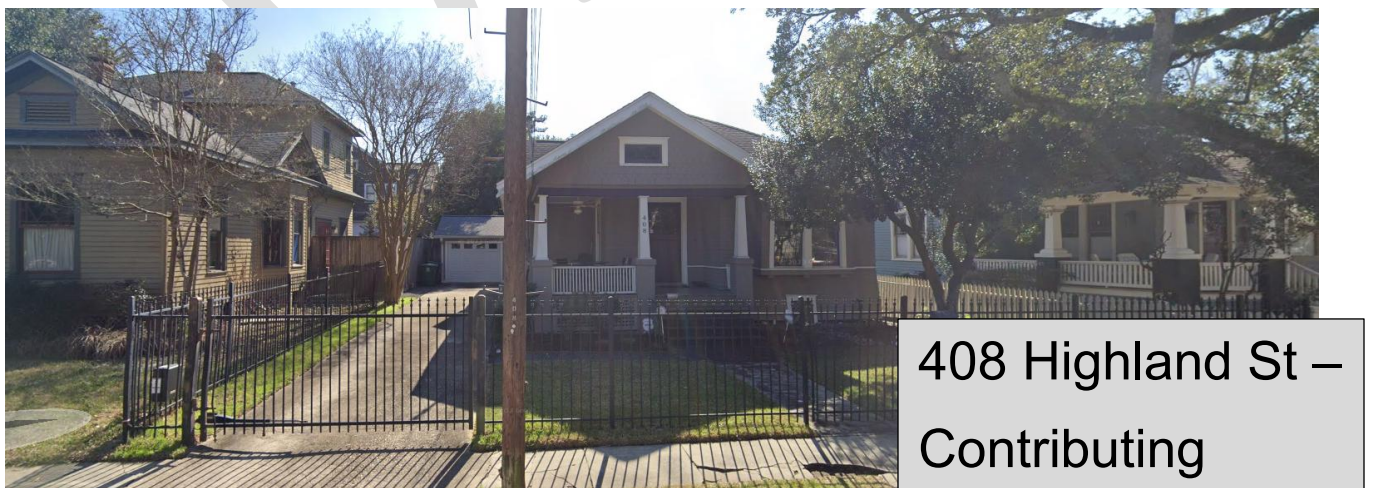
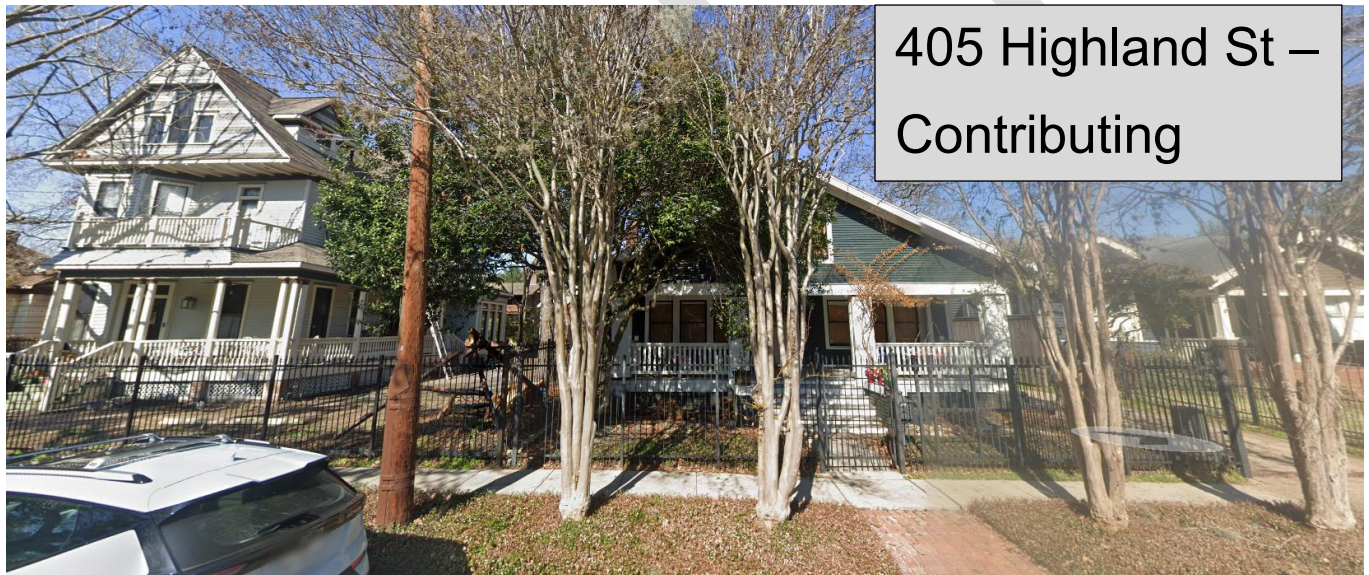
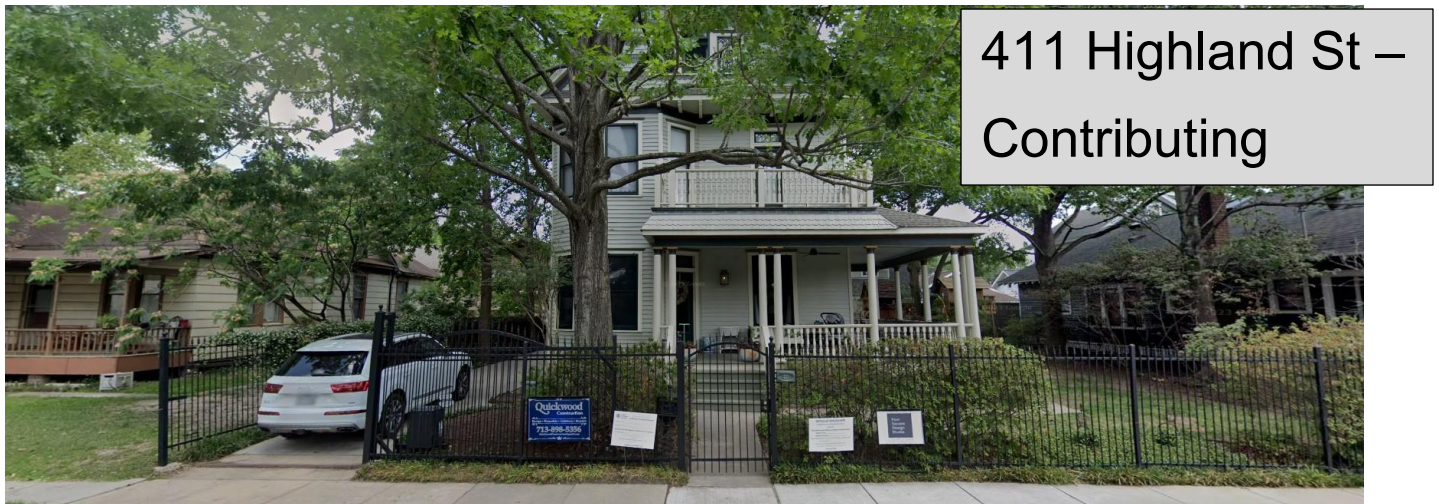


Context Area



423 Highland St –
Contributing

Context Area



Context Area

408 Highland St
Non-Contributing



416 Highland St –
Contributing

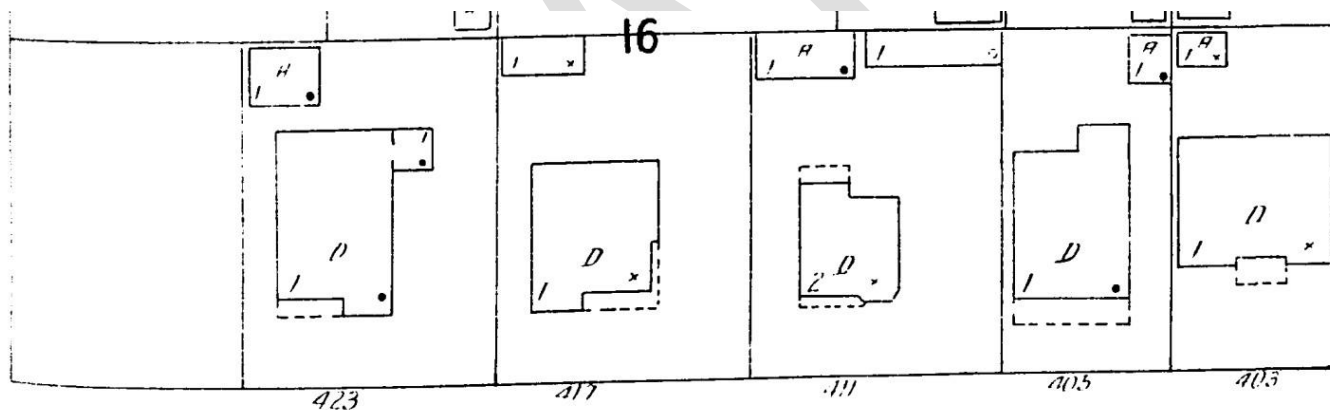


Context Area

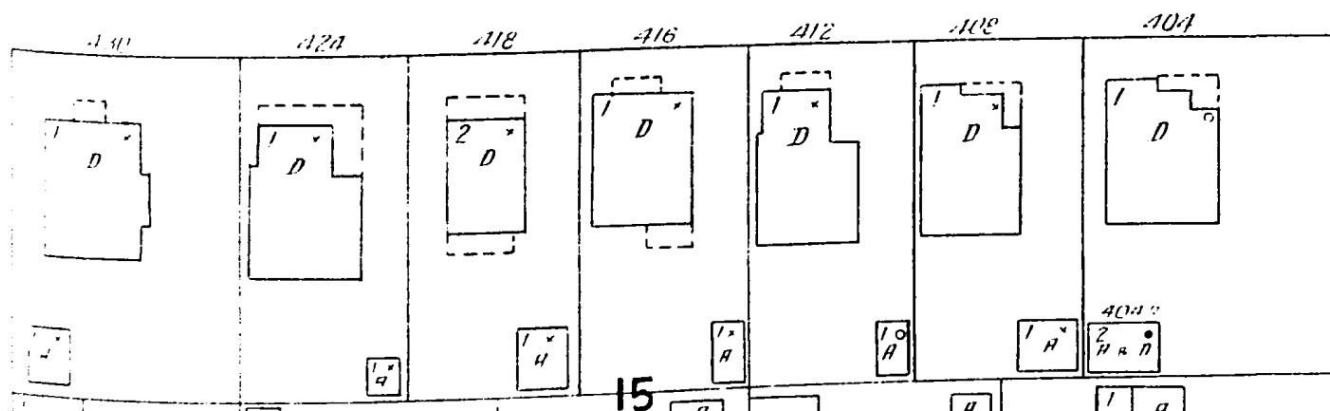
424 Highland St –
Contributing



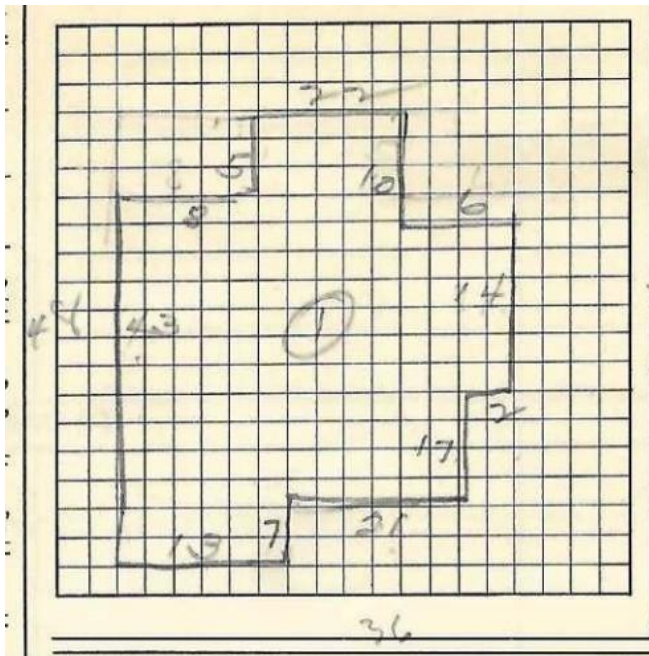
1924 Sanborn Context Area



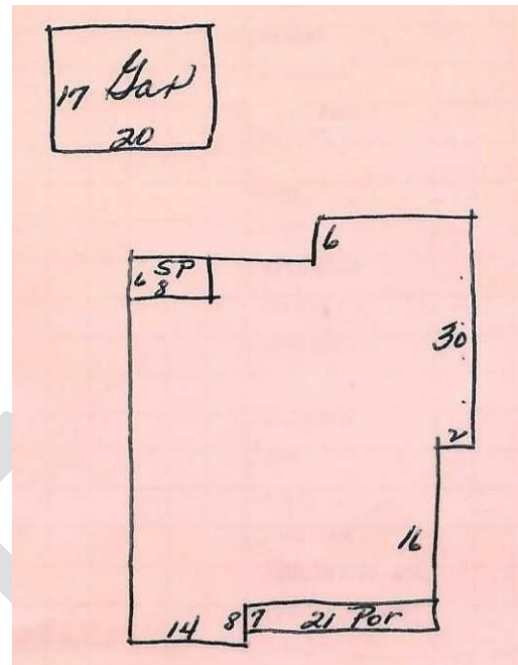
HIGHLAND AV.



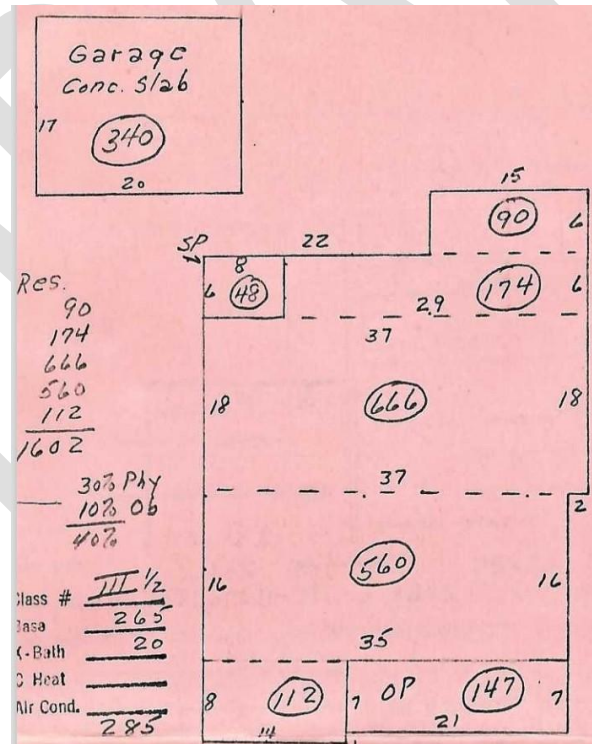
Harris County BLA: 1950s



Harris County BLA: June 1965



Harris County BLA: Jan 1977



See Attachment for Architectural Set (Existing & Proposed)

DRAFT