

CERTIFICATE OF APPROPRIATENESS

Application Date: November 8, 2022

Applicant: Matthew Soileau, owner

Property: 1405 Harvard St, Tracts 11B & 12B , Block 157, Houston Heights Subdivision. The property includes a historic 2,084 square foot, one-story wood frame single-family residence and a detached garage situated on a 3,024 square foot (42' x 72') interior lot.

Significance: Contributing bungalow duplex residence, constructed circa 1925, located in the Houston Heights Historic District East.

Proposal: Alteration – Construction of a two story 280 SF rear porch that is not taller than the existing structure and that does not extend beyond the existing side walls of the structure.

The scope of work qualifies for an administrative approval but was done with no COA or permit.

See enclosed application materials for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial and issuance of a certificate of remediation for work completed.

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.

ADMINISTRATIVE APPROVALS

Sec. 33-241.1(c): The director is authorized to issue a certificate of appropriateness for the following activities if the director finds that the proposed activity will be performed in a manner that satisfies the criteria for alterations, additions, or new construction in this article, as applicable. If the director finds that an application for a certificate of appropriateness pursuant to this subsection does not satisfy the applicable criteria, or that the application does not satisfy the general intent and purposes of this article, the director shall refer the application to the HAHC for consideration.

A NA A - applies NA - not applicable

(5) Construction of:

- Grid of checkboxes and text for construction criteria: a. Freestanding garages... b. A rear porch... Sec. 33-241.1(f): The director may administratively approve an amendment...

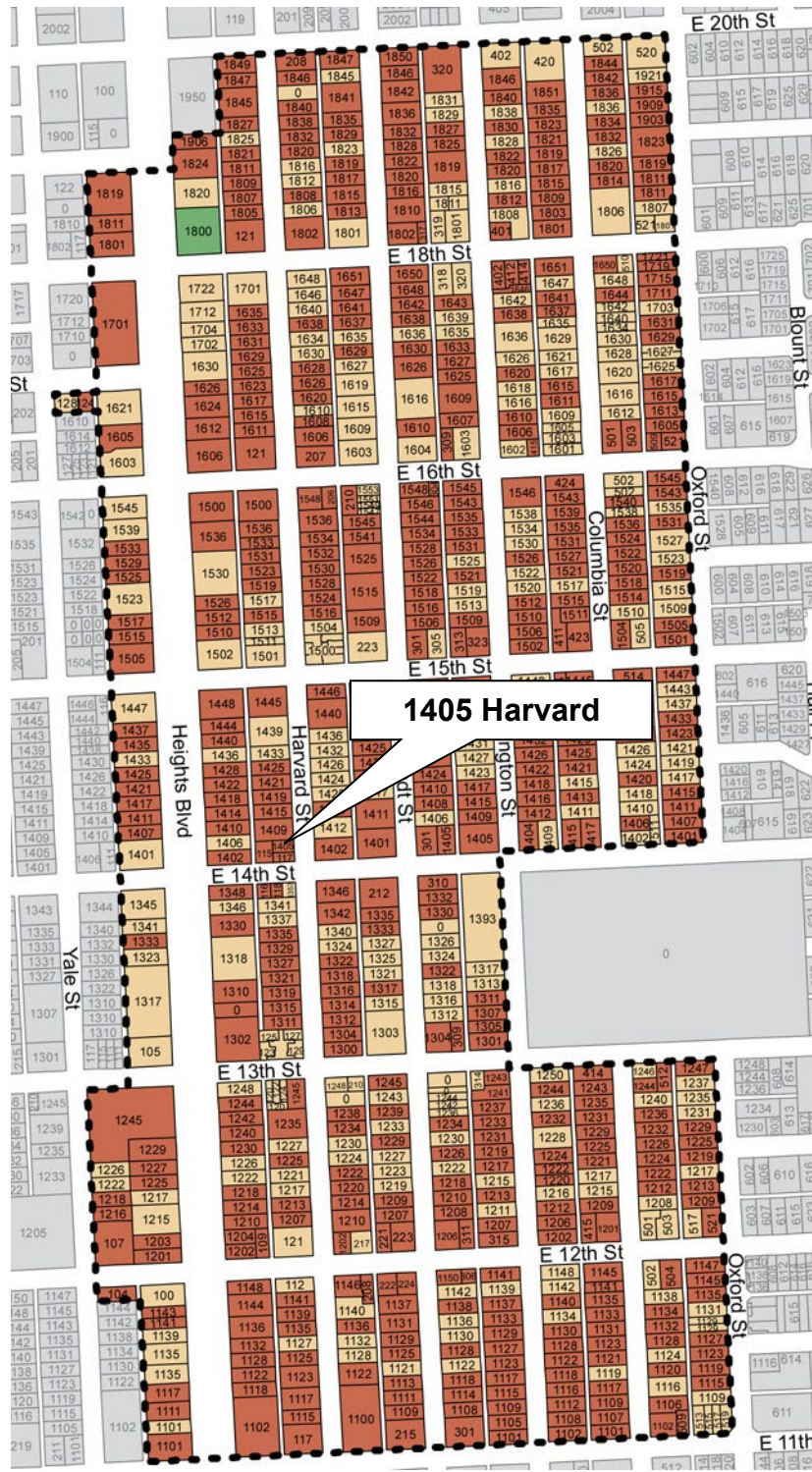
HEIGHTS DESIGN GUIDELINES

- Grid of checkboxes and text: In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST



Building Classification

- Contributing
- Non-Contributing
- Park

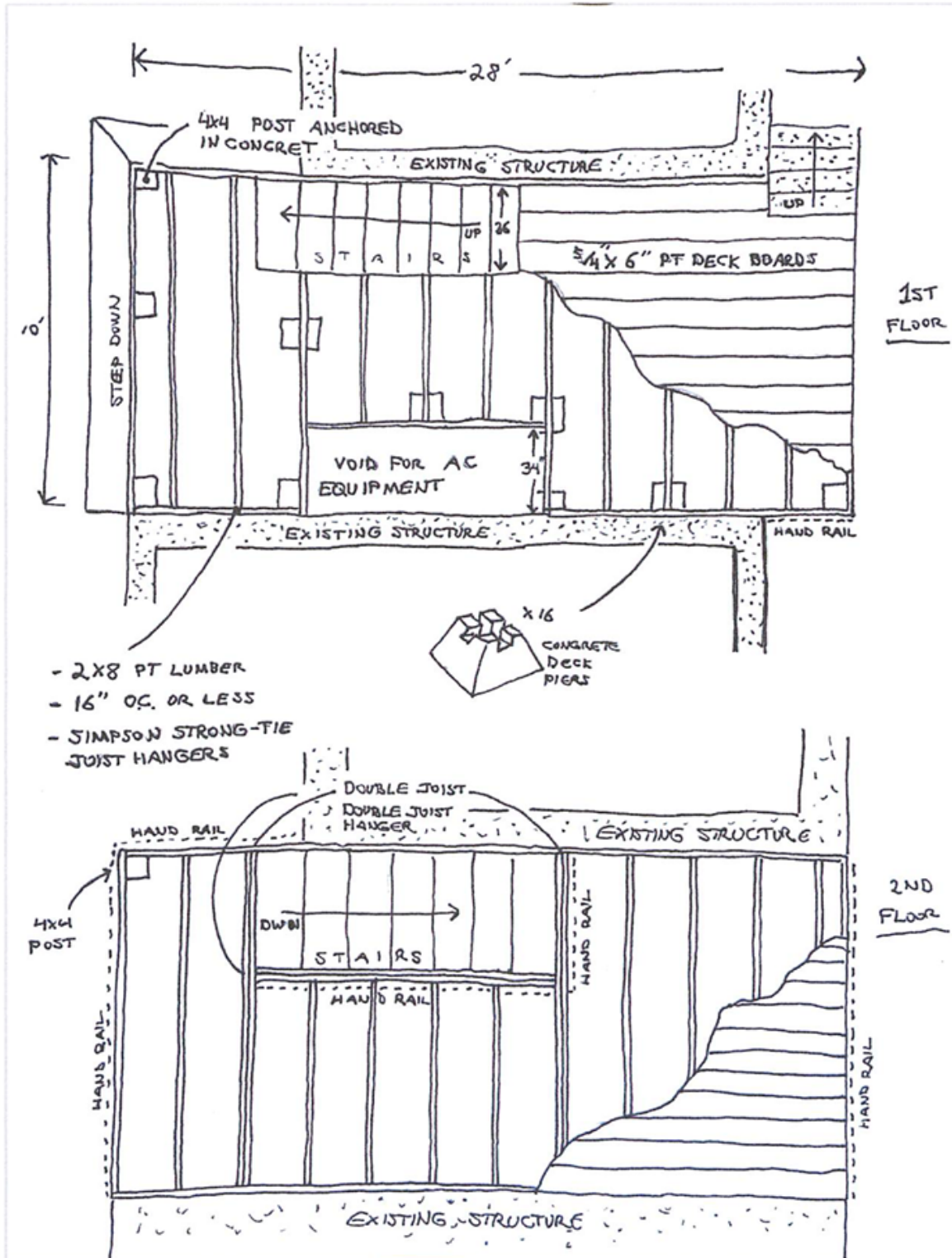
INVENTORY PHOTO



CURRENT PHOTO



TWO-STORY PORCH FLOOR PLANS



PHOTOS



Figure 2- Side north elevation showing Privacy wall covering second story porch



Figure 1- Side north elevation _ Privacy wall removed



Figure 4- Side south elevation photo by applicant from driveway



Figure 3- Side south elevation by Google from ROW



Figure 5- Interior photos, not visible from ROW

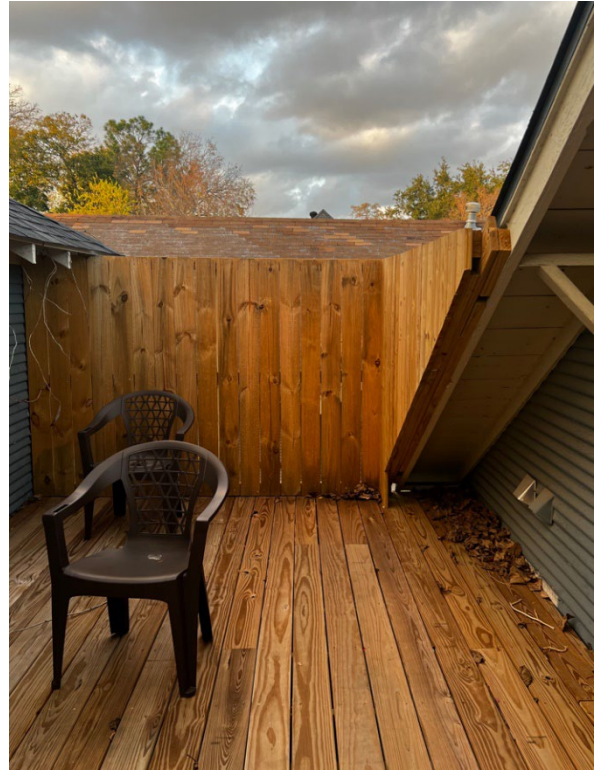


Figure 6- Interior photos, not visible from ROW

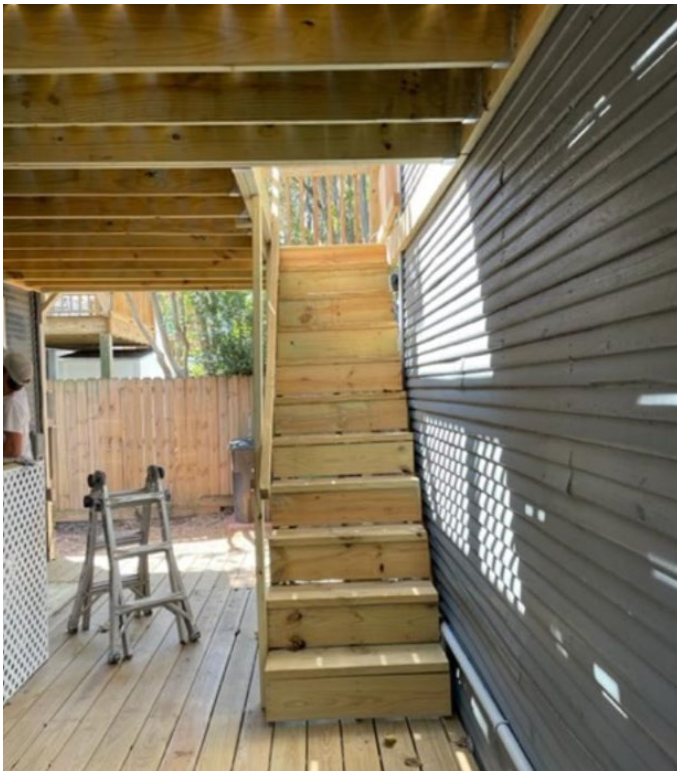


Figure 7- Interior photos, not visible from ROW