

CERTIFICATE OF APPROPRIATENESS

Application Date: April 25th, 2022

Applicant: Juan Castillo, agent for Soo Kim, owner

Property: 603 Euclid Street, Lot 16, Block 27, Woodland Heights Subdivision. The property includes a historic 2,113 square foot two-story multi-family residence situated on a 5,000 square foot corner lot.

Significance: Contributing duplex residence, constructed circa 1920, located in the Woodland Heights Historic District.

Proposal: Alteration—Applicant proposes remodel existing duplex into a single-family residence by adding a rear addition to connect to existing one story detached garage and a small side addition.

- Total square footage to be added is 351 square feet
- Remove asbestos siding and restore original wood siding underneath
- Restore original wood windows
- Proposes to change the front door original location.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions: keep front door location and front entry window locations, and keep the lower set of double windows on the west elevation.

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.

District Map

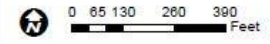
Woodland Heights Historic District

Historic District Boundary

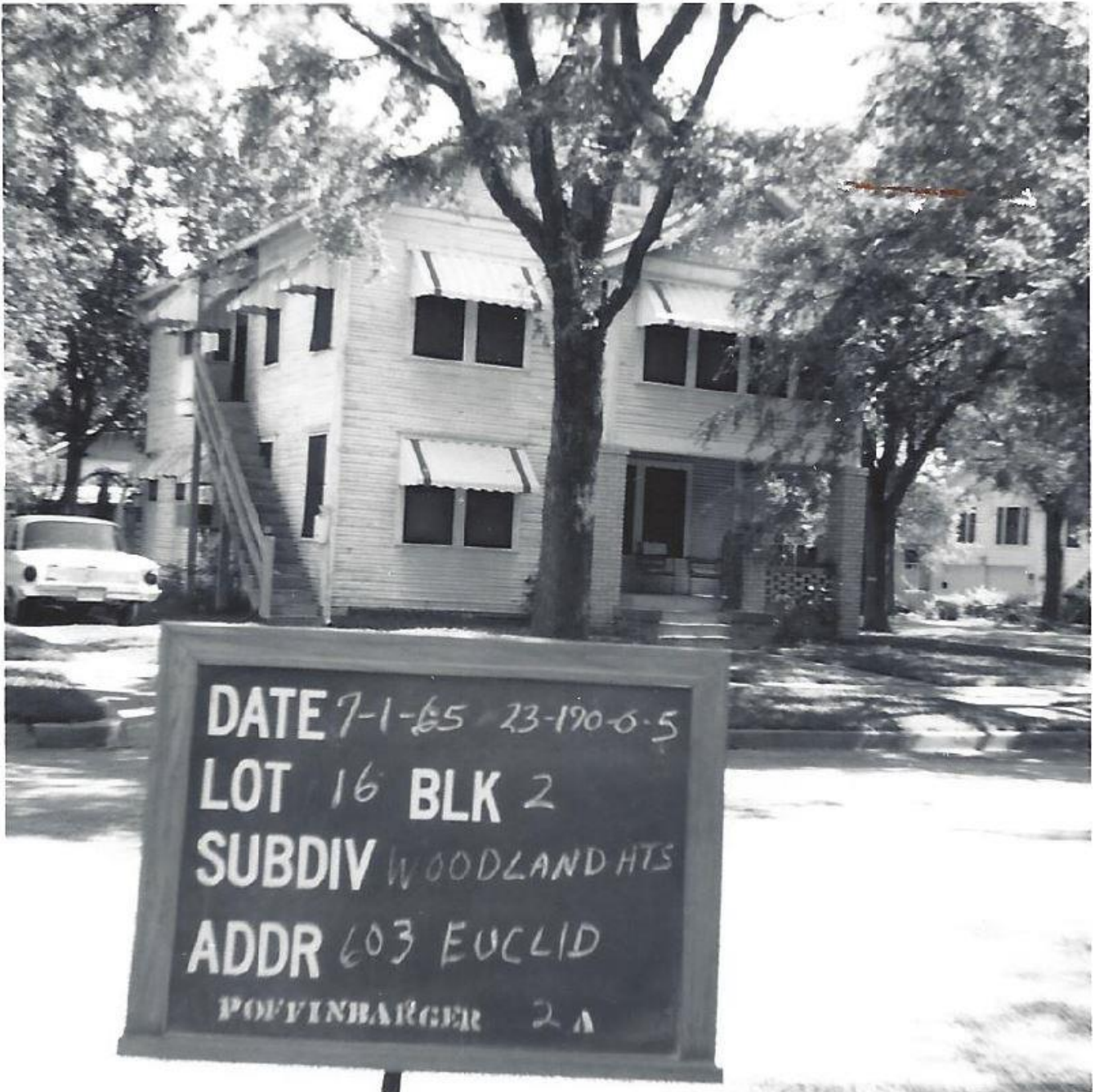
Building Classification

- Contributing
- Non-Contributing

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



Historic Photograph - 1965



(Harris County Archives)

Inventory Photograph



Current Photograph



(Provided by the applicant)

Current Photograph of Rear Elevation



Current Photograph of East Elevation



Current Photograph of Garage

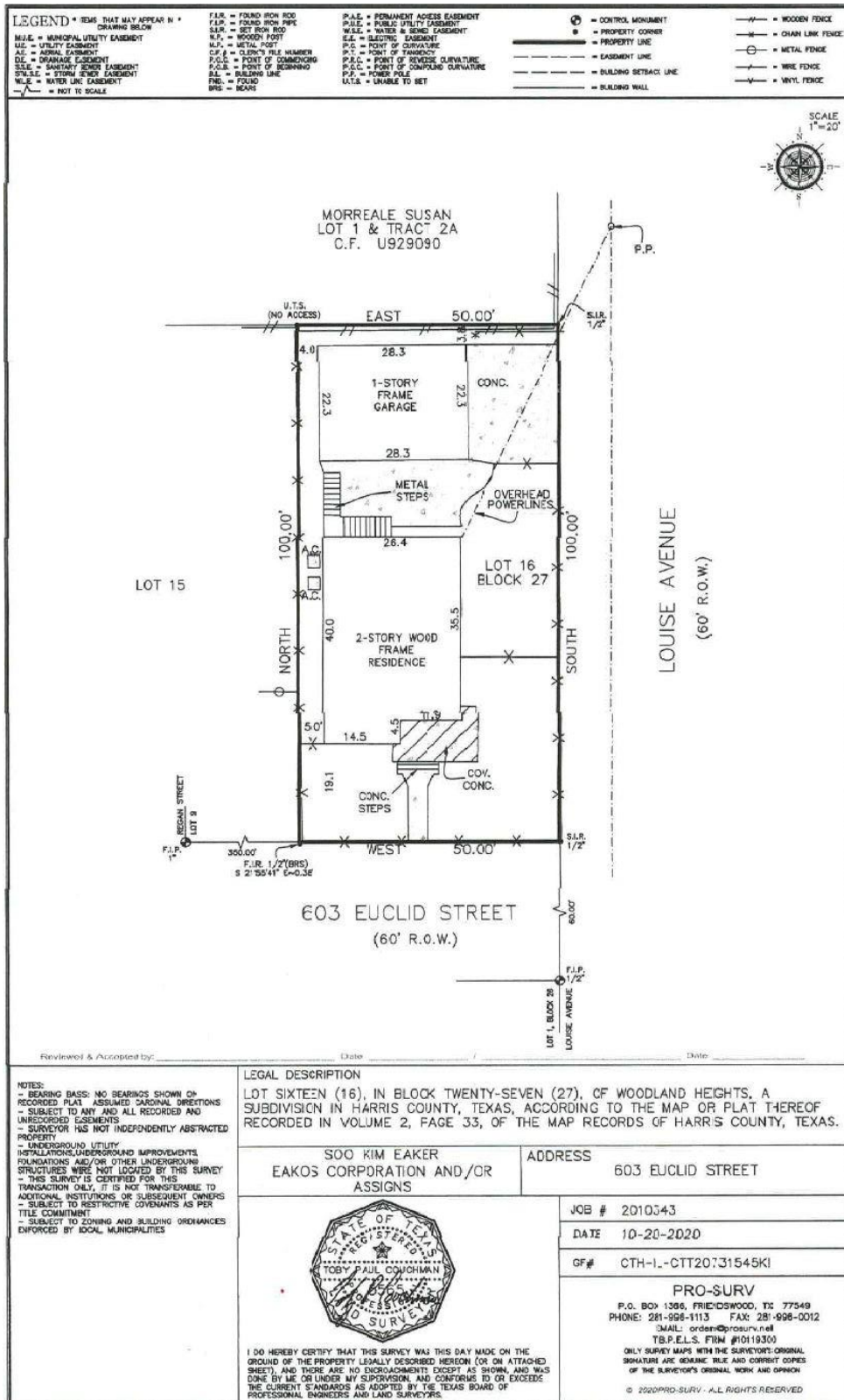


Current Photograph of Original Siding Condition

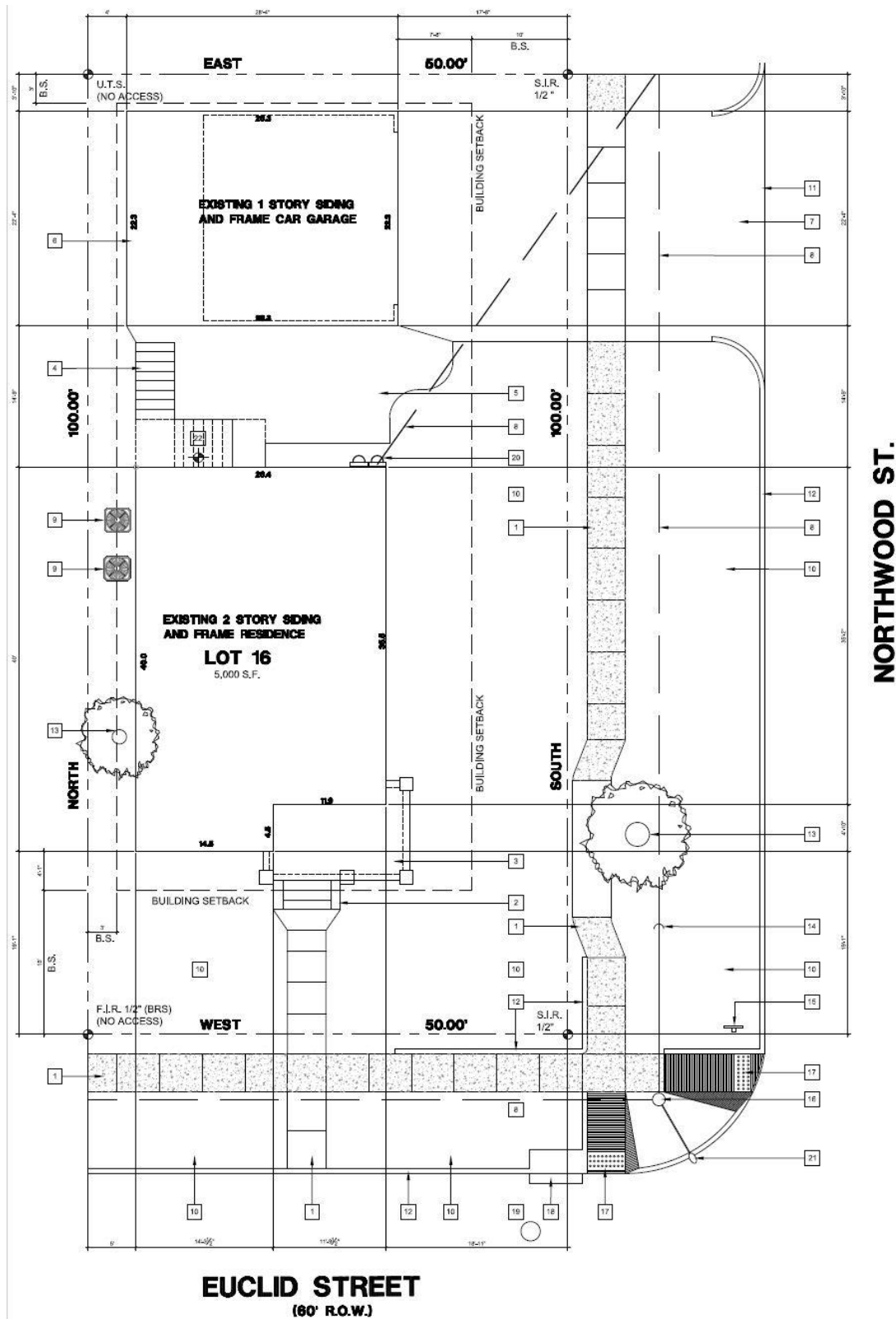


(Applicant proposes to restore original wood siding)

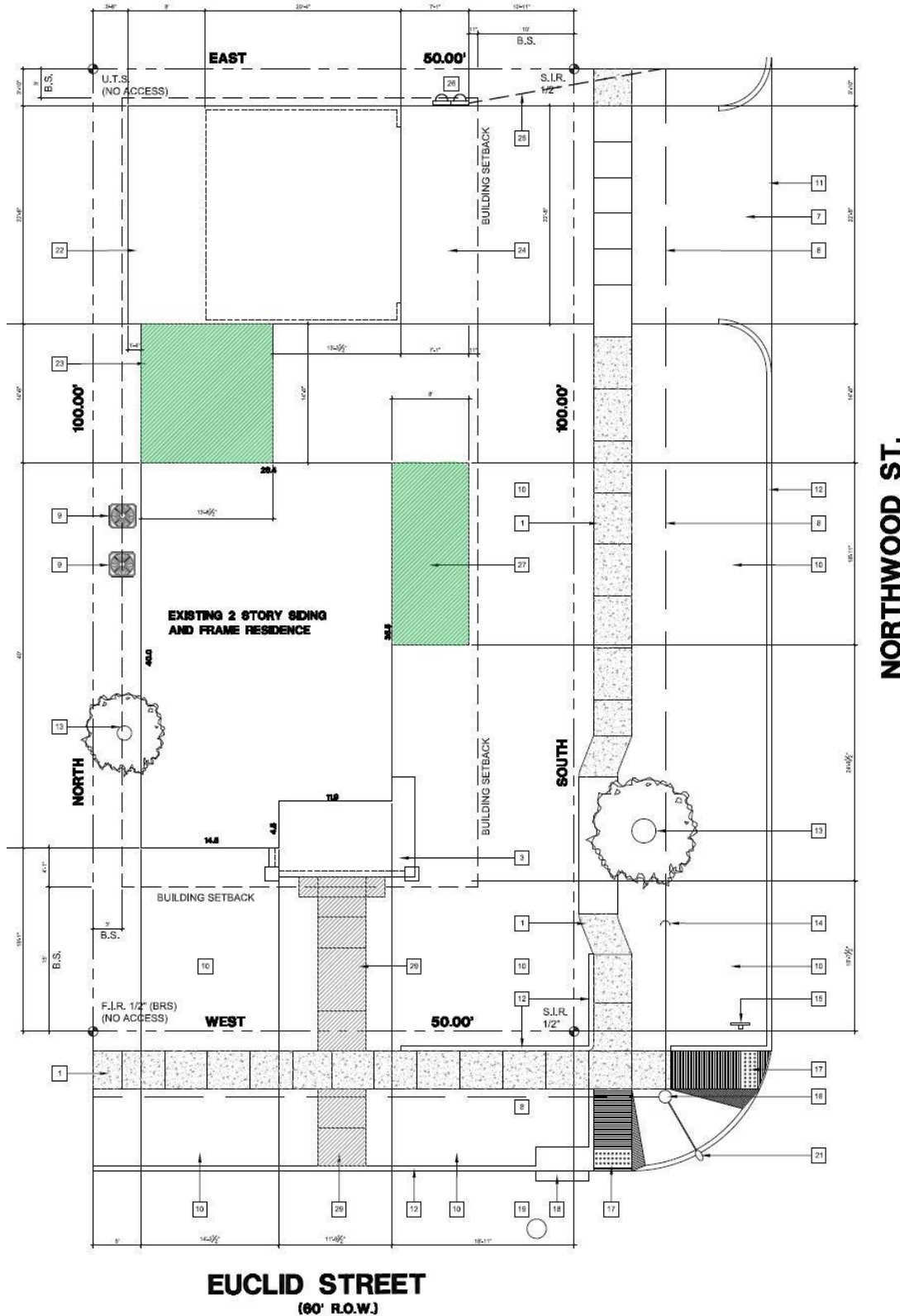
Survey



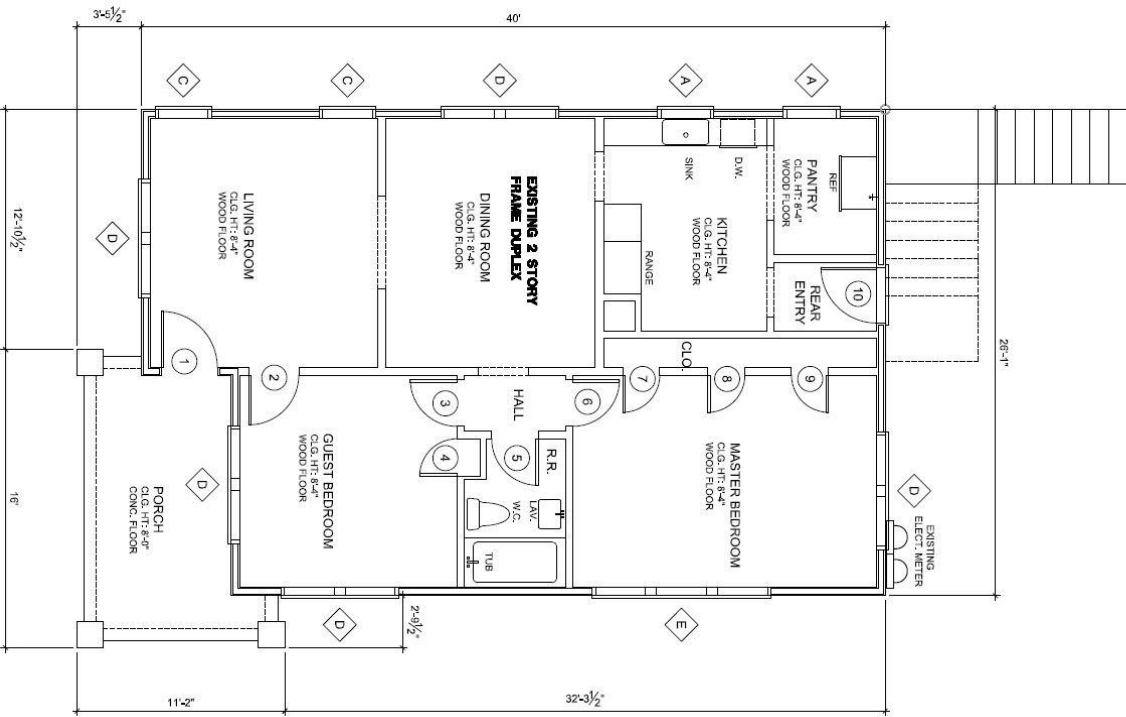
Existing Site Plan



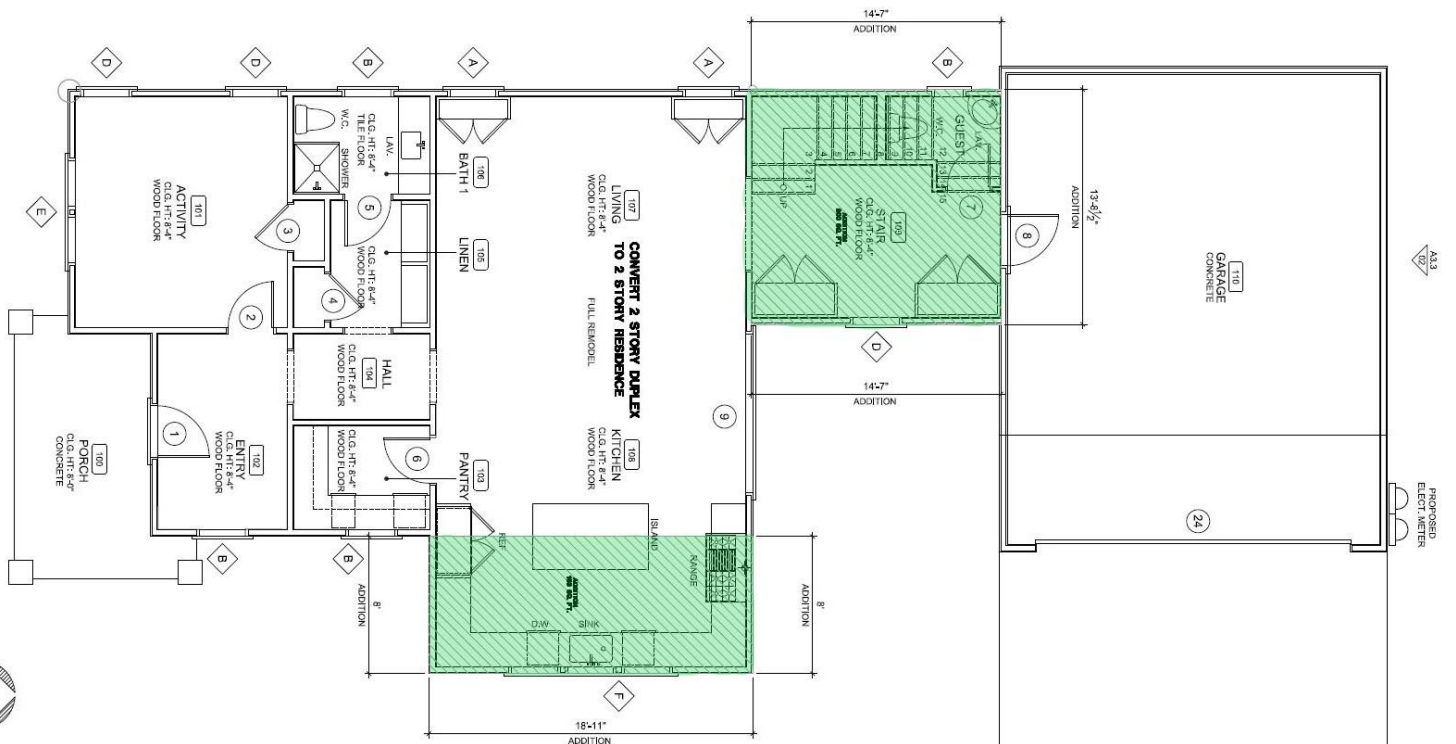
Proposed Site Plan



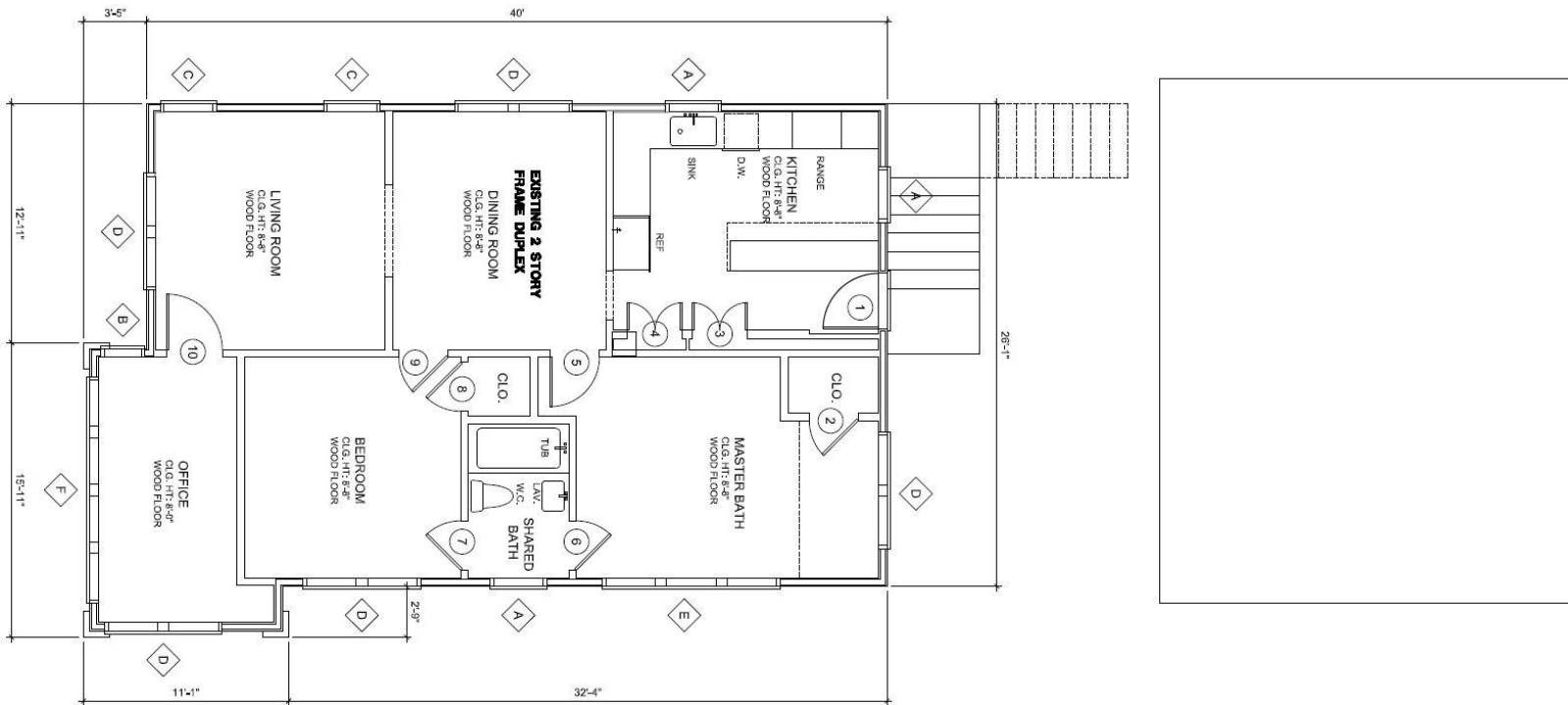
Existing First Floor Plan



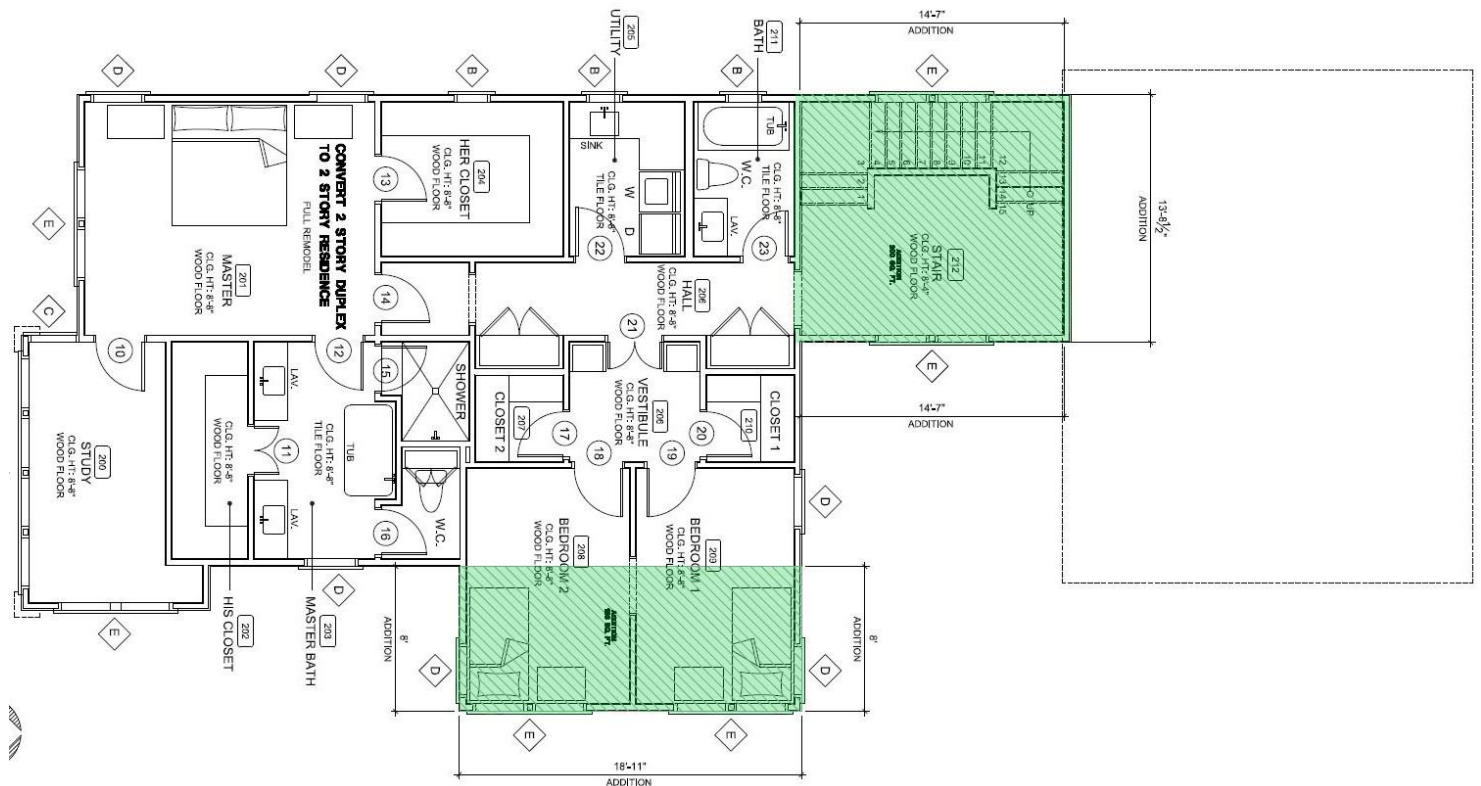
Proposed First Floor Plan



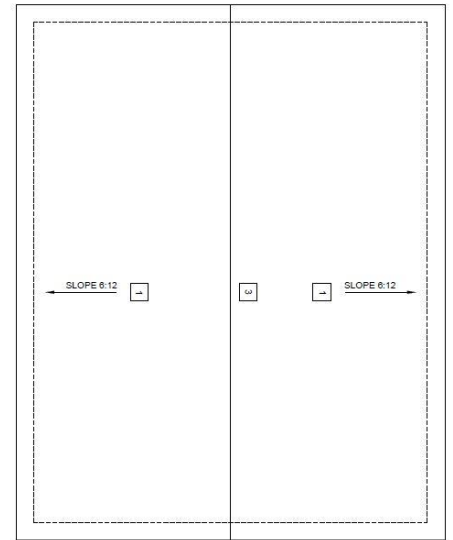
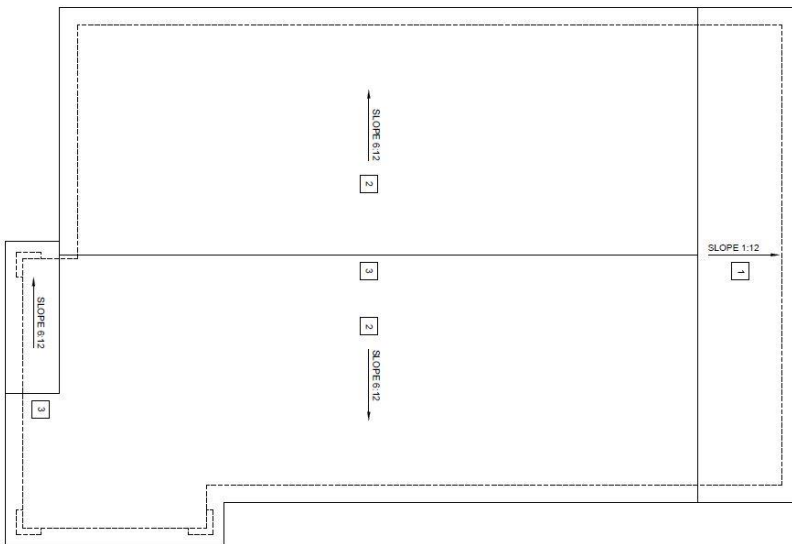
Existing Second Floor Plan



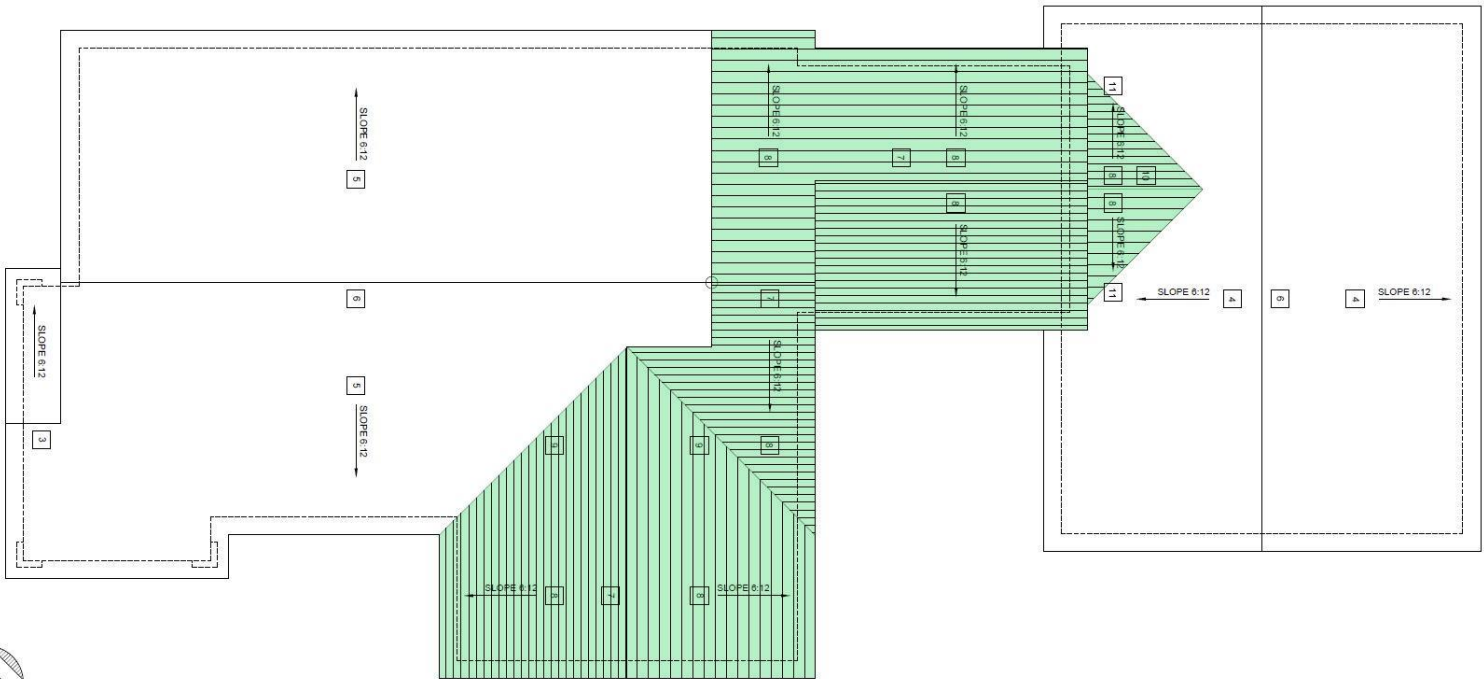
Proposed Second Floor Plan



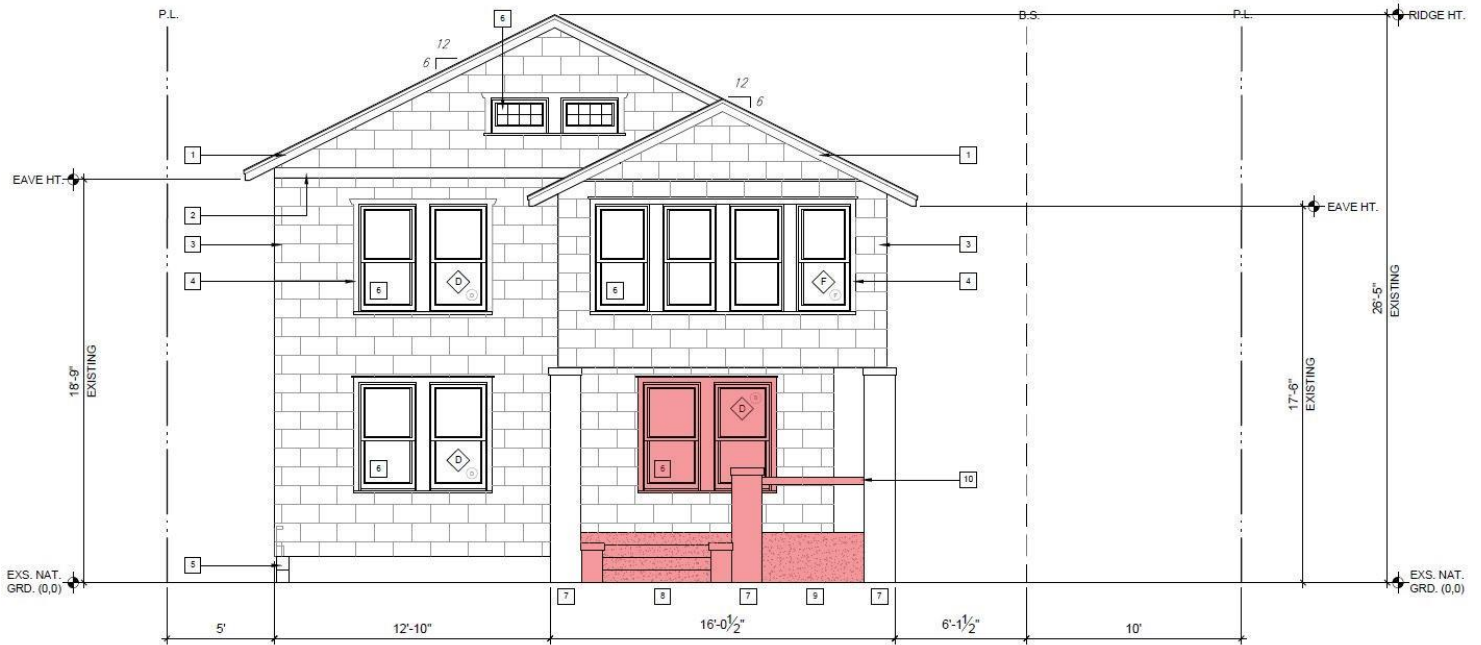
Existing Roof Plan



Proposed Roof Plan



Existing South Elevation (front)



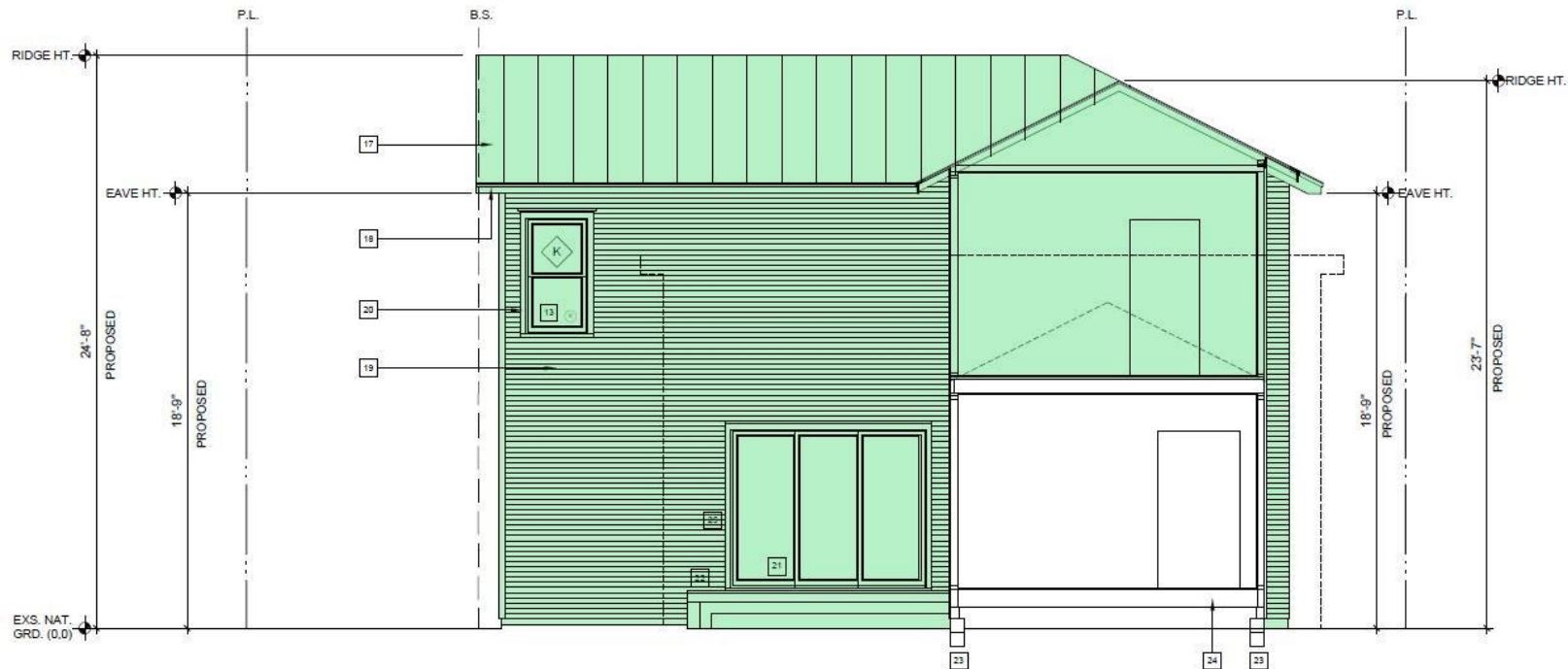
Proposed South Elevation (front)



Existing North Elevation (rear)



Proposed North Elevation (rear)



Existing East Elevation



Proposed East Elevation



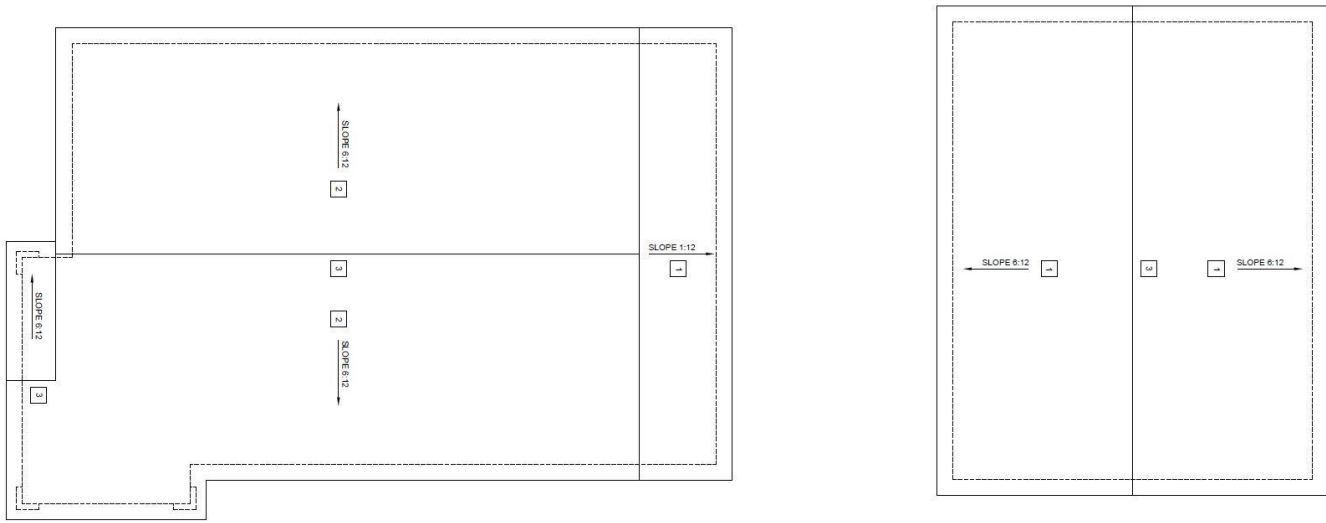
Existing West Elevation



Proposed West Elevation



Existing Roof Plan



Proposed Roof Plan

