

CERTIFICATE OF APPROPRIATENESS

Application Date: April 22, 2022

Applicant: Joshua P. Cox, owner

Property: 828 Heights Boulevard, Lot 22 & Tract 21, Block 247, Houston Heights South Subdivision. The property includes a historic two-story wood frame single-family residence and a detached garage situated on a 11,250 square foot interior lot.

Significance: Contributing Craftsman residence, constructed circa 1920, located in the Houston Heights Historic District South.

Proposal: Alteration – to the noncontributing detached garage.

Applicant has altered the front elevation of the garage without a permit or a COA.

Upon this discovery, staff worked with the investigator and contacted the applicant to let him know that he needs to apply for the work done.

The applicant is proposing the following:

Repair front (west) elevation of garage. Garage had a balcony with some boarded up doors that were inaccessible on the west elevation. Water leaked into the plywood in front of the doors damaging the balcony and garage door. Balcony collapsed leaving a hole that leaks worse. Applicant proposes to cover up the inoperable doorway, hole where the balcony was, and broken garage door with siding (same as the rest of the building).

See enclosed application materials.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Denial and issuance of a Certificate of Remediation to maintain work completed.

HAHC Action:

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a noncontributing structure in an 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) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

[] [x] [] (a) 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; Work was done without a permit and had no approved COA

[] [x] [] (b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area. Work was done without a permit and had no approved COA

[] [] [x] (2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

(3) For an addition to a noncontributing structure:

[] [] [x] (a) 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 from the property line of similar elements of existing contributing structures in the context area; and

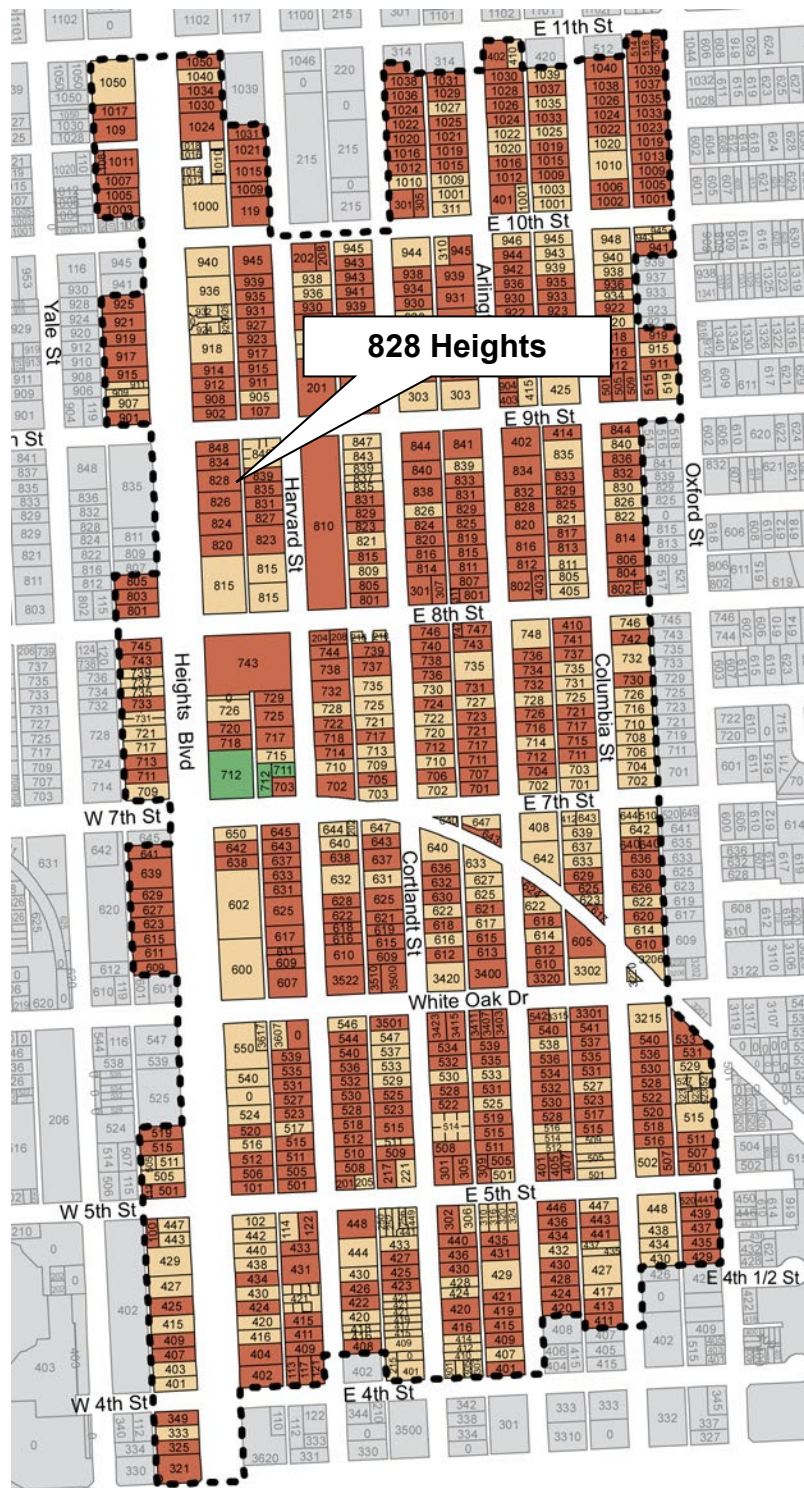
[] [] [x] (b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.

HEIGHTS DESIGN GUIDELINES

[] [] [x] In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO



NON-CONTRIBUTING GARAG PHOTO

2019-BEFORE UNPERMITTED WORK



NON-CONTRIBUTING GARAG PHOTO

2019- WORK DONE WITHOUT COA

