

Change of Classification

Application Date: March 16, 2022

Applicant: Deana Edwards, owner; Denise Martin, agent

Property: Track 5A, Block 160, Houston Heights. 5, 804 SF Lot with 2,143 SF Structure (per HCAD)

Significance: The structure at this site was labeled potentially contributing, as a 2-story colonial revival building, when the district was created in 2008. Today with the ordinance change the structure is a contributing structure.

Consideration:

Request to amend classification, per Sec. 33-227 (c), to non-contributing status.

Please see enclosed detailed information.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: - Change of Classification from Contributing to Non-Contributing

HAHC Action: -

APPROVAL CRITERIA

Change of Designation

(c)

Note: Section 33-227 (c):

Amendment of any classification of a building, structure, object, or site within a historic district may be initiated by the director only upon finding that a building, structure, object, or site is incorrectly classified as contributing or non-contributing or that the existence of unusual or compelling circumstances, such as the presence of significant and irreversible changes not caused by the owner of the building, structure, or object, justifies the changing of the classification of the building, structure, object, or site. The director shall not recommend the change in classification of a building, structure, object, or site that has deteriorated due to any action or negligence of the owner. The director shall present the findings at a regularly scheduled meeting of the HAHC after giving notice to the property owner of the proposed change not later than 15 days before the meeting, The HAHC shall either disapprove the director's recommended change, or approve the change and refer the change to city council for approval.

Key Excerpts from the Heights Design Guidelines, pages 2-5 thru 2-6:

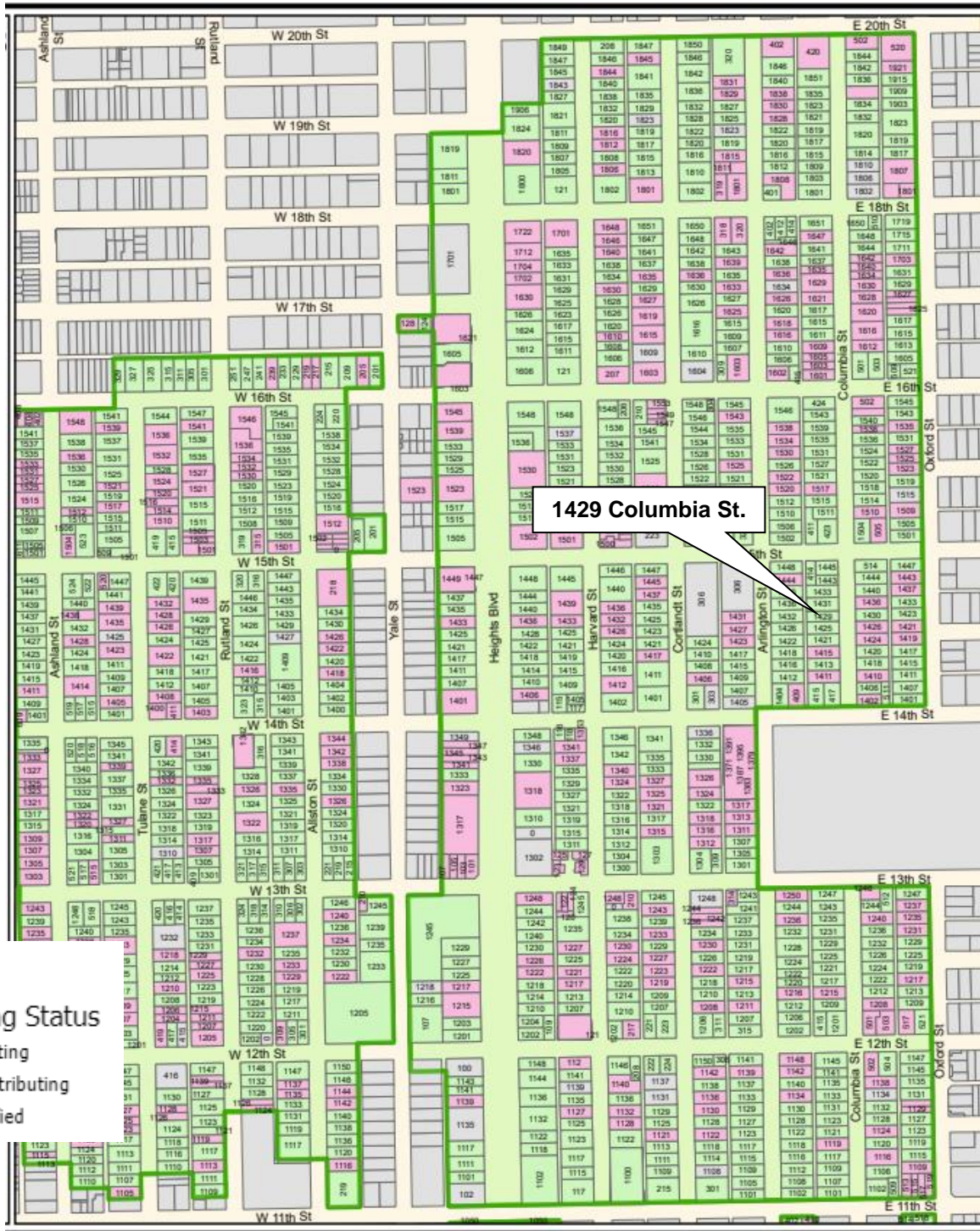
“The period of significance usually begins with the construction date of a building or the start of an event. For example, the city of Houston Heights was founded in 1891, so its period of significance begins that year. A period of significance usually ends when construction or the association with a person or event ends... For the three Houston Heights Historic Districts, the 1940s are generally considered the end of the period of significance.

A building that was constructed during the period of significance could be considered contributing even if its architectural style differs from the rest of the district. On the other hand, any building that was constructed outside of the period of significance is considered noncontributing, even if it looks like a historic building. That is because contributing status is based on the property’s ability to convey the significance of the district, not its appearance or compatibility with historic properties.



PROPERTY LOCATION

Heights East HD



- Parcels
- Contributing Status
- Contributing
 - Non Contributing
 - Not Verified

INVENTORY PHOTO



1429 Columbia St. _Change of Designation

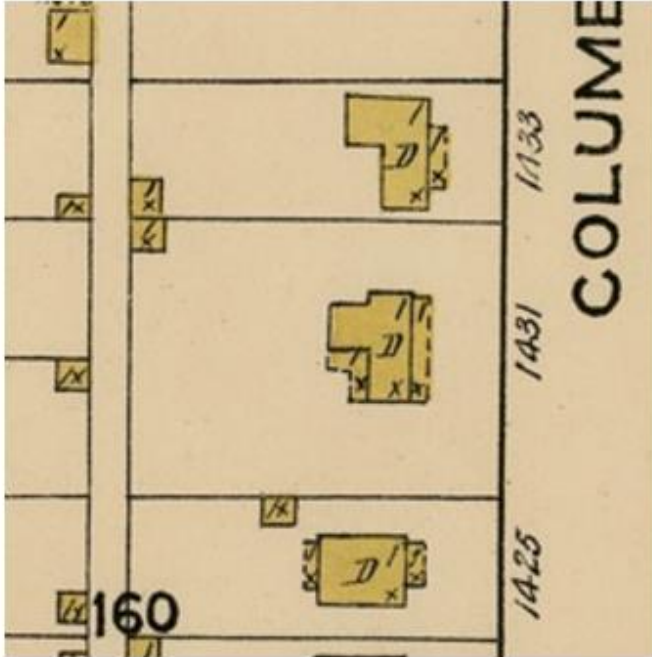


Figure1_ 1919 Sanborn

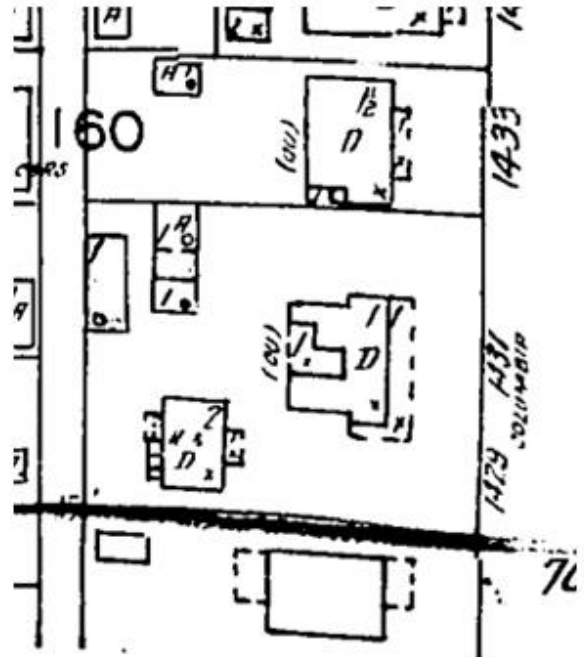


Figure 2- 1924 Sanborn

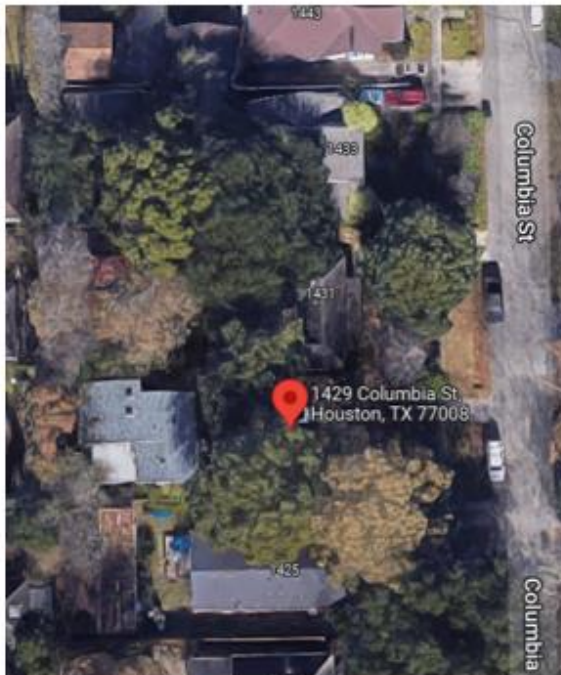
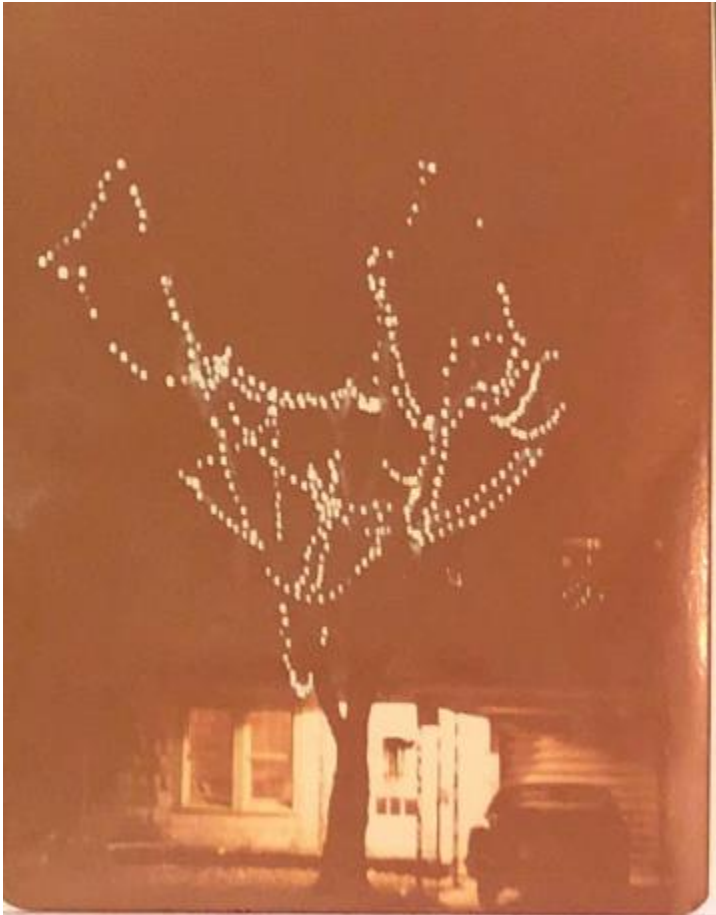


Figure3_ Existing

Images supplied by applicants:







Current Photos



Figure 1 - Supplied by Applicant