

CERTIFICATE OF APPROPRIATENESS

Application Date: December 16, 2022

Applicant: Wheat, Suzanne, owner

Property: 1531 Allston, Lot 5, Block 143, Houston Heights Subdivision. The property includes a vacant historic 2,032 square foot two-story house situated on a 6,300 square foot (50 x 132') interior lot.

Significance: Contributing American Foursquare residence, constructed circa 1933, located in the Houston Heights Historic District West

Proposal: Revision to existing COAs

Revise and existing COA as such:

1. Change roof to standing seam
2. Change rear facing hip roof to a gable roof
3. Change one window on south elevation on approved addition
4. Relocate house to the 3' side setback and move forward on the lot 23'

Public Comment: Owner of 1523 supports the application.

Civic Association: No comment received.

Recommendation: Approval with conditions: house may be moved forward on the lot no more than 16' to be in line with the setbacks of the two adjacent contributing houses and rebuilding the front porch two feet shorter to match historical photograph and match adjacent contributing houses.

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.

HEIGHTS DESIGN GUIDELINES

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



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT WEST



1531 Allston

Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



Figure 1 - Historical Photo showing Orig. Porch 2' Shorter



Historic Photo.jpgf

CONTEXT AREA



Figure 2 - 1532 Allston-Across Street



Figure 3 - 1528 Allston Diagonal Across to South





Figure 5 - 1509 Allston

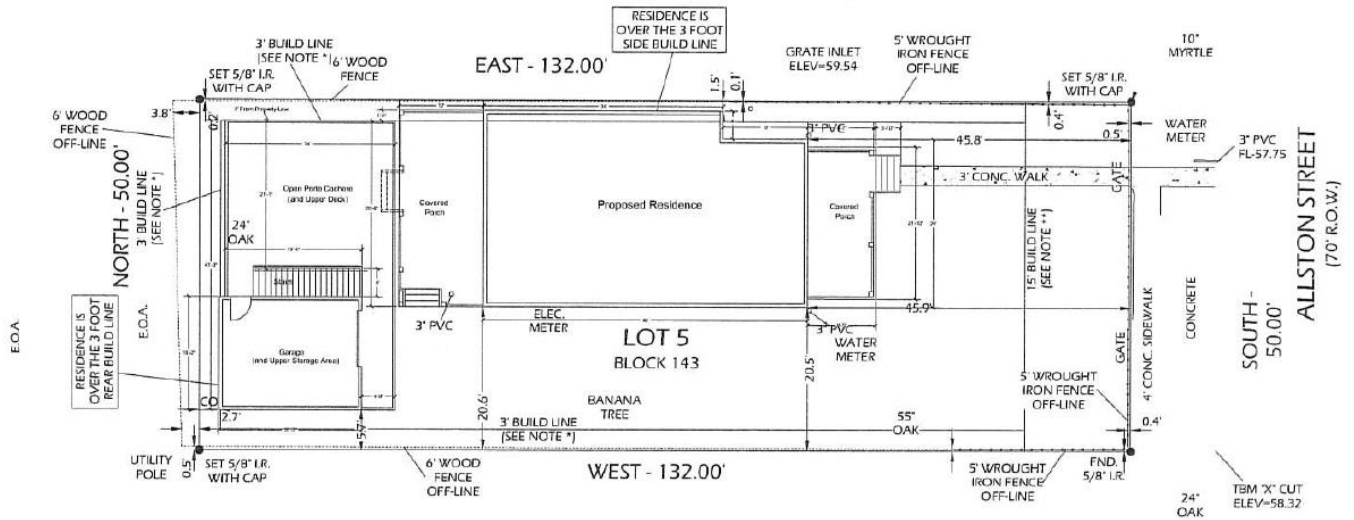


Figure 6 - Approved Site Plan Nov. 2019

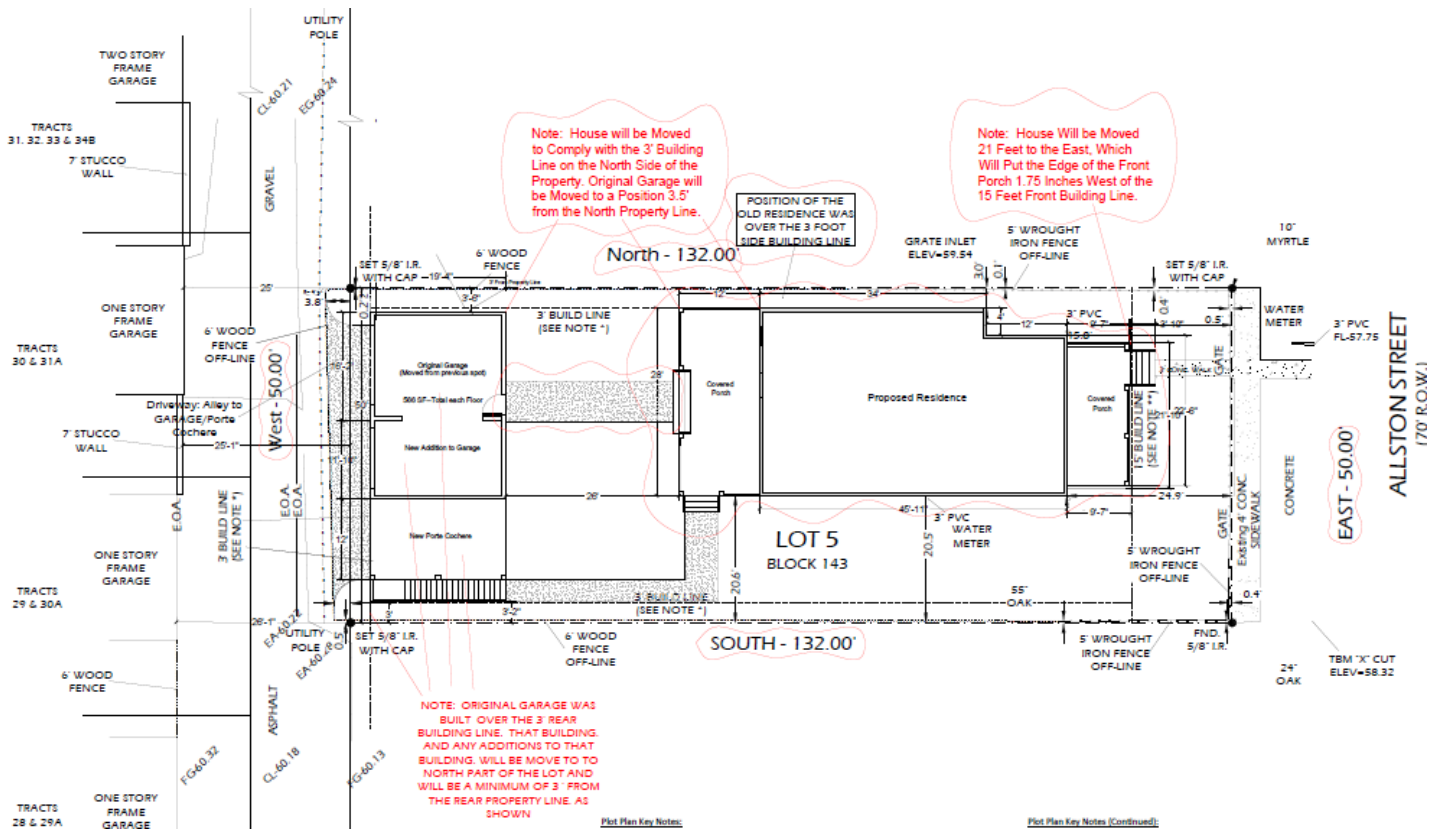


Figure 7 - Proposed Site Plan Jan 2023



Figure 9 - Previously Approved Elevation - Nov. 2019



Figure 8 - Proposed with Gable Roof v. Hip and 1 - window change on Addition

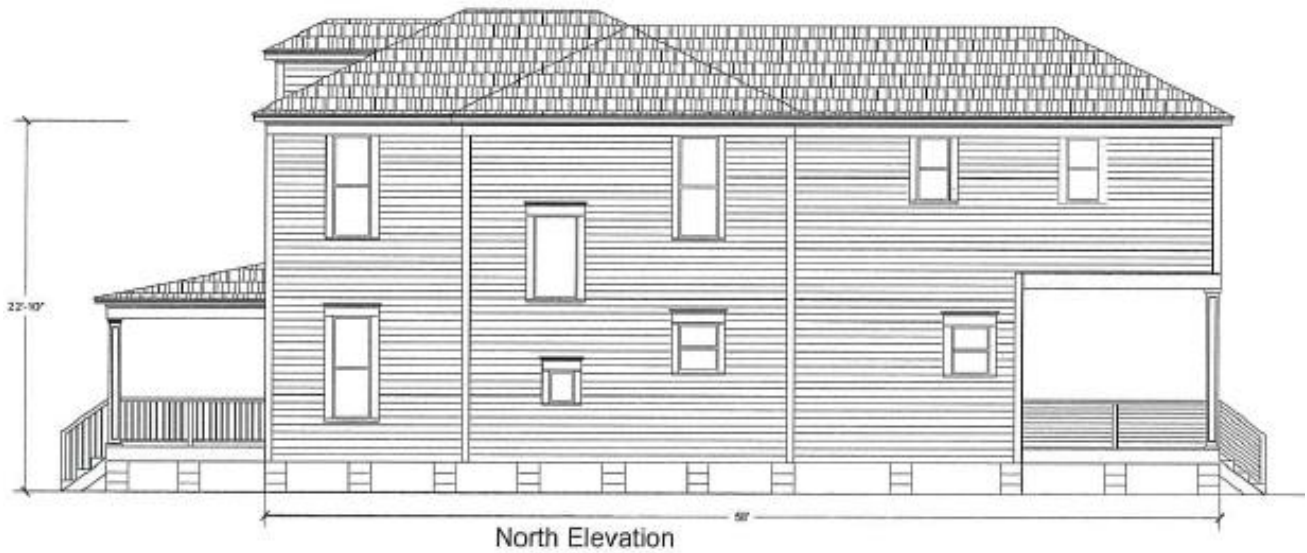


Figure 10 - Approved Elevations Nov. 2019



Figure 11 - Proposed Gable Roof on Addition at Rear

1500 Block Allston Historic Setback Quick Study

distance to st.

24'

41'

41'

34.4'

48.6'

33.3'

~39'

~40'

40'

40'



distance to st.

34.5'

26.5'

24.5'

21'

33'

34.4'











