

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** October 17, 2022

**Applicant:** Joseph Conti, owner

**Property:** 215 E 11th Street, Lots 11 & 12, Block 199, of Houston Heights Subdivision. The property includes a historic 7,040 square foot one-story masonry commercial property situated on a 13,200 (100'x132') square foot corner lot.

**Significance:** Contributing commercial structure, constructed circa 1930, located in the Houston Heights East Historic District.

**Proposal:** Alteration - Roof

- Replace composition shingles with a standing seam metal roof
- No change in the structure, shape, or pitch of the roof
- **Information Subject to Change Before Final Report**

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**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.

District Map



Houston Heights East Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing
- Park

Established: February 20, 2008  
 Source: GIS Services Division  
 Date: May 1, 2013  
 Reference: pj17025\_Heights\_East

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING & DEVELOPMENT DEPARTMENT**

Inventory Photo




Current Photograph



### Proposed Roof Plan with Standing Seam Metal

Page #6: Pitch 215 E 11th St Houston TX 77008 USA

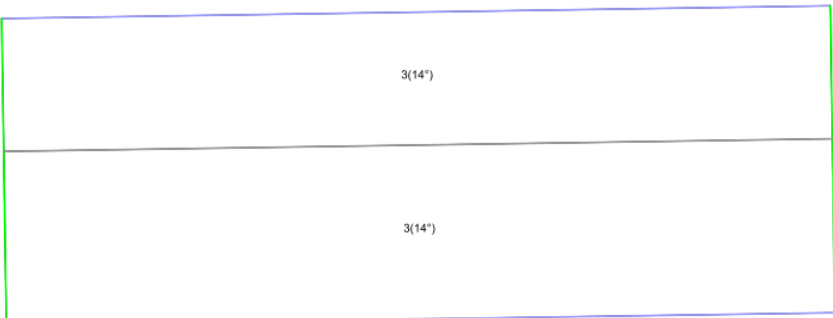


**Edge Length Summary**

Edge Type	Length(Ft.)
Eave	266.34
Rake	101.41
Hip	0.00
Valley	0.00
Ridge	133.17
StepFlashing	0.00
ApronFlashing	0.00
SlopeTransition	0.00

**Roof Area Summary**

Pitch	Area(Sq. Ft.)
3/12	6752
<b>Total</b>	<b>6752</b>



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