

CERTIFICATE OF APPROPRIATENESS

Application Date: August 31, 2023

Applicant: Roberto Diaz, agent for owner, Jake Lenderman

Property: 211 E.31 ½ Street, Lots 35 and 36, Starkweather Neighborhood Subdivision. The property includes a historic 1,014 square foot, one-story wood single-family residence and detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Craftsman style residence, constructed circa 1930, located in the Starkweather Historic District.

Proposal: Alteration: Rear Addition, Siding, Windows

Rear Addition with Attached Garage

- One story rear addition totaling 1,151 sq. ft
- Garage attached, located at rear of lot; max ridge height at 16' 10"
- Addition to have cementitious smooth siding
- Addition roof to have composition shingles
- Addition windows to be mix of single-hung and double-hung, vinyl, inset and recessed, 1 over 1
- Max ridge height at 17' 8" matching historic structure

Alterations To Historic Structure

- Existing wood lap siding to be repaired and replaced as needed with in-kind materials
- Existing composition shingle roof to be repaired and replaced with in-kind materials
- Existing foundation to be repaired and leveled as needed
- Rear of West elevation historic structure, slider window and door to be removed and replaced with a pair of 1-over-1, SH, inset & recessed, wood windows
- North elevation historic structure, two single-hung 1 over 1 windows to be removed
- Remove second door on right-hand side of front elevation and replaced with 1-over-1, SH, inset & recessed, wood window

Public Comment: No public comment received.

Civic Association: No comment received.

<p>Recommendation: -</p> <p>HAHC Action: -</p>
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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

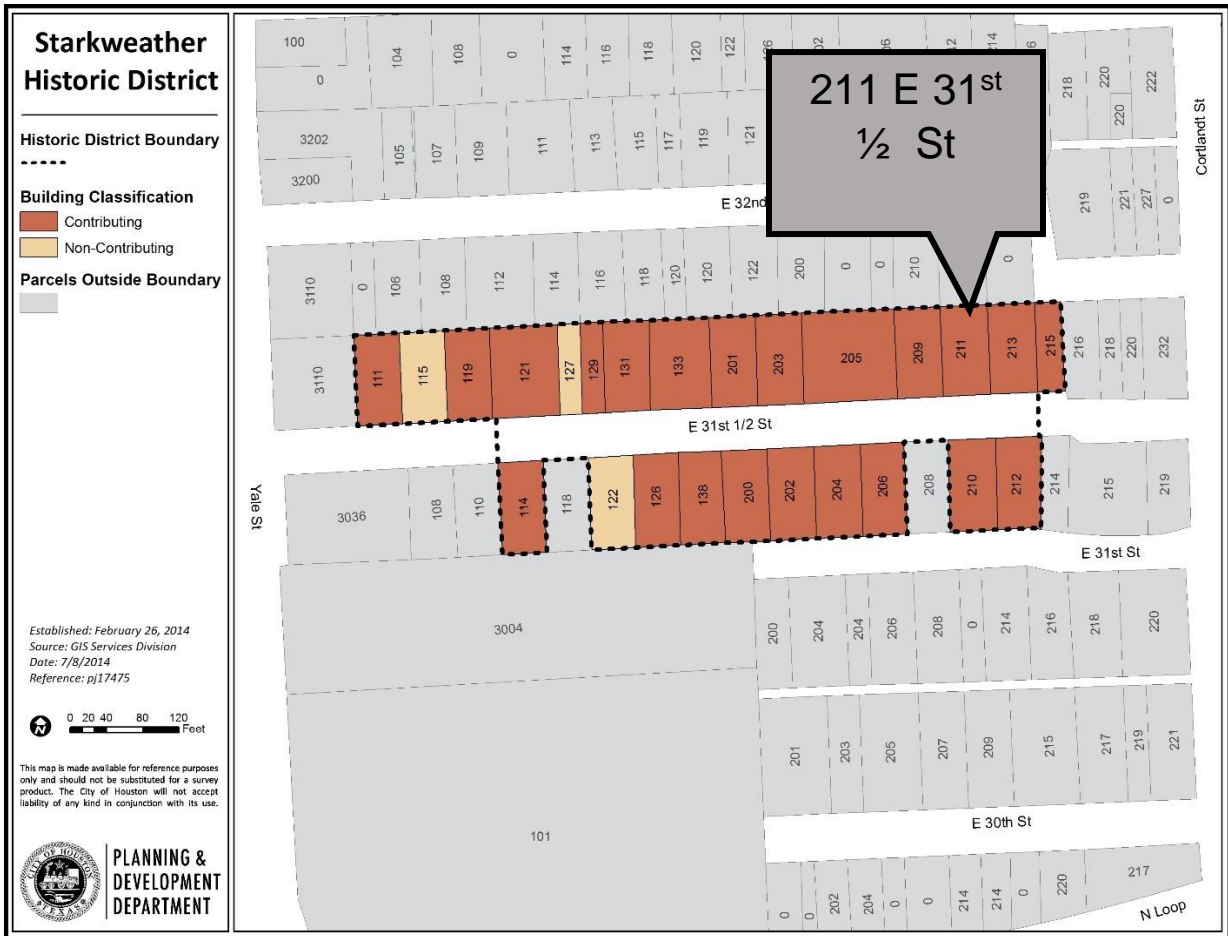
S - satisfies D - does not satisfy NA - not applicable

- (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.

STARKWEATHER DESIGN GUIDELINES

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. P.29 "new garages may be attached or detached, as long as they are located at the rear half of the lot and appear to be detached."

District Map



Inventory Photos



Staff Site Visit Photos – July 25, 2023



Staff Site Visit Photos – July 25, 2023



Staff Site Visit Photos – July 25, 2023



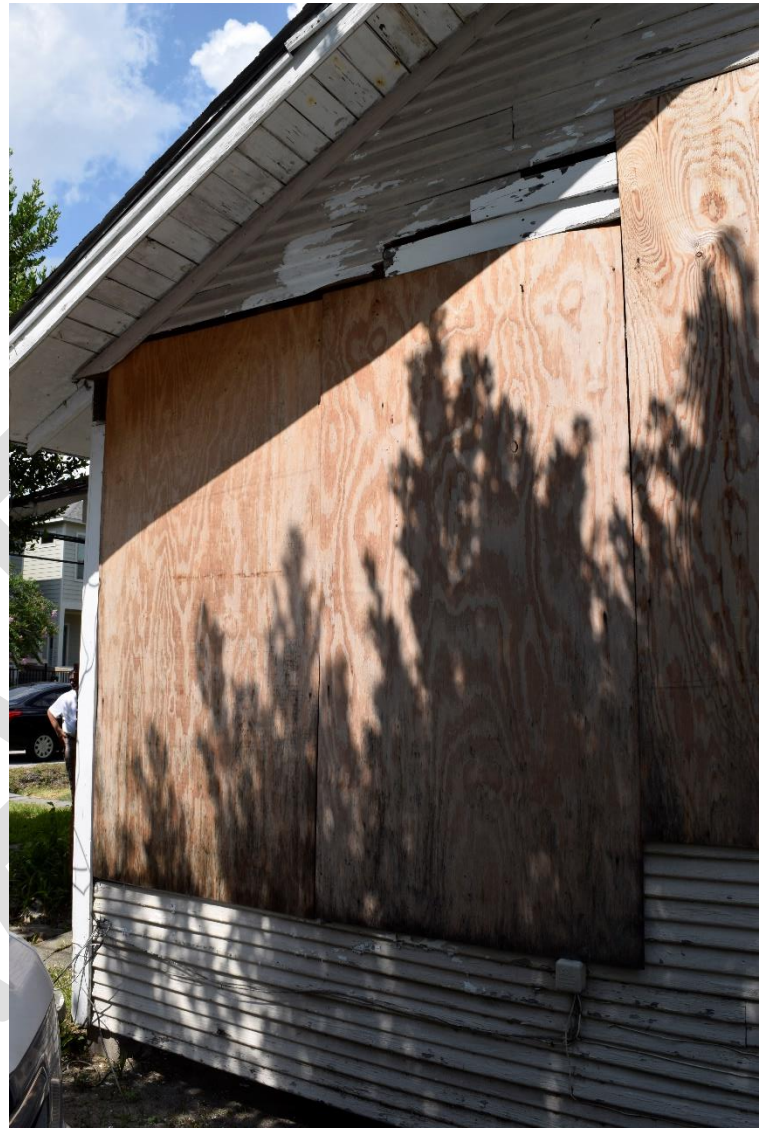
Staff Site Visit Photos – July 25, 2023



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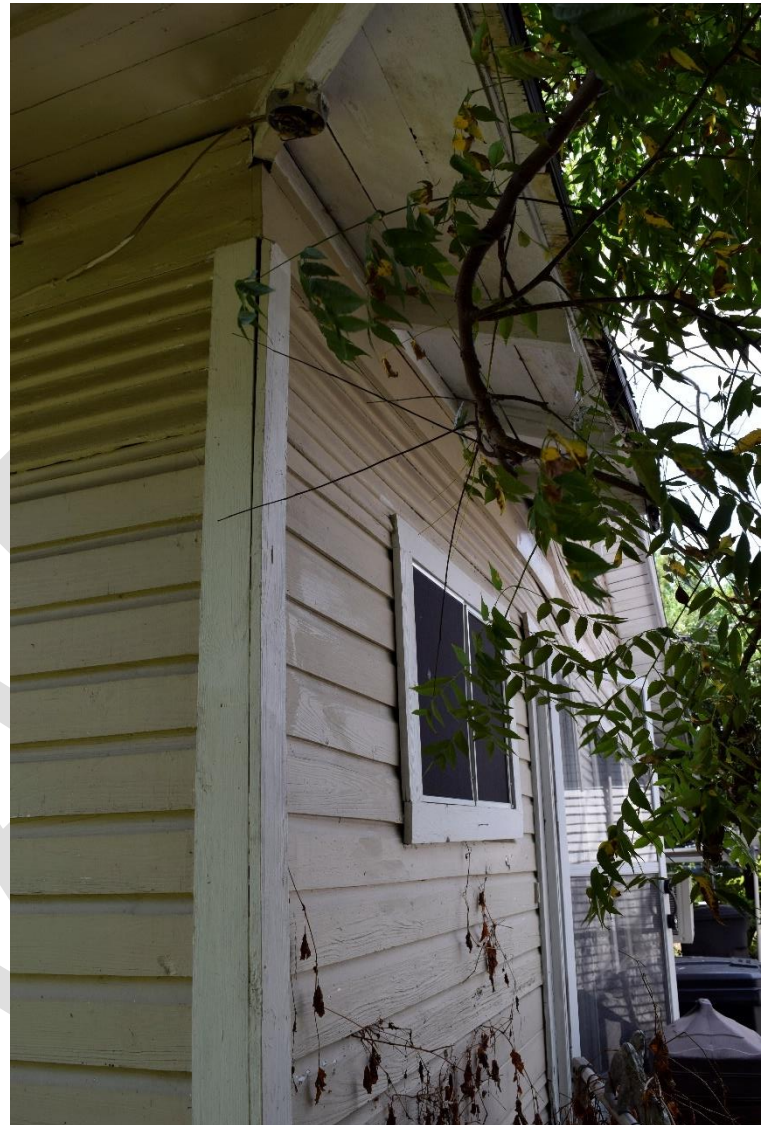
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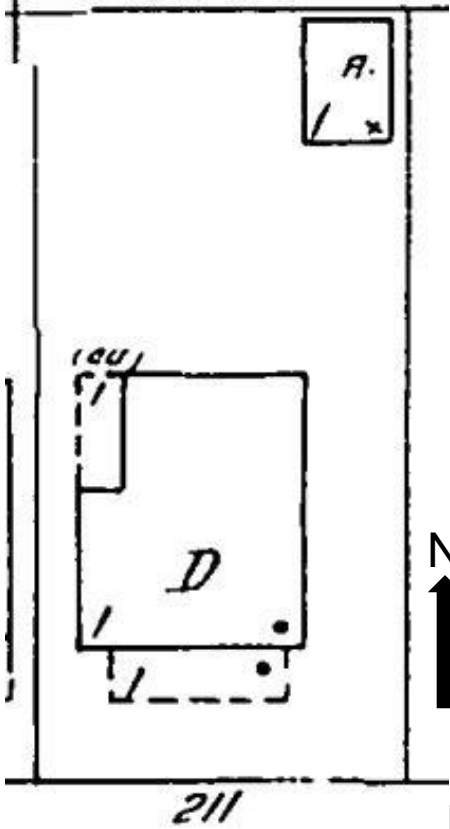
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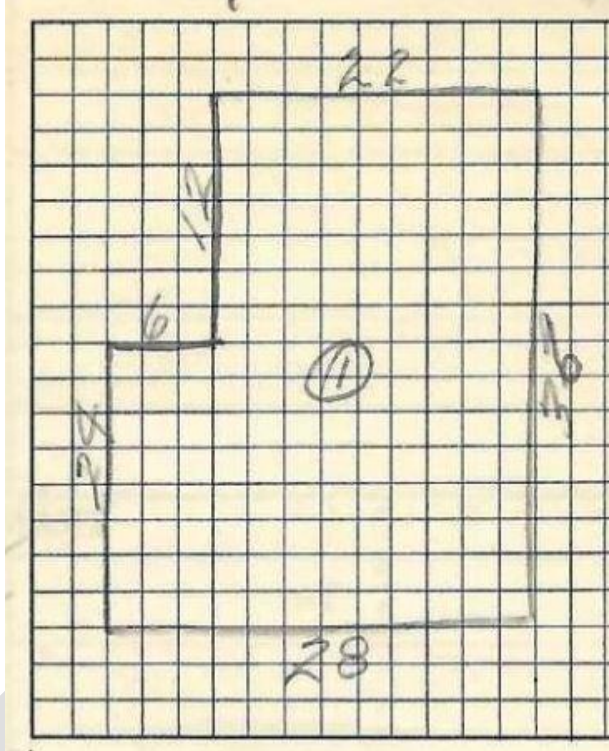
Staff Site Visit Photos – July 25, 2023



Sanborn



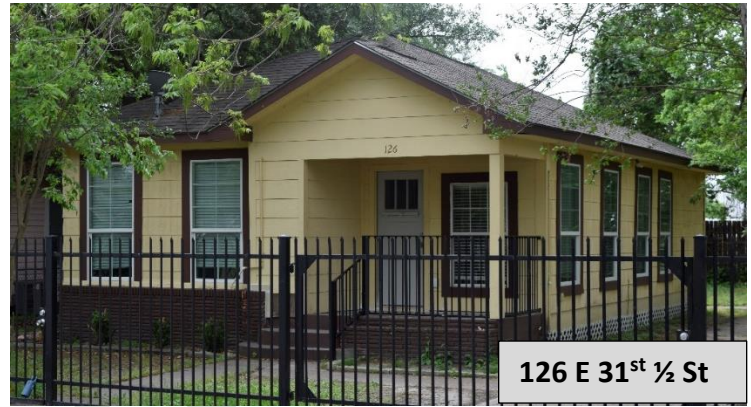
Harris County Building Land Assessment Survey – Approximately 1950s



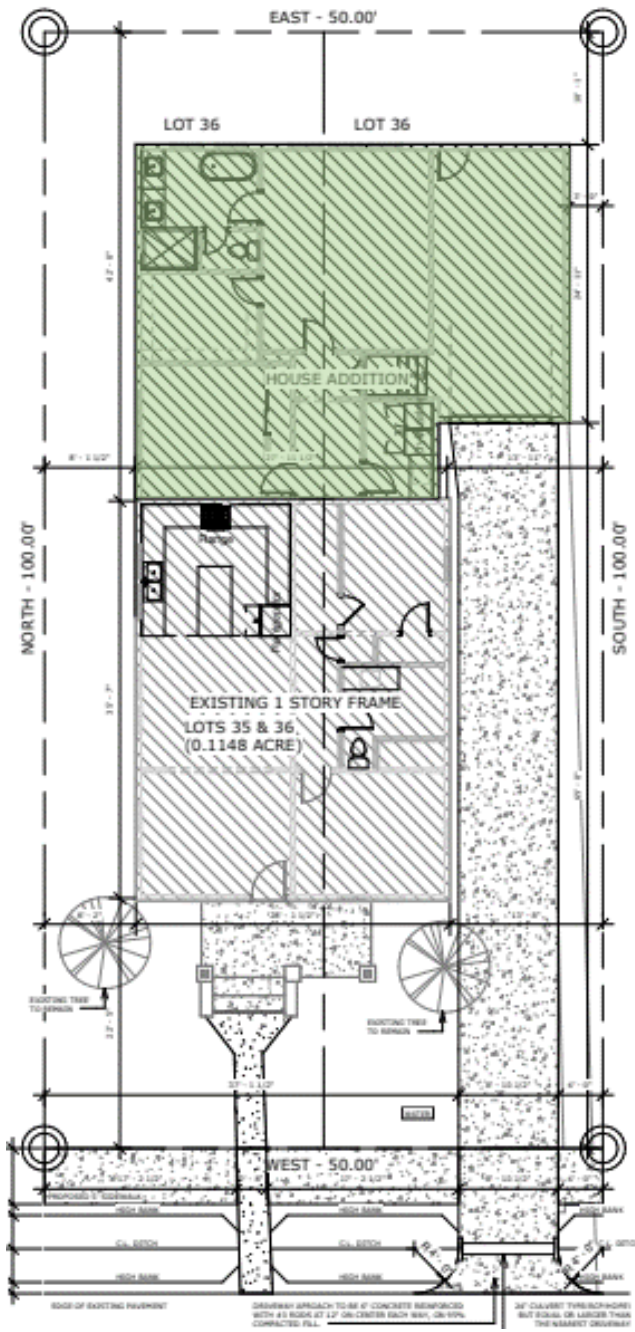
Google Aerial Image



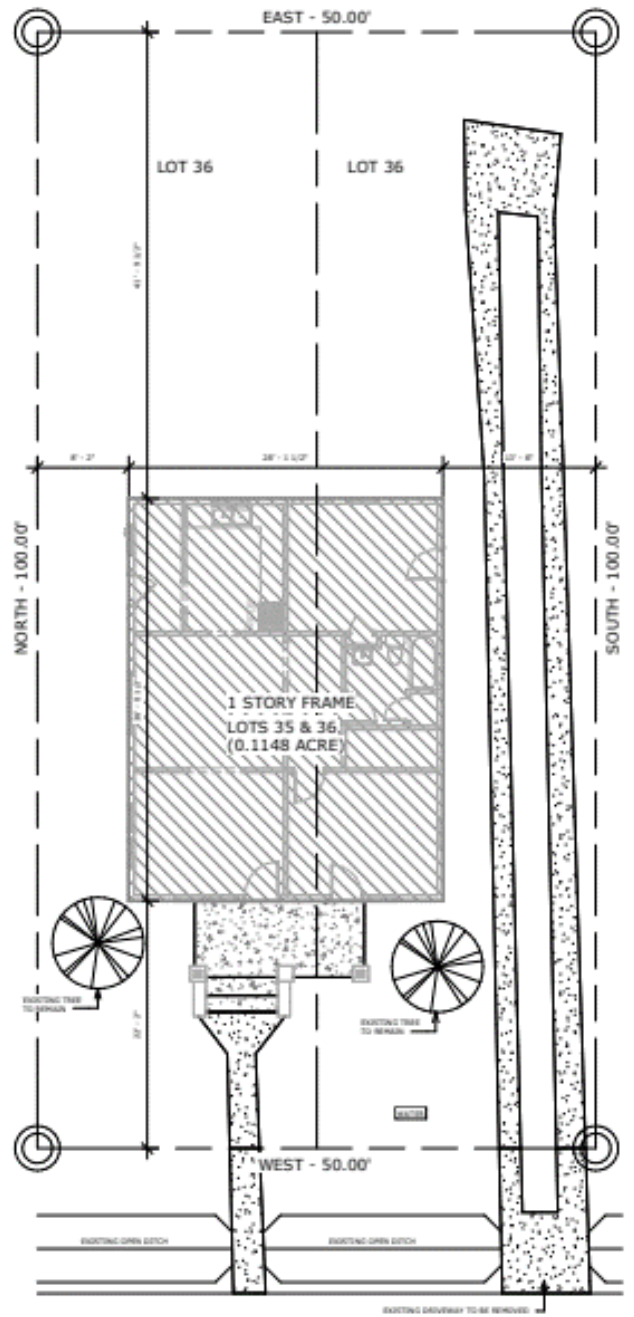
CONTEXT AREA – Contributing Structures



Proposed Site Plan

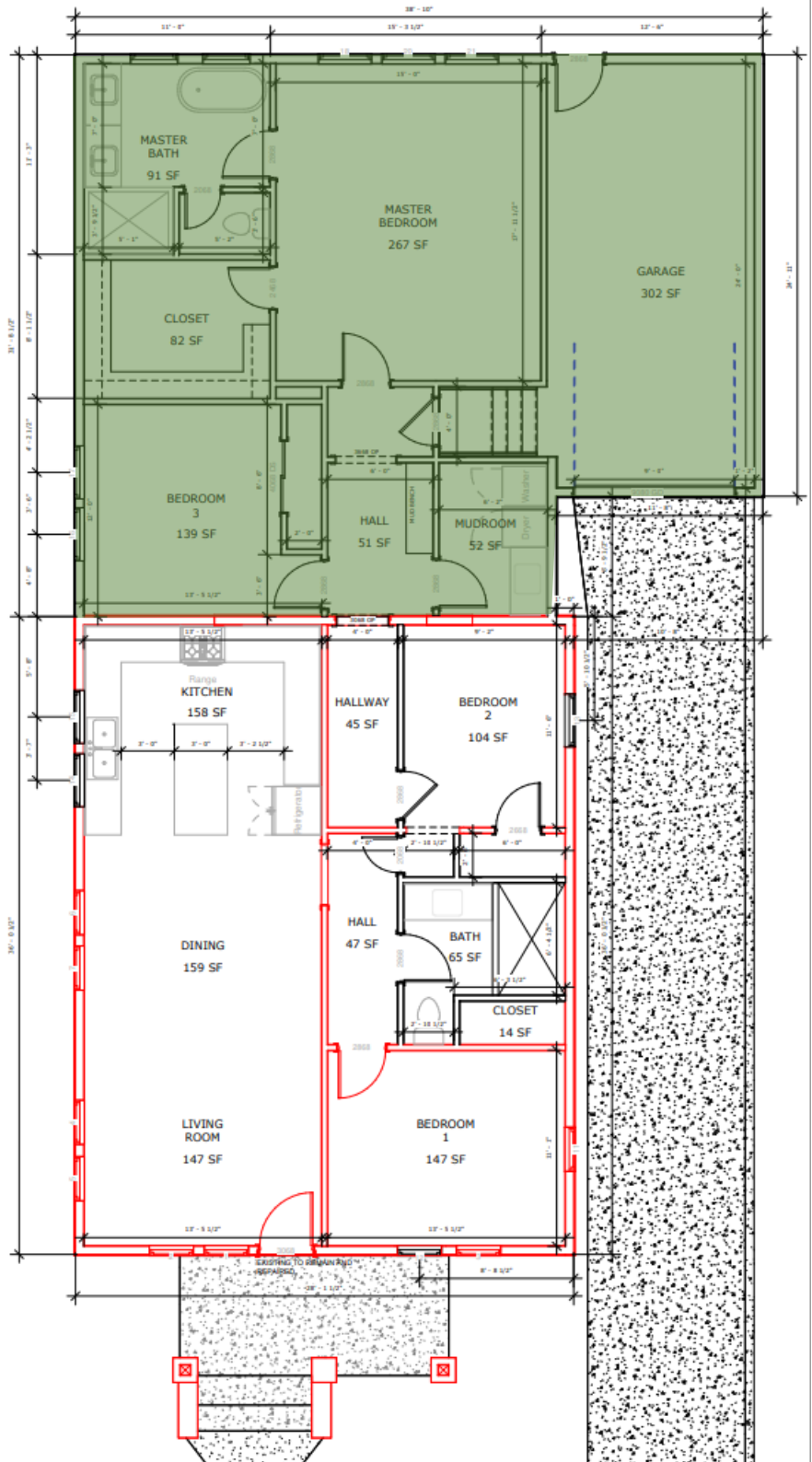
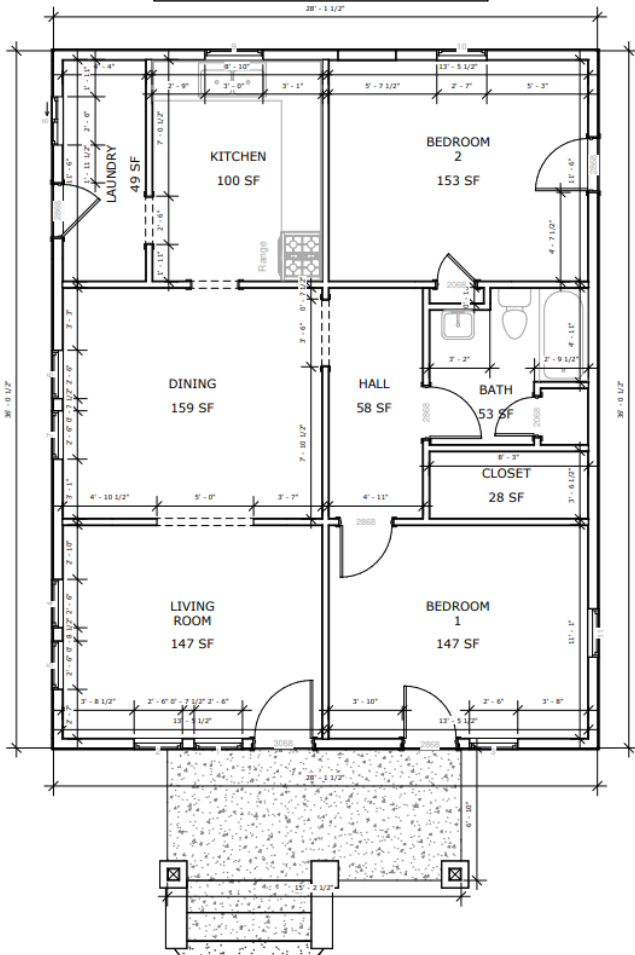


Existing Site Plan

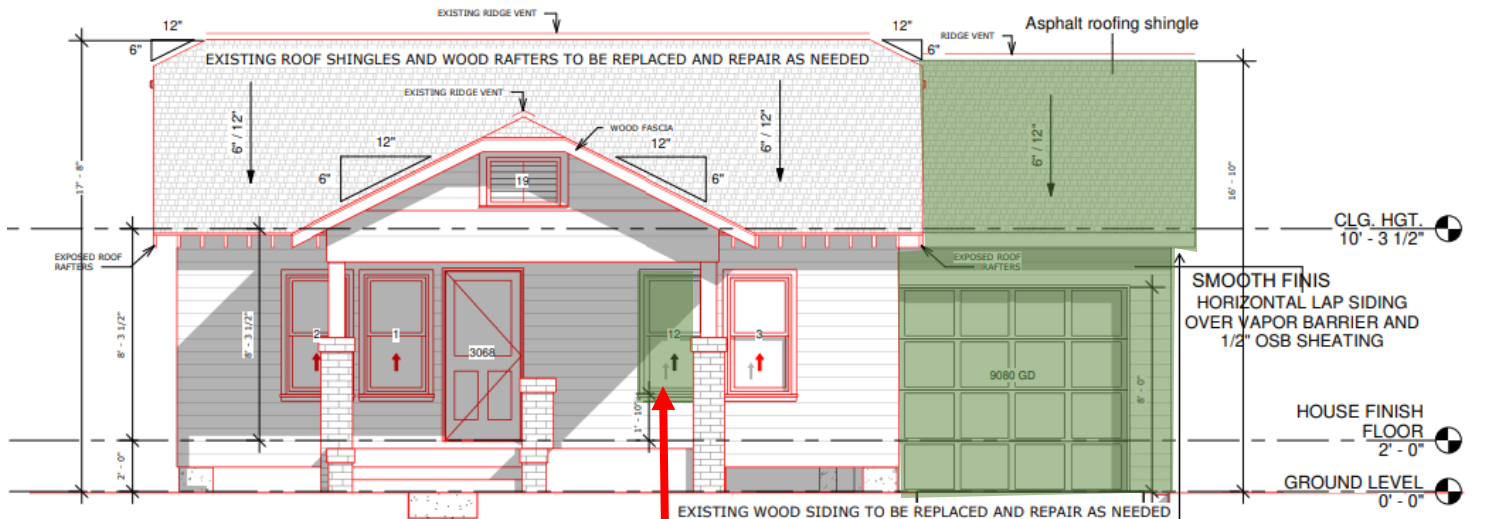


Proposed Floor Plan

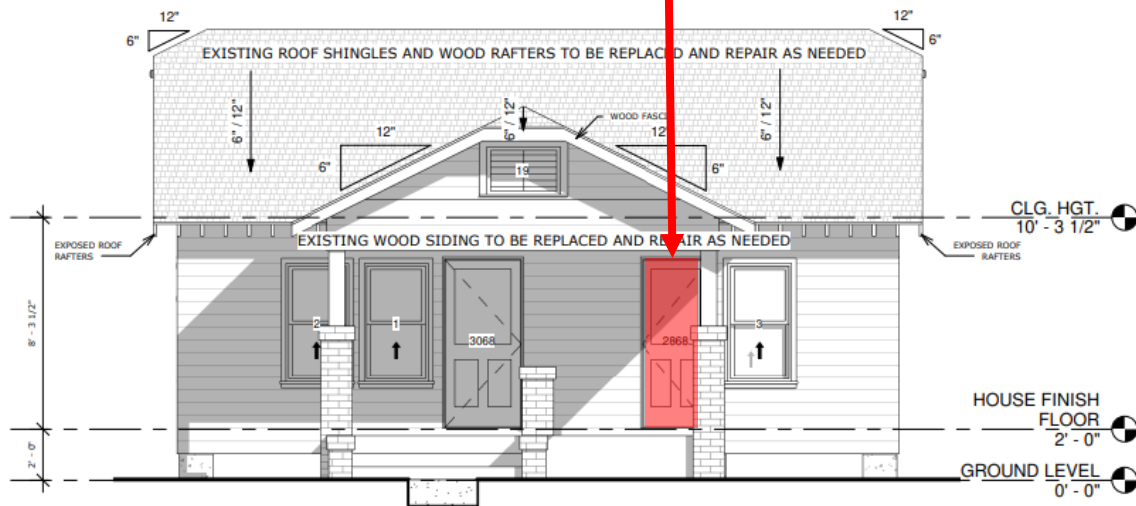
Existing Floor Plan



Proposed Front (South) Elevation

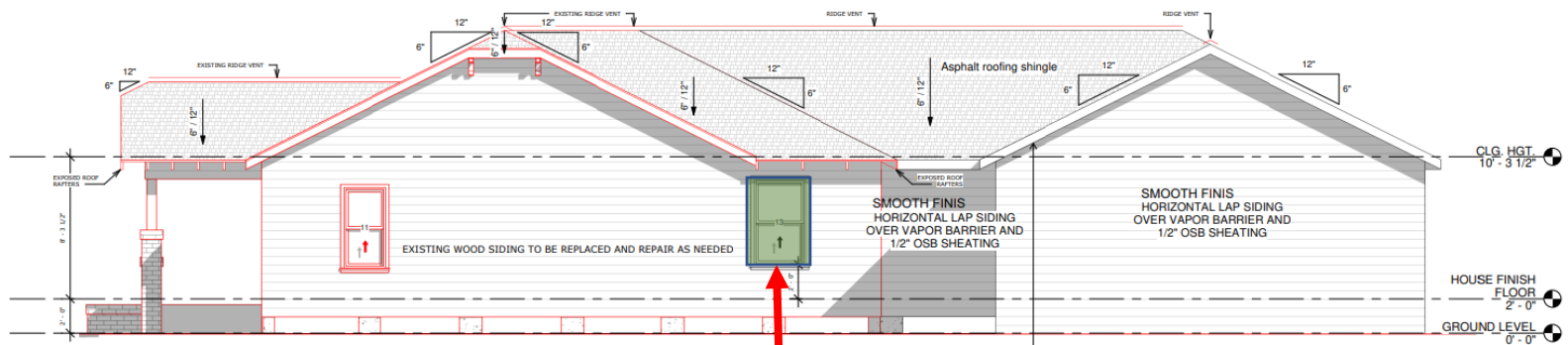


PROPOSED FRONT ELEVATION
1/4" = 1'-0"

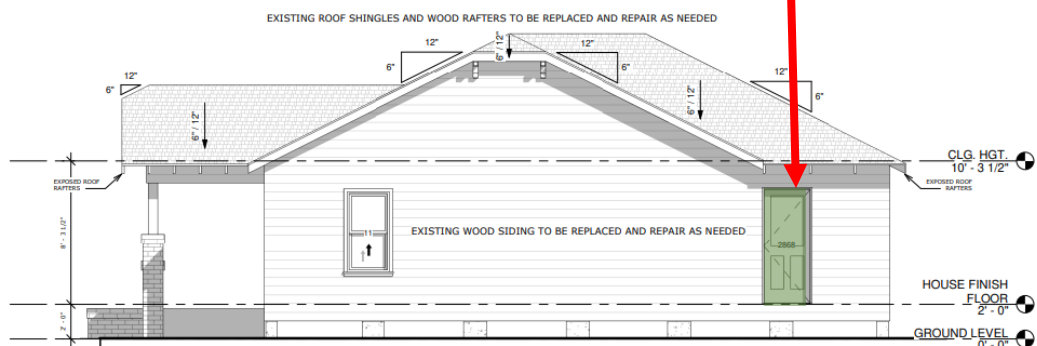


Existing Front (South) Elevation

Proposed Right (East) Elevation

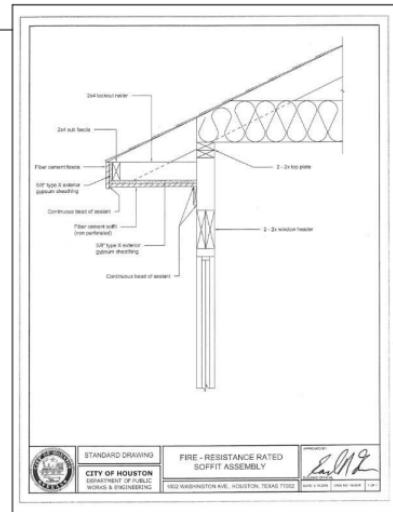


PROPOSED RIGHT ELEVATION
1/4" = 1'-0"

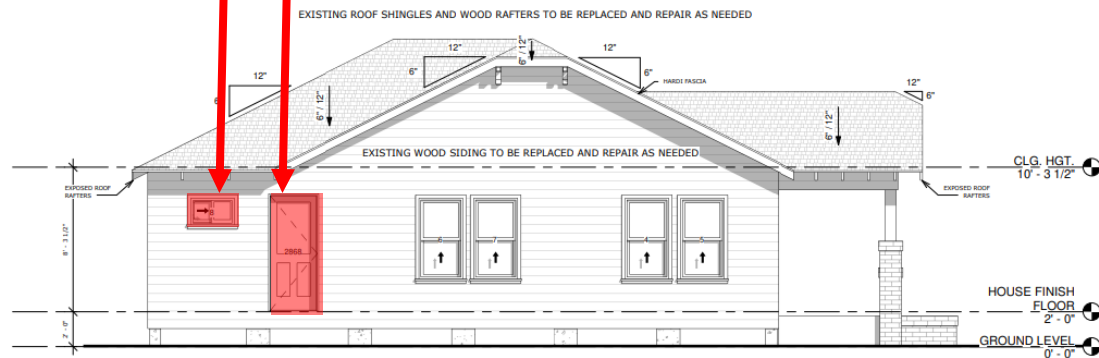
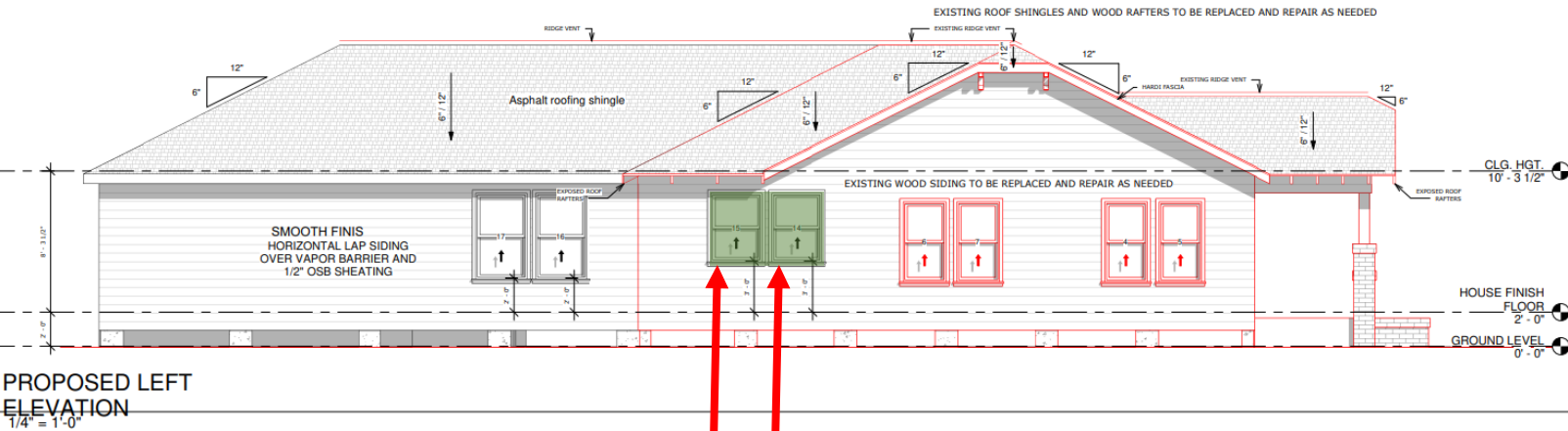


EXISTING RIGHT ELEVATION
1/4" = 1'-0"

Existing Right (East) Elevation

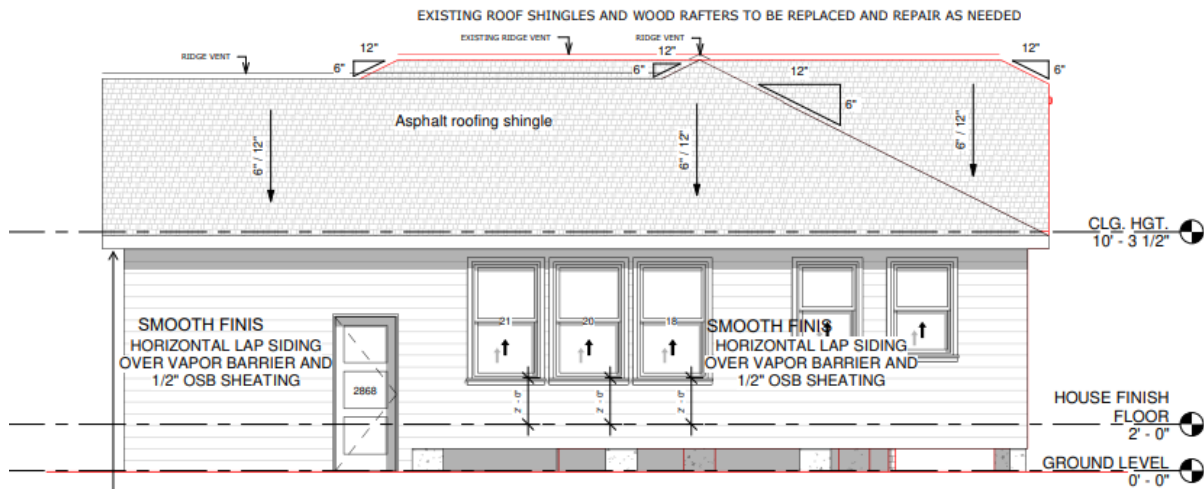


Proposed Left (West) Elevation



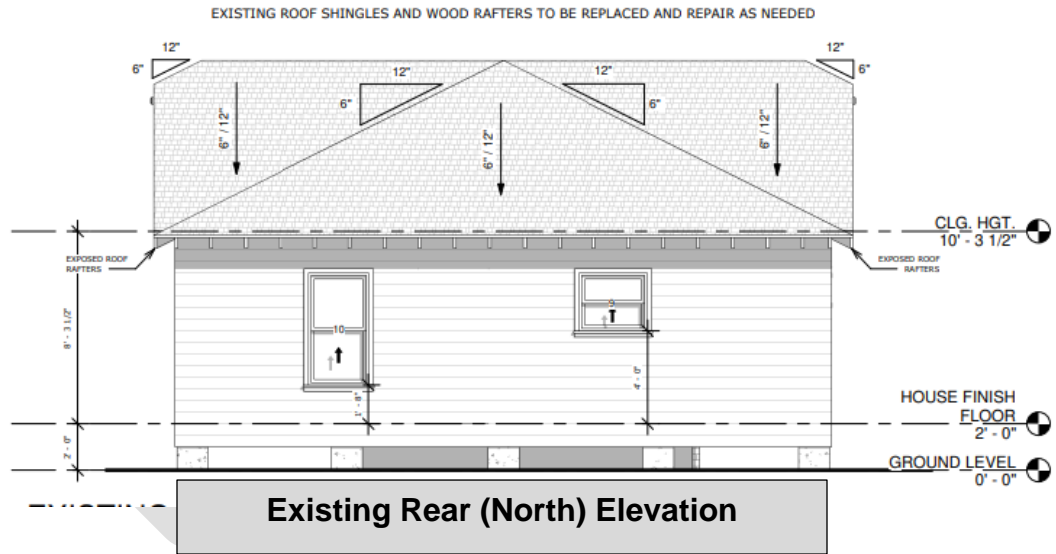
Existing Left (West) Elevation

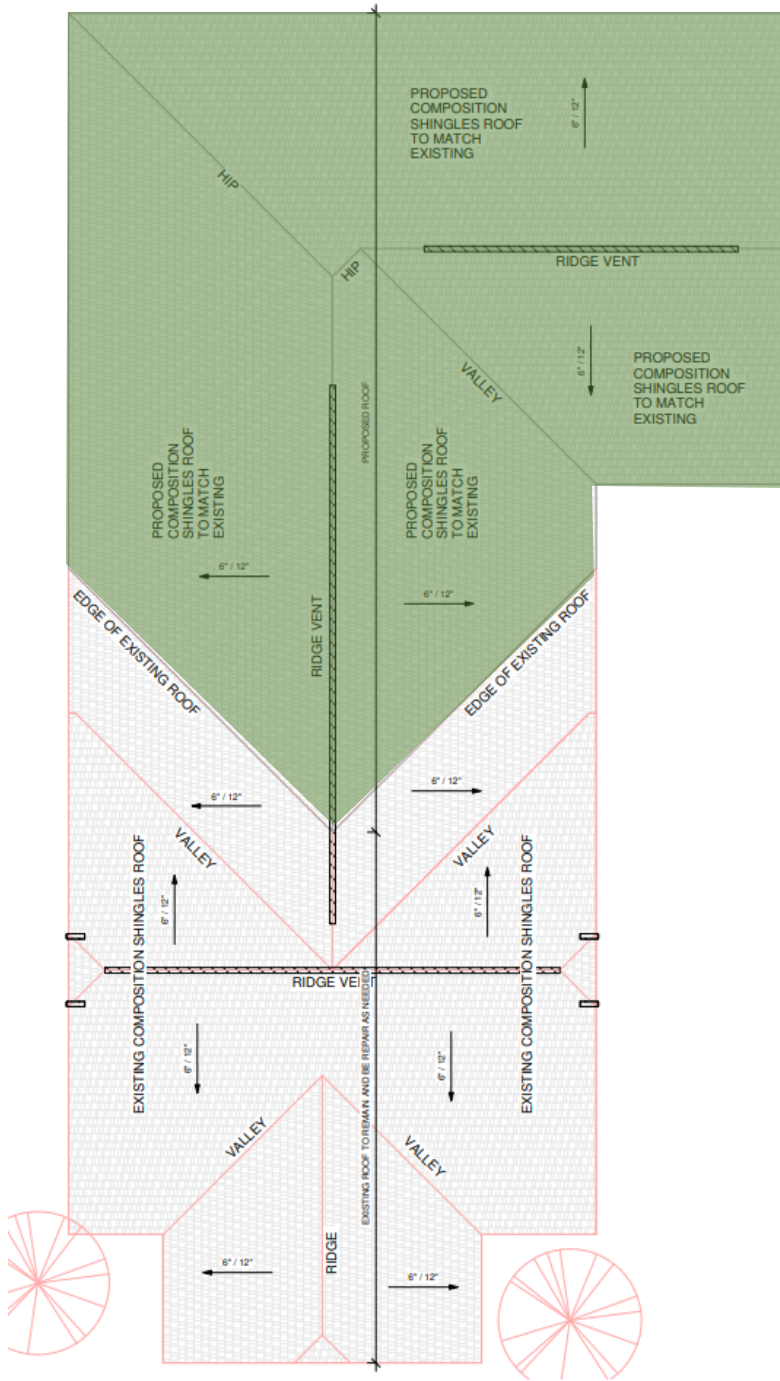
Proposed Rear (North) Elevation



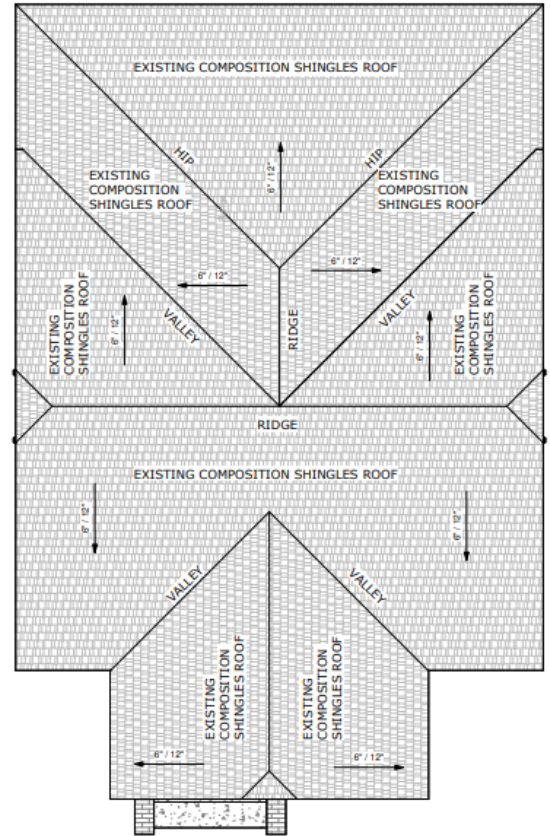
PROPOSED REAR ELEVATION

1/4" = 1'-0"





PROPOSED ROOF PLAN



1 EXISTING ROOF
1/4" = 1'-0"

3D Image

