

CERTIFICATE OF APPROPRIATENESS

Application Date: Jan 22, 2024

Applicant: Palmer B. Schooley, agent for Nousha Nowamooz, owner

Property: 1222 Harvard Street, Lot 18, Block 188, Houston Heights Neighborhood Subdivision. The property includes a historic 1,335 SF two-story wood single-family residence situated on a 6,600 SF (50' x 132') interior lot.

Significance: Contributing modified L-plan Queen Anne style residence, constructed circa 1907-1910, located in the Houston Heights East Historic District. Modified sensitively in 1993 to create useful second floor space in what was originally a large attic space. Other than a porch addition, the original exterior was largely undisturbed. Designated as a Landmark in May 1998 and is individually listed in the National Register of Historic Places.

Proposal: Alteration -- Addition

- Proposed 669 SF addition of first and second floors
 - Enlarge and shift existing kitchen space by 2' to the south at the ground floor with a new above primary bedroom that connects cleanly to the existing second floor space
 - Original corner of existing structure to remain
- Proposed new 480 SF garage

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions:	Hip the roof of the rear addition
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:

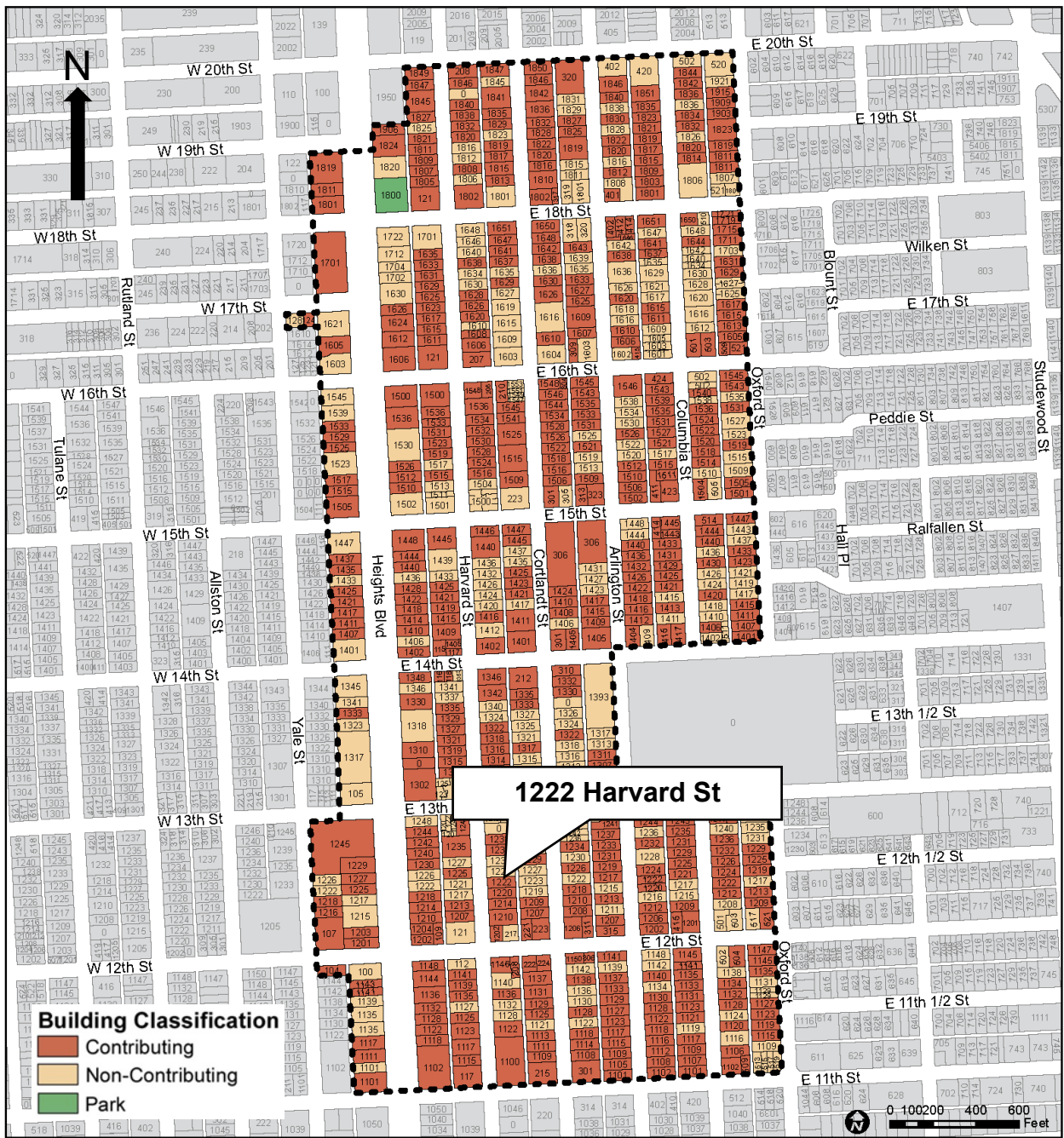
S D NA S - satisfies D - does not satisfy NA - not applicable

- (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.

OLD SIXTH WARD DESIGN GUIDELINES

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

PROPERTY LOCATION



CURRENT PHOTO



AERIAL VIEW OF PROPERTY



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CONTEXT AREA



1220 Harvard St – Contributing



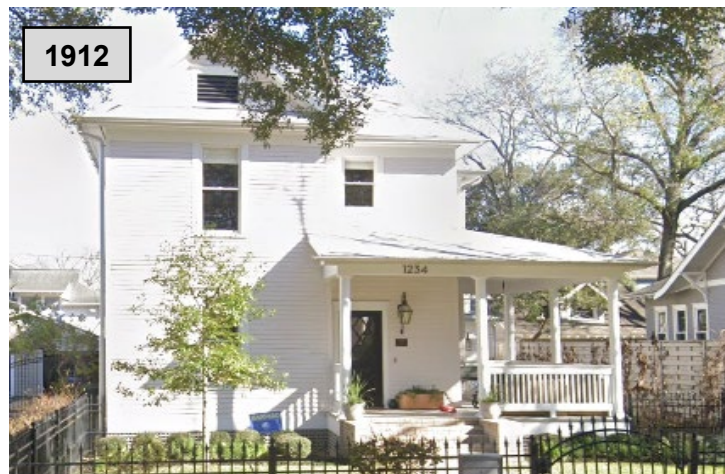
1224 Harvard St – Non-contributing



1214 Harvard St – Contributing



1238 Harvard St – Contributing



1234 Harvard St – Contributing



1230 Harvard St – Non-contributing

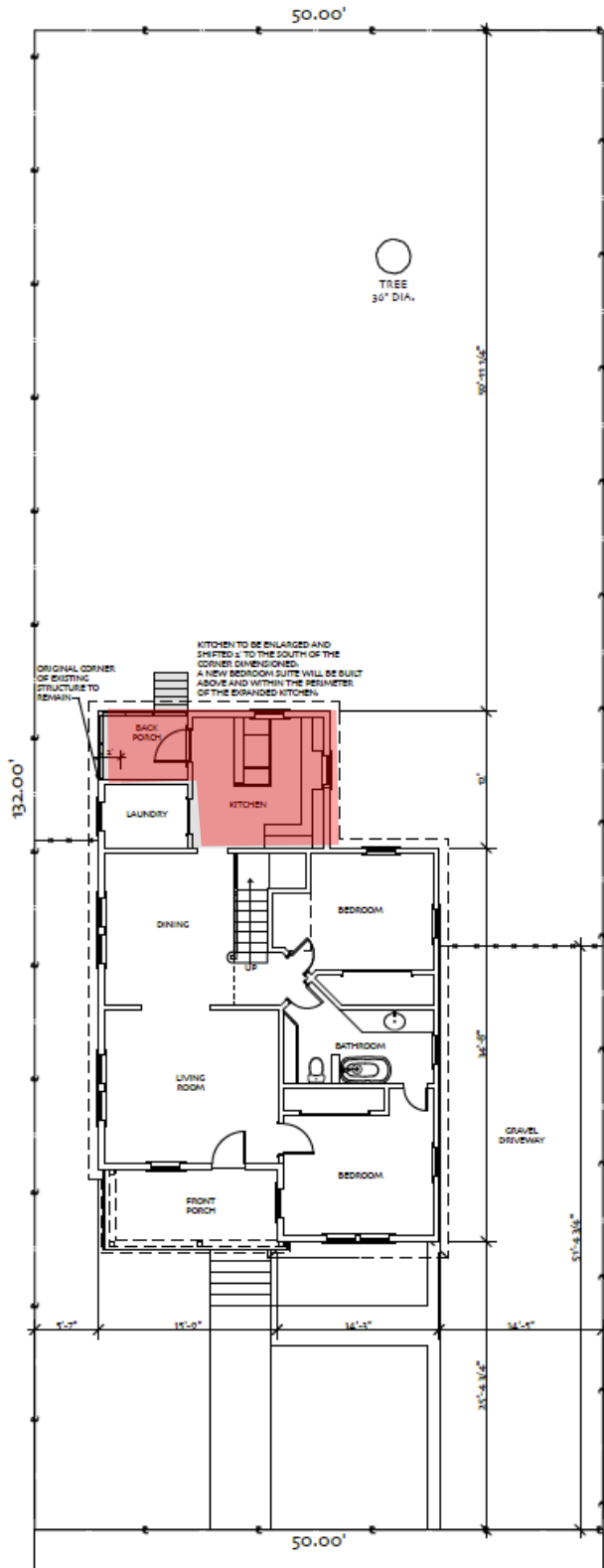
SITE PLAN

EXISTING

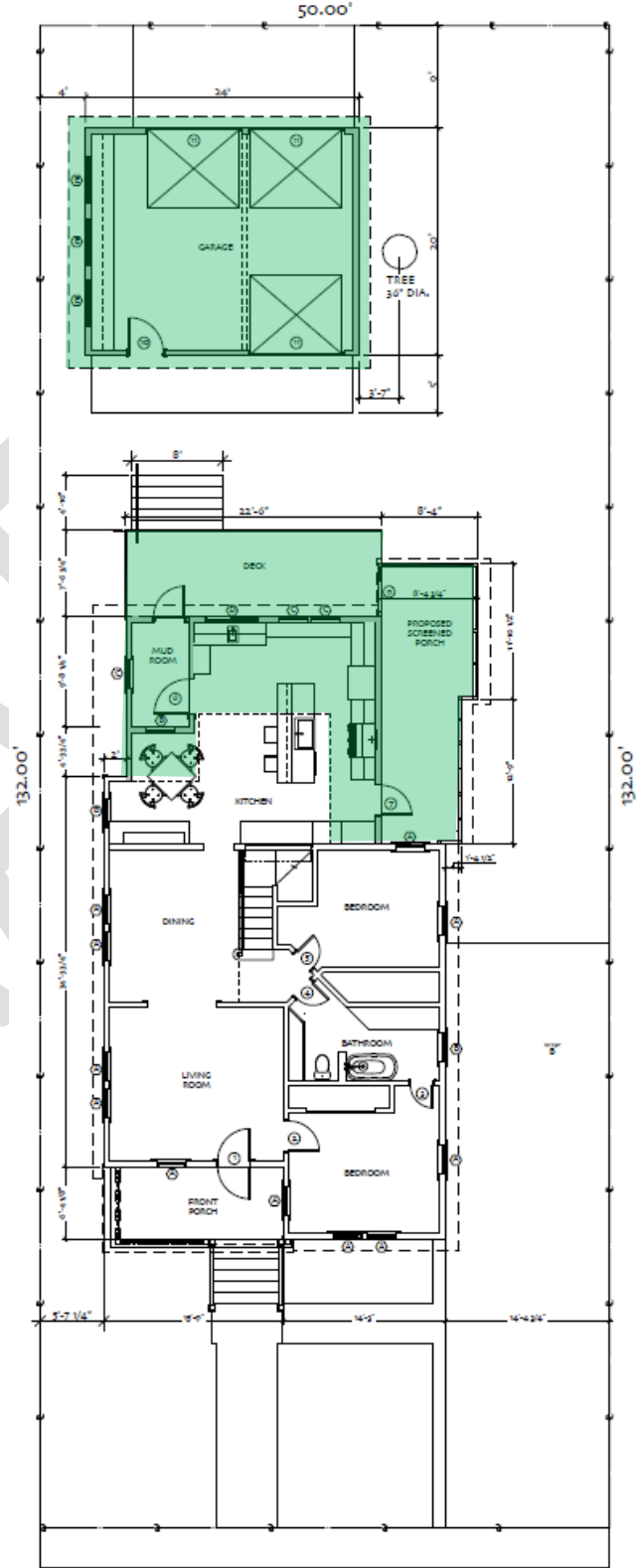
PROPOSED

DRAFT

FIRST FLOOR PLAN

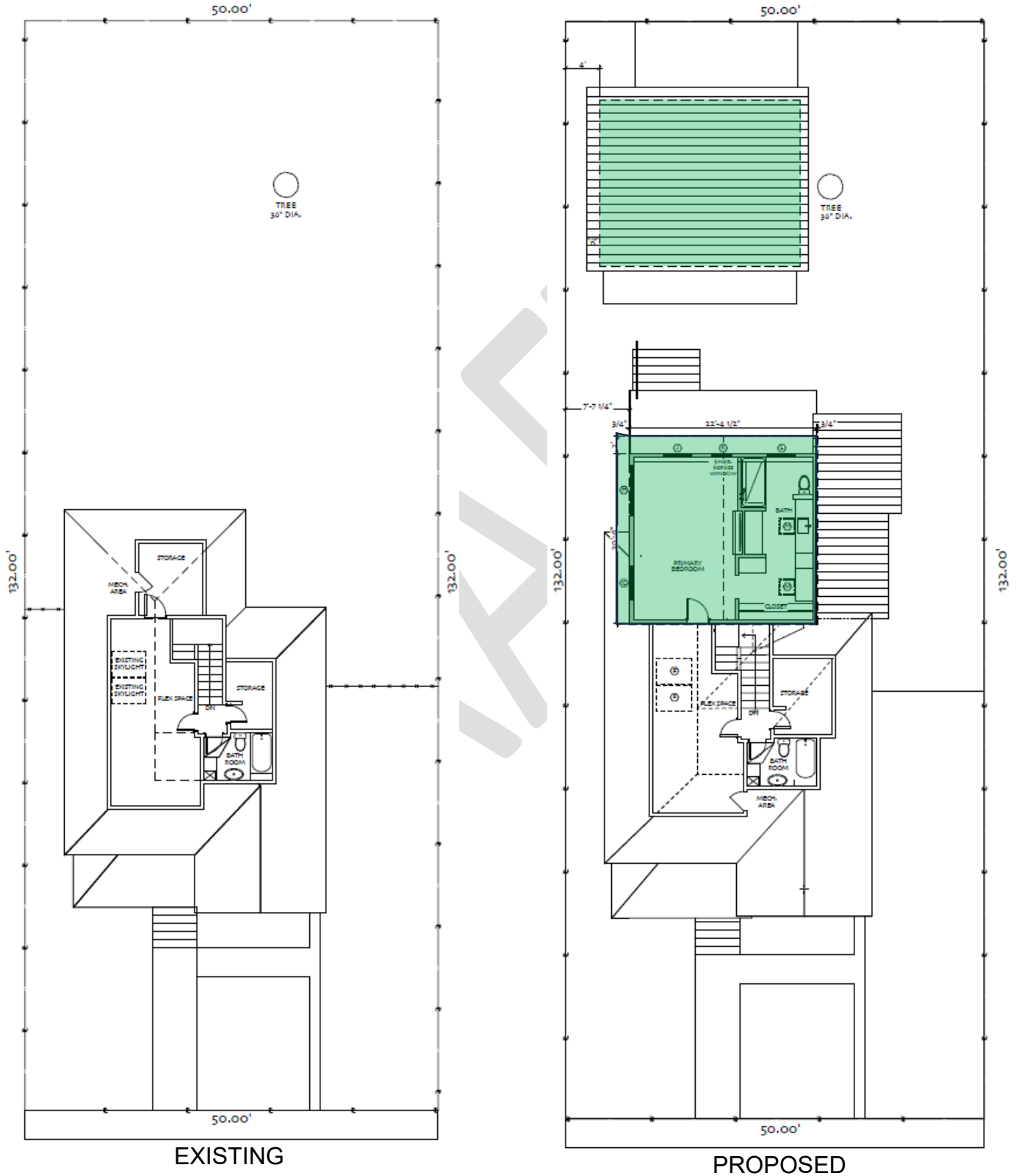


EXISTING



PROPOSED

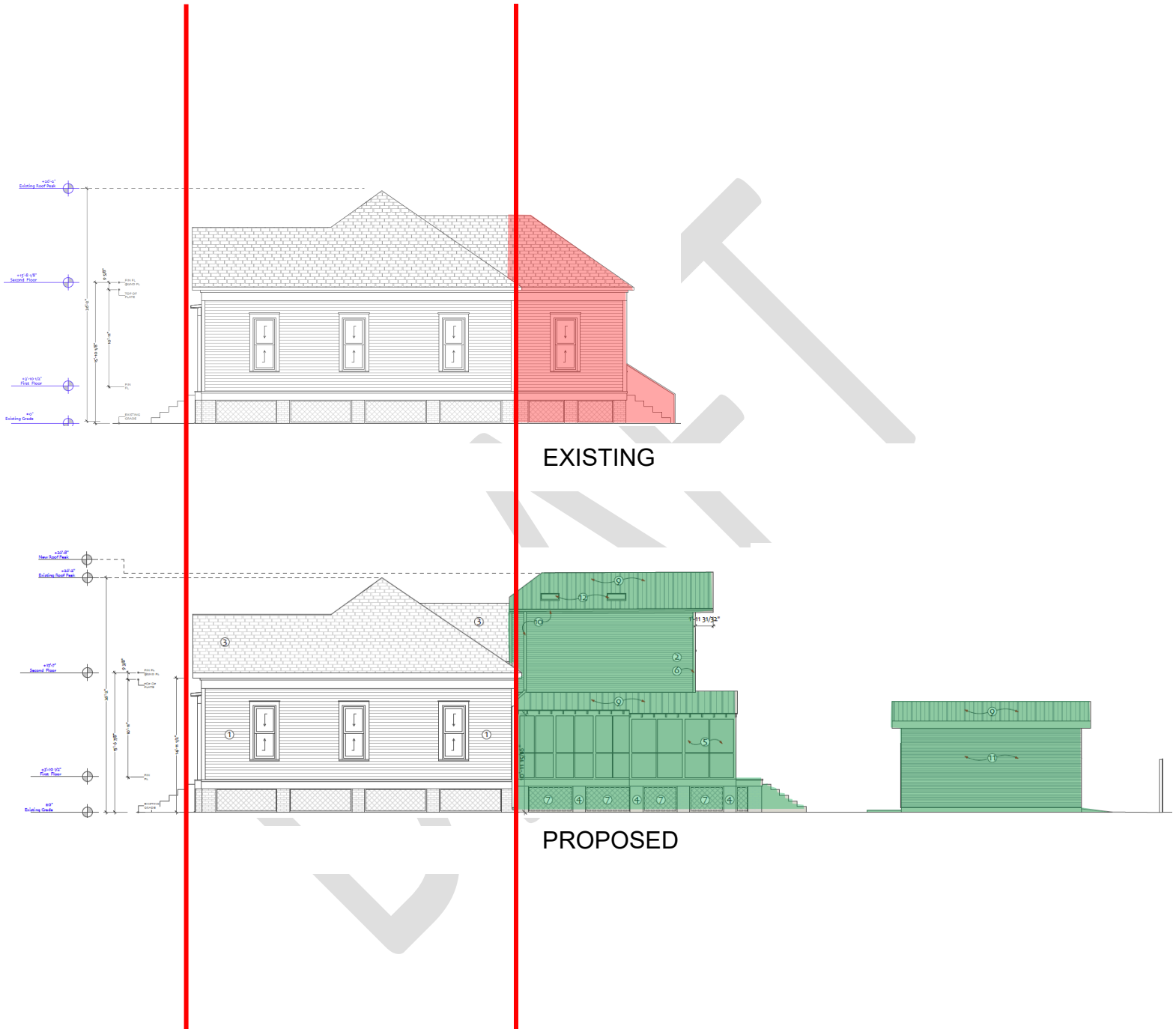
SECOND FLOOR PLAN



FRONT (WEST) ELEVATION



LEFT (SOUTH) ELEVATION



RIGHT (NORTH) ELEVATION



EXISTING



PROPOSED

REAR (EAST) ELEVATION

