

CERTIFICATE OF APPROPRIATENESS

Application Date: May 2, 2023

Applicant: Christian Rico, agent for, Apostolos (Paul) Lamnatos, owner

Property: 122 E 31st ½ Street, Lot 60, Starkweather Neighborhood Subdivision. This is a vacant lot situated on a 2,500 square foot (25' x 100') interior lot.

Significance: Non-contributing lot located in the Starkweather Historic District.

Proposal: New Construction: Single-Family Residential

- One-story single-family residential totaling 1,501 sq. ft.
- Front setback 15'
- Eave height & porch eave height at 10' 10" from grade
- Pier & beam foundation with F.F.E. 1' 10"
- First floor plate height 9' 0"
- Max ridge height 15' 8" with 6:12 roof pitch and composition shingles
- Mix of single-hung and fixed, inset and recessed, 1-over-1, aluminum windows
- Smooth Hardie Siding
- Both side elevations are fire-rated for 3' side setbacks

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions: The condition that proposed windows be approved by staff ensuring that the windows meet the profile of original windows in context area. The condition that no siding be placed where the concrete pads and blocks are located. Lattice skirting is allowed as long as are fitting beneath the bottom sill and not over any part of the siding.

HAHC Action: -

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

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

- (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
(2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
(3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
(4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.

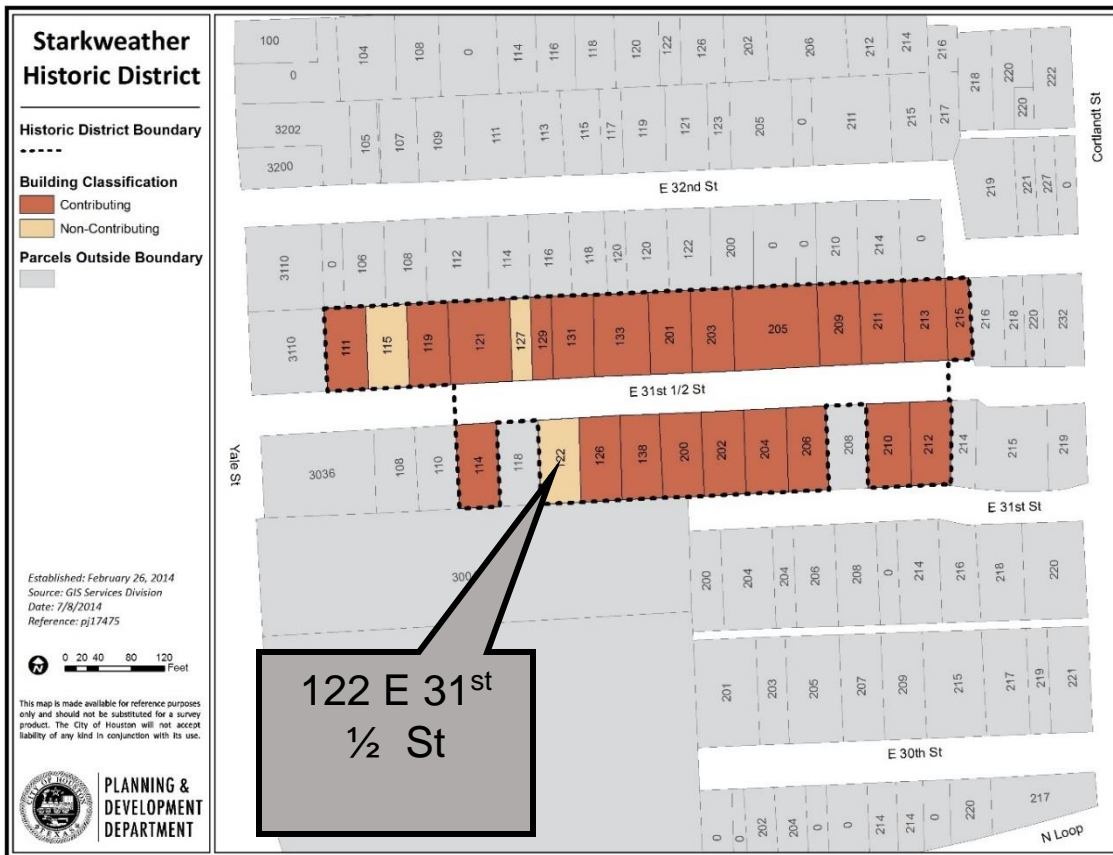
STARKWEATHER DESIGN GUIDELINES

In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. This meets the main roof eave height range of 8'-11'; the porch roof eave height range of 8'-11'; the max. ridge height of 12'-18'; foundation height of 1/2' - 2'-1/4"; roof pitch of 5/12 or 6/12; and width of front elevation range of 18'-32'.

Typical building dimensions in the Starkweatehr Historic District are shown below.

Table with 2 columns: Measurement, Range (feet). Rows include Main roof eave height (one story), Porch roof eave height, Roof peak height (one story), Foundation height, Roof pitch, and Width of front elevation.

District Map



Inventory Photo



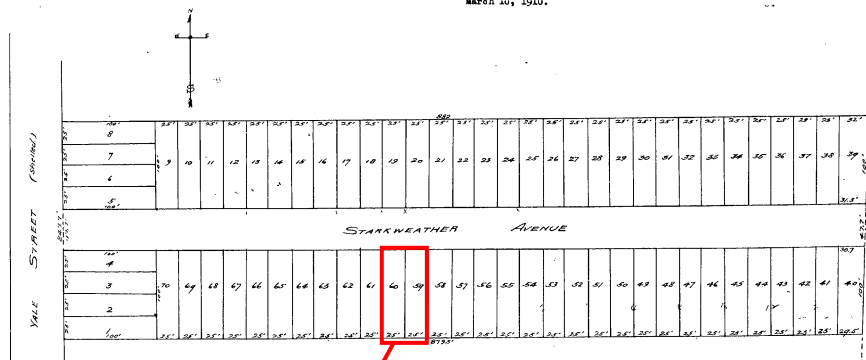
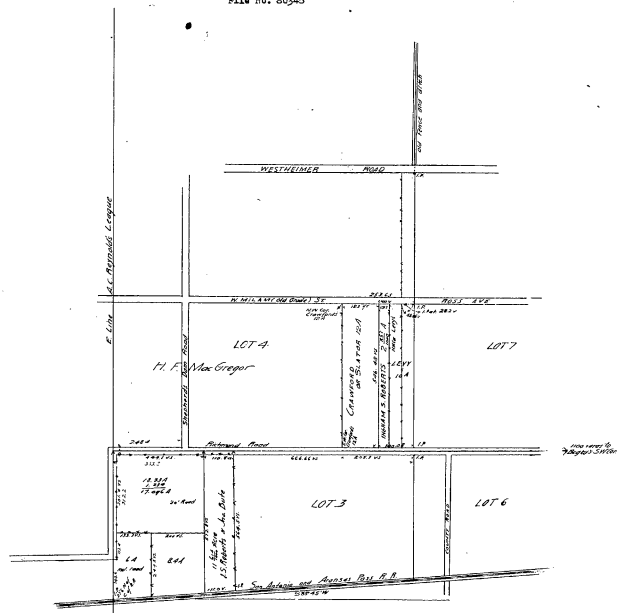
March 10, 1911 Starkweather Addition Plat

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MAP
 of Part of the Western Part of the Obedience Smith Survey, Harris Co., Texas
 Scale 1 in = 200 wa
 K. Paparkorn, C. E. Deby, County Surv. 1/19 - 1911
 Houston, Texas, March 14, 1911
 I, Ingham S. Roberts here dedicate, for public use, the portions of lots Three (3) and Four (4), O. Smith survey, Harris County, used for the Richmond and West Milam Street County Roads.
 Witness my hand this 14th day of March A D 1911
 Ingham S. Roberts

The State of Texas
 County of Harris Before me, T. Belden, a Notary Public in and for Harris County, Texas, on this day personally appeared Ingham S Roberts known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed
 Given under my hand and seal of office this 14th day of March A D 1911
 T. Belden, Notary Public Harris County, Texas
 (seal)

Filed for Record - Mar 15, 1911 at 3:05 o'clock P.M. Recorded - March 15, 1911 at 11:20 o'clock A M
 H. J. Young, Clerk County Court Harris Co, Texas. By J. H. Ashburn, Deputy
 File No. 80345

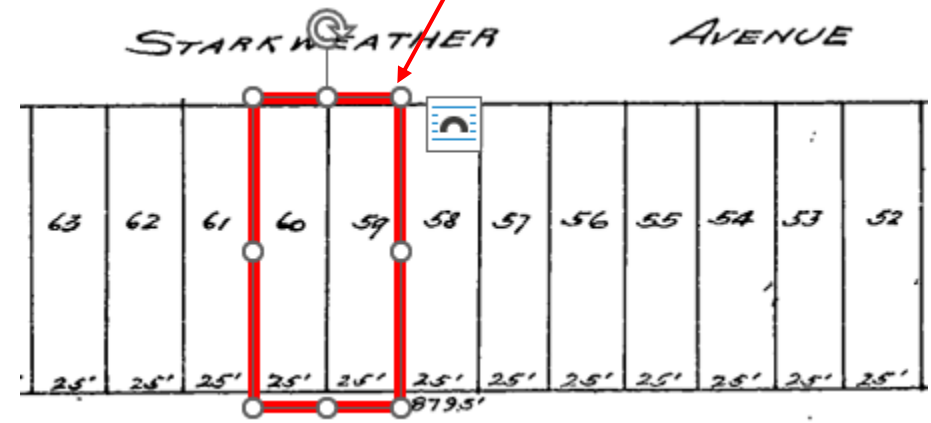


I, P. P. Eller, a surveyor do hereby certify that I have subdivided and staked out the above described tract of land, in accordance with field notes as recorded in deed records of Harris Co., Texas, and that the above map represented all lots, and their dimensions, as the same was staked and marked on the ground.
 In witness thereof I place my hand and affidavit this 10th day of March A D 1911
 Scale 1" = 20'
 P. P. Eller, Surveyor

F. W. Starkweather, hereby certify that I am the owner of the above tract here described and platted and held same under deed duly recorded as shown by record of deeds of Harris Co, Texas and I have made and executed the foregoing map as a complete map and subdivision, and put the same on record, and all of said lines, subdivisions and streets shall be and remain as herein marked, described and designated.
 F. W. Starkweather

State of Texas
 County of Harris Before me, Robert C. Nitze, a notary public in and for Harris County, Texas, on this day personally appeared F. W. Starkweather, known to me to be the person whose name is subscribed to the foregoing instrument of writing and acknowledged to me that he executed the same for the purposes and considerations therein expressed.
 Given under my hand and seal of office this 10th day of March A D 1911
 (SEAL) Robert C. Nitze, Notary Public in and for Harris County.

Filed for record - March 25, 1911 at 9:30 o'clock A.M. Recorded - March 25, 1911 at 10 o'clock P.M.
 H. J. Young, Clerk County Court, Harris Co, Texas. By J. H. Ashburn, Deputy
 File No. 80715



Context Area



Streetscape in Context Area

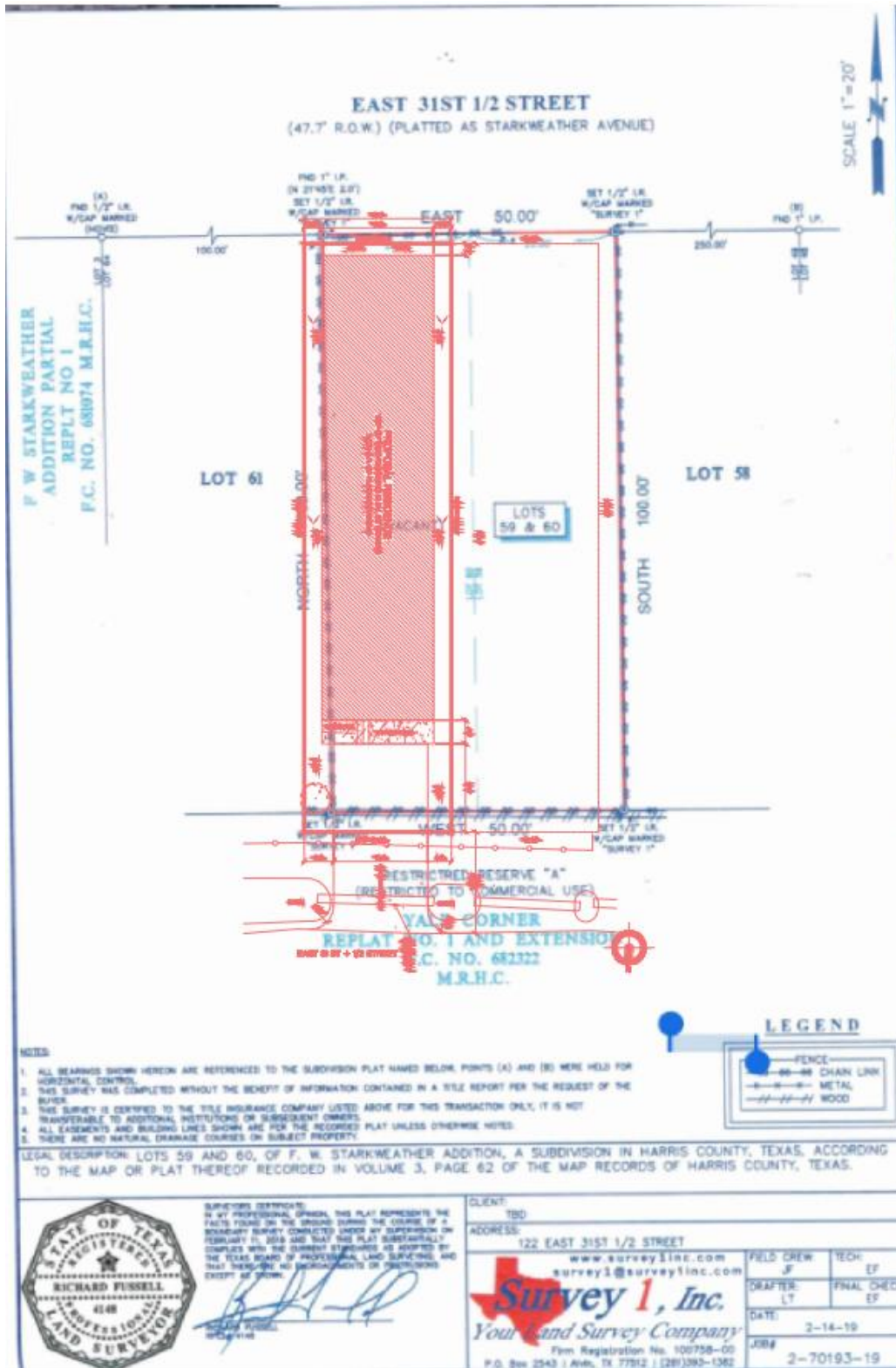
Streetscape on North side of E 31st beginning with 203 E 31st ½ St of contributing structures



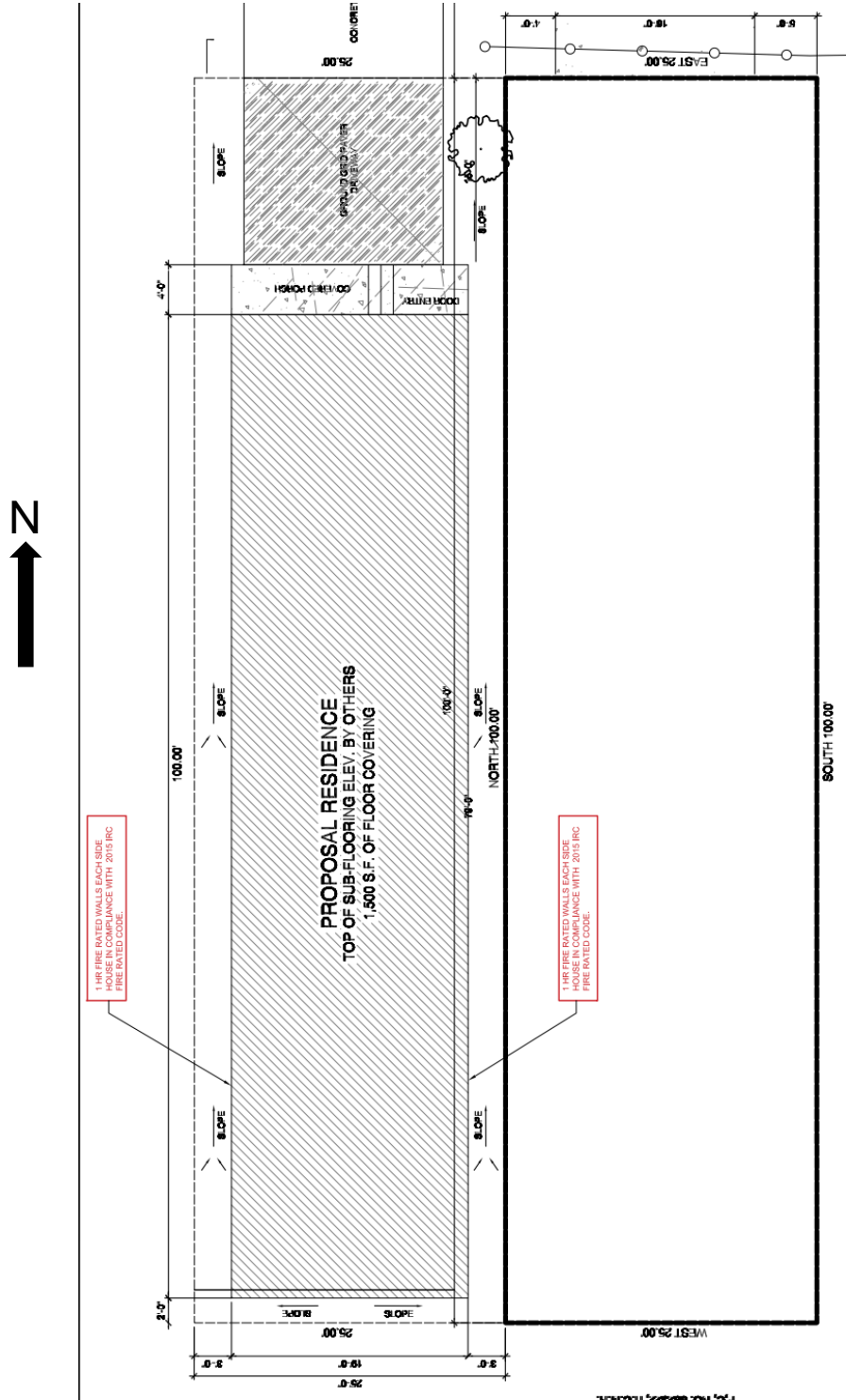
Streetscape on South side of E 31st beginning with 200 E 31st ½ St of contributing structures



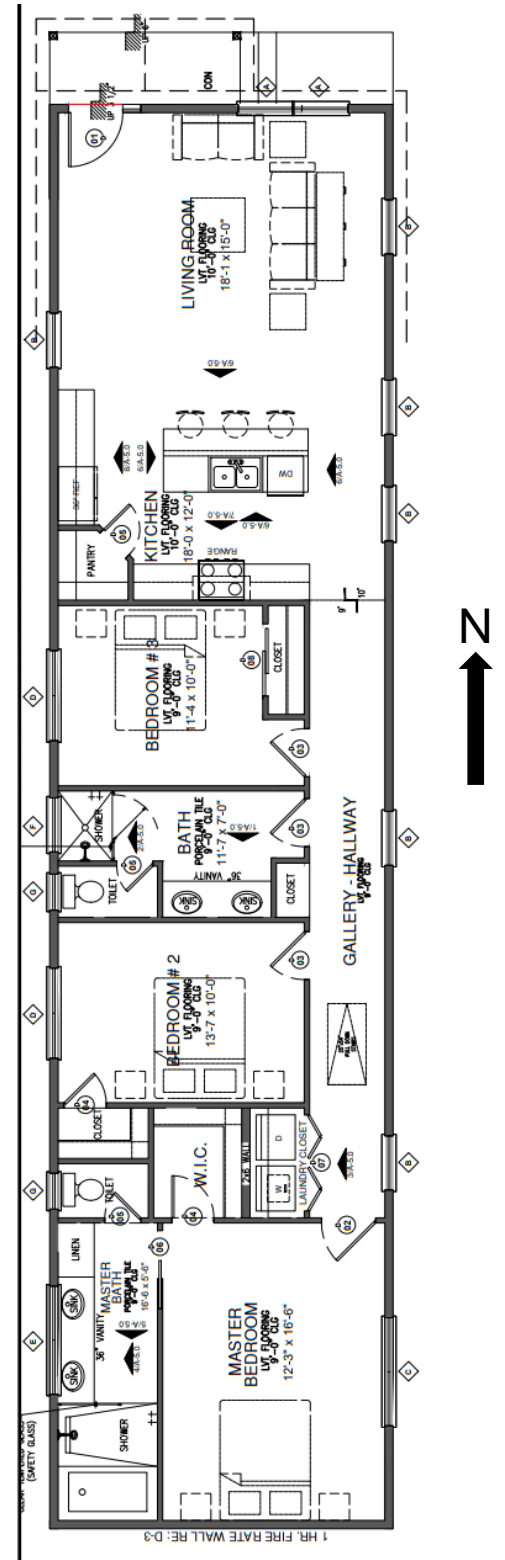
Existing Survey



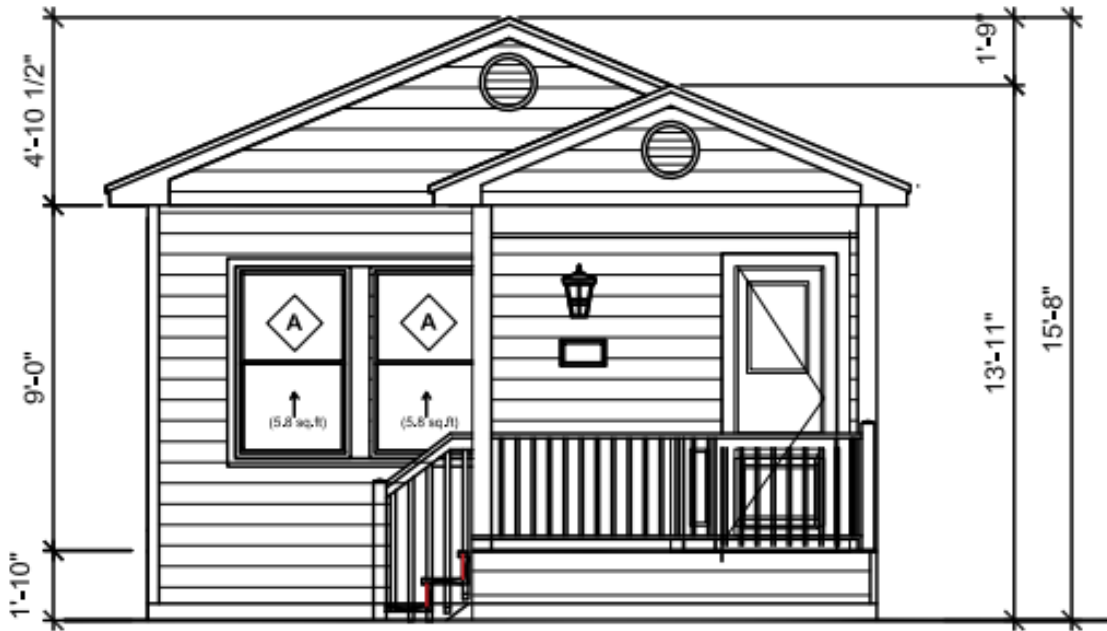
Proposed Site Plan



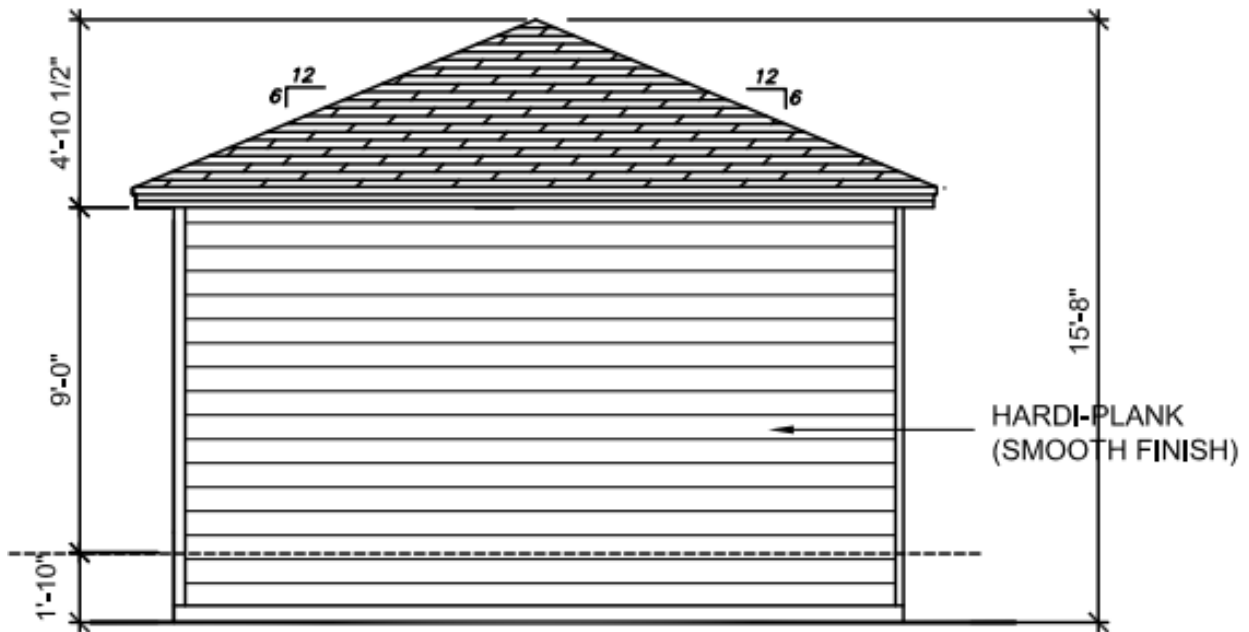
Proposed Floor Plan



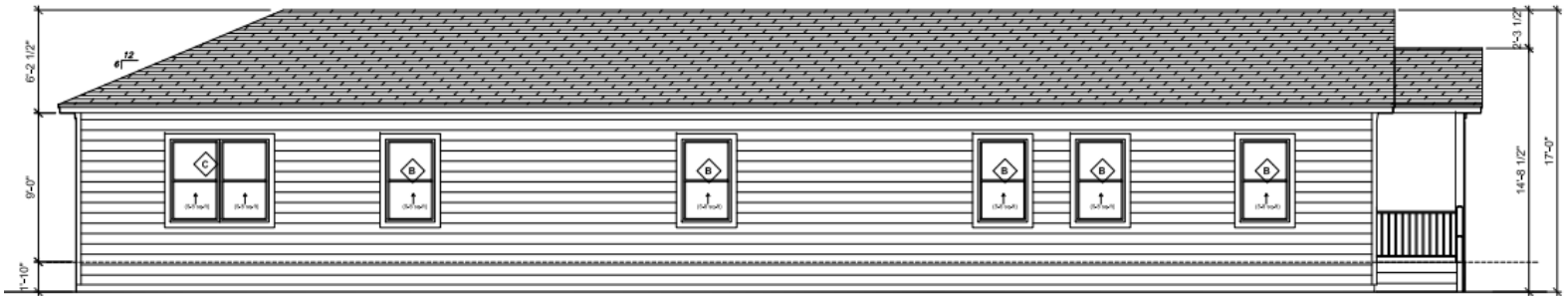
Proposed Front (North) Elevation



Proposed Rear (South) Elevation



Proposed Left (East) Elevation



Proposed Right (West) Elevation



Proposed Roof Plan

