

CERTIFICATE OF APPROPRIATENESS

Applicant: Beatriz Castro, agent for, Alexis Garcia, owner

Property: 2206 Lubbock Street, Lot 5, Block 395, Baker W R NSBB Neighborhood Subdivision. The property includes a historic 1,384 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 Queen Anne style residence, constructed circa 1890, located in the Old Sixth Ward Historic District.

Proposal: Alteration: Front Façade, Windows, Siding, and Rear Addition

- Replace non-historic fixed pane picture window on front façade with pair of windows
- Replace existing columns with spindle columns that are typical in the Old Sixth Ward Historic District
- One-story rear addition totaling 431 sq. ft.

The following done without permit and COA:

- Removal of existing non-historic windows and replaced with flush mounted, SH, 1-over-1 windows
- Removal of smooth, beveled siding and replaced with textured siding

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial of COA and Issuance of COR to replace textured siding with smooth, beveled siding with a 5” reveal on front, left, and right elevations; add a sill to window trim on all windows; inset and recess already installed windows; and approved as submitted for all other proposed work.

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:

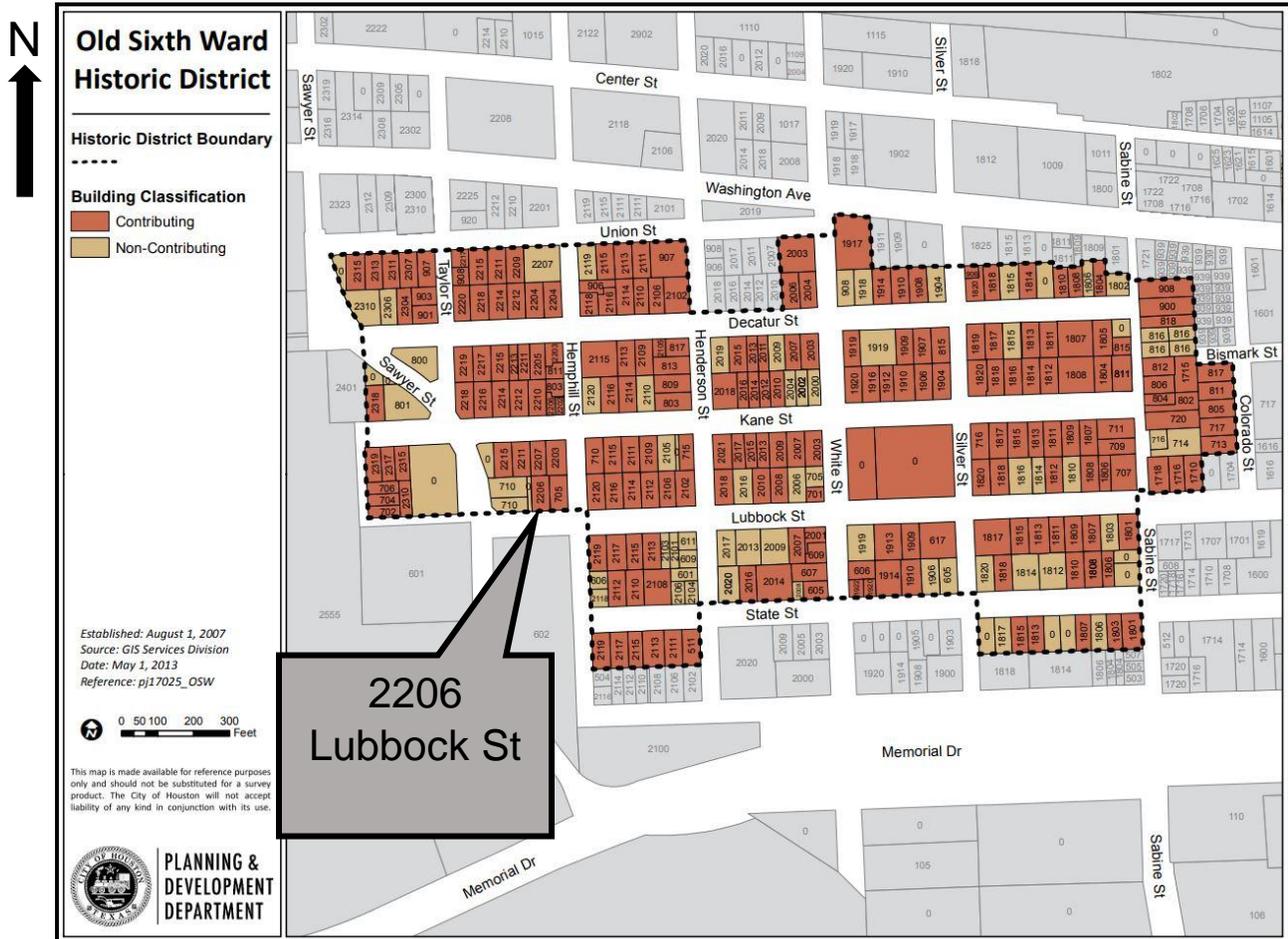
- | S | D | NA | |
|-------------------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; textured siding and flush mounted windows does not preserve the historical character of the property. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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; textured siding and flush mounted windows does not recognize the building as a product of its own time. Rather it creates a later appearance akin to the big white houses being built across America in the 2020s. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; textured siding and flush mounted windows does not preserve the historical character of the building. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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; textured siding and flush mounted windows does not maintain the stylistic exterior features that characterize the building. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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; textured siding and flush mounted windows are not visually compatible with the materials typical in the Old Sixth Ward Historic District. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; The proposed replacement of the fixed picture window on the front elevation with two separate window openings and replacement of simple Doric columns with slender spindle columns are substantiated by pictorial evidence. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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.

District Map



Inventory Photo



Harris County Building Land Assessment Survey – November 20, 1972

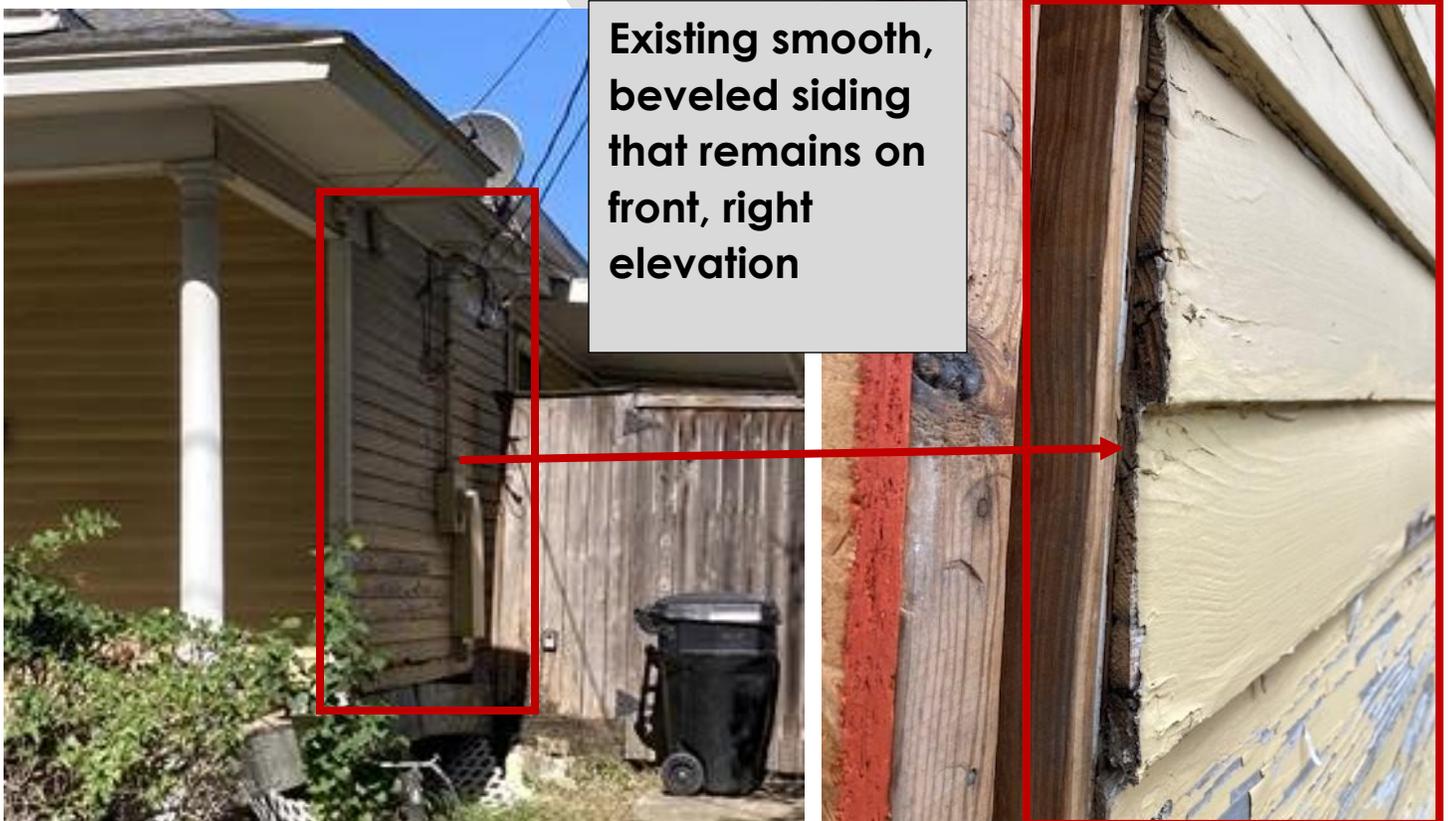


Current Photo Provided By Staff (11-15-2024)

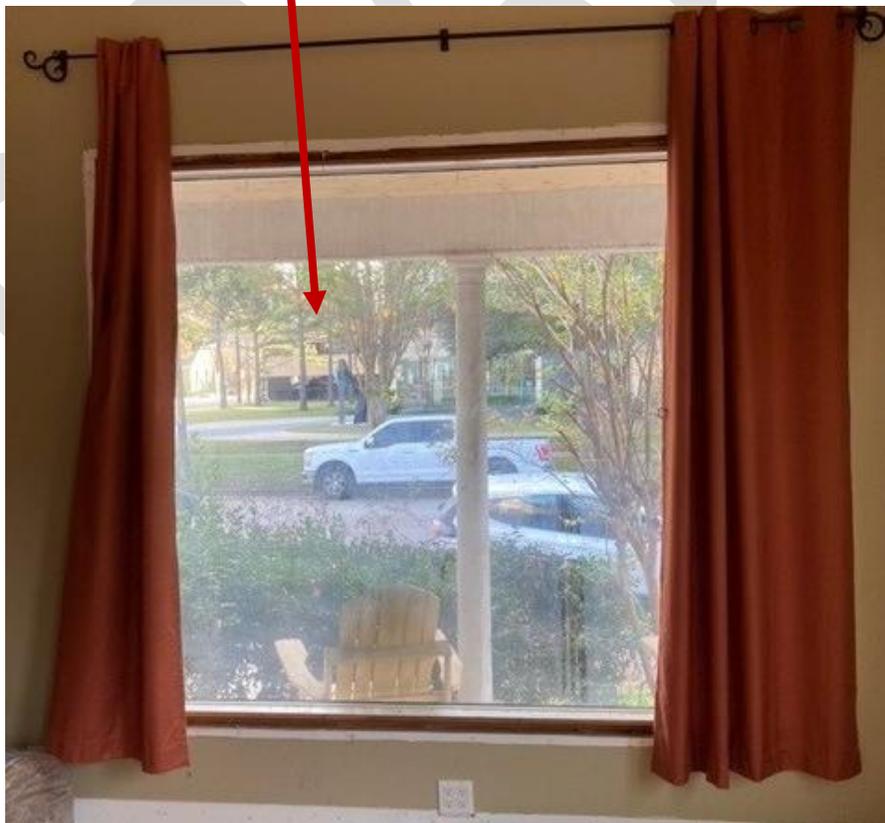


Current Photos Provided By Staff (11-15-2024)





Current Photos Provided By Staff (12-27-2024)



Current Photos Provided By Staff (12-27-2024)



Right Elevation



Current Photos Provided By Staff (12-27-2024)



Current Photos Provided By Staff (12-27-2024)



Left Elevation



Left Elevation



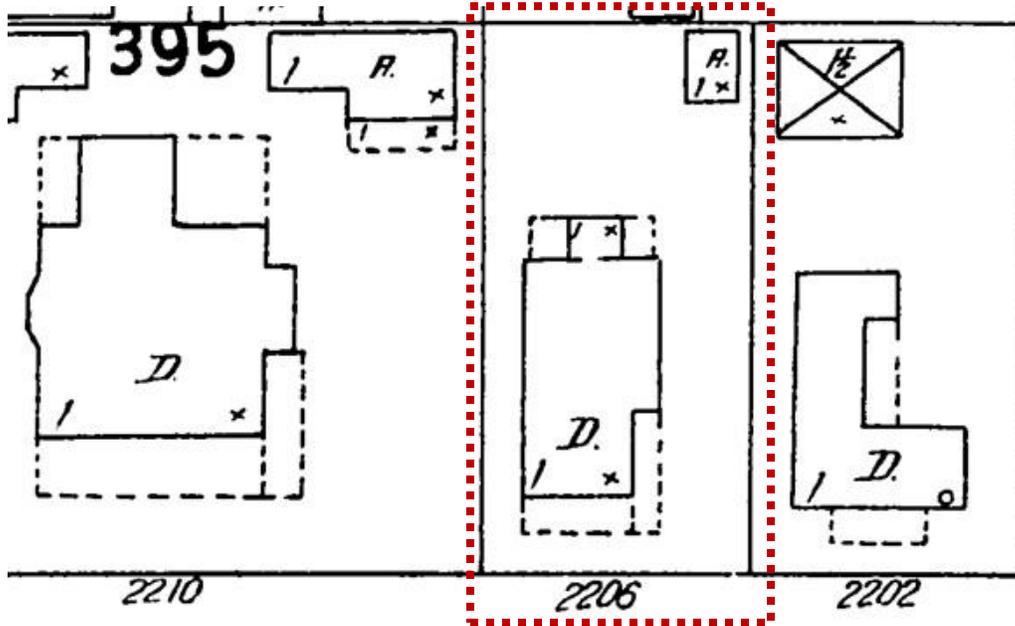


Non-Historic Windows Removed

Current Photos Provided By Staff (12-27-2024)



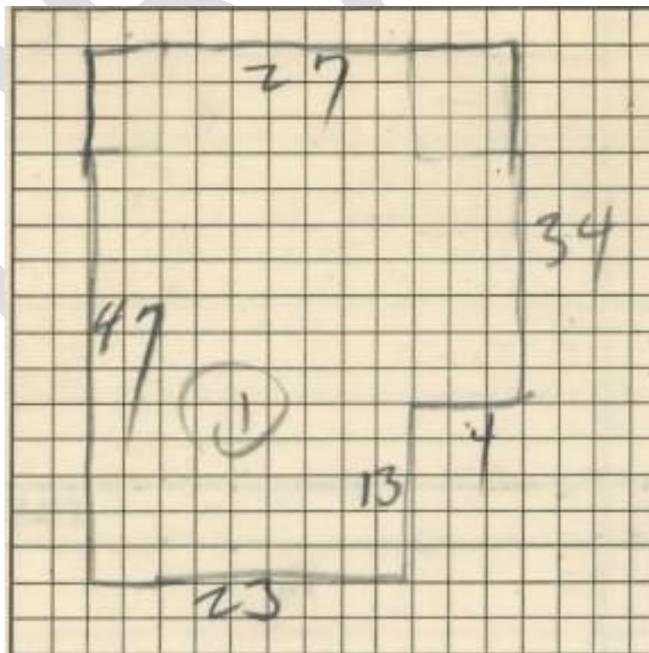
Sanborn



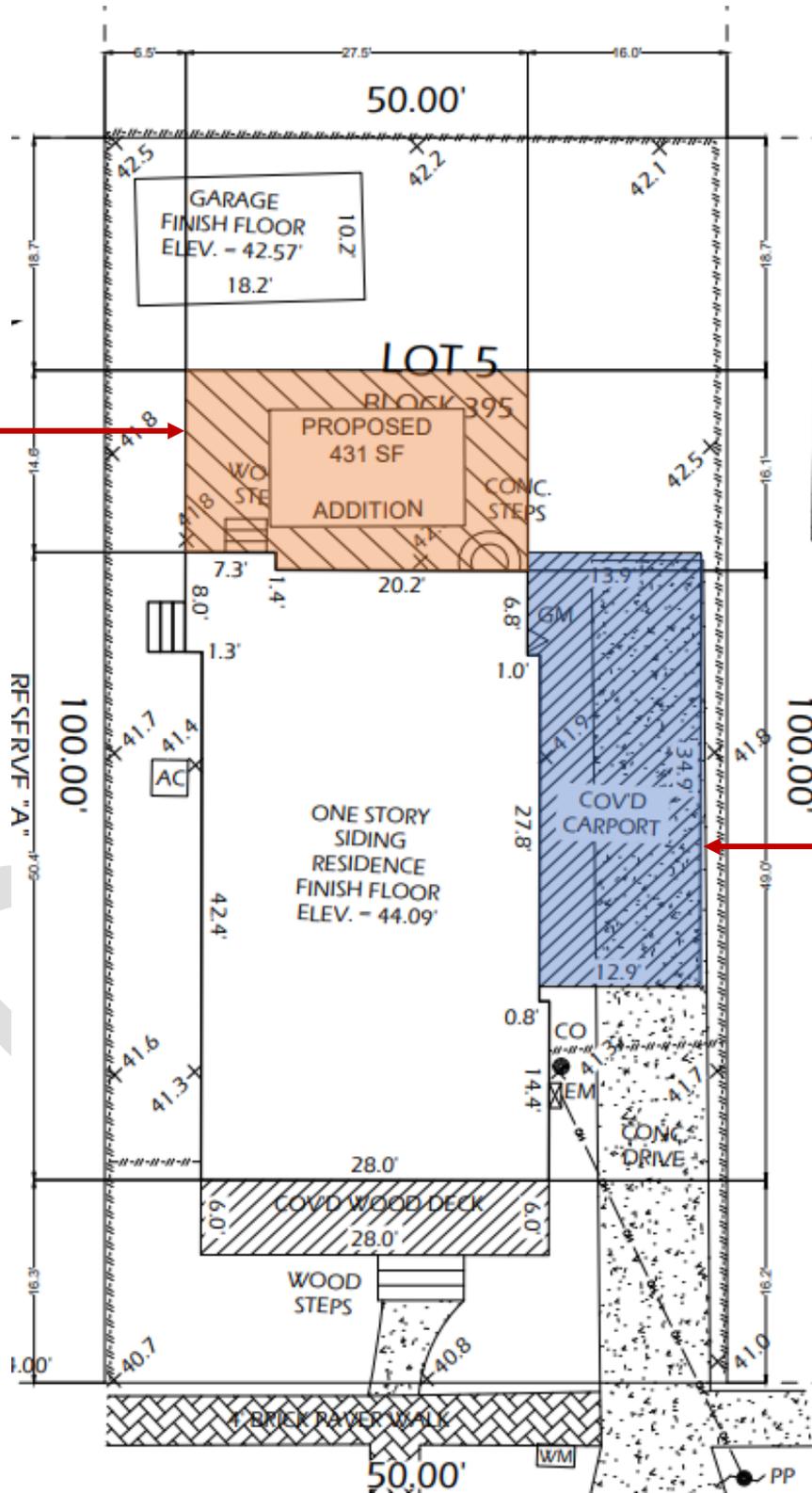
LUBBOCK

70'

Harris County Building Land Assessment Survey – November 20, 1972



Existing and Proposed Site Plan

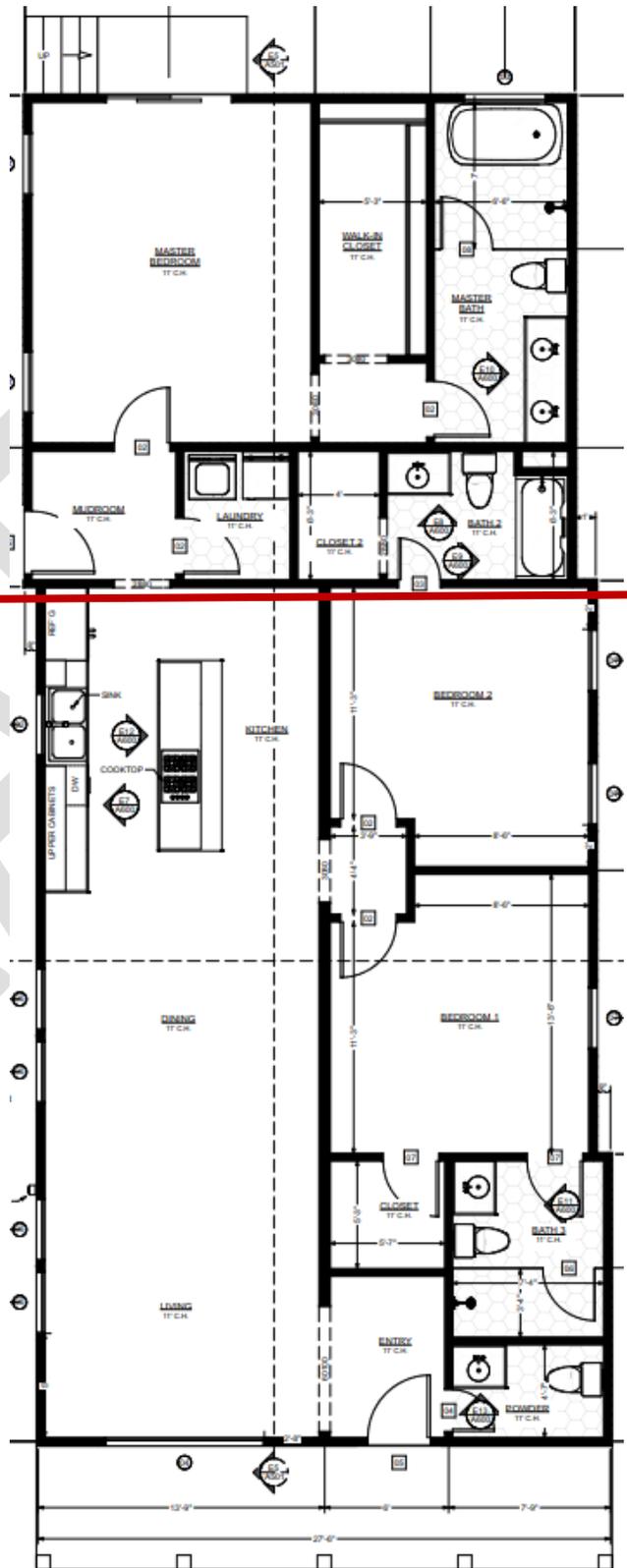
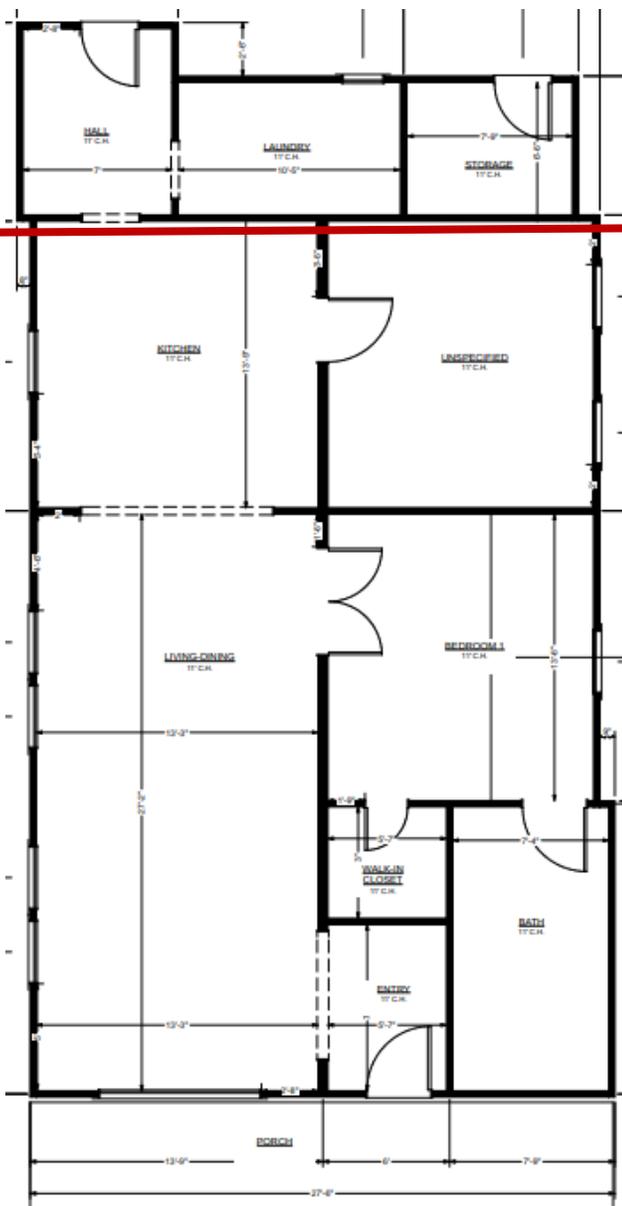


Proposed Rear Addition

Existing Car Port

Existing Floor Plan

Proposed Floor Plan



Existing Front (South) Elevation



Proposed Front (South) Elevation



Existing Right (East) Elevation



Proposed Right (East) Elevation



Existing Left (West) Elevation



Proposed Left (West) Elevation



Existing Rear (North) Elevation



Proposed Rear (North) Elevation



Existing Roof Plan

Proposed Roof Plan

