

CERTIFICATE OF APPROPRIATENESS

Application Date: March 18th, 2022

Applicant: Sarah Hannah, agent for Aaron A. Wilson, homeowner.

Property: 831 Harvard Street, Lot 5, Block 247, Houston Heights Subdivision. The property includes a historic 2,856 square foot one-story brick bungalow single-family residence situated on a 6,600 square foot interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1910, located in the Houston Heights South Historic District.

Proposal: Alteration—Applicant proposes add 62 square feet of living space to existing attic and proposes the following:

- One dormer added to the rear portion of the roof on the north side of the house.
- The hipped roof portion at the rear of the house will become gabled and will match existing slope and material of existing roof.
- One sky lite to be added to the north side and one sky lite will be added to the south side; both towards the rear of the house.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

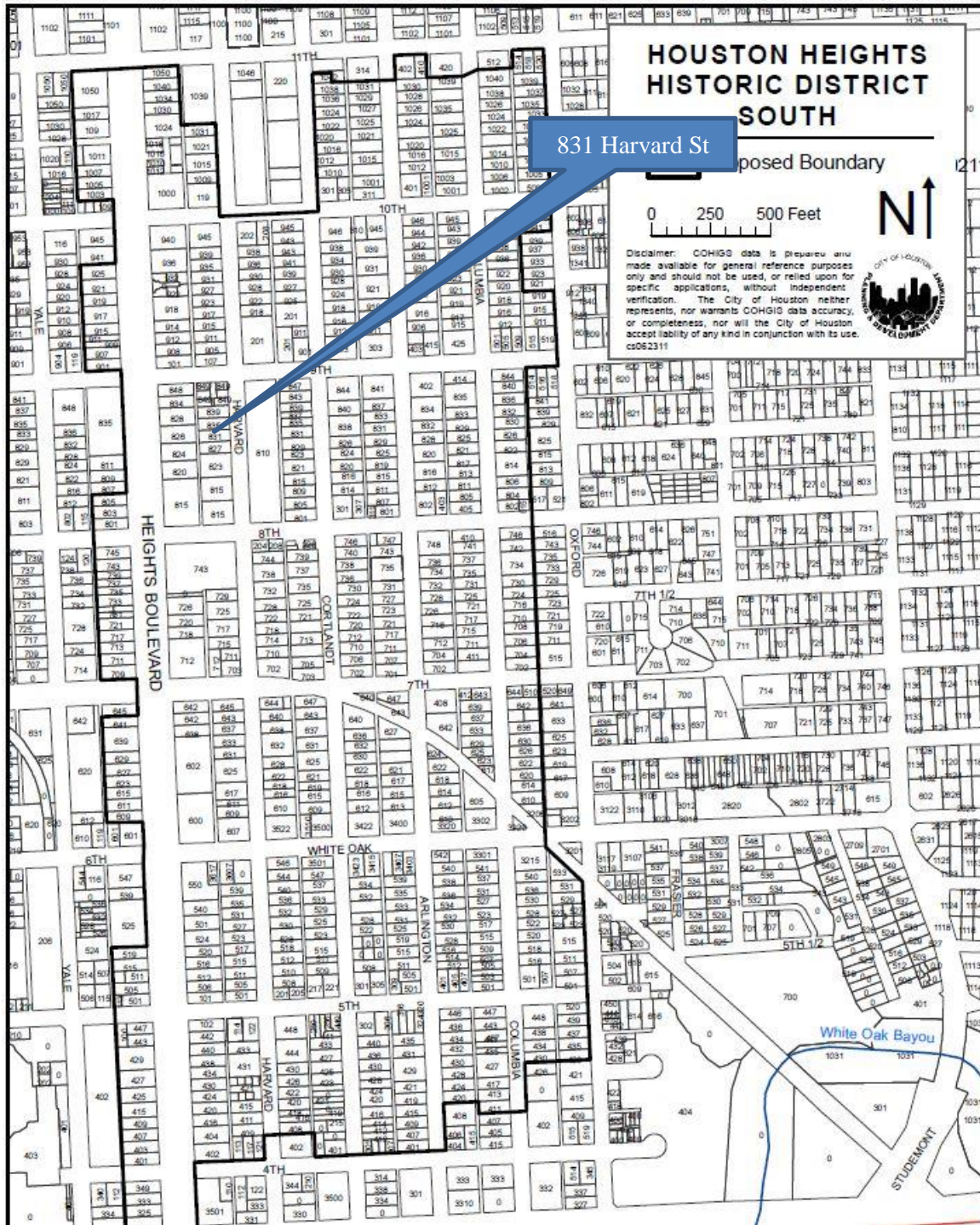
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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.

District Map



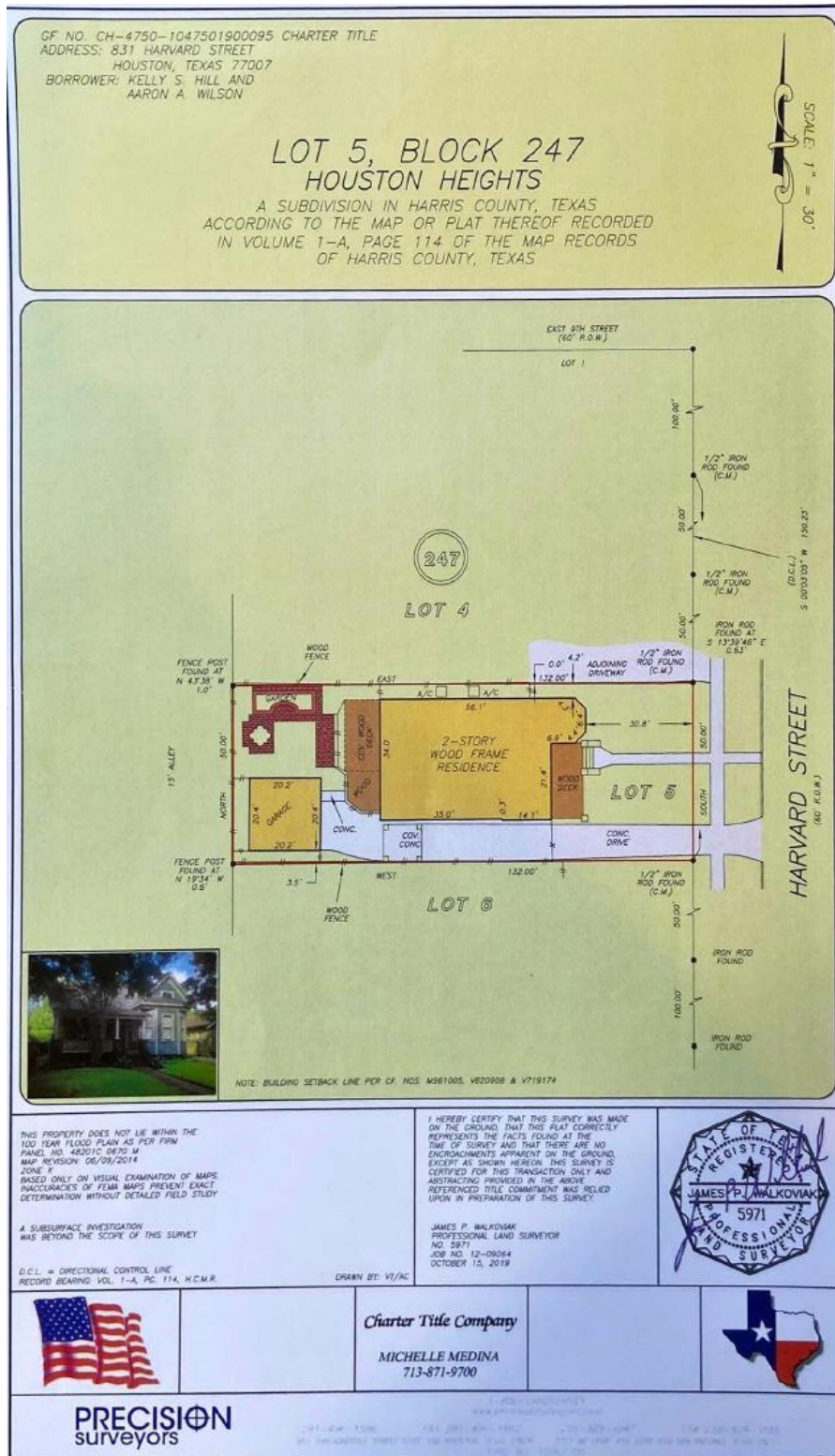
Inventory Photograph



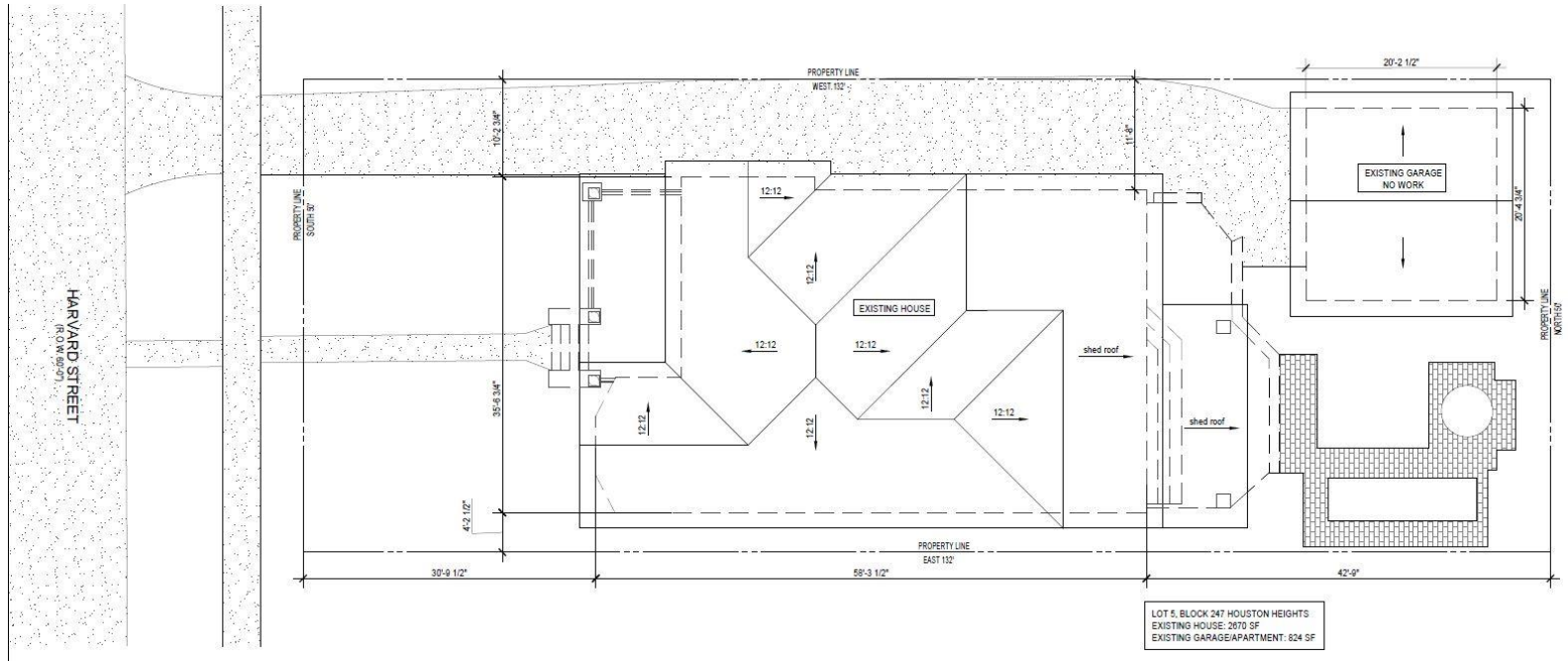
Current Photograph



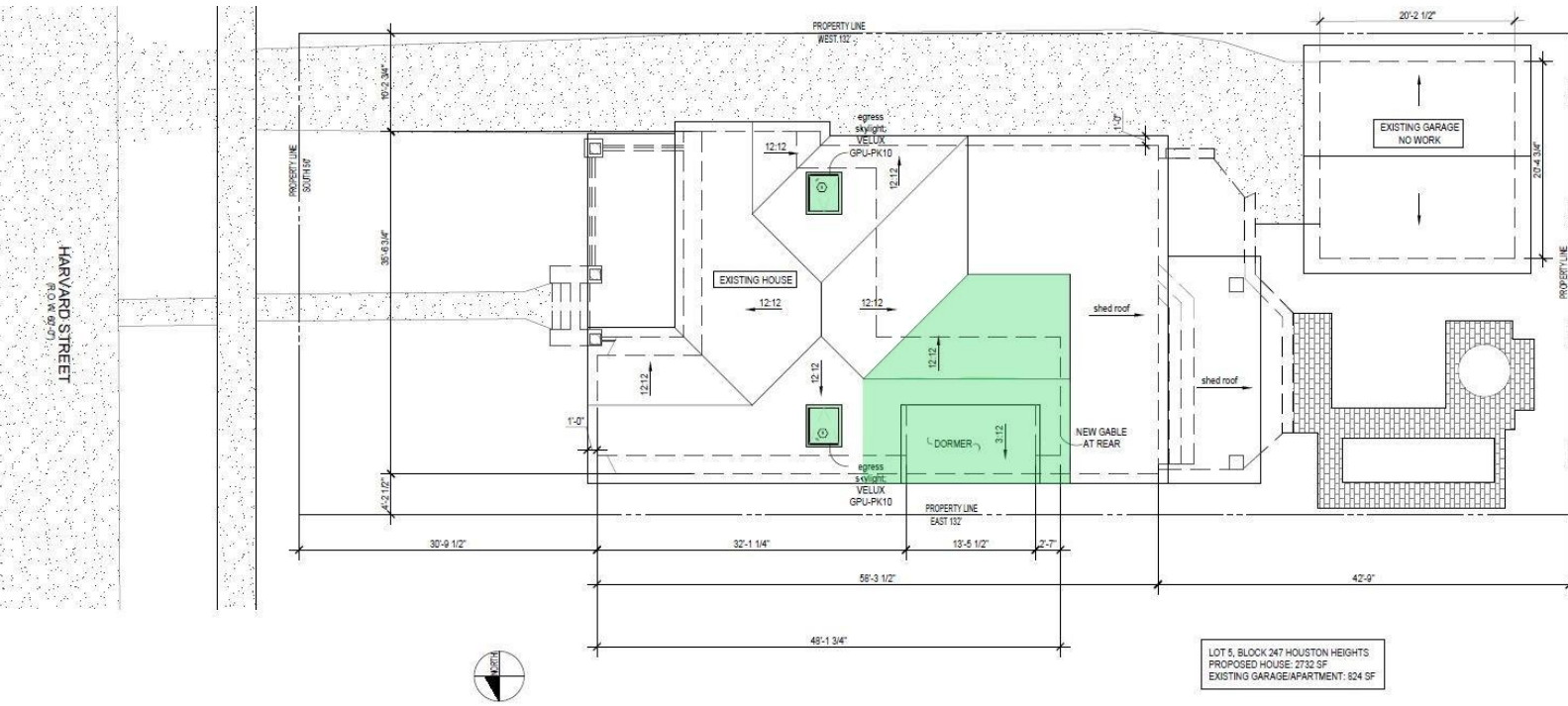
Site Survey



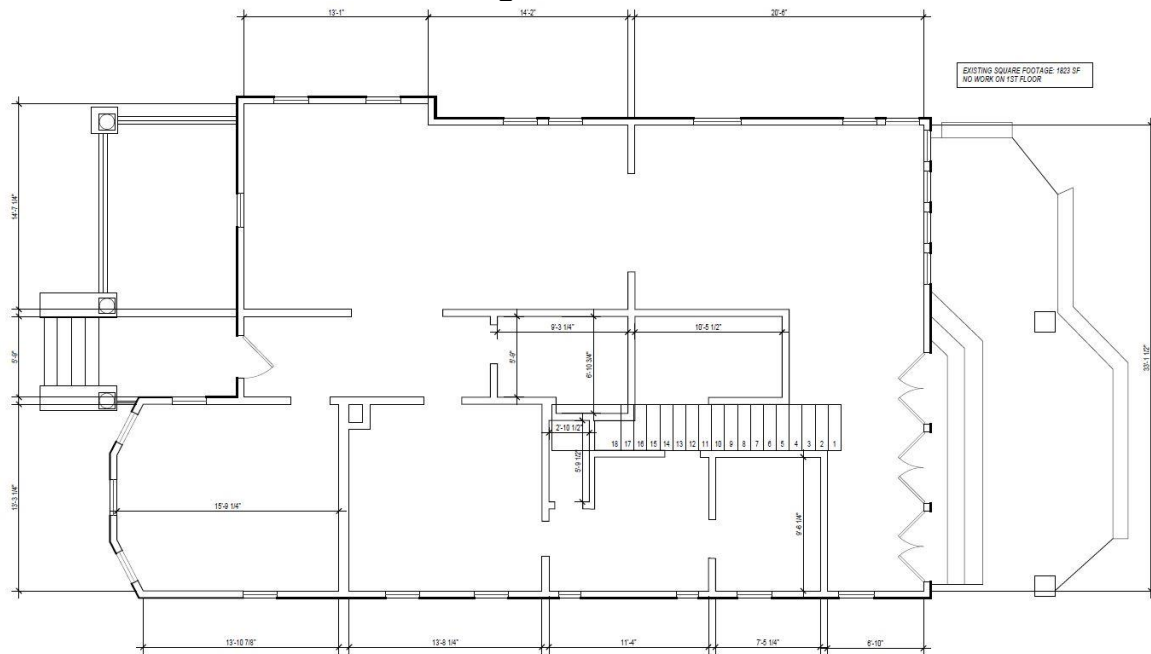
Existing Site Plan



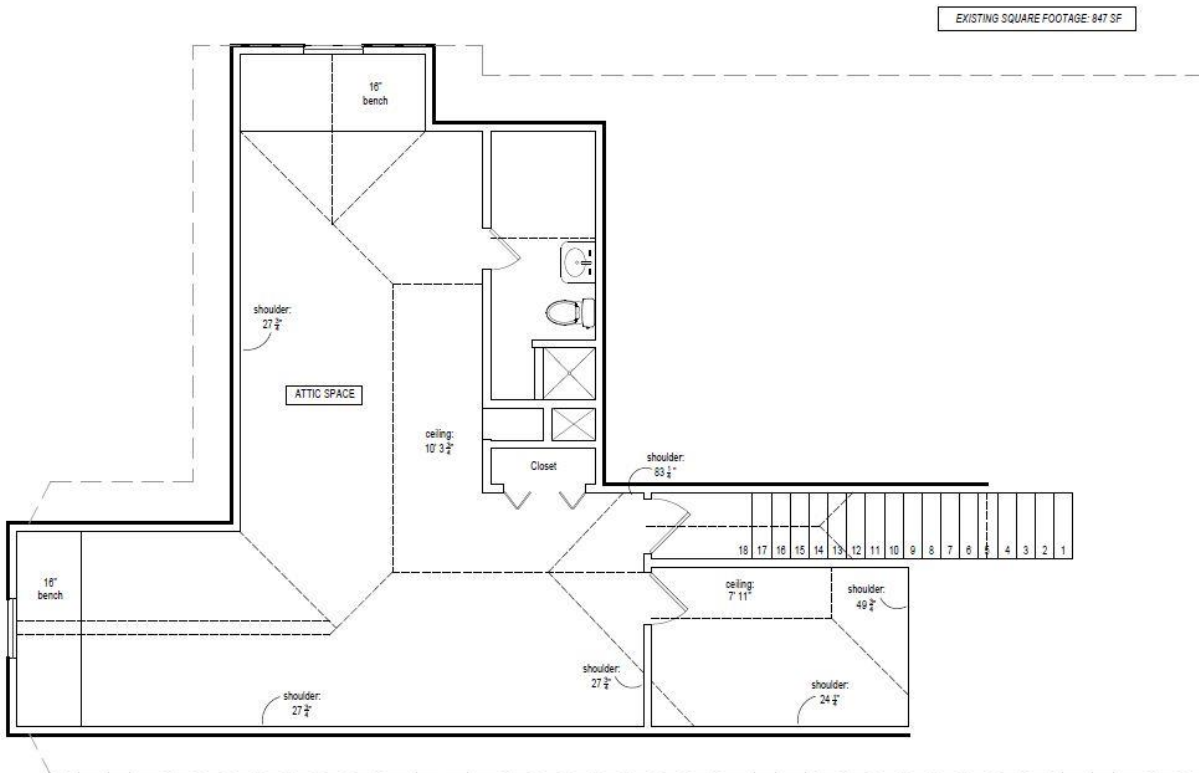
Proposed Site Plan



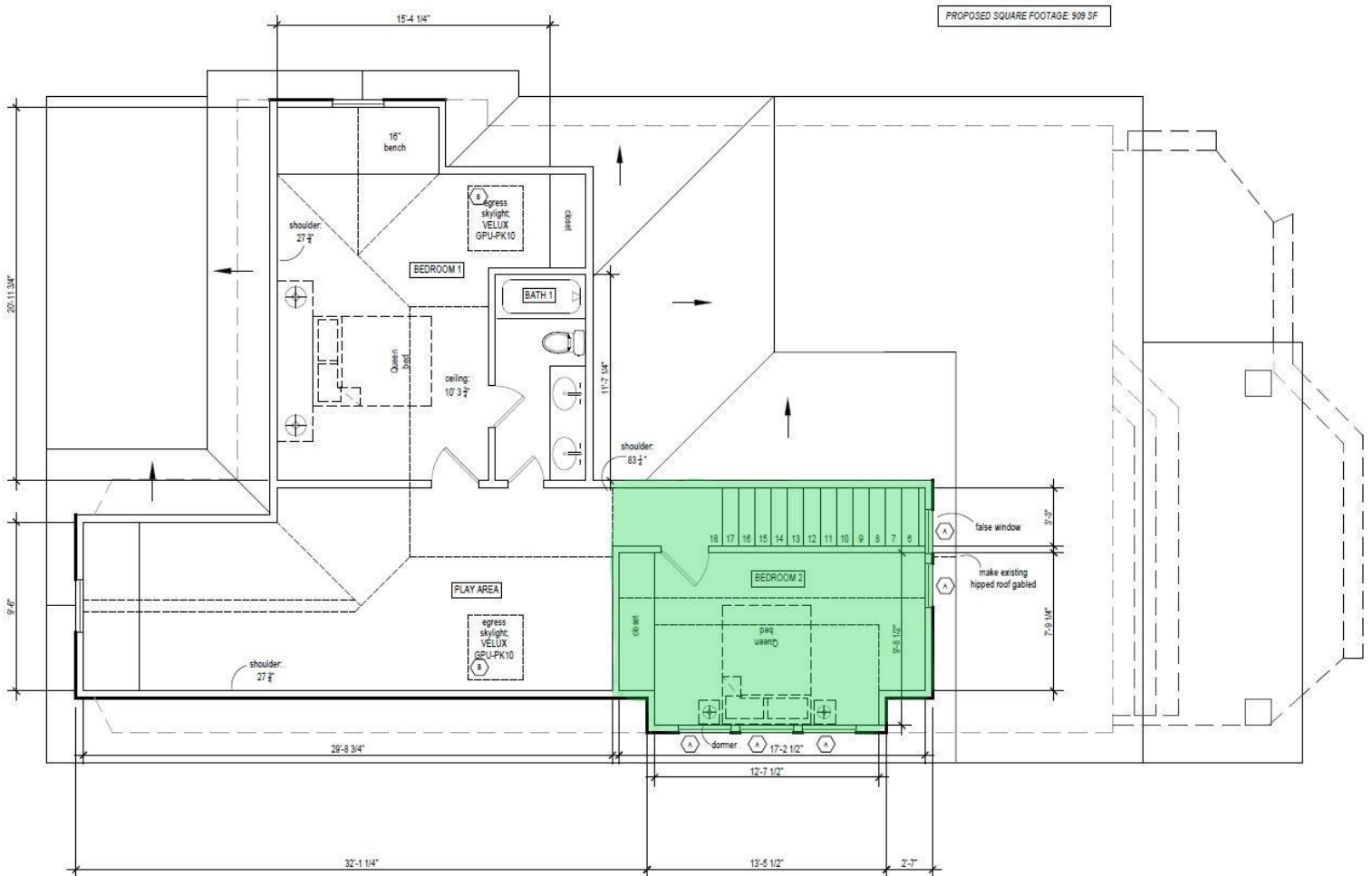
Existing First Floor Plan



Existing Attic Space Plan



Proposed Attic Space Plan



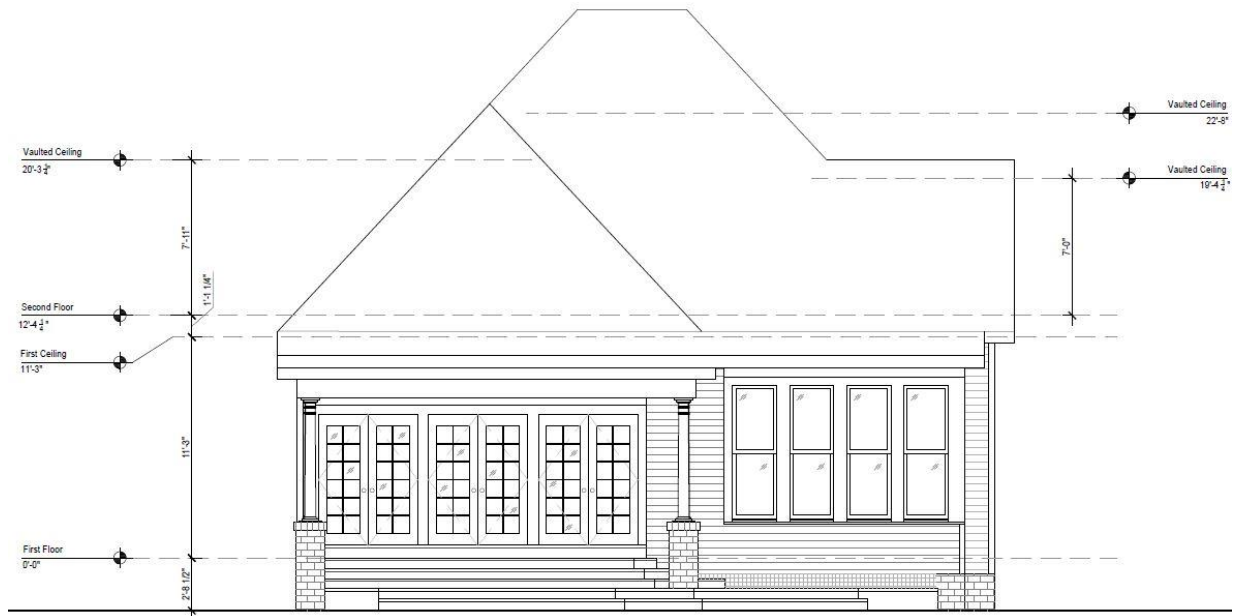
Existing East Elevation (Front)



Proposed East Elevation (Front)



Existing West Elevation (Rear)



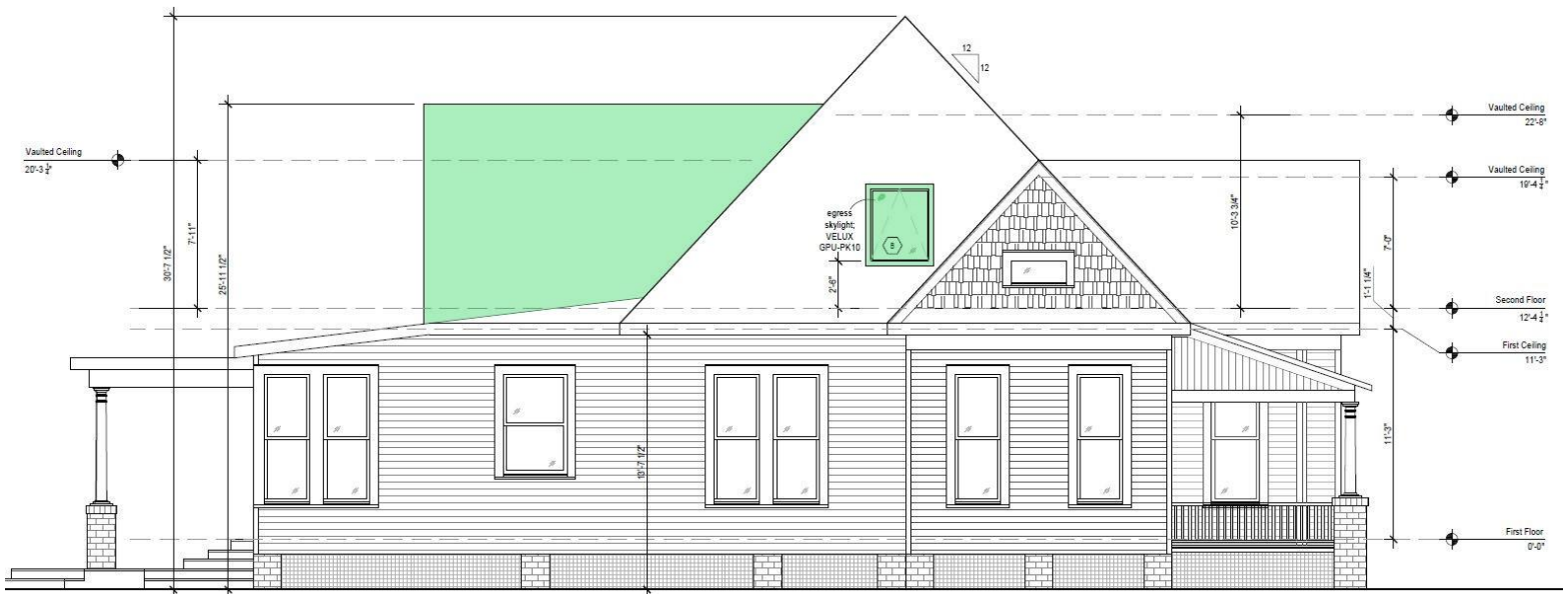
Proposed West Elevation (Rear)



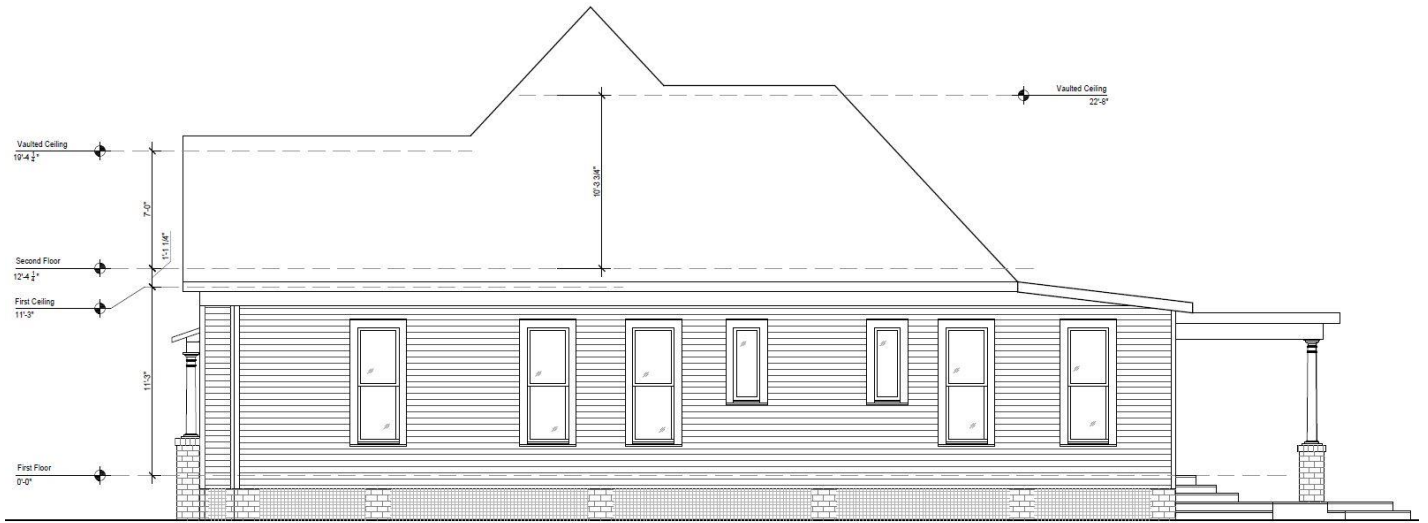
Existing South Elevation (Left)



Proposed South Elevation (Left)



Existing North Elevation (Right)



Proposed North Elevation (Right)

