

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** July 22, 2024

**Applicant:** Michael Gonzalez, agent for, Chad Hammond, owner

**Property:** 627 Highland Street, Lot 9, Tract 10A, Block 30, Woodland Heights Neighborhood Subdivision. The property includes a historic 1,317 square foot, one-story wood single-family residence and detached garage situated on a 7,500 square foot (75' x 100') corner lot.

**Significance:** Contributing Craftsman style residence, constructed circa 1924, located in the Woodland Heights Historic District.

**Proposal:** Alteration: 2-story rear addition

- Total square footage: 2,512
  - First floor square footage: 987
  - Second floor square footage: 1,525
- Attached garage square footage: 525
- Mix of 4:12 & 5:12 roof pitch with composition shingles
- Smooth, cementitious siding with a 5" reveal
- Double-hung, 1-over-1, inset & recessed, wood windows
  - See attachment for more on inset & recessed specifications
- Existing max ridge height, 18' 11 1/2"
- Proposed max ridge height, 27' 5-1/2"

Alteration: Existing Structure

- New composition shingles on existing roof

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

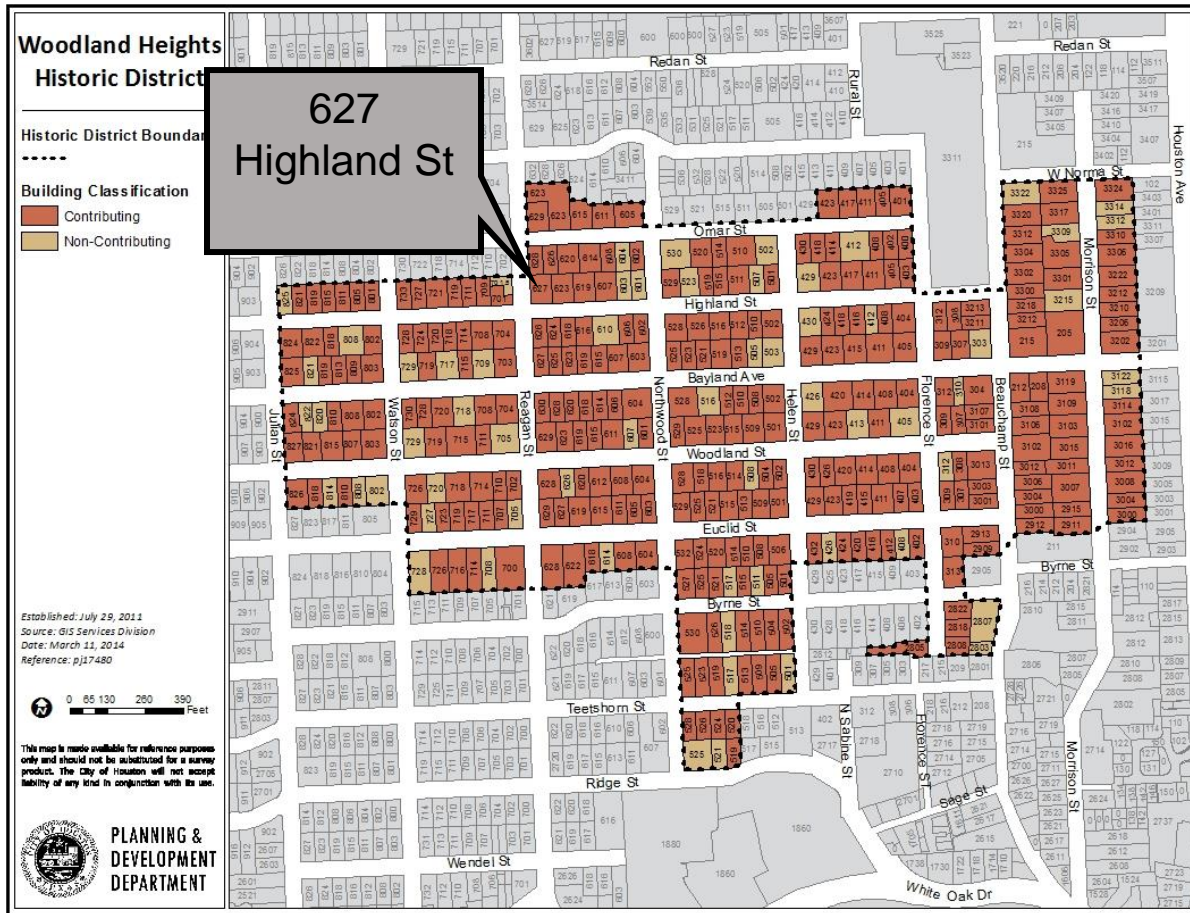
APPROVAL CRITERIA

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 Photo**



**Current Photos Taken By Staff**



**Current Photos Taken By Staff**



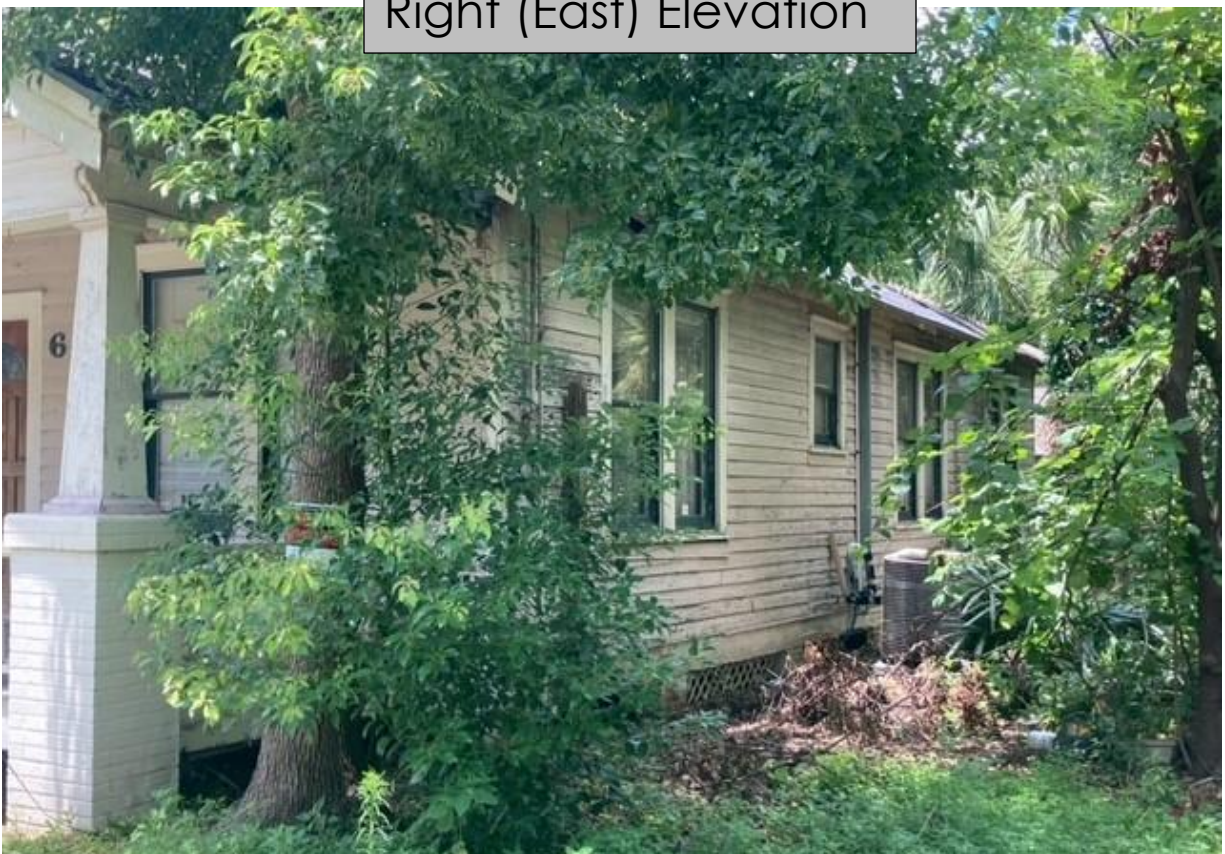
Left (West) Elevation



Current Photos Taken By Staff



Right (East) Elevation

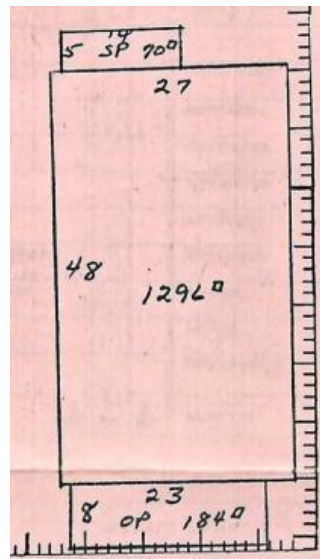
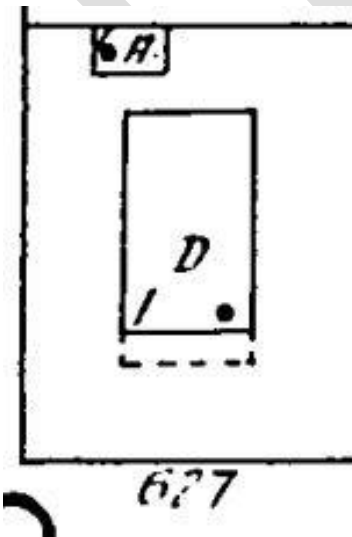


Current Photos Taken By Staff

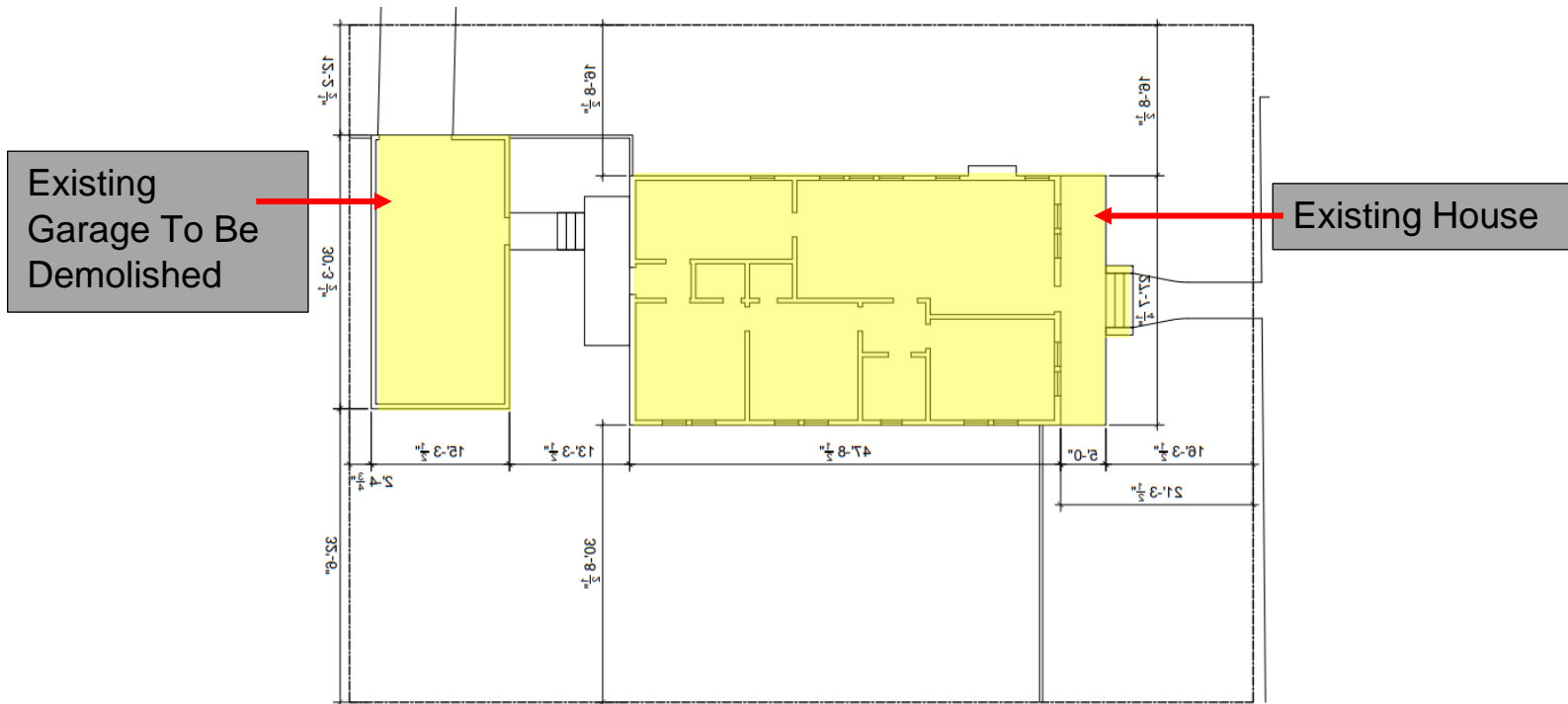


Sanborn

Harris County Building Land Assessment Survey: 7-14-1965



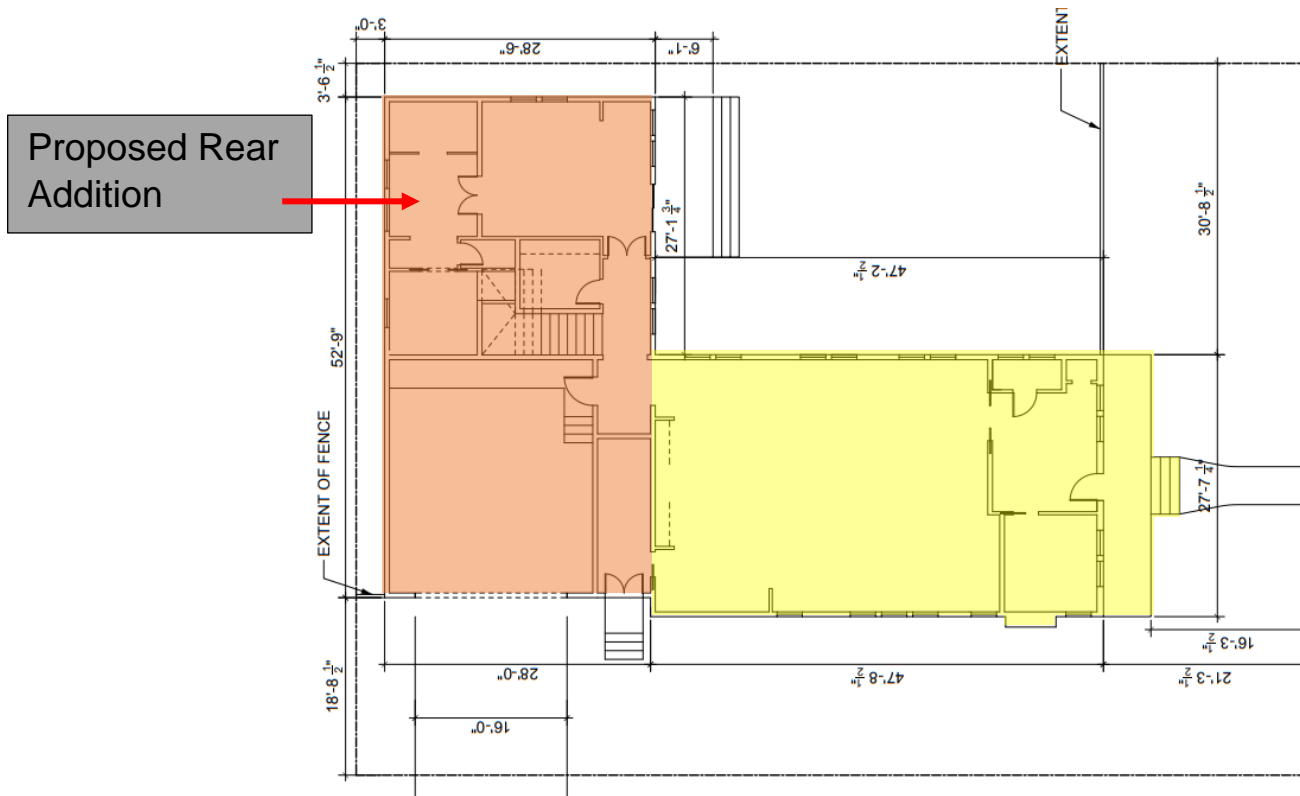
Existing Site Plan



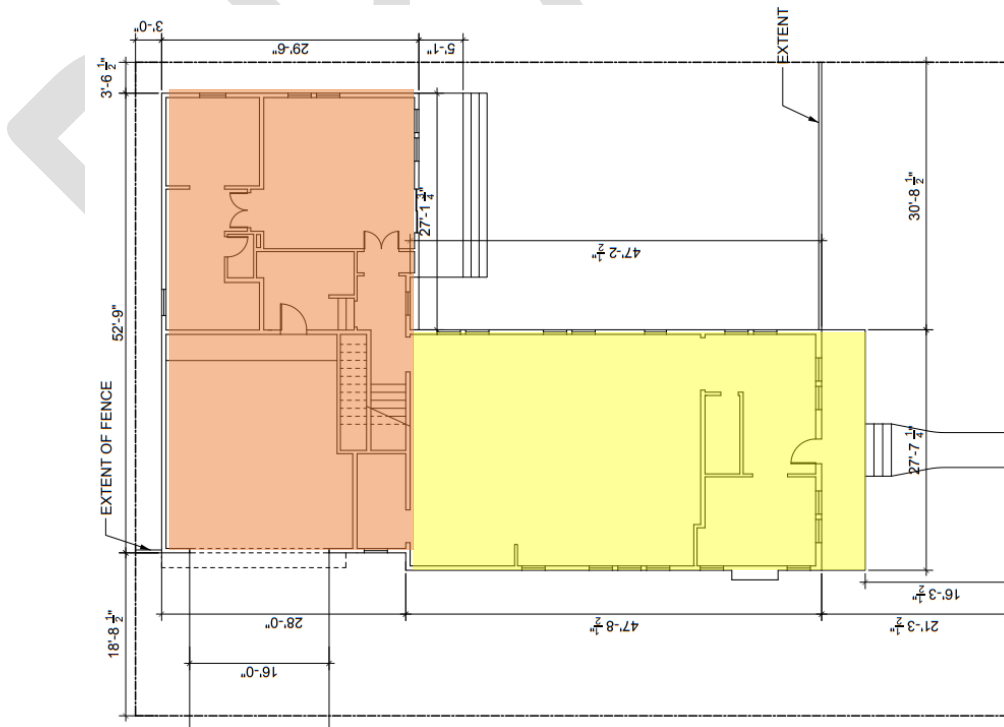
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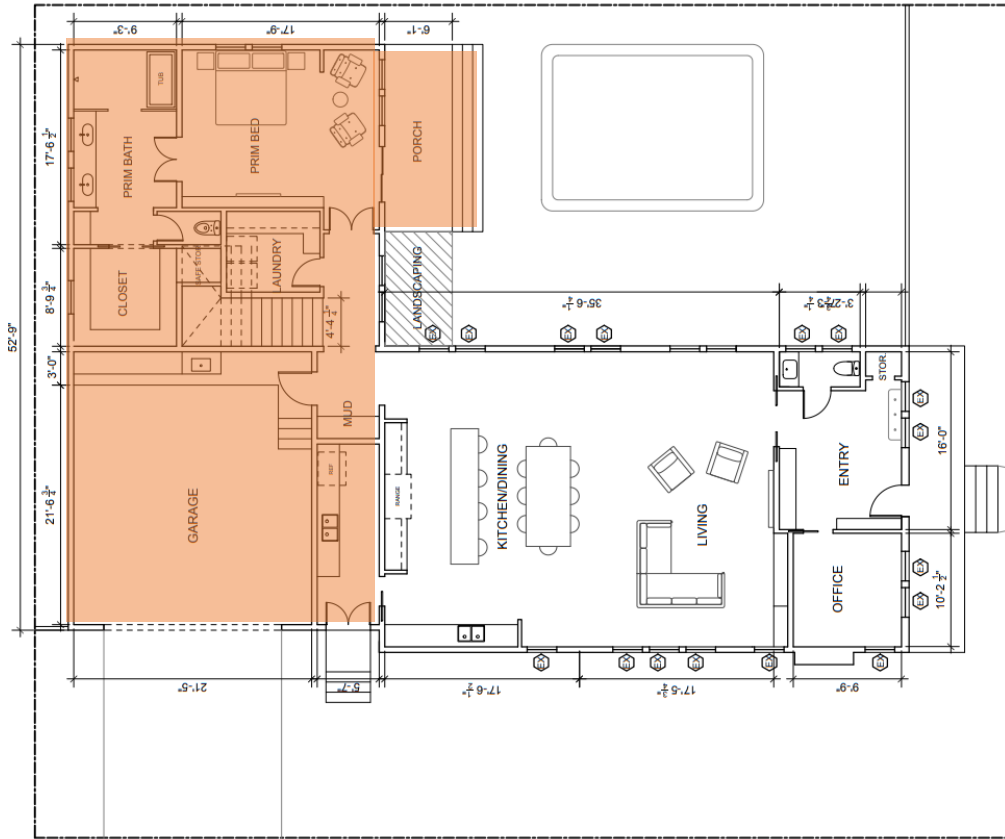
Proposed Site Plan At 9-12-2024 HAHC



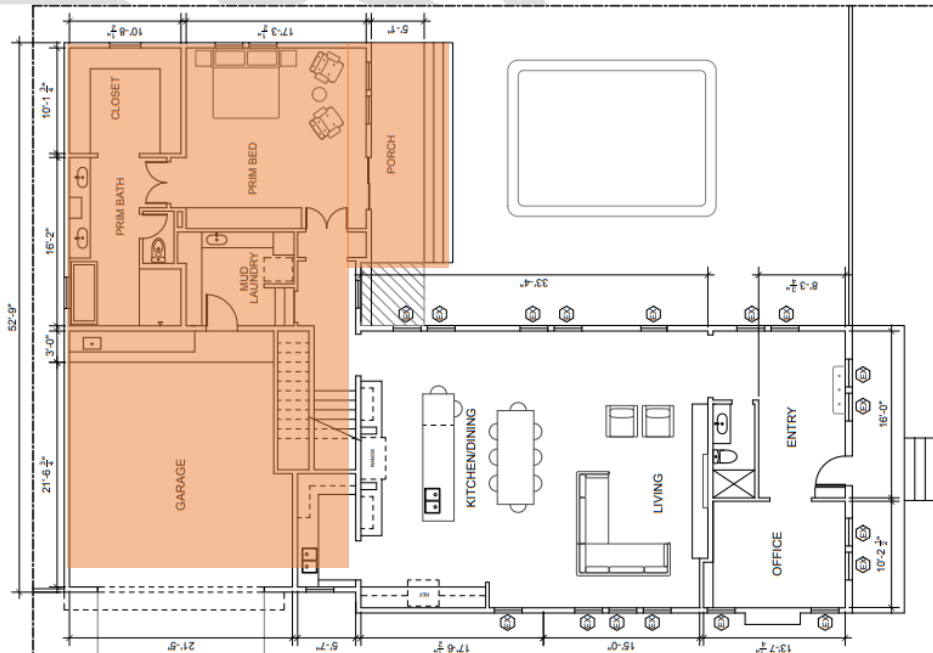
Proposed Site Plan for 10-10-2024 HAHC



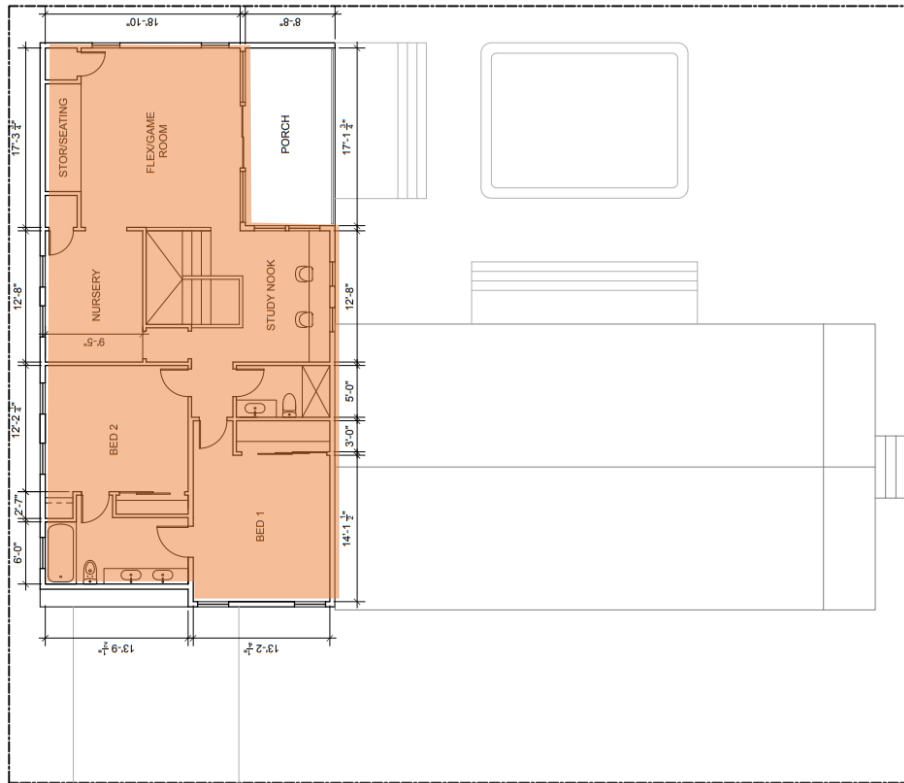
**Proposed First Floor Plan At 9-12-2024 HAHC**



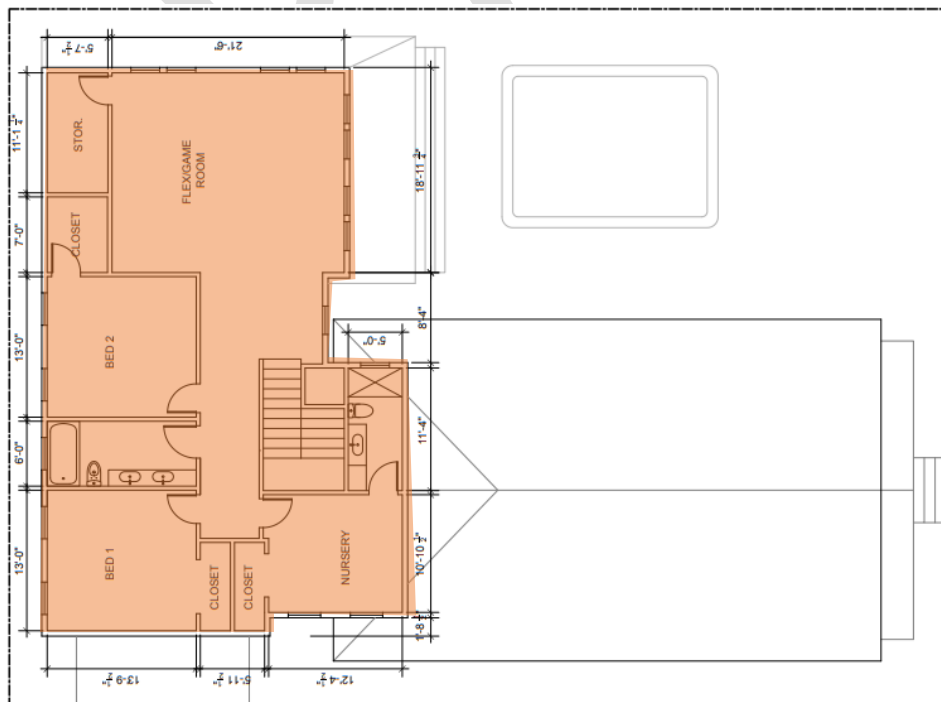
**Proposed First Floor Plan For 10-10-2024 HAHC**



**Proposed Second Floor Plan At 9-12-2024 HAHC**



**Proposed Second Floor Plan For 10-10-2024 HAHC**

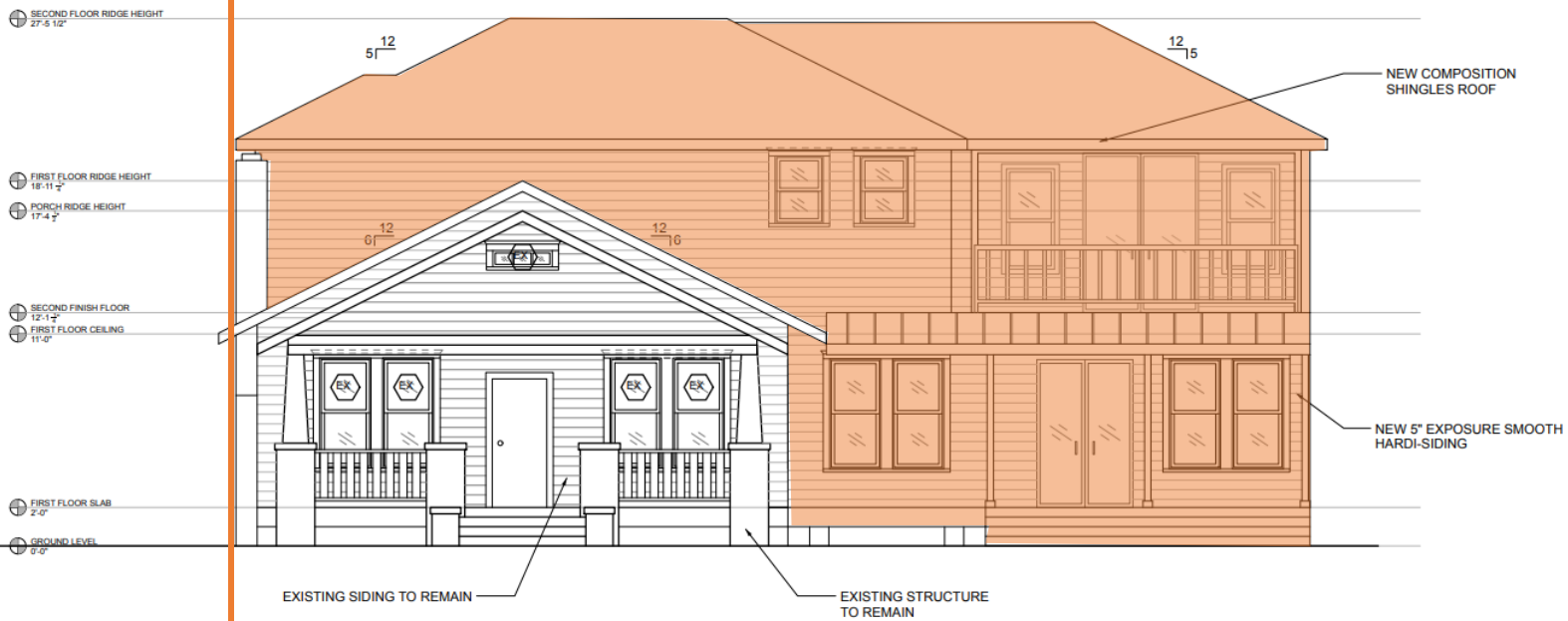


Existing Front (South) Elevation

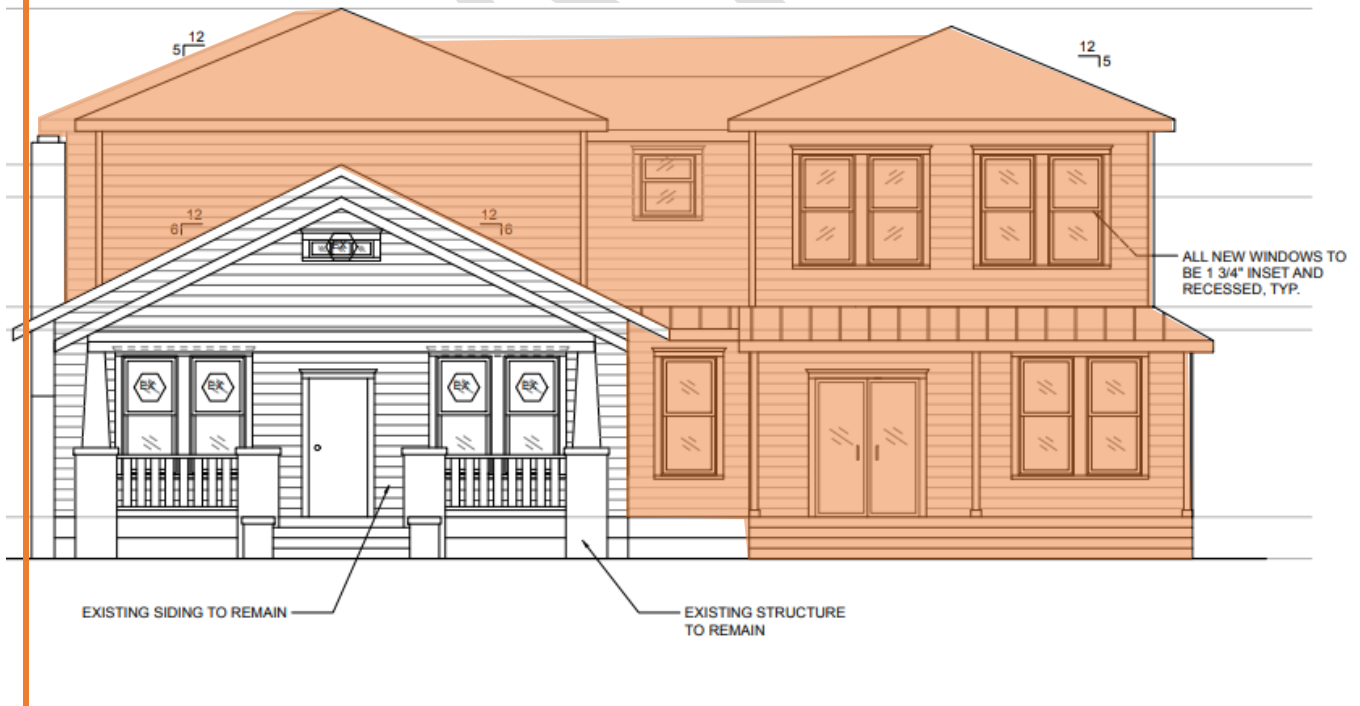


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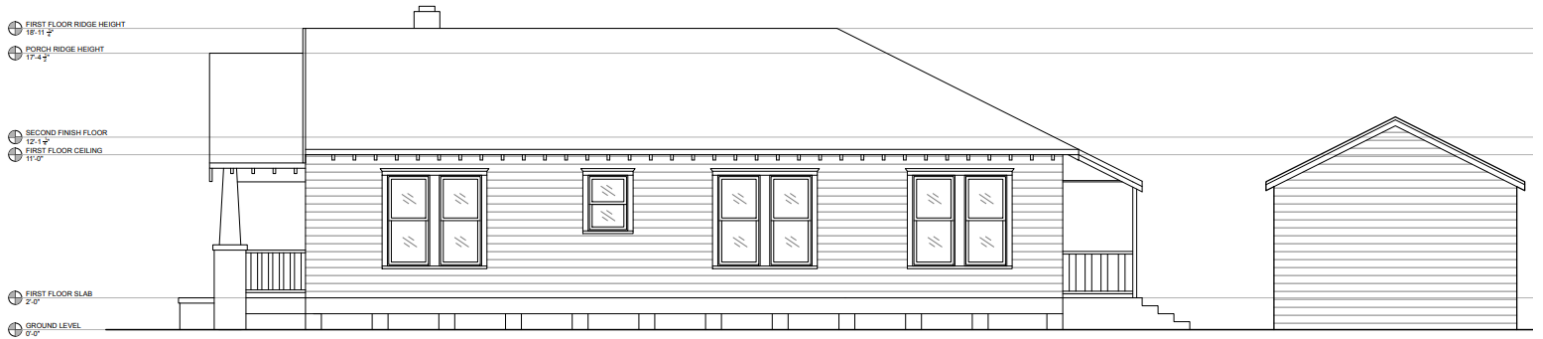
**Proposed Front (South) Elevation At 9-12-2024 HAHC**



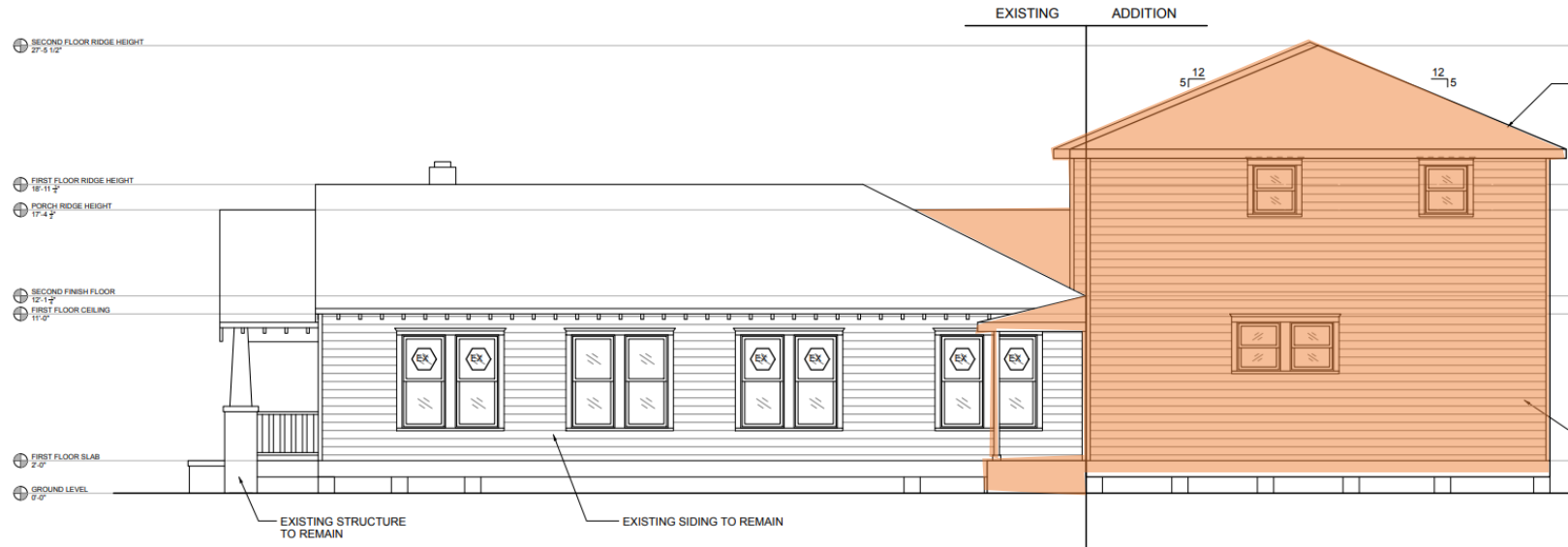
**Proposed Front (South) Elevation For 10-10-2024 HAHC**



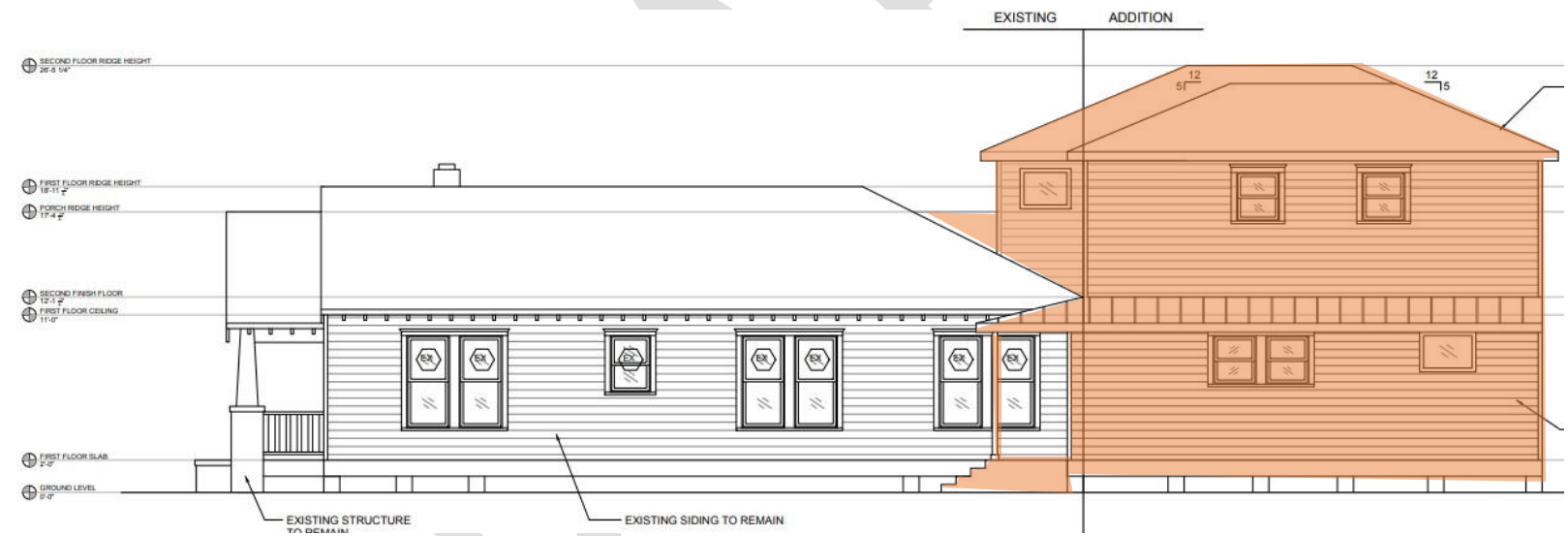
Existing Right (East) Elevation



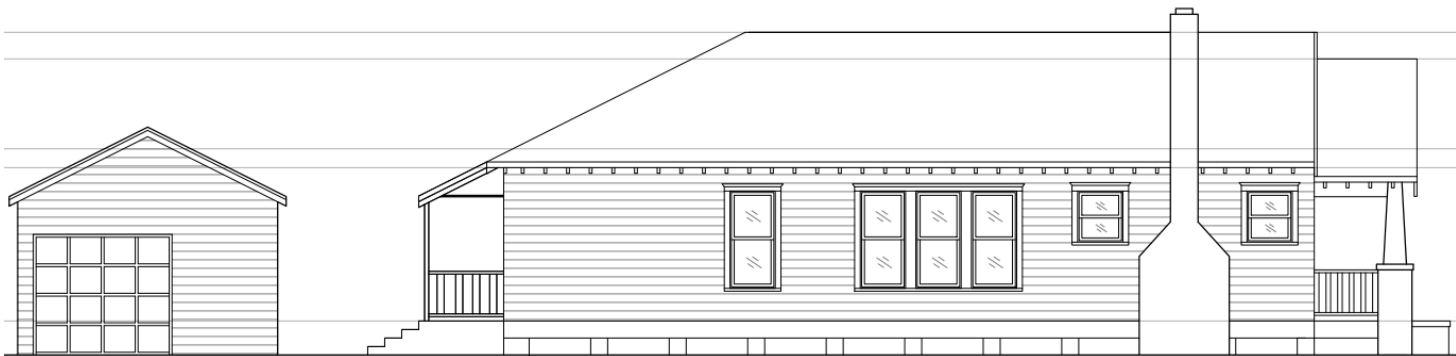
Proposed Right (East) Elevation At 9-12-2024 HAHC



Proposed Right (East) Elevation For 10-10-2024 HAHC



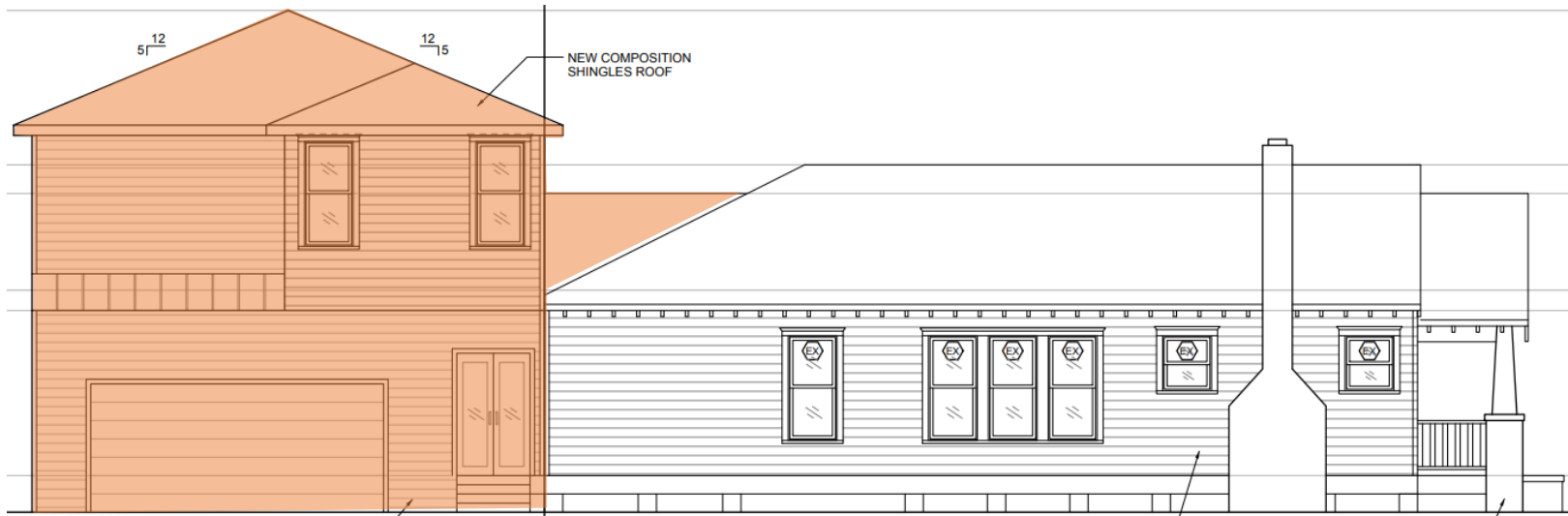
Existing Left (West) Elevation



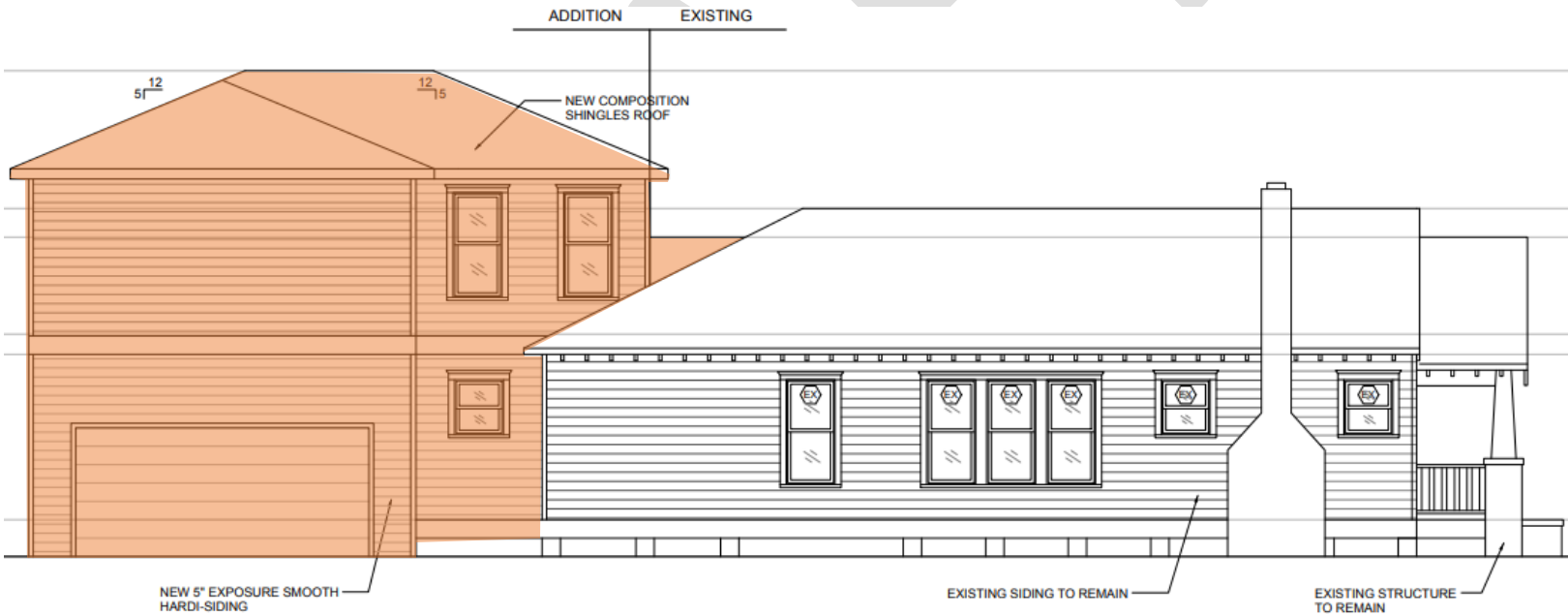
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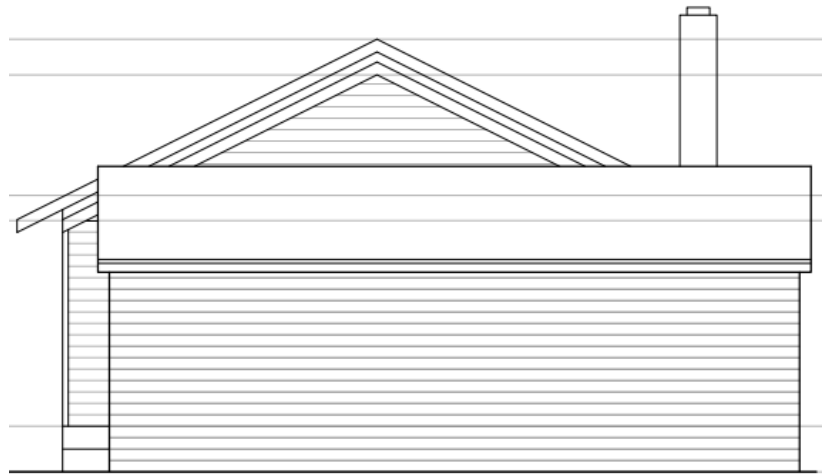
Proposed Left (West) Elevation At 9-12-2024 HAHC



Proposed Left (West) Elevation For 10-10-2024 HAHC



Existing Rear (North) Elevation

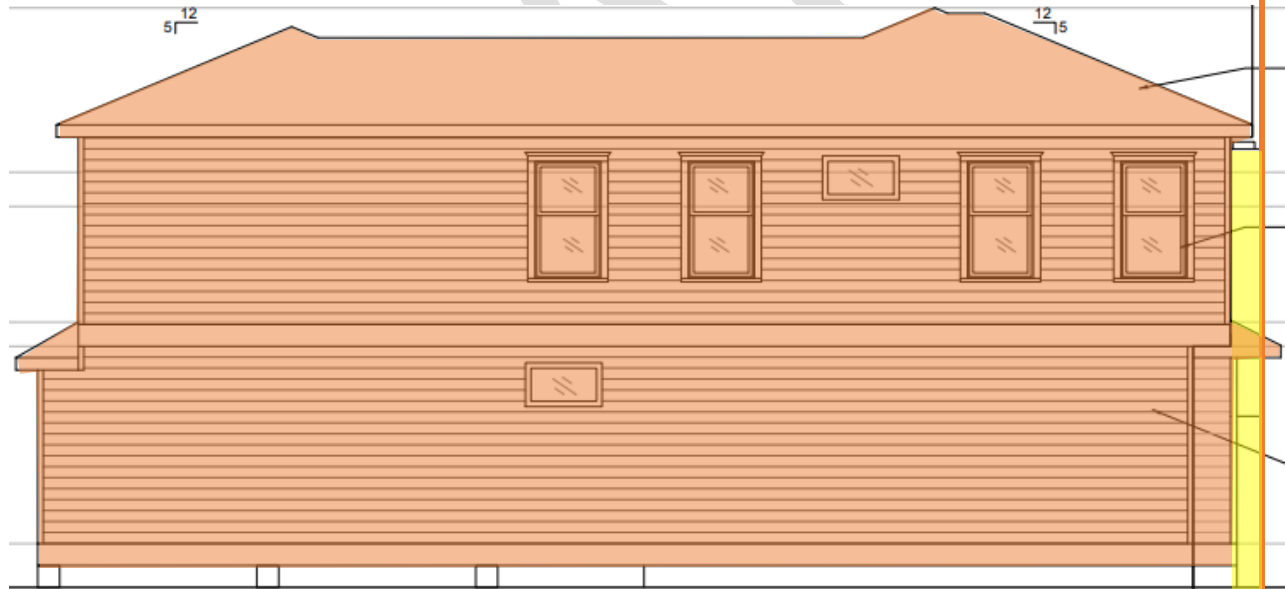


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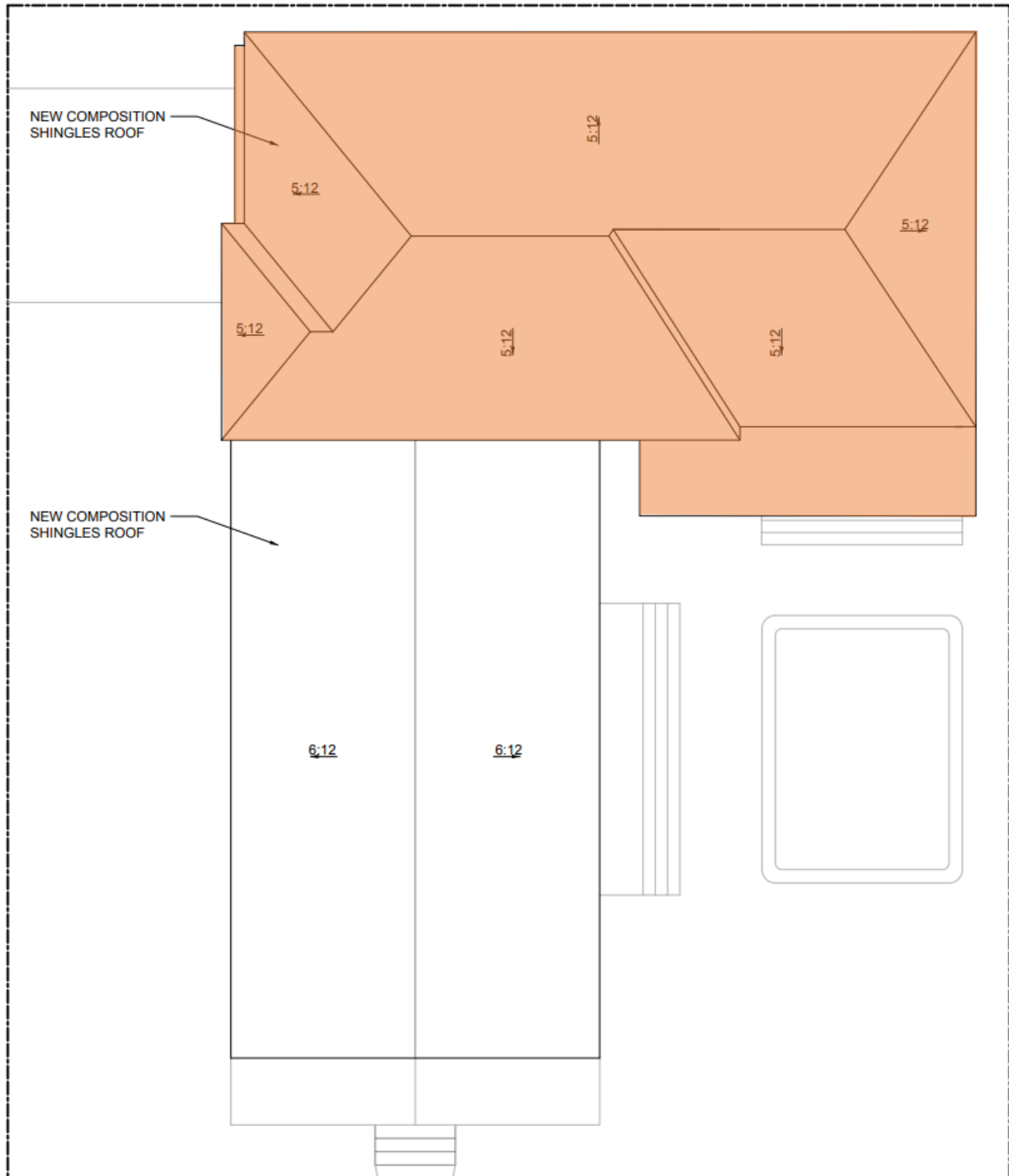
**Proposed Rear (North) Elevation At 9-12-2024 HAHC**



**Proposed Rear (North) Elevation For 10-10-2024 HAHC**



Proposed Roof Plan At 9-12-2024 HAHC



Proposed Roof Plan For 10-10-2024 HAHC

