



# CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

**ITEM A04**  
HPO File #: HP2026\_0257

October 8, 2026

2002 Bolsover St  
LM: Lackner House

**Applicant:** Sean Garrison, agent for Ewan Dinsdale, owner

**Property:** 2002 Bolsover St, Lot 8, Block 10. The property is a 4,242 square foot two-story brick single-family residence situated on a 7,800 square foot (65'x120') corner lot.

**Significance:** Contributing Landmark property constructed circa 1932, located in the Southampton neighborhood.

**Proposal:** Alteration – Addition / Attached Garage

The applicant proposes to:

- Cut new archways into the existing brick wall to accommodate first floor front patio.
- Construct an attached two-story 1,058 sq ft garage to the rear of the home.
- The addition is to have a flat roof with a parapet and be clad with smooth cementitious siding at west elevation and clad with glazed green exterior brick at east and north elevations.
- Raise the existing structure 3'-0" and install brick around first floor, increasing the existing plate height to 10'-0".
- Remove existing window and saw cut a new front door into the existing brick.
- Modify the existing exterior stairs to accommodate for existing changes.
- Saw cut existing brick to install new glass doors at west elevation.
- Remove existing windows and install new windows at all elevations.
- All new windows need to be inset and recessed. See Attachment A for details.

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

**Civic Association:** No civic association comment received.

**Recommendation:** Denial - does not satisfy Criteria

**HAHC Action:** -



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## 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**

- |                                     |                                     |                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|-------------------------------------|-------------------------------------|-------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (1) The proposed activity must retain and preserve the historical character of the property;<br><i>The property will have a different character with the addition and materials being proposed.</i>                                                                                                                                                                                                                                                                        |
| <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;<br><i>The proposed addition creates a later appearance due to the proposed flat roof and parapet.</i>                                                                                                                                                                              |
| <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;<br><i>While there are elements in the proposed design in the area, the distinguishing qualities and character of the building are not preserved.</i>                                                                                                                                                                     |
| <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;                                                                                                                                                                                                                                                                               |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" 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;                                                                                                                                                                                                                          |
| <input type="checkbox"/>            | <input checked="" 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;<br><i>The proposed replacement door and window openings have not been substantiated by historical or pictorial evidence.</i> |
| <input type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" 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;<br><i>Brick, windows, and doors are being removed and destroyed in the proposed design.</i>                                                                                                                                          |
| <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" 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.                                                                                                                                                                                         |



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## INVENTORY PHOTO



## CURRENT PHOTOS





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## LANDMARK - CONTEXT AREA





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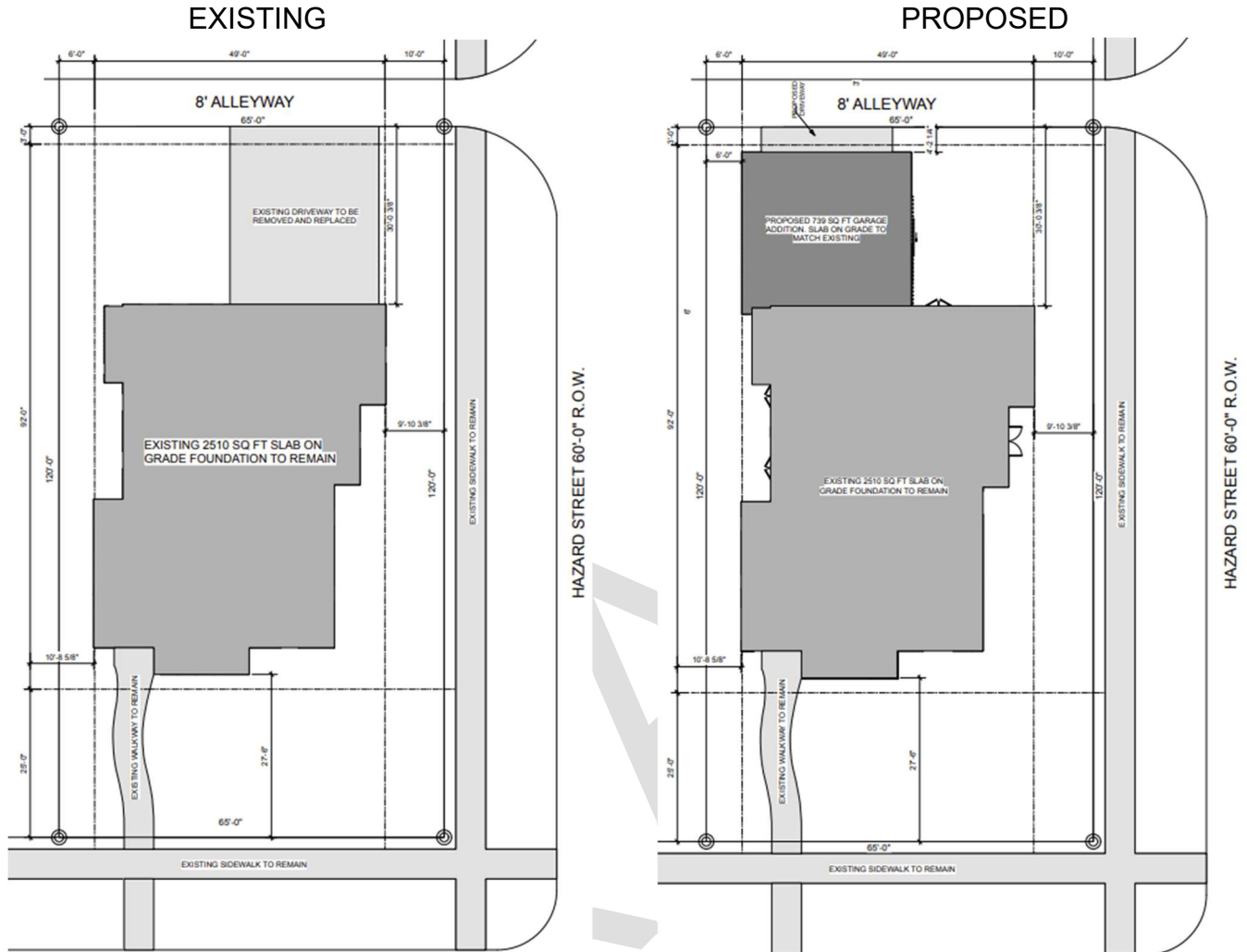
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## SITE PLAN





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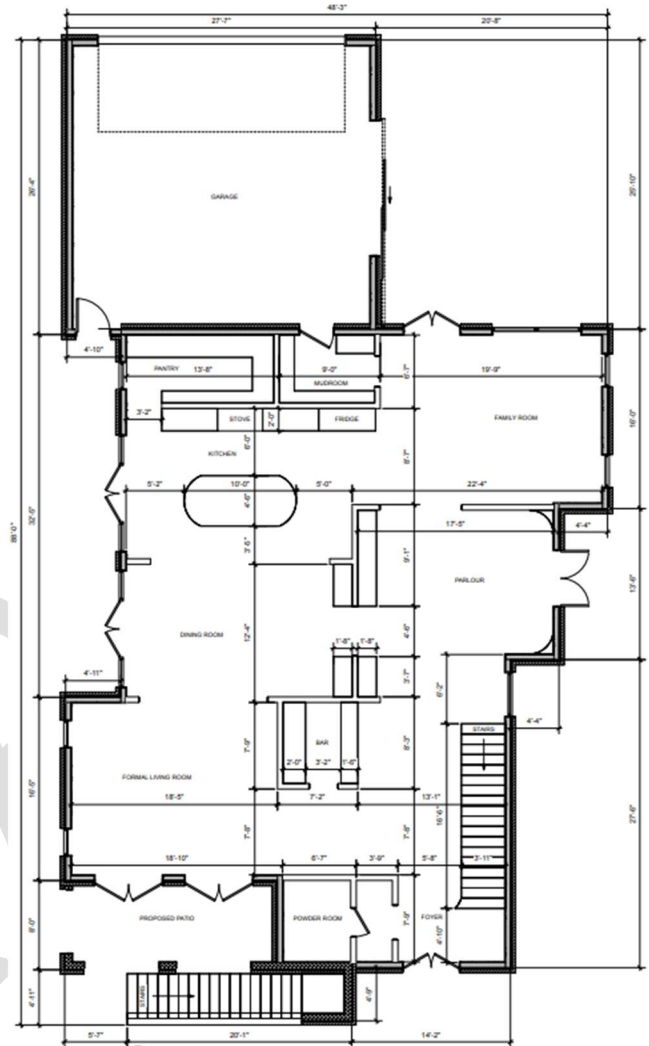
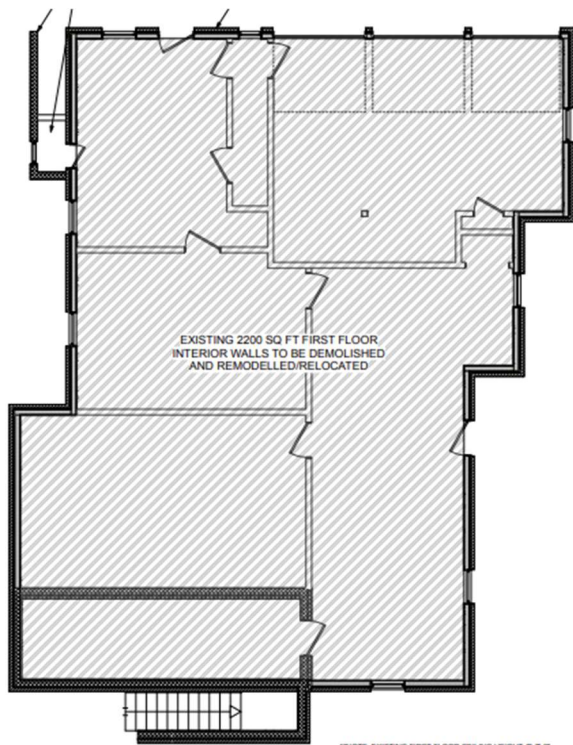
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## FIRST FLOOR PLAN

EXISTING

PROPOSED







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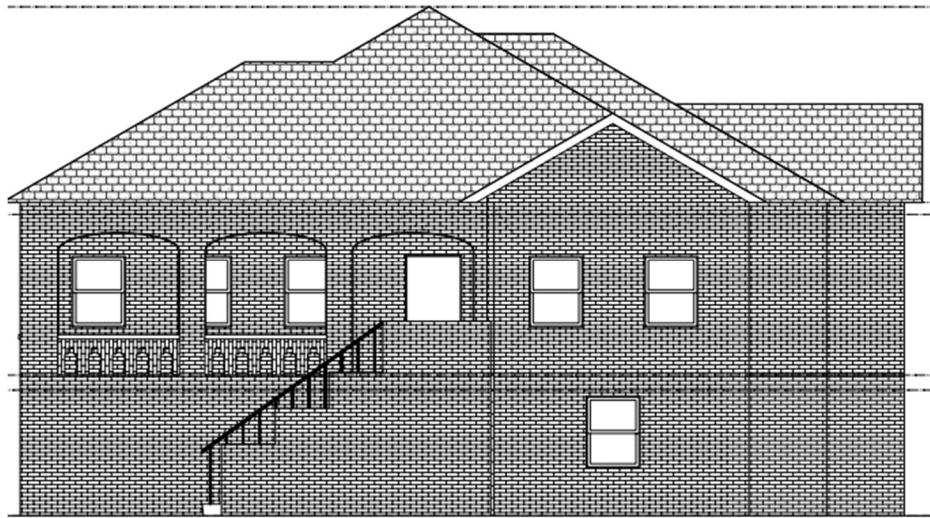
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## FRONT (SOUTH) ELEVATIONS

### EXISTING



### PROPOSED





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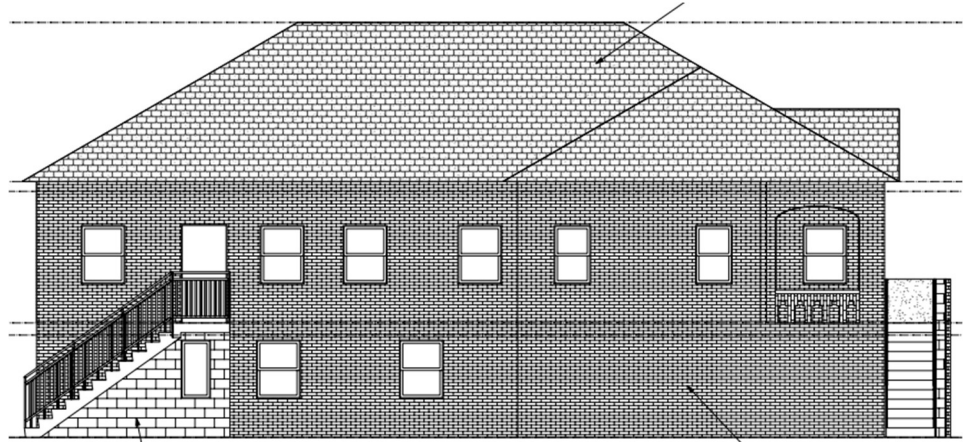
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## LEFT (WEST) ELEVATION EXISTING



## PROPOSED





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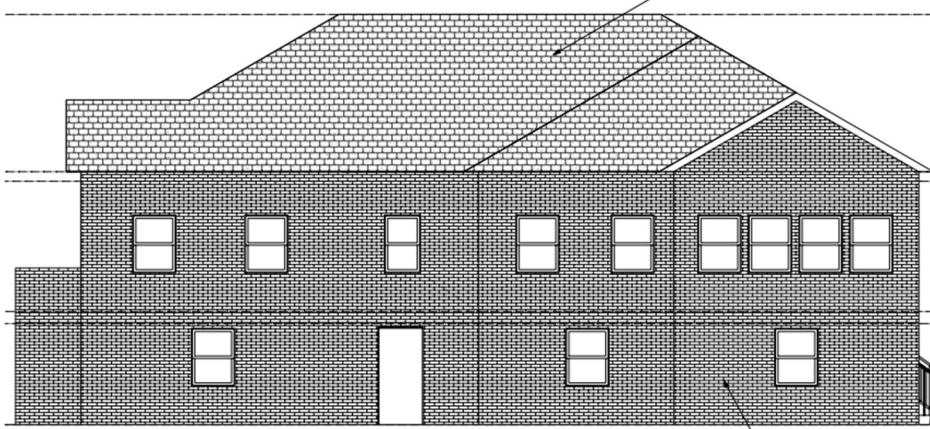
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## RIGHT (EAST) ELEVATIONS EXISTING



## PROPOSED





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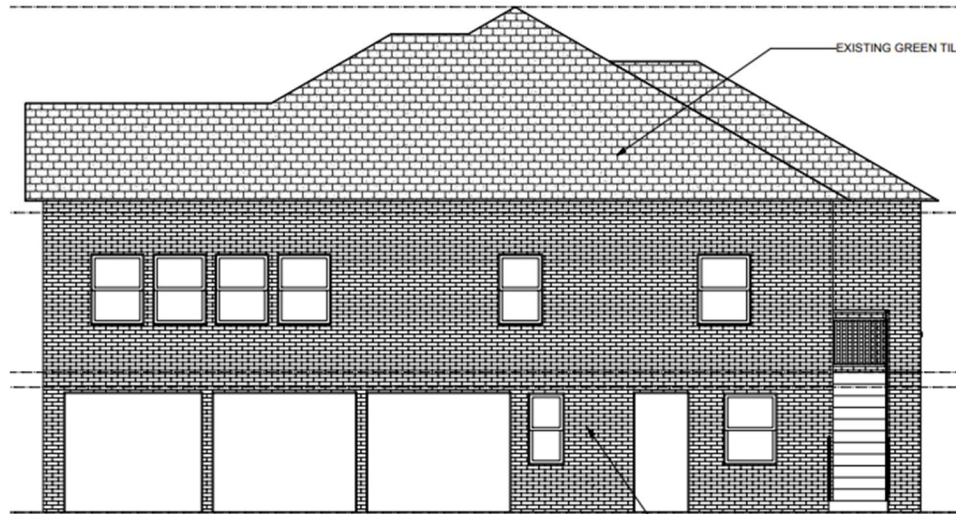
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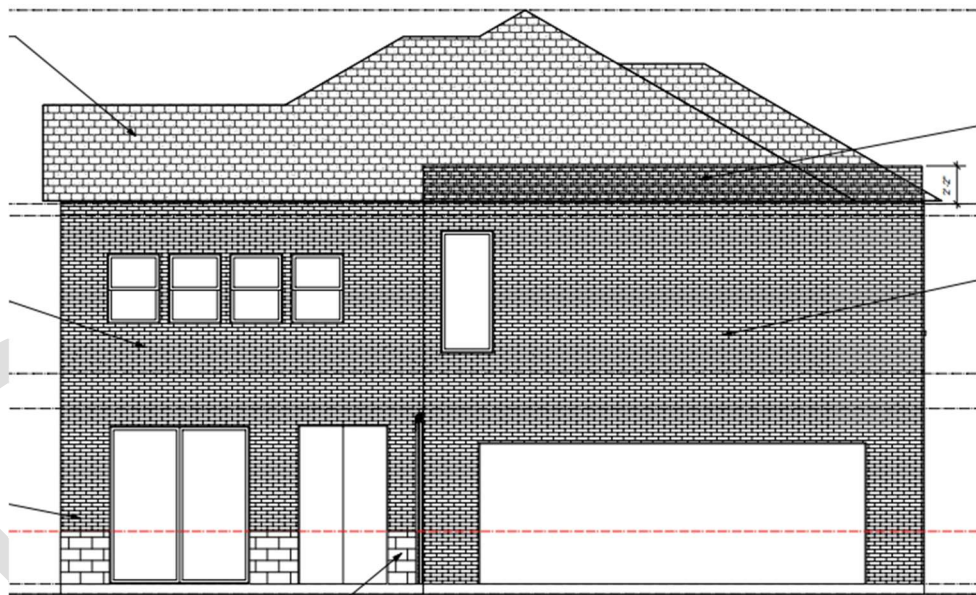
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## REAR (NORTH) ELEVATION EXISTING



## PROPOSED





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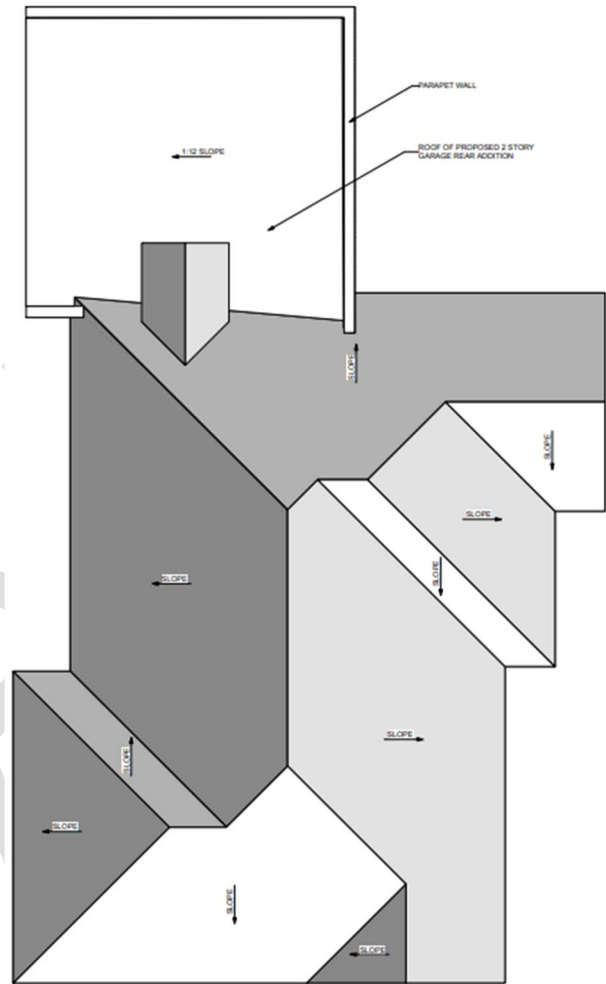
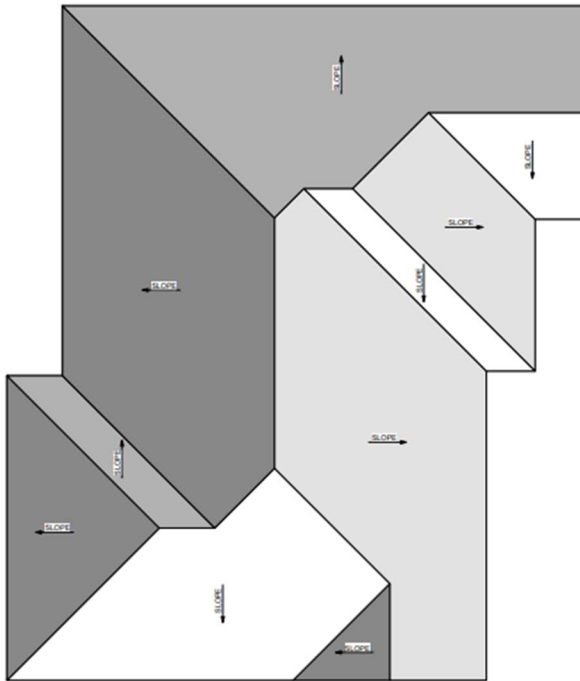
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## ROOF PLAN

EXISTING

PROPOSED





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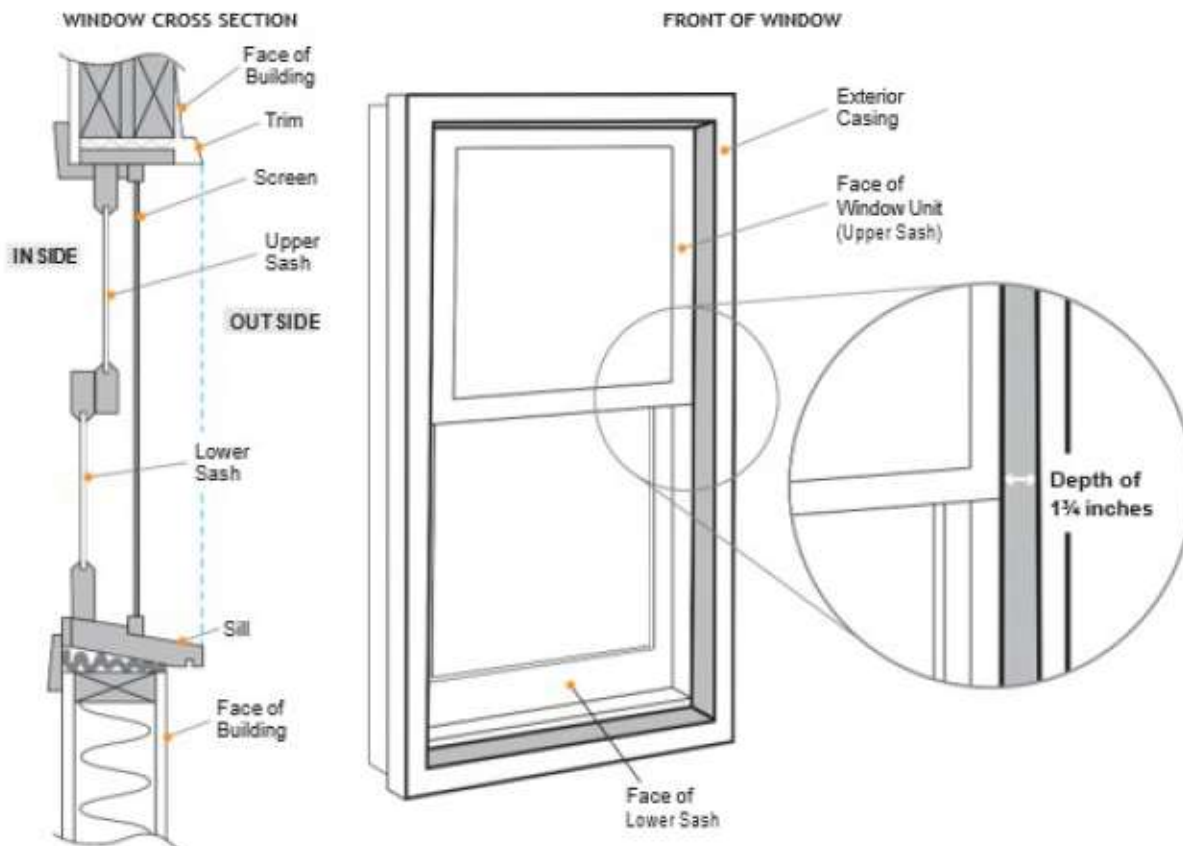
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## ATTACHMENT A



### Historic Window Standard: New Construction & Replacement



#### Minimum 1 3/4 inch Inset

- Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)
- Windows must be 1-over-1 (equally horizontally divided)
- 1 3/4 inch minimum inset for Fixed Window

For more information contact: Houston Office of Preservation

☎ 832-393-6556

✉ [historicpreservation@houstontx.gov](mailto:historicpreservation@houstontx.gov)