

CERTIFICATE OF APPROPRIATENESS

Application Date: July 20, 2022

Applicant: Casey Roth, agent for, Craig Vollmers, owner

Property: 3618 Burlington Street, Lot 20, Tract 19, Block 6, Westmoreland Neighborhood Subdivision. The property includes a historic 5,890 square foot, two-story brick veneer single-family residence situated on a 12,500 square foot (100' x 125') corner lot.

Significance: Contributing English Queen Ann style residence, constructed circa 1908, located in the Westmoreland Historic District. Received approved COA in August 2015 for constructing an attached open deck on North elevation at NW corner.

Proposal: Alteration: Addition of Screened Porch Visible from R.O.W.

- Screened porch will replace existing porch on North elevation at NW corner adding 245 sq. ft. (13'-11" x 26'-7")
- The porch roof will wrap around onto the rear (West) elevation
- Max ridge height at 19' 5"
- Pier and beam and F.F. at 3' 9"
- Roof will have composition shingles and 6:12 pitch
- Two non-historic French doors on second-level will be removed to accommodate new screened porch
- Three small fixed, inset & recessed, aluminum clad windows added to second-level on North elevation

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

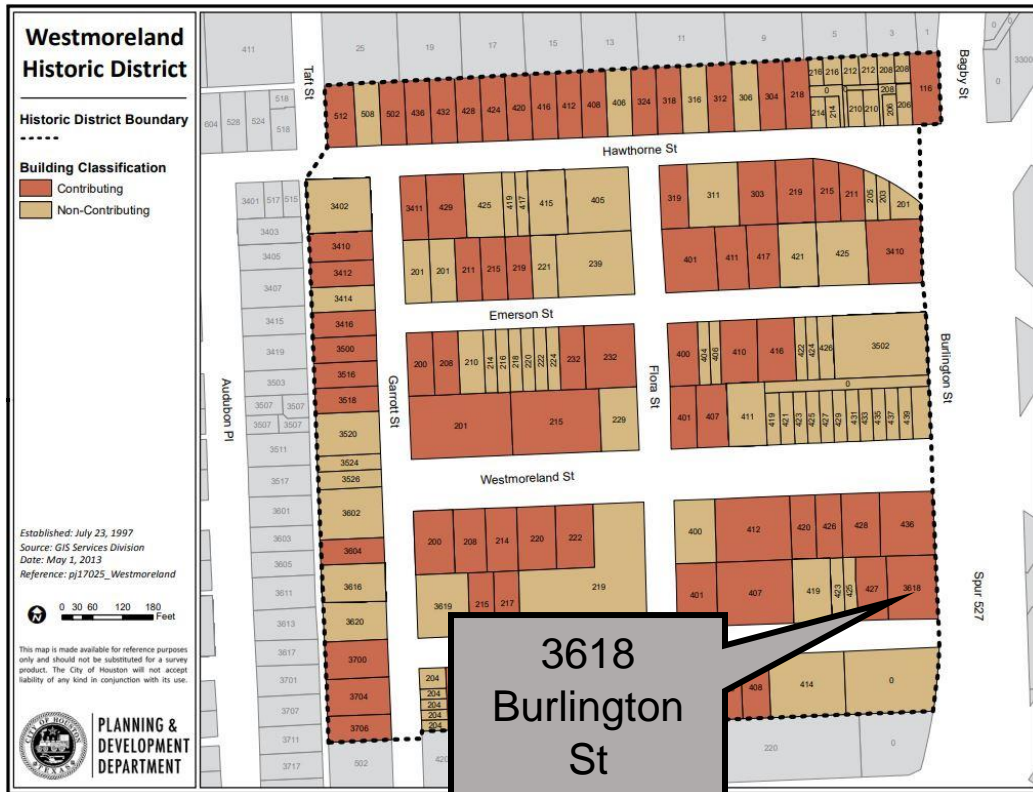
APPROVAL CRITERIA

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:

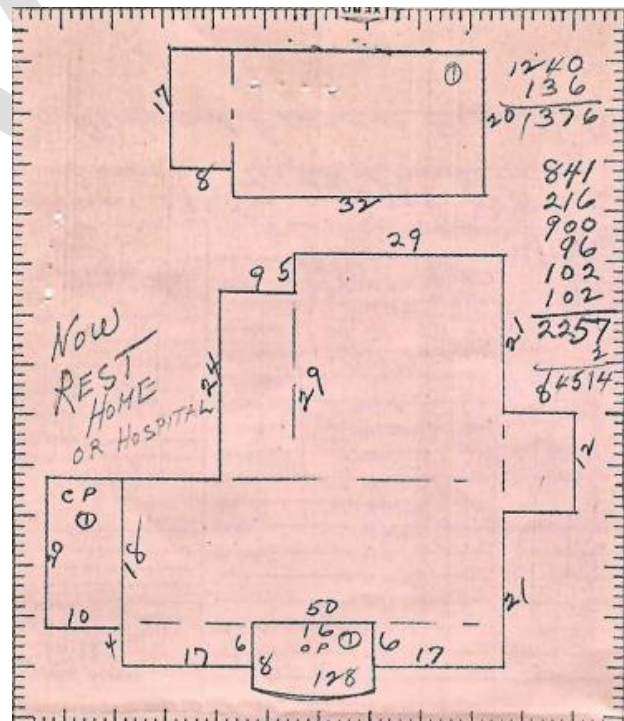
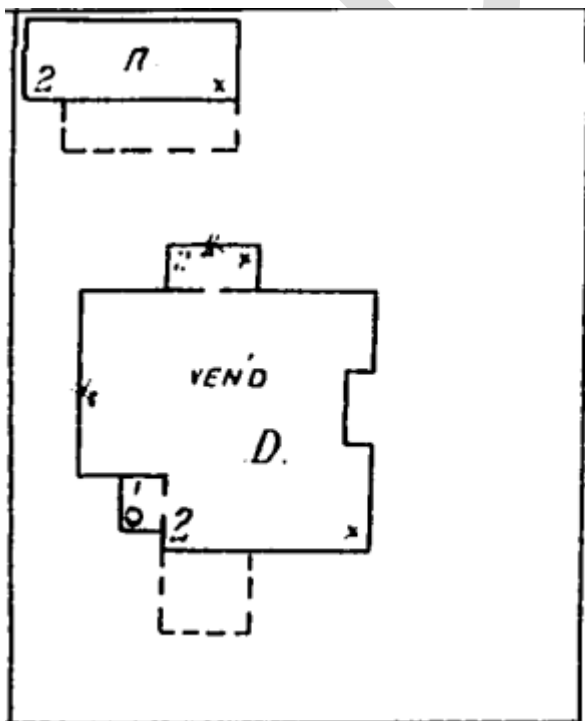
- S D NA S - satisfies D - does not satisfy NA - not applicable
(1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize 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



Sanborn

Harris County BLA – Feb. 8, 1966



Inventory Photo



Front Elevation



Right (North) Elevation



Left (South) Elevation

Photos – July 2015 (Taken By Staff)

August 2015 COA received approval to install metal balcony on exterior of non-historic French doors.

Same COA approved for alteration to North elevation at NW corner for an open deck and installation of doors leading out from kitchen onto deck.



West (Rear) elevation received approval (Aug. 2015) for removing doors and shingles. Replace doors and shingles with windows and infill with stucco.



Current Photos – Provided By Applicant



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Current Photos – Provided By Applicant



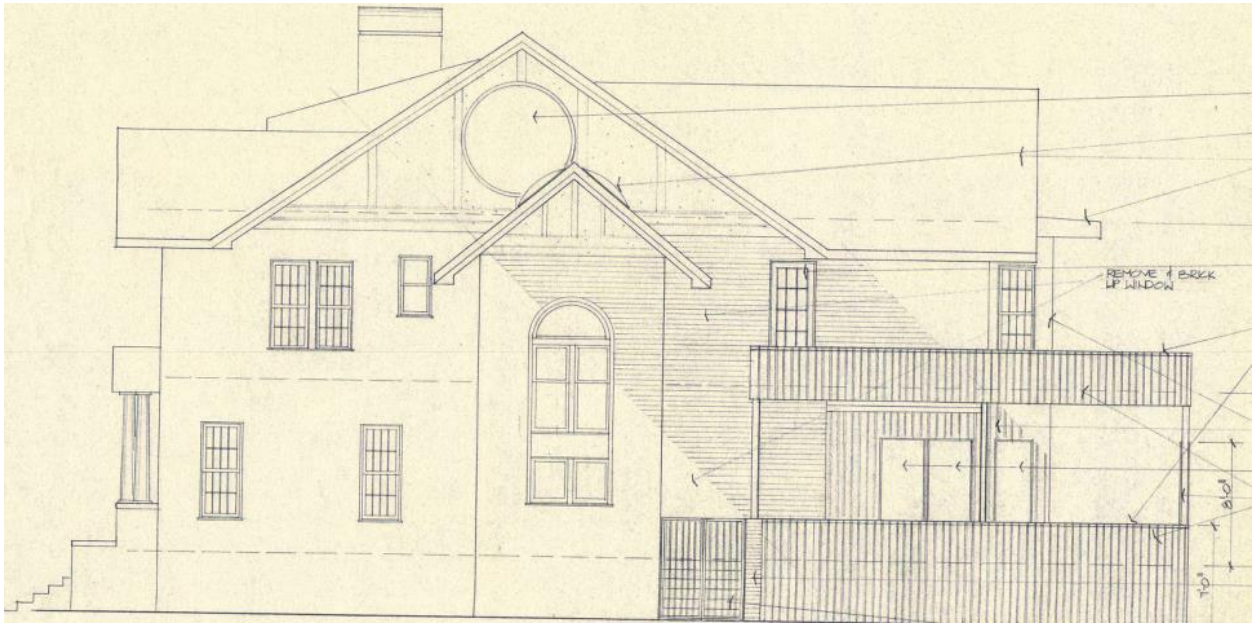
Current Photos – Taken By Staff Oct. 4, 2022 As Seen By Public R.O.W.



Area of work proposed on North elevation at NW corner.



1977 Drawings – North Elevation



2015 Drawings – North Elevation



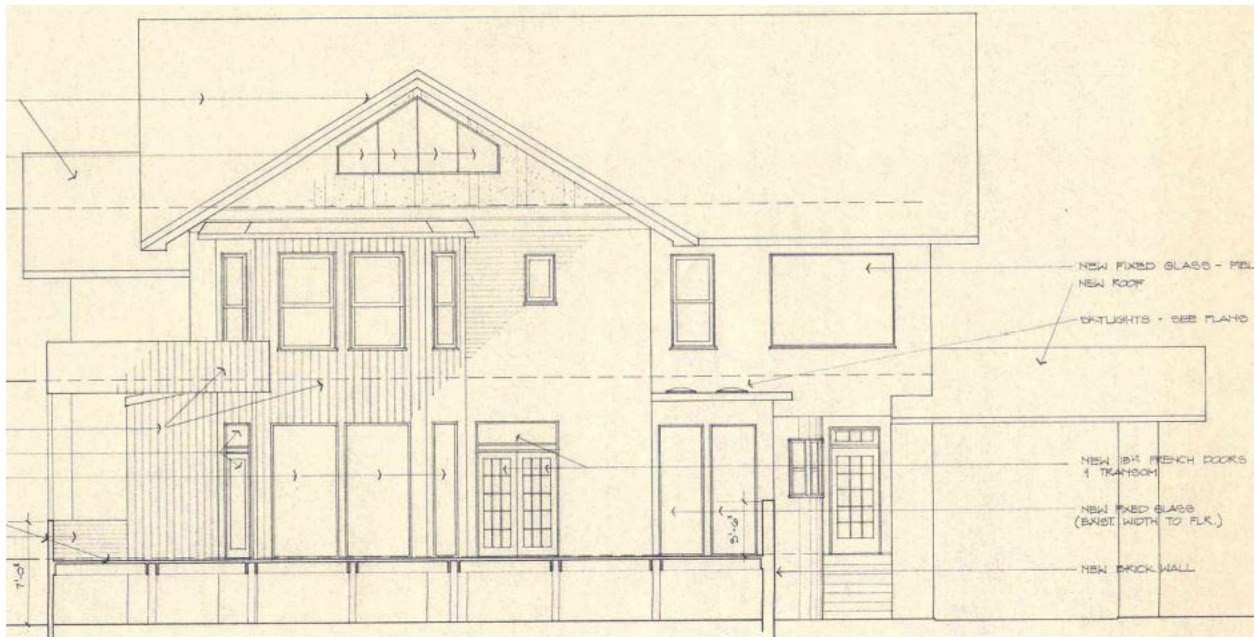
2022 Existing North Elevation



Proposed North Elevation



1977 Drawings – West Elevation



2015 Drawings – West Elevation



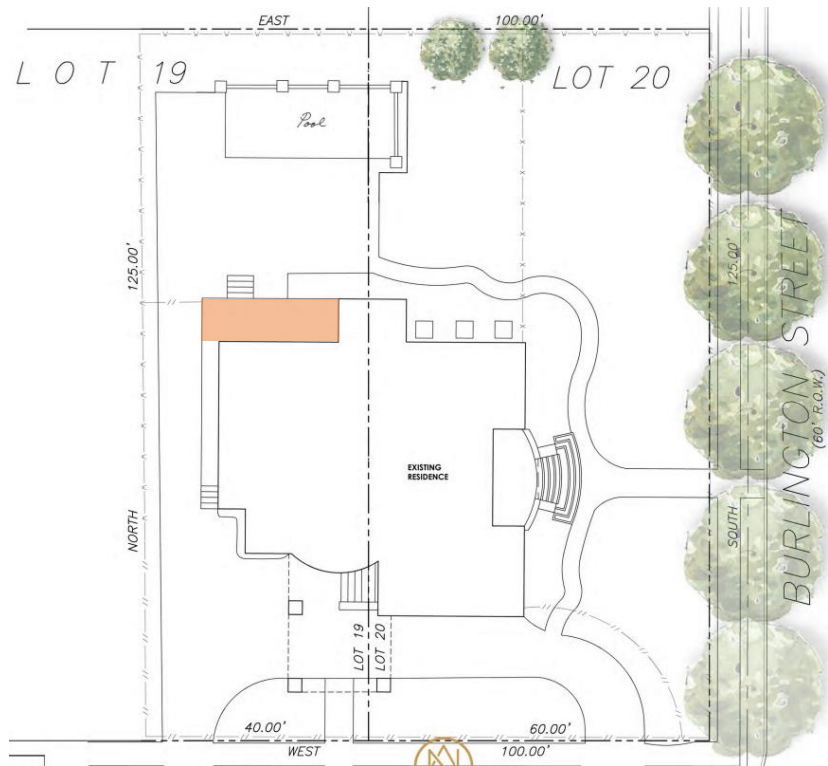
2022 Existing West Elevation



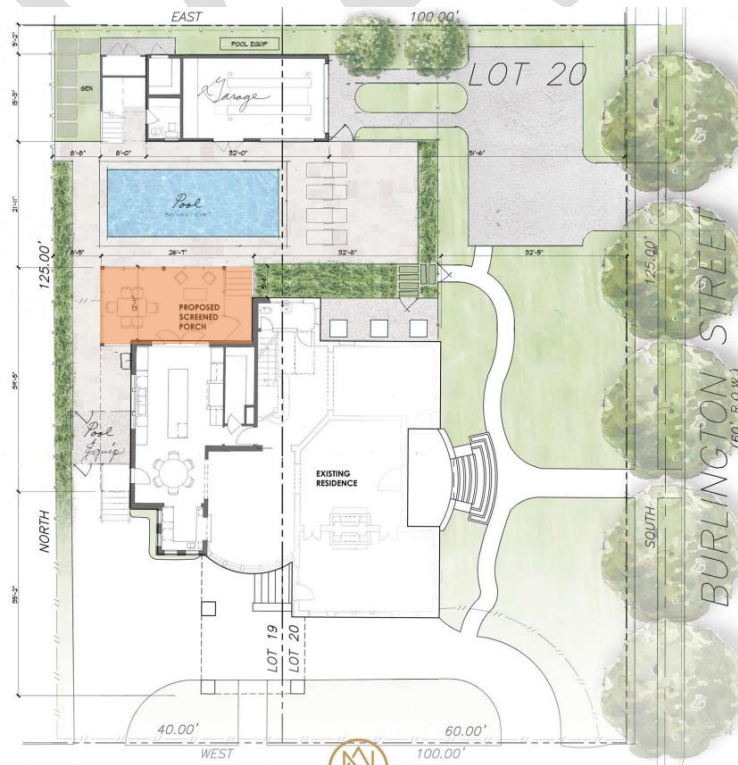
Proposed West Elevation



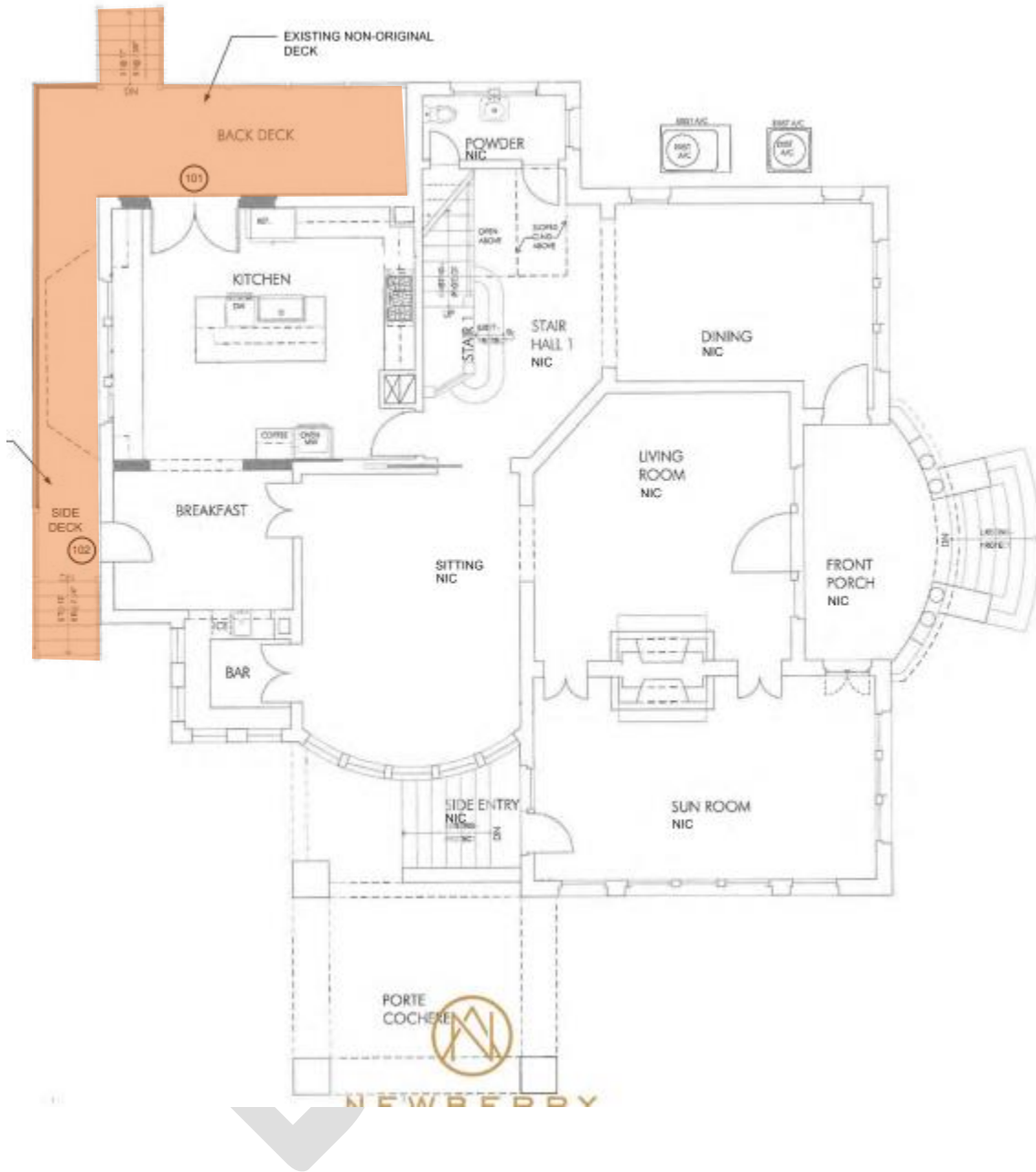
Existing Site Plan



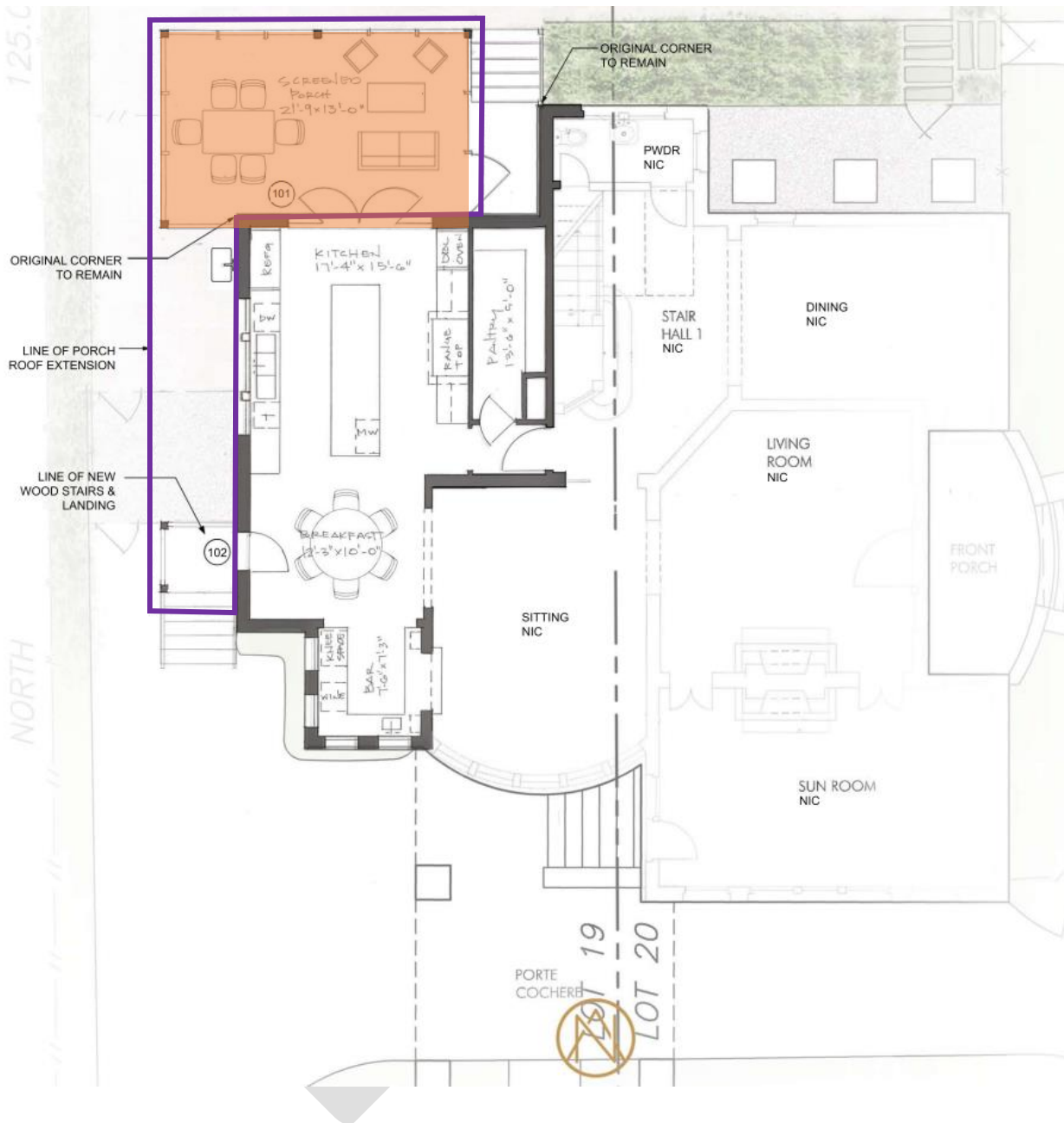
Proposed Site Plan



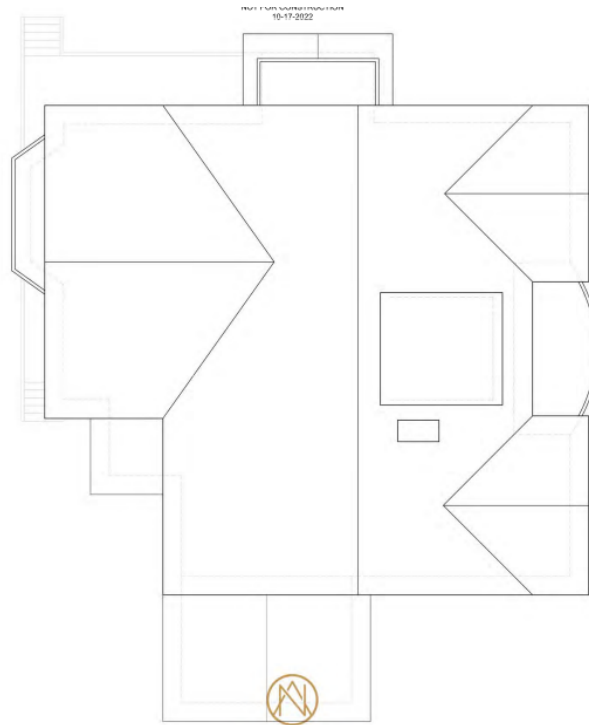
Existing Floor Plan



Proposed Floor Plan



Existing Roof Plan



Proposed Roof Plan

