

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** May 23, 2022

**Applicant:** Janusz Design, LLC, agent for Grace & Miguel Garcia, owner

**Property:** 609 White Street, Tract 7A & 8A-1, Block 145, BAKER WR NSBB Subdivision. The property includes a historic 1,516 square foot, two-story wood frame single-family residence situated on a 3,167 square foot (60' x 56') interior lot.

**Significance:** Contributing I-House residence, constructed circa 1895, located in the Old Sixth Ward Historic District. Historic rear addition constructed before 1907.

**Proposal:** Alteration – Addition, the proposed Addition to the residence consists of a two story, 677 SF structure extending behind the west wall of the original house and over the existing one-story structure. The first floor Addition will be 206 SF while the second story Addition will be 471 SF. The Addition is inset on each side (2'-3 1/2") and is covered by a shed roof that extends from below the original ridge at a pitch of 4:12. The new eave will be lower than the original eave but will overhang similarly at 12" and have an enclosed soffit.

Proposed alterations to the Existing House include the following:

- No work is proposed for the Front (east elevation) and Sides of the house.
- Remove the roof and roof structure from a portion of the one story pre-1907 addition to make way for the proposed addition.
  - Remove the lap siding from the portions of the rear (west elevation) of the house necessary to attach the addition and to integrate siding at the rear of the house across that elevation.
  - The original rear corners of the two-story structure will remain intact with the proposed two story addition inset 2'-3 1/2" on each side.
  - Three original windows at the rear are proposed to be removed and stored onsite to use if repairs are needed on the remaining original windows in the future.

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

**Civic Association:** No comment received.

**Recommendation:** **Approval with conditions: that the final roof on the addition be approved by staff.**

**HAHC Action:** -

**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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                |   |
|-------------------------------------|--------------------------|--------------------------|---|
|                                     |                          |                          | <b>S - satisfies    D - does not satisfy    NA - not applicable</b>   |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and 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 checked="" type="checkbox"/> | <input 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;   |
| <input checked="" type="checkbox"/> | <input 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;   |
| <input checked="" type="checkbox"/> | <input 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 checked="" type="checkbox"/> | <input 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;   |
| <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; |
| <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**

- |                                     |                          |                          |   |
|-------------------------------------|--------------------------|--------------------------|---|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|-------------------------------------|--------------------------|--------------------------|---|

setbacks, exterior features, and scale. No specific architectural style is dictated by these guidelines, nor should any new construction replicate historic architecture.

3. Applicable Regulations: Refer to Section IV, Site Development Standards and Section V, Building Elements and Details.
4. Section 33-242 of the Houston Code is reproduced below for convenience.

*Sec. 33-242. Same--New construction in historic district. The HAHC shall issue a certificate of appropriateness for new construction in an historic district upon finding that the application satisfies the following criteria:*

- (1) The new construction must be compatible with the setbacks along the blockface and facing blockface(s);
- (2) The exterior features of new construction must be compatible with the exterior features of structures along the blockface or facing blockface(s); and
- (3) The proportions of the new construction, including height, width, length and roofline, must be compatible with structures and objects along the blockface or facing blockface(s).

*Nothing in the foregoing shall be construed to require or impose a single architectural style in any historic district.*

(Ord. No. 95-228, § 2, 3-1-95)

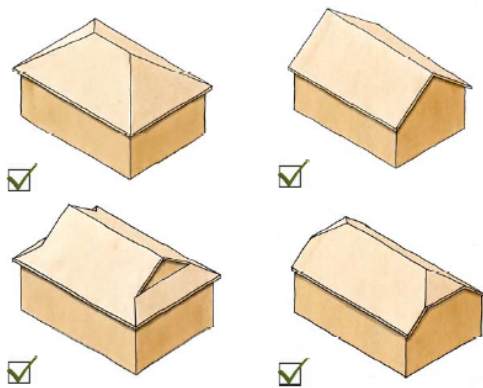


Figure V-4. Appropriate roof forms, clockwise from top left, include hip, gable, truncated gable, and gable-on-hip.

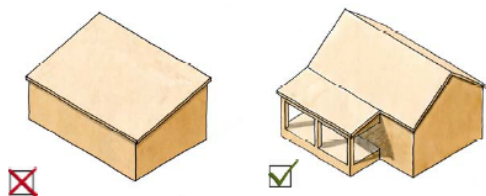


Figure V-5. Monopitch or shed roofs should be avoided unless part of a subordinate element.

2. Roof Forms.
  - a. Residential buildings should have pitched roofs of simple profiles, generally limited to gabled roofs, hipped roofs, or some combination thereof. Hybrid designs such as a gable-on-hip roof or truncated gable are also acceptable.
  - b. Monopitch roofs should be avoided but are permissible when part of a subordinate element or framing into a vertical element.
  - c. Roof pitches should be in the range of 6-on-12 to 12-on-12.
  - d. Flat roofs are permissible only on storefront, commercial buildings. Flat roofs shall be defined by a parapet along any street-facing elevation.



**Building Classification**

- Contributing
- Non-Contributing
- Park

**INVENTORY PHOTO**



**CURRENT PHOTO**



CONTEXT AREA



Figure 1- 2001 Lubbock, contributing neighbor



Figure 2- 607 White St, contributing neighbor



Figure 3- 2018 Kane, contributing in context area



Figure 3- 1906 Kane, contributing in context area

**3D VIEWS  
PROPOSED**



Proposed - View from White Street of South + East Elevation (Front)



Proposed - View from White Street of North + East Elevation (Front)

EAST ELEVATION – FRONT FACING WHITE STREET

EXISTING



03 EXISTING EAST ELEVATION (FRONT)  
SCALE: 1/4" = 1'-0"

PROPOSED



01 PROPOSED EAST ELEVATION (FRONT)  
SCALE: 1/4" = 1'-0"



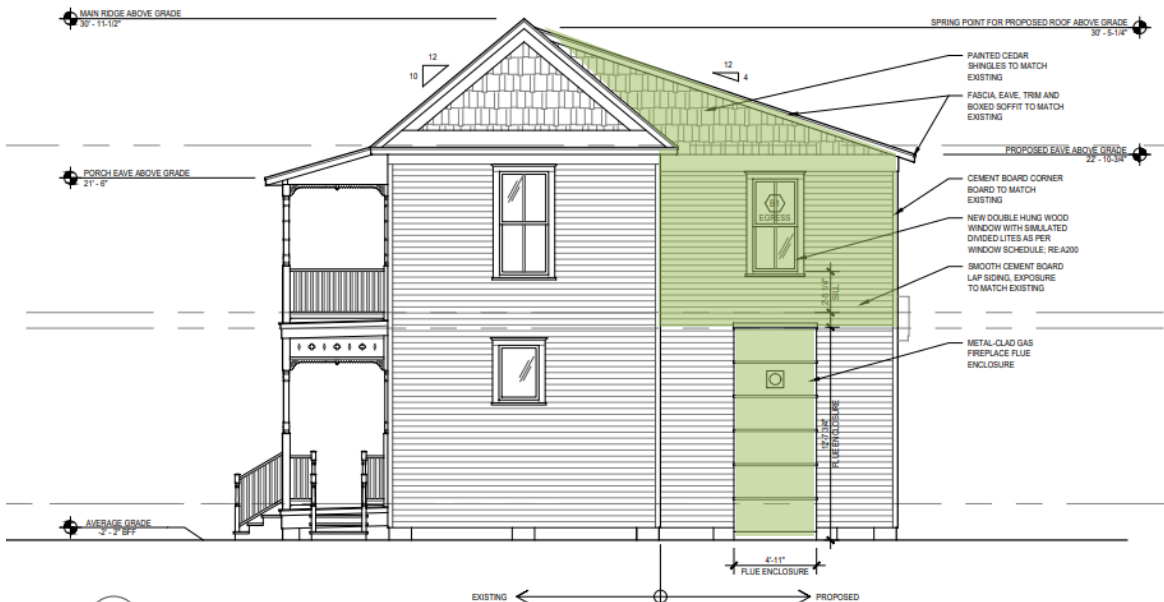
**NORTH SIDE ELEVATION**

**EXISTING**



04 EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

**PROPOSED**



02 PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

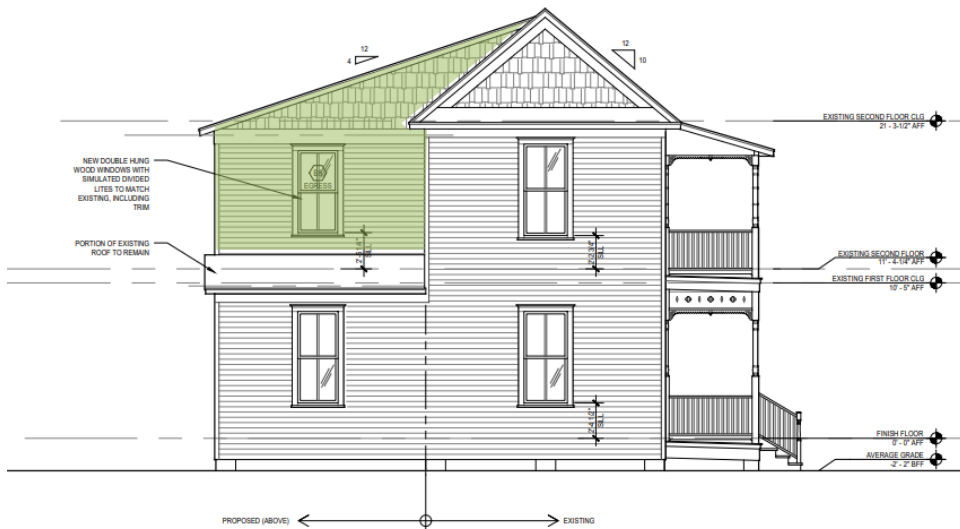
**SOUTH SIDE ELEVATION**

**EXISTING**



04 EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

**PROPOSED**



02 PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

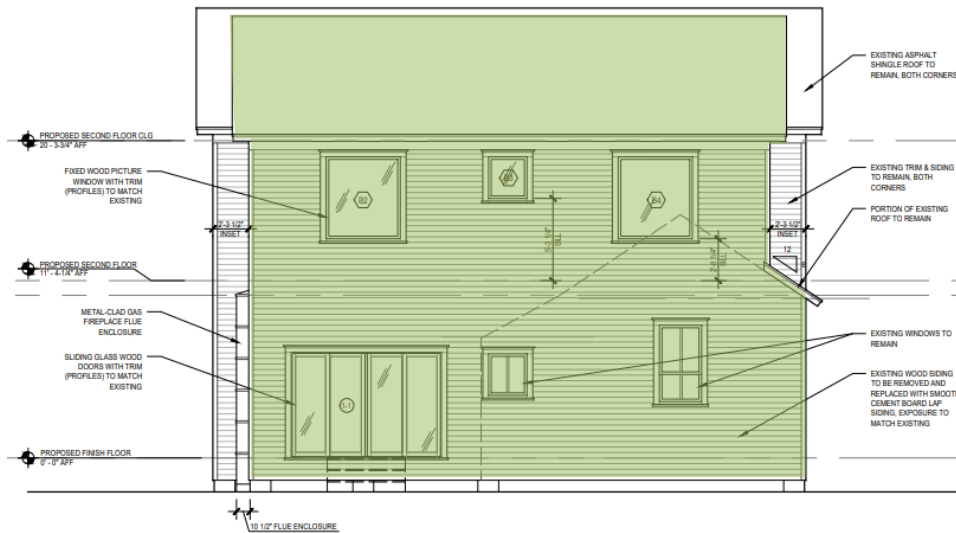
WEST (REAR) ELEVATION

EXISTING



03 EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"

PROPOSED

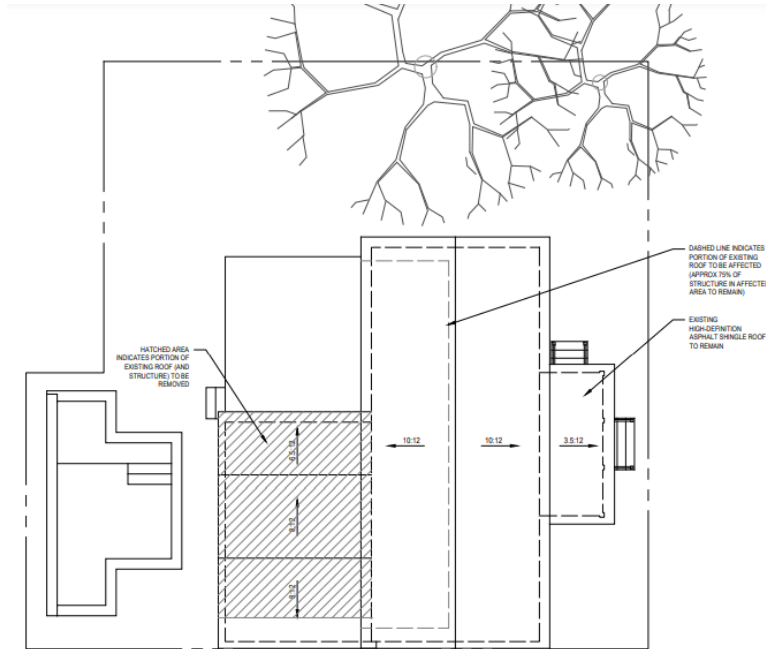


01 PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"

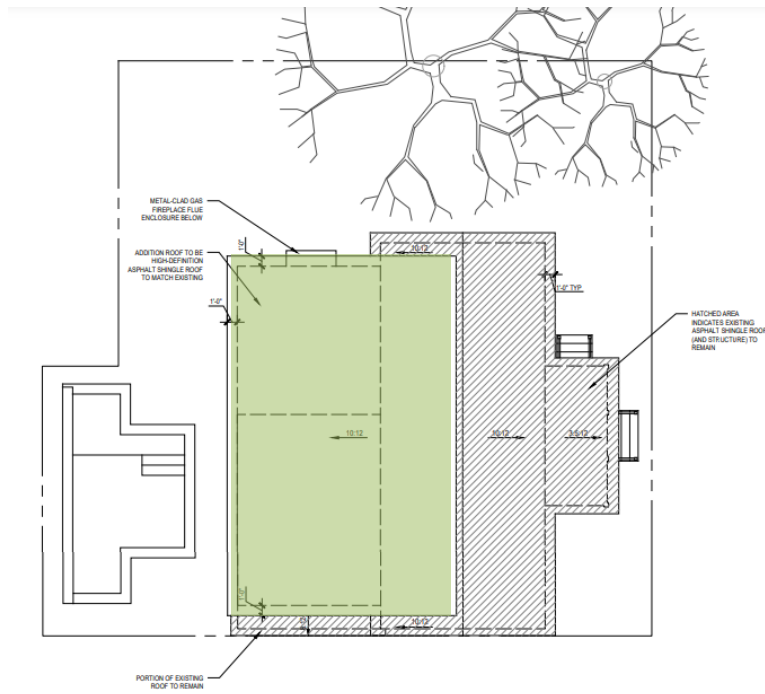


SITE/ROOF PLAN

EXISTING



PROPOSED

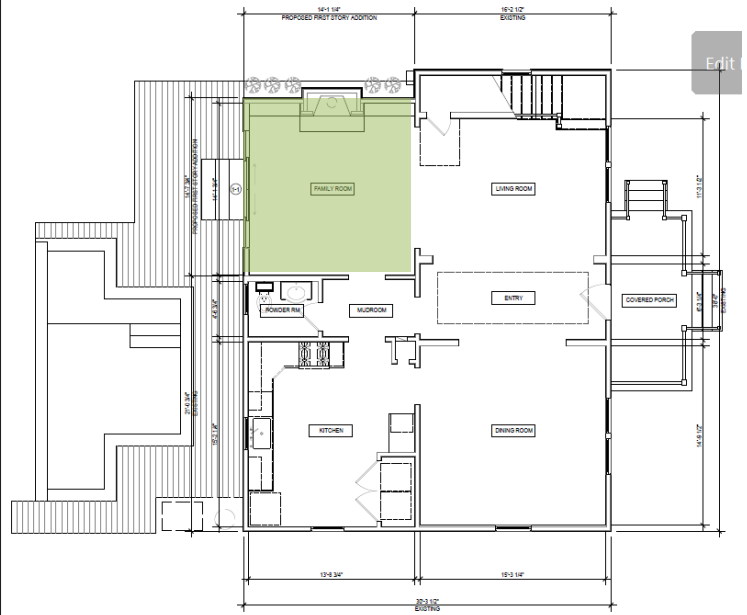
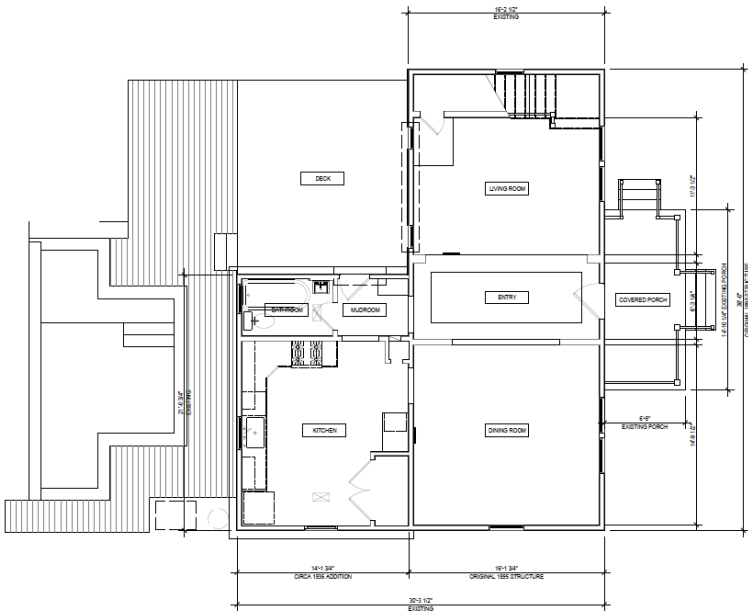


FIRST FLOOR PLAN



EXISTING

PROPOSED

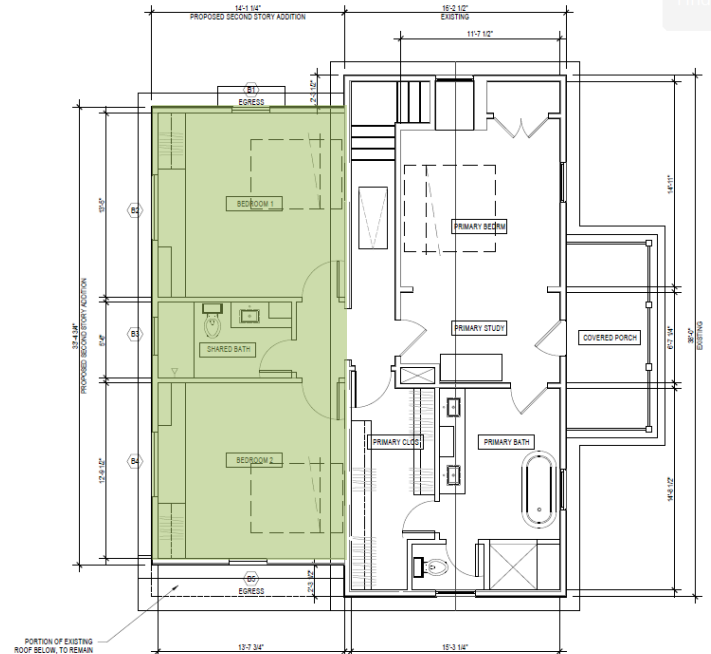
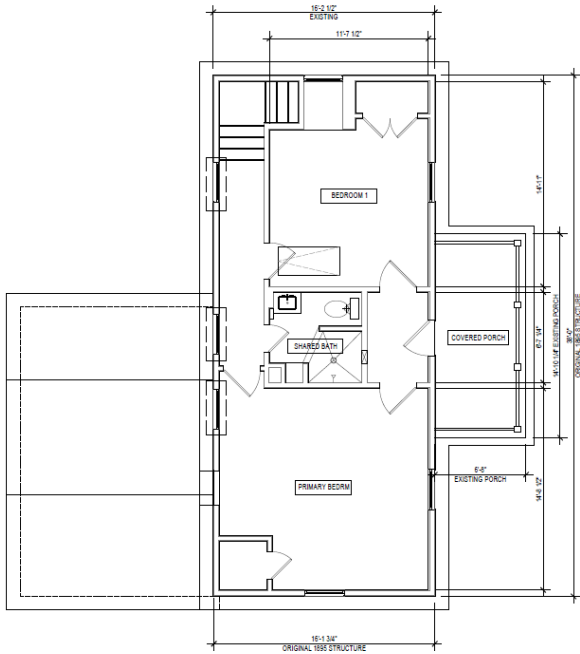


SECOND FLOOR PLAN



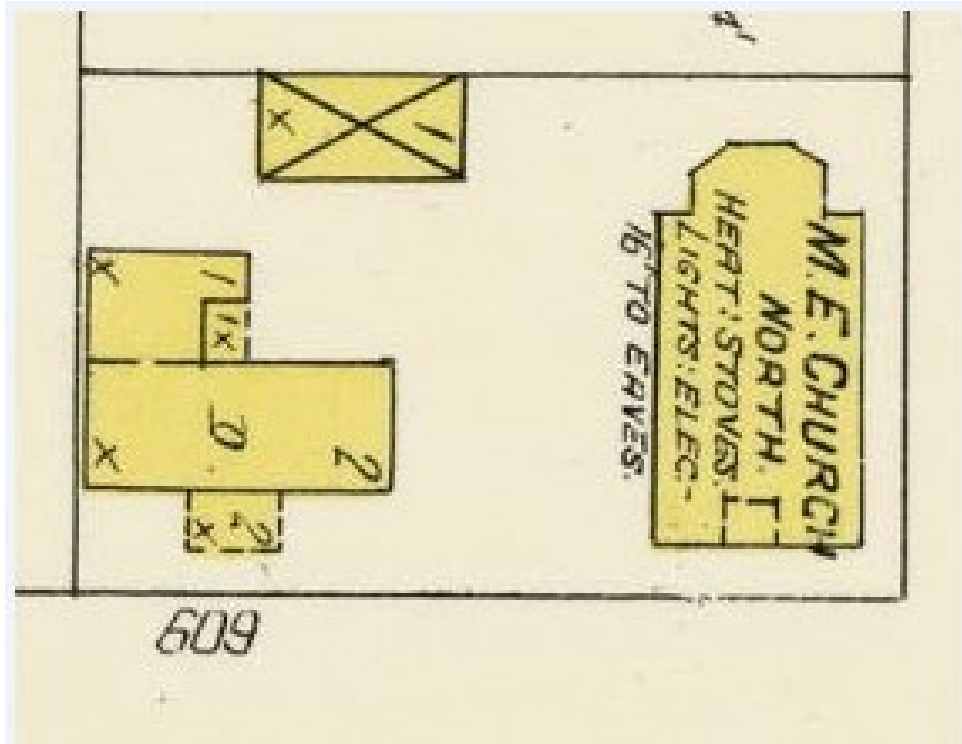
EXISTING

PROPOSED



SANBORN FIRE INSURANCE MAPS – VOL. 2, SHEET 48

1907



**WINDOW / DOOR SCHEDULE**

WINDOW SCHEDULE; SEE A201 FOR REMOVED WINDOWS				
SYMBOL	LOCATION	TYPE	SIZE	NOTES
-	ALL EXISTING	HISTORIC DOUBLE HUNG	35" x 73-1/2" TYP	EXISTING TO REMAIN EXCEPT AS NOTED ON A201
B1	BEDROOM 1	DOUBLE HUNG	33" x 68"	JELD WEN, SITELINE, PAINTED WOOD WINDOW, SIM DIV LITES
B2	BEDROOM 1	FIXED PICTURE	60" x 66"	JELD WEN, SITELINE, PAINTED WOOD WINDOW
B3	SHARED BATH	CASEMENT	32" x 34"	JELD WEN, SITELINE, PAINTED WOOD WINDOW
B4	BEDROOM 2	FIXED PICTURE	60" x 66"	JELD WEN, SITELINE, PAINTED WOOD WINDOW
B5	BEDROOM 2	DOUBLE HUNG	33" x 68"	JELD WEN, SITELINE, PAINTED WOOD WINDOW, SIM DIV LITES

DOOR SCHEDULE				
SYMBOL	LOCATION	TYPE	SIZE	NOTES
1-1	FAMILY ROOM	SLIDING GLASS DOOR WITH SIDELITES	10'-0" x 7'-0"	JELD WEN PAINTED WOOD SLIDING PATIO DOORS WITH SIDELITES



ATTACHMENT A