

CERTIFICATE OF APPROPRIATENESS

Application Date: September 16, 2022

Applicant: Franco Albarran, agent for, David & Patti Stracener, owners

Property: 2009 Harvard Street, Lot 10, Block 71, Houston Heights Neighborhood Subdivision. The property includes a historic 1,976 square foot, two-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Vernacular Gambrel Cottage style residence, constructed circa 1904. The Fayette C. Lowry House is a City of Houston Landmark designated in May 1998.

Proposal: Alteration – Addition and Replace Windows

- Existing second-floor conditioned to be demolished
- Second-floor addition above existing first floor on rear of structure
- Total square footage 372 sq. ft.
- Smooth, cementitious siding, Composition shingles with 5:12 roof pitch on addition
- Inset & recessed, 1-over-1, double-hung, Jeld-Wen wood windows on addition
- Replace windows on south and north elevations towards the rear half of existing structure with inset & recessed, 1-over-1, double-hung or fixed, Jeld-Wen wood windows

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

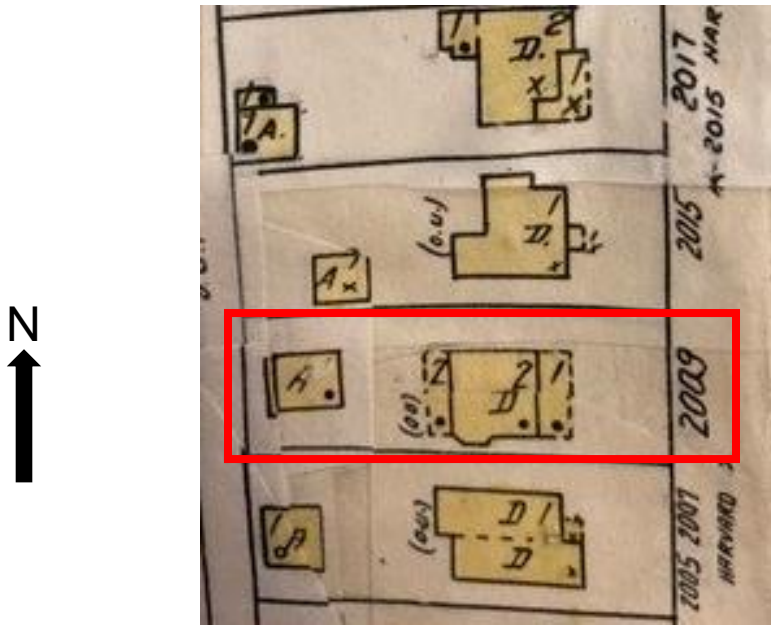
S - satisfies D - does not satisfy NA - not applicable

- (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.

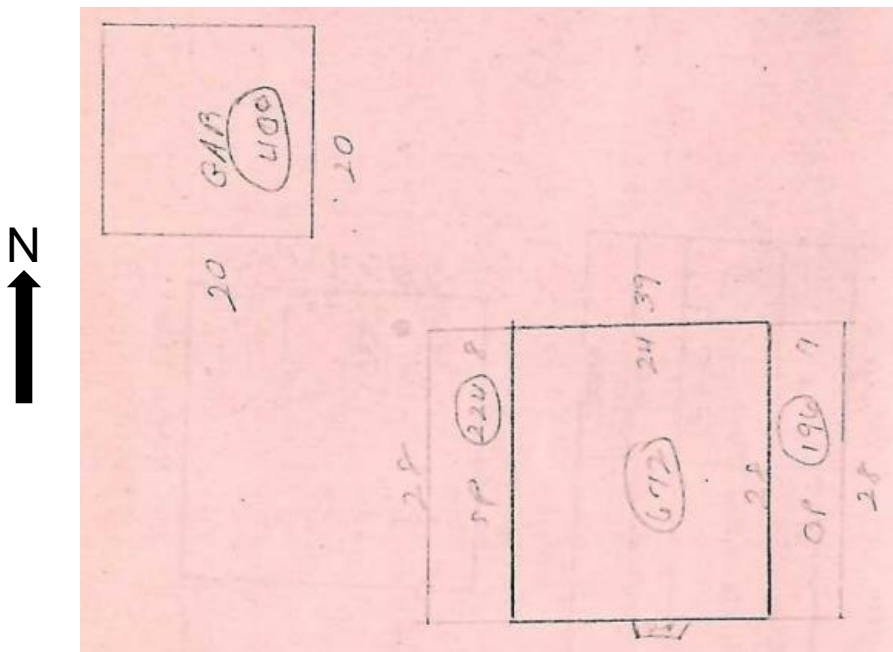
Current Photo



Sanborn

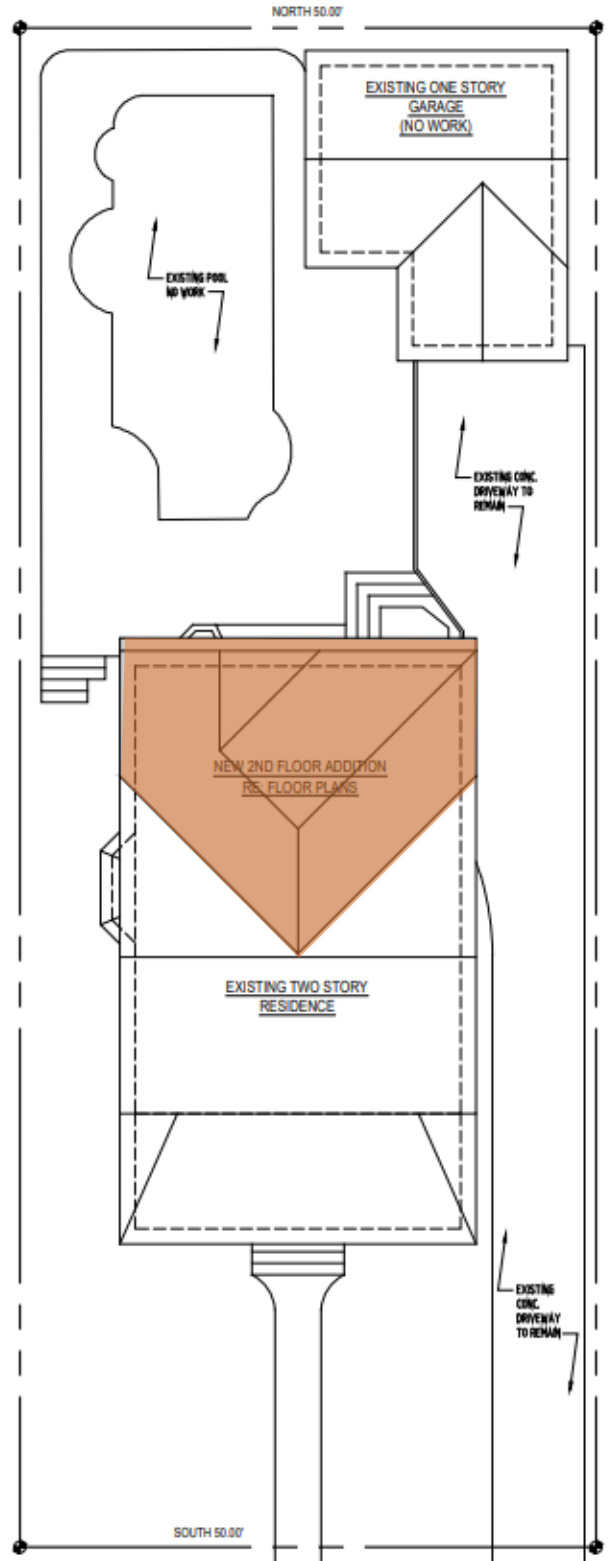
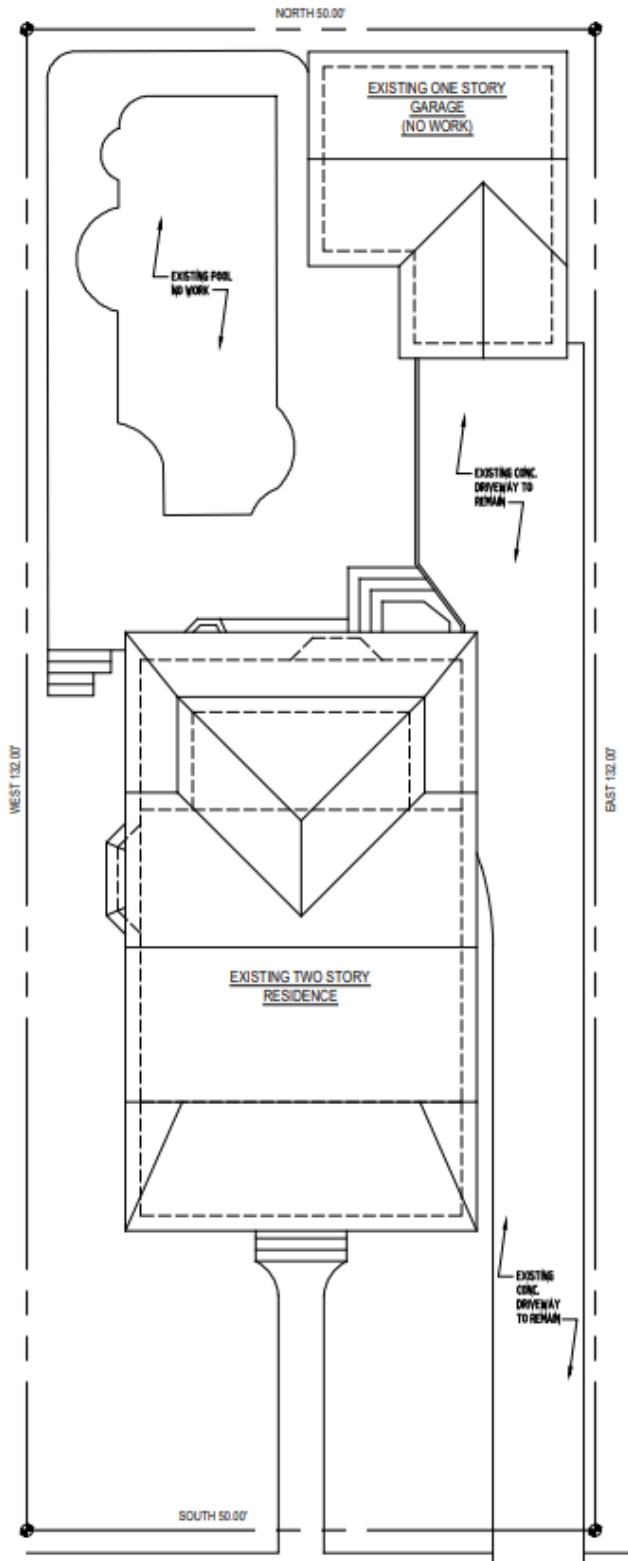


Harris County BLA June 5, 1967

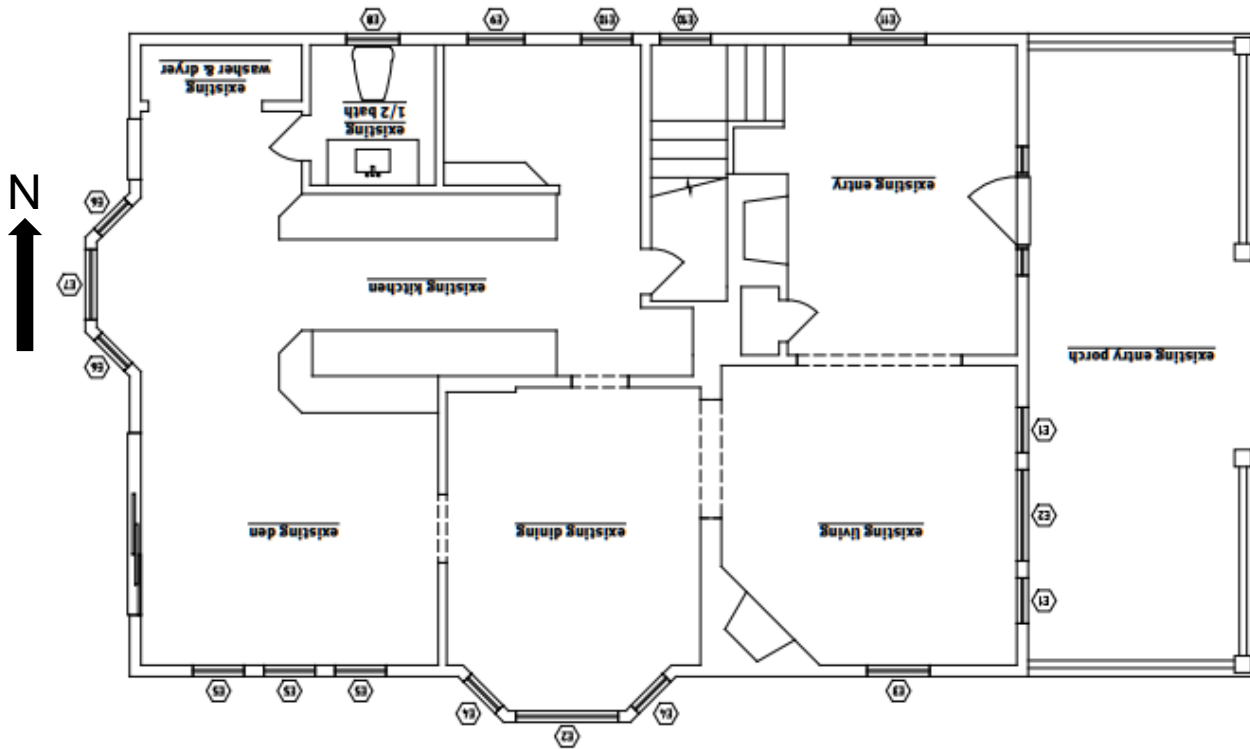


Existing Site Plan

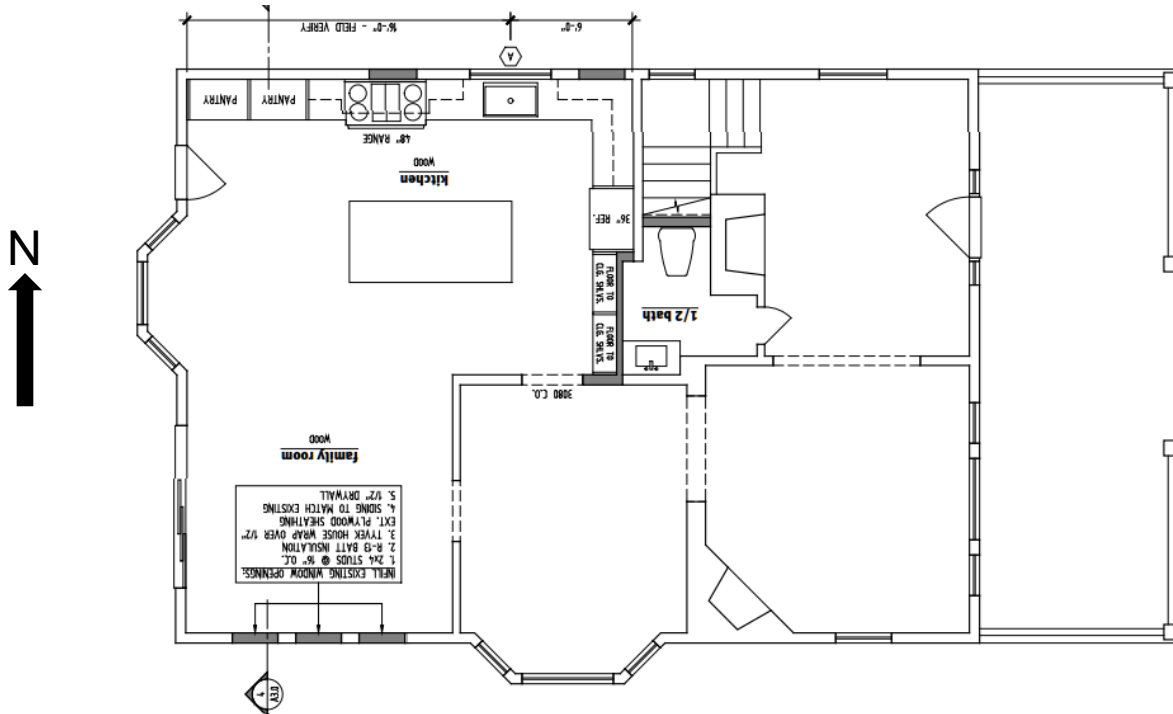
Proposed Site Plan



Existing First Floor Plan



Proposed First Floor Plan



Existing Front (East) Elevation

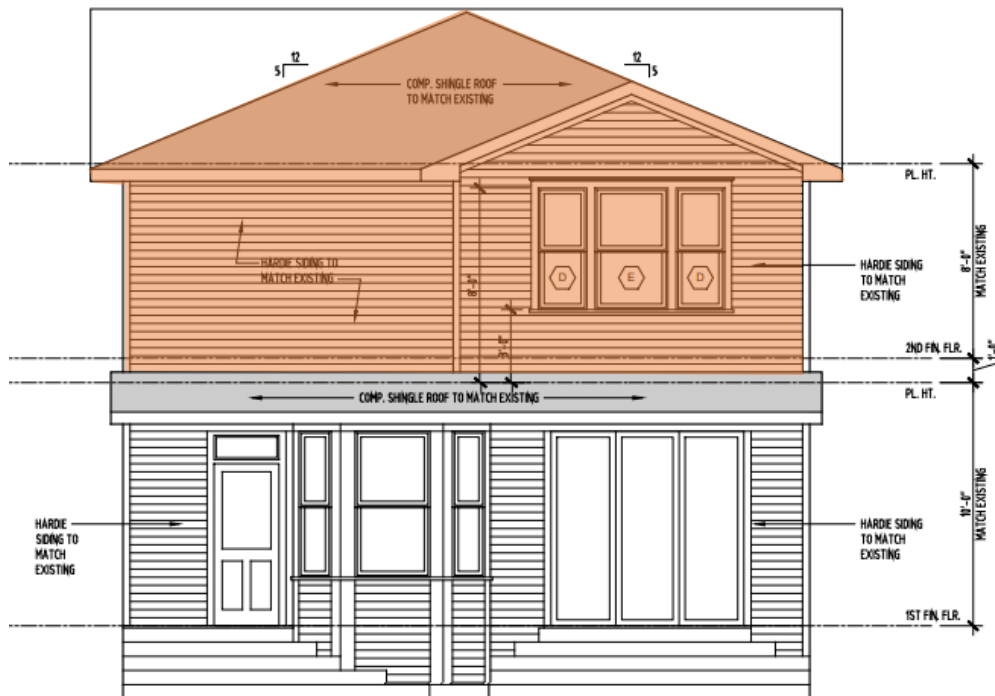


1 **EXISTING EAST ELEVATION - NO WORK**
SCALE: 1/4" = 1'-0"

Existing Rear (West) Elevation



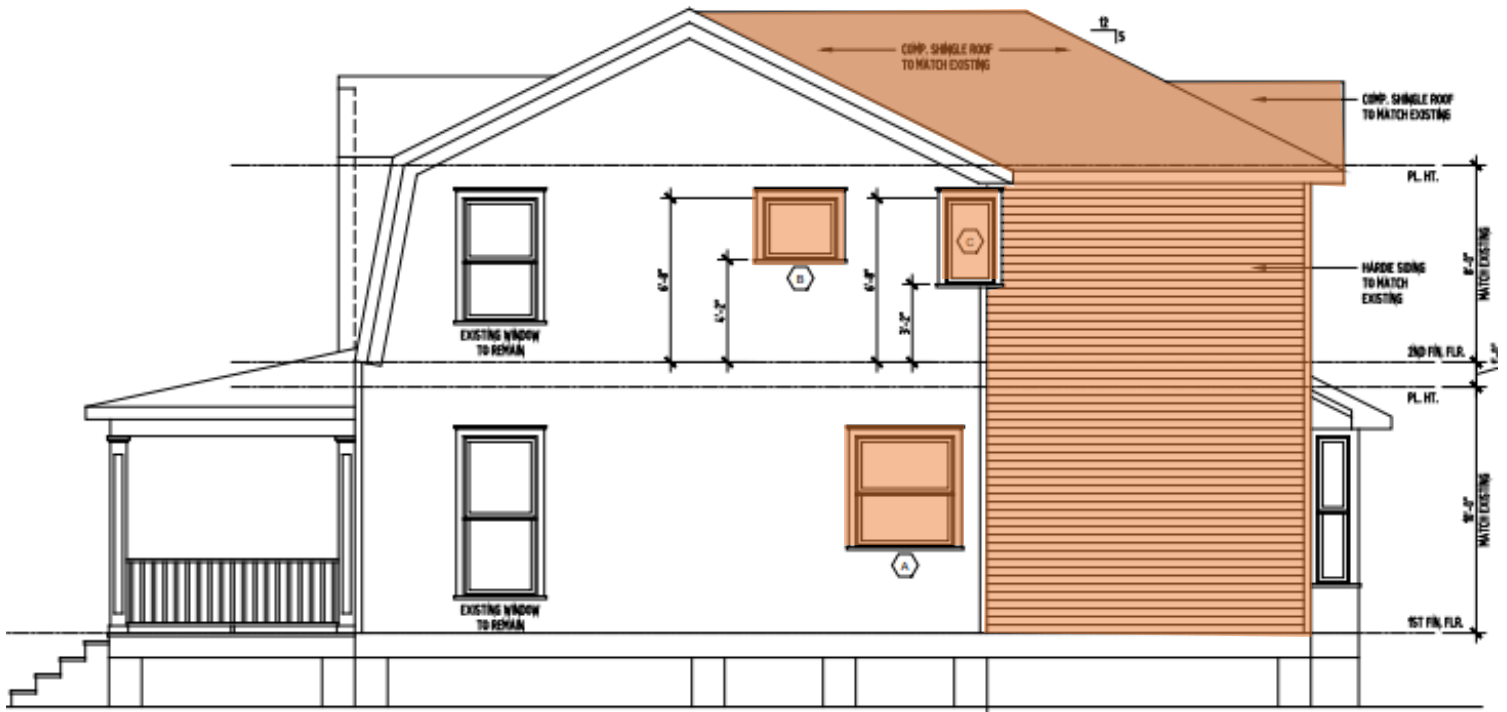
Proposed Rear (West) Elevation



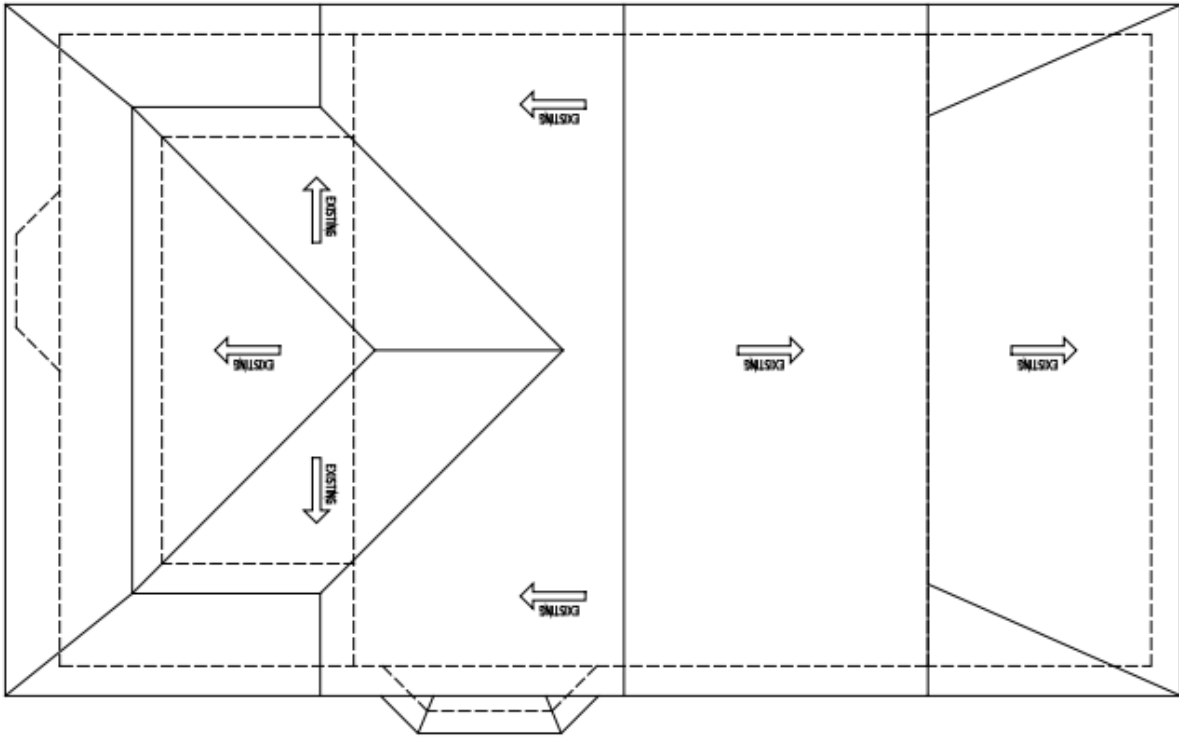
Existing Right (North) Elevation



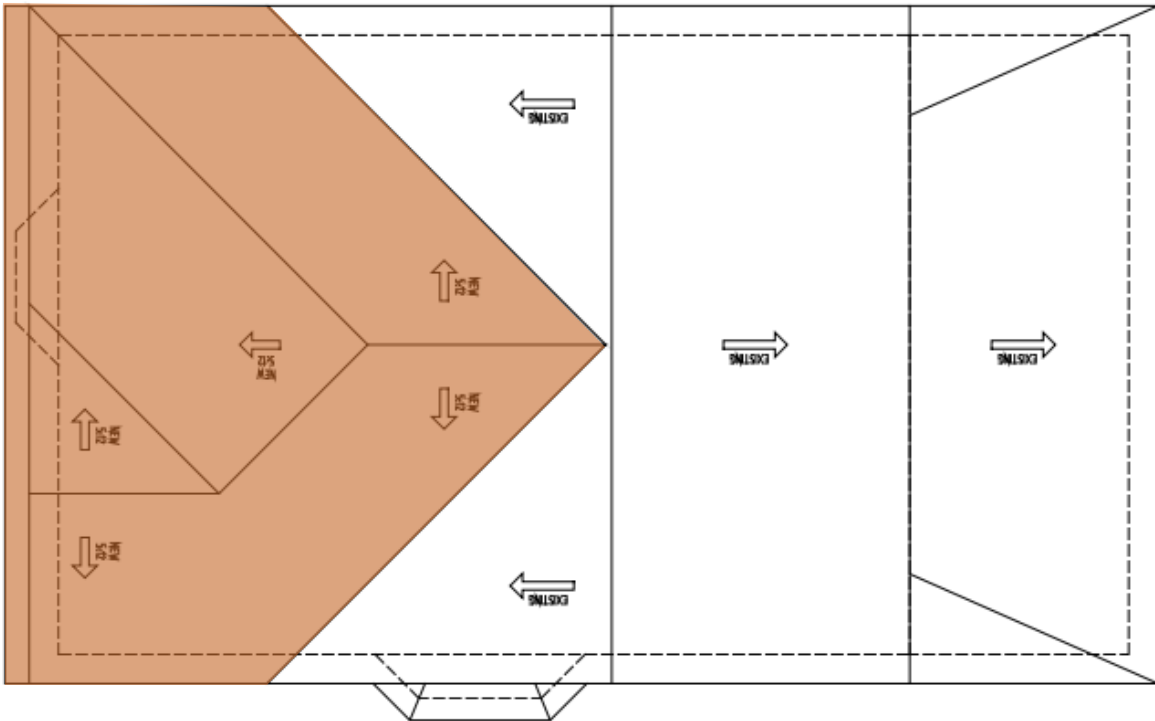
Proposed Right (North) Elevation



Existing Roof Plan



Proposed Roof Plan



North Elevation Windows – Photos Provided by Agent



South Elevation Windows – Photos Provided by Agent



North Elevation Windows – Photos Provided by Staff



South Elevation Windows – Photos Provided by Staff

