

CERTIFICATE OF APPROPRIATENESS

Application Date: July 3, 2023

Applicant: Samuel Roberts, agent for, David Armendariz, owner

Property: 1510 Ovid Street, Lot 1, Block 1, Truxillo Gardens Neighborhood Subdivision. The property includes a historic 963 square foot, one-story wood single-family residence situated on a 3,678 square foot (38.96' x 95.14') interior lot.

Significance: Contributing Folk Victorian style residence, constructed circa 1907. City-designated landmark on April 7, 2021 as The House at 1510 Ovid Street.

Proposal: Alteration: Addition

- Two-story rear addition totaling 1,438 sq. ft.
 - First-floor 475 sq. ft.
 - Second-floor 643 sq. ft.
- Max ridge height 30' 5" with a 9:12 roof pitch and composition shingles
 - Historic structure's ridge height 23' 6" with 9:12 roof pitch and a standing seam metal roof
- Pier & beam foundation with matching F.F. at 2' 3-1/2"
- Original rear corner on left elevation will be maintained with an inset for a side, uncovered porch
- Original rear corner lost on right elevation due to a non-historic addition
 - Offset is 4' 8-3/4"
- Right (East) side setback 5' 0-1/4"; Left (West) 3' 0-3/4"; Rear set back 13' 5-3/4"
- Smooth, cementitious siding
- Windows on original structure to remain
- Windows on addition to be single-hung, 2-over-2, inset & recessed, wood windows

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

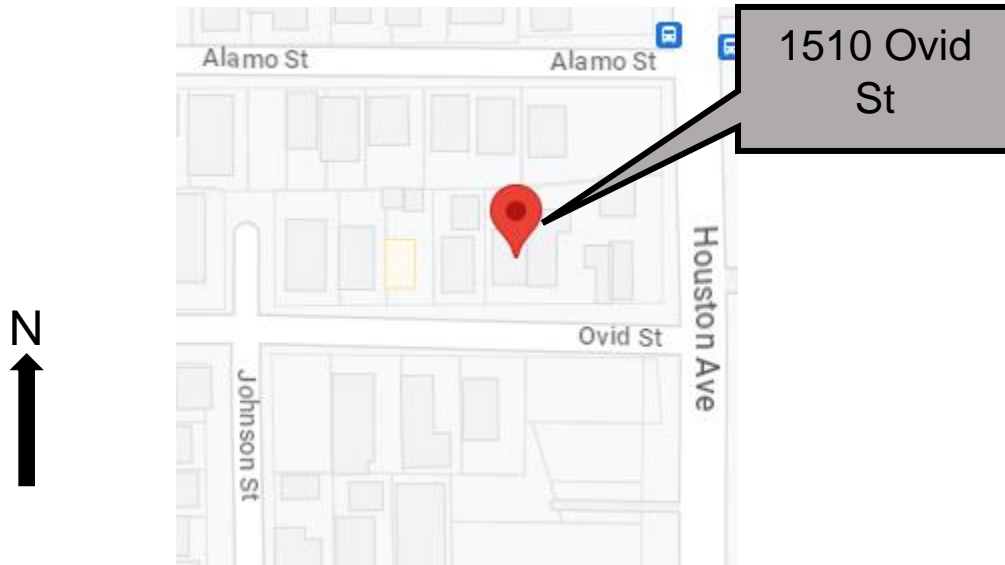
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA

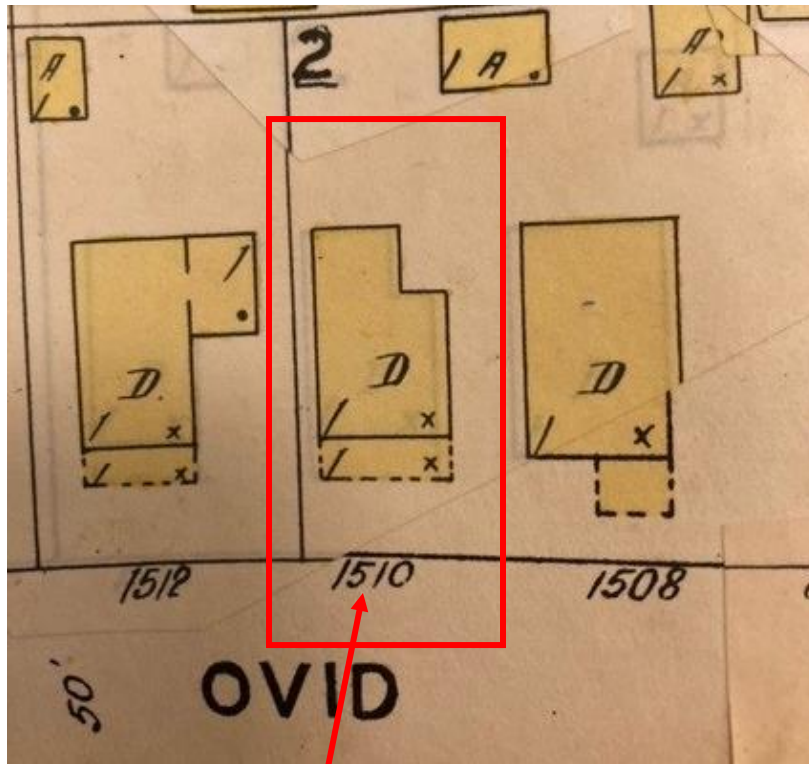
S - satisfies D - does not satisfy NA - not applicable

- (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.

Landmark Location Map



1924-25 Sanborn



Harris County Building Land Assessment Survey: 3-17-1969

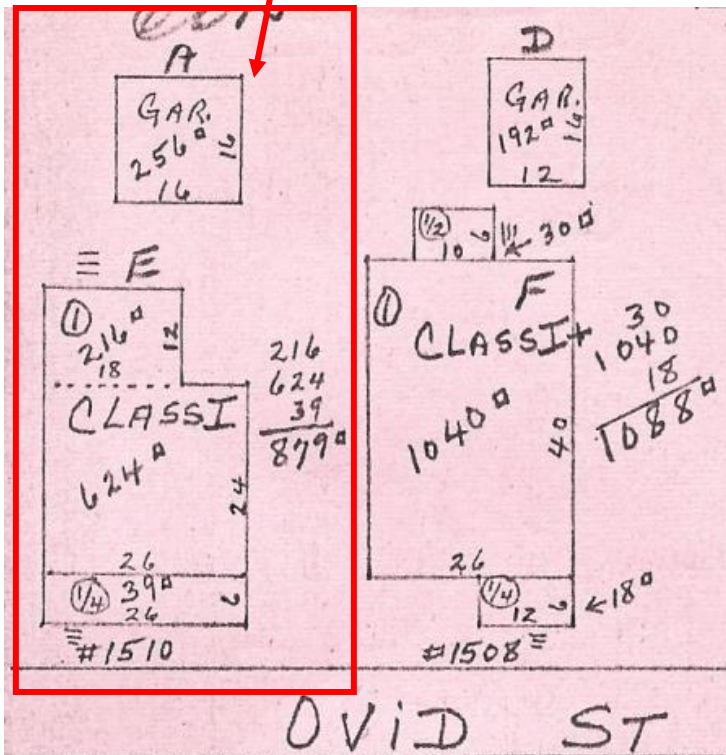


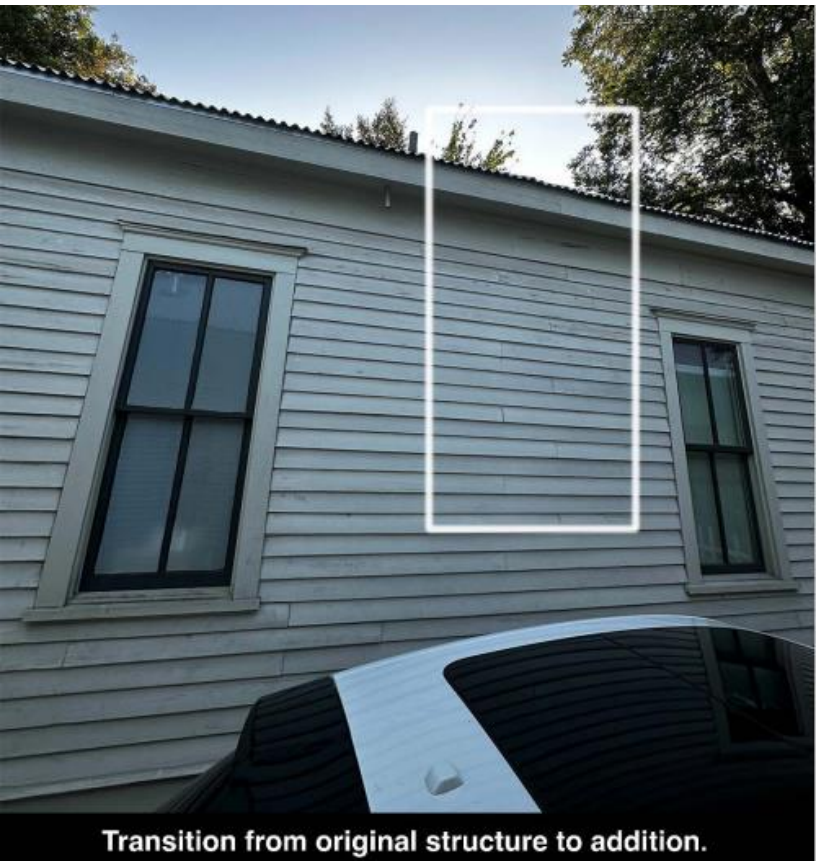
Photo From LM Designation Report (2020)



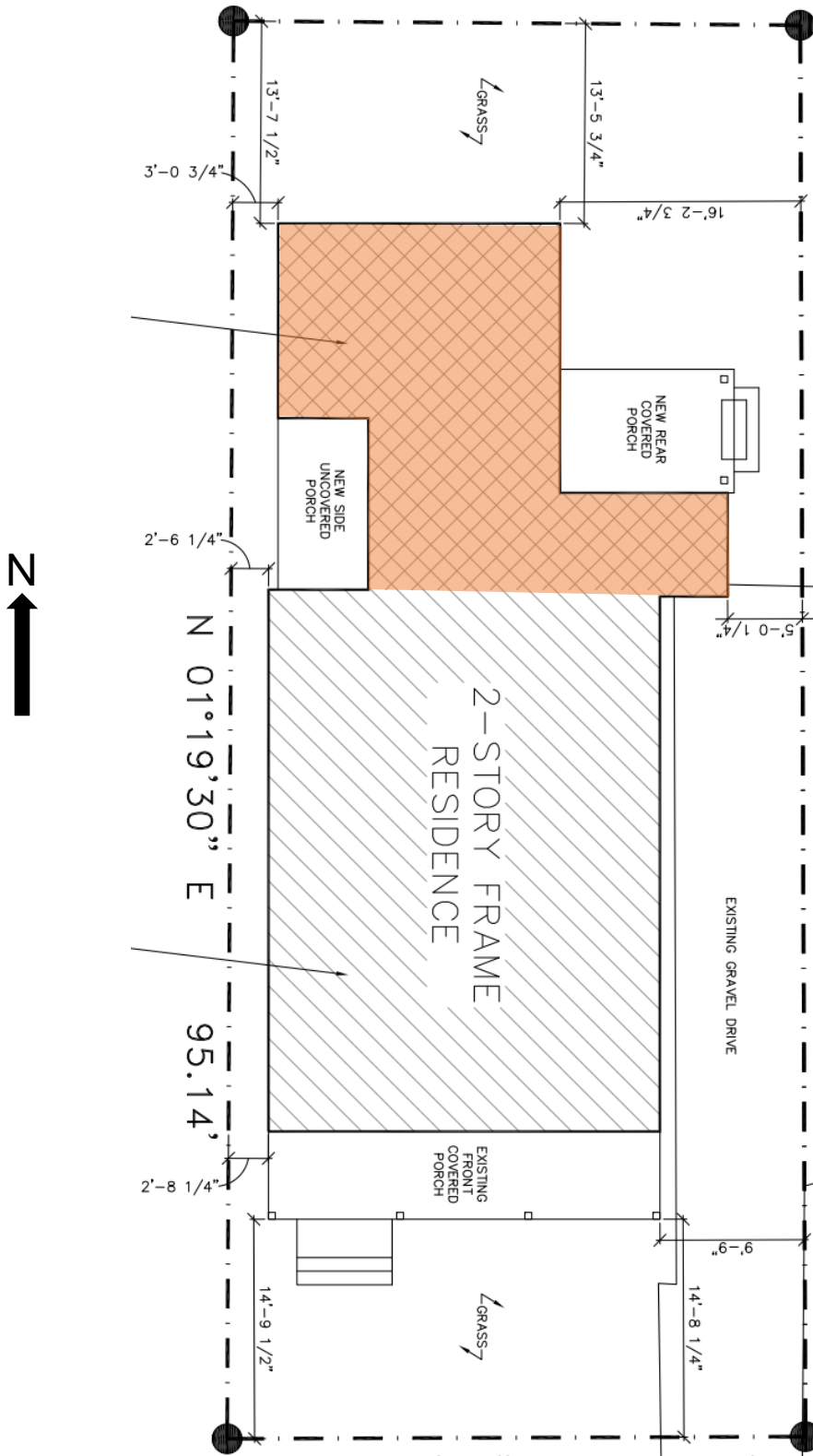
Current Photos



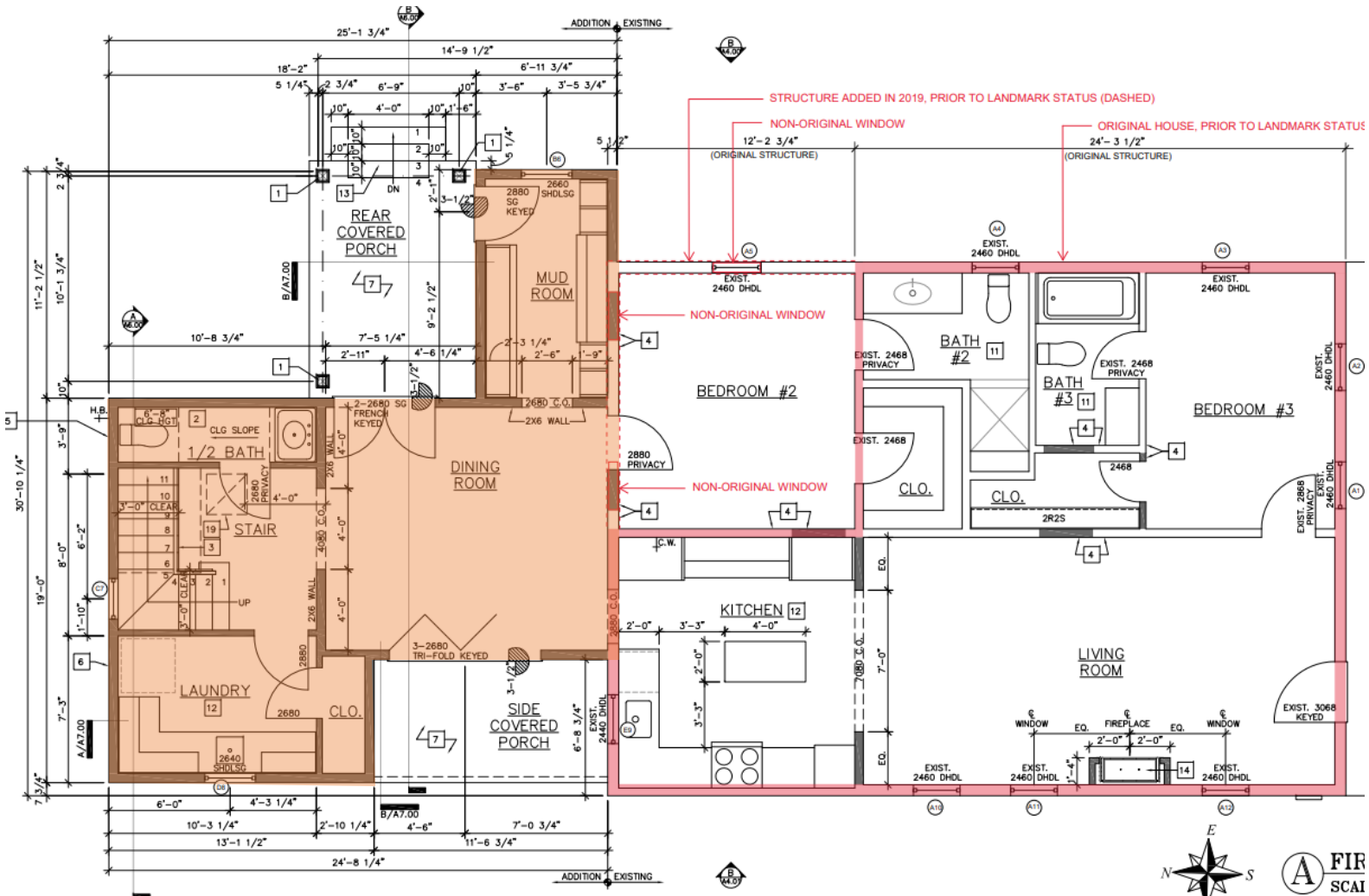
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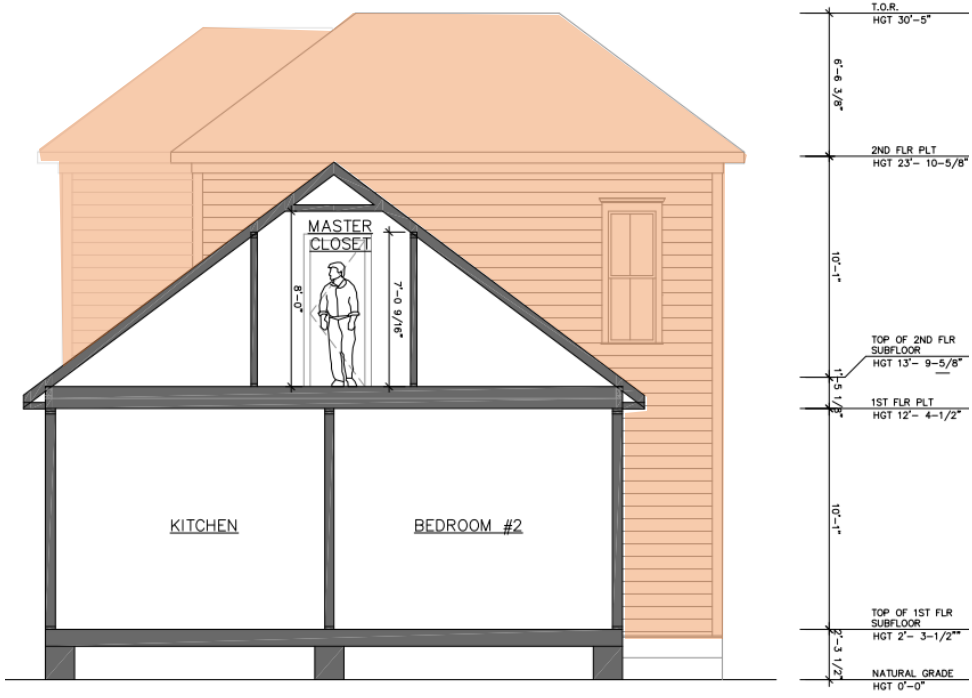
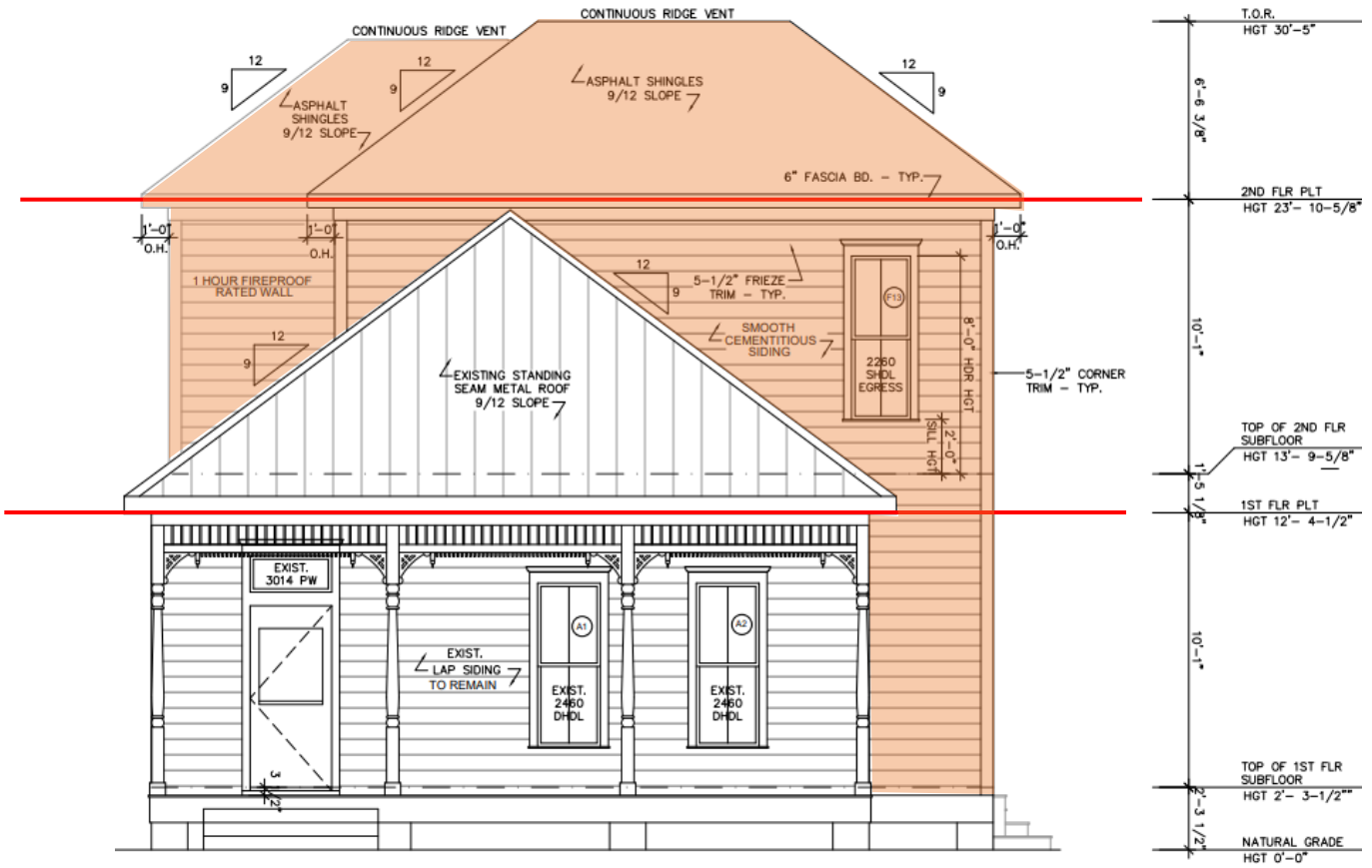
Existing and Proposed Site Plan



Existing and Proposed First Floor Plan



Existing and Proposed Front (South) Elevation



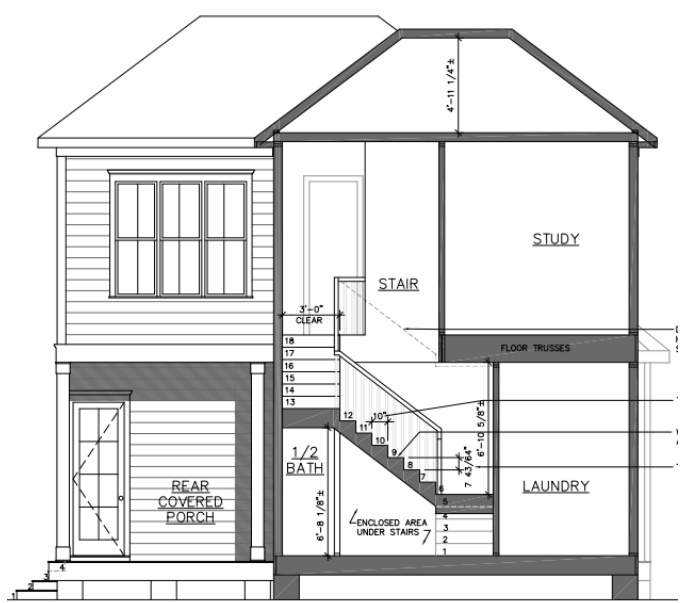
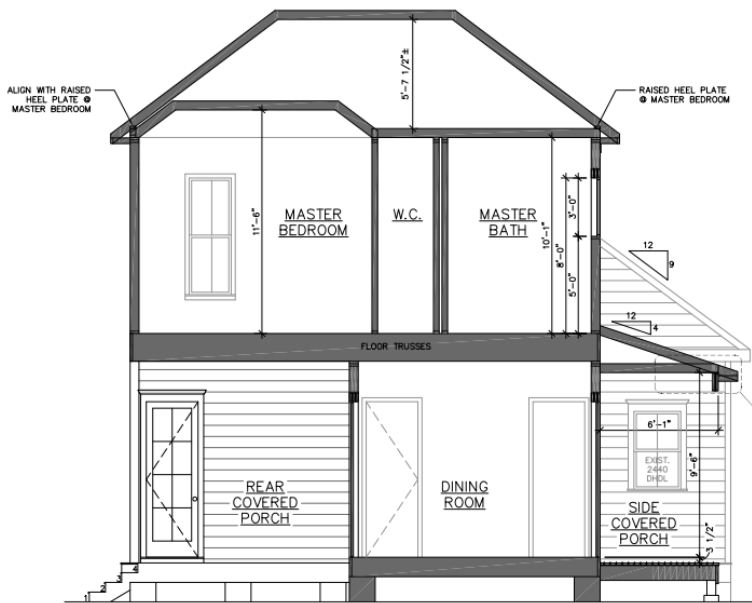
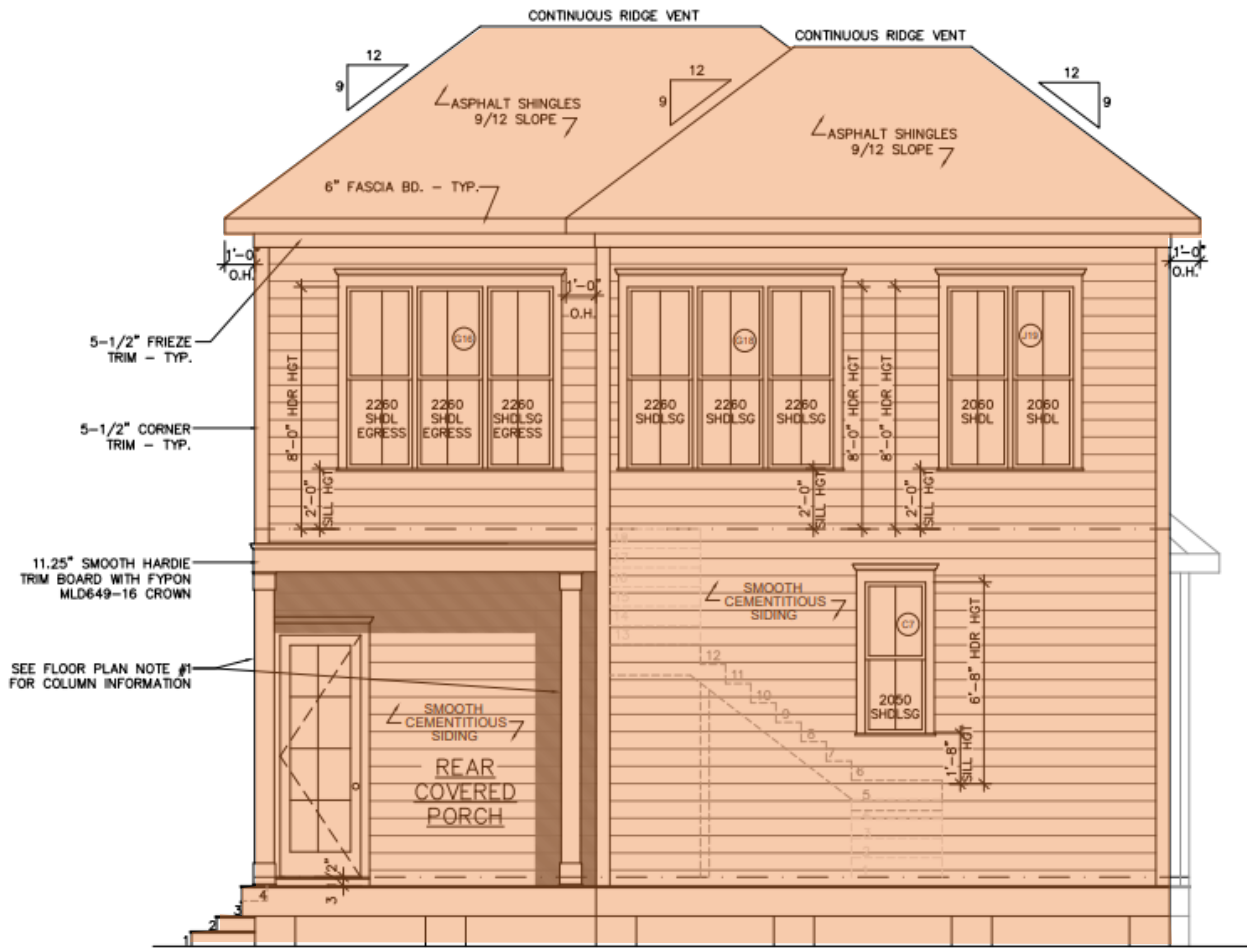
Existing and Proposed Right (East) Elevation



Existing and Proposed Left (West) Elevation



Proposed Rear (North) Elevation



3D Perspectives



