

CERTIFICATE OF APPROPRIATENESS

Application Date: Jan. 09, 2024

Applicant: Sarah Hannah, agent for, Abigail Klein, owner

Property: 418 Omar Street, Lot 7, Block 16, Woodland Heights Neighborhood Subdivision. The property includes a historic 1,209 square foot, one-story wood single-family residence and detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Bungalow style residence, constructed circa 1925, located in the Woodland Heights Historic District.

Proposal: Alteration – Two Story Rear Addition With Attached Garage

- Total square footage 1,529
 - First floor is 672 sq. ft. **this includes attached garage (395 sq. ft.)*
 - Second floor is 857 sq. ft.
 - East side setback 3'
 - West side setback 6' 3/4"
 - Rear setback 3'
- Preserving original rear corners with insets
 - East inset 1' 4"
 - West inset 1' 0"
- Max ridge height 26' 9"
 - Original structure max ridge height 18' 10-1/4"
- Smooth 117 tear drop siding with 2.5" reveal
- 6:12 roof pitch with composition shingles
- Mix of casement, fixed, and DH, inset & recessed, wood windows
 - Front and left elevations, 1-over-1 lite pattern
 - Right elevation with multiple lite patterns
- Pier and beam, slab on grade foundation
- Remove non-original side entry doors and replace with double set windows on right (West) elevation

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

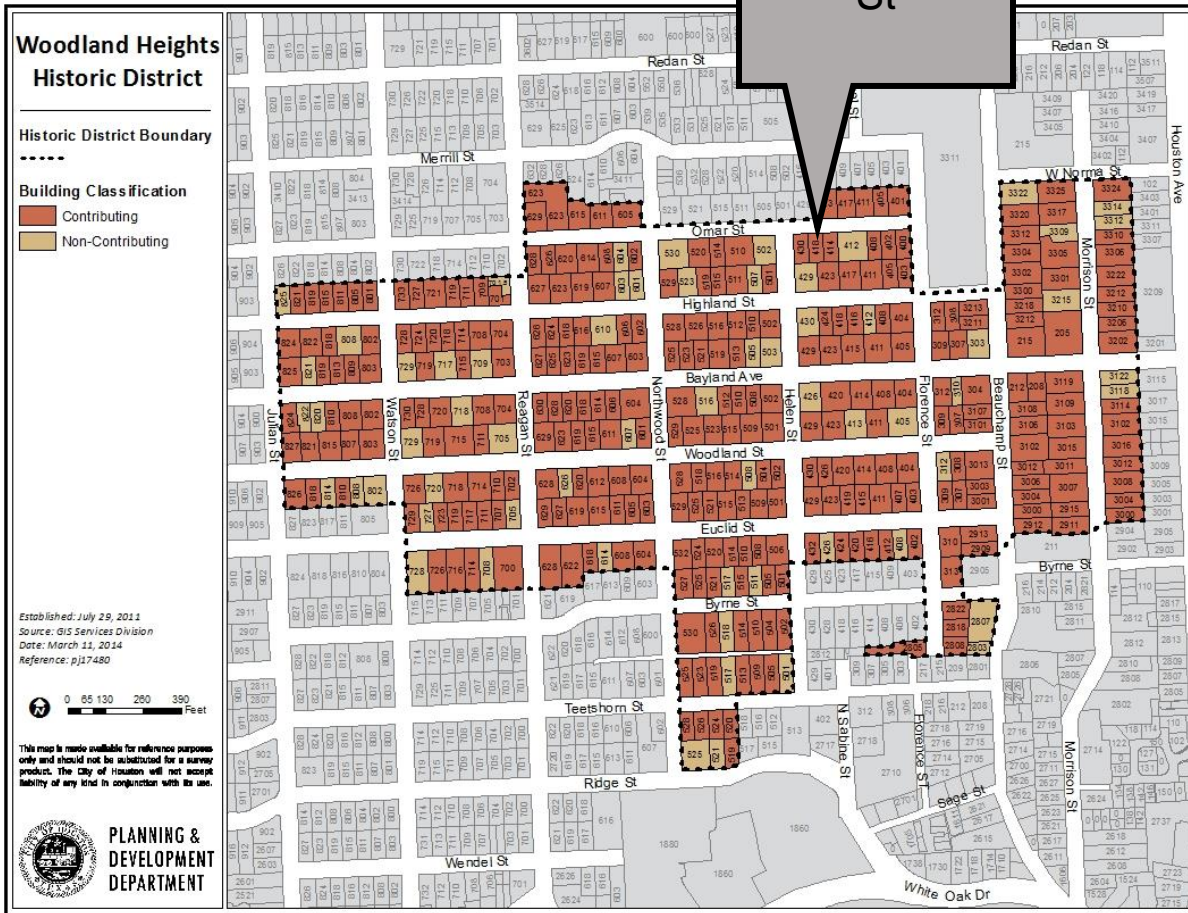
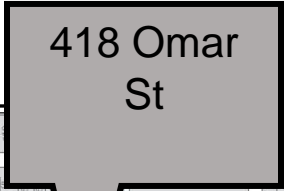
APPROVAL CRITERIA

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



Inventory Photo



Current Photo – Google Street View (Jan. 2023)



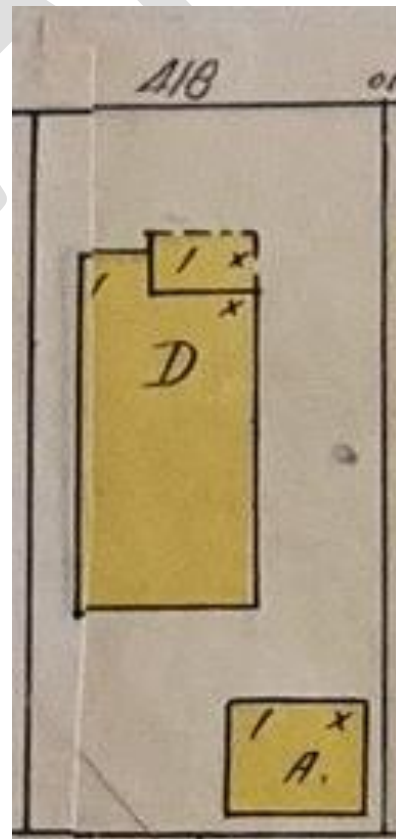
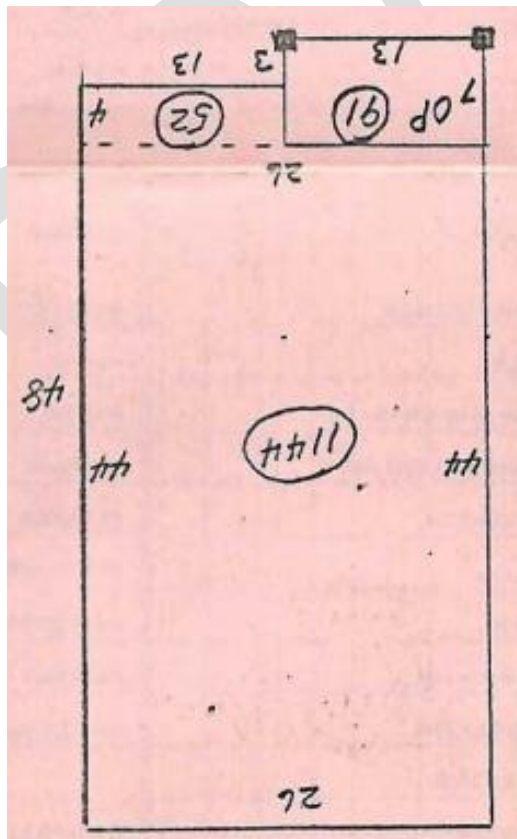
Current Photos Provided By Applicant



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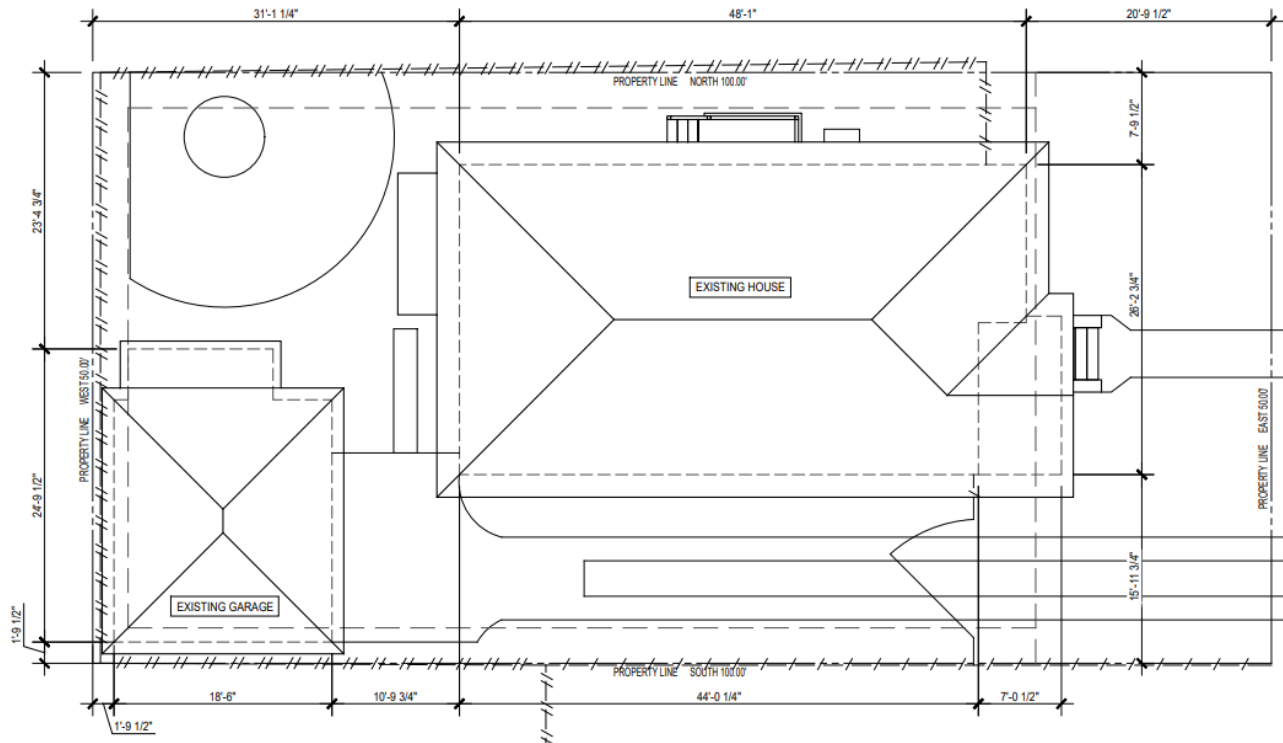


Harris County Building Land Assessment Survey – June 16, 1965

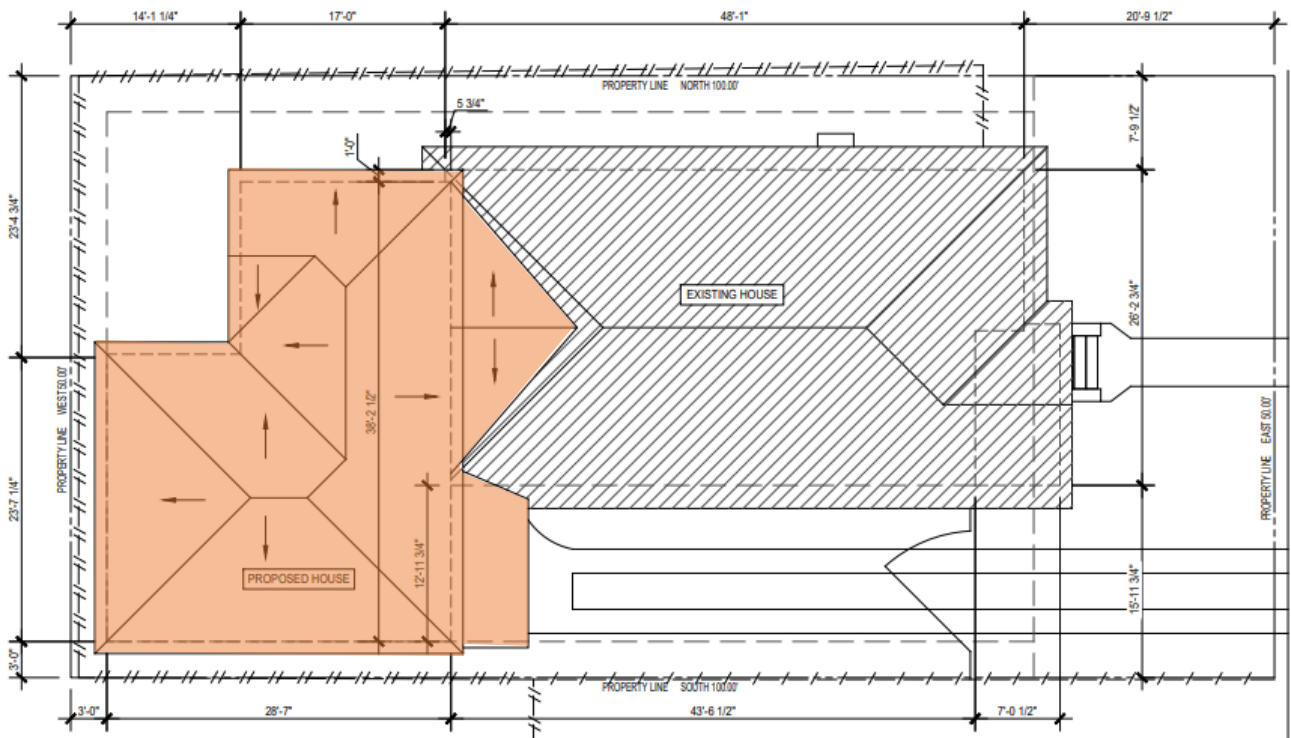


Sanborn
1950

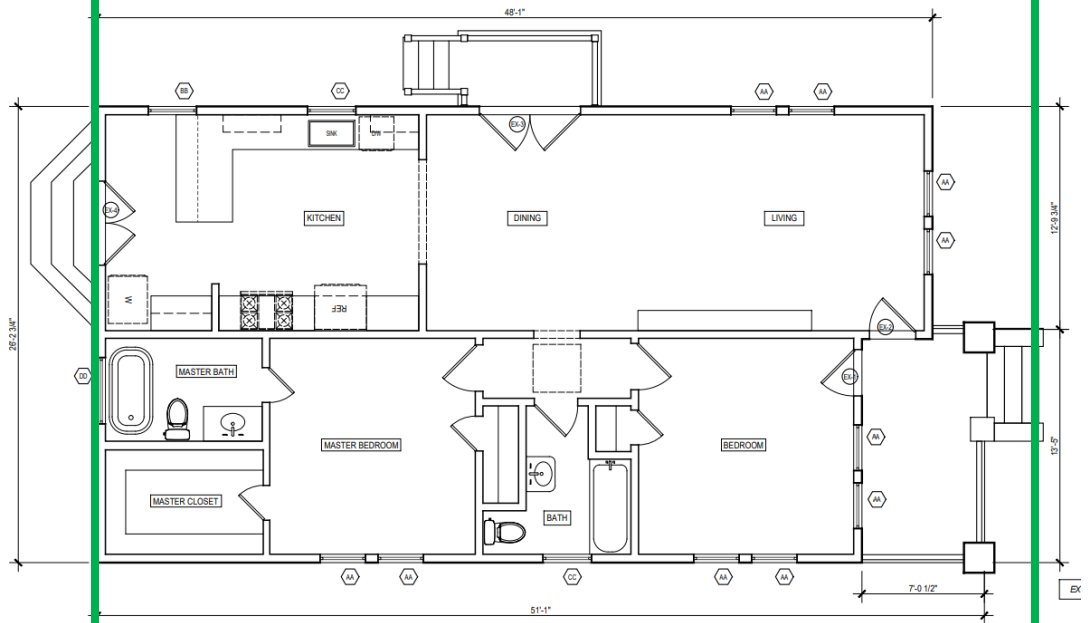
Existing Site & Roof Plan



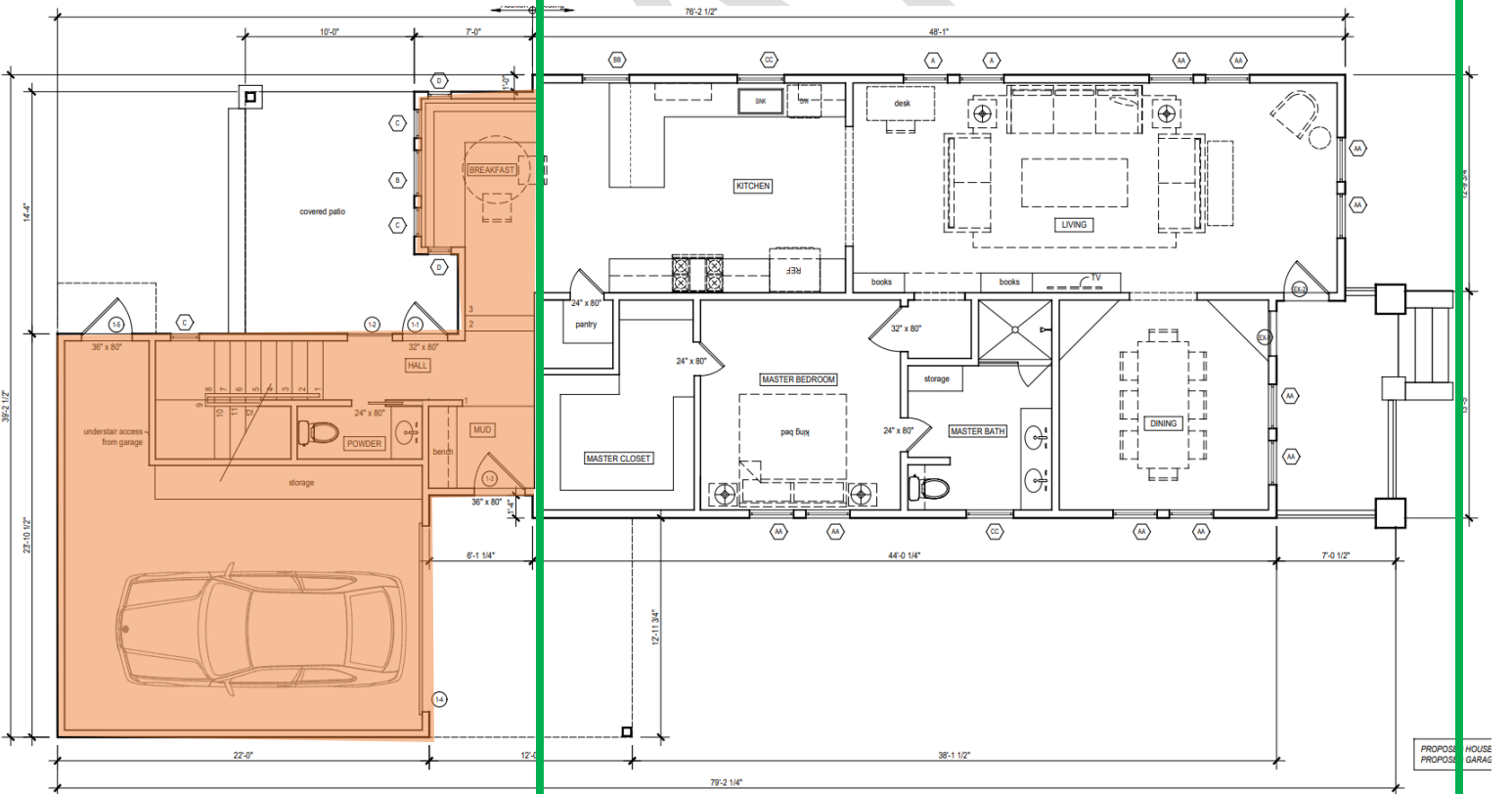
Proposed Site & Roof Plan



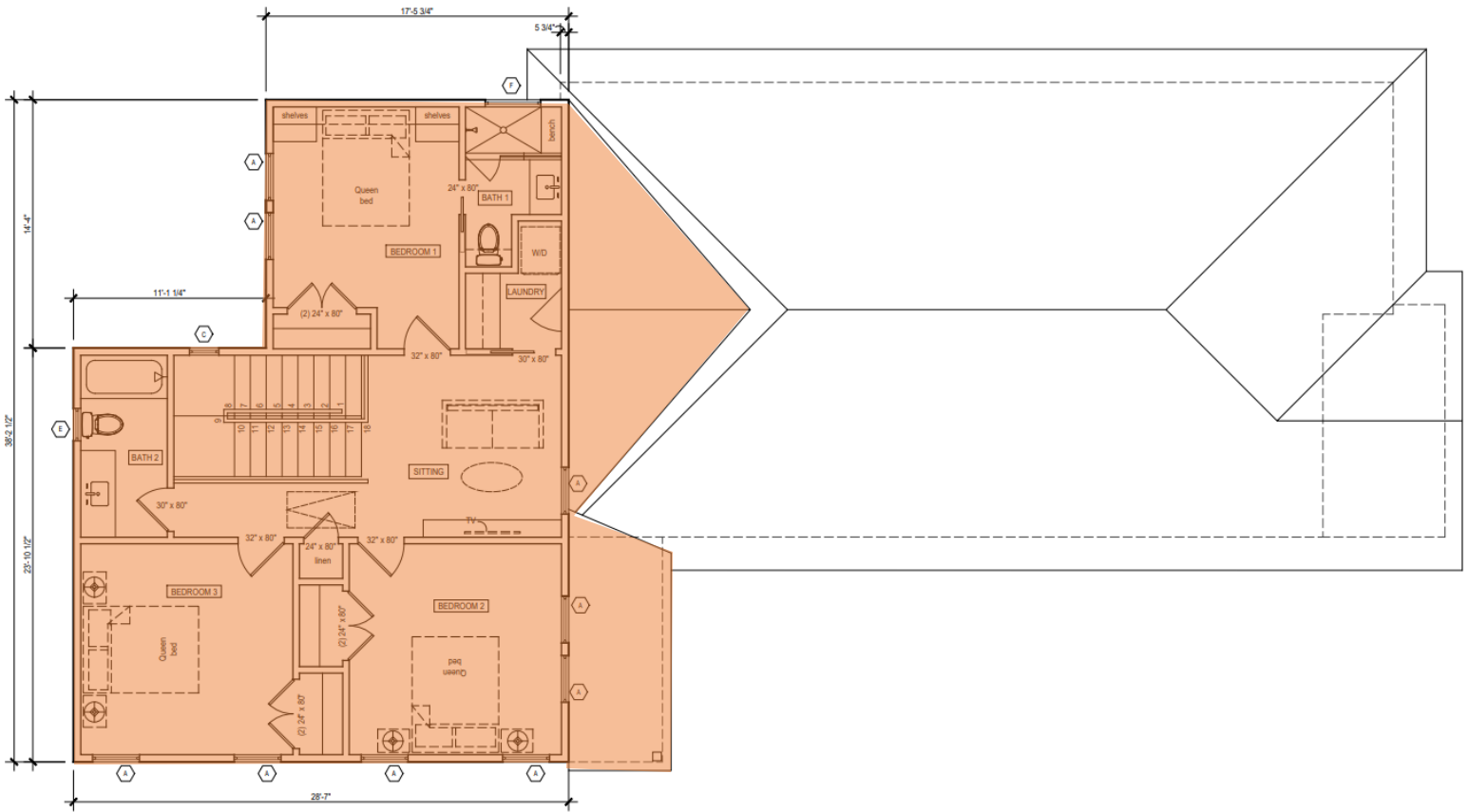
Existing First Floor Plan



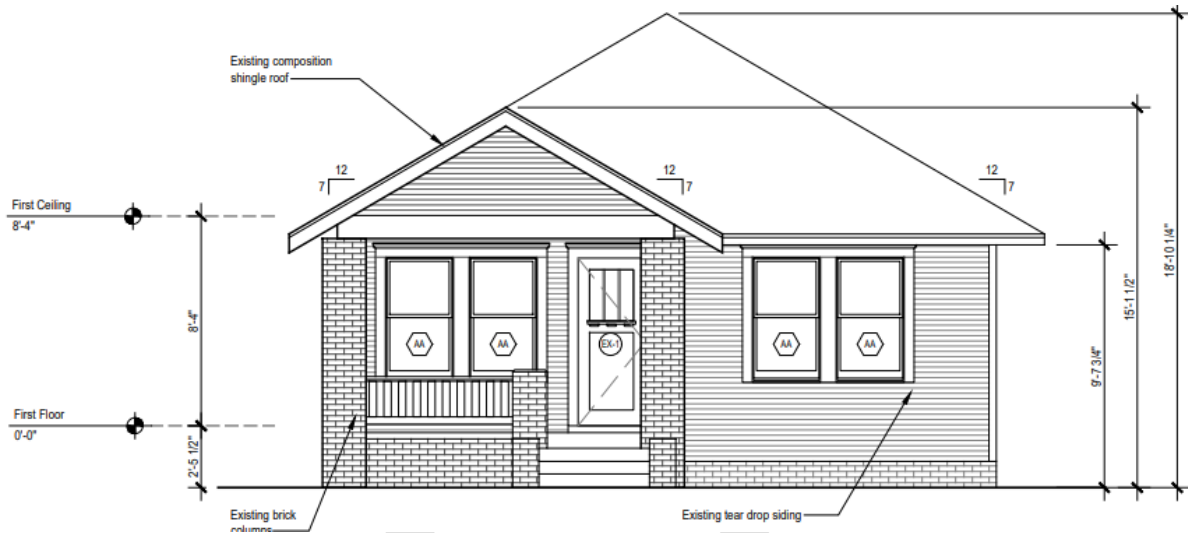
Proposed First Floor Plan



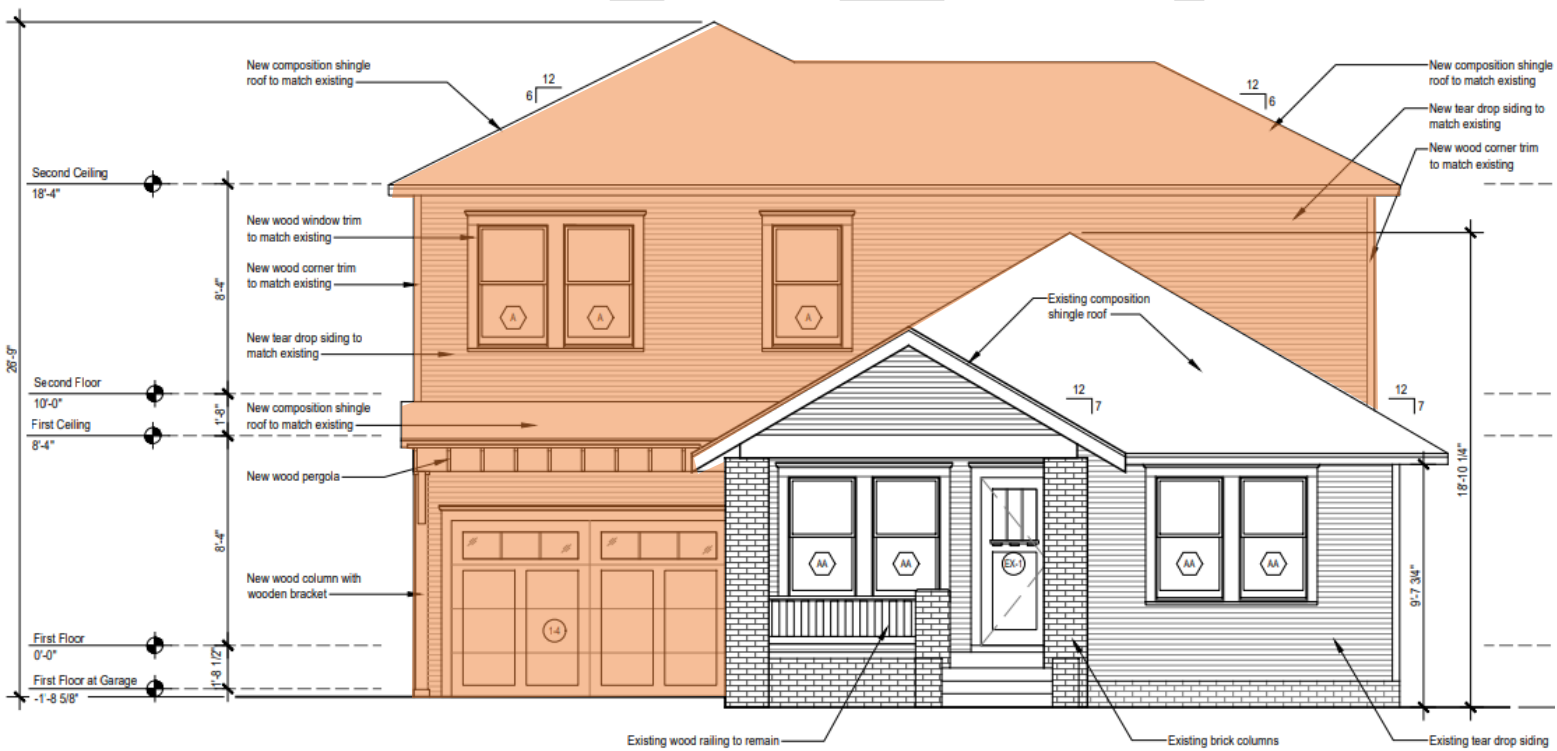
Proposed Second Floor Plan



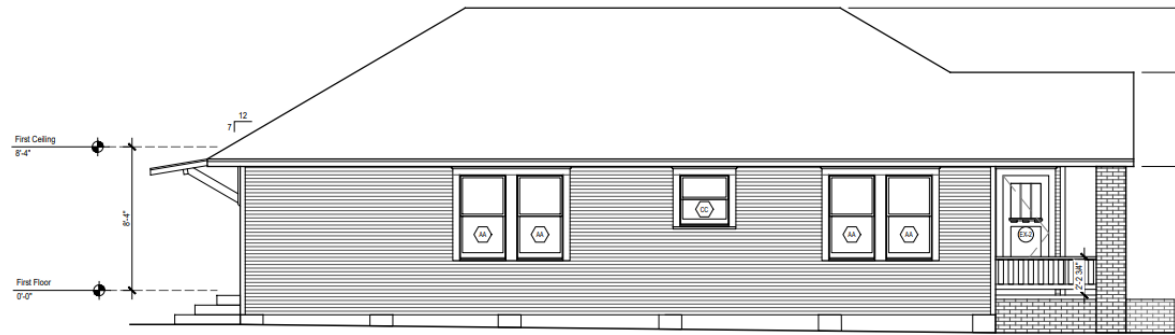
Existing Front (South) Elevation



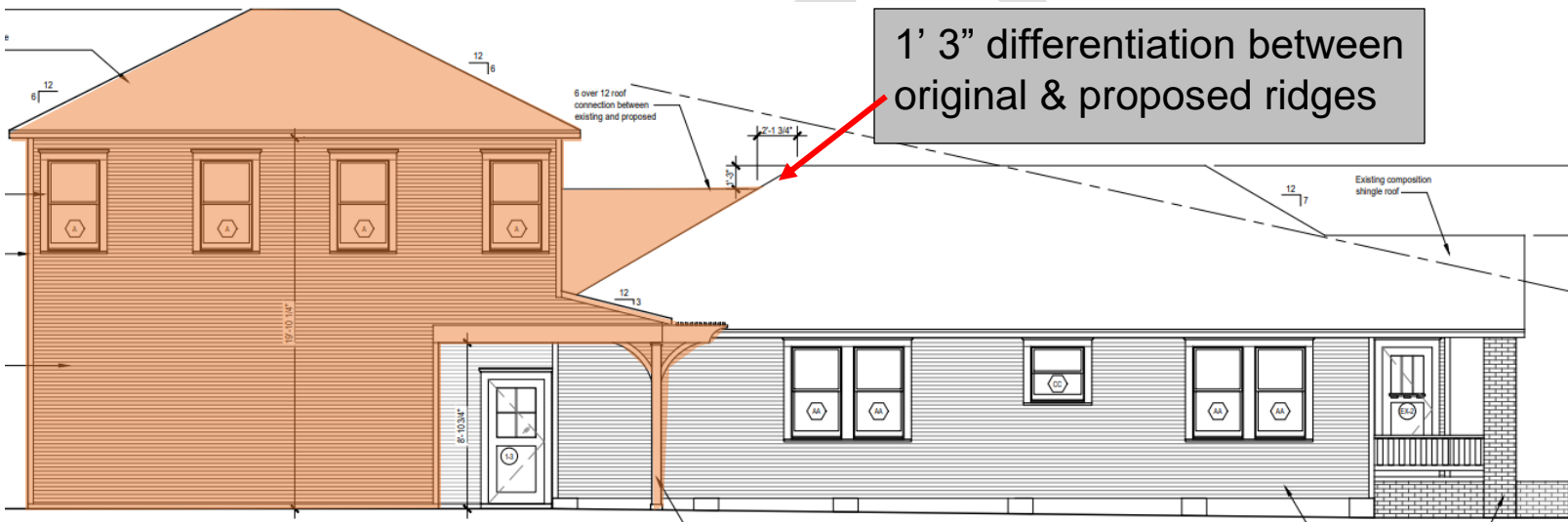
Proposed Front (South) Elevation



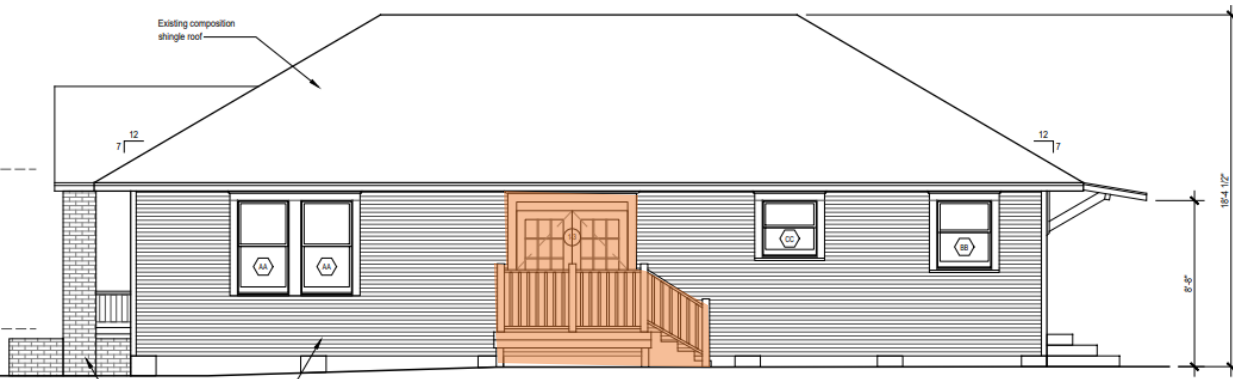
Existing Left (East) Elevation



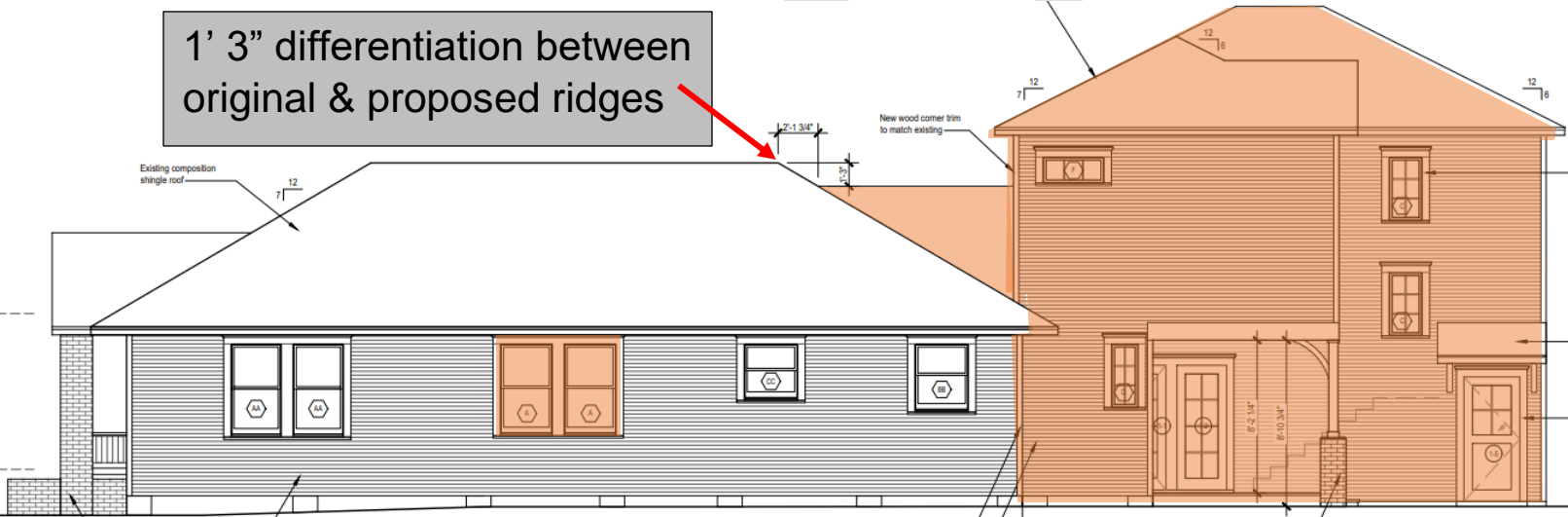
Proposed Left (East) Elevation



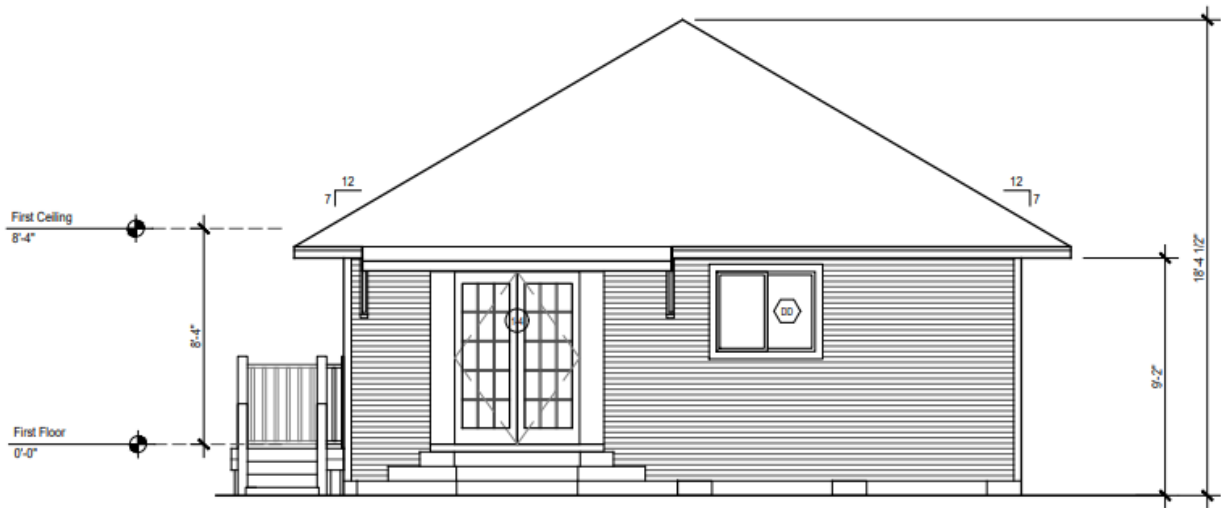
Existing Right (West) Elevation



Proposed Right (West) Elevation



Existing Rear (North) Elevation



Proposed Rear (North) Elevation

