

CERTIFICATE OF APPROPRIATENESS

Applicant: Fredrick W. Stelzer, owner

Property: 704 W Sawyer Street, TRK 6&7 Block 1, King NSBB Subdivision, in Old Sixth Ward Historic District. 816 sq ft building situated on a 2,904square foot interior lot.

Significance: Contributing bungalow Built c.1920 in the Old Sixth Ward Historic District. Remodeled 2012.

Proposal: Alteration – new roof

- Demo 'non-contributing' portion of roof only on rear of house. roof repair. extend original roof line/style to cover demo of 'flat roof'. nothing that will be worked on will be visible from the front of house or from the street.
- Project will not add square footage to home.
- Project will replace (non-contributing) flat roof over rear portion of home (all of which is now a part of current HCAD records) with a small extension of original roof line to match style and detail of original structure.
- All rear windows and door will remain. none of this work will be visible from front/street.
- This work will maintain the original vertical roof elevation; there is no vertical addition, nothing visible from street. The lines, design and material will be restored to better suit original structure.

Public Comment: No 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.

OLD SIXTH WARD DESIGN GUIDELINES

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

PROPERTY LOCATION

Old Sixth Ward



INVENTORY PHOTO – no inventory photo

Google Street view c.2011



CURRENT PHOTO



CURRENT PHOTOS

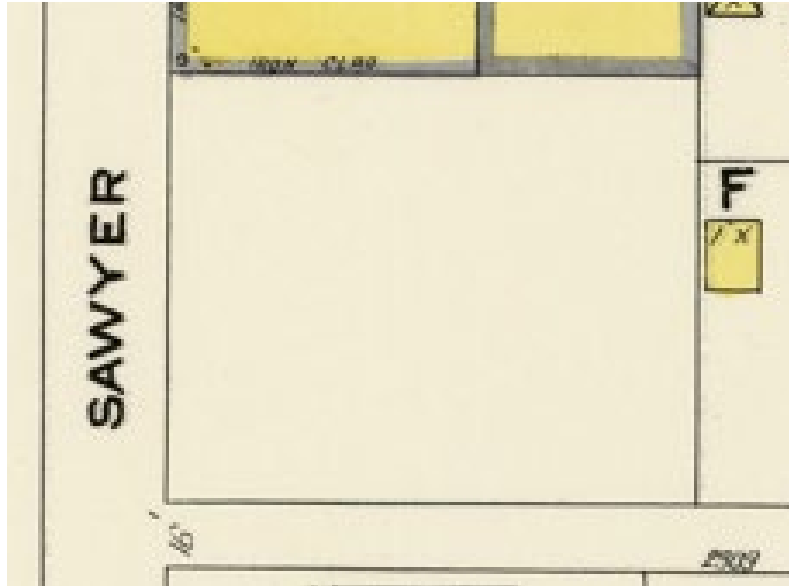


CURRENT PHOTOS

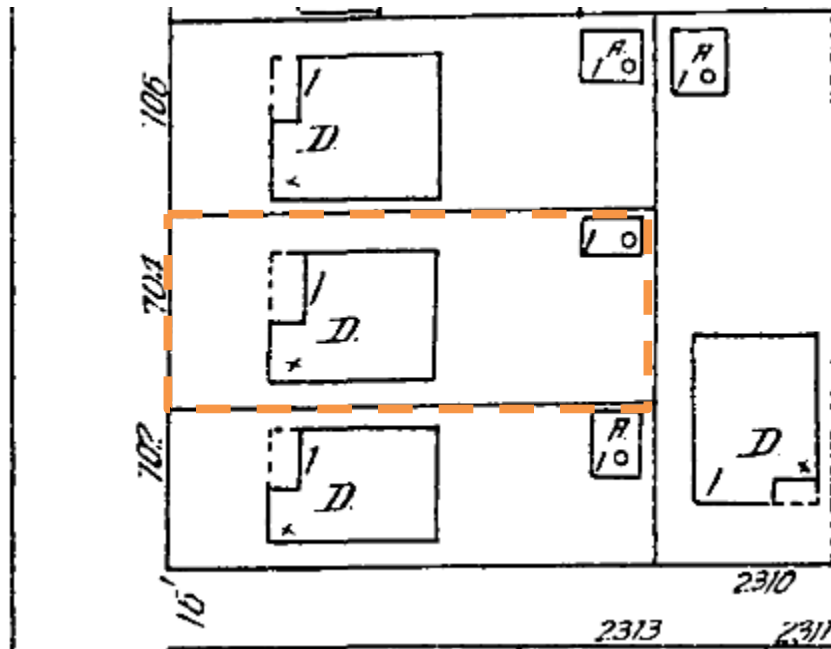


Sanborns

c. 1907

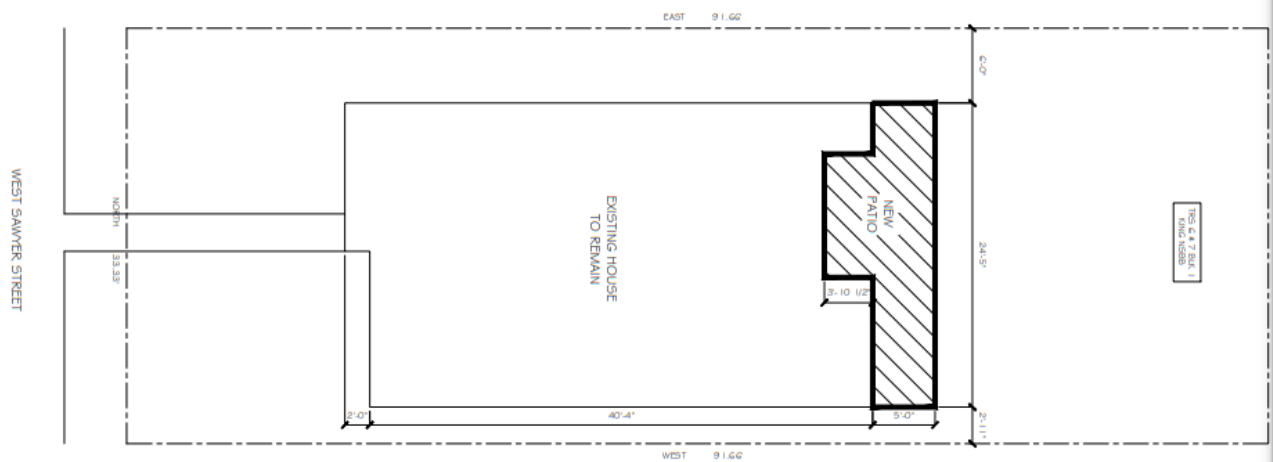
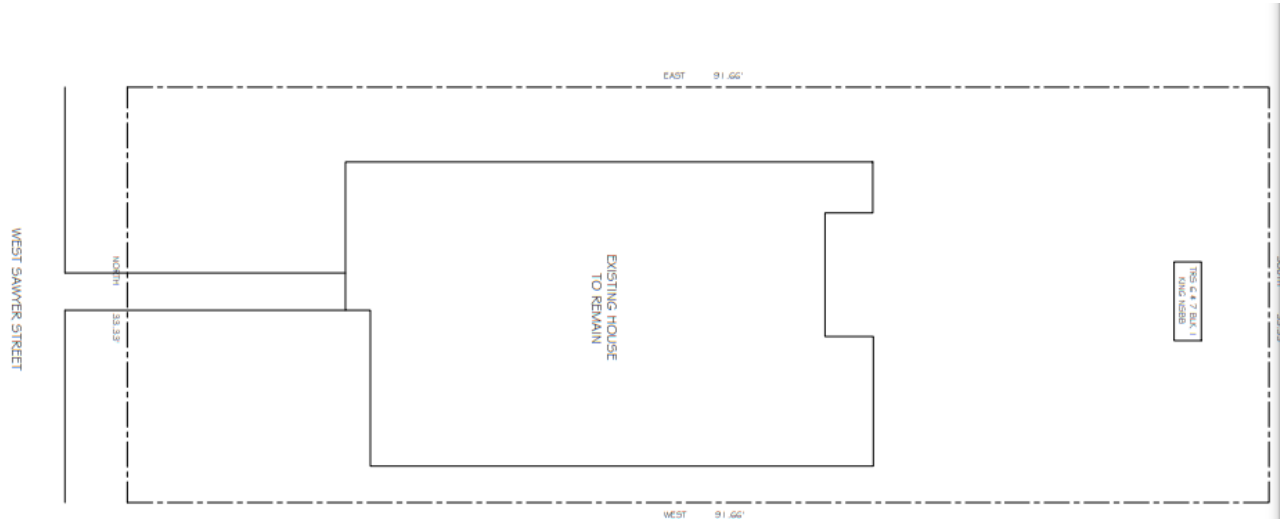


C1924



SITE PLAN

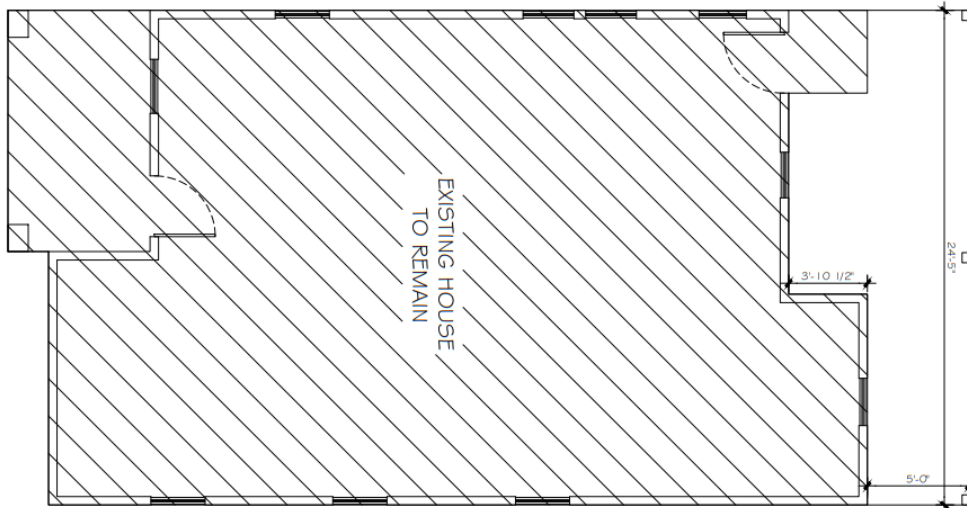
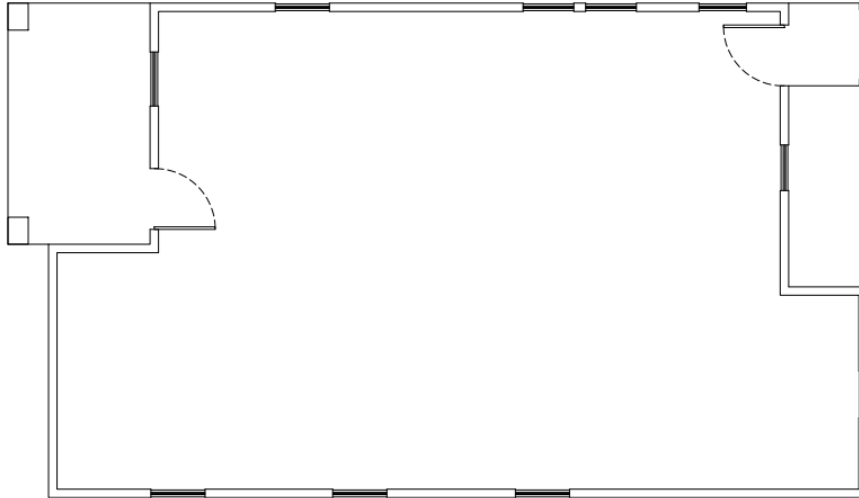
EXISTING



PROPOSED

FIRST FLOOR PLAN

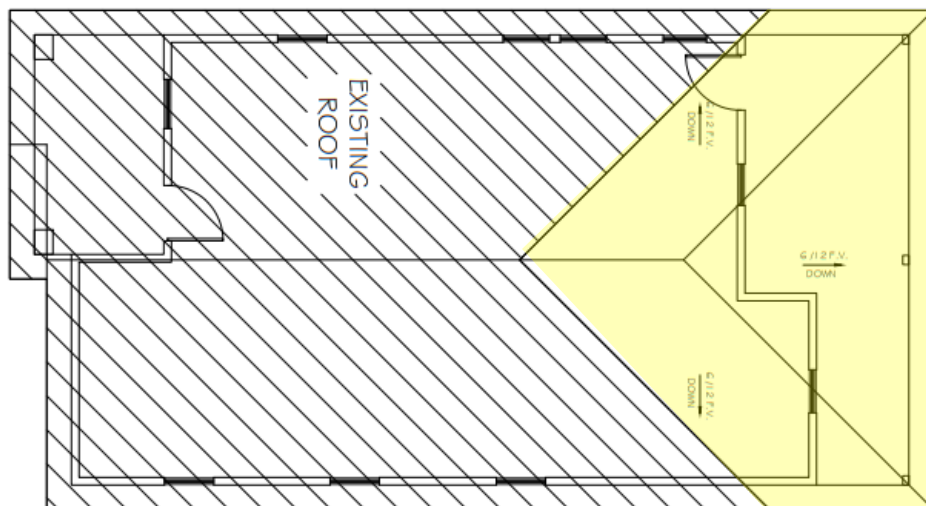
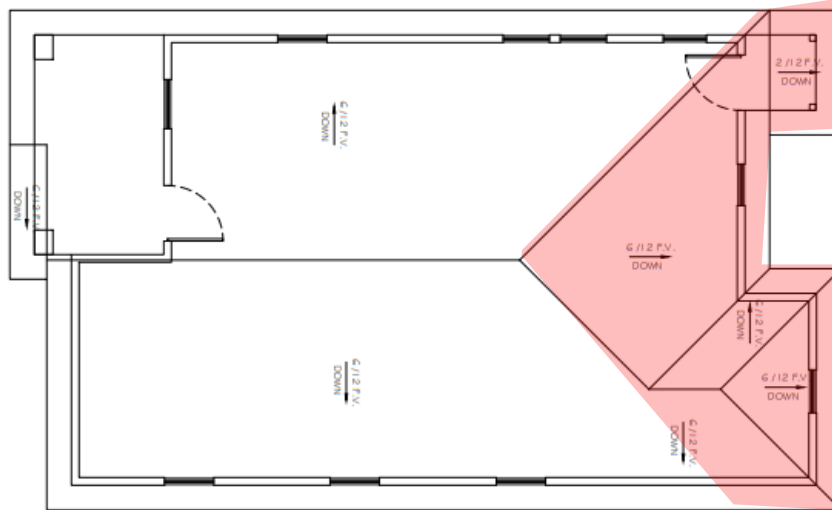
EXISTING



PROPOSED

ROOF PLAN

EXISTING



PROPOSED

WEST ELEVATION (FRONT)

EXISTING – NO CHANGE



1 EXISTING FRONT ELEVATION

SCALE: 1/4"=1'-0"



1 PROPOSE FRONT ELEVATION

SCALE: 1/4"=1'-0"

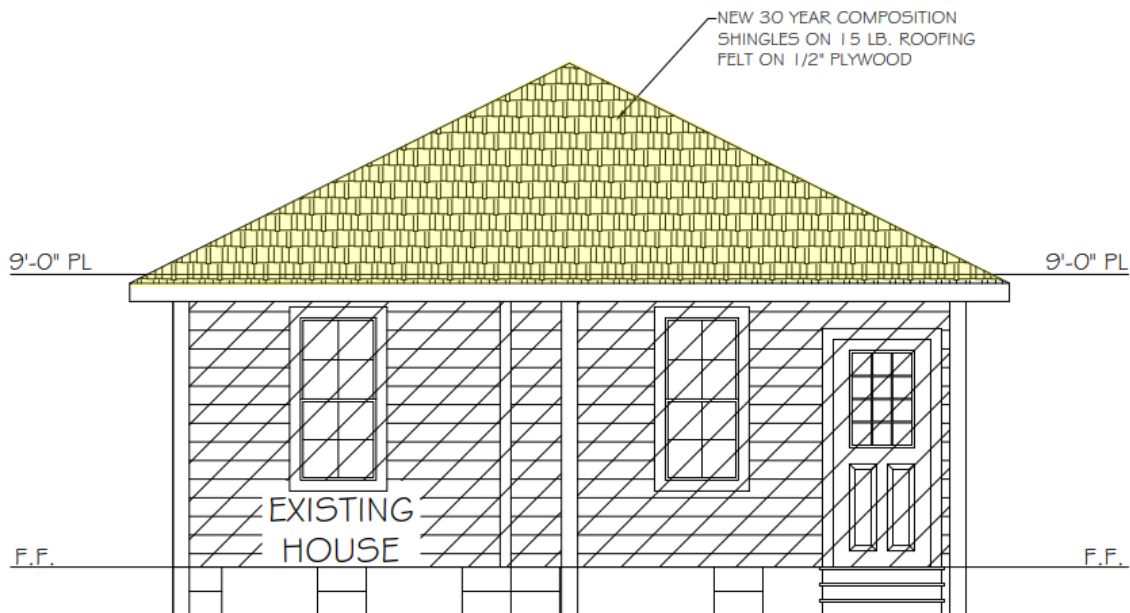
EAST ELEVATION (REAR)

EXISTING



4 EXISTING REAR ELEVATION

SCALE: 1/4"=1'-0"



4 PROPOSE REAR ELEVATION

SCALE: 1/4"=1'-0"

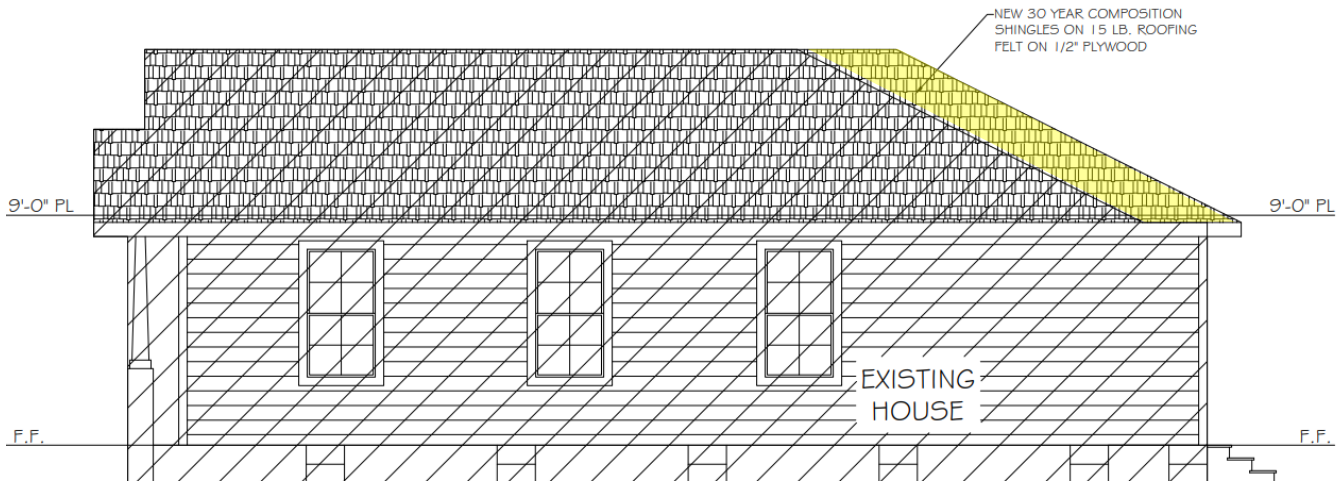
SOUTH ELEVATION (RIGHT SIDE)

EXISTING



3 EXISTING RIGHT ELEVATION

SCALE: 1/4"=1'-0"



3 PROPOSE RIGHT ELEVATION

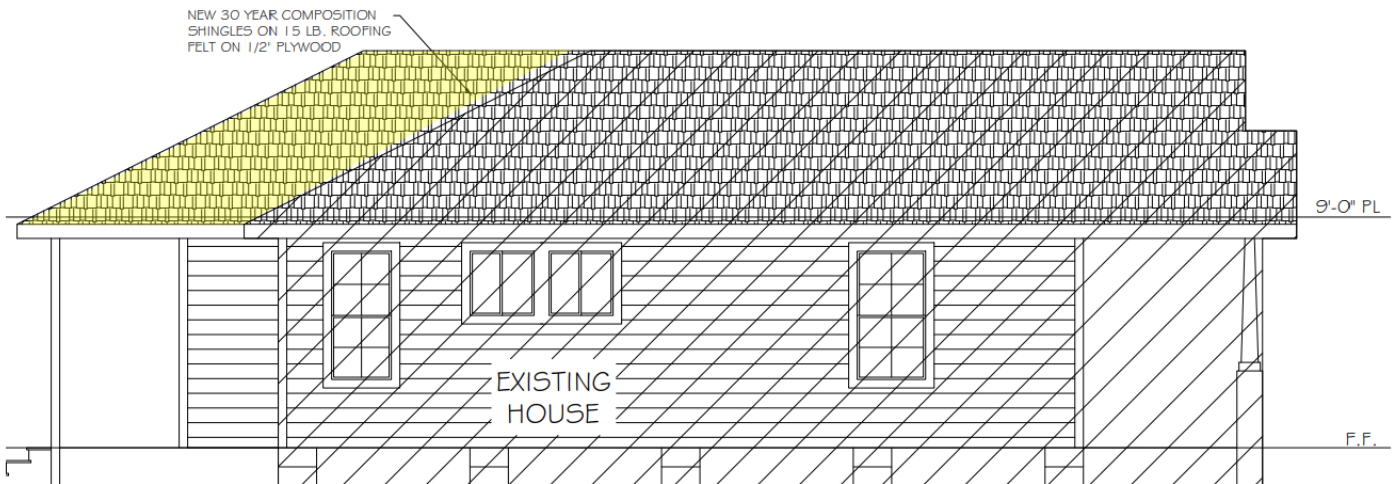
SCALE: 1/4"=1'-0"

NORTH ELEVATION (LEFT SIDE)

EXISTING



2 EXISTING LEFT ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSE LEFT ELEVATION
SCALE: 1/4"=1'-0"