
CERTIFICATE OF APPROPRIATENESS

Applicant: George G. McMillin, owner

Property: 2101 Lubbock St, Lot 1, Block 1, ER Dever Jr. The property includes a historic 1,056 square foot, one-story wood frame single-family residence situated on a 2,500 square foot interior lot.

Significance: Noncontributing new construction built circa 2001, located in the Old Sixth Ward Historic District.

Proposal: Alteration – Replace shingle roof with solar panel shingles

See video for material reference: <https://www.youtube.com/watch?v=BBWvzIRI1sQ&t=32s>

Public Comment: No public comment received.

Civic Association: No public comment received

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a **noncontributing structure in an 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) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

(a) 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; and

(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.

(2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

(3) For an addition to a noncontributing structure:

(a) 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 from the property line of similar elements of existing contributing structures in the context area; and

(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale 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.



INVENTORY PHOTO – not available Google Street View c. 2010



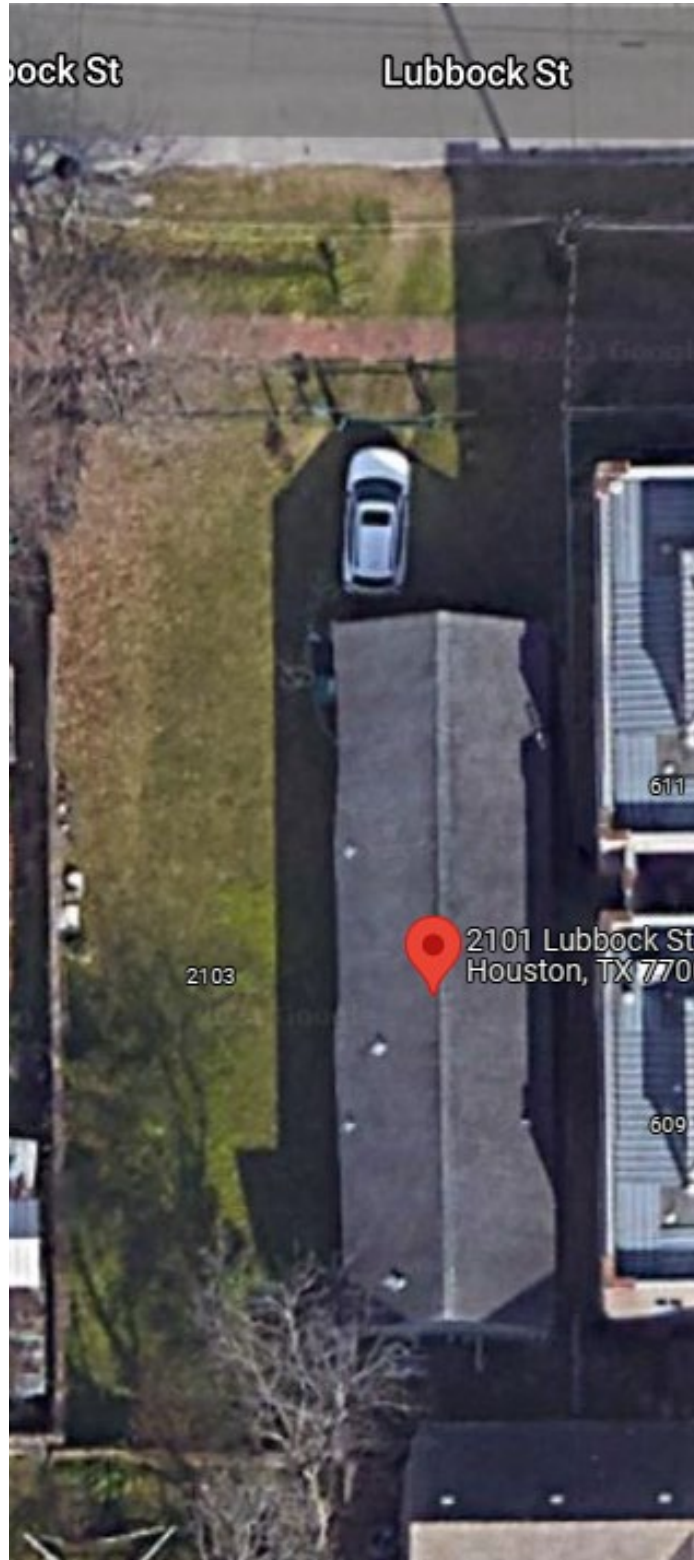
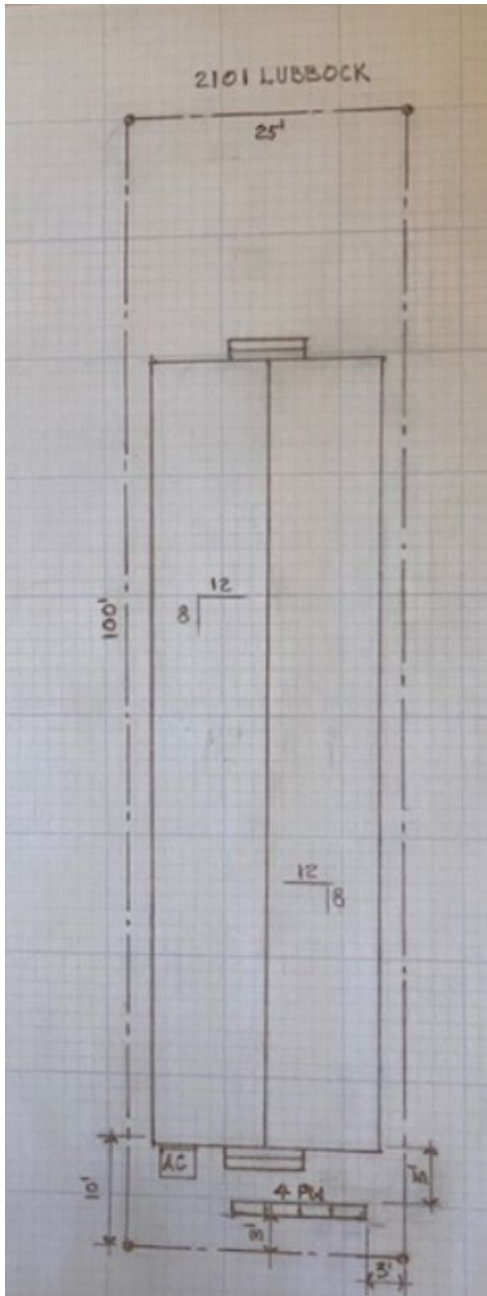
CURRENT PHOTO



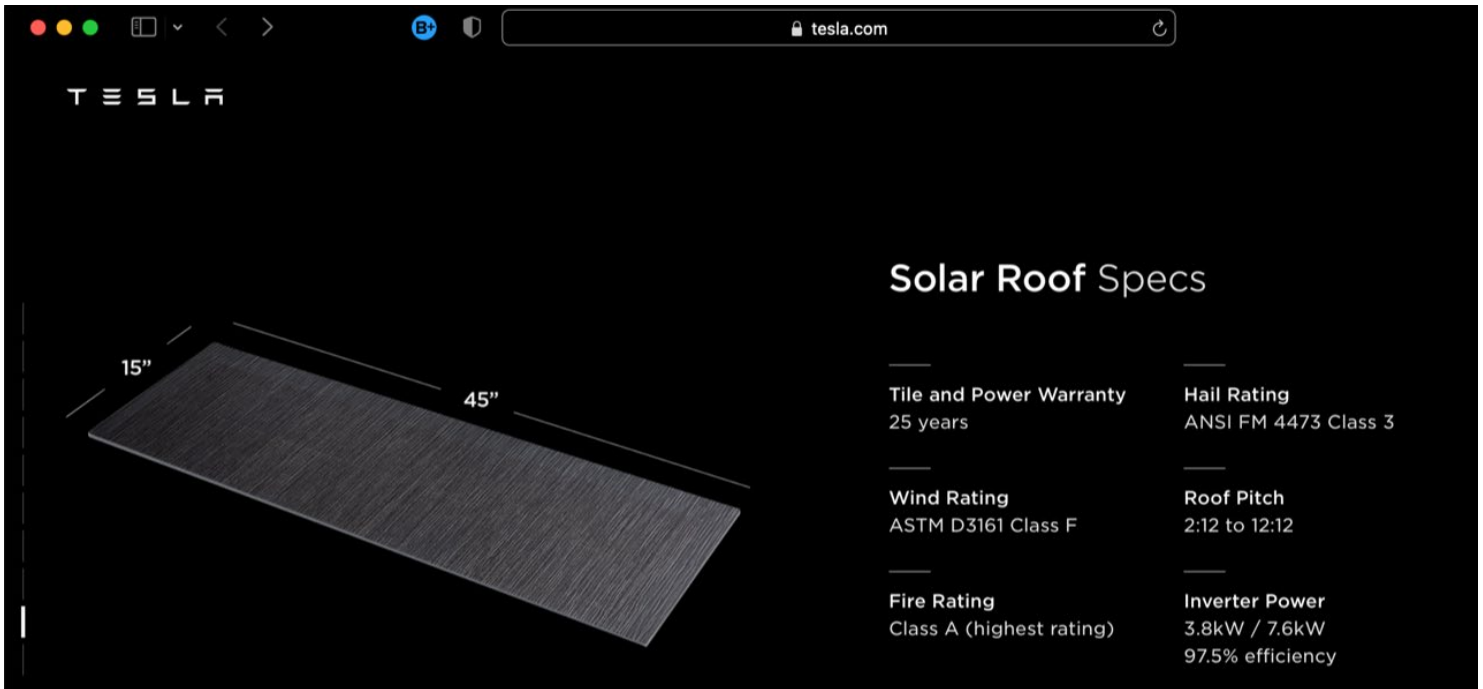
CURRENT PHOTO



ROOF PLAN/CURRENT AERIAL



MATERIAL REFERENCES: TESLA SOLAR PANEL SHINGLE ROOF



See video: <https://www.youtube.com/watch?v=BBWvzIRI1sQ&t=32s>



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Houston Archaeological & Historical Commission

November 17, 2021

HPO2021_0334

ITEM # D11

2101 Lubbock Street

Old Sixth Ward
