



CERTIFICATE OF APPROPRIATENESS

Reviewed by the Houston Archaeological and Historical Commission

Application Date: 05/21/2026

HPO File#: HP2026_0071

ITEM#: B23

Applicant: Benjamin Navo agent, for Stacy Putman, owner

Property: 222 Westmoreland St., Track 17, Block 7, Westmoreland Neighborhood Subdivision. The property includes an historic 3,831 sq. ft., 2 story stucco single-family residence and detached wood sided 1 ½ story garage apartment, with attached carport, situated on a 9,375 sq. ft. (125 ft. x 72 ft.) interior lot.

Significance: Contributing (includes potentially contributing), Craftsman influenced style residence, constructed circa 1919, contributing detached one and a half story garage apartment. House and garage constructed circa 1925, located in the Westmoreland Historic District. Renovations to property in 1993.

Proposal: Alteration/Addition – **Detached Garage Apartment Addition of 640 sq. ft.**

Original Garage portion of Contributing and sided with wood, wood windows, composition shingle roof. The existing addition to garage apartment is sided with cementitious siding with composition shingle roofing. Existing carport to remain, detached from addition.

- Two story Contributing portion - proposed max ridge height 21 ft. 3 in. (existing 20 ft. 10 in.), proposed max eave height 17 ft. (existing 17 ft. 6 in.).
- One story addition proposed max ridge height of 15 ft. 11 in.
- Proposed garage apartment maintains same property line setbacks
- Proposed garage apartment max width 24 ft. 6 in. (same as existing), max depth 37 ft. 6 in. (existing 15 ft. 8 in.).
- Proposed concrete foundation slab on grade: 6 in. (same as existing).
- Proposed siding cementitious board with 7 in. Reveal (existing wood 6 in. Reveal).
- Proposed roof - peak and shed of asphalt shingle 3/12 slope (existing 6/12).
- All proposed windows to be wood, inset and recessed.

North Elevation

- Existing wood double hung window, 2nd story, to remain
- Proposed (2) horizontal wood frame picture windows, 1st story, 35 in x 55 in. (not visible from the street).

East Elevation

- Proposed (1) double hung wood window inset, set of double glass doors 3 lites each with overhead transom, (4) clerestory vertical picture windows

West Elevation

- Existing wood double hung window, 2nd story, to remain

South Elevation

- Existing wood double hung window, 2nd story, to remain

ALL NEW WINDOWS MUST BE INSET 1¼ Inches – See Attachment

Single/Double Hung Windows Must Be Equally Horizontally Divided 1-over-1

ALL CEMENTITIOUS BOARD MUST BE SMOOTH

Public Comments	
-	- No Comments

Civic Association	
-	- No Comments



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Recommendation: Approval

HAHC Action:

Basis for Issuance: HAHC Review

Date Effective:

Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torquing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.



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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 |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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. | |



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HISTORIC DISTRICT MAP





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INVENTORY PHOTO



CURRENT PHOTO (2026)





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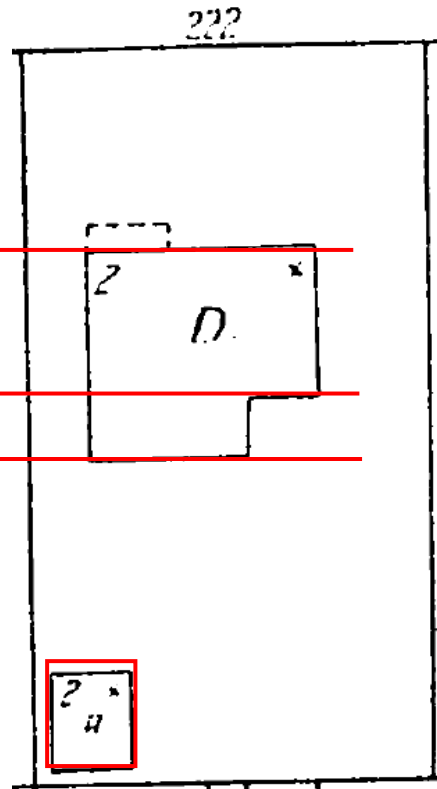
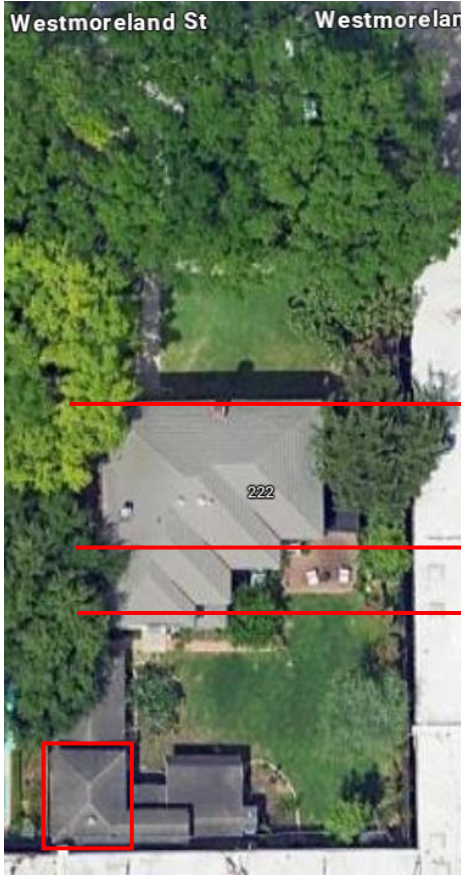
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SANBORN MAP

2025

1924-1950





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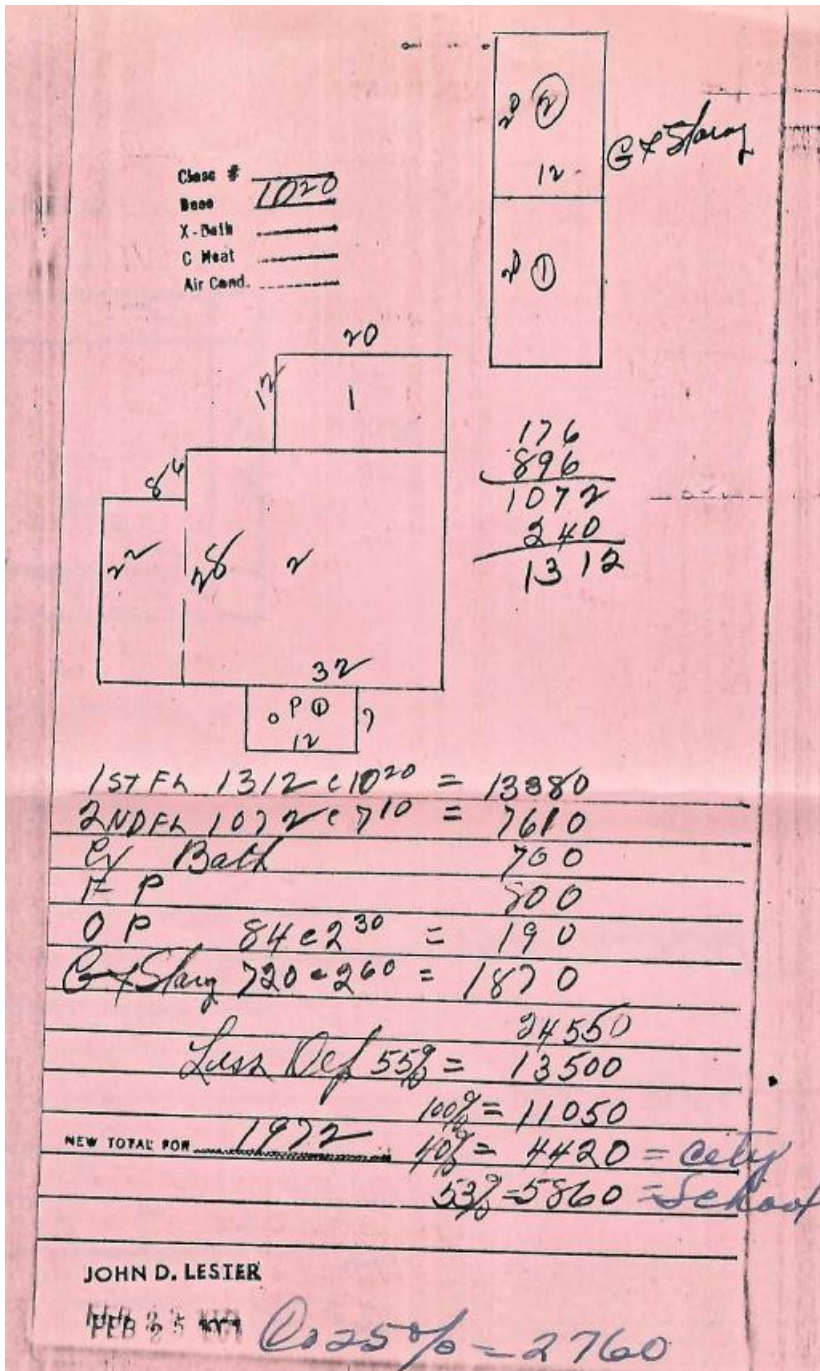
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BUREAU OF LAND ASSESSMENT (BLA)

1972





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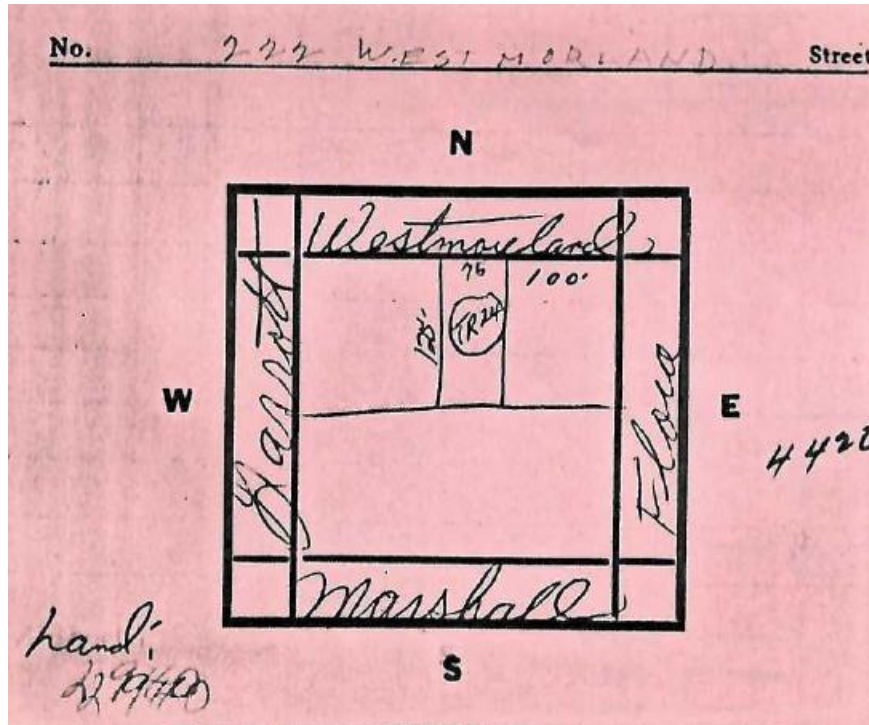
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BUREAU OF LAND ASSESSMENT (BLA)

1972





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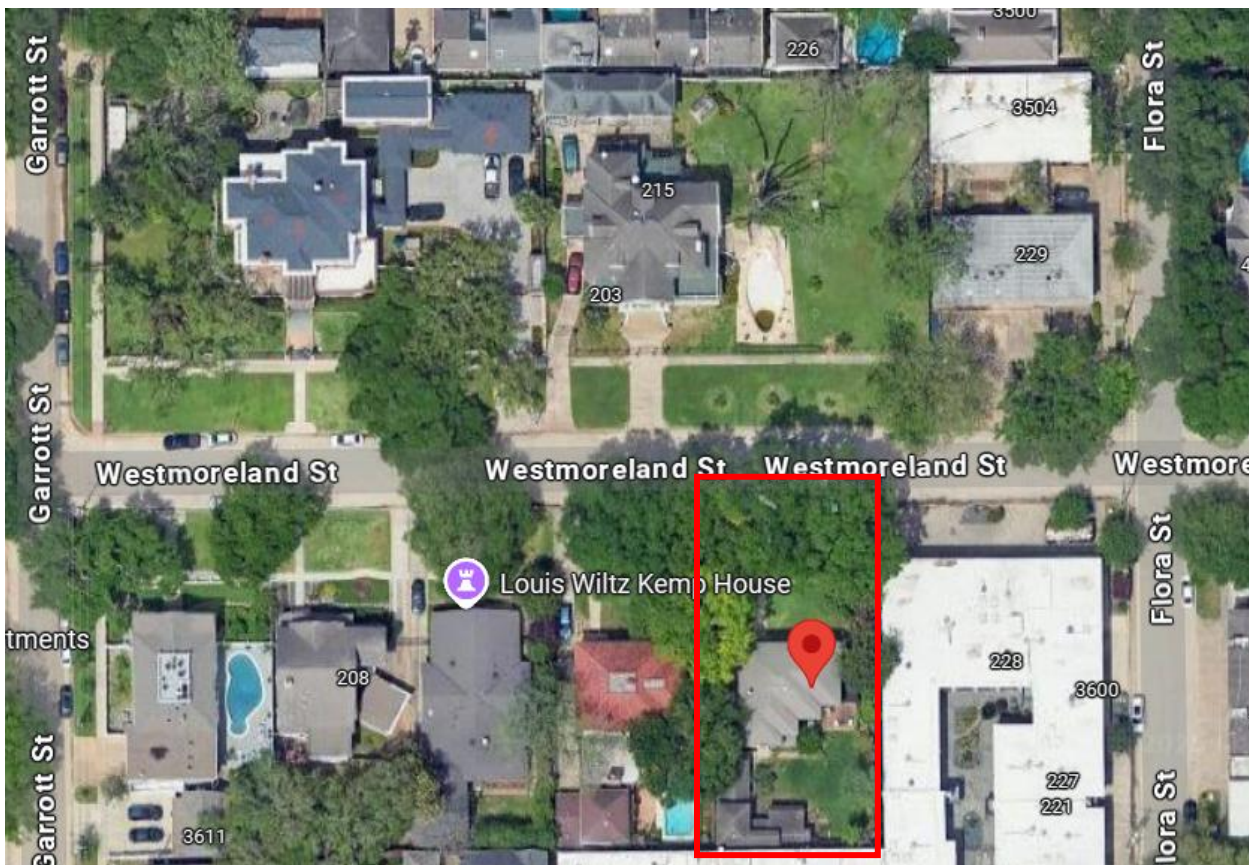
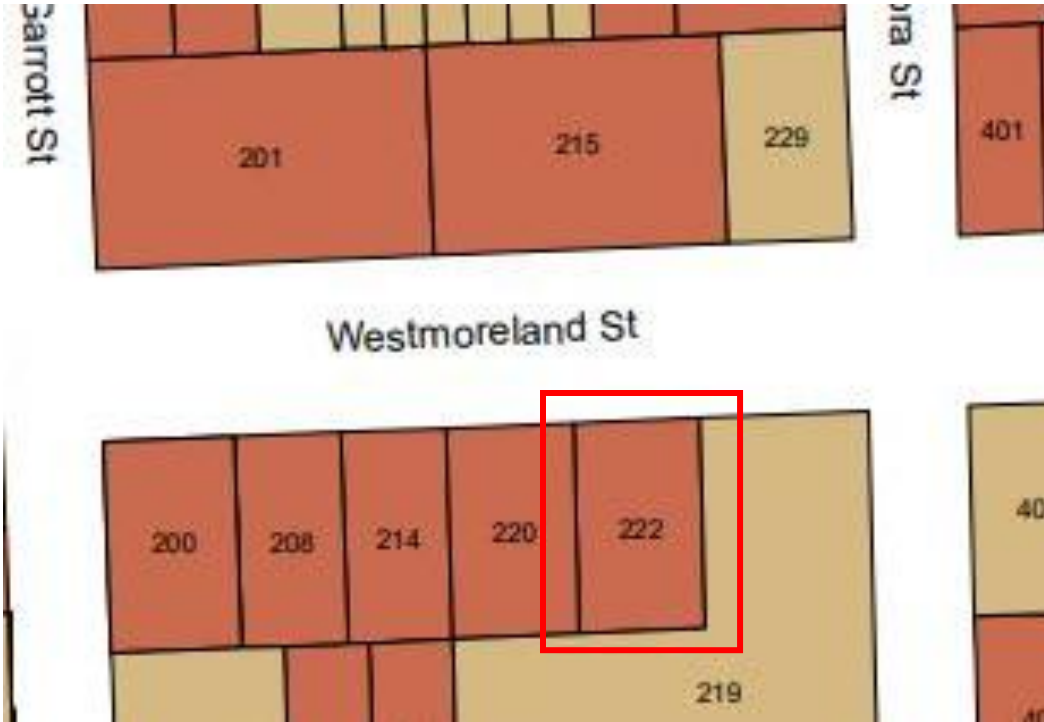
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CONTEXT AREA





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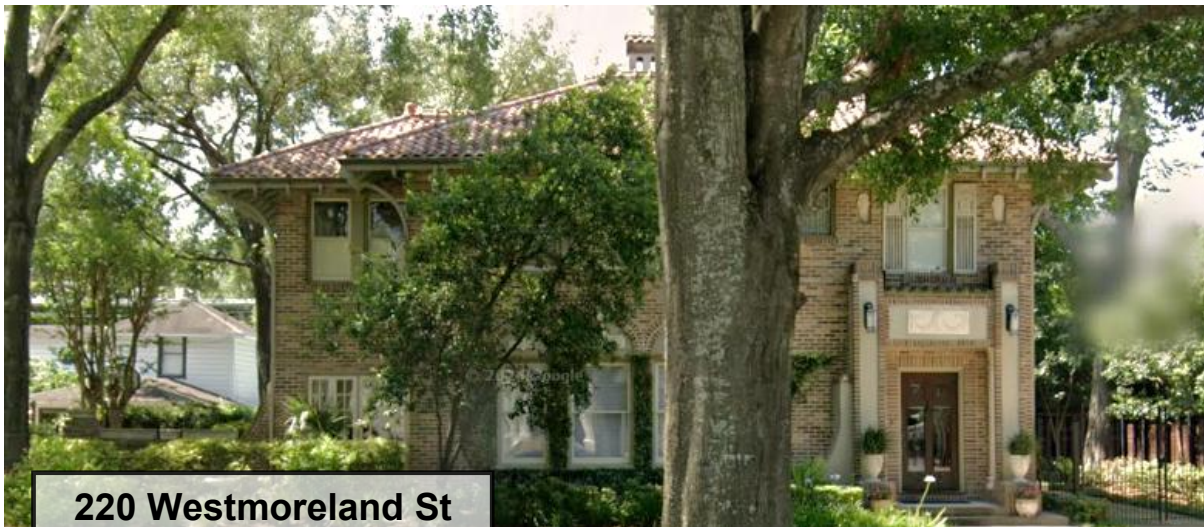
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CONTEXT AREA



Non-Contributing, to Left of 222 Westmoreland St.



Contributing, to Right of 222 Westmoreland St.



Contributing, to Across Street, 222 Westmoreland St.



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EXISTING NORTH ELEVATION



EXISTING EAST ELEVATION





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EXISTING NORTH ELEVATION – VIEW FROM STREET



View of Existing Contributing section of Garage from Street

EXISTING WEST ELEVATION





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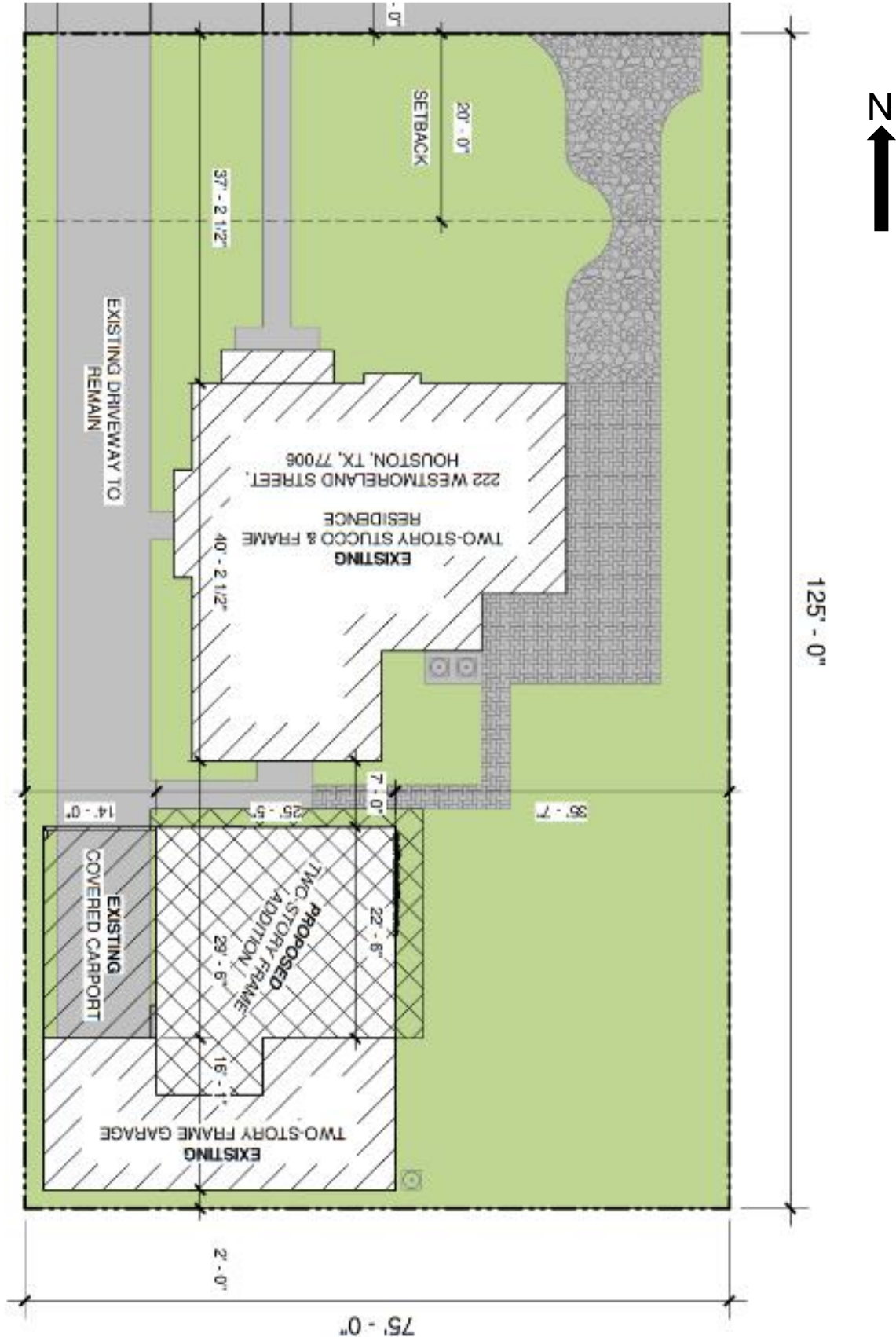
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SITE PLAN – EXISTING & PROPOSED COMPOSITE





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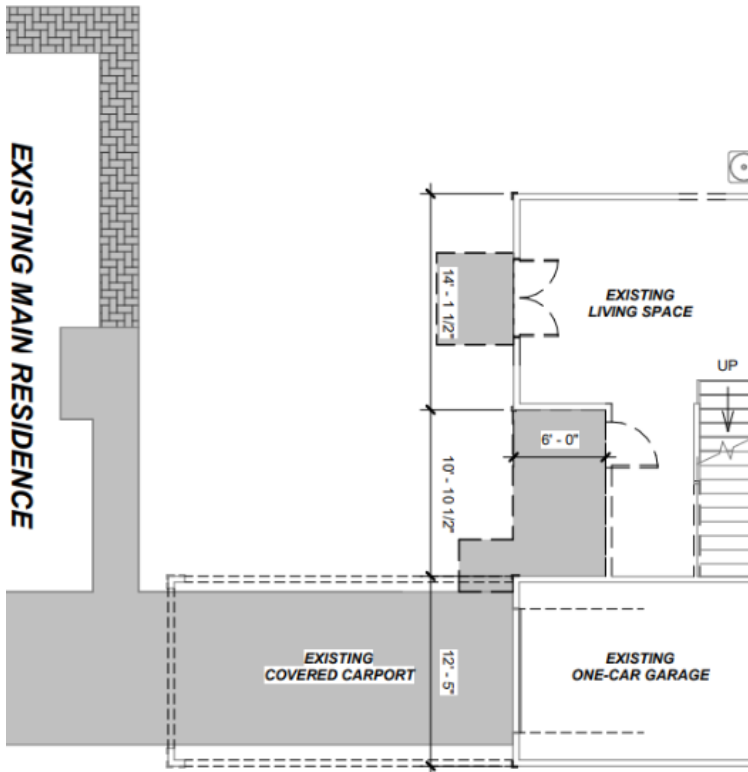
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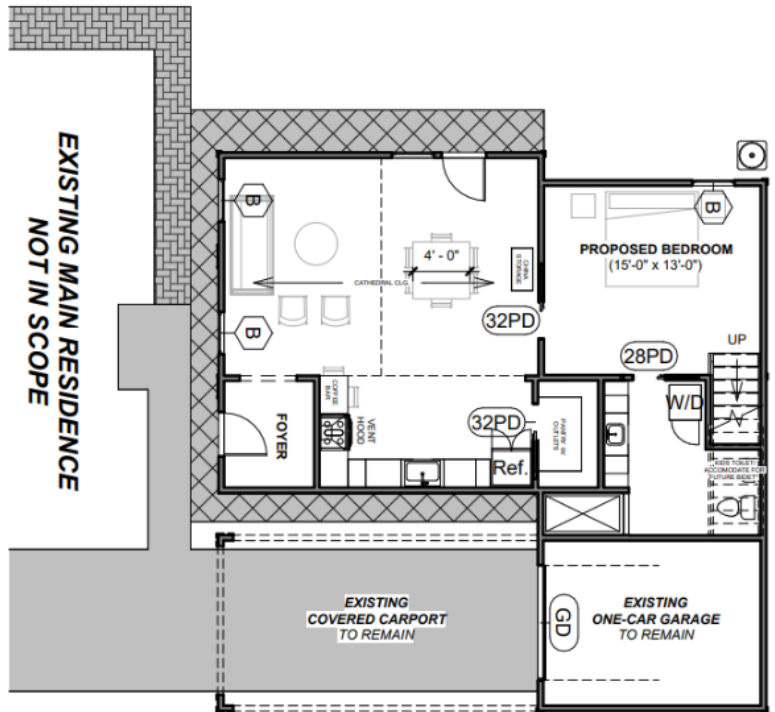
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FIRST FLOOR PLANS



First Floor
3/32" = 1'-0"
First Floor Living: 300 SF
Ceiling Height: 8'-0"



First Floor
1/32" = 1'-0"
First Floor Living: 970 SF
Ceiling Height: 9'-6"



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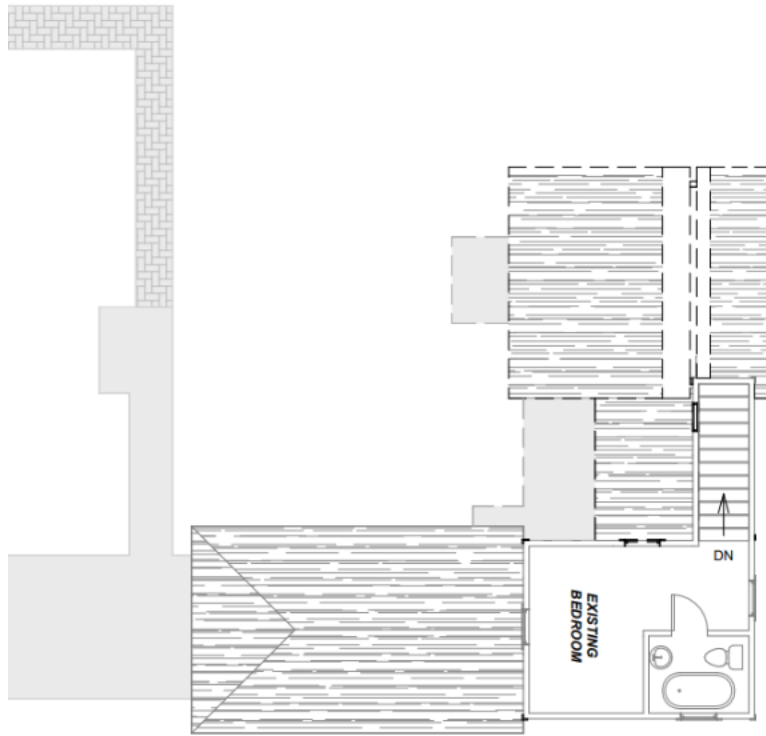
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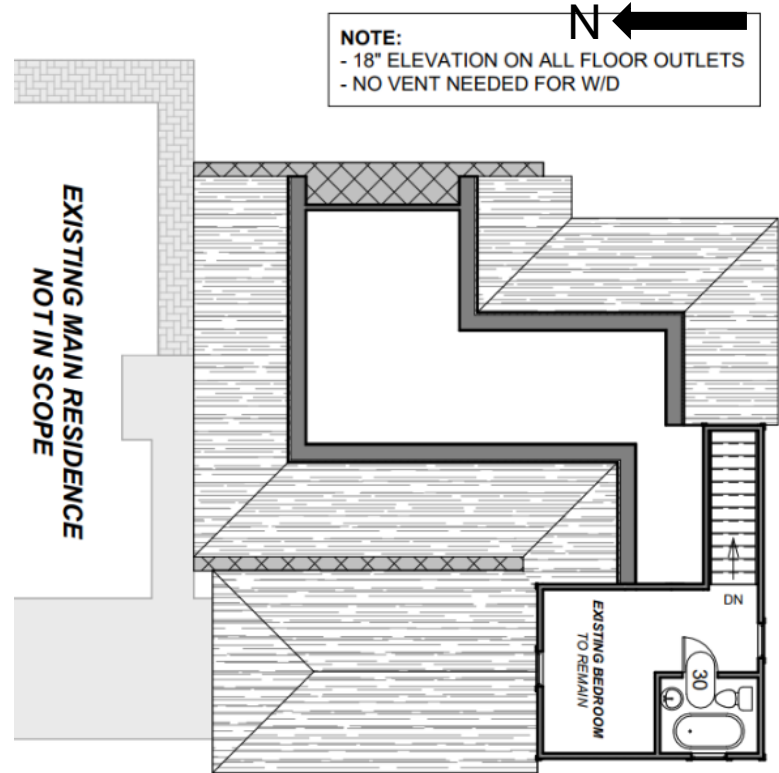
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SECOND FLOOR PLANS



Second Floor
 2/3/32" = 1'-0"
 Second Floor Living: 250 SF
 Ceiling Height: 8'-0"



Second Floor
 2/3/32" = 1'-0"
 Second Floor Living: 260 SF
 Ceiling Height: 8'-0"



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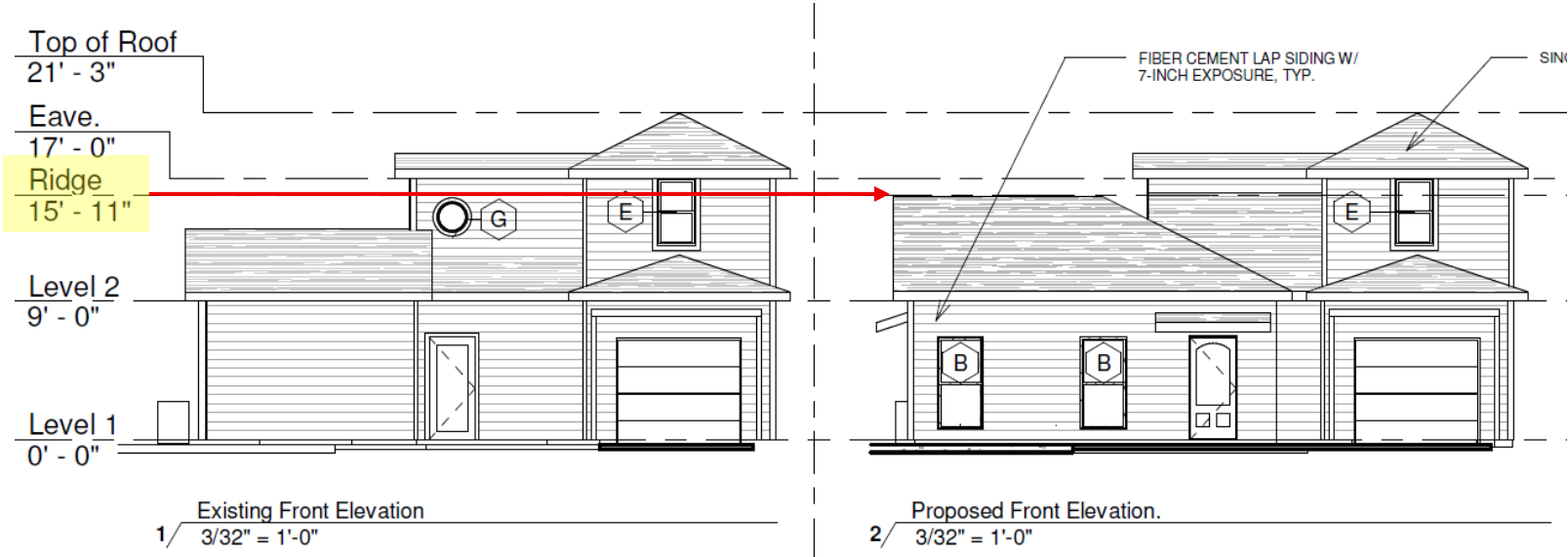
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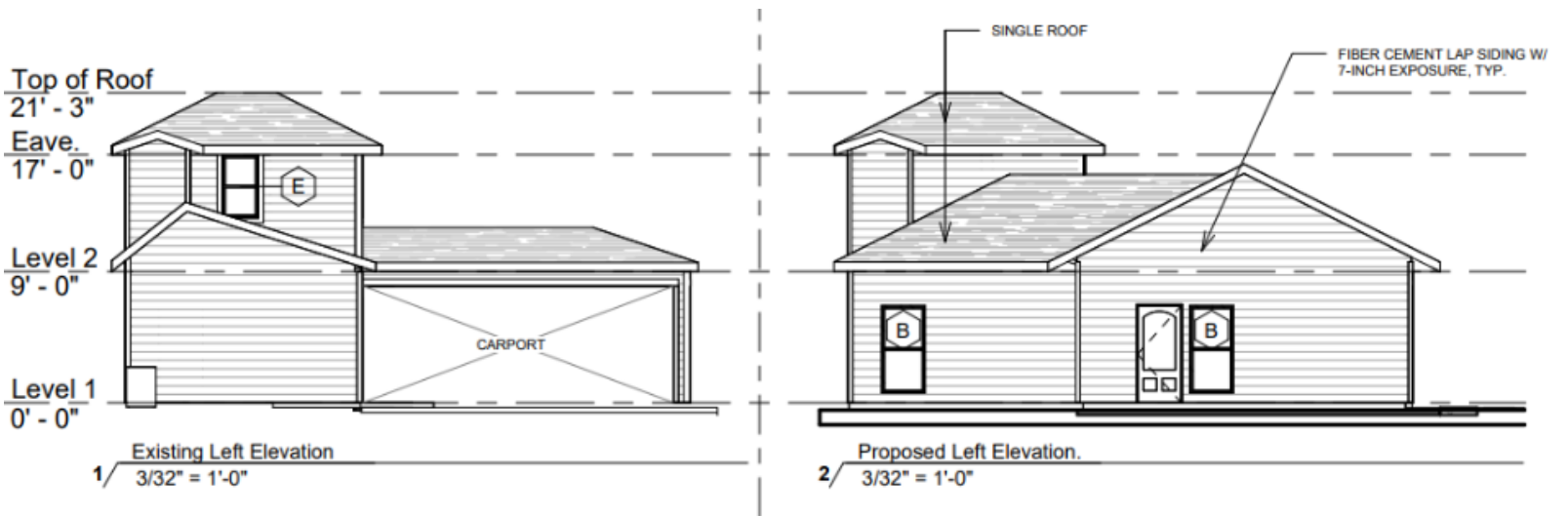
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ELEVATIONS

NORTH ELEVATION (FRONT – FACES BACK OF MAIN HOUSE)



WEST ELEVATION (LEFT SIDE)





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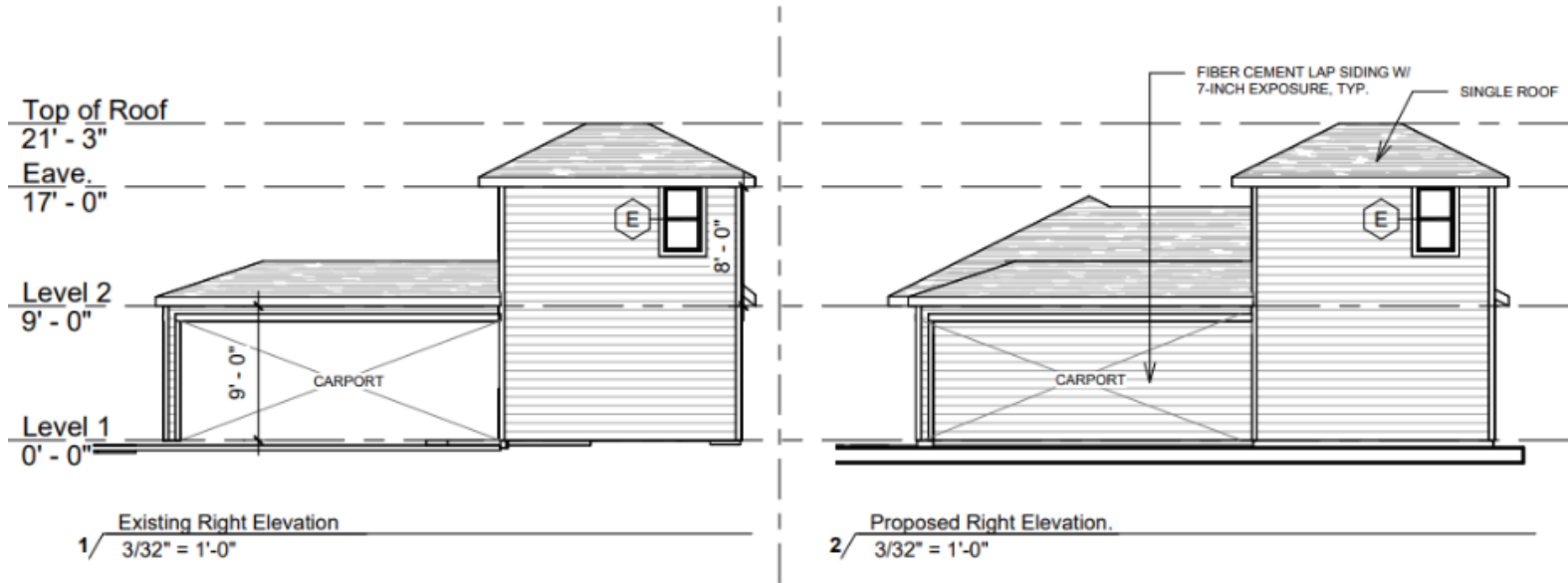
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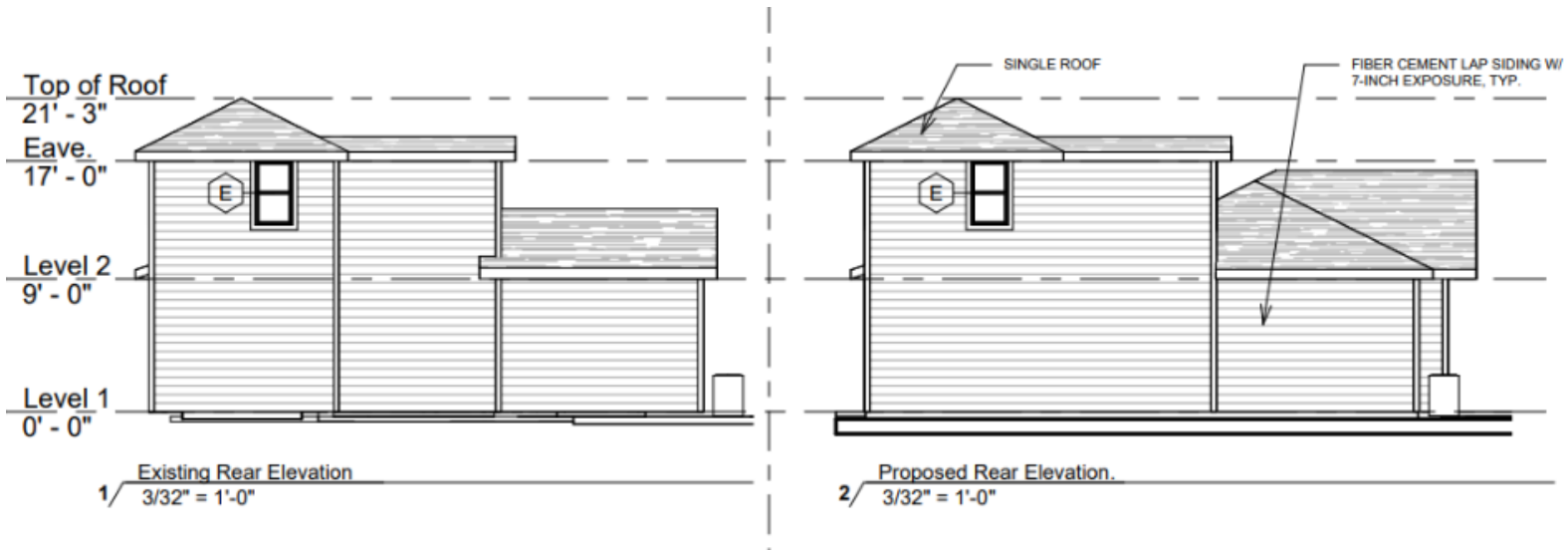
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EAST ELEVATION (RIGHT SIDE)



SOUTH ELEVATION (REAR)





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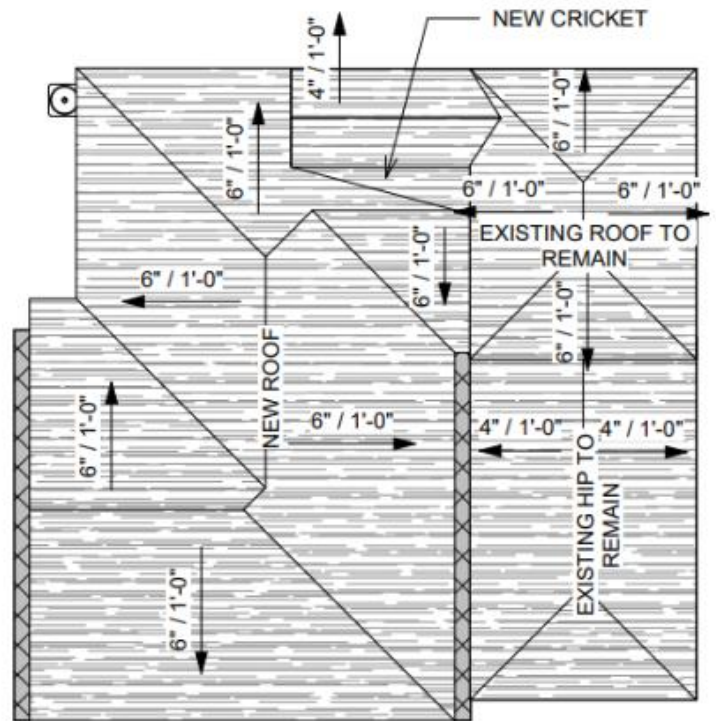
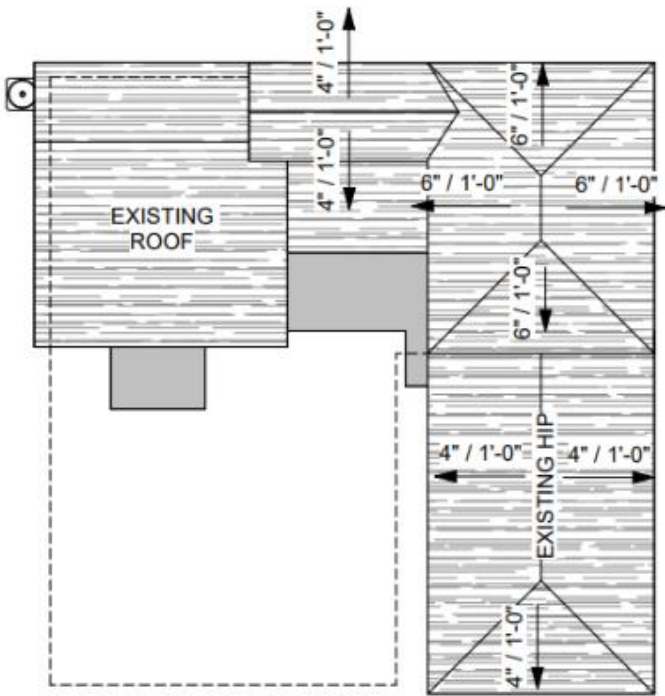
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ROOF PLANS



Existing Roof
 2/ 3/32" = 1'-0"

Proposed Roof
 1/ 3/32" = 1'-0"



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WINDOW & DOOR SCHEDULE

Window Schedule						
Type Mark	Level	Count	Width	Height	Sill Height	Comments
B	Level 1	4	3' - 0"	6' - 0"	0' - 8"	DOUBLE-HUNG
Level 1						
E	Level 2	4	2' - 6"	4' - 4"	3' - 8"	DOUBLE HUNG - EXISTING TO REMAIN
G	Level 2	1	2' - 0"	2' - 0"	4' - 6"	EXISTING TO BE REMOVED
Level 2						

Door Schedule					
Mark	Level	Count	Height	Width	Comments
28PD	Level 1	1	6' - 8"	2' - 4"	
32PD	Level 1	2	6' - 8"	2' - 8"	
33	Level 1	1	6' - 8"	3' - 0"	
36FD	Level 1	1	6' - 8"	3' - 0"	
GD	Level 1	1	7' - 0"	8' - 0"	EXISTING GARAGE DOOR
Level 1					
30	Level 2	1	6' - 8"	2' - 6"	EXISTING DOOR TO REMAIN
Level 2					



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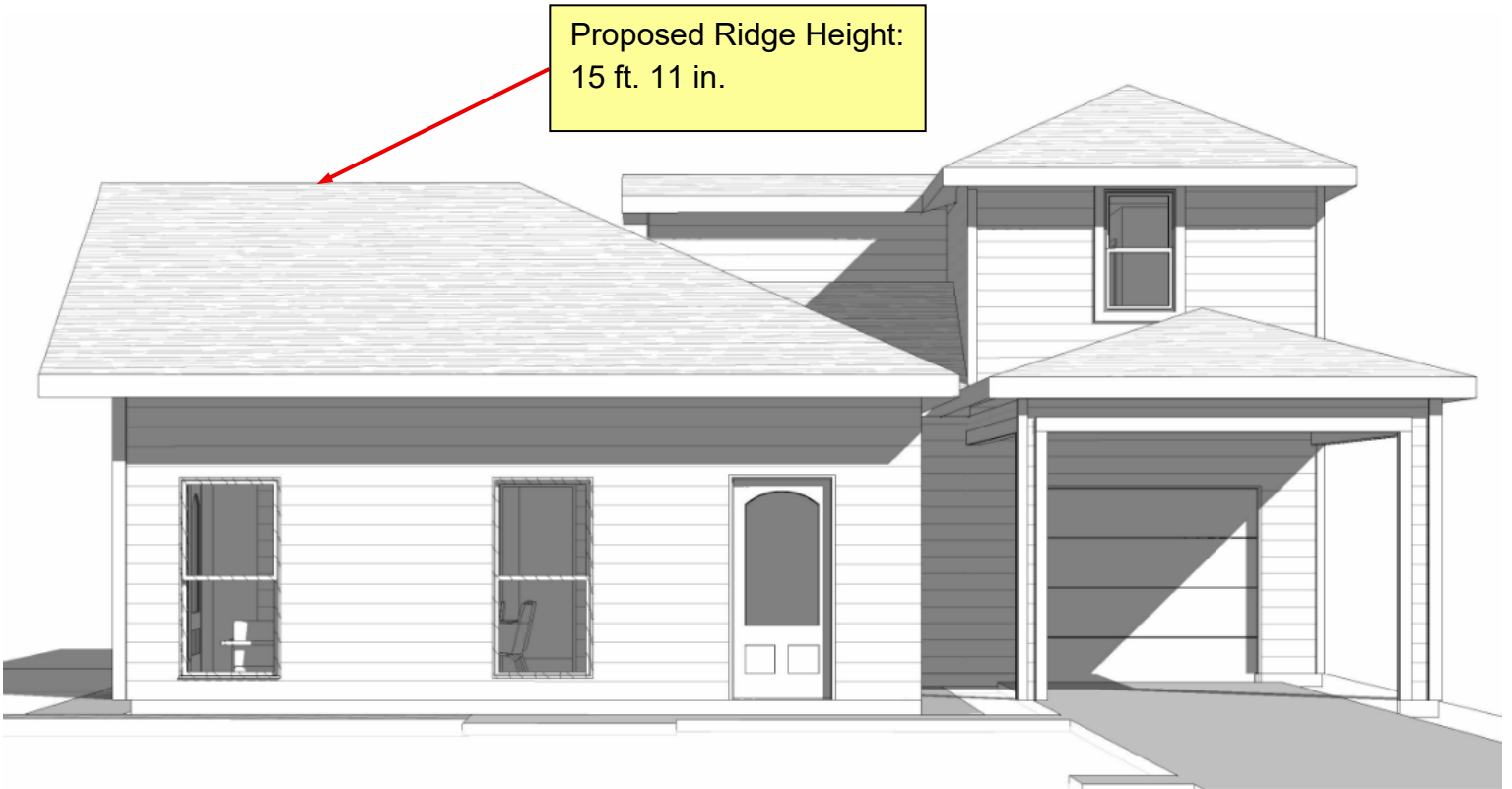
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3D RENDERING PROPOSED NORTH ELEVATION

Proposed Ridge Height:
15 ft. 11 in.





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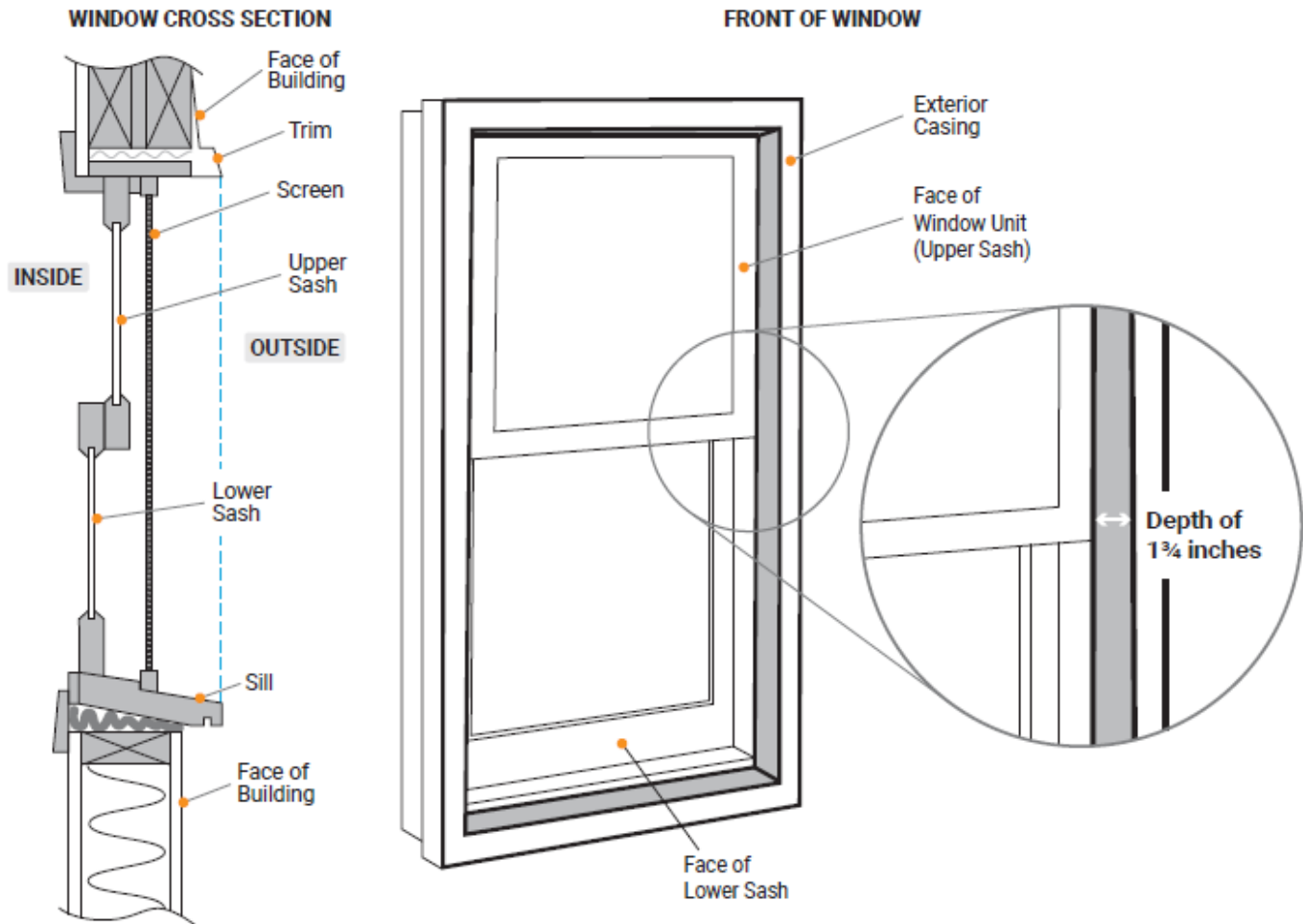
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Historic Window Standard: New Construction & Replacement



Minimum 1 3/4 inch Inset

- Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)
- Windows must be 1-over-1 (equally horizontally divided)
- 1 3/4 inch minimum inset for Fixed Window

For more information contact: Houston Office of Preservation

☎ 832-393-6556

✉ historicpreservation@houstontx.gov