CERTIFICATE OF APPROPRIATENESS
APPLICATION FORM

PLANNING & DEVELOPMENT DEPARTMENT

PROPERTY

Address 4515 YOAKUM BOULEVARD, HOUSTON, TX 77005

Historic District / Landmark STERLING BERRY HOUSE HCAD # 0302450000008

Subdivision ROSS MOYNE ADDITION Lot 7 & PAR. B Block 1

DESIGNATION TYPE

- ☐ Landmark
- ☐ Protected Landmark
- ☐ Archaeological Site
- ☐ Contributing
- ☐ Noncontributing
- ☐ Vacant

PROPOSED ACTION

- ☐ Alteration or Addition
- ☐ Restoration
- ☐ New Construction
- ☐ Relocation
- ☐ Demolition
- ☐ Excavation

DOCUMENTS

☐ Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name BRIGHTON DESIGN PARTNERS, LLC

Company

Mailing Address 5321 BAYARD
HOUSTON, TEXAS 77005

Phone (713) 524-1813

Email [redacted]

Signature Steven M Hamilton MD

Date 5/23/17

APPLICANT (if other than owner)

Name STEVEN M. HAMILTON, M.D.

Company

Mailing Address 5321 BAYARD
HOUSTON, TEXAS 77005

Phone (713) 822-1000

Email [redacted]

Signature

Date

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ *Application received:* ___/___/___ *Application complete:* ___/___/___

CERTIFICATE OF APPROPRIATENESS
ALTERATION & ADDITION CHECKLIST

PLANNING & DEVELOPMENT DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: 4515 YOAKUM BOULEVARD, HOUSTON, TX

I. BUILDING TYPE

- [x] single-family residence
- [ ] multi-family residence
- [x] commercial building
- [ ] mixed use building
- [ ] institutional building
- [ ] garage
- [ ] carport
- [ ] accessory structure
- [ ] other

II. ALTERATION TYPE

- [ ] addition
- [ ] foundation
- [ ] wall siding or cladding
- [ ] windows or doors
- [x] porch or balcony
- [ ] roof
- [x] awning or canopy
- [ ] commercial sign
- [x] ramp or lift
- [x] other ELEVATOR

III. WRITTEN DESCRIPTION

A. [x] property description, current conditions and any prior alterations or additions

B. [x] proposed work; plans to change any exterior features, and/or addition description

C. [x] current building material conditions and originality of any materials proposed to be repaired or replaced

D. [x] proposed new materials description; attach specification sheets if necessary

IV. PHOTOGRAPHS label photos with description and location

A. [x] elevations of all sides

B. [x] detail photos of exterior elements subject to proposed work

- [ ] historical photos as evidence for restoration work

III. DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- [x] current site plan
- [x] proposed site plan
- [x] current floor plans
- [x] proposed floor plans
- [ ] current window and door schedule
- [ ] proposed window and door schedule
- [x] demolition plan
- [x] current roof plan
- [x] proposed roof plan
- [x] current elevations (all sides)
- [x] proposed elevations (all sides)
- [ ] massing/perspective

CERTIFICATE OF APPROPRIATENESS
NEW CONSTRUCTION CHECKLIST

PLANNING & DEVELOPMENT DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable sections and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-242 for approval criteria for new construction in a historic district.

PROPERTY ADDRESS: 4515 YOAKUM BOULEVARD, HOUSTON, TX 77006

NEW BUILDING TYPE

- ☐ single-family residence
- ☐ multi-family residence
- ☐ commercial building
- ☐ mixed use building
- ☐ institutional building
- ☒ garage
- ☐ carport
- ☒ accessory structure
- ☐ other

DRAWINGS

scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- ☒ site plan
- ☐ floor plans
- ☒ window and door schedule
- ☒ roof plan
- ☒ elevations (all sides)
- ☒ perspective

WRITTEN DESCRIPTION

- ☒ describe new structure including square footage, levels, foundation, siding, windows, doors, roof and details
- ☒ materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- ☐ site as seen from street, from front and corners, include neighboring properties

CERTIFICATE OF APPROPRIATENESS
ALTERATION & ADDITION CHECKLIST

PLANNING & DEVELOPMENT DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: 4515 YOAKUM BOULEVARD, HOUSTON, TX

I. BUILDING TYPE

- [x] single-family residence
- [ ] multi-family residence
- [x] commercial building
- [ ] mixed use building
- [ ] institutional building
- [ ] garage
- [ ] carport
- [ ] accessory structure
- [ ] other

II. ALTERATION TYPE

- [ ] addition
- [ ] foundation
- [ ] wall siding or cladding
- [ ] windows or doors
- [x] porch or balcony
- [ ] roof
- [x] awning or canopy
- [x] commercial sign
- [x] ramp or lift
- [x] other ELEVATOR

III. WRITTEN DESCRIPTION (SEE ATTACHMENT)

- A. [x] property description, current conditions and any prior alterations or additions
- B. [x] proposed work; plans to change any exterior features, and/or addition description
- C. [x] current building material conditions and originality of any materials proposed to be repaired or replaced
- D. [x] proposed new materials description; attach specification sheets if necessary

IV. PHOTOGRAPHS label photos with description and location (SEE ATTACHMENTS)

- A. [x] elevations of all sides
- B. [x] detail photos of exterior elements subject to proposed work
- [ ] historical photos as evidence for restoration work

V. DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions (ATTACHMENTS)

- A [x] current site plan
- B. [x] proposed site plan
- C. [x] current floor plans
- D. [x] proposed floor plans
- E. [ ] current window and door schedule
- F [ ] proposed window and door schedule
- G [x] demolition plan
- H. [x] current roof plan
- I. [x] proposed roof plan
- J. [x] current elevations (all sides)
- K. [x] proposed elevations (all sides)
- [ ] massing/perspective

Certificate of Appropriateness

Application Form (attachment)

PROPERTY ADDRESS: 4514 Yoakum Boulevard, Houston, Texas 77006

III. Written Description

A. Property Description, current conditions and any prior alterations or additions:

Please see attached link for complete description property as noted by the Landmark Designation Staff Report dated October 10, 1996.
https://www.houstontx.gov/.../landmarks/96L009_Sterling_Berry_House_4515_Yoak..

No changes have been made to the elevations of the residence since receiving City of Houston Landmark Designation, but it should be noted that the un-restored garage, described in the Designation Staff Report, was demolished prior to Dr. Steven Hamilton's acquisition of the property. As a general description, the Sterling-Berry House is a large massed, symmetrically designed, two-storied, red-brick, clay-tiled roofed house constructed in 1916.

1. West Elevation (front, facing Yoakum) - The most predominant feature is the 1919 addition of a two-storied, reinforced concrete porch that spans the width of the structure on the street-facing elevation. The porch introduced dramatic Art Nouveau embellishments to the predominantly Arts Movement style of the original house. In a previous renovation, prior to its City of Houston Landmark Designation and its listing on the National Register, a steel and canvas awning was installed on the second story of the porch. The only addition beyond those previously acknowledged was the installation of a 2x2/2x4 wood safety railing (deteriorated condition), the appearance of which is not in keeping with the adjoining bronze planters and Art Nouveau.
   While the porch overall appears in good condition, the terrazzo on the first-floor surface shows considerable cracks and evidence of previous repairs. Inspection uncovered major failure of the concrete piers supporting the terrazzo and seriously compromising the structural integrity of the porch.

2. North Elevation (side, facing garden) - The north elevation has remained largely unchanged since construction. Cosmetic modifications include the attachment of two steel vent pipes extending from the cellar to beyond the roofline, and the addition of plywood sheeting (in need of replacement) covering the partial cellar. The screen-covered windows of the second story sleeping porch have been glazed.

3. South Elevation (side, facing US 59 wall barrier) - The south elevation features an extension from the main mass of the structure that blocks the rear side-view of the house from the street. The extension encompasses a first-floor sun porch off the living room, and a second-floor sleeping porch off the southwest bedroom. Repair to portions of the eaves and window frames is required.

4. East Elevation (rear, facing parking lot and service alley) - The east (rear) elevation is fashioned in a "U" design that accommodated sleeping porches on the second floor. On the first floor a service porch is located beneath the sleeping porch on the north end and a porte-cochere on the south.

5. The structure's gabled roofing is covered with clay barrel tile, and flat portions above the attic dormers are covered in sealed roll material. Inspections uncovered several leaks in the tile areas.

6. While the exterior of the house overall is in good, areas of eaves on all elevations, and many doors and windows show wood deterioration.

B. Proposed Work: plans to change and exterior features, and/or addition description:

Dr. Hamilton's plan is to return the Sterling-Berry house to a residence, the cost of which will be substantially underwritten through its use as a commercial enterprise for the immediate future. Because of these dual objectives, certain proposed exterior modifications are required for its continued use a commercial building, while others relate to accommodating a modern residence. Whenever possible, exterior modifications required for the medical practice and the future residence have been merged.

The proposed plan for the commercial enterprise is to house the offices of two separate practice plastic surgery practices. Proposed use requires that the structure be brought to ADA standards including access to the elevated first floor entrance as well as patient examination rooms on the second floor. So as to avoid changing the street appearance of the building by an introduction of a wheelchair ramp and/or lift on the front of building, the formal entrance to the medical practice will be located at the rear (east, alley facing elevation).

Most significantly, no planned modifications or repairs to the exterior of the Sterling-Berry House will be seen from street view, and all improvements, regardless of whether or not seen from Yoakum Boulevard, will kept true to original (circa 1916- 1919) exterior architectural features and massing.

1. Proposed Changes to Elevations

   a) Proposed Modifications to West Elevation-
      I. The only modification planned for to the front, street-facing elevation is replacement of the deteriorated 2x2/2x4 wood safety railing with a bronze rail replicating the 'circle/cross and cross" design of the sun porch transoms that are original to the house.

   b) Proposed Modifications to North Elevation-
      I. The back Service-Porch is to be incorporated into the kitchen made unworkably small by the need to carve out space for an ADA approved bathroom. Our proposal is to reduce the vertical height of the windows to space between upper and lower cabinets.
      II. No historical images can be found showing the original appearance of the plywood bulkhead covering the entry to the partial cellar. The plan is to replace existing plywood panel and door with weather resistant material painted in a fashion to better disguise its appearance.
      III. While postponed until the building is converted into the residence, the proposal is to add a fireplace to the future, enlarged master bedroom by replacing the small bath widow with the large window moved to accommodate the firebox.

   c) Proposed Modifications to South Elevation-
      I. Enclose the porte cochere to allow for and ADA complaint entry with a weather protectant steel and glass awning in the style of the 1919 Art Nouveau addition.
      II. Construct an elevator tower hidden from Yoakum Boulevard view by both the sun porch and the sound barrier wall of US- 59. The proposed elevator tower will clad in the same brick as the house, incorporate windows of the same design existing on the sun porch, and lower than the height of the existing building; the roof of which will be of the same clay barrel tile as the residence.

   d) Proposed Modifications to East Elevation-
      I. Replace the existing solid panel door to the service porch with an original Prairie-style glass and muntin design.
      II. In order provide an enclosed main entrance to the practice unseen from the front and to facilitate a sufficient number of examination and staff support rooms the proposal is enclose the porte cochere and join the wings of the "U" design by bringing forward the recessed exterior wall. The planned enclosure incorporates existing brick and windows and does not affect the clay-tiled gabled roofs and the small attic dormer of the existing elevation.
      III. When the building converts from the proposed medical practice to the future residence, the center section of the joined upper section, functioning as an examination room in the medical practice, will be repurposed as the master

bedroom closet. The plan is to remove windows in that location and enhance the exterior through brickwork design.

IV. Again, with the conversion from medical practice to residence, certain windows of the first floor will be closed to allow for the installation of a family room fireplace and installation of kitchen and family room cabinetry

e) Proposed Modifications to Roof –

I. The roof of the proposed elevator tower will be clad in the same barrel-tile clay roof as the existing house, and a 'flat' roof will span the gap between the gabled roofs of the joined sleeping porch wings.

f) Design approval for a future garage and quarters is not included in this application No architectural plans have been found for the garage, but several partial images and a brief home movie clip show it to be rear loading from the alley. A plan for replacing the garage will have it built-back in a similar manner as the original.

g) Construction of a small Electrical/Utility Accessory Structure is proposed to allow for location of the main electrical service and mounting the generator switch. By having the main service and generator related switching boxes attached to the accessory structure we are able to minimize attachments to the main house and relocate the current overhead power lines underground

C. <u>Current Building material conditions and originality of any materials proposed to be repaired or replaced:</u>

1. Exterior Brick- The brick on the house is original and in good condition. On areas of the remodeled structure involving brick cladding, brick removed during renovation will be reinstalled and the brick salvaged from the previous demolition of the garage will be used. This same brick as used on the house and garage is obtainable due to the demolition and salvage of buildings built during this period. The same brick will be used for all elevations of the future garage and utility service building visible from Yoakum Boulevard.
2. Terrazzo Porch Surface- The first-floor surface of the 1919 front porch will be repaired in pace if possible. Should the terrazzo require replacement, new terrazzo of the same pattern and color blend will be installed.
3. Windows, doors, eaves, corbels, roofing tile- Any window, door, eaves decking, corbel and roofing tile requiring repair or replacement will be done in the same manner and use the same material as original where possible.

D. **Proposed new materials description; attach specific sheets is necessary:**

1. An Art Nouveau steel and glass awning in keeping with the style of the 1919 porch addition has been secured for weather protection above the back entrance.

2. ADA compliant handrails will be added to the proposed porch and adjoining steps located at the back entrance.

IV. Photographs (ATTACHED)

A. Photographs of elevations of all sides are attached
B. Detailed Photos of exterior elements subject to proposed work are attached

V. Drawings (ATTACHED)

A. Current site plan (attached)
B. Proposed site plan (attached)
C. Current floor plans (attached for both Medical Offices and Residence)
D. Proposed Floor Plans (attached for both Medical Offices and Residence)
E. Current window and door schedule (no changes are anticipated from original)
F. Proposed window and door schedule (no changes are anticipated from original)
G. Demolition plan (attached)
H. Current roof plan (attached)
I. Proposed roof plan (attached)
J. Current elevations (all sides) (attached)
K. Proposed elevations (all sides) (attached)
L. Massing/perspective (shown above in photos and plan attachments)

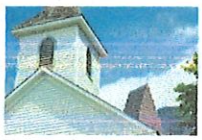
Historic Preservation Manual

City of Houston Planning & Development Department

The following document has been copied from the City of Houston Planning and Development Department's HISTORIC PRESERVATION MANUAL.
(http://www.houstontx.gov/planning/HistoricPres/HistoricPreservationManual/alterations.html)

Please see comments presented in red beneath sections of the document relating to the proposed Sterling-Berry House Modifications (4515 Yoakum Boulevard, Houston, Texas 77005.

Exterior Alterations, Renovations and Rehabilitations to properties that are either a Landmark, a Protected Landmark or located inside a Historic District



Some projects are eligible for an **Exemption** and therefore are automatically approved, with no Certificate of Appropriateness (COA) needed.
Projects that do not qualify for an Exemption must be reviewed. There are two types of review.
Some types of projects are eligible for **Administrative Review**, which means that the City's historic preservation planning staff can conduct the review without involving the Houston Archaeological and Historical Commission (HAHC). This includes projects that may be eligible for Mandatory Approval.

Some projects must be reviewed by the HAHC. Staff or the planning director can also refer projects for **HAHC Review**.

Staff members in the Historic Preservation office of the Planning and Development Department can help you determine which review process applies to your particular project, and they can assist you with your COA application, too. They can help you identify ways to streamline your application process, as well as ways to prevent pitfalls or delays. Involving staff as early as possible in your project planning process can save you time and money and help you achieve a successful outcome. Contact the office by phone at 832-393-6556 or by email at historicpreservation@houstontx.gov.

Exemptions

A Certificate of Appropriateness (COA) is not required for ordinary maintenance and repair, or for:

- Alteration, rehabilitation, restoration, or construction of the following exterior features: landscaping, HVAC units, light fixtures, porch ceiling fans, or re-roofing with in-kind materials with no change to the structure, shape, or pitch of the roof;
- An alteration that is obscured from view from the street by the original structure and not merely obscured by fencing, landscaping, non-historic additions, or other impermanent obstructions;

  All alterations on the east and south elevations are totally obscured from the street by the original structure.

  The proposed addition of a brick clad firebox and adjoining chimney and the relocation of an existing window to replace an adjoining window on the north elevation is largely obscured from the street by the overhang of the front porch balcony.

  The proposed modification of the service porch windows on the east corner of the north elevation can partially be seen from the street yet keeps the same window frame width and sections as well as replicates the Arts and Crafts muntins of the original.

- Installation of gutters, downspouts, storm windows and doors, window screens, screen doors, temporary emergency weatherization features such as plywood coverings over windows, porch ceiling fans, light fixtures, HVAC units, or landscaping;
- Construction of fences;
- Removal of burglar bars, satellite dishes, antennae, solar panels, free-standing signs, or accessibility ramps and lifts;
- Installation of solar panels, antennae, satellite dishes, or other roof equipment installed on the rear half of the roof
- Installation of free-standing signs;
- Painting of non-masonry surfaces or the repainting of previously painted masonry surfaces.

A COA is not required for the reconstruction of the portion of a contributing or noncontributing structure that was completely or partially destroyed by a fire, natural disaster, or other damage not intentionally caused by the owner of the structure, but only if the reconstruction is built within the same footprint and has the same exterior features as the contributing or noncontributing structure.

Note: Even though a project may not require a Certificate of Appropriateness, it might require a building permit. Contact the Houston Permitting Center in the Public Works and Engineering Department to find determine the regulations.

Administrative Review

Several types of alterations, which do not affect the historic character of the building, may be authorized administratively by the Planning and Development Director. This work includes the following:

- One of the three types of small projects that are classified as Mandatory Approvals
- Most alterations and additions to noncontributing structures;
- Removal of:
  - An inappropriate window or door element that was not original to the structure, *when replaced with a window or door element that is both appropriate to the historic* significance of the structure and does not change the size, shape or location of any opening, including the trim, molding or other features associated with the opening from which the window or door elements are to be removed;
  - Non-historic additions, including attached garages or carports, non-historic decorative elements, such as shutters or brackets; and non-historic low-profile skylights, canopies, awnings, or signs attached to the building;
- Replacement of historic materials that are damaged beyond repair, with materials of the same size, shape, material, and pattern;
- Installation of burglar bars, accessibility ramps or lifts, low-profile skylights, shutters, solar panels, antennae, satellite dishes, or other roof equipment installed on the front half of the roof; or awnings and canopies;
- Construction of freestanding garages (including garage apartments, freestanding carports, and other secondary structures) that have a footprint of 600 square feet or less and are located at the rear of the lot,
- Construction of a rear porch that is not taller than the existing structure and that does not extend beyond the existing side walls of the structure, and is installed without damage to significant historic material;
- Installation of signs attached to the exterior of a building that do not compromise historic exterior features on the structure and are 25 square feet or less in total area and are installed without damage to significant historic material.
- Installation of any details (including porch elements) that have been partially lost or removed but whose existence has been substantiated by the remaining elements still in existence or by historical documentation, such as architectural plans or historic photographs;
- Reconstruction of a contributing structure that was completely or partially destroyed by a fire, natural disaster, or other damage not intentionally caused by the owner of the structure, only if the reconstruction is built within the same footprint and has the same exterior features as the contributing structure.

If the Director disapproves the application, or if the Director does not approve the application within 15 business days of receipt of the complete application, the application shall be referred to the HAHC for consideration in the same regard as a Certificate of Appropriateness.

application shall be referred to the HAHC for consideration in the same regard as a Certificate of Appropriateness.

HAHC Review

All other work requires approval by the Houston Archaeological and Historic Commission (HAHC). In order for the HAHC to authorize a COA, they must find that the project satisfies each and every one of these eleven criteria.

Criterion #1: The proposed activity must retain and preserve the historical character of the property.

Historical character is the overall look and feel of a building. It is defined by a mix of factors, typically including architectural period and style, architectural integrity, how the building has changed over time, use and condition of materials, how the building is sited, and its overall setting. Changing one minor feature may not compromise the overall character, but the manipulation of significant elements will result in a loss of historic character. In order to authorize a COA, the HAHC must find that the proposed activity accurately and substantially preserves these features so that the overall historical character of the building, structure or object remains unchanged.

Examples of character-defining features that must be preserved include, but are not limited to:

- Overall shape and size of the building-
  The Mass of the of the proposed renovation of the of the Sterling- Berry house remains the same as the original structure. The proposed shape change occurs at the rear of the building unseen from street view. The modification involves the joining the two story "U" design of sleeping porches and rear service areas.

- Roof pitch, shape or framing- No changes of roof pitch, shape, or framing occur with the proposed modification

- Roof-top structures, such as dormers and chimneys-
  No modification is proposed to dormers or chimneys. An additional chimney is proposed in the same style, material and height as originals

- Key design features, such as porches, balconies, windows, doorways, eaves, pediments and porticos-
  No changes will be made to key design features

- Exterior materials, decorative details or specific examples of craftsmanship indicative of the historic style
  All exterior materials, decorative details, and craftsmanship proposed are indicative if the historic style

- Placement of the building on the site and how it relates to neighboring structures, sidewalk and street-
  No change is proposed as to the placement of the building and how it relates to neighboring structures

Criterion #2: The proposed activity must contribute to the continued availability of the property for a contemporary use.

The way we live has evolved through the years. Historic preservation in Houston is not intended to restrict alterations to the point that a building is not permitted to evolve with the times. The goal, instead, is to maintain the historic character of a building, structure, site or object into the 21st century and to provide a historic context for today's living. Sometimes this means finding a new use for an old building; for example, a warehouse that stored ice before the invention of electric refrigerators might find new life as a performing arts space, or a private home might be adapted into a professional office.

While Houston has many good examples of the adaptive use of historic structures, it is important to note that any deed restrictions or protective covenants placed on a property must be honored.
The proposed renovation of the Sterling-Berry House enhances its contemporary use by bringing it up to ADA compliance as a commercial building while preserving the appearance of the building from street view by moving entry access ramps and lifts to the back of the building. The proposed second phase of the renovation returns the structure into a contemporary a residence allowing for modern bathrooms and spacious closets. The original residence was built at a time that the owners relied on live-in service staff as reflected in the size and accessibility of the kitchen and service areas. The proposed residence plans show the house having modern baths, entertaining and living spaces, laundry, and kitchen with the second floor accessed by elevator.

Criterion #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.

While Criteria #2 recognizes the evolution of how Houstonians use a space, Criteria #3 requires the HAHC to ensure that a project maintains the defining exterior characteristics of the period from which the structure obtains its significance. Adding elements from a different period may create a false historical impression. Gingerbread trim might be attractive, but does not necessarily belong on a Bungalow; similarly, a portico with Doric columns may make a grand statement for an entryway but would not be appropriate for a mid-century Ranch house.
All renovation design proposed for the structure, regardless of whether or not seen from Yoakum Boulevard, will be in keeping with the design integrity of the 1916-1919 structure.

Criterion #4: The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment.

A single distinguishing element can define the historic character of a building. A turret or cutaway bay window on a Queen Anne house, the four-over-one windows on an American Foursquare, or the front porch on a Bungalow are all distinguishing characteristics that could leave the structure historically unrecognizable if they were

removed. Every effort should be made to retain and preserve character-defining features such as these. For example, new windows, whether replacements or additions, should maintain the width and height proportion of the originals. Original porch structures should be maintained. The original roof pitch and shape should remain intact.

In order to approve a COA, the HAHC must find that the alteration, rehabilitation, restoration or addition preserves the distinguishing qualities that inform the character of the building, structure, object or site.
The most distinguished character-defining features of the Sterling-Berry House are its Prairie style windows, massive Art Nouveau inspired reinforced concrete and brick front porch, the pronounced depth of the eaves and corbels, and the barrel tile clay roof. Each of these features will be preserved and, where required, restored to their original condition. While the proposed renovation will in some cases on the hidden rear elevation call for the additional or subtraction of specific windows, each will include the distinctive muntin treatment of the original windows and doors. Only one window is proposed to be altered in size, and in that case, only the height is altered to allow for cabinetry in the remodeled kitchen.

Criterion #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.

One of a structure's most significant character-defining elements is craftsmanship, and the tools and techniques used in one era produce a distinctive "look" that can be much different than that of other time periods. Construction details, such as the exterior woodwork miter joints on a Craftsman Bungalow, should be replicated, not replaced with an alternate joint connection, such as a butt joint. When craftsmanship is a significant contributor to the historic character of a structure, comparable care and skill must be maintained in the alteration, rehabilitation, restoration or addition of exterior features.
Craftsmanship plays its most significant role in the execution of the structure's deep eaves and accompanying corbels. Care will be taken to replicate the craftsmanship of the original when working on sections of the eaves requiring repair, and the small sections eaves to be added at the joined gables on the rear elevation and the elevator tower.

Criterion #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.

Building materials play a significant role in defining the historic character of a building. Alteration, rehabilitation, restoration or additions to any exterior feature visible from the public right-of-way must be harmonious with the structure's original materials. Great care should be taken in assessing the effect of historic materials and the compatibility of new materials being introduced or combined to the existing.

It's important to note that "harmonious" and "compatible" do not mean "exactly the same." For instance, it may be acceptable to replace an irreparable piece of wooden siding with a cement fiber board of the same profile, texture, and dimensions as the original siding. It also may be acceptable to replace damaged historic wooden windows with composite windows, as long as the depth, sashes, muntins and profile are complementary to the original.
All proposed exterior modifications have been designed for construction in the same material as the original building.

Criterion #7: The proposed replacement of exterior features, if any, should be based on accurate duplication of features as 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.

When considering a COA for the purpose of replacing original features that may have been damaged or removed, the HAHC must find that the proposal maintains features significant to the structure's historic character. Historical, physical or pictorial evidence may inform an appropriate replacement.

One great resource is the Houston History Association's Guide to Researching Your Neighborhood's History. It can be found here online, or go to HoustonHistoryAssociation.org. Additional sources from which to obtain evidence of historical features include:

- Sanborn Fire Insurance Maps
- Tax assessor photographs
- Historical photographs
- Original architectural drawings
- Newspaper articles announcing the house's construction
- Physical remnants of missing features on the structure itself

Staff members in the Historic Preservation office of the Planning and Development Department are available to assist you locate such documentation. Contact the office by phone at 832-393-6556 or by email at historicpreservation@houstontx.gov.
The only proposed new structure on the property is a future three-car garage with quarters. Until such time as the garage is built an electrical/utility building is proposed to be located south of the approximate footprint of the original garage. While limited photographs of the original garage structure exist, it should be noted that that the structure was not included in the description of the Landmark property nor the National Registry. All attempts will be made to replicate the main visual features and brick cladding of that structure (the original brick has been preserved and will be used in the modifications to the Landmark structure) while accounting for the size and requirements for housing present-day vehicles and the features required for of contemporary quarters.

Criterion #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.

The HAHC will take into consideration the degree of impairment that an alteration or addition would cause to the original structure when considering the application for Certificate of Appropriateness.
Proposed additions or alterations range from mild to extreme, in terms of ability to impair the original historic structure. Mild changes may include installing new doors and windows in unaltered existing openings. Moderate changes may include adding new porches, balconies or penetrations to a front façade. Extreme examples may include the demolition of walls or a change in roof pitch or shape. The less damage that would be caused to the original, the more likely a Certificate of Appropriateness will be issued.
The essential form and integrity of the building will not be altered by the proposed modifications.

Criterion #9: The proposed design for any exterior alteration or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements.

Alterations or additions may not destroy significant historical exterior elements. Removing and discarding historic exterior features, such as siding, windows, or doors is not allowable.
In the modification to the future residence, it is proposed that one small window on the second floor of the north elevation will be replaced by an adjacent larger window moved to allow for the addition of a fireplace in the future enlarged master bedroom. As noted in Criteria 4, one three-panel, double-mullioned window displaying the Arts Movement wood muntins see on the majority of windows of the main mass of the house is proposed to be reduced in height to accommodate an enlarged staff room (medical practice)/kitchen (future residence). The replacement window will maintain the exact width and pattern of the original window.

Criterion #10: The proposed alteration or addition must be compatible with the massing, size, scale, material and character of the property and the context area.

Alterations and additions to a property must be compatible with the existing neighborhood character and take cues from the property's immediate context. The original structure should remain predominant, and alterations or additions should be subsidiary in scale to the original. An alteration or addition should not be taller than the typical height of structures within the context area, defined as the blockface and the opposing blockface within the district where the proposed activity is to be located. Additions that impact only the rear wall of the building and do not destroy the original historic fabric found in vertical walls and roof structures are preferable.

Second story additions should be set back as far as possible from the front facade of the house. In general, additions should be designed as a secondary structure, minimally impacting the historic structure, both physically and visually.

For example, in a neighborhood of post-World War II single-story Ranch homes, it is not appropriate to propose an addition of a second or third story; nor would it be appropriate to apply Tudor half-timbering to modern ranch façade. Similarly, it is not allowable to remove exposed roof rafters on a historic Craftsman home to avoid a similar application on a proposed addition.

Proposed modifications to the original building occur mainly on the rear wall of the structure and maintain the original historic fabric found in vertical walls and roof structures. There are no proposed changes to the massing of the structure.

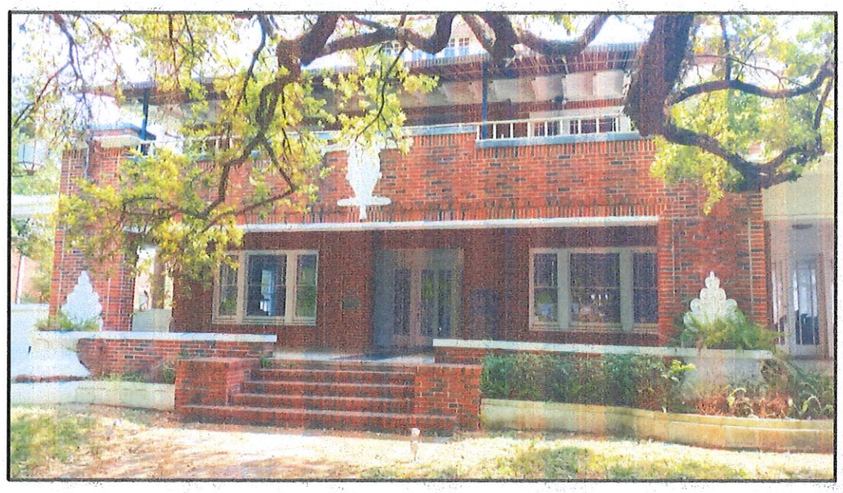
Criterion #11: The distance from the property line to the front and side walls, porches and exterior features of any proposed addition or alteration must be compatible with the distance from the property line to similar elements of existing contributing structures in the context area.

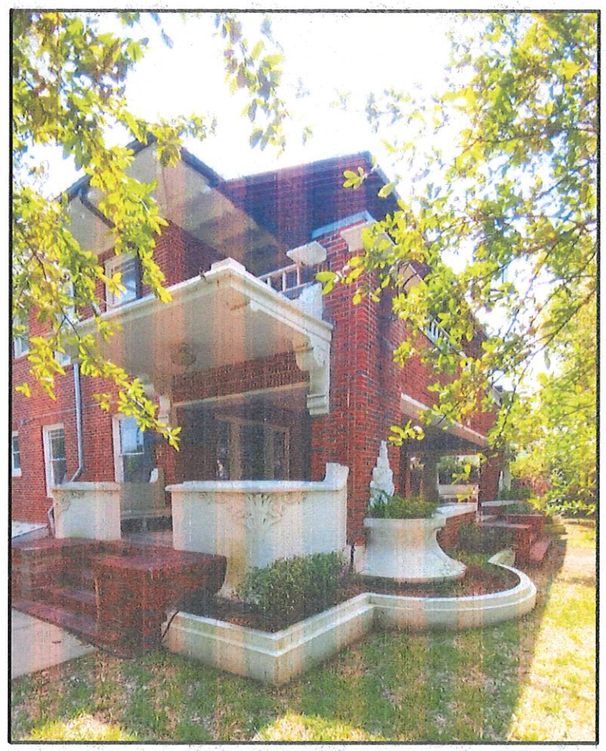
On a typical blockface, the buildings are placed so that the common elements, whether it be a porch or front wall, are similar distance from the public right-of-way. This common siting creates a cohesive streetscape and establishes the street-to-façade proportions for the whole block. Proposed additions or alterations must in context with the prevailing distances of the parts of a building from the street. The Historic Preservation staff has significant data on the typical distances from the property lines and can help determine what is appropriate for any addition or new construction. Contact the office by phone at 832-393-6556 or by email at historicpreservation@houstontx.gov.

No change will occur in the distance from the property line on any elevation.

IV. A. ELEVATION PHOTOGRAPHS- Existing Conditions

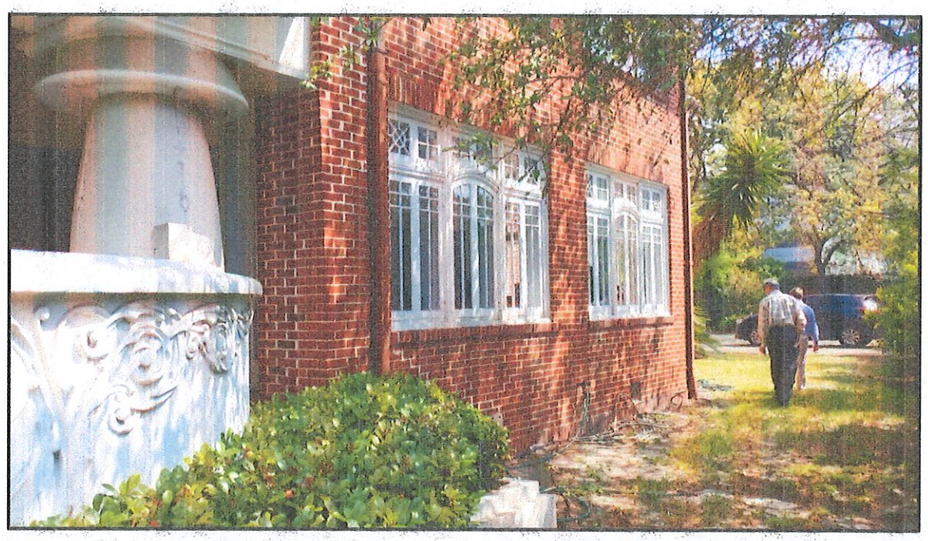
West Elevation

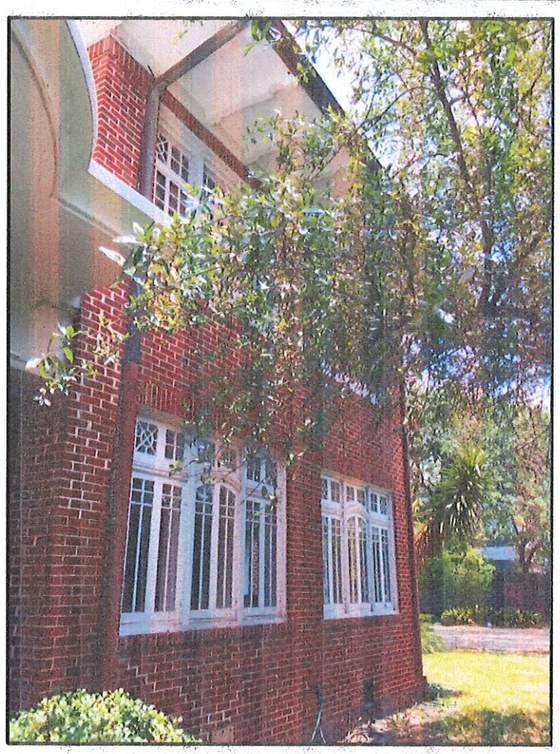


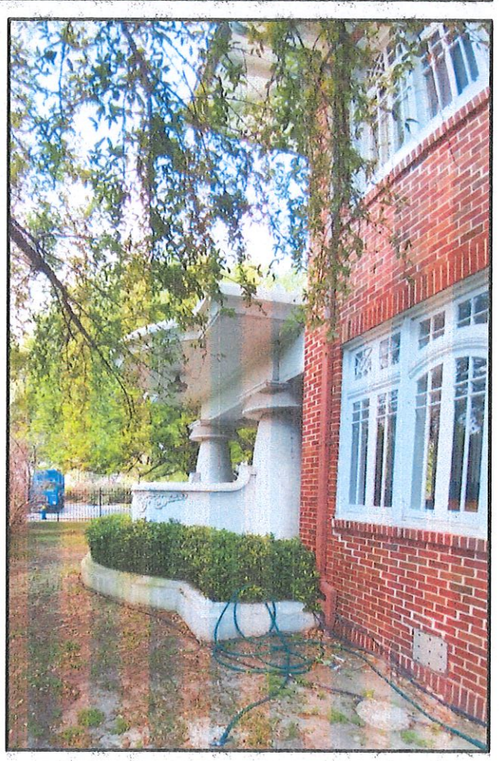


IV. A. ELEVATION PHOTOGRAPHS- Existing Conditions

South Elevation



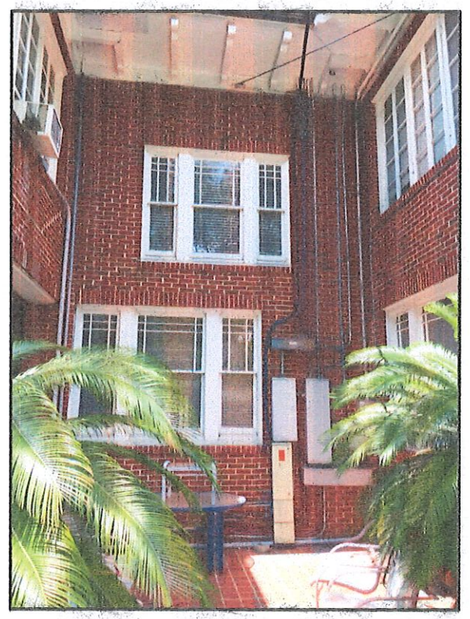


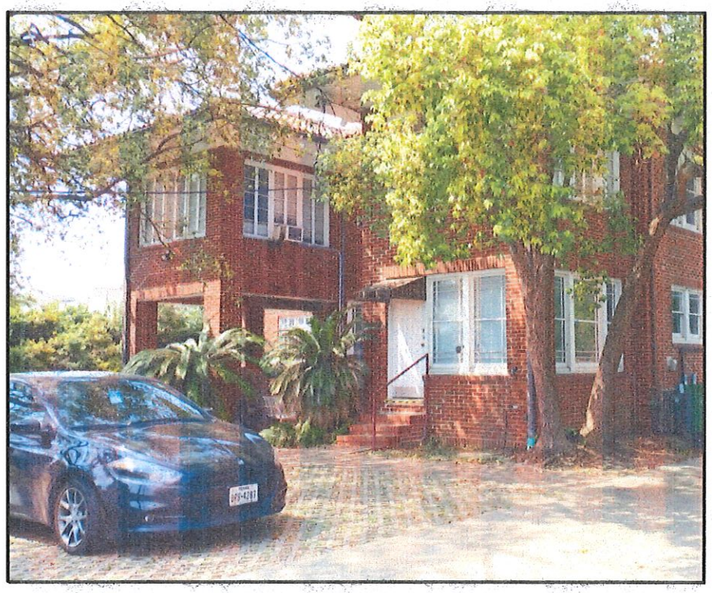


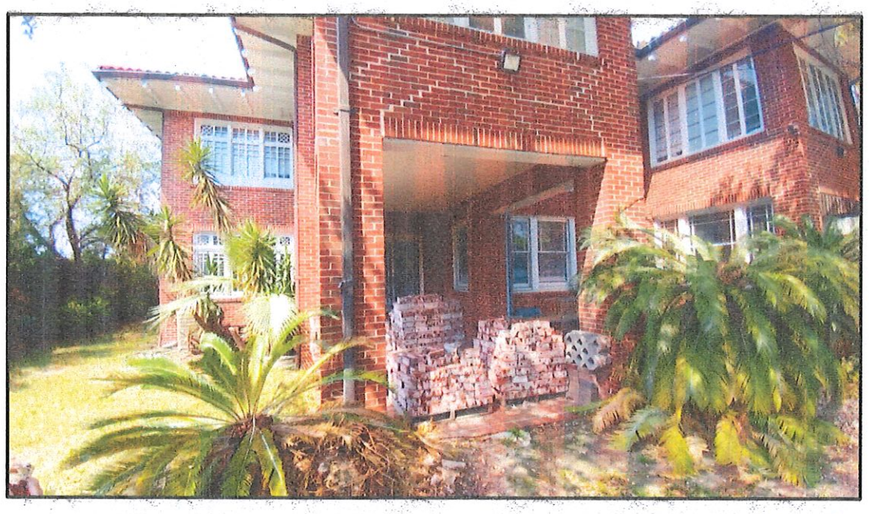
City of Houston
Certificate of Appropriateness
4515 Yoakum Blvd. Elevation Photographs

IV. A. ELEVATION PHOTOGRAPHS- Existing Conditions

East Elevation

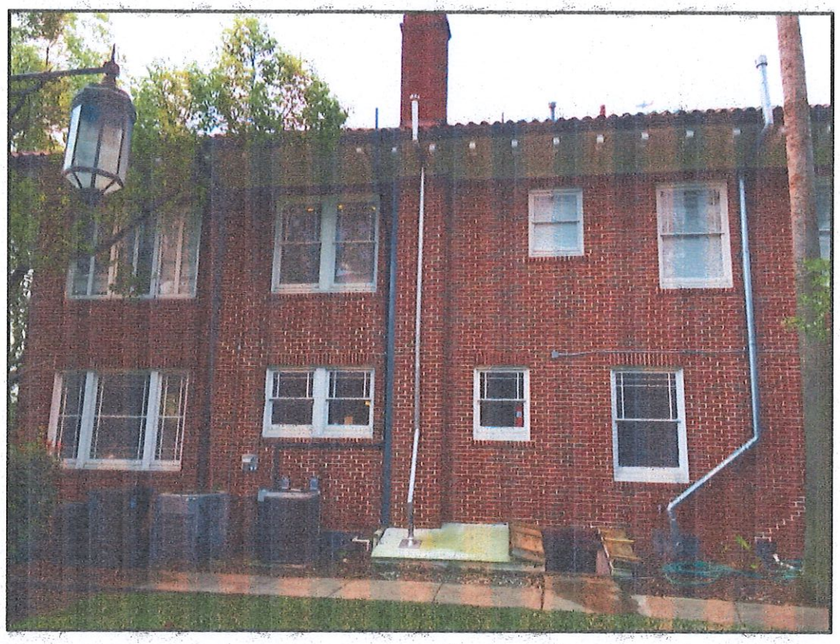






IV. A. ELEVATION PHOTOGRAPHS- Existing Conditions

North Elevation



NOTE: THIS VIEW NOT VISIBLE
(OBSCURED BY PORCH & BALCONY)

EXISTING FRONT EXTERIOR ELEVATION

WEST

CAUDELL RESTORATION RENOVATION DESIGN

PROJECT: Hamilton - Sterling House

VIEW: Plan - First Floor - Existing

SCALE: 1/8" = 1'

REV. DATE: 05/22/2017

T.O.R.
29'-11" (VERIFY)

2ND FLOOR CEILING

SECOND FLOOR
12'-9"

1ST FLOOR CEILING

FIRST FLOOR
2'-4"

GROUND LEVEL
0'-0"

DOCTOR'S OFFICE

DR. HAMILTON'S OFFICE

TREATMENT ROOM

RECEPTION DESK

STAFF ROOM

OFFICE MANAGER

FLUSH SOLDIER COURSE BRICK HEADER

ROWLOCK SILL TYP.

15'-5¼"

14'-4"

14'-7¼"

12'-3"

44'-4½"

56'-7½"

NOTE: THIS AREA HIDDEN BY PORCH.

WEST ELEVATION
(FRONT)

CAUDELL RESTORATION RENOVATION DESIGN

PROJECT: Hamilton - Sterling Mansion

VIEW: Exterior Elevations - Clinic

SCALE: 1/4" = 1'

REV. DATE: 05/19/2017

EXISTING LEFT EXTERIOR ELEVATION

NORTH

CAUDELL RESTORATION RENOVATION DESIGN

PROJECT: Hamilton - Sterling House

VIEW: Plan - First Floor - Existing

SCALE: 1/8" = 1'

REV. DATE: 05/22/2017

T.O.R.
29'-11" (VERIFY)

2ND FLOOR CEILING

SECOND FLOOR
12'-9"

1ST FLOOR CEILING

FIRST FLOOR
2'-4"

GROUND LEVEL
0'-0"

NORTH ELEVATION

CAUDELL RESTORATION RENOVATION DESIGN
PROJECT: Hamilton - Sterling Mansion
VIEW: Exterior Elevations - Residence
SCALE: 1/4" = 1'
REV. DATE: 05/22/2017

EXISTING RIGHT EXTERIOR ELEVATION

SOUTH

CAUDELL RESTORATION RENOVATION DESIGN

PROJECT: Hamilton - Sterling House

VIEW: Plan - First Floor - Existing

SCALE: 1/8" = 1'

REV. DATE: 05/22/2017

SOUTH ELEVATION

CAUDELL RESTORATION RENOVATION DESIGN

PROJECT: Hamilton - Sterling Mansion

VIEW: Exterior Elevations - Clinic

SCALE: 1/4" = 1'

REV. DATE: 05/19/2017

EXISTING BACK EXTERIOR ELEVATION

EAST

CAUDELL RESTORATION RENOVATION DESIGN

PROJECT: Hamilton - Sterling House

VIEW: Plan - First Floor - Existing

SCALE: 1/8" = 1'

REV. DATE: 05/22/2017

T.O.R.
29'-11" (VERIFY)

2ND FLOOR CEILING

SECOND FLOOR
12'-9"

1ST FLOOR CEILING

FIRST FLOOR
2'-4"

GROUND LEVEL
0'-0"

STAFF ROOM

ELEVATOR

TREATMENT ROOM

TREATMENT ROOM

NURSE'S OFFICE

FLUSH SOLDIER COURSE BRICK HEADER

ROWLOCK SILL TYP.

NURSE'S OFFICE

ENTRY HALL

V.I.P. TREATMENT ROOM

BREAK ROOM

5'-2½"

8'-0½"

13'-3"

41'-4½"

1'

55'-7½"

EAST ELEVATION
(REAR)

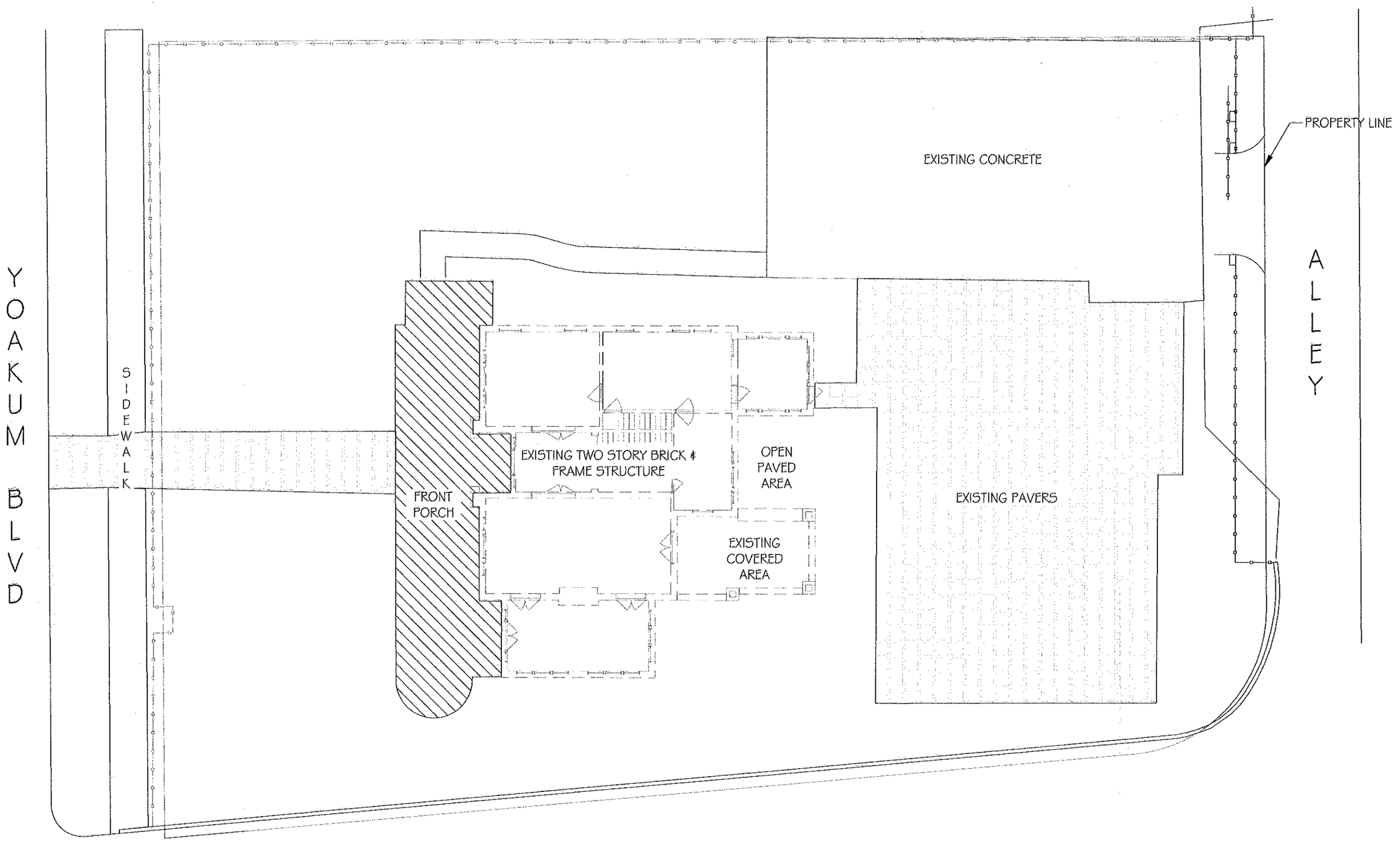
CAUDELL RESTORATION RENOVATION DESIGN

PROJECT: Hamilton - Sterling Mansion

VIEW: Exterior Elevations - Clinic

SCALE: 1/4" = 1'

REV. DATE: 05/19/2017



EXISTING SITE PLAN

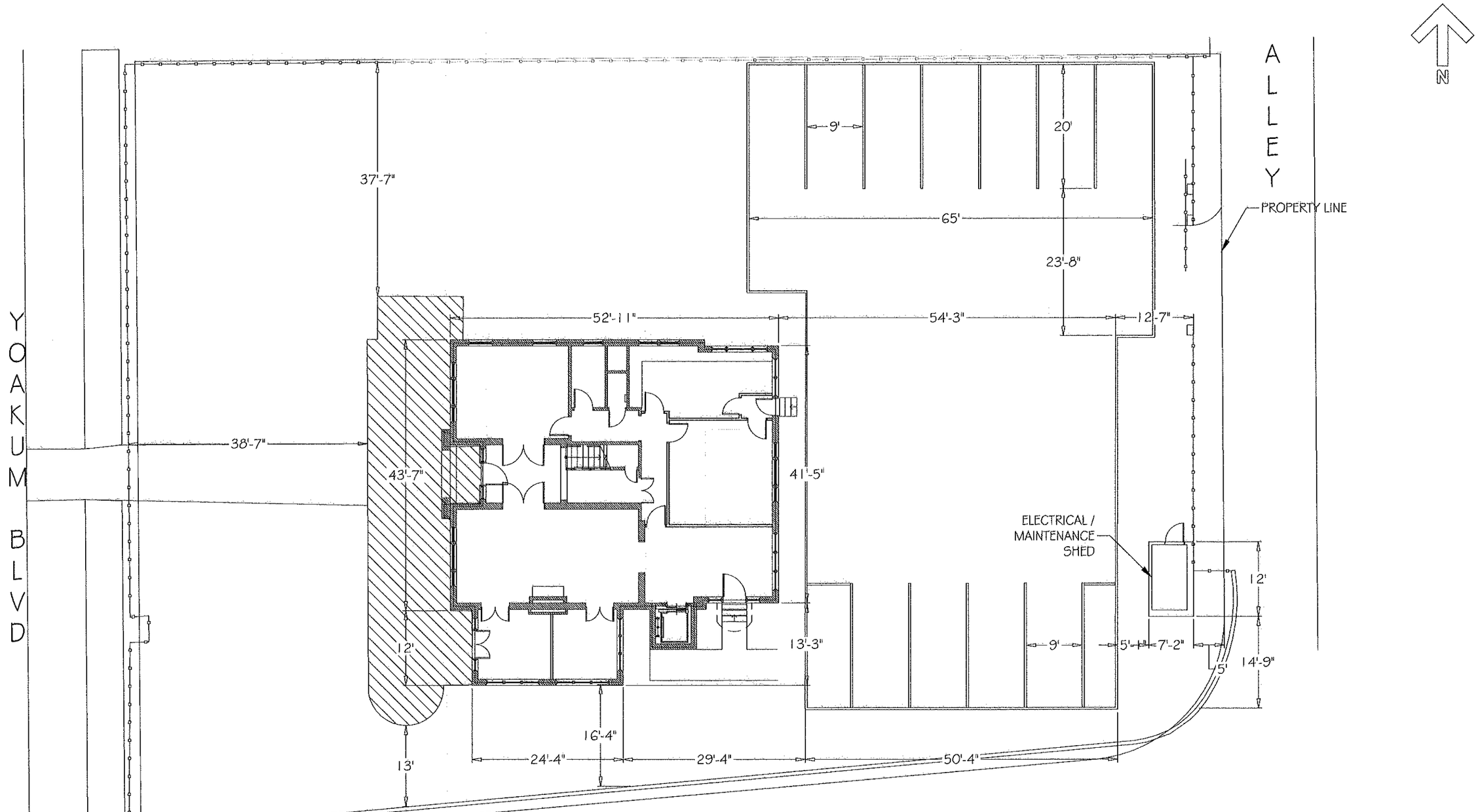
CAUDELL RESTORATION RENOVATION DESIGN

PROJECT: Hamilton - Sterling Mansion

VIEW: Plan - Site Existing

SCALE: 1/16" = 1'

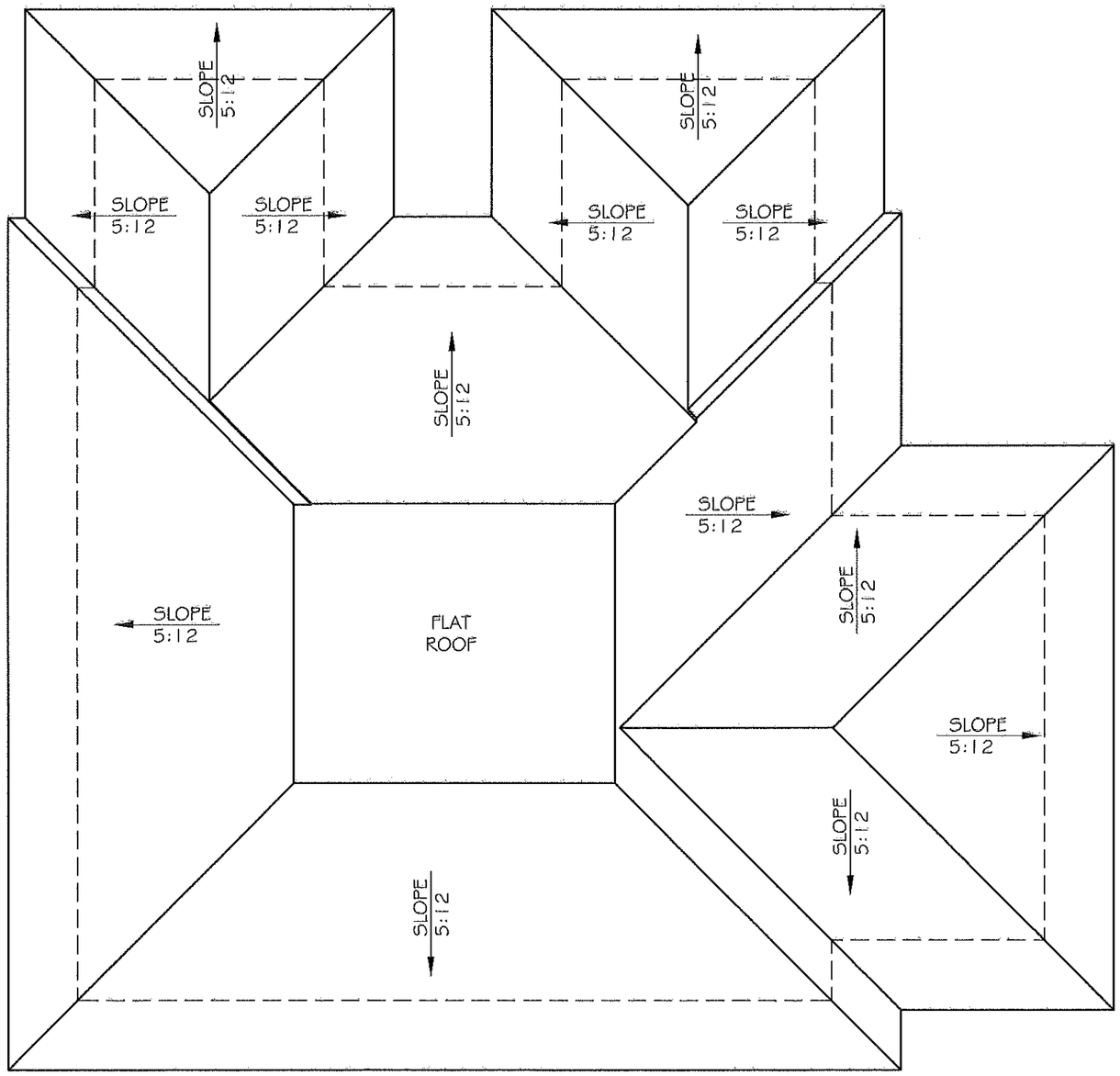
REV. DATE: 05/22/2017



PARKING REQUIREMENTS (CLINIC - MEDICAL/DENTAL)
3.5 SPACES PER 1,000 SQUARE FEET OF GFA
GFA = 5,214 FT^2
PARKING SPACES = (GFA/1000)*3.5
(5214/1000)*3.5
5.214*3.5
18.249 => 19 SPACES

*GARAGE NOT INCLUDED IN CALCULATIONS

CAUDELL RESTORATION RENOVATION DESIGN
PROJECT: Hamilton - Sterling Mansion
VIEW: Plan - Site Parking Option 1
SCALE: 1/16" = 1'
REV. DATE: 05/22/2017



EXISTING ROOF PLAN

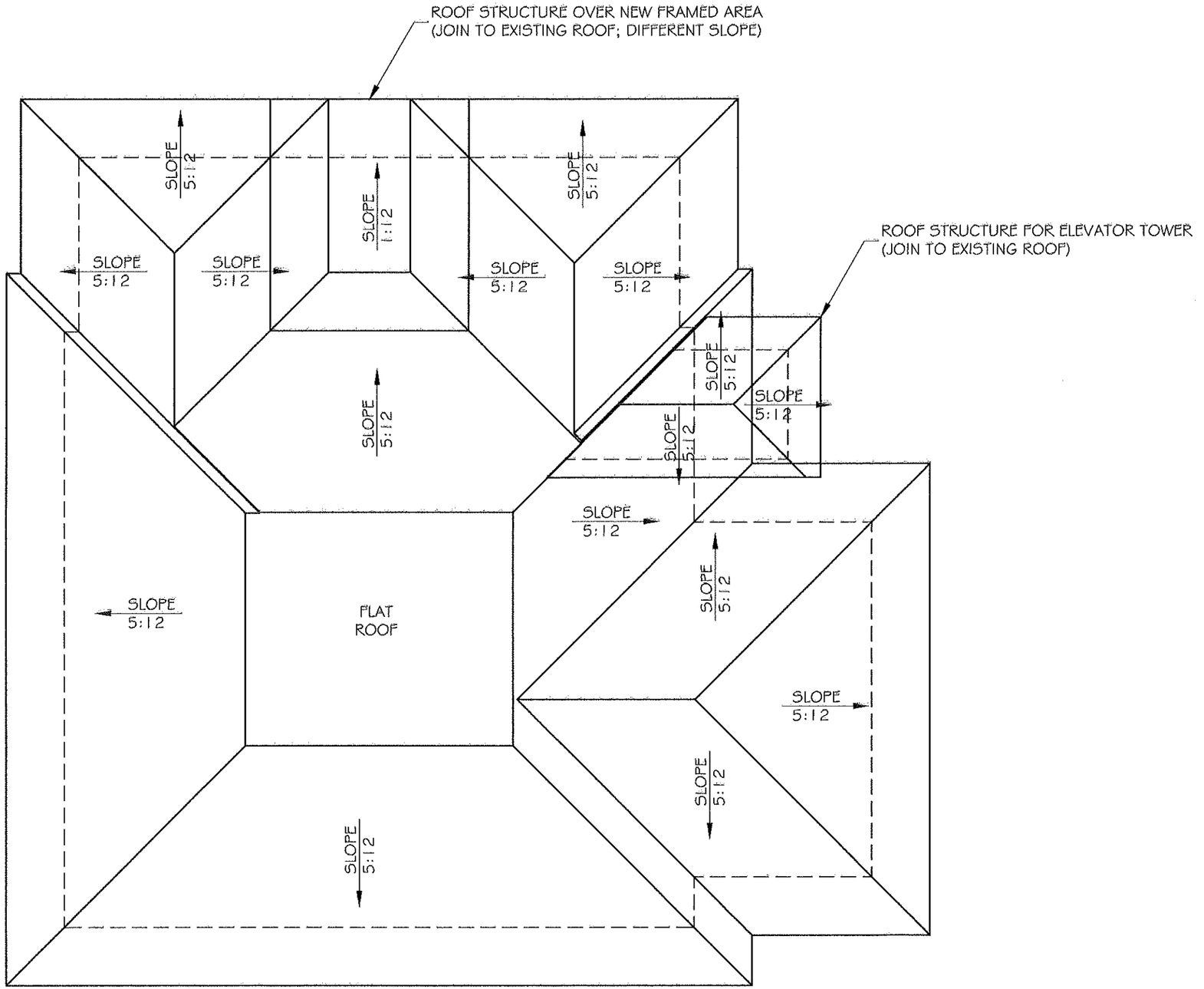
CAUDELL RESTORATION RENOVATION DESIGN

PROJECT: Hamilton - Sterling House

VIEW: Plan - Roof - Existing

SCALE: 1/8" = 1'

REV. DATE: 05/19/2017



PROPOSED ROOF PLAN

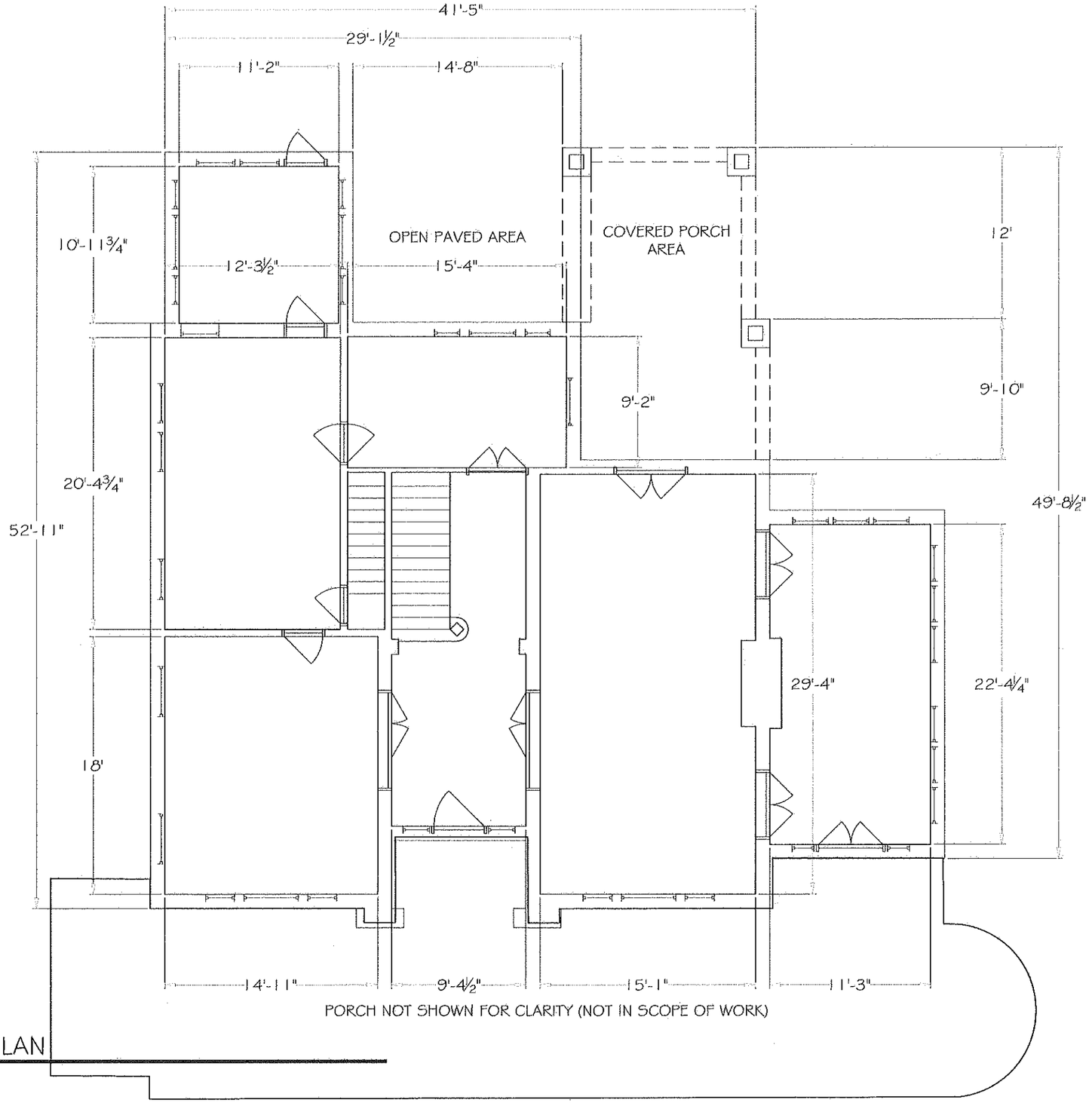
CAUDELL RESTORATION RENOVATION DESIGN

PROJECT: Hamilton - Sterling House

VIEW: Plan - Roof - Proposed

SCALE: 1/8" = 1'

REV. DATE: 05/19/2017



PORCH NOT SHOWN FOR CLARITY (NOT IN SCOPE OF WORK)

FIRST FLOOR EXISTING PLAN

CAUDELL RESTORATION RENOVATION DESIGN

PROJECT: Hamilton - Sterling House

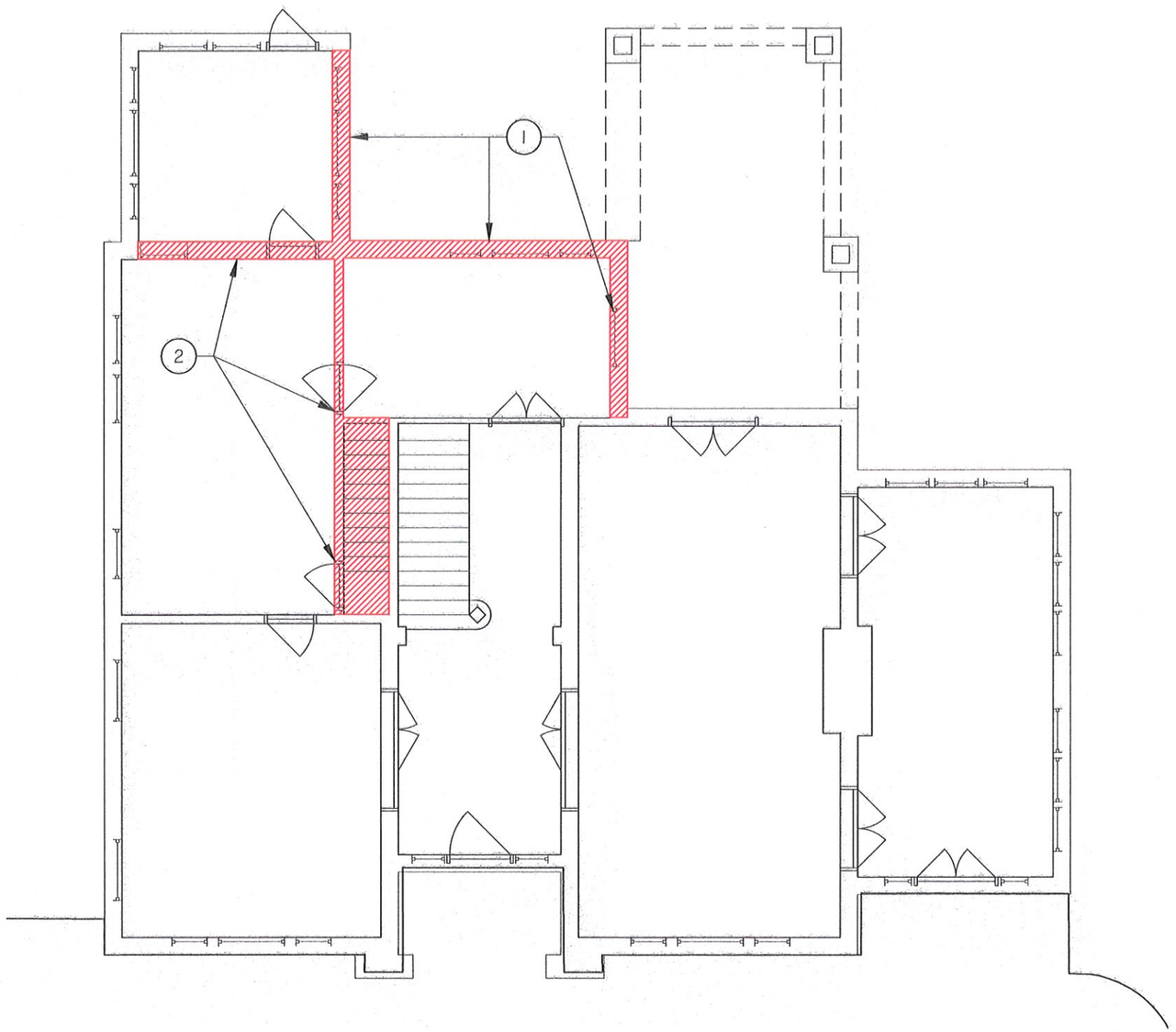
VIEW: Plan - First Floor - Existing

SCALE: 1/8" = 1'

REV. DATE: 05/19/2017

DEMO NOTES:

1. DEMO EXTERIOR WALL w/ WINDOWS
2. DEMO INTERIOR WALL w/ DOORS
   2.1. DEMO STAIRS FROM 1ST TO 2ND FLOOR



PORCH NOT SHOWN FOR CLARITY (NOT IN SCOPE OF WORK)

FIRST FLOOR DEMO PLAN

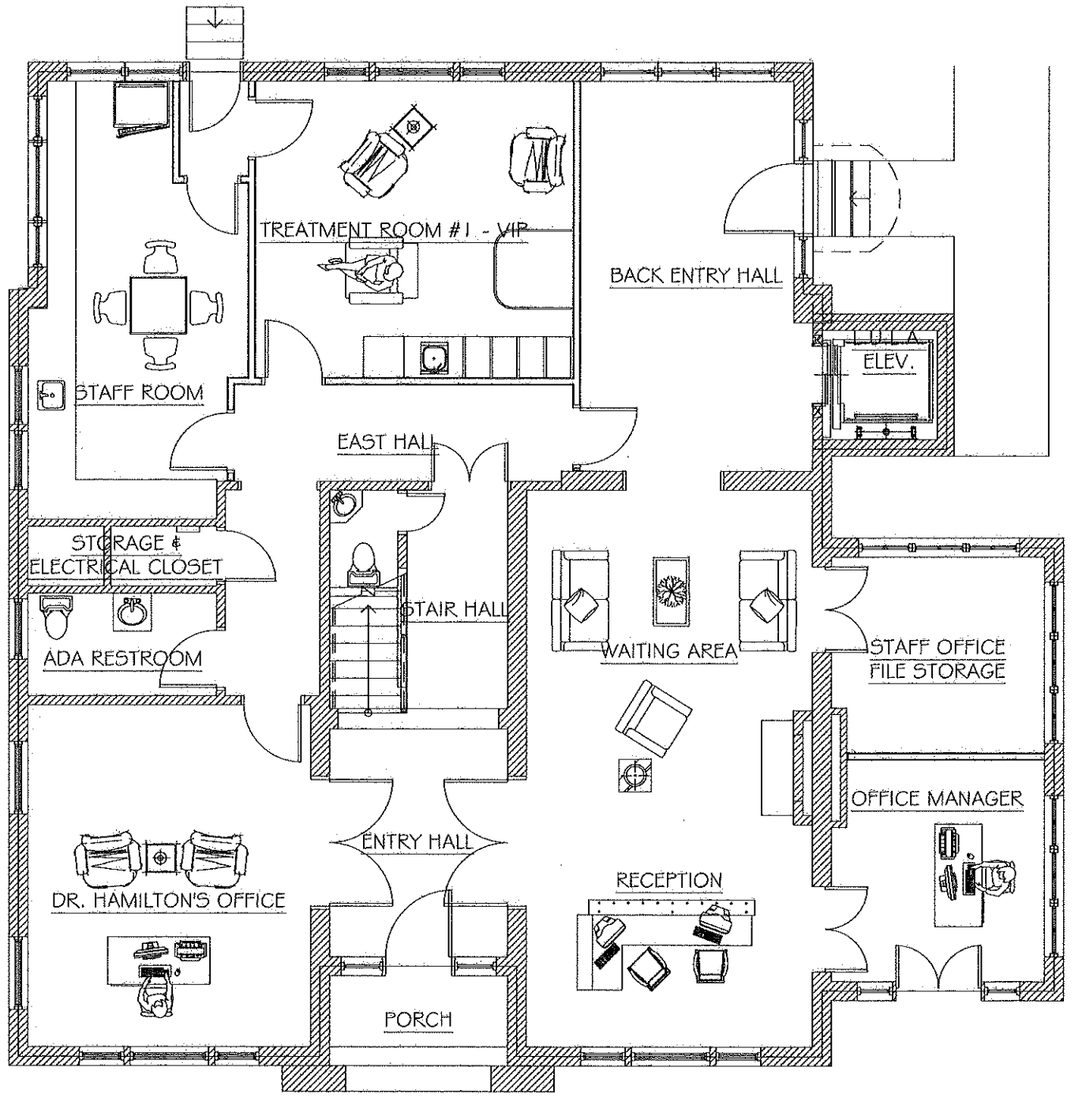
CAUDELL RESTORATION RENOVATION DESIGN

PROJECT: Hamilton - Sterling House

VIEW: Plan - First Floor - Demo

SCALE: 1/8" = 1'

REV. DATE: 05/19/2017



FIRST FLOOR CLINIC PROPOSED PLAN

UNLESS OTHERWISE NOTED:

- WOOD FLOORS
- GYP. BOARD WALLS & CEILING
- 9'-6" CLG. HT. AT FIRST FLOOR
- 9'-0" CLG. HT. AT SECOND FLOOR
- 1-¾" MDF PANEL DOORS
- 6'-8" DOOR HT. AT FIRST FLR.
- 6'-8" DOOR HT. AT SECOND FLR.
- HANDRAILS TO BE 36" TO 38" ABOVE NOSE OF TREAD

ELEVATOR NOTE:

VERIFY ACTUAL INSTALLATION REQUIREMENTS FOR ELEVATOR PRIOR TO CONSTRUCTION. CONTRACTO/ELEVATOR MFG'R. TO PROVIDE SHOP DRAWINGS FOR INSTALLATION AND VERIFY ALL INSTALLATION DIMENSIONS, PIT DEPTH, FRAMING REQUIREMENTS AND ELECTRICAL REQUIREMENTS PRIOR TO CONSTRUCTION. VERIFY THIS INFORMATION WITH PROJECT STRUCTURAL ENGINEER AS REQUIRED.

DECISIONS TO BE MADE:

1. ELEVATOR
   - 1.1. WILL IT BE ELEVATOR SHAFT ONLY OR ENCASED IN A TOWER?
2. BACK ENTRY
   - 2.1. WILL THE ENTRY FACE SOUTH (FREEWAY) OR EAST (PARKING/GARAGE)?
3. BACK ENTRY HALL
   - 3.1. WALL TREATMENT?
4. BALCONY DOORS
   - 4.1. RELOCATE WEST NOW OR WAIT?

CAUDELL RESTORATION RENOVATION DESIGN

PROJECT: Hamilton - Sterling House

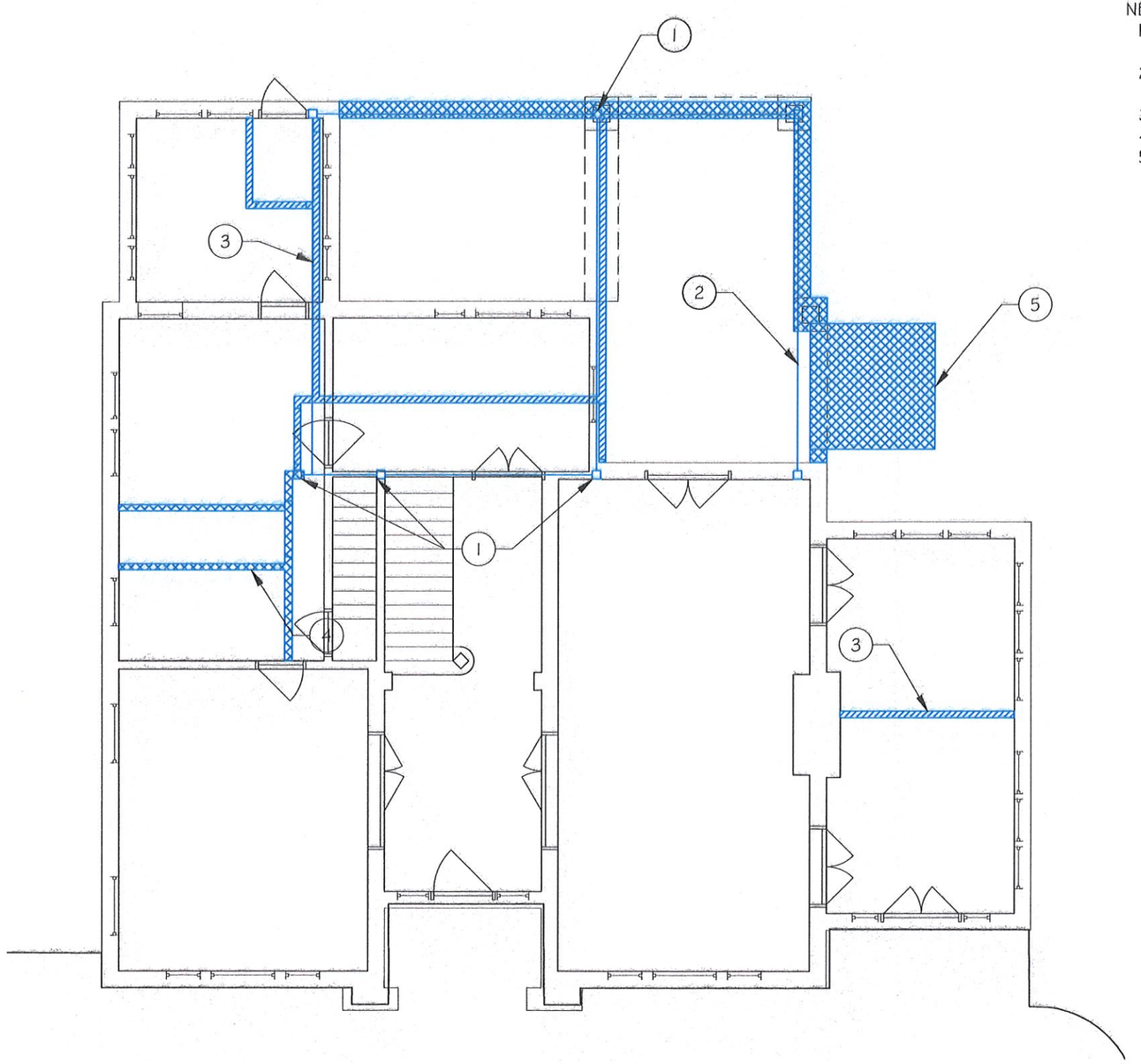
VIEW: Plan - First Floor - Proposed

SCALE: 1/8" = 1'

REV. DATE: 05/22/2017

NEW FRAMING NOTES:

1. INSTALL NEW COLUMNS (AS REQUIRED) FOR NEW WALL FRAMING.
2. INSTALL NEW BEAMS (AS REQUIRED) FOR FLOOR JOIST SUPPORT.
3. INSTALL NEW "TEMPORARY" WALLS
4. INSTALL NEW "PERMANENT" WALLS
5. INSTALL WALLS & PIT FOR L.U.L.A. ELEVATOR



PORCH NOT SHOWN FOR CLARITY (NOT IN SCOPE OF WORK)

FIRST FLOOR ADDITION PLAN

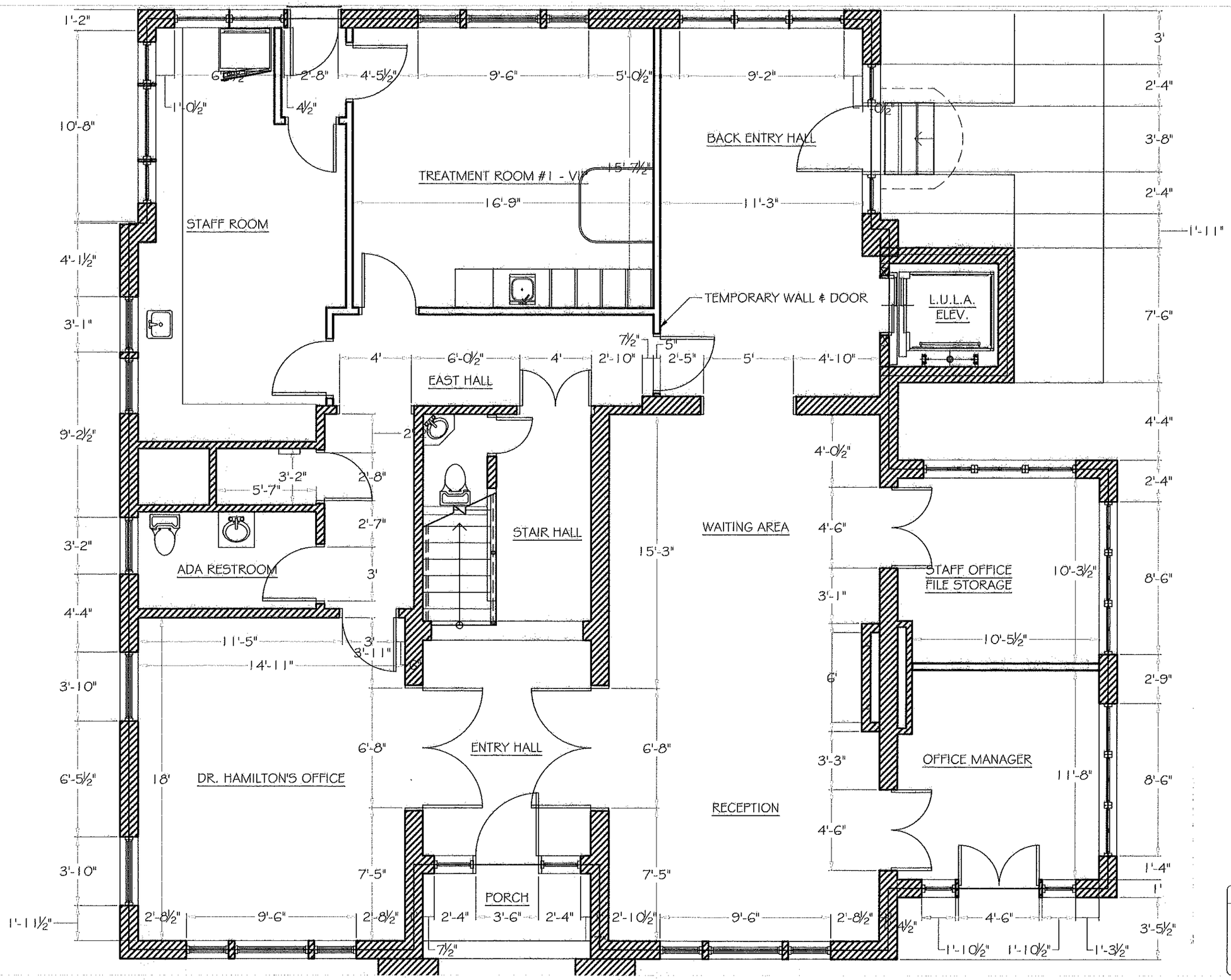
CAUDELL RESTORATION RENOVATION DESIGN

PROJECT: Hamilton - Sterling House

VIEW: Plan - First Floor - Addition

SCALE: 1/8" = 1'

REV. DATE: 05/19/2017



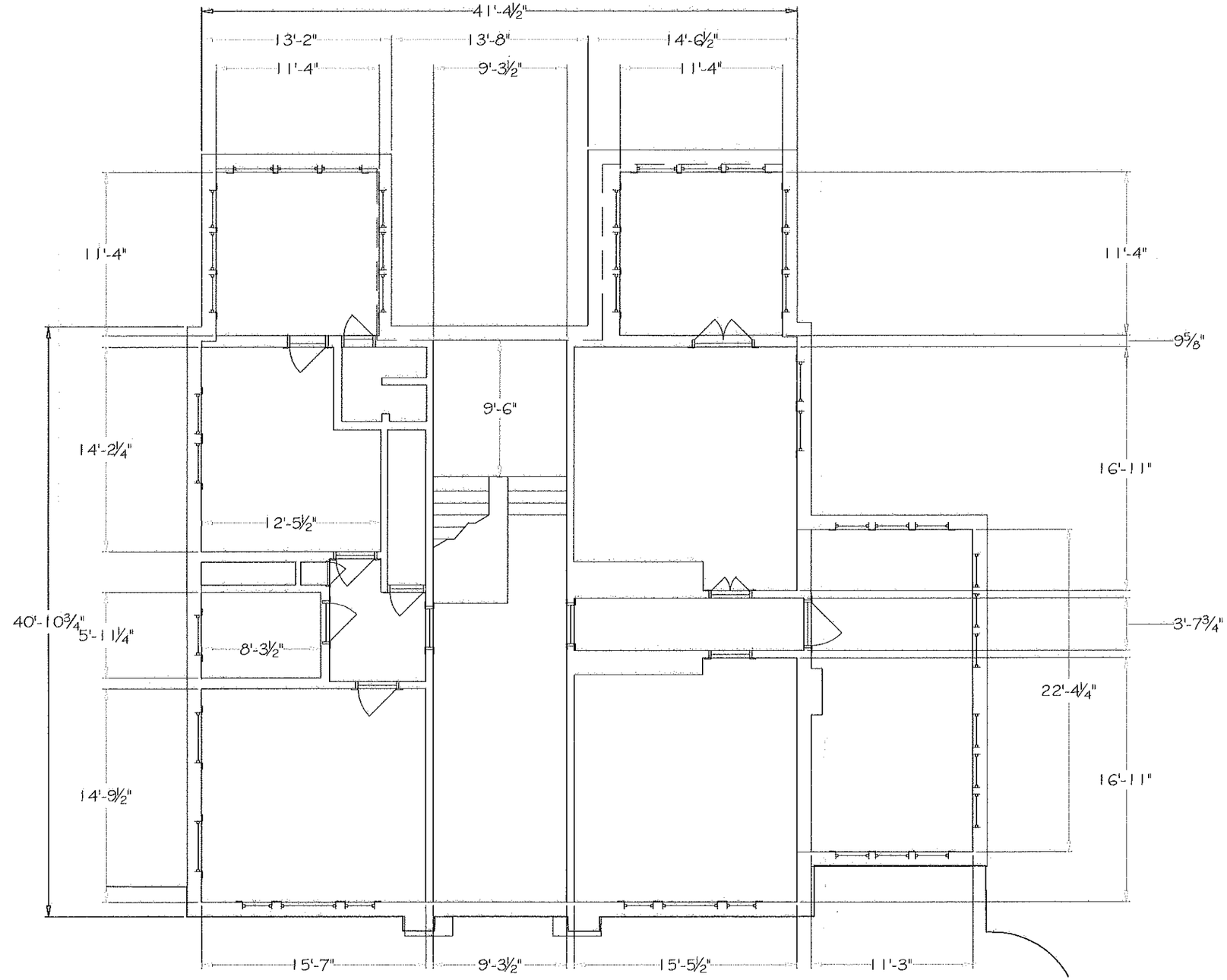
CAUDELL RESTORATION RENOVATION DESIGN

PROJECT: Hamilton - Sterling House

VIEW: Plan - First Floor - Proposed

SCALE: 3/16" = 1'

REV. DATE: 05/22/2017



PORCH NOT SHOWN FOR CLARITY (NOT IN SCOPE OF WORK)

SECOND FLOOR EXISTING PLAN

CAUDELL RESTORATION RENOVATION DESIGN

PROJECT: Hamilton - Sterling House

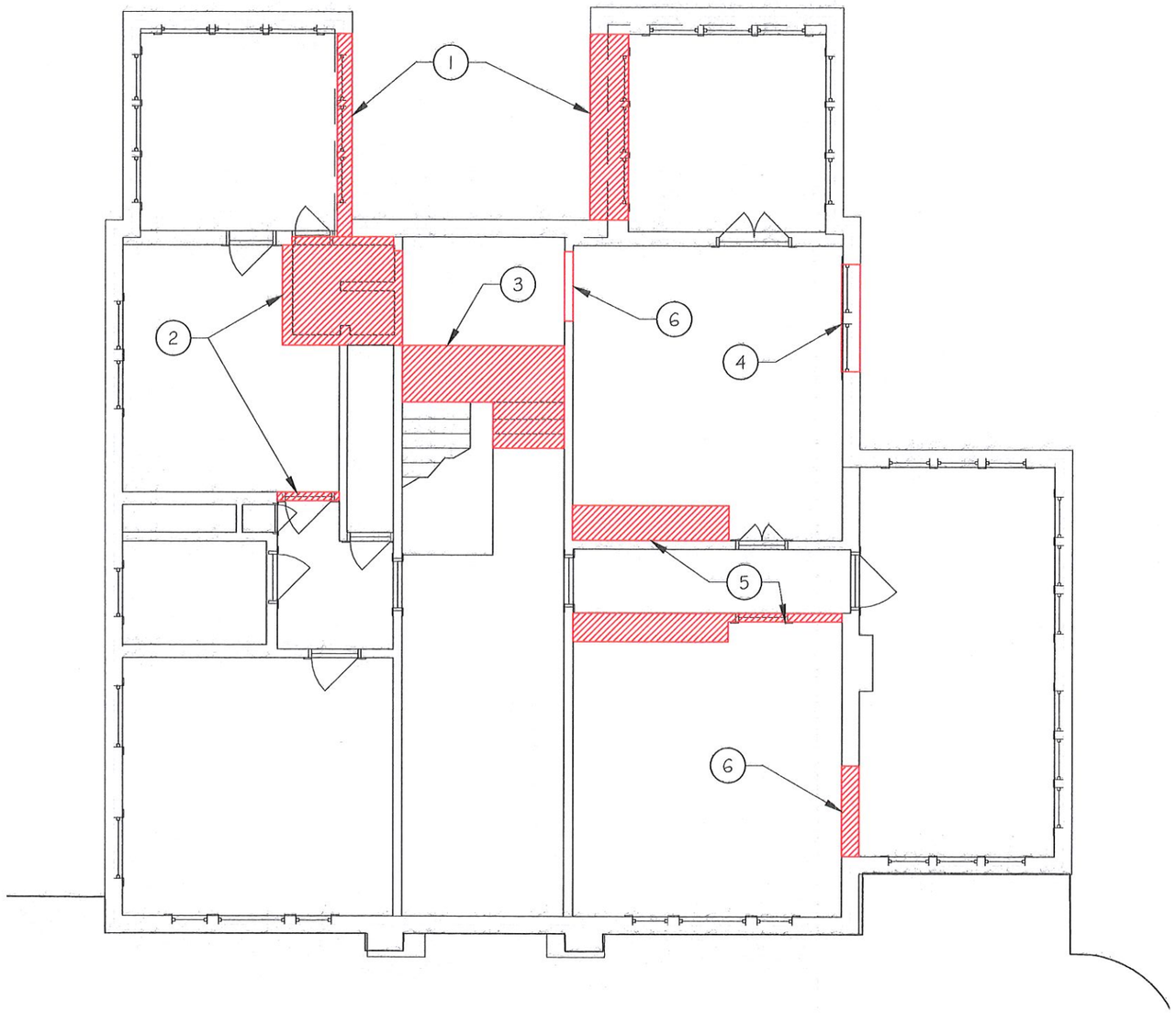
VIEW: Plan - Second Floor - Existing

SCALE: 1/8" = 1'

REV. DATE: 05/19/2017

DEMO NOTES:

1. DEMO EXTERIOR WALL w/ WINDOWS
2. DEMO INTERIOR WALL w/ DOORS
3. RAISE EXISTING STAIR LANDING TO MATCH 2ND FLOOR LEVEL.
4. DEMO WINDOWS & MODIFY OPENING FOR ELEVATOR ACCESS.
5. DEMO INTERIOR WALLS & EXISTING BUILT-INS.
6. CREATE OPENINGS FOR NEW PASSAGEWAYS.



PORCH NOT SHOWN FOR CLARITY (NOT IN SCOPE OF WORK)

SECOND FLOOR DEMO PLAN

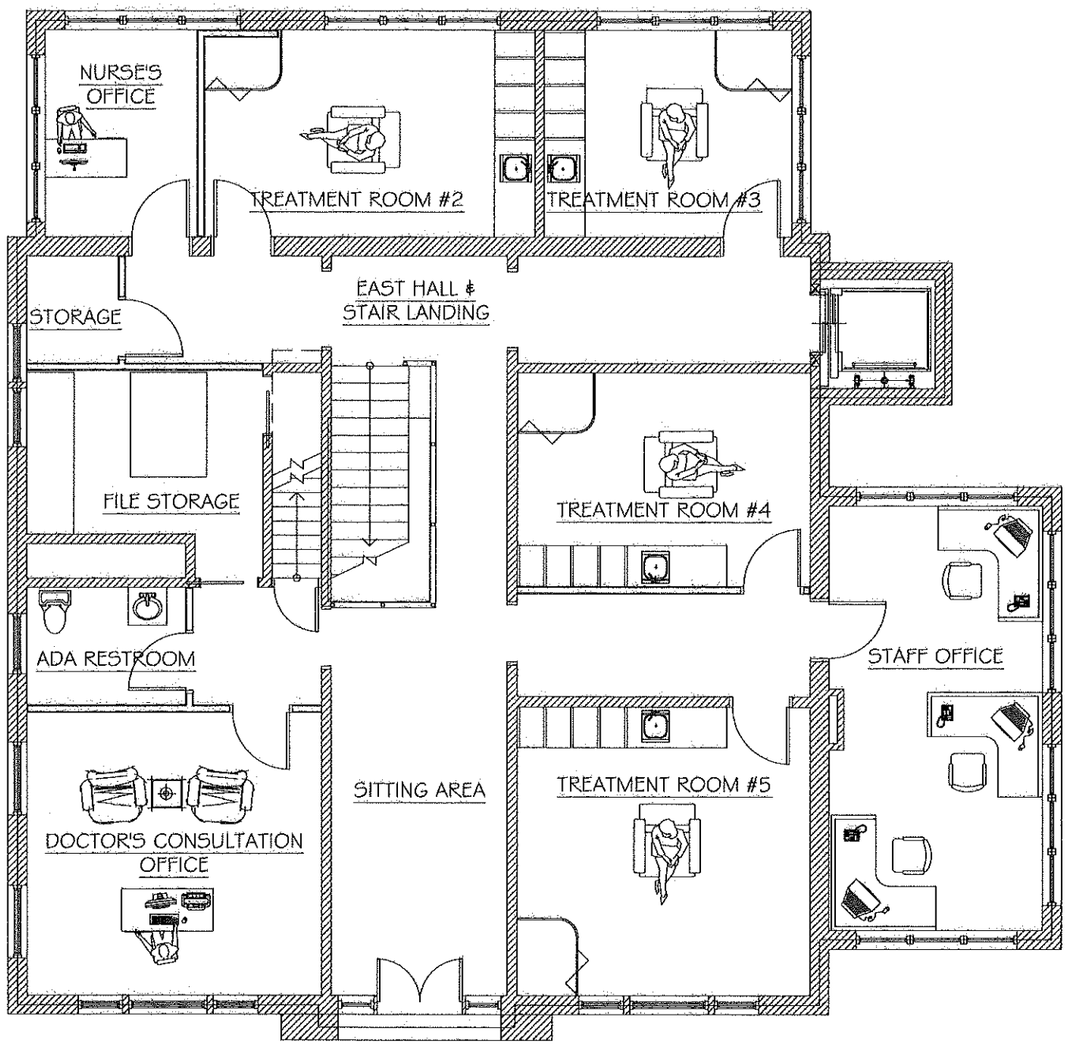
CAUDELL RESTORATION RENOVATION DESIGN

PROJECT: Hamilton - Sterling House

VIEW: Plan - Second Floor - Demo

SCALE: 1/8" = 1'

REV. DATE: 05/19/2017



UNLESS OTHERWISE NOTED:

- WOOD FLOORS
- GYP. BOARD WALLS & CEILING
- 9'-6" CLG. HT. AT FIRST FLOOR
- 9'-0" CLG. HT. AT SECOND FLOOR
- 1-¾" MDF PANEL DOORS
- 6'-8" DOOR HT. AT FIRST FLR.
- 6'-8" DOOR HT. AT SECOND FLR.
- HANDRAILS TO BE 36" TO 38" ABOVE NOSE OF TREAD

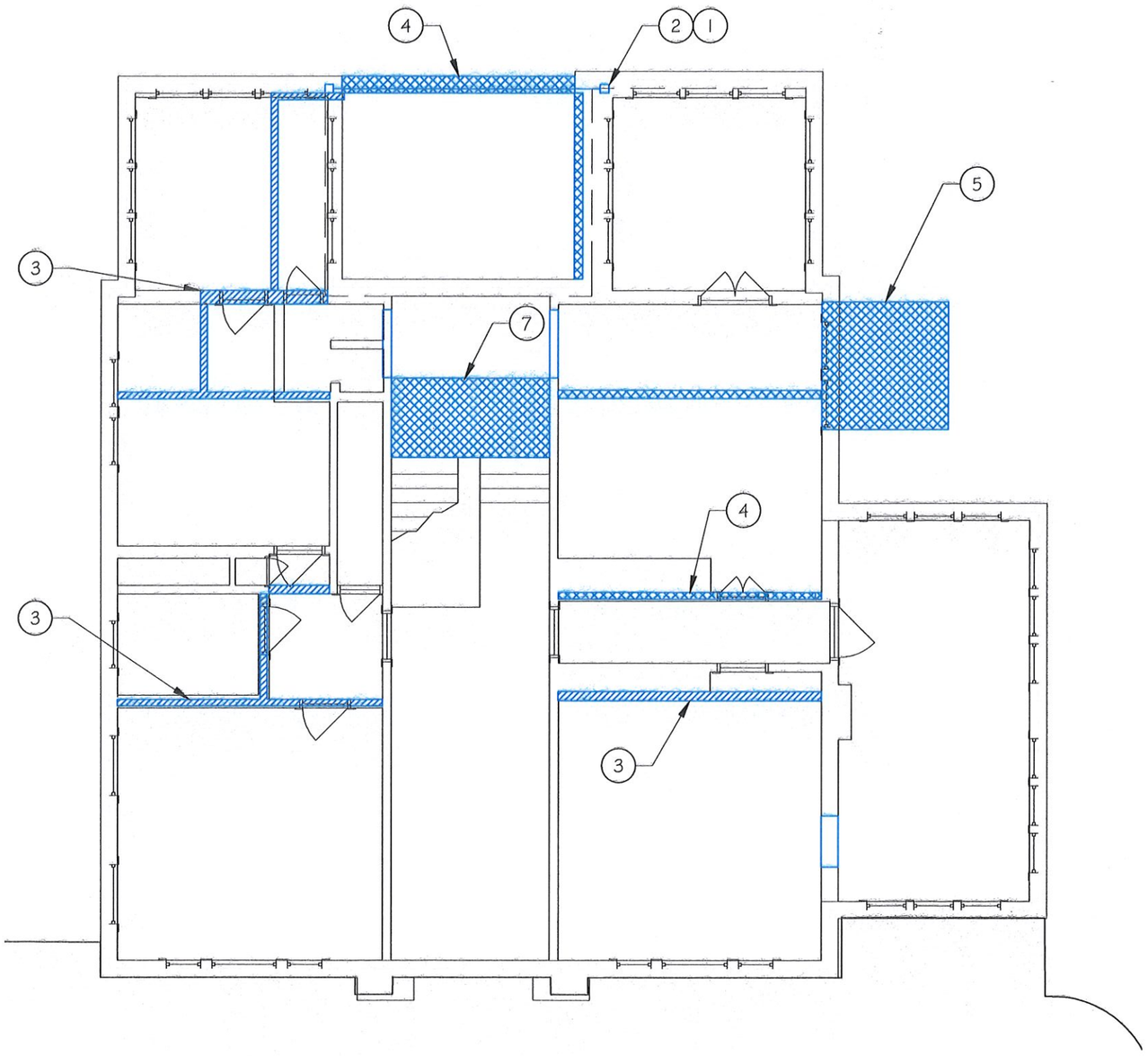
ELEVATOR NOTE:
VERIFY ACTUAL INSTALLATION REQUIREMENTS FOR ELEVATOR PRIOR TO CONSTRUCTION. CONTRACTO/ELEVATOR MFG'R. TO PROVIDE SHOP DRAWINGS FOR INSTALLATION AND VERIFY ALL INSTALLATION DIMENSIONS, PIT DEPTH, FRAMING REQUIREMENTS AND ELECTRICAL REQUIREMENTS PRIOR TO CONSTRUCTION. VERIFY THIS INFORMATION WITH PROJECT STRUCTURAL ENGINEER AS REQUIRED.

DECISIONS TO BE MADE:

1. ELEVATOR
   1.1. WILL IT BE ELEVATOR SHAFT ONLY OR ENCASED IN A TOWER?
2. BACK ENTRY
   2.1. WILL THE ENTRY FACE SOUTH (FREEWAY) OR EAST (PARKING/GARAGE)?
3. BACK ENTRY HALL
   3.1. WALL TREATMENT?
4. BALCONY DOORS
   4.1. RELOCATE WEST NOW OR WAIT?

SECOND FLOOR CLINIC PROPOSED PLAN

CAUDELL RESTORATION RENOVATION DESIGN
PROJECT: Hamilton - Sterling House
VIEW: Plan - Second Floor - Proposed
SCALE: 1/8" = 1'
REV. DATE: 05/22/2017



NEW FRAMING NOTES:

1. INSTALL NEW COLUMNS (AS REQUIRED) FOR NEW WALL FRAMING.
2. INSTALL NEW BEAMS (AS REQUIRED) FOR FLOOR JOIST SUPPORT.
3. INSTALL NEW "TEMPORARY" WALLS
4. INSTALL NEW "PERMANENT" WALLS
5. INSTALL WALLS & PIT FOR L.U.L.A. ELEVATOR
6. MODIFY & CREATE OPENINGS FOR PASSAGEWAYS
7. RAISE FLOOR & STAIRS

PORCH NOT SHOWN FOR CLARITY (NOT IN SCOPE OF WORK)

SECOND FLOOR ADDITION PLAN

CAUDELL RESTORATION RENOVATION DESIGN

PROJECT: Hamilton - Sterling House

VIEW: Plan - Second Floor - Addition

SCALE: 1/8" = 1'

REV. DATE: 05/19/2017

NURSE'S OFFICE

TREATMENT ROOM #2

TREATMENT ROOM #3

STORAGE

STAIR LANDING

EAST HALL

FILE STORAGE

TREATMENT ROOM #4

ADA RESTROOM

SITTING AREA

DOCTOR'S CONSULTATION OFFICE

TREATMENT ROOM #5

STAFF OFFICE 22'-4½"

7'-4½" 4'-5½" 9'-3" 2'-9" 9'-3"

1'-0½" 1'-11" 1'-10" 0½"

10'-11" 8' 17'-5" 10'-11" 13'-0½" 8'-10"

2'-4" 3"

3' 5'-5" 3' 2'-8½" 6" 6'-4" 3' 6'-1½"

1'-6" 8' 5'-7" 4' 6½" 7'-7"

3'-9½" 15'-5½" 6'-1"

3'-1" 11'-3"

8'-7½" 8'-1" 2'-4"

2'-3½" 5" 8'-6"

3'-2" 3' 9'-3½" 5'-5" 11'-3"

2'-9½" 2'-9"

4'-4" 10'-10½" 3' 15'-7" 1'-8½" 11'-4½" 3' 8'-6"

3'-10" 1½"

3'-8½" 14'-11" 17'-4" 15'-2½"

3'-10" 2'-4"

1'-11½" 2'-8½" 9'-6" 3'-4½" 4½" 2'-0½" 4'-6" 2'-8½" 3'-3" 9'-6" 2'-8½" 2'-5½" 8'-6" 2'-4" 3'-5½"

1'

CAUDELL RESTORATION RENOVATION DESIGN

PROJECT: Hamilton - Sterling House

VIEW: Plan - Second Floor - Proposed

SCALE: 3/16" = 1'

REV. DATE: 05/22/2017