

CERTIFICATE OF APPROPRIATENESS

Application Date: October 1, 2014

Applicant: James A. Reeder, Jr., owner

Property: 3405 Meadow Lake Lane, Lot 9, Tract 8, Block 59, River Oaks Section 7 Subdivision. The property includes a historic 6,196 square foot, two-story brick single-family residence is situated on a 17,025 square foot (115' x 150') corner lot.

Significance: James A. & Margaret Wiess Elkins Jr. House is a City of Houston Landmark designated in August, 2014. The Modern-style two-story historic residence was constructed circa 1947. The residence was designed by John F. Staub and John Thomas Rather Jr. The residence features decorative brick banding and an inset entrance with a decorative wood entry door. The residence was renovated in 2013 and again in 2014.

Proposal: Alteration – The applicant is requesting a Retroactive COA for a 2014 renovation. The 2014 renovation included the following work:

- Replacing the non-original divided lite and single lite aluminum windows with new steel 4-lite awning, steel 3-lite casement, and steel plate glass picture windows to match the original windows.
- Demolishes a non-original rear one-story addition and construct a new rear brick one-story addition on the same footprint.
- Demolish a non-original second story stucco addition.
- Replace the composite shingle roof with a cedar shake roof to match the original roof.

See enclosed application materials and detailed project description on p. 5-17 for further details.

Public Comment: No public comment received at this time.

Civic Association: River Oaks Property Owners, Inc is in support of the project. See Attachment A.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: October 23, 2014



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, 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 missing 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 or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |

CURRENT PHOTO



CONDITION PRIOR TO 2014 RENOVATION



3D RENDERING – SIDE FACING CLAREMONT LANE

EXISTING



NORTH ELEVATION – FRONT FACING MEADOW LAKE LANE

CONDITION PRIOR TO 2014 RENOVATION



EXISTING



EAST SIDE ELEVATION FACING CLAREMONT LANE

CONDITION PRIOR TO 2014 RENOVATION



EXISTING



WEST SIDE ELEVATION

CONDITION PRIOR TO 2014 RENOVATION



EXISTING



SOUTH (REAR) ELEVATION

CONDITION PRIOR TO 2014 RENOVATION



EXISTING

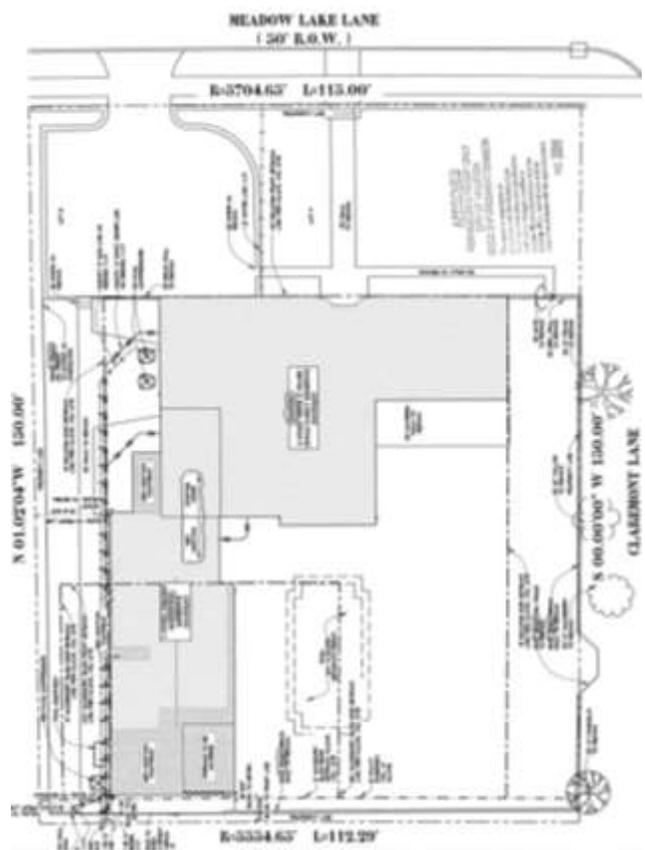
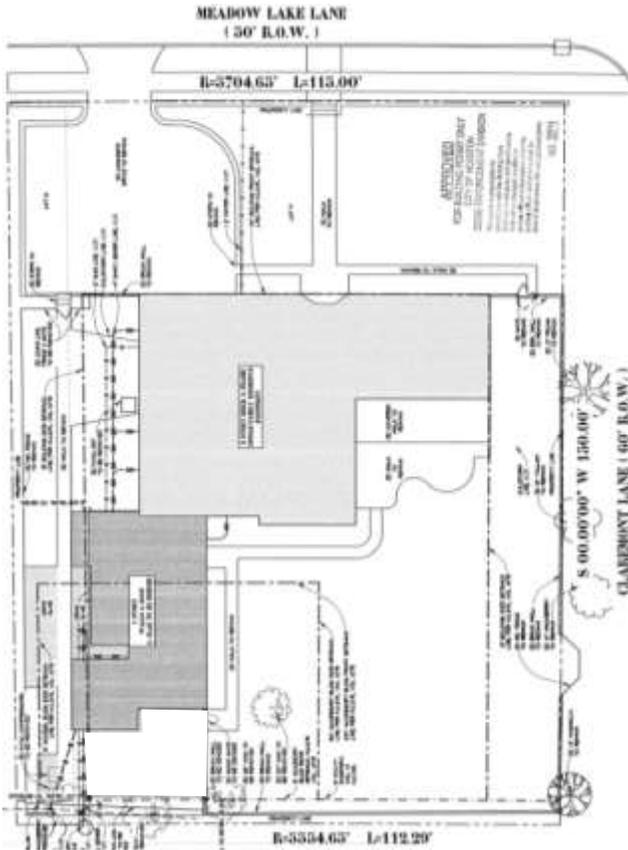


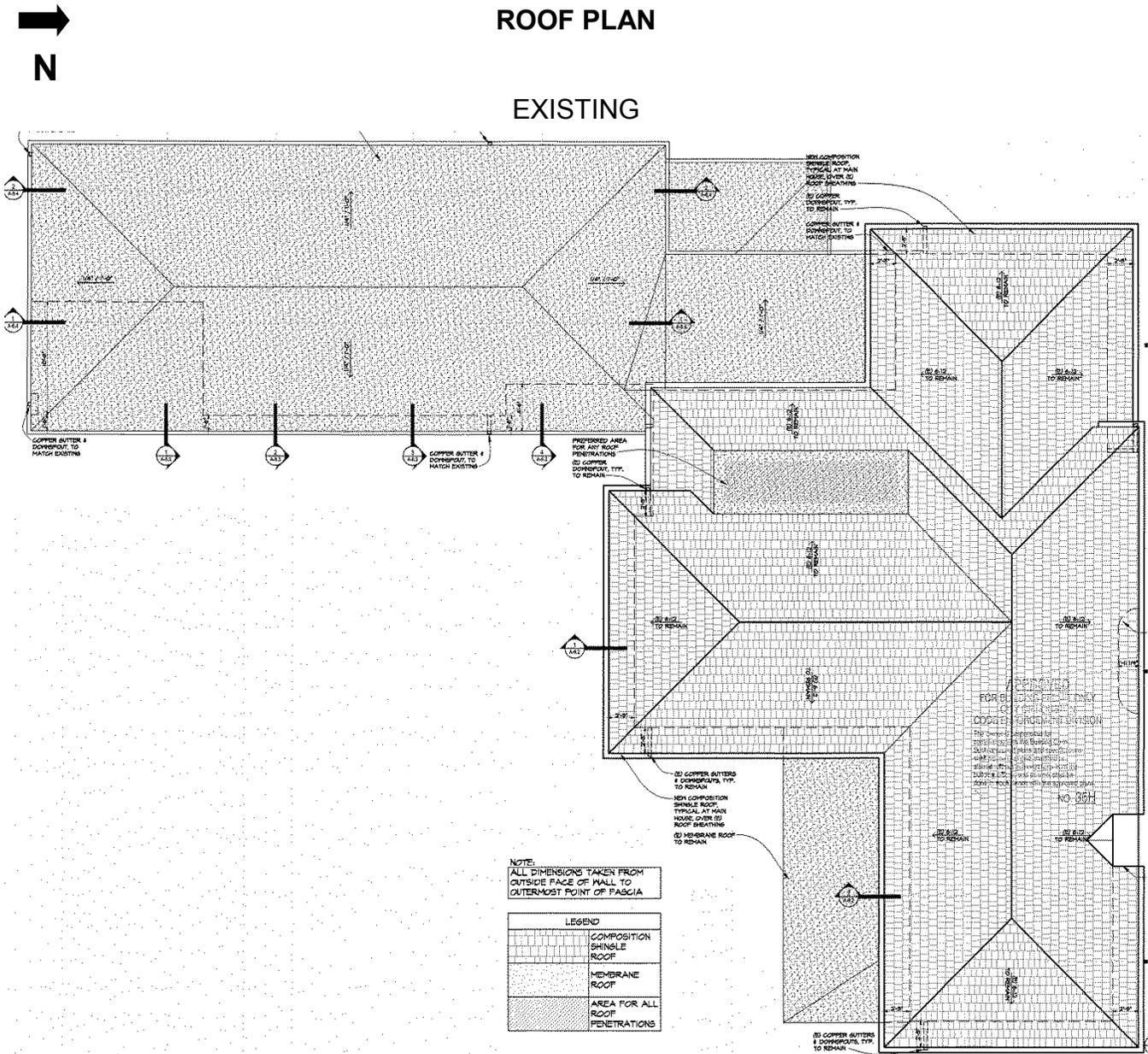


SITE PLAN

CONDITION PRIOR TO 2014 RENOVATION

EXISTING

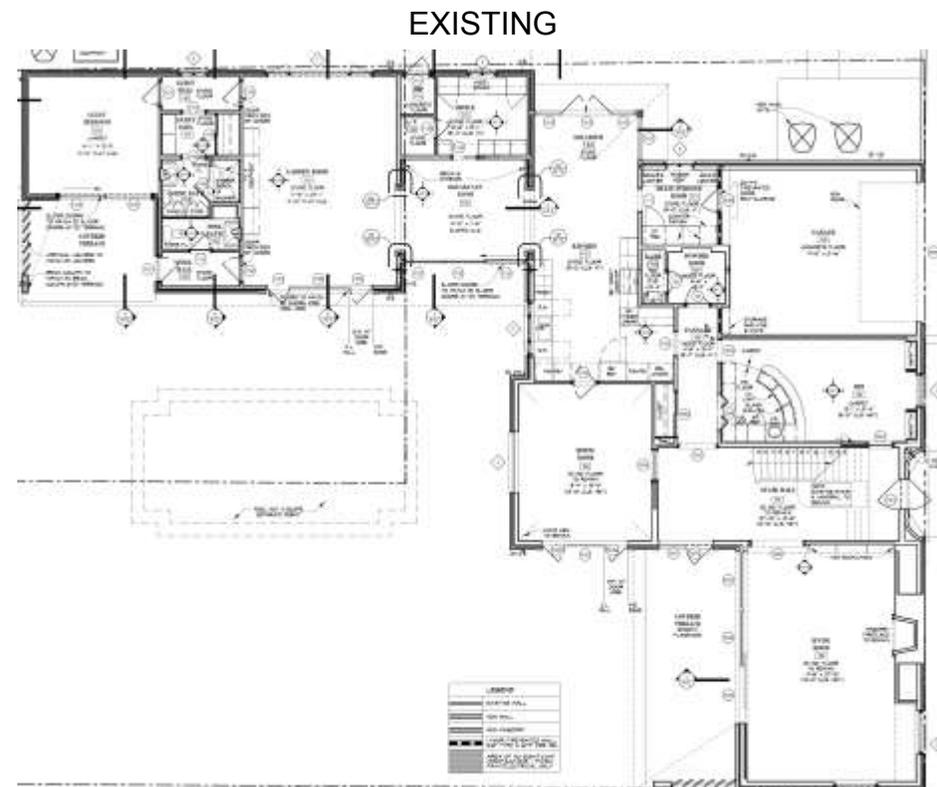
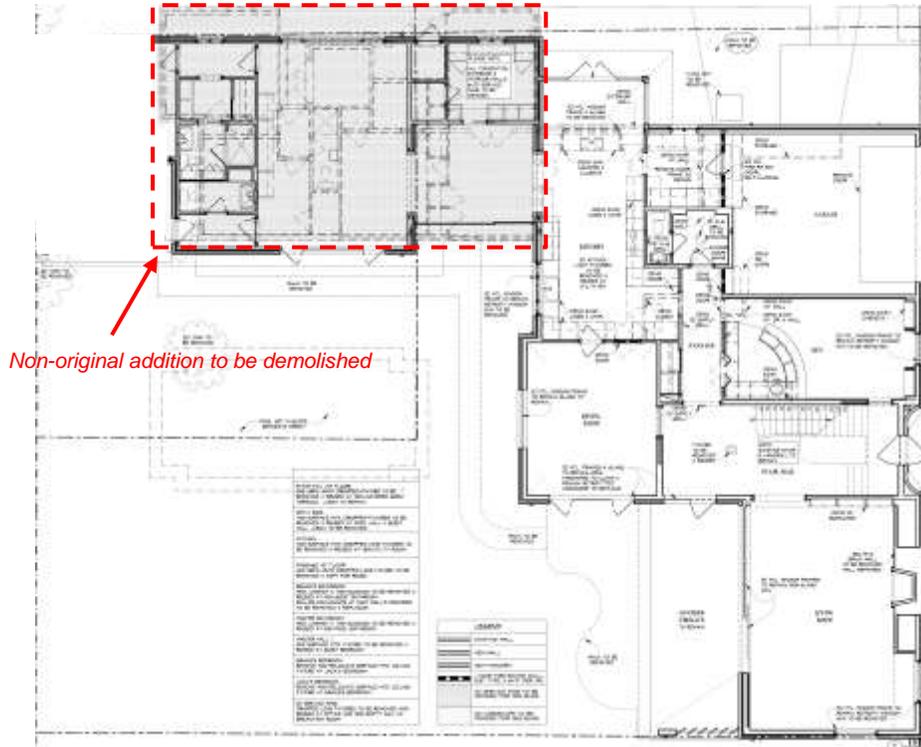






FIRST FLOOR PLAN

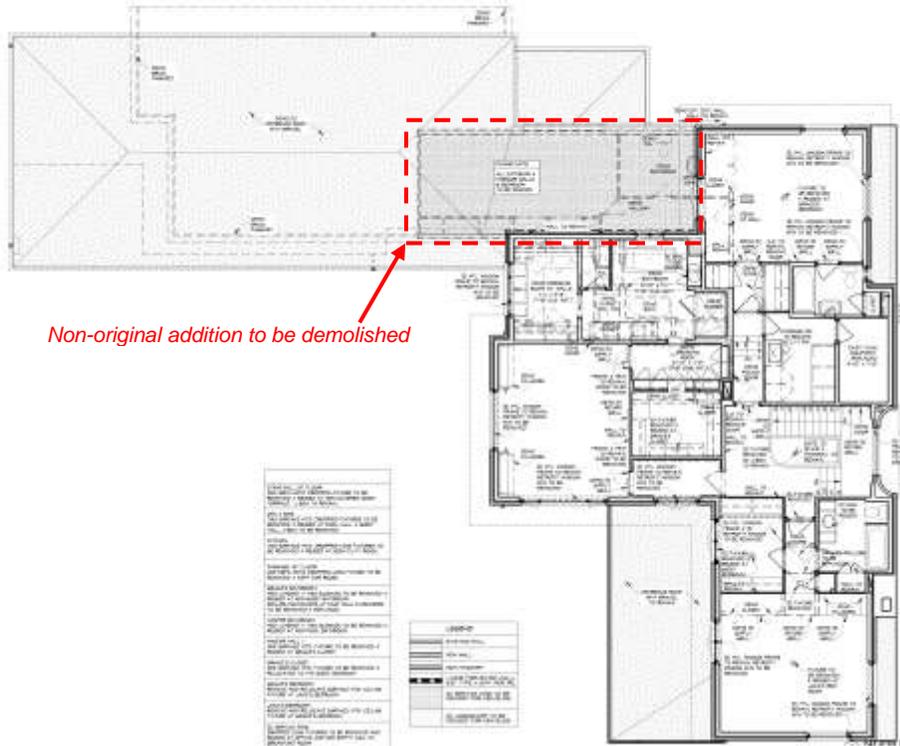
CONDITION PRIOR TO 2014 RENOVATION





SECOND FLOOR PLAN

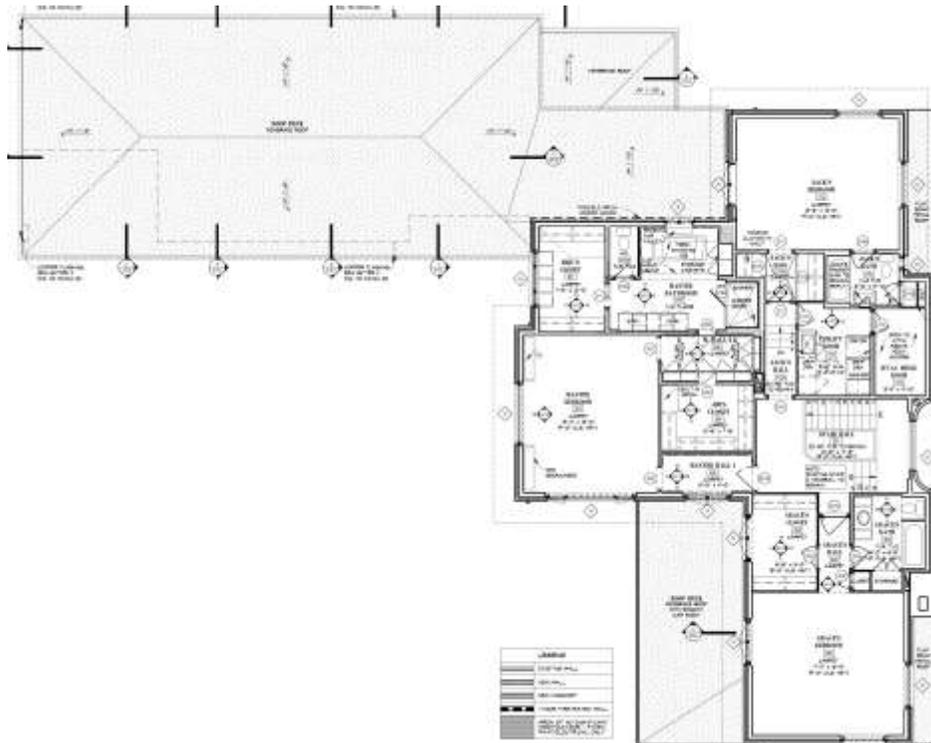
CONDITION PRIOR TO 2014 RENOVATION



Non-original addition to be demolished

Legend
Existing
Proposed
Demolished
Structural
Architectural
MEP
Other

EXISTING



Legend
Existing
Proposed
Demolished
Structural
Architectural
MEP
Other

APPLICATION MATERIALS SUBMITTED BY APPLICANT

Excerpt from Stephen Fox's book *The Country Houses of John F. Staub*

The street front of the Elkins House is notable for its lack of windows, an indication that it was equipped with central air-conditioning. Staub incorporated subtle volumetric recessions and projections as well as variations in the bonding pattern of its sandstruck buff brick facing to animate the planar street front of the house and balance horizontal extension with vertical thrust. A low-pitched hipped roof, with clipped eaves on the north-facing street front and wider overhangs on the other faces of the house, confirmed the house's horizontal planarity. Awning windows, which Staub and Rather used frequently in the 1940s, were aligned with brick courses. The low-set, cast-iron decorative panel in front of the undivided plate-glass stair window and above the recessed front door contained a pattern of rectangle and squares that were reiterated in differing formats in the paneled front door and the wood-framed screened door. A strategically placed hedge screened a street-facing double-car garage, which Staub dropped down to street level, introducing a subtle split-level sectional shift in the ground floor of the house.

PROJECT DETAILS

Shape/Mass: The residence measures 83'-1" wide, and 104'-3" deep. The second floor measures 72'-6" wide and 47'-11" deep. The residence features a 19' eave height and a 25'-5" ridge height. The non-original rear one-story wing measured 27'-9" wide and 44'-5" deep. The non-original second floor addition added in 1960 measured 12'-4" wide and approximately 32'-10" deep. The rear one-story addition and second story addition were demolished.

In 2014 a new one-story rear addition was constructed on the footprint of the demolished one-story addition. The one-story addition measures 25'-8" wide, 71'-8" deep, and 11'-3" in height.

Setbacks: Prior to the 2014 renovation the building was setback 40' from the front property line, 15' from the east property line, 11'-8" from the west property line and 19'-9" from the rear property line.

The existing residence is setback 40' from the front property line, 15' from the east property line, 15' from the west property line, and 5' from the rear property line.

Foundation: The original residence and non-original one-story addition were constructed on a slab foundation. The rear one-story addition constructed in 2014 was built on a slab foundation.

Windows/Doors: The residence featured non-original 3-lite and single lite aluminum windows. The windows were replaced with steel 4-lite awning, steel 3-lite casement and steel plate glass picture windows that match the original windows. The original decorative front door was retained. The residence features 2-lite entry doors and 2-lite full height fixed windows.

The rear one-story addition will features steel 3-lite casement windows, single lite windows, 2-lite steel full height fixed windows, single lite full height fixed window, and 2-lite entry door.

Exterior Materials: The residence is clad with a brick veneer with decorative banding. The non-original one-story addition was clad with brick and the non-original second story addition was clad with stucco. The new rear one-story addition is clad with brick that matches the original brick found on the original residence.

Roof: The existing residence features a hip roof with a 6/12 roof pitch. The roof features closed eaves with a 2'-5" overhang. The roof prior to the 2014 renovation was clad with composite shingles; the composite shingles were replaced with new cedar shake shingles that match the original roof condition.

The rear one-story addition features a flat roof with a 1'-6" overhang.

Front Elevation: The first floor moving east to west featured a single lite aluminum window, the original decorative wood paneled entry door, a 3- lite aluminum window, and a sectional overhead garage door. The second floor moving east to west featured a three lite aluminum window a plate glass picture window, a 3-lite fixed window and a 3-lite aluminum window. The original decorative wood paneled entry door was retained.

(North)

The non-original aluminum windows were replaced with 4-lite awning windows and steel plate glass picture windows. The single lite and 3-lite windows on the first floor were replaced with two 4-lite steel windows. The two 3-lite windows on the second floor were replaced with two 4-lite steel windows, the plate glass window was replaced with a steel plate glass picture window and the 3-lite fixed window was replaced with a 3-lite steel window.

Side Elevation: The first floor of the residence featured a set of 2-lite french doors and a tri- part bay made up of two 2-lite entry doors and a plate glass picture window, and a 3-lite window. The second floor featured a tri-part window made up of two 3-lite windows and a plate glass picture window and two 3-lite windows. The two lite french doors and tri-part bay was retained; the 3-lite window was replaced with a 4-lite steel awning window. On the second floor the tri-part window was replaced with a tri-part window made up of two 3-lite casement windows and a plate glass picture window.

(East)

The two 3-lite windows will be replaced with two 4-lite steel awning windows.

The rear one-story addition moving north to south features a tri-part bay made up of two 2-lite full height fixed windows and a 2-lite slider door, a tri-part bay made up of two 2-lite entry doors and a plate glass picture window, and a two part bay made up of a 2-lite full height fixed window and a 2-lite slider door.

Side Elevation: The first floor of the original residence featured a non-original 3-lite aluminum window and a non-original tri-part window made up of two 3-lite fixed windows and a plate glass picture window. The original portion of the second floor featured a non-original 3-lite window and the non-original stucco addition featured a ribbon of four 3-lite windows. On the first floor the 3-lite window was replaced with two 3-lite casement windows and on the second floor the non-original 3-lite window was replaced with a 3-lite steel awning window. The non-original stucco addition was demolished and the west wall was reconstructed and clad with new brick to match the original brick; the wall features two 3-lite casement windows.

(West)

The rear one-story addition moving north to south features a four part bay made up of two full height single lite windows and two 2-lite entry doors, two 3-lite casement windows, an entry door, a tri-part window made up of two 3-lite casement windows and a plate glass picture window, and two 3-lite casement windows.

Rear Elevation: The first floor of the residence moving east to west featured a ribbon of three 2-lite full height fixed windows, a plate glass picture window, a tri-part window made up of two 3-lite fixed windows and a plate glass picture window. The second floor featured two 3-lite windows, two single lite windows, and a tri-part window made up of two 3-lite fixed windows and a plate glass picture window, and two 2-lite windows. On the first floor the ribbon of three 2-lite full height fixed windows and plate glass picture window were retained. The tri-part window was replaced with a tri-part window made up of two 3-lite casement windows and a plate glass picture window. On the second floor the two 3-lite windows were replaced with a four 3-lite casement windows, the two single lite windows were replaced with a plate glass picture window; the tri-part window was replaced with a tri-part window made up of two 3-lite fixed windows and a plate glass picture window. The south wall where the non-original stucco addition was located was reconstructed and clad with brick to match the original brick; the wall features two 3-lite casement windows.

(South)

The rear one-story addition features a 2-lite entry door.

ATTACHMENT A

CIVIC ASSOCIATION COMMENT

Officers
 Charles Leck
 President
 Marc Labaree
 Vice President
 Nicole Perdue
 Secretary
 David Baldwin
 Treasurer

Directors
 Thad Grand
 Elizabeth Winters
 Lane Galvan
 Faye High
 Jeff Lyman



River Oaks
 Property Owners, Inc.

3405 Meadow Lake Lane
 3405 San Felipe Road, 77027
 P.O. Box 22521
 Houston, Texas 77227
 Phone: 713-642-0001
 Fax: 713-642-2121
 Email: ropo@ropo.org
 Website: www.ropo.org

Gary C. Mangold
 General Manager

December 13, 2012

Mr. & Mrs. James A. Reeder, Jr.
 3711 San Felipe, Unit 2G
 Houston, TX 77027

RE: Preliminary Approval-Major Project: Your Submittal Request for 3405 Meadow Lake Lane, Lot

PT.8 + 9, Block 59, Section 7 including:

1. Replace one-story flat-roofed service wing at rear of house with one story flat-roofed guest quarters/garden room to match existing house.
2. Remove 2nd floor room on front of the house returning the 2nd floor to its original design.
3. Covered backyard terrace.
4. Replace composition shingle roof with new composition shingle roof.
5. Relocate 1 a/c unit.
6. Add solarium onto rear of house.
7. Impermeable Allowed: 9,302 sq.ft.
 Impermeable Actual: 7,975 sq.ft.

Dear Mr. Reeder:

I am writing to inform you that the Board of Directors (the "Board") of River Oaks Property Owners, Inc. ("ROPO") has reviewed your submitted plans. The Board grants you *Preliminary Approval* as set out in Section 1.A.2.1 of the 2011 Policies and Procedures with Architectural Review and Approval Process (the "Policies and Procedures"), a complete copy of which is available on our website.

You may now use this *Preliminary Approval* to seek City of Houston building permit(s). After obtaining such permit(s), you must submit to ROPO for review a copy of the permitted construction documents bearing the City of Houston approval stamps, in accordance with Section 1.A.3. of the Policies and Procedures. That Section reads in part:

The principal purpose of the review is for ROPO to determine whether there are material changes between the design that received the Board's Preliminary Approval and the construction documents that were approved by the City of Houston and received the building permit(s). **No construction work, mobilization, demolition (other than purely for replacement work), utility work or other activity may begin before the Board's review and written approval of such permitted construction documents.**

If ROPO finds no material changes that would impact the Board's *Preliminary Approval*, the Board will issue a *Written Approval to Begin Construction*. Such approval, as with any ROPO approval, is issued subject to your continuing compliance with the 2006 Amended and Restated Restrictions and Policies and Procedures.

Mr. & Mrs. James A. Reeder, Jr.
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Section 5.006 and 209.008 of the Texas Property Code and Chapter 38 of the Texas Civil Practice and Remedies Code provide that you could be subject to the reimbursement of ROPO's attorney's fees and costs should any legal action become necessary to enforce the Board's decision.

As always, if we can be of any assistance, please feel free to call.

Sincerely,

RIVER OAKS PROPERTY OWNERS, INC.

Gary C. Mangold
 General Manager

cc: Restrictions Committee

Dillon Kyle Architects
 3219 Milan Street
 Houston, TX 77066

Goodland Construction Co.
 1410 Cedar Post
 Houston, TX 77054