

CERTIFICATE OF APPROPRIATENESS

Application Date: April 14, 2016

Applicant: Alan Bunker, MDD Architects for John Bishop & Melina McCarty, owners

Property: 2111 Del Monte Drive, Lot 17, Block 44, River Oaks Section 3 Subdivision. The property includes a historic 4,316 square foot two-story, Georgian Revival residence situated on a 10,501 square foot (75' x 150) interior lot.

Significance: The TC Montgomery House is a City of Houston Landmark designated in December, 2012. The Georgian Revival-style two-story historic residence was constructed circa 1938. Mr. T.C. Montgomery was a life-time railroad man, who held the position of Chairman of the Southern Pacific Railroad union in the mid-1920s.

Proposal: Alteration – Rear addition and windows.

- Remove a window from a prior addition.
- Lower the west elevation gable vent opening and replace the vent with a window to allow for egress.
- Shutter two windows on the second story east elevation.
- Replace doors and windows on previous rear additions.
- Construct a third story addition through the rear roof. The addition will not be visible from the front.

See enclosed application materials and detailed project description on p. 5-19 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

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.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: May 19, 2016



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years 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.

Planning Official

Date

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

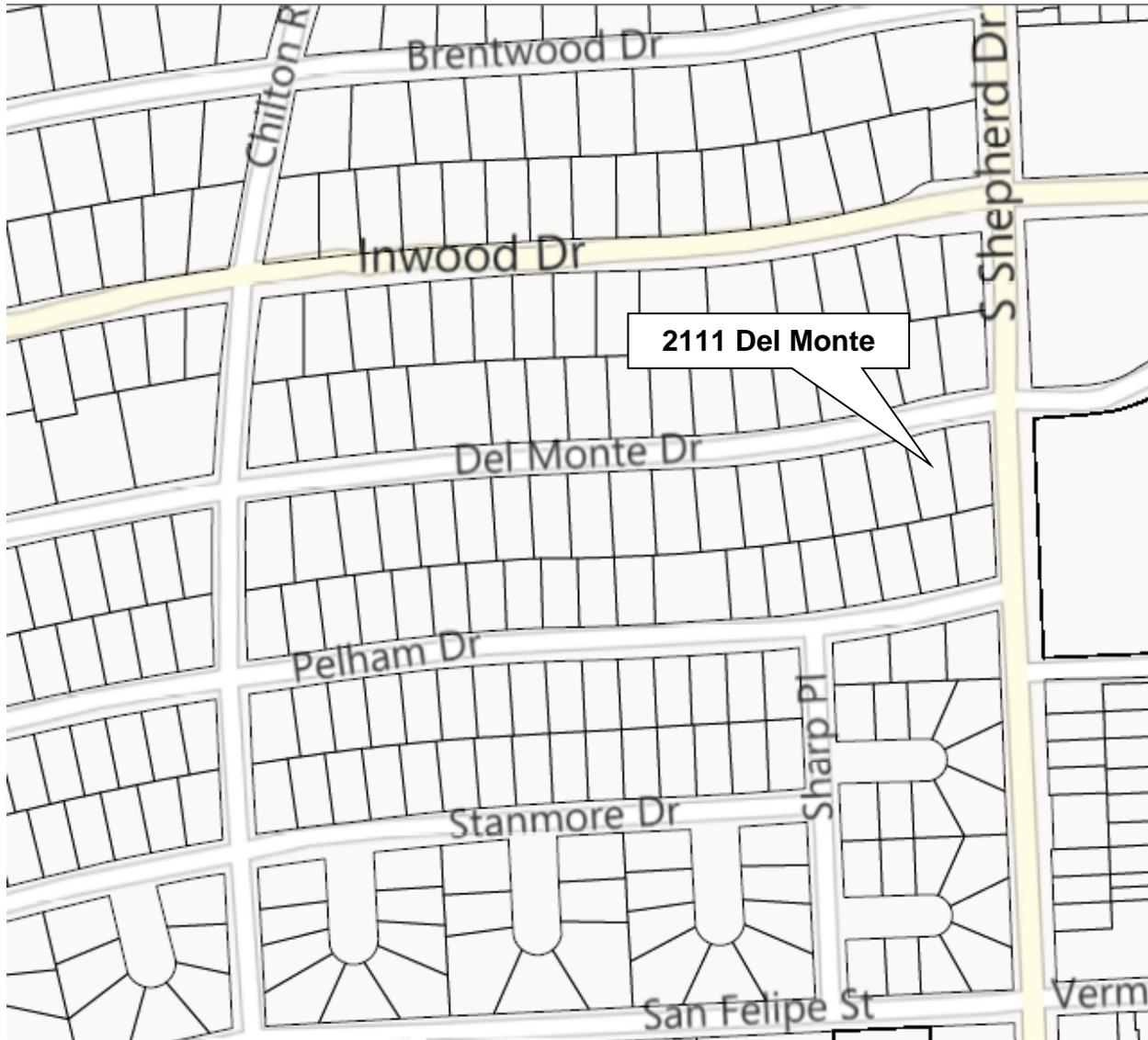
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
(6) New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
(7) The proposed replacement of 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;
(8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
(9) The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
(10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
(11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.



PROPERTY LOCATION
TC MONTGOMERY HOUSE



CURRENT PHOTO



NORTH ELEVATION – FRONT FACING DEL MONTE BOULEVARD
EXISTING/PROPOSED

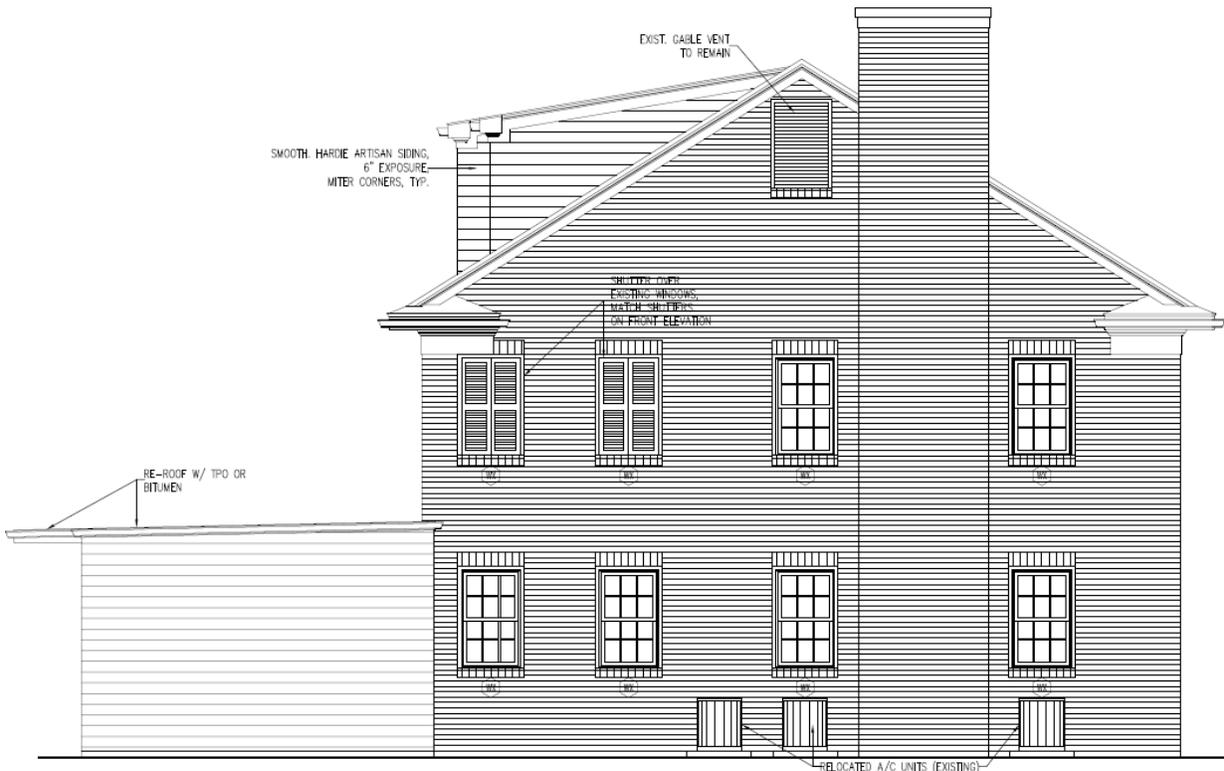


EAST SIDE ELEVATION

EXISTING



PROPOSED

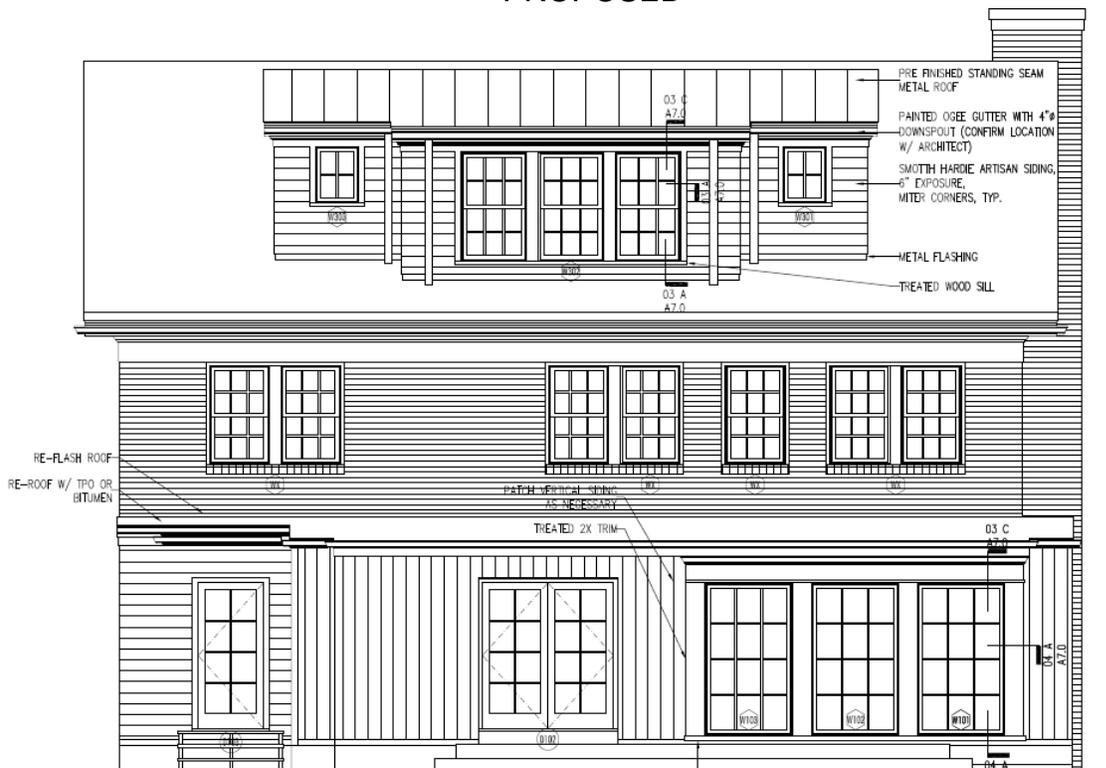


SOUTH (REAR) ELEVATION

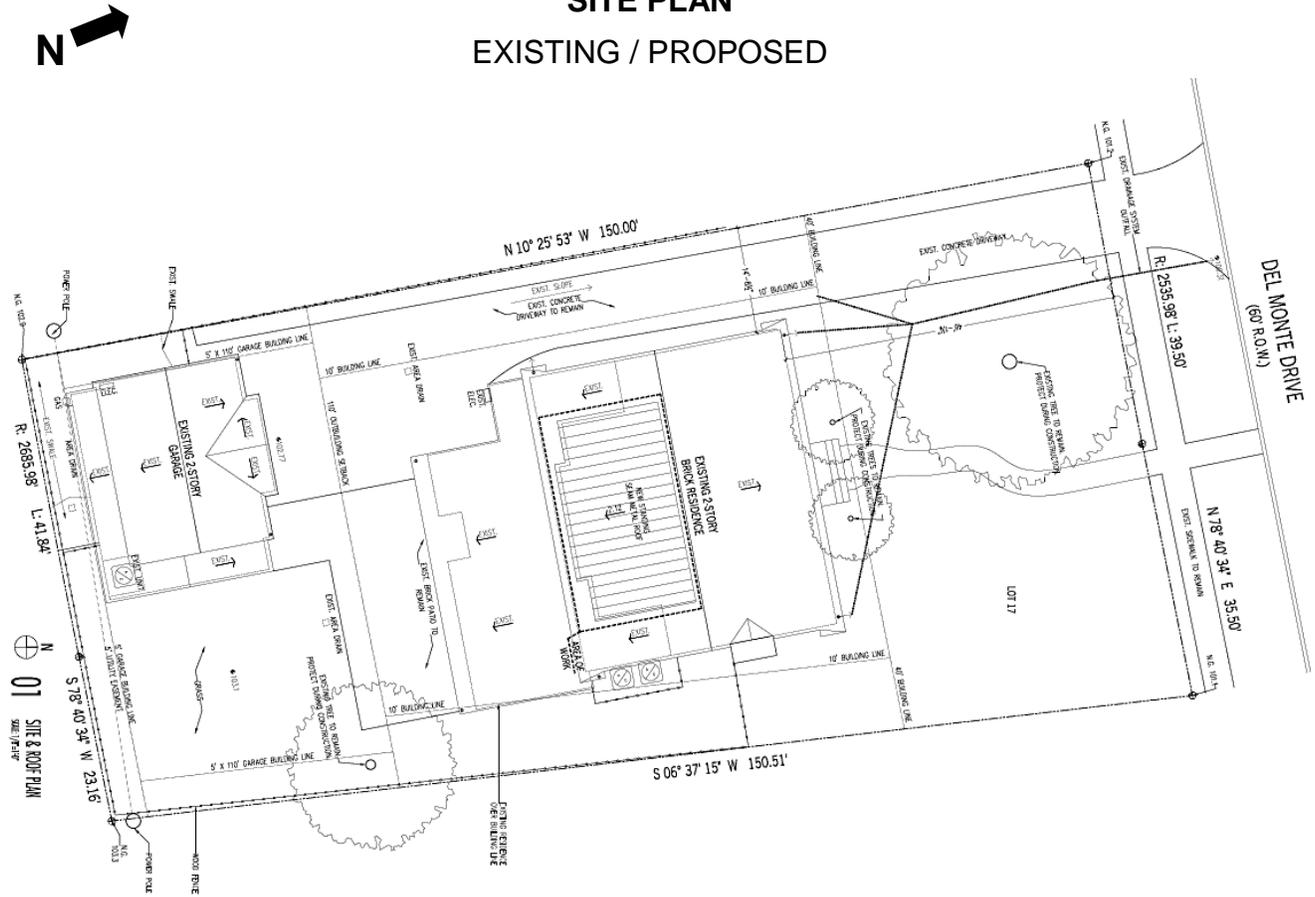
EXISTING



PROPOSED

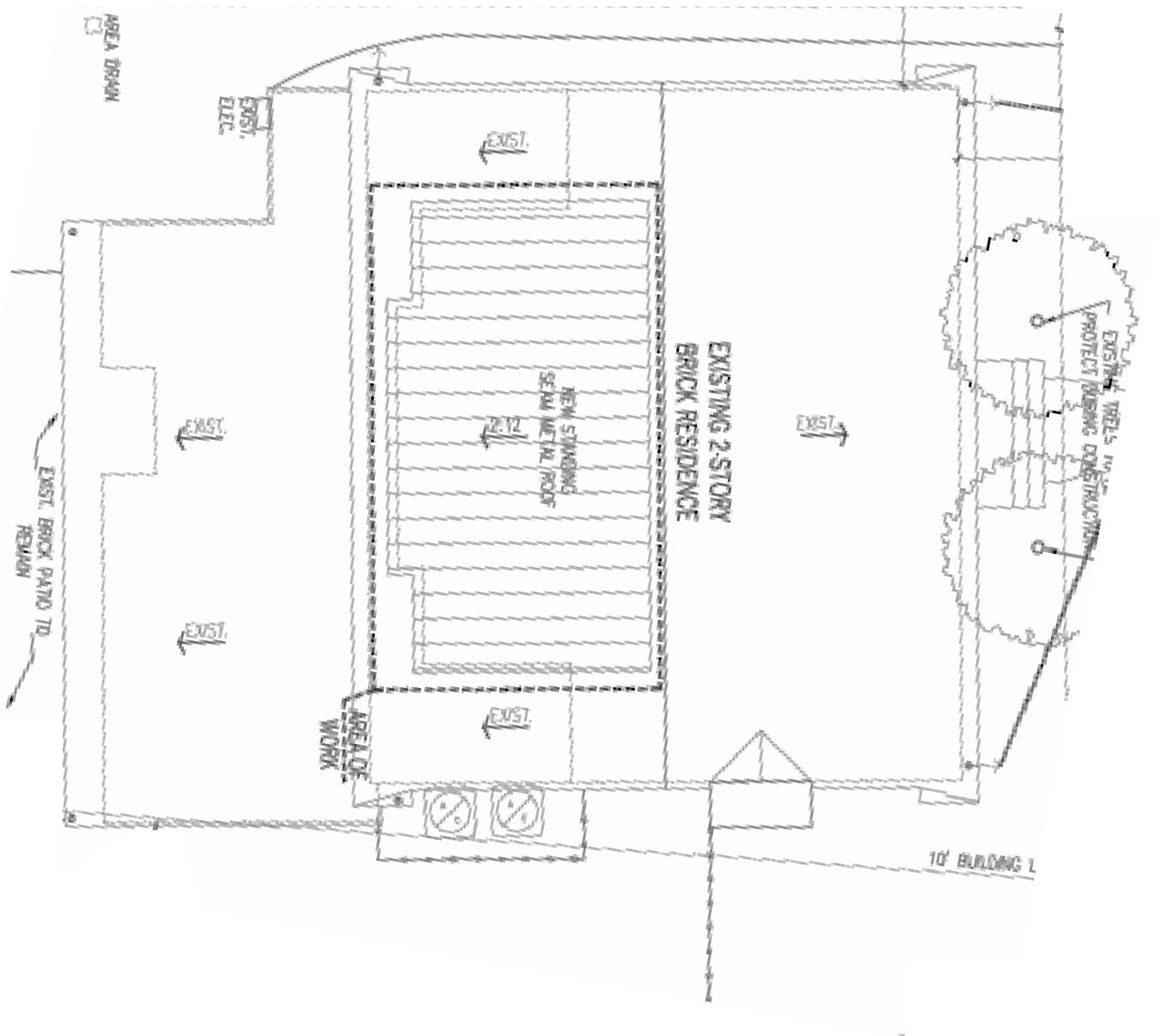


SITE PLAN
EXISTING / PROPOSED



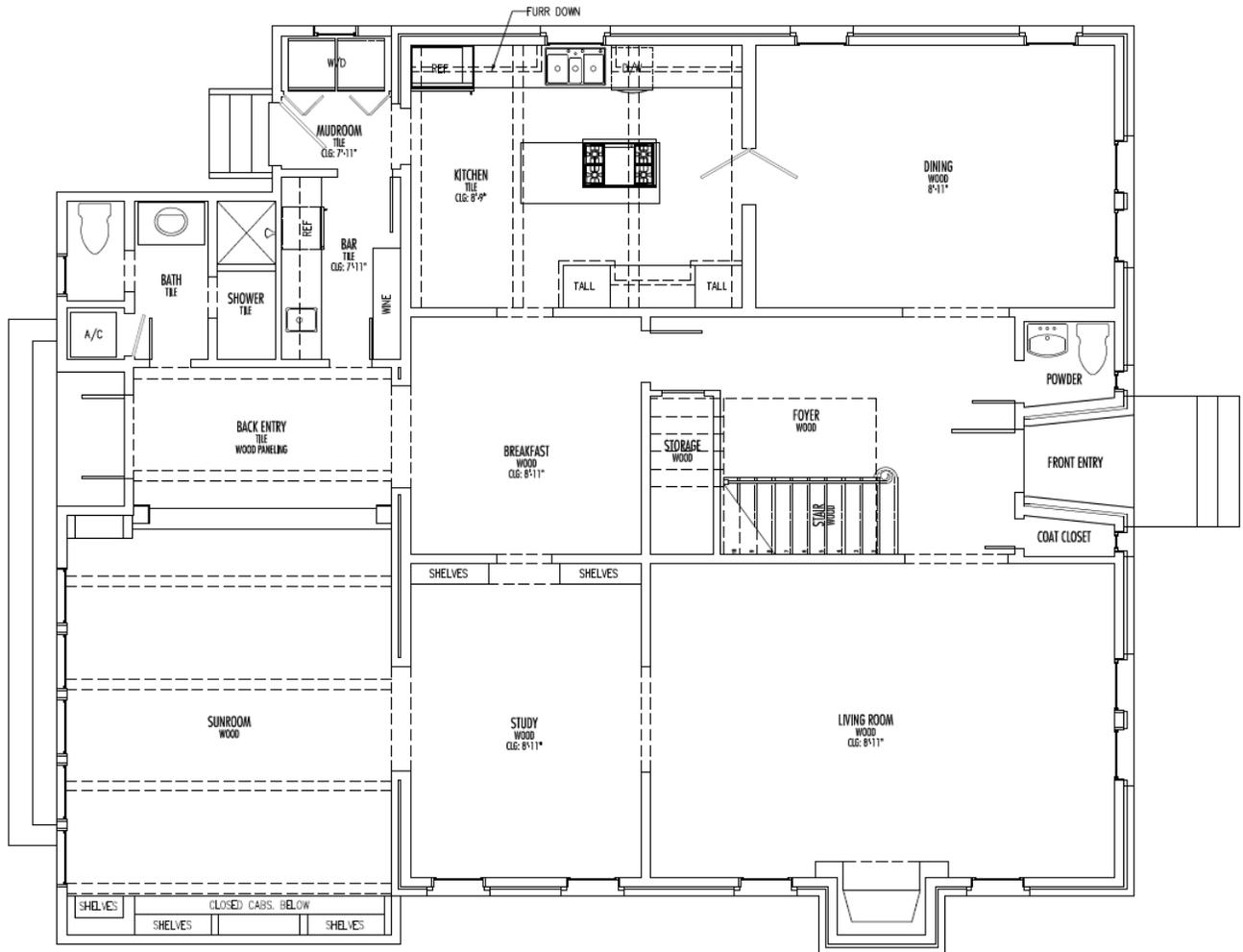


ROOF PLAN
EXISTING / PROPOSED



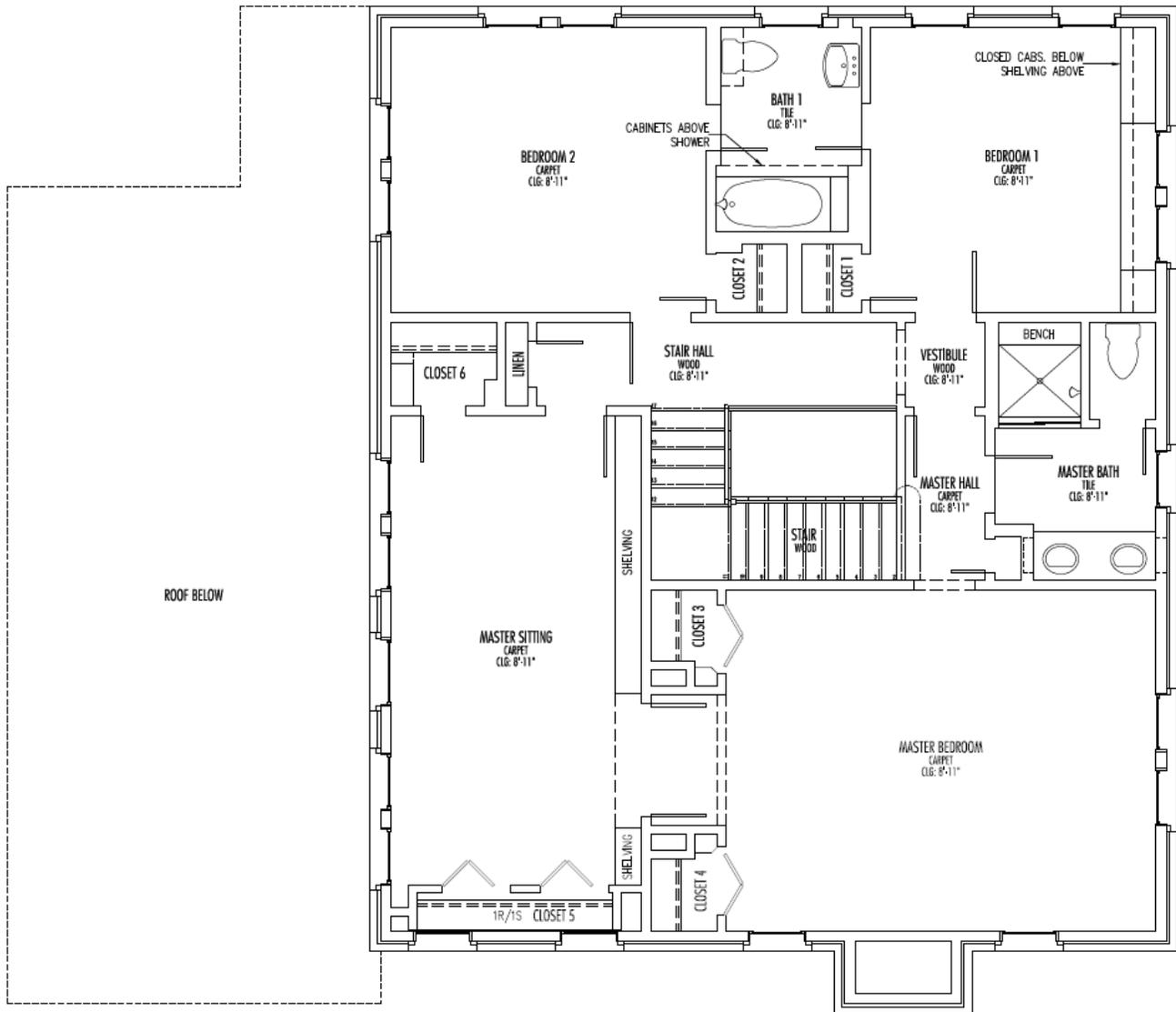
FIRST FLOOR PLAN

EXISTING



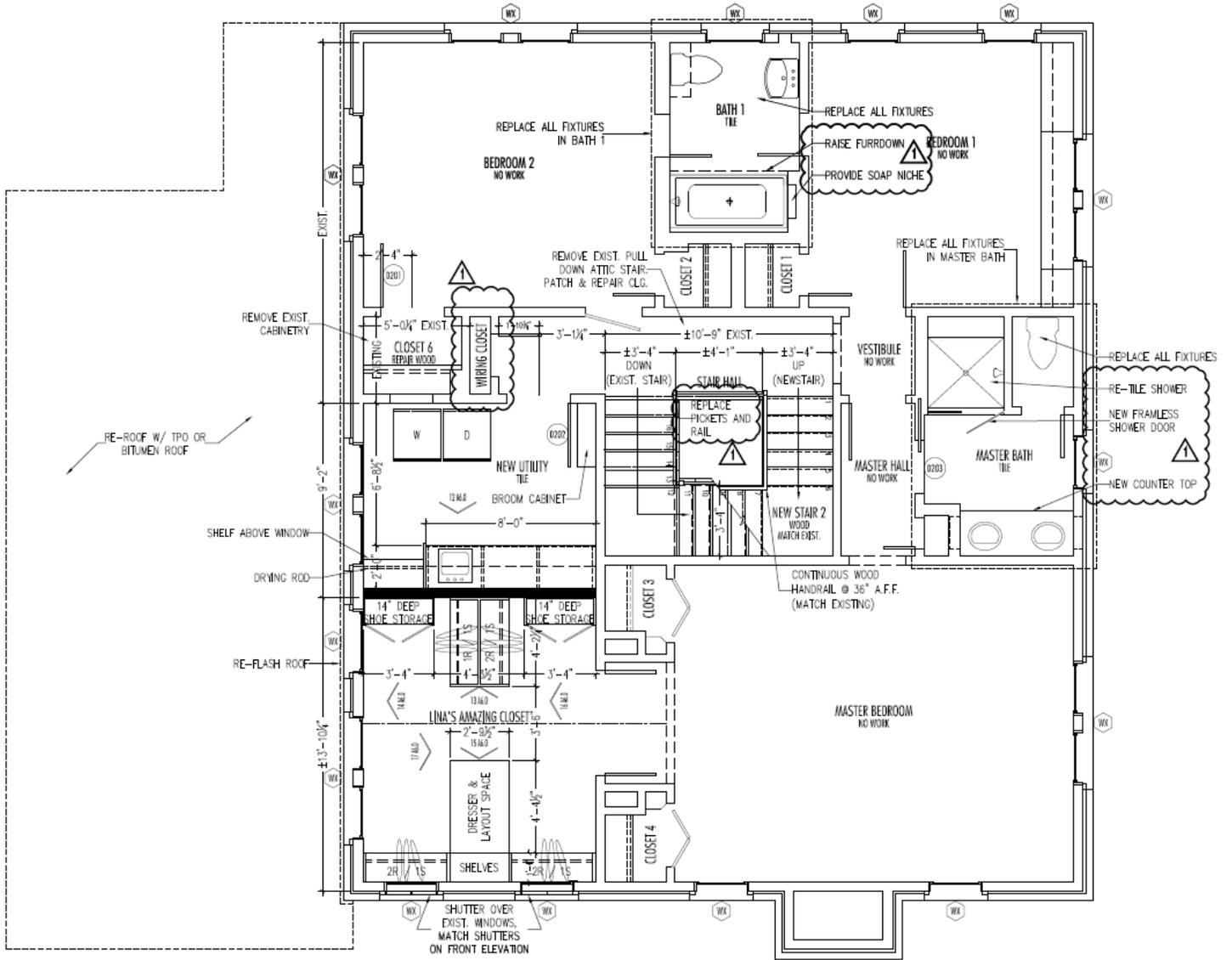
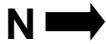
SECOND FLOOR PLAN

EXISTING



SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

DOOR SCHEDULE - 1ST FLOOR

KEY	DIMENSIONS			MATERIAL	TYPE	REMARKS	NOTES	LOCATION	ROOM	GLASS
	W	H	T							
D101	3'-0"	6'-8" (M.E.)	1¾"	CLAD	B	OPERABLE FRENCH DOOR (LEFT-HINGING)	IN SWING	EXTERIOR	MUDROOM	TEMP.
D102	6'-0"	6'-8" (M.E.)	1¾"	CLAD	A	PAIR OF 3'-0" X 6'-8" FRENCH DOORS	IN SWING	EXTERIOR	BACK ENTRY	TEMP.
D103	2'-8"	6'-8" (M.E.)	MATCH EXIST.	WOOD	D	MATCH EXISTING DOOR STYLE	-	INTERIOR	BATH	-
D104	2'-8"	6'-8" (M.E.)	MATCH EXIST.	WOOD	D	MATCH EXISTING DOOR STYLE	-	INTERIOR	BAR	-

DOOR SCHEDULE - 2ND FLOOR

KEY	DIMENSIONS			MATERIAL	TYPE	REMARKS	NOTES	LOCATION	ROOM	GLASS
	W	H	T							
D201	3'-0"	6'-8"	MATCH EXIST.	WOOD	C	MATCH EXISTING DOOR STYLE	-	INTERIOR	CLOSET 6	-
D202	3'-0"	6'-8"	MATCH EXIST.	WOOD	C	MATCH EXISTING DOOR STYLE	-	INTERIOR	NEW UTILITY	-
D203	2'-6"	6'-8"	EXIST.	EXIST.	EXIST.	USE EXIST. SWING DOOR FOR POCKET	POCKET	INTERIOR	MASTER BATH	-

DOOR SCHEDULE - 3rd FLOOR**

KEY	DIMENSIONS			MATERIAL	TYPE	REMARKS	NOTES	LOCATION	ROOM	GLASS
	W	H	T							
D301	2'-8"	6'-8"	MATCH EXIST.	WOOD	D	-	-	INTERIOR	OFFICE	-
D302	2'-6"	±6'-0"	MATCH EXIST.	WOOD	E SIM.	CONFIRM HEIGHT W/ CEILING CONDITION	-	INTERIOR	ATTIC	-
D303	2'-6"	6'-8"	MATCH EXIST.	WOOD	E	-	-	INTERIOR	OFFICE BATH	-
D304	2'-6"	6'-8"	MATCH EXIST.	WOOD	E	POCKET	-	INTERIOR	OFFICE BATH	-
D305	2'-8"	6'-8"	MATCH EXIST.	WOOD	D	-	-	INTERIOR	BEDROOM 3	-
D306	2'-6"	6'-8"	MATCH EXIST.	WOOD	E	-	-	INTERIOR	VESTIBULE	-
D307	2'-6"	6'-8"	MATCH EXIST.	WOOD	E	-	-	INTERIOR	CLOSET 7	-
D308	2'-8"	6'-8"	MATCH EXIST.	WOOD	D	-	-	INTERIOR	ATTIC	-
D309	2'-8"	6'-8"	MATCH EXIST.	WOOD	D	-	-	INTERIOR	STORAGE	-

WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE - 1ST FLOOR**

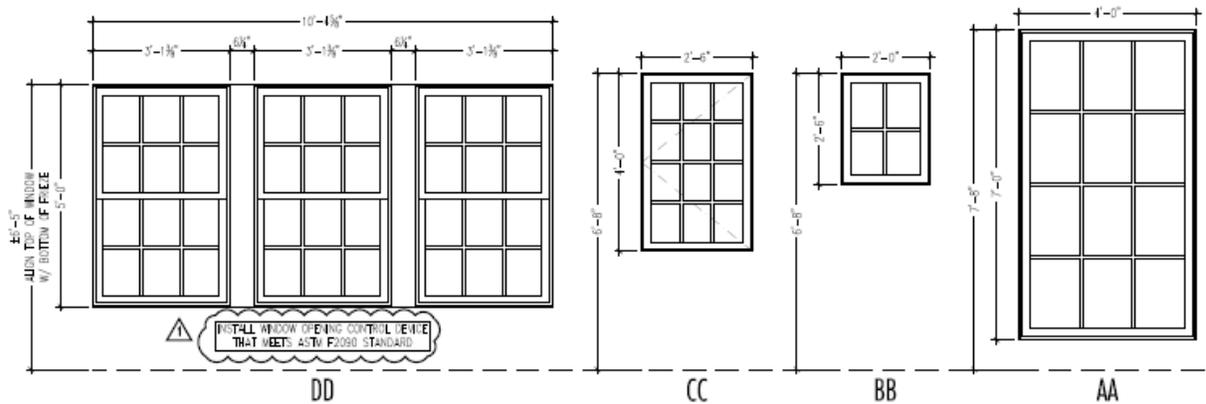
KEY	DIMENSIONS			HEAD HEIGHT	MATERIAL	TYPE	REMARKS	DESCRIPTION (VIEWED FROM EXTERIOR)	NOTES	ROOM NAME	GLASS
	W	H	J								
W101	4'-0"	7'-0"	V.I.F.	7'-8"	CLAD	AA	ALIGN WINDOW HEAD W/ ADJACENT FRENCH DOORS	FIXED - CASEMENT	-	SUNROOM	TEMP.
W102	4'-0"	7'-0"	V.I.F.	7'-8"	CLAD	AA	ALIGN WINDOW HEAD W/ ADJACENT FRENCH DOORS	FIXED - CASEMENT	-	SUNROOM	TEMP.
W103	4'-0"	7'-0"	V.I.F.	7'-8"	CLAD	AA	ALIGN WINDOW HEAD W/ ADJACENT FRENCH DOORS	FIXED - CASEMENT	-	SUNROOM	TEMP.

WINDOW SCHEDULE - 3RD FLOOR**

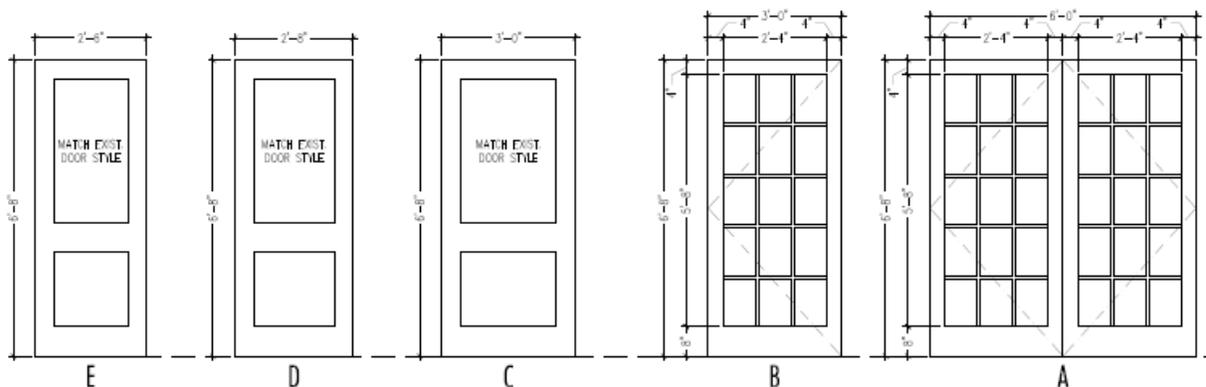
KEY	DIMENSIONS			HEAD HEIGHT	MATERIAL	TYPE	REMARKS	DESCRIPTION	NOTES	ROOM NAME	GLASS
	W	H	J								
W301	2'-0"	2'-6"	4 ⁹ / ₁₆ "	6'-8"	CLAD	BB	-	FIXED	-	CLOSET 7	-
W302	10'-4 ⁹ / ₁₆ "	5'-0"	4 ⁹ / ₁₆ "	±6'-5"	CLAD	DD	(3) 3-1 ³ / ₈ " X 5'-0" UNITS W/ 6 ¹ / ₂ " MULL BETWEEN, HEAD HEIGHT TO ALIGN W/ BOTTOM OF FRIEZE, INSTALL SASH LIMITER ON ALL UNITS - EGRESS	DOUBLE HUNGS	-	BEDROOM 3	TEMP.
W303	2'-0"	2'-6"	4 ⁹ / ₁₆ "	6'-8"	CLAD	BB	-	FIXED	-	OFFICE BATH	-
W304	2'-6"	4'-0"	V.I.F.	6'-8"	CLAD	CC	EGRESS	OPERABLE - PUSHOUT CASEMENT (LEFT HINGING)	BRICKMOULD	OFFICE	-

**NOTES:

1. CONFIRM ALL JAMB DEPTHS W/ ARCHITECT
2. HINGING DIRECTION IS VIEWED FROM EXTERIOR



05 WINDOW ELEVATIONS
SCALE: 1/8"=1'-0"



PROJECT DETAILS

Shape/Mass: The existing residence has a maximum width of 44' – 1 ¾" and a maximum depth of 51' – 3" with a ridge height of 30' – 7".

The proposed third story rear alteration will not exceed the height of the existing residence.

Setbacks: The existing residence has a 46' – 1" from the north (front); 10' – 0" from the east; 14' – 8 ½" from the west; and a 10' – 0" from the south (rear).

Foundation: The existing residence has a slab on grade foundation.

Windows/Doors: The existing residence contains the original 6-over-6 wood windows on the original portion of the residence and picture windows on the rear additions.

East: The applicant proposes to shutter two original windows towards the rear of the east elevation on the second story.

West: The applicant also proposes to remove a window from a prior addition.

South: The applicant also proposes to remove the existing picture windows on a prior rear addition and replace them with divided lite wood clad casement windows to better match the original windows at the front of the house. Existing doors on the prior additions will be replaced with new wood French doors. The new rear, third story addition will include three, 6-over-6 windows and two, four lite wood clad casement windows.

Exterior Materials: The existing residence is painted brick cladding over frame with rear additions clad in both wood and cementitious siding.

The proposed addition will be clad in cementitious siding, and repairs will be made to the existing siding where necessary.

Roof: The existing residence features composition shingles on the original structure and a bitumen roof on the previous additions.

The proposed third story addition will feature a standing seam metal roof.

Front Elevation: The existing residence features a symmetric elevation in an 'A' 'B' 'A' formation. The 'A' bays (North) feature a pair of 6-over-6 windows on both the first and second stories. The 'B' bay features an arched, recessed front entry on the first floor and a 6-over-6 window on the second story.

The proposed changes will not alter the front elevation.

Side Elevation: The existing residence features four, 6-over-6 windows on the first floor and 4, 6-over-6 windows (East) directly above on the second floor. A wood louvered vent is situated in the side facing gable. A chimney is located north of the gable and situated between two windows. A previous, low-pitched shed roof is located to the rear.

The proposed alterations call to shutter two windows towards the south end on the second floor. See drawings for more detail.

Side Elevation: The existing residence features two, 6-over-6 windows and a 3-over-3 window on the first floor of (West) the original structure and a one-story addition with a 3-over-3 window and three steps to grade. The second story features three, 6-over-6 windows towards the north of the second story and a pair of 6-over-6 windows towards the south. The third story features a louvered vent situated at the center of the side facing gable.

The proposed alterations will remove the existing window in the addition; it will be covered with wood siding to match existing. The vent located in the gable will be changed into a casement window for egress purposes. The size of the window is the same as the original vent, but the opening is being lowered to comply with egress requirements. See drawings for more detail.

Rear Elevation: The existing elevation features two previous one-story additions that are clad in wood and cementitious siding. These additions feature a panel door, a pair of doors flanked by sidelites and five full length picture windows. The second floor features three pairs of 6-over-6 windows as well as a single 6-over-6 window.

(South)

The proposed alterations will replace the existing paneled doors with French doors and remove the sidelites completely. The picture windows will be replaced with divided lite casement windows to better match the original structure. The second story will remain unchanged. A partial third floor addition will extend out from the original roof. The new addition will be clad in cementitious siding and contain a protruding bay with three, 6-over-6 windows. Two, 4 lite fixed windows are located on the set back portion of the addition. A low-pitched standing seam metal roof is supported by four posts that terminate into the original roof. The new addition cannot be seen from the right of way. See drawings for more detail.