

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** January 7, 2015

**Applicant:** Spencer Howard, Spencer Howard Design and Construction Management for Lydia Tamez and Ray Valdez, owner

**Property:** 502 Avondale Street, lot 1, block 6, Montrose Subdivision. The property includes a 3,105 square foot single-family residence situated on a 6,500 square foot (50' x 130') corner lot.

**Significance:** Contributing two story brick with Craftsman influence residence, constructed circa 1922, located in the Avondale West Historic District

**Proposal:** Alteration – *Renewal*: Construct an addition at the rear of a two story Contributing residence. The applicant was granted a COA for this addition on August 14, 2013, which has since expired. The applicant is now seeking to renew the previously granted COA.

See enclosed application materials and detailed project description on p. 5-15 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** The Avondale Neighborhood Association has indicated that they are in support of this application. Please see attachment A.

**Recommendation:** Approval

**HAHC Action:** -

**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**

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           |   |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <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 checked="" type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions.   |



INVENTORY PHOTO



**EAST ELEVATION – SIDE FACING WHITNEY STREET**

EXISTING



PROPOSED (Approved 8/14/13)



WEST SIDE ELEVATION

EXISTING



PROPOSED (Approved 8/14/13)



**SOUTH (REAR) ELEVATION**

EXISTING

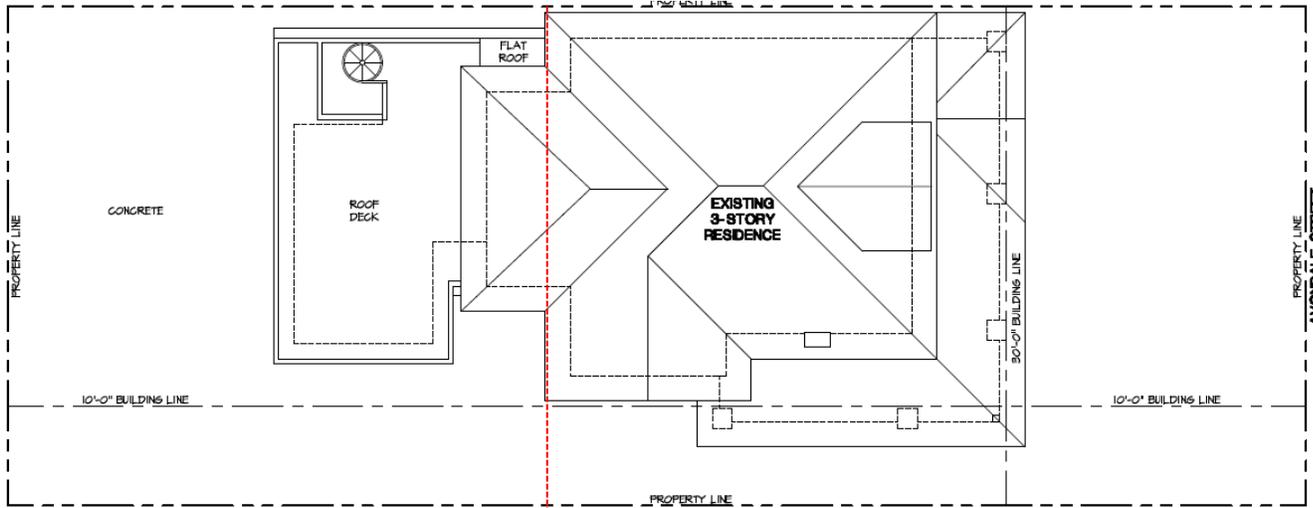


PROPOSED (Approved 8/14/13)

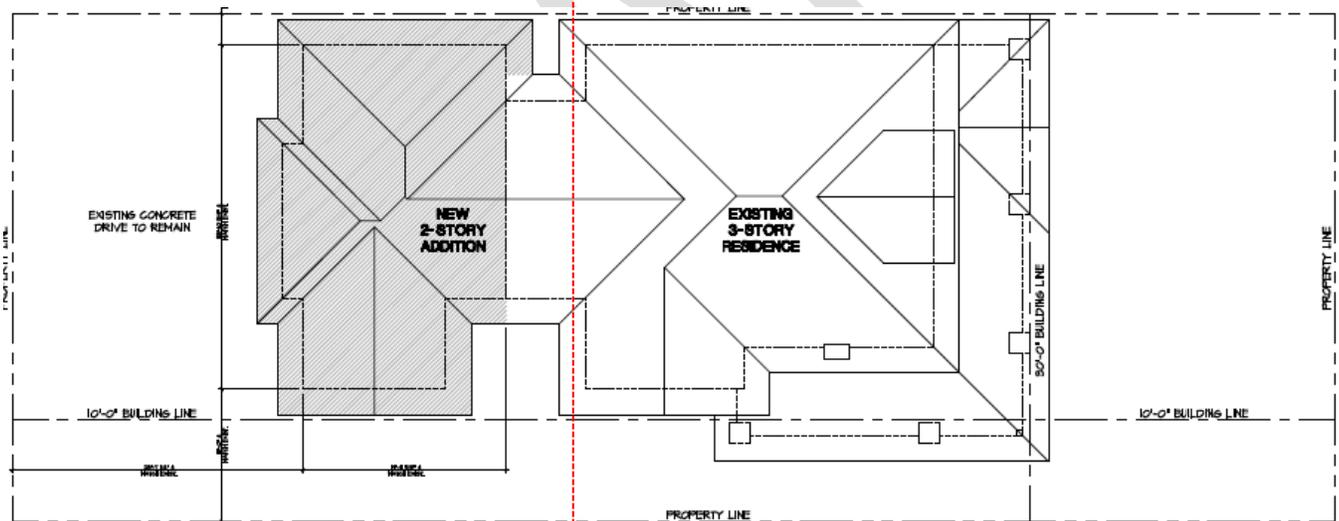




**SITE PLAN  
EXISTING**



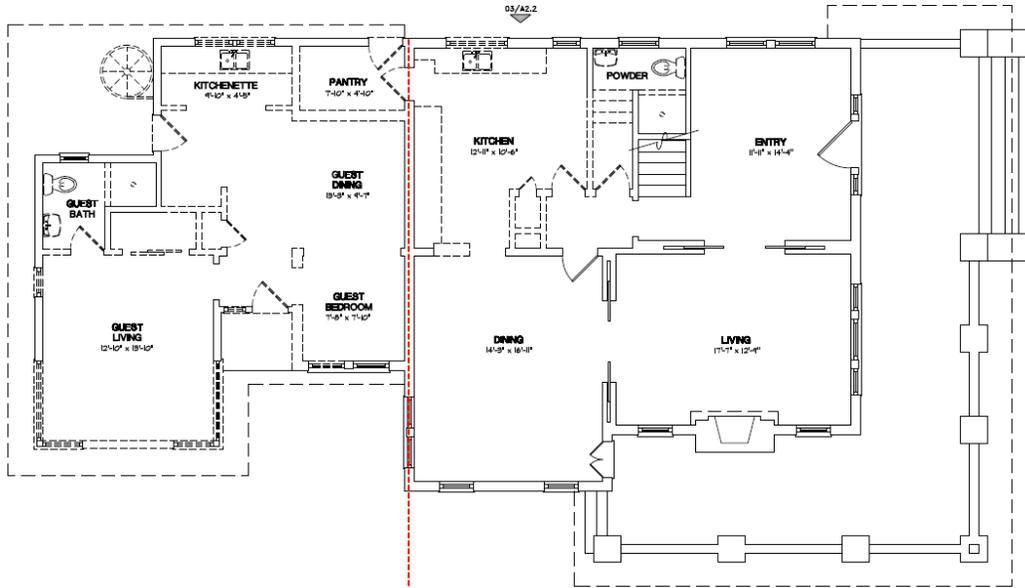
**PROPOSED (Approved 8/14/13)**



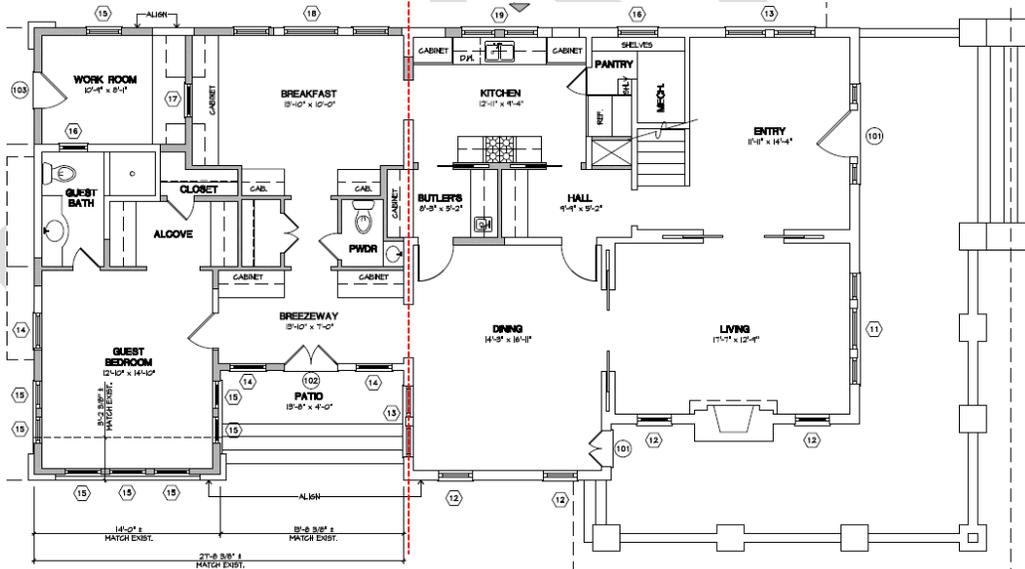


### FIRST FLOOR PLAN

#### EXISTING



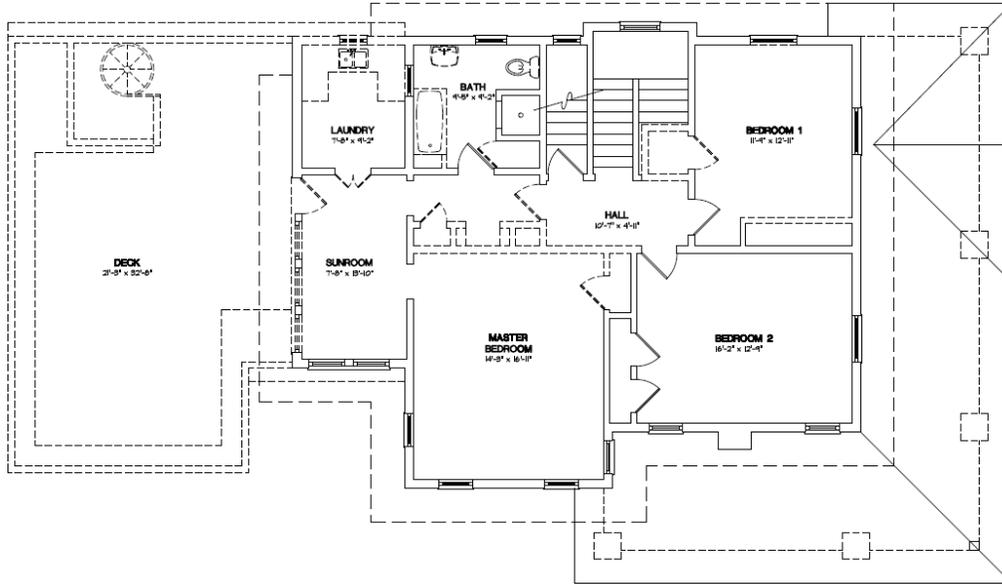
#### PROPOSED (Approved 8/14/13)



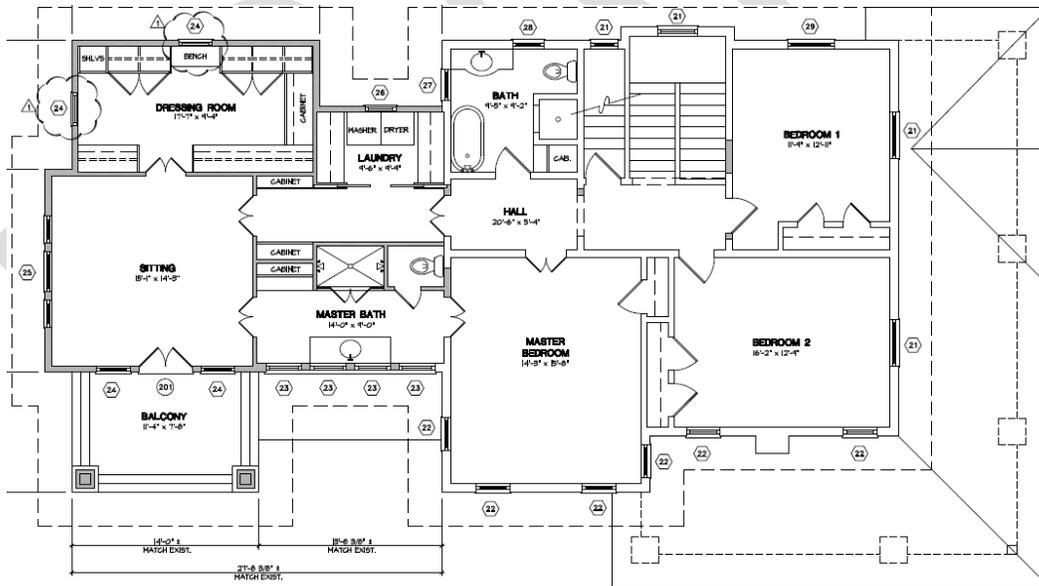


### SECOND FLOOR PLAN

EXISTING



PROPOSED



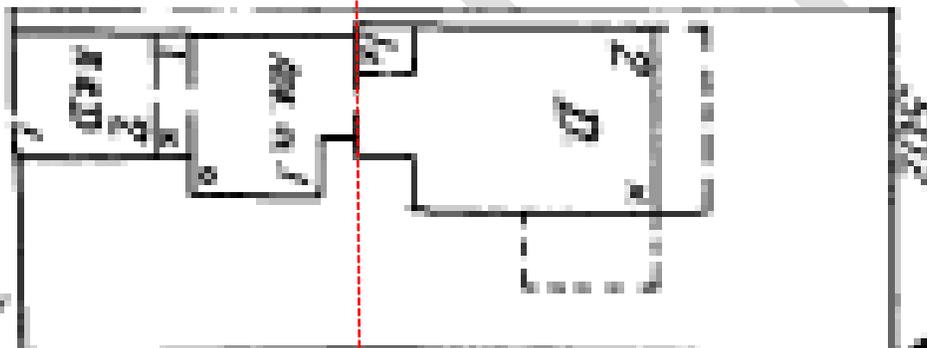


Sanborn Maps

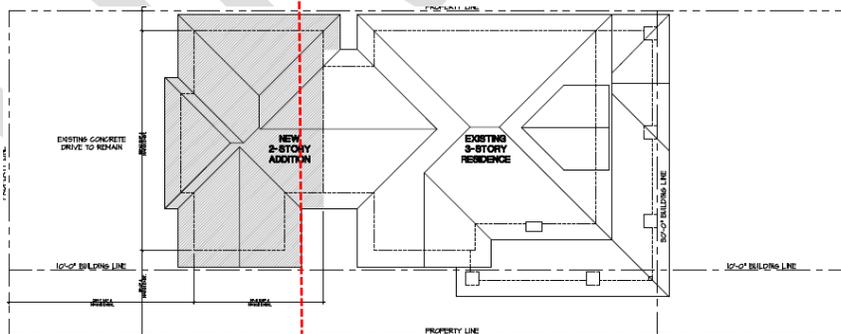
1924



1951



Proposed



---

## PROJECT DETAILS

**Shape/Mass:** The existing structure measures 34' tall by 34' wide by 52' deep. The addition will begin at the rear wall of a rear elevation bump out. Revisions to the floor plan inside the rear bump out will necessitate removal of some windows and wall material, but its foundation and roof structure will stay intact. Currently, there is a non-original flat roofed addition at the back of the existing home. The applicant proposes to demolish this and construct a new addition in its place.

The addition will measure 31' tall by 34' wide by 28' deep. The addition will feature an east facing bump out topped with a side open gable on the east elevation similar to that on the existing home. The addition will also feature a cantilevered bump out along the rear (south) elevation.

**Setbacks:** The house's front setback of 30' and east setback of 13' will not be impacted by the proposed addition. The addition will start at the rear of the existing house and will not be wider than it. The roof overhang of the addition will encroach within the 3' setback on the west. The applicant has been made aware of the setback infringement and will pursue an agreement with the neighboring property owner to ensure the project complies with all relevant municipal regulations.

**Roof:** The existing house features a hipped roof at an 8:21 pitch. The addition will feature a matching roof at a matching pitch.

**Foundation:** The existing home features a 3' tall pier and beam foundation with brick skirting. The addition will feature a matching foundation.

**Windows/Doors:** The windows on the main portion of the existing home will remain intact, with the exception of a non-original window at the first floor kitchen. This window will be replaced with a pair of 12 lite casement windows. The windows on the addition will feature a combination of new multi-lite windows and windows currently stored in the attic, or on the rear of the existing house. The owner and applicant believe the windows stored in the attic are original to the home, possibly part of the rear elevation that was removed to install the existing rear addition.

**Exterior Materials:** The existing house is clad in a combination of horizontal lap wood siding, with 117 over the second floor and approximately 5" bevel lap siding on the first. The existing house also features brick porch columns, a brick chimney on the east elevation, and stucco and wood detailing inside the east facing attic gable. The addition will feature matching siding wood siding, both new 117 and bevel lap. The bump out area along the east elevation will feature similar detailing in its open gable portion. It will be distinguished from the original bump out by the use of brick columns, newer windows, and a newer application of stucco that will be of a different texture than that of the original

**Side Elevation:  
(East)** A non-original rear addition will be demolished and a new two story addition will be built in its place. Most of the original house will remain unaltered with the exception of two story rear bump out. While the roof structure; foundation; and basic shape of the bump out will remain the same, the fenestration and walls will be rearranged to accommodate a new interior floor plan. On the first floor, a pair of windows will be replaced by a double door and a matching salvaged window. The second floor windows will be replaced with salvaged windows as part of a four window hallway for a bathroom.

The section of the addition behind the bump out will be built at a height and width matching that of the existing house. Each floor will feature a trio of new 9 over 1 windows separated by a section of stucco between the first and second floor. Each side of this portion of the addition will be sided in brick. The attic level will feature a stucco sided open gable similar to the one found on the original house.

**Side Elevation:** The original house will remain unchanged with the exception of the kitchen window (see  
**(West)** *Windows/Doors* section above) and the rear bump out. The first floor will feature a trio of new windows and a single window. The rear corner of the west elevation will feature a half story brick pilaster with a wood capital matching that of the front porch support piers. The second floor will feature a 9 over 1 double hung window as well as a 9 lite casement window.

**Rear Elevation:** The rear elevation will feature a back door surrounded by stucco siding on the north side of the elevation's first floor. To the right of that there will be a set of decorative shutters followed by a trio of 9 over 1 windows. The second floor will feature a matching pair of windows directly above the ones on the first. To the left of these windows will be a cantilevered bump out with a trio of windows facing the rear. To the left of the bump out will be another 9 over 1 window.

DRAFT

ATTACHMENT A

CIVIC ASSOCIATION COMMENT

*Historic Avondale*  
1915-2015

**President**  
John B. Trujillo

**Vice-President**  
Sylvia Drew

**Secretary**  
Kiti Kitiyakara

**Treasurer**  
Eugene Nosal

**Historic Preservation Chair**  
Greg Moser

**Betty Barrett**  
Historian

AVONDALE ASSOCIATION | POST OFFICE BOX 66462, HOUSTON, TX 77206

August 10, 2013

City of Houston Planning and Development  
Historic Preservation Board  
900 Bagby  
Houston, TX 77002

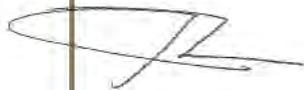
Dear Council Members:

The Avondale Neighborhood Association supports the proposed modifications at 502 Avondale. We believe it enhances the property and maintains the cultural architectural integrity of the Avondale West Historical District.

The house was originally built in 1915 as a single-family residence. It is an American Foursquare Craftsman. In the 1940s or 1950s an apartment was constructed in the rear, facing Whitney Street, in the Modern style with a flat roof and connected to the original house. The owners are proposing to leave the footprint as-is, but altering the inappropriate addition to match the American Foursquare Craftsman details on the original house, adding a new 2nd floor rear addition with matching details. In addition, the house will return to single-family dwelling.

All Modern-style details will be removed and replaced with details matching the original house. All work is to take place on the rear of the building. No alterations will be made on the front of the building or the front sides of the building. No alterations will be taller than the original roof or wider than the original house. The new 2nd story rear addition will have a roof that matches the shape and pitch on the original house. No alterations will be visible from the front of the house on Avondale. New alterations will have limited visibility from the side of the house on Whitney Street due to dense tree coverage.

Best Regards,



John Trujillo  
President  
Avondale Association