

CERTIFICATE OF APPROPRIATENESS

Application Date: November 25, 2014

Applicant: Genevieve Fox of Spencer Howard Design for Sam and Connie Steele, owner

Property: 400 Cordell Street, Lot 5 and 6, Tract 1, Block 26, Brooke Smith Subdivision. The property includes a historic one-story wood frame 1,209 square foot single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') corner lot.,

Significance: Whitaker-Graliano-Brown House is a City of Houston Protected Landmark designated in September of 2013. The Bungalow-style one-story historic residence was constructed circa 1918.

Proposal: Alteration – *Revision* The applicant was granted a Certificate of Appropriateness in May of 2014 to construct a two story addition to the rear of a one story Protected Landmark. The applicant now proposes the following revisions:

- The applicant originally proposed to inset the rear addition on the south side (facing Melwood Street) elevation in order to preserve a portion of the original rear wall of the structure and to delineate the addition from the historic structure. The applicant now proposes to make the addition flush with the existing structure’s south wall.
- In addition, the applicant also proposes to remove approximately the rear ¼ of the exterior wall on the north elevation.

See enclosed application materials and detailed project description on p. 5-16 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Denial – Does not satisfy criteria 1, 4, 8, and 9

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

- | | |
|---|---|
| <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>(1) The proposed activity must retain and preserve the historical character of the property;
<i>The proposed replacement of an approved side facing porch with a flush wall removes the delineation between the existing residence and proposed two story addition. The more unified appearance of the two masses is not consistent with the character of the Protected Landmark.</i></p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p> |
| <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>The existing structure's modest stature and massing are distinguishing qualities of the Whitaker-Graliano-Brown House. Constructing a larger two story addition without proper visual delineation between the massing forms undermines these distinguishing qualities.</i></p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p> |
| <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>(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;
<i>The proposed removal of a section of the rear north facing exterior wall, combined with the approved construction of a two story rear addition, undermines the essential form and integrity of the existing structure.</i></p> |
| <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>(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;
<i>The proposed revisions to the approved COA result in a significant loss of historical and architectural material and undermines the character of this Protected Landmark.</i></p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);</p> |

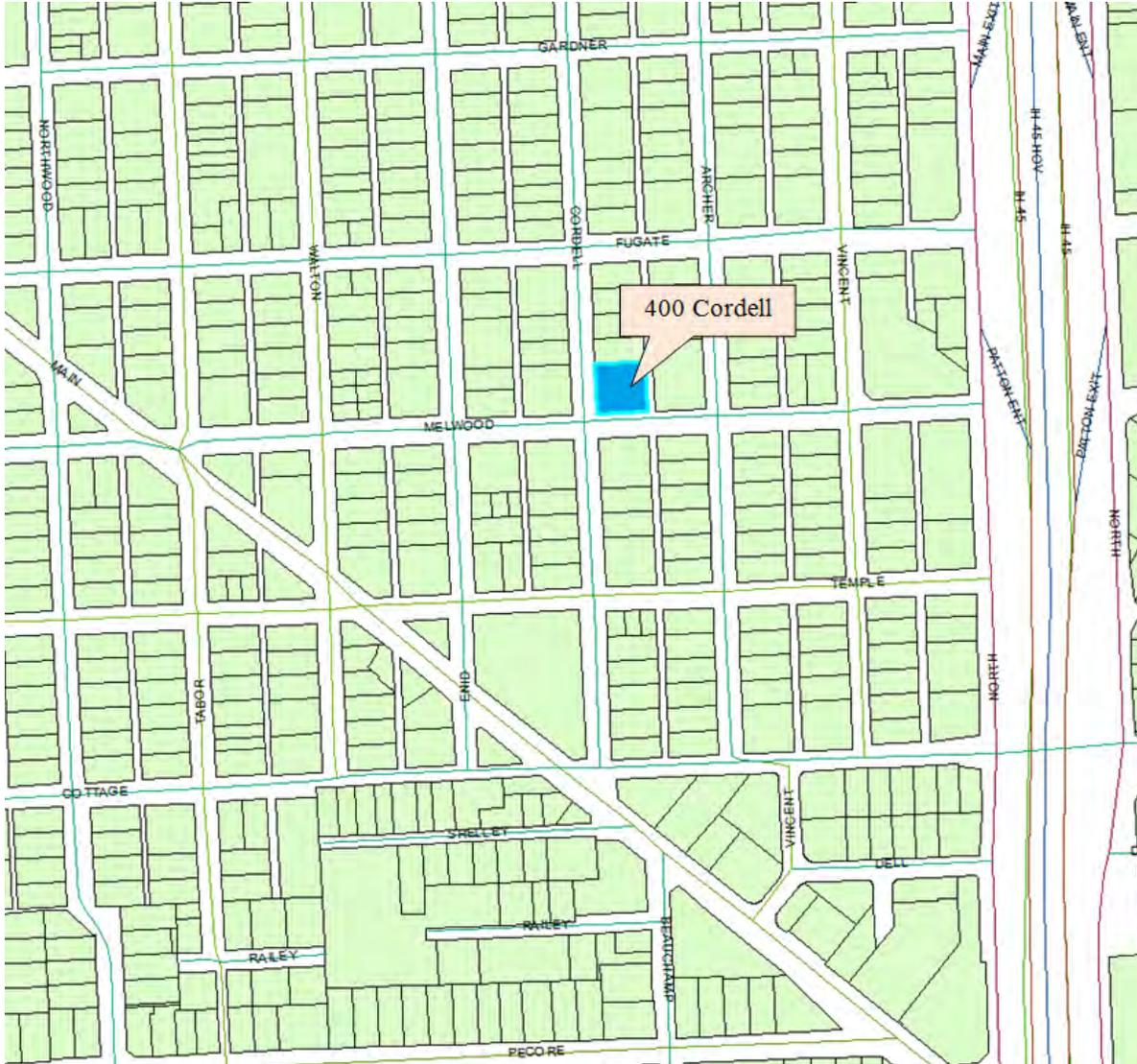
- (11) The proposed activity will comply with any applicable deed restrictions.

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PROPERTY LOCATION

Whitaker-Graliano-Brown House



CURRENT PHOTO



NEIGHBORING PROPERTIES



404 Cordell Street – (next door neighbor)



408 Cordell Street – (neighbor)



401 Cordell Street –(across street)



405 Cordell Street – (across street)



311 Cordell Street – (across street)



308 Cordell Street – (across street)

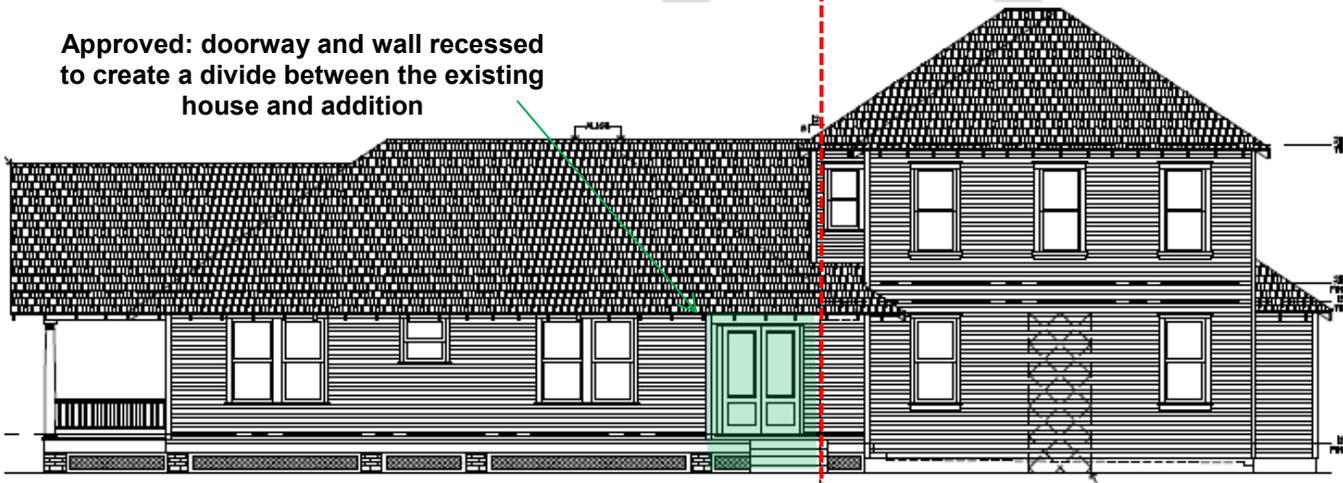
SOUTH SIDE ELEVATION

EXISTING



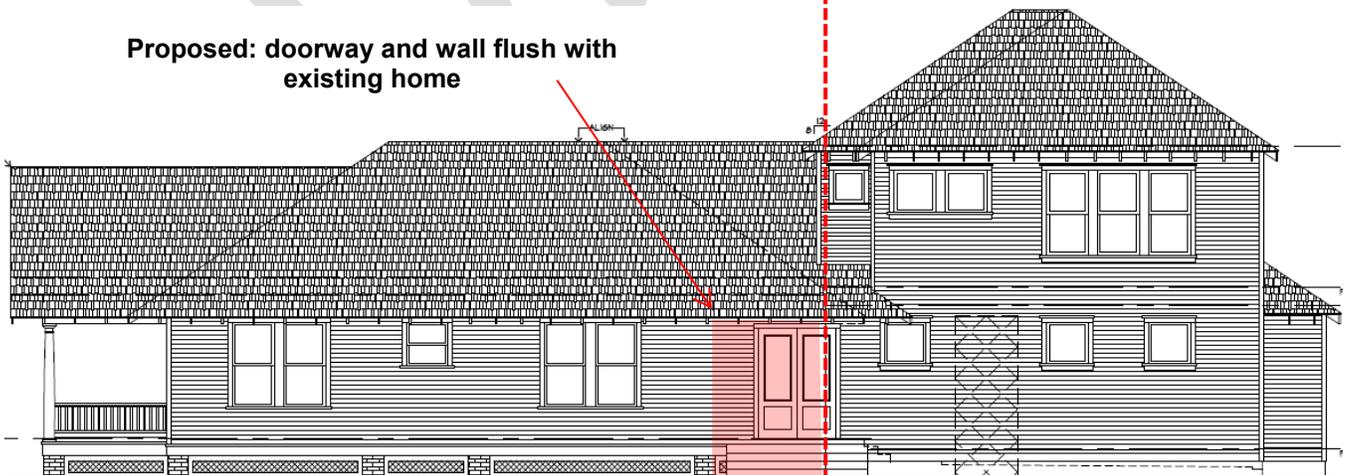
APPROVED – 5/22/14

Approved: doorway and wall recessed to create a divide between the existing house and addition



PROPOSED

Proposed: doorway and wall flush with existing home

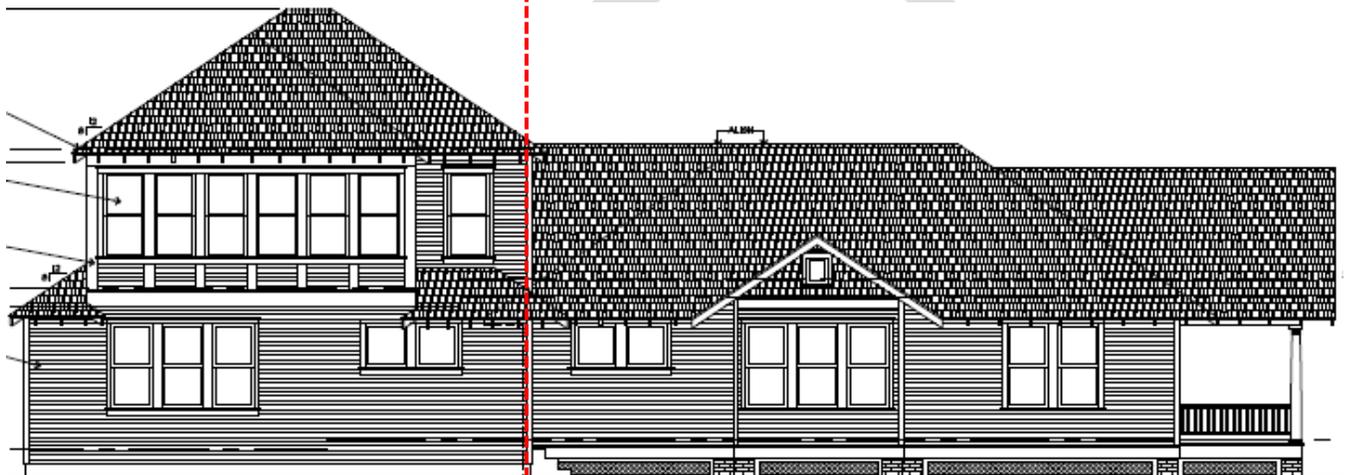


NORTH SIDE ELEVATION

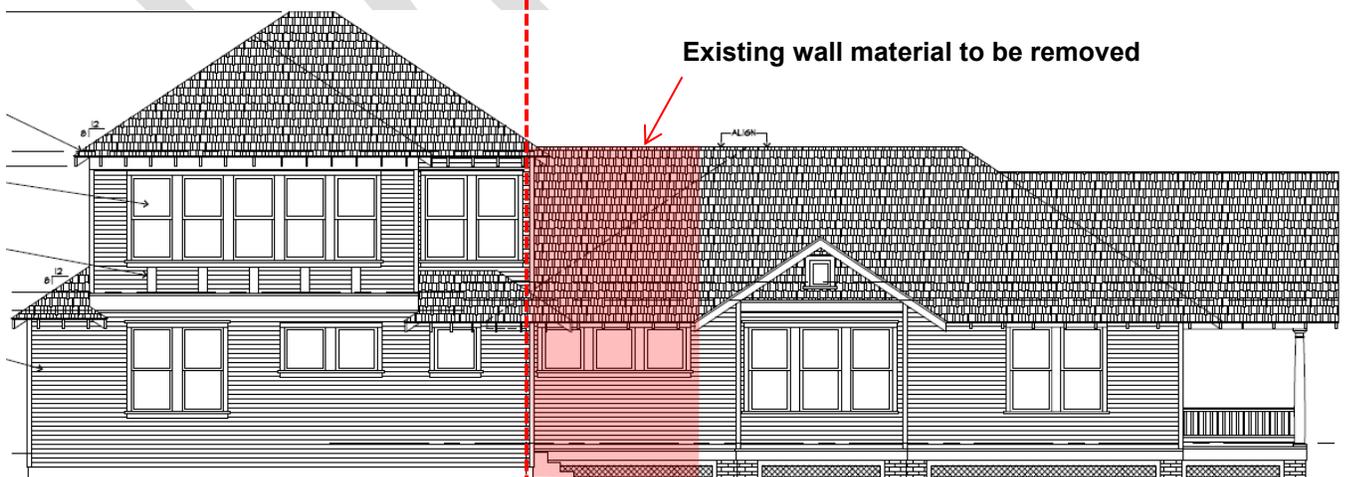
EXISTING



APPROVED - 5/22/14



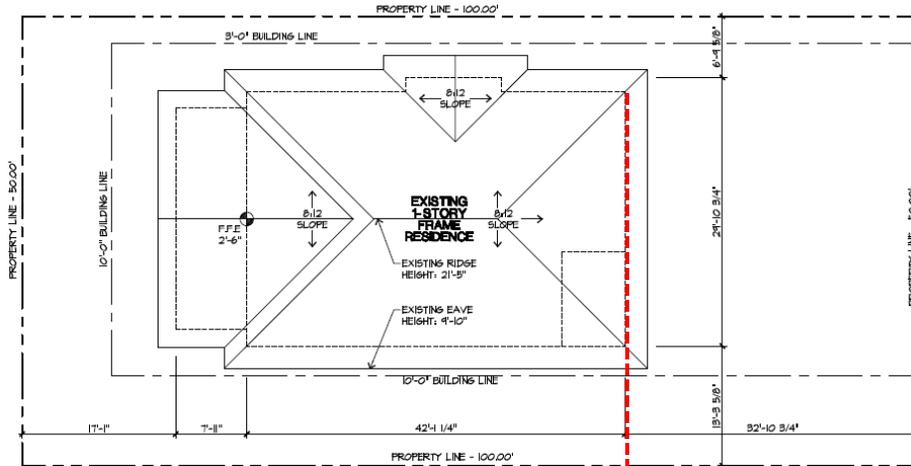
PROPOSED



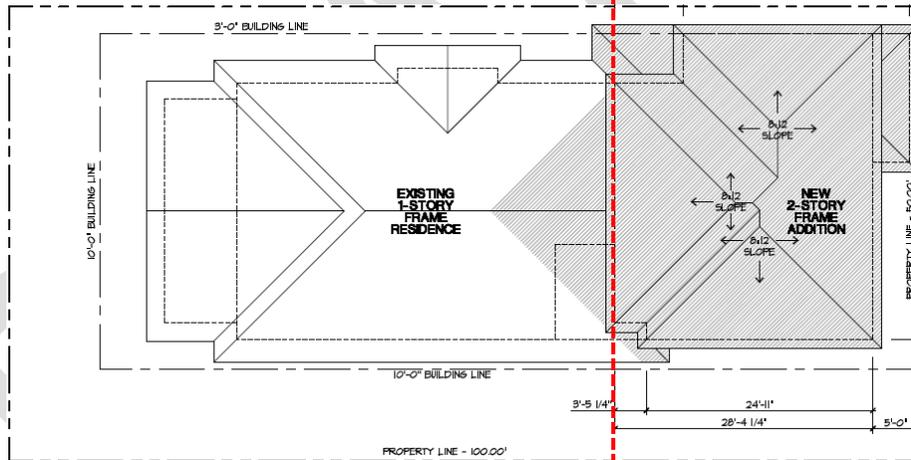
Existing wall material to be removed



**SITE PLAN
EXISTING**

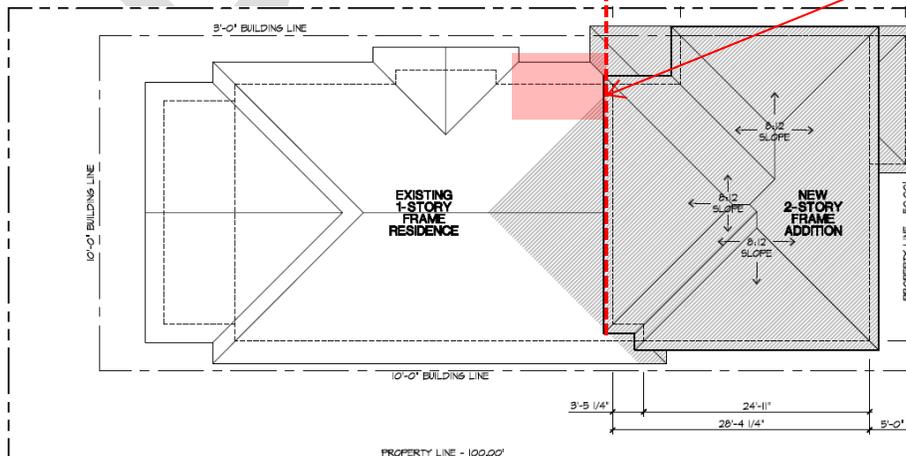


APPROVED - 5/22/14



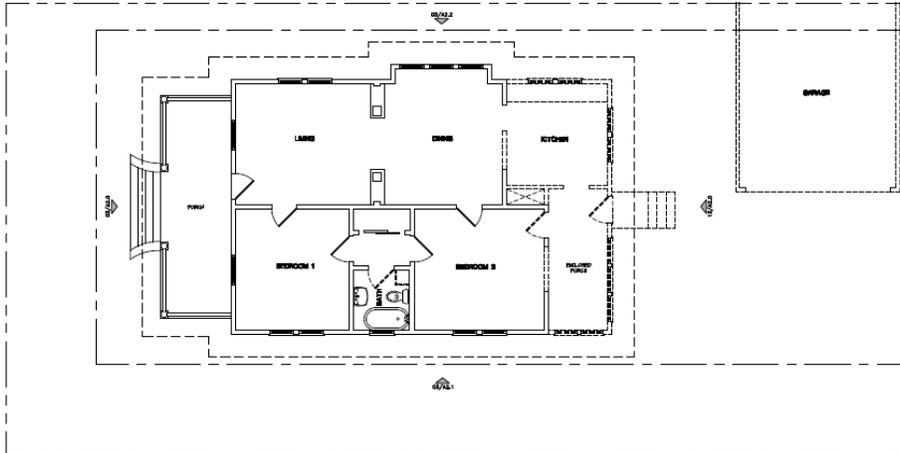
Existing wall material to be removed

PROPOSED

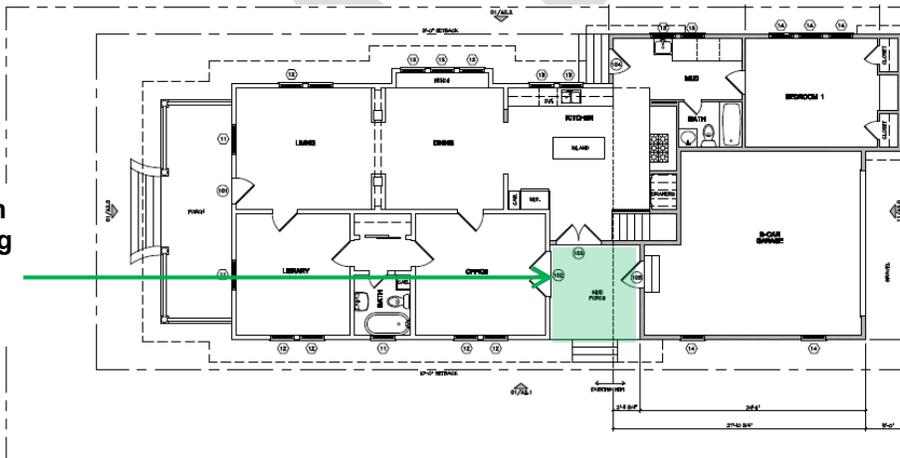




**FIRST FLOOR PLAN
EXISTING**

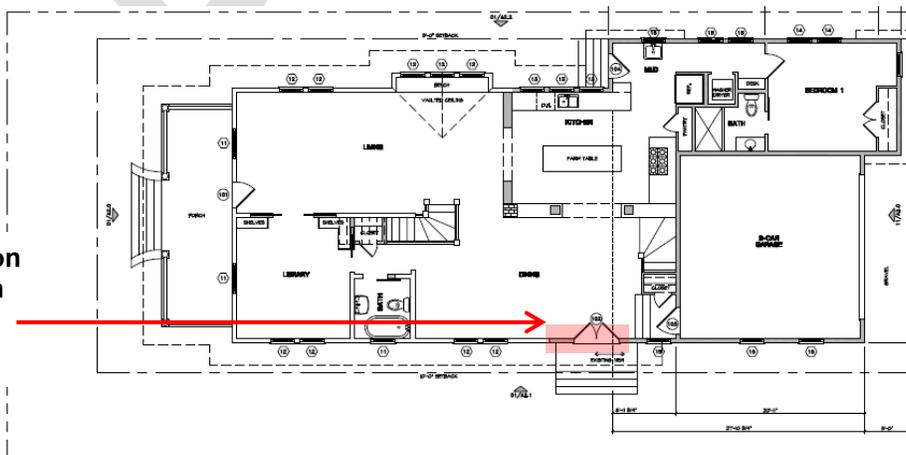


APPROVED – 5/22/14



Approved: open porch separating addition from existing home

PROPOSED

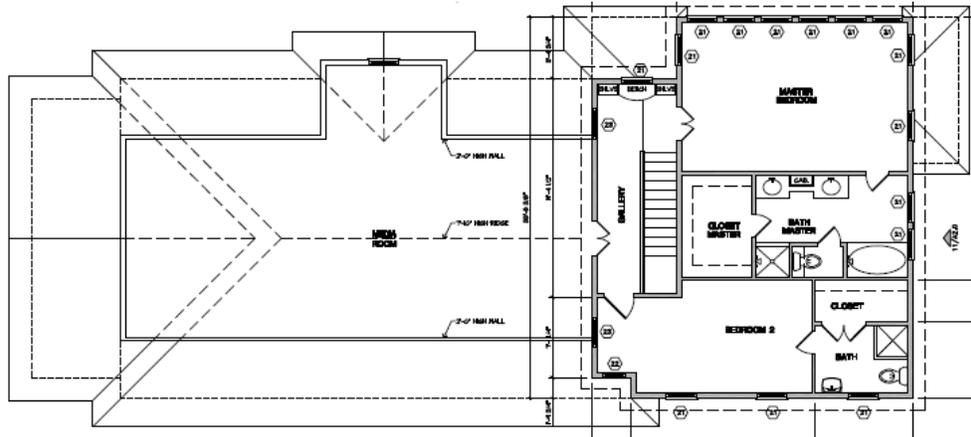


Proposed: Addition wall is flush with the existing structure

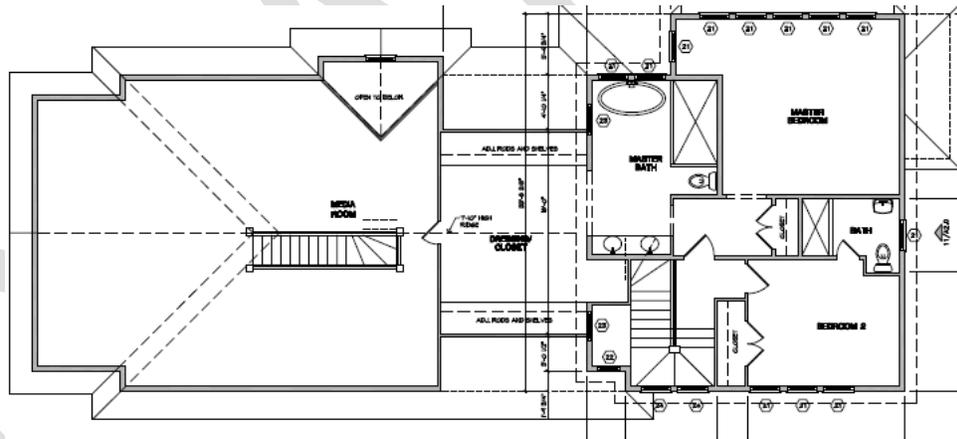


SECOND FLOOR PLAN

APPROVED – 5/22/14



PROPOSED



WINDOW / DOOR SCHEDULE

FIRST FLOOR

WINDOW SCHEDULE							
MARK	LOCATION	TYPE	MANUFACTURER	WIDTH	HEIGHT	EGRESS	NOTES
11	VARIOUS	DOUBLE-HUNG	EXISTING	3'-4"	5'-5"	YES	EXISTING, TO REMAIN
12	VARIOUS	DOUBLE-HUNG	EXISTING	2'-8"	5'-5"	YES	EXISTING, TO REMAIN, & MATCHED
13	KITCHEN	ANNING	EXISTING	2'-8"	2'-8"	NO	EXISTING, TO BE SALVAGED, REUSED
14	VARIOUS	DOUBLE-HUNG	CUSTOM	2'-8"	5'-5"	YES	NEW, MATCH WINDOW 12
15	VARIOUS	FIXED	CUSTOM	2'-8"	2'-8"	NO	RECLAIMED, OR APPROVED EQUAL
VERIFY EXISTING DIMENSIONS IN FIELD. CONFIRM FINAL SELECTIONS WITH SPENCER HOWARD & OWNER.							

DOOR SCHEDULE							
MARK	LOCATION	TYPE	MANUFACTURER	WIDTH	HEIGHT	EGRESS	NOTES
101	LIVING	WOOD / GLASS	EXISTING	2'-10"	7'-0"		EXISTING, TO REMAIN. REPAIR, AS REQ'D.
102	KITCHEN / DINING	WOOD / GLASS	CUSTOM	5'-0"	7'-0"		OR APPROVED EQUAL
103	GARAGE	STEEL / PANEL	T.B.D.	3'-0"	7'-0"		OR APPROVED EQUAL
104	MUD	WOOD / GLASS	CUSTOM	2'-8"	7'-0"		OR APPROVED EQUAL
VERIFY EXISTING DIMENSIONS IN FIELD. CONFIRM FINAL SELECTIONS WITH SPENCER HOWARD & OWNER.							

SECOND FLOOR

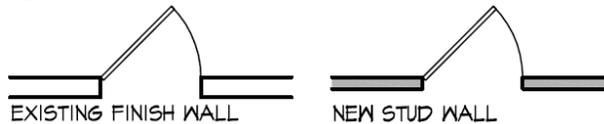
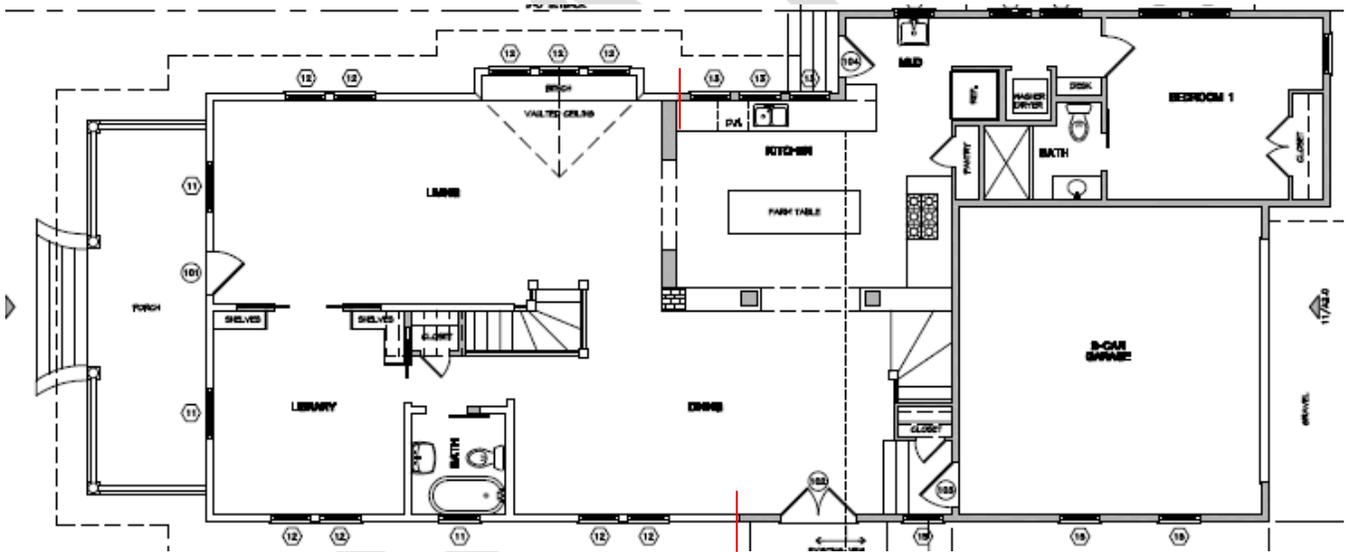
WINDOW SCHEDULE							
MARK	LOCATION	TYPE	MANUFACTURER	WIDTH	HEIGHT	EGRESS	NOTES
21	VARIOUS	DOUBLE-HUNG	CUSTOM	2'-8"	5'-5"	YES	NEW, MATCH WINDOW 12
22	BEDROOM 2	DOUBLE-HUNG	CUSTOM	2'-0"	4'-0"	NO	NEW, OR APPROVED EQUAL
23	BED 2 / STAIR	ANNING	CUSTOM	2'-8"	1'-6"	NO	NEW, OR APPROVED EQUAL
24	VARIOUS	FIXED	CUSTOM	2'-8"	2'-8"	NO	RECLAIMED, OR APPROVED EQUAL
VERIFY EXISTING DIMENSIONS IN FIELD. CONFIRM FINAL SELECTIONS WITH SPENCER HOWARD & OWNER.							

DOOR SCHEDULE							
MARK	LOCATION	TYPE	MANUFACTURER	WIDTH	HEIGHT	EGRESS	NOTES
201	BEDROOM 2	WOOD / GLASS	CUSTOM	4'-0"	7'-0"		OR APPROVED EQUAL
VERIFY EXISTING DIMENSIONS IN FIELD. CONFIRM FINAL SELECTIONS WITH SPENCER HOWARD & OWNER.							

SANBORN MAP 1924



HISTORIC WALL MATERIAL TO BE REMOVED
NEW WALL MATERIAL SHADED IN GREY



PROJECT DETAILS

Shape/Mass: The approved addition removed a south facing porch enclosure and started at the rear wall of the existing structure on the north side. Along the south elevation, this restored the enclosed porch condition that previously existed on the structure, as evident in Sanborn Map records. This also visually separated the proposed addition from the existing structure by creating a recessed void between the two masses when viewed from the intersection of Cordell and Melwood Streets.

The applicant now proposes to undo this feature by starting the addition over the existing enclosed porch, resulting in a flush wall connecting the two masses.

Windows/Doors: The approved COA proposed to repair and retain the existing windows on the historic structure. The applicant now proposes to install a salvaged wood window at the rear portion of the north elevation.

Exterior Materials: The approved addition began at the rear wall of the structure, keeping the front and side exterior walls intact. The applicant now proposes to remove a section of the north facing exterior wall, between the north facing bump out and the existing rear wall. This will be replaced with new wall material.

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