

CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Dawn Finley, Interloop Architecture for Rachel Nystrom & Erik Hardenbol, owners

Property: 3500 Audubon Pl, Lot 1, Tract 2A, Block 13, Montrose Subdivision. The property includes a historic 2,652 square foot, two-story wood frame single-family residence and a detached garage situated on an 8,400 square foot (70'x 120') corner lot.

Significance: Contributing Craftsman residence, constructed circa 1918, located in the Audubon Place Historic District. An addition was placed on the front of the residence to create a showroom space in the 1960s.

Proposal: Alteration – Remove windows, doors and cladding material and replace with new, located completely on a one-story addition at the front of the contributing residence.

- Install a new fixed window opening on the front elevation
- Remove wood front doors and replace with new wood and glass doors
- Replace steps and porch
- Replace fixed window on side elevation with two smaller, operable windows
- Remove cementitious panels and replace with new fibrous cementitious panels
- Remove and replace roof for better drainage while maintaining existing height

See enclosed application materials and detailed project description on p. 4-12 for further details.

Public Comment: No public comment received at this time.

Civic Association: Historic Montrose Association is in support of the project. 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

- (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 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;
(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
(11) The proposed activity will comply with any applicable deed restrictions.

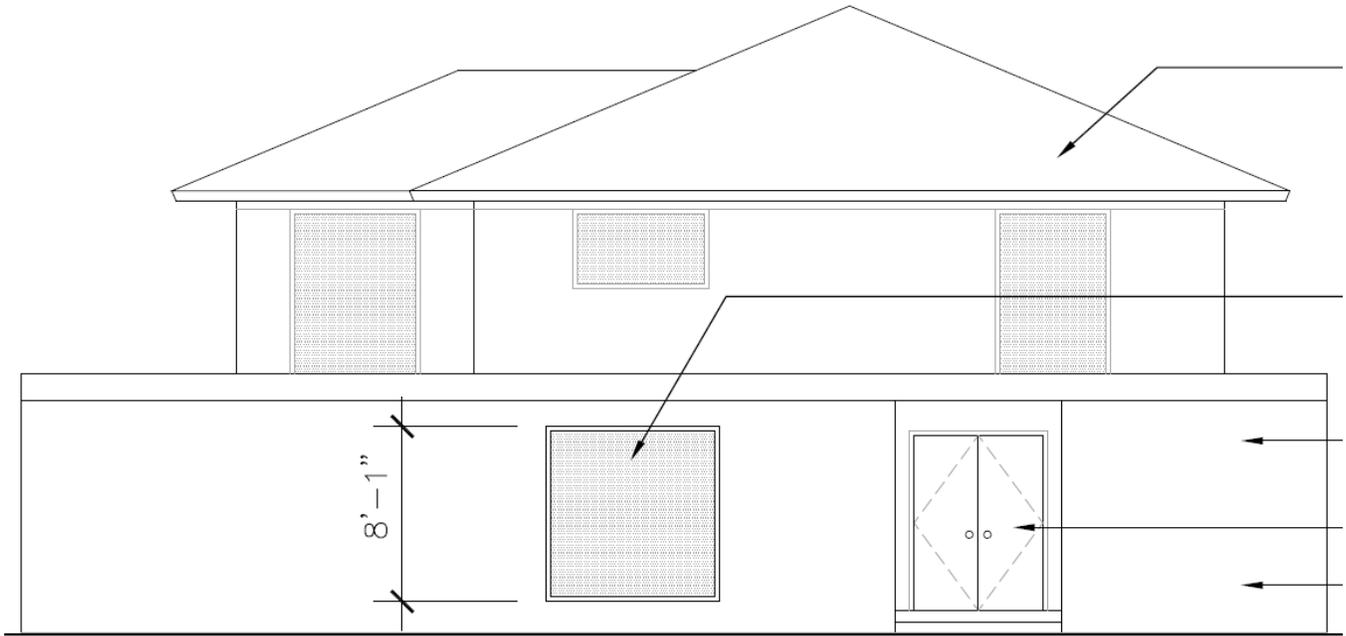


INVENTORY PHOTO

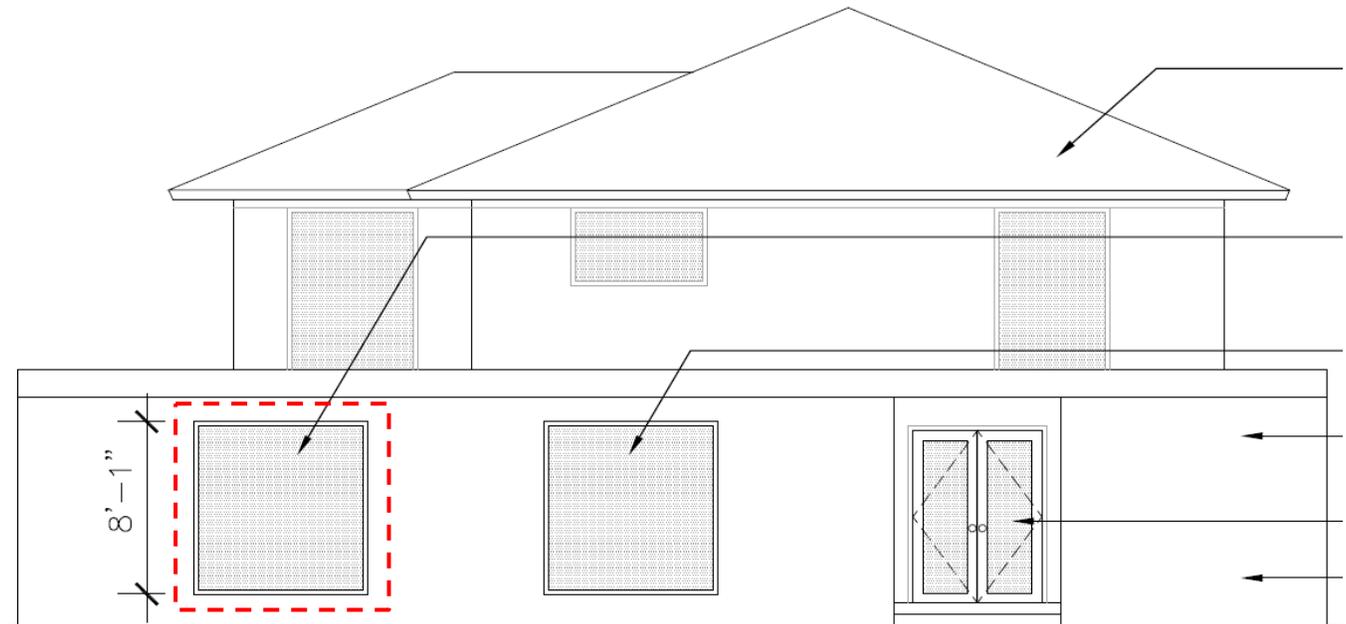


EAST ELEVATION – FRONT FACING AUDUBON PLACE

EXISTING



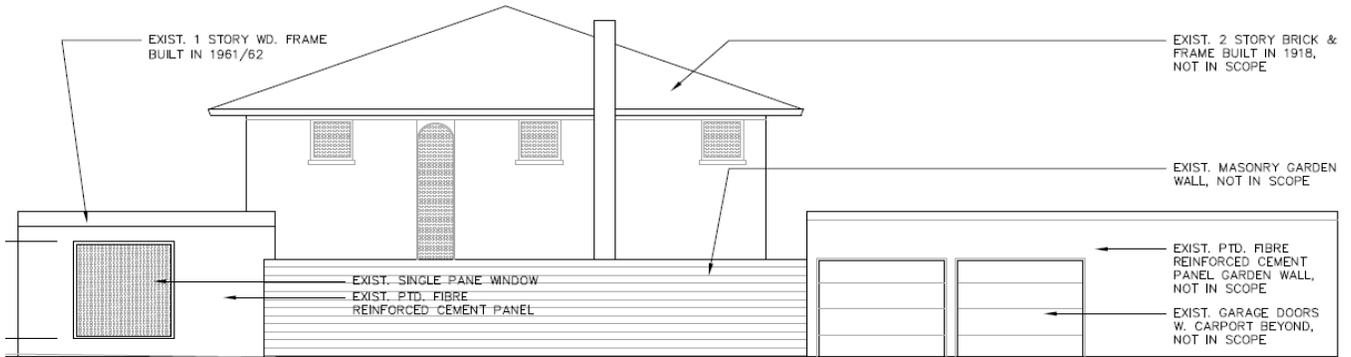
PROPOSED



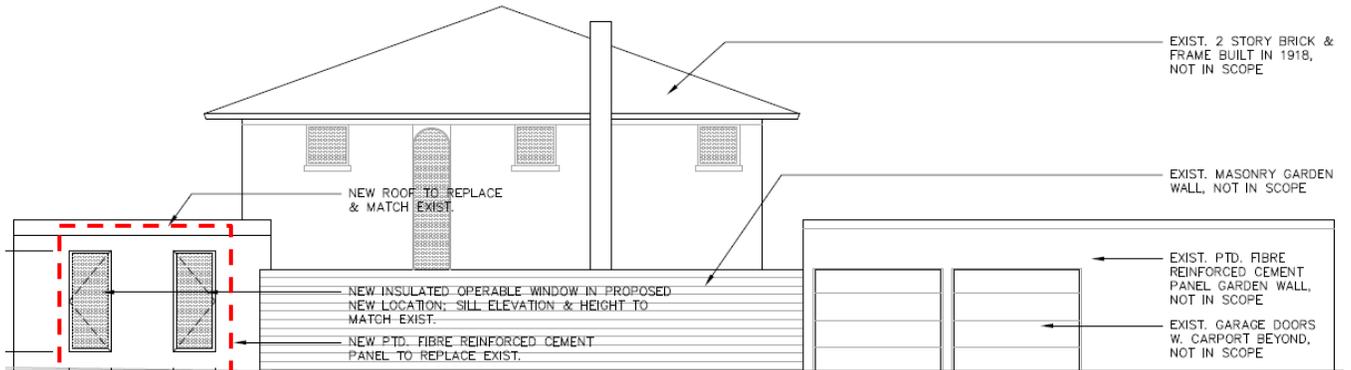
ONE NEW WINDOW OPENING

NORTH SIDE ELEVATION FACING HAROLD STREET

EXISTING



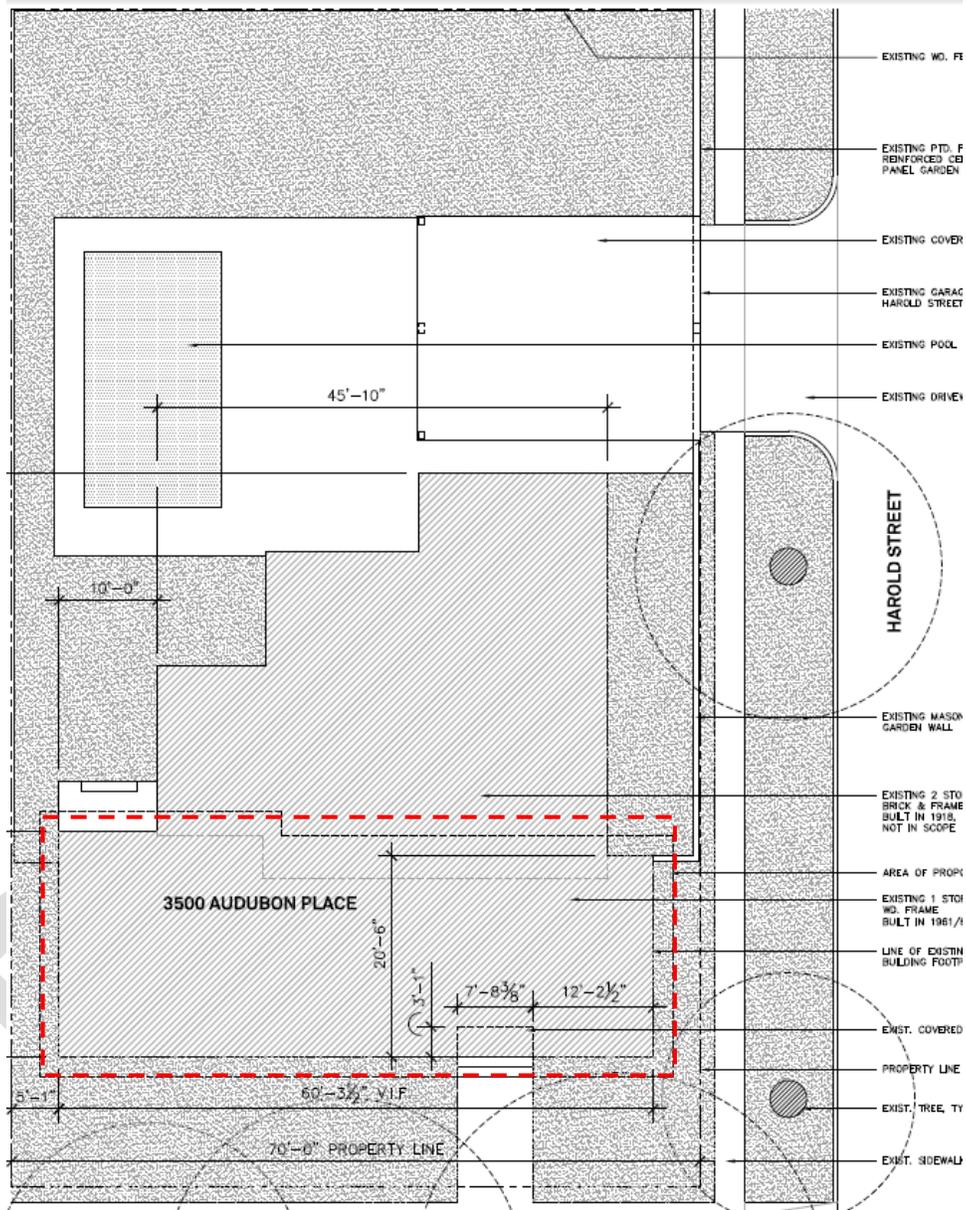
PROPOSED



TWO NEW WINDOW OPENINGS



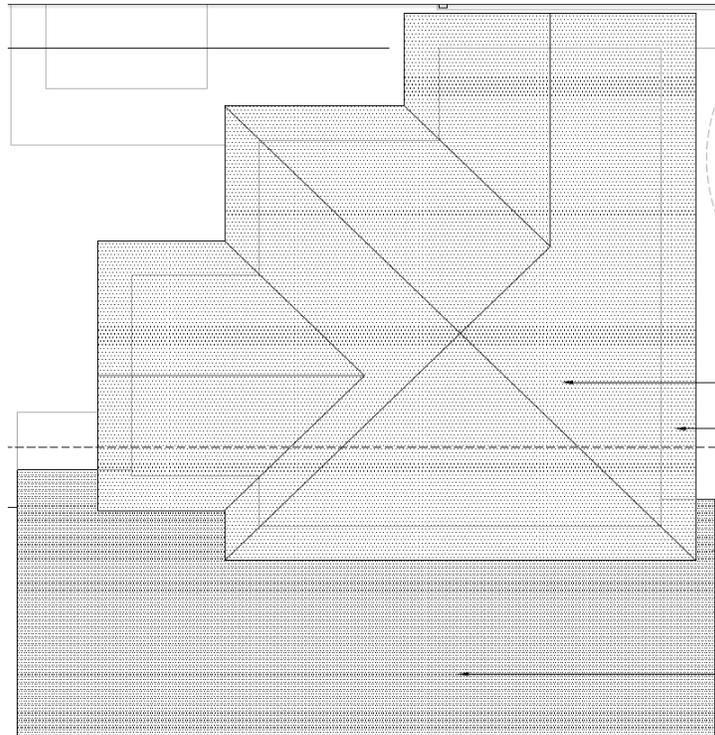
SITE PLAN
EXISTING



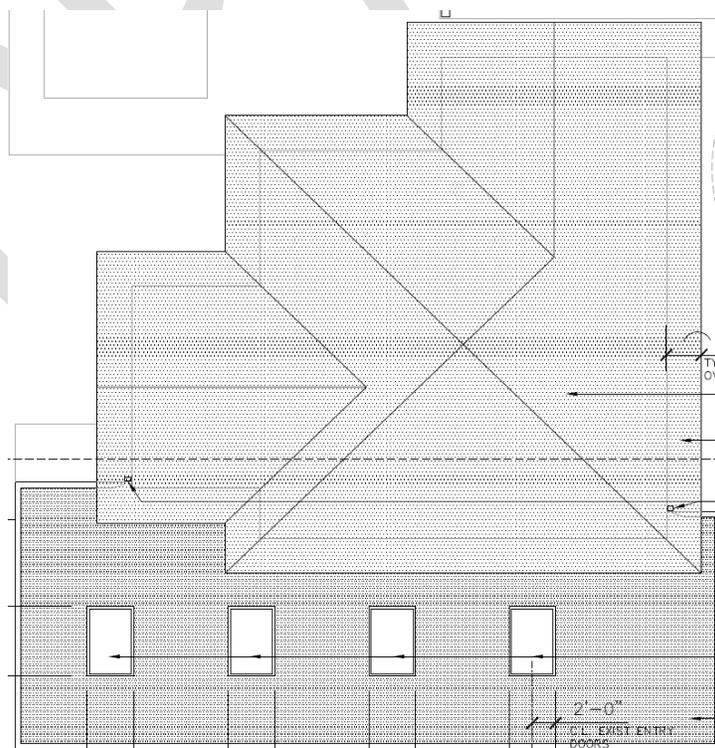
ALL PROPOSED WORK ON ONE-STORY FRONT ADDITION



ROOF PLAN
EXISTING



PROPOSED



PHOTOS PROVIDED BY APPLICANT

EAST ELEVATION



NORTH ELEVATION



CORNER VIEW



DRAFT

PROJECT DETAILS

Foundation: The one-story addition at the front is on a concrete grade beam foundation and will be repaired and leveled.

Windows/Doors: The existing residence contains fixed metal windows and a pair of wood double doors. The alteration replaces one fixed window with a new of the same size, replaces the doors with new wood and glass ones, installs a new window opening on the front and replaces a window with two smaller operable windows on the side.

Exterior Materials: The existing residence is clad in fibre cement panels and will be reclad in the same material.

Roof: The existing roof will be removed and rebuilt at the same height with a minimal pitch that drains to two downspouts on the west side, and four 4' wide by 6' tall skylights will be installed.

Front Elevation: The existing residence has a pair of double doors and a fixed 8'-1" tall by 8'-1" wide fixed metal window. The alteration replaces the doors with new, replaces damaged wood front steps and porch with new wood, replaces the window with a new window to fit within the same opening, and installs a new 8'-1" wide by 8'-1" tall window to the south.

Side Elevation: The existing residence has a fixed 8'-1" tall by 8'-1" wide fixed metal window. The proposed alteration removes the fixed window and installs two operable 8'-1" tall by 3'- 4" wide windows.

ATTACHMENT A
CIVIC ASSOCIATION COMMENT

HISTORIC MONTROSE ASSOCIATION INC.
c/o Stephen E. Hamilton

(713)522-8416

July 21, 2014

Re: Deed Restriction Approval of Design for
3500 Audubon Place

To Whom It May Concern:

On behalf of the Historic Montrose Association, I am writing in support of the proposed scope of work for 3500 Audubon Place in Houston, Texas. The property owners, Rachel Nystrom and Erik Hardenbol, intend to rehabilitate the existing residential property in two (2) phases, beginning with rehabilitation of the one-story portion of the residence that faces Audubon Place.

As members of the Deed Restriction Committee, Davis Maxey, Rick Greiner and I have discussed the proposed scope and reviewed the proposed elevation drawings for 3500 Audubon Place with the owners and without hesitation we fully support the approval of this work. Our association knows the owners quite well as they also own the property at 3503 Audubon Place, a beautiful 1920 bungalow that they restored and added to in 2011. Our organization is confident that this rehabilitation at 3500 Audubon Place will provide a significant, positive transformation to the neighborhood.

To clarify, the proposed scope of work does not conflict with any Audubon Place deed restrictions and does not require approval by our organization, but we look forward to the improvement to our neighborhood. Please do not hesitate to contact us if you have any questions.

Sincerely yours,

HISTORIC MONTROSE ASSOCIATION, INC.



Stephen E. Hamilton, President

Cc: Davis Maxey
Rick Greiner