CERTIFICATE OF APPROPRIATENESS

Application Date: November 24, 2015

Applicant: Michael West, AJ's Landscaping & Design, for Belinda L King, owner

Property: 715 Bayland Ave, Lot 13, Block 34, Woodland Heights Subdivision. The property includes a historic 1,870 square foot, two-story wood frame single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing American Foursquare-style residence, constructed circa 1915, located in the Woodland Heights Historic District.

Proposal: Alteration – Porch

- Remove existing 10' wide concrete steps.
- Install new 5' wide concrete landing and steps and cover with Cedar Bayou brick.
- Add 1'-4" wide brick knee walls and 1'-8" square pedestals on each side of the new steps.
- Install wood porch railing to match existing where needed due to reduced step width.

The applicant recently installed garden pavers over the existing concrete steps, an inappropriate alteration, without a COA.

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: No comment received.

Recommendation: **Denial - does not satisfy criteria**

HAHC Action: **-**

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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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☐	☒	☐	(1)	The proposed activity must retain and preserve the historical character of the property; *The existing steps are 10' wide and span the eastern half of the porch between the center column and east column. The change in step width as well as the change in materials from concrete to brick does not preserve the historical character of the property. The brick wing walls and pedestals are also not in keeping with the character of the house. An appropriate option for replacing the existing steps would be to install wood steps to match the existing width.*
☒	☐	☐	(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; *The existing step width is an established characteristic of the residence. The addition of brick cladding, wing walls and pedestals has not been supported by physical or pictorial evidence and creates a false sense of history.*
☐	☒	☐	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; *The existing step width is an established characteristic of the residence. The change in step width, the introduction of brick, and the wing walls and pedestals do not preserve the distinguishing entrance onto the porch and residence.*
☐	☒	☐	(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; *The existing porch step dimensions are a distinctive exterior feature of the residence.*
☐	☒	☐	(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; *Brick steps are not a typical original feature of contributing structures within the district. Concrete or wood steps are appropriate materials for entry steps. If the applicant wishes to remove the existing concrete, wood steps of the same dimensions as existing are an acceptable alternative.*
☐	☒	☐	(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; *The addition of the brick cladding on the steps or the brick wing walls and pedestals is not substantiated by any pictorial or physical evidence.*
☒	☐	☐	(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;

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The concrete steps are likely not original.

☐ ☒ ☐ (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
The addition of brick steps, brick wing walls, and brick pedestals is not compatible with the existing character of the property or with the materials or character found in the area. There is one contributing structure within the immediate context area that has brick steps but they are likely not original.

☒ ☐ ☐ (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.

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PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT

Building Classification
- Contributing
- Non-Contributing
- Park

CURRENT PHOTO

PHOTO FROM HARRIS COUNTY ARCHIVES CIRCA 1965

NEIGHBORING PROPERTIES

703 Bayland – Contributing – 1924 (neighbor)

719 Bayland – Contributing – 1924 (neighbor)

704 Bayland– Contributing – 1912 (across street)

708 Bayland– Contributing – 1912 (across street)

720 Bayland– Contributing – 1915 (across street)

728 Bayland– Contributing – 1915 (across street)

730 Bayland– Contributing – 1924 (across street)

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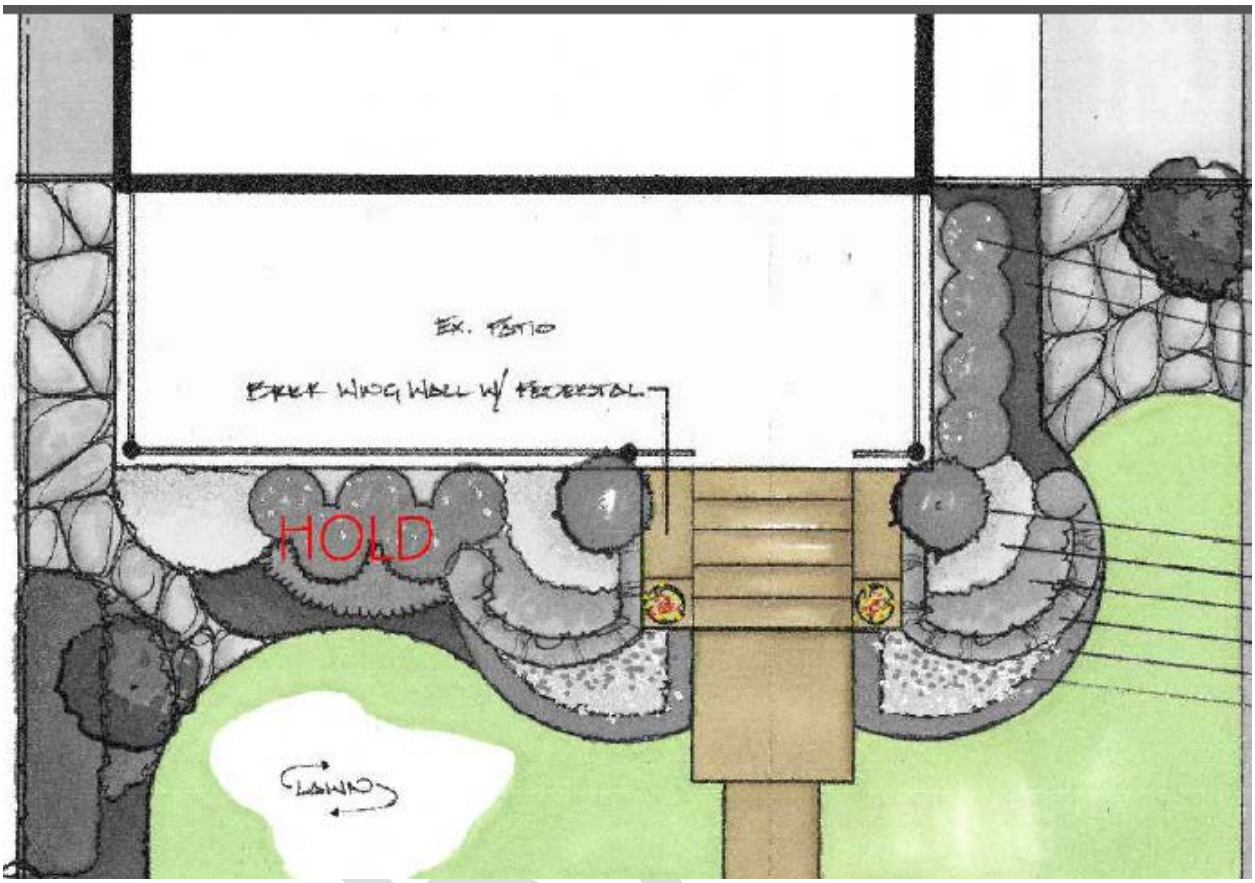
RENDERING – AERIAL VIEW

PROPOSED



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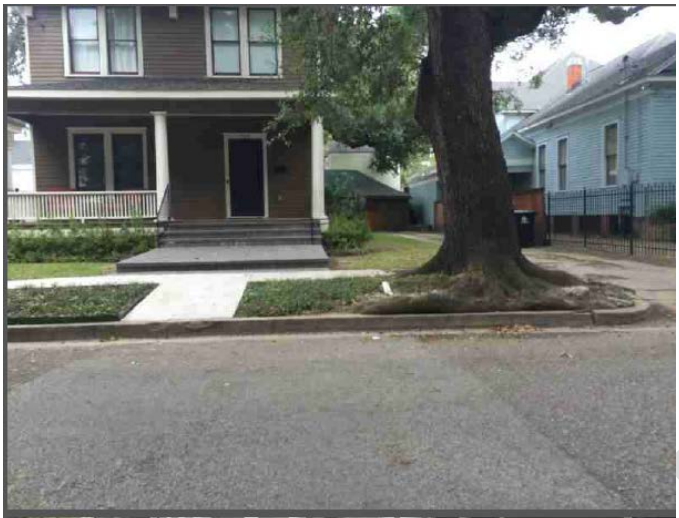
SOUTH ELEVATION – FRONT FACING BAYLAND AVENUE

EXISTING



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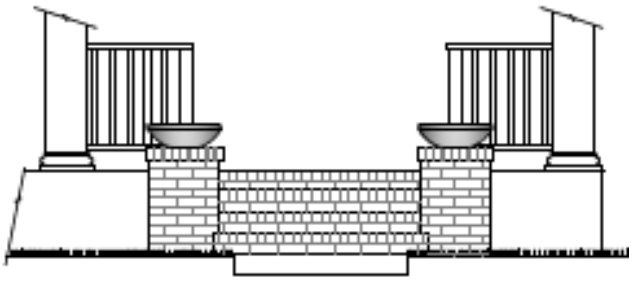

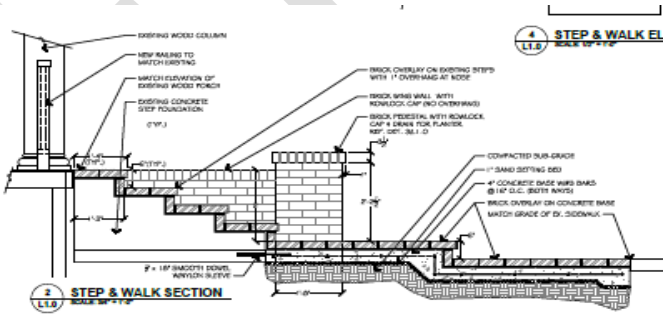

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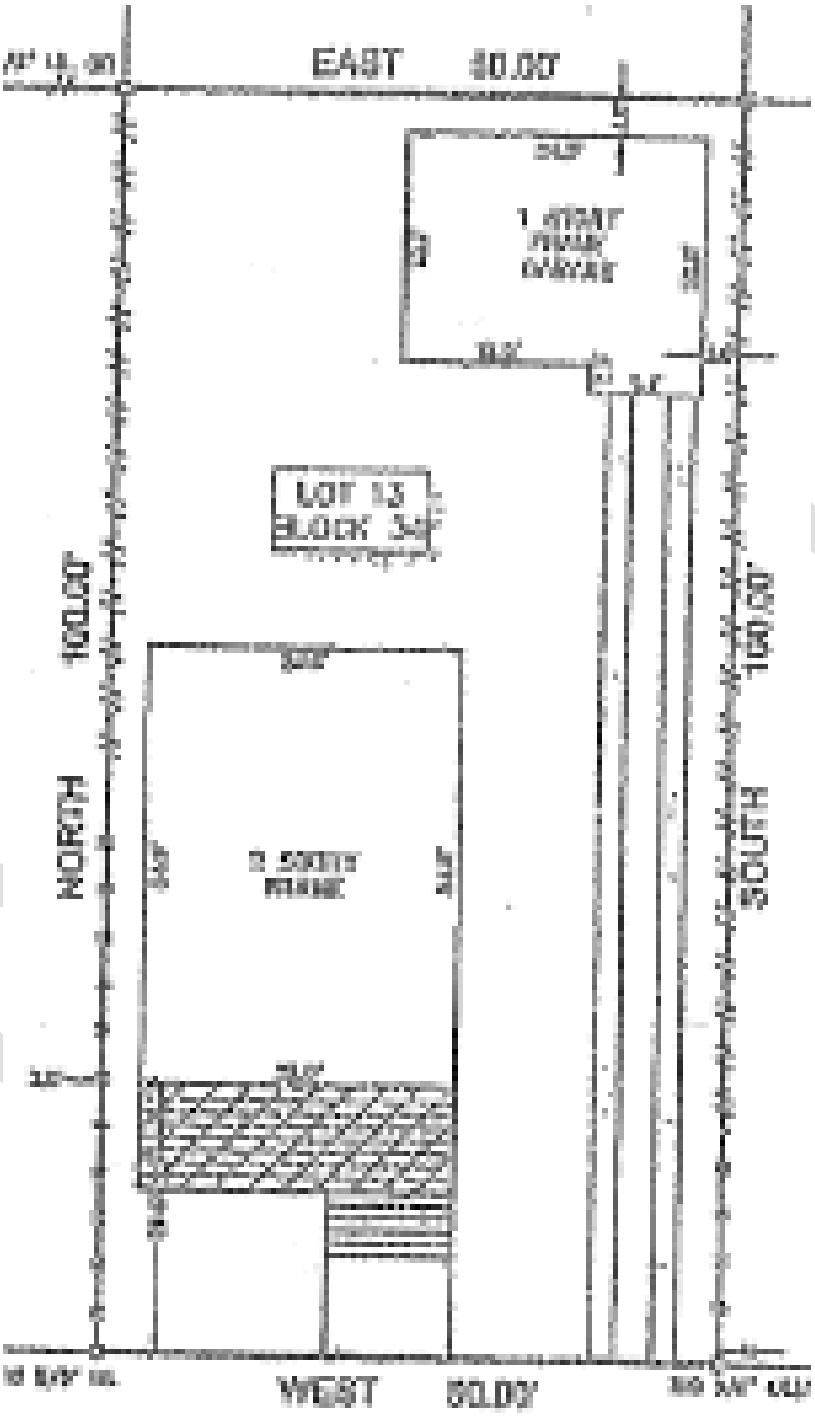
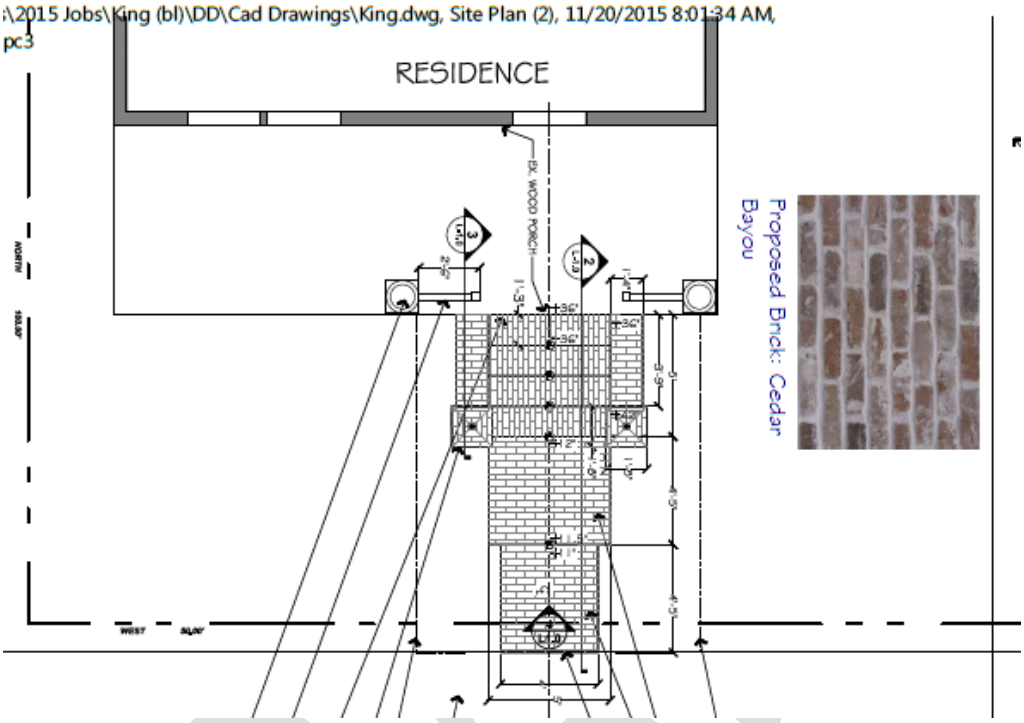
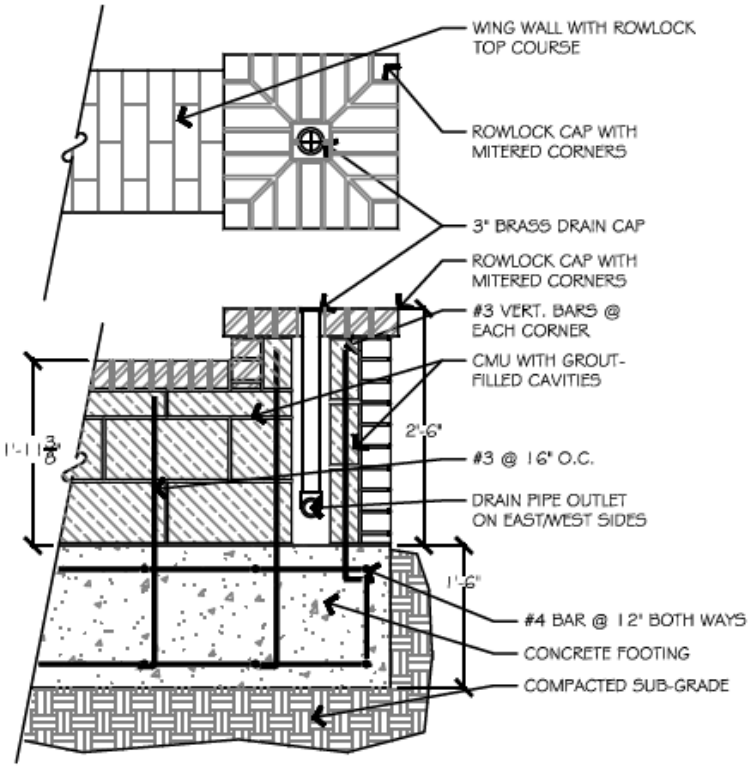
SITE PLAN

EXISTING



PLAN DETAILS





PROJECT DETAILS

Shape/Mass: The existing concrete porch steps measure roughly 10' wide by 2' tall. The alteration changes the width to 5' wide steps with 1'-4" wide brick wing walls.

Setbacks: The first large step is setback 4'-5" from the sidewalk. The remaining risers are setback 9' from the sidewalk. The alteration does not change these setbacks.

Exterior Materials: The existing steps are concrete. The alteration clads the steps in brick.

Front Elevation: (South) The existing residence contains one large step leading to three more risers that span from column to column. The proposed alteration reduces the width of the entry steps to 5' plus a 1'-4" wing wall on each side. The wing walls will also feature 1'-8" brick pedestals.

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