

CERTIFICATE OF APPROPRIATENESS

Application Date: September 30, 2015

Applicant: Matt Kelley, Matt Kelley Construction for Jeri A Amundsen & Arthur S Feldman, owner

Property: 3408 Ella Lee Ln, Lot 11, Tract 12A, Block 60, River Oaks Sec 7 Subdivision. The property includes a historic 4,256 two-story brick residence and detached garage situated on a 15,061 square foot interior lot.

Significance: The Dr. Everett Seale House is a City of Houston Landmark designated in April, 2008. The Colonial Revival-style two-story historic residence was constructed circa 1941. It was design by Houston architects, Hiram A. Salisbury and T. George McHale for the prominent Houston dermatologist, Dr. Everett Seale. The designation does not include the garage. A rear enclosed patio and hallway were constructed in the 1980s.

Proposal: Alteration – Construct a second-story addition on top of the non-original enclosed porch at the rear on the east side and a one-story addition at the rear on the west side that will have a breezeway connecting to the garage.

See enclosed application materials and detailed project description on p. 4-16 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

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 |
| <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |



CURRENT PHOTO



DRAFT

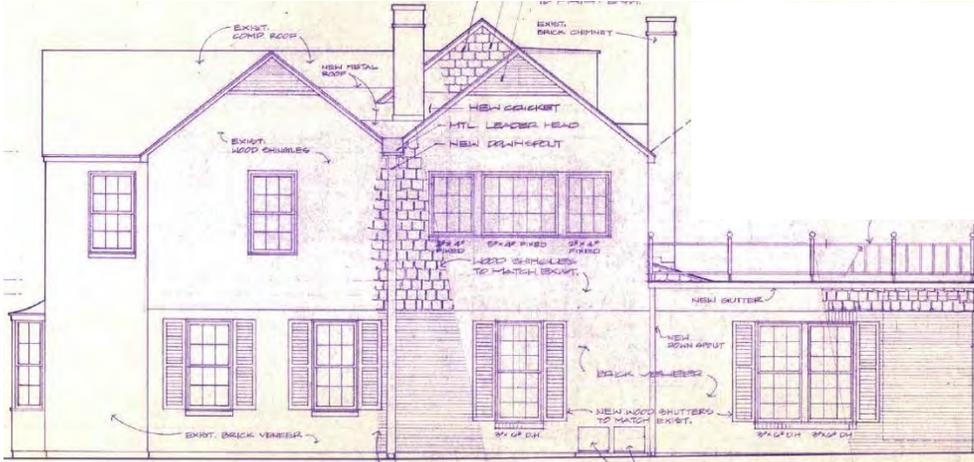
SOUTH ELEVATION – FRONT FACING ELLA LEE LANE
EXISTING – NO CHANGES



DRAFT

EAST SIDE ELEVATION

EXISTING

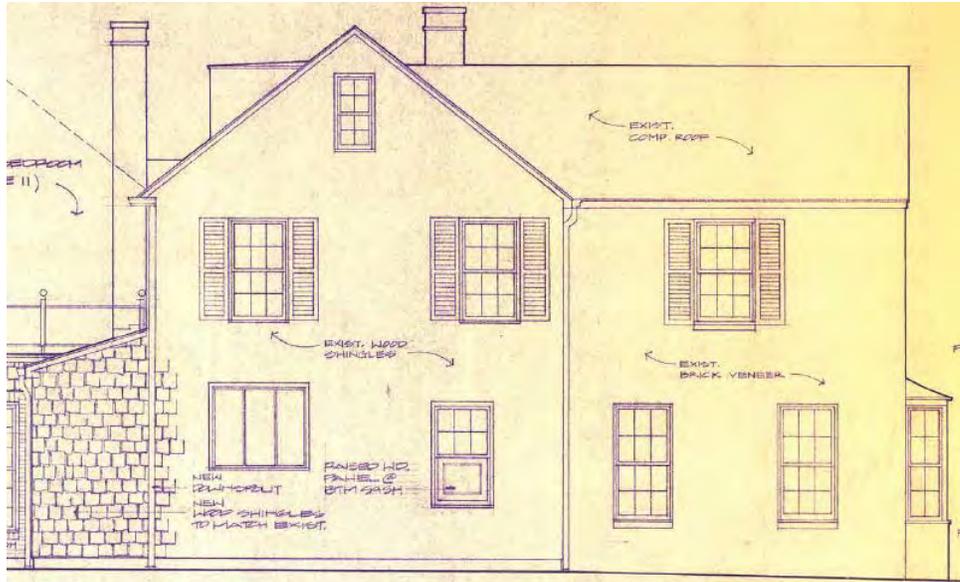


PROPOSED



WEST SIDE ELEVATION

EXISTING

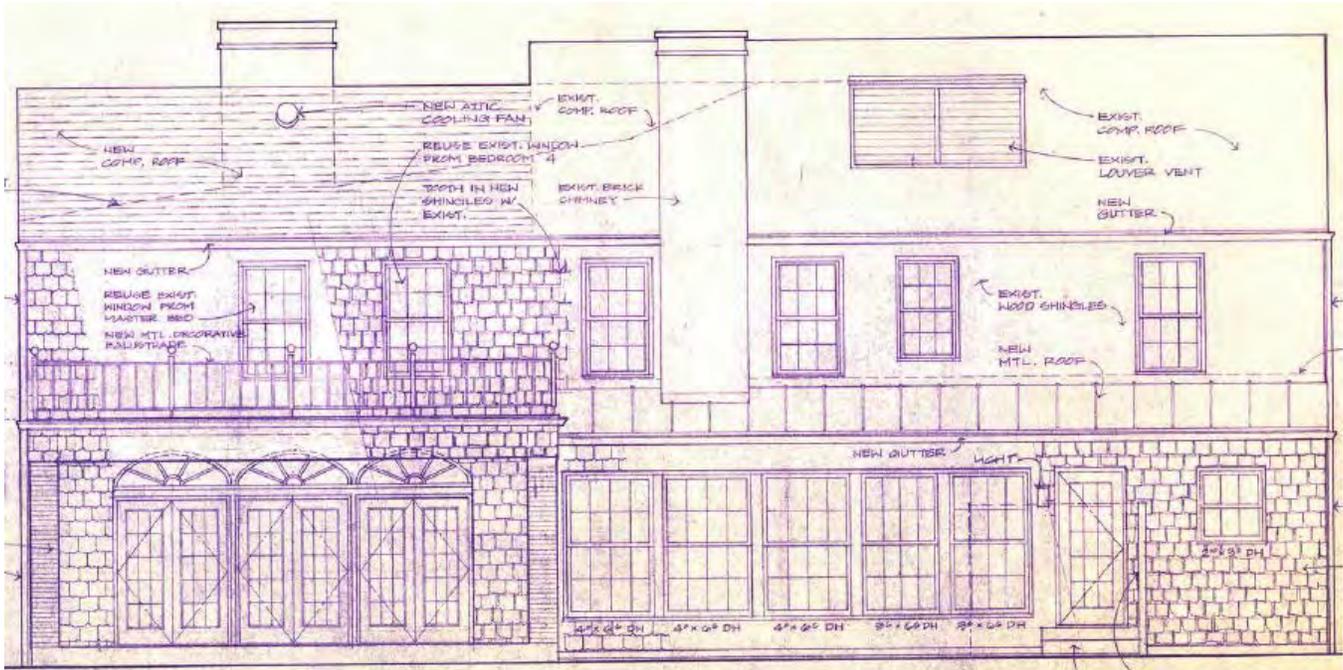


PROPOSED



NORTH (REAR) ELEVATION

EXISTING



PROPOSED

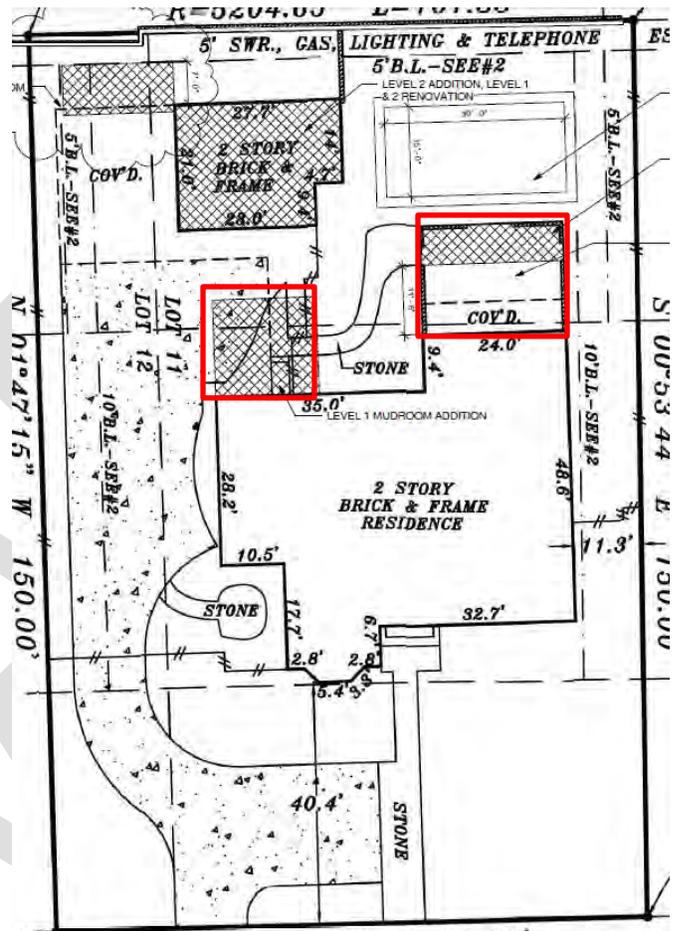
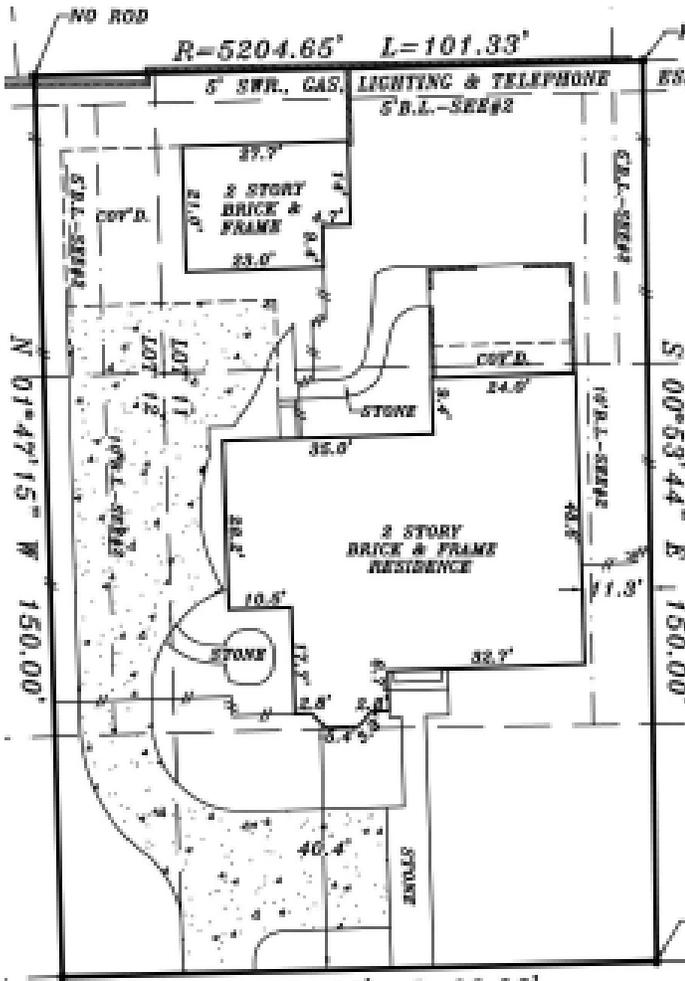




SITE PLAN

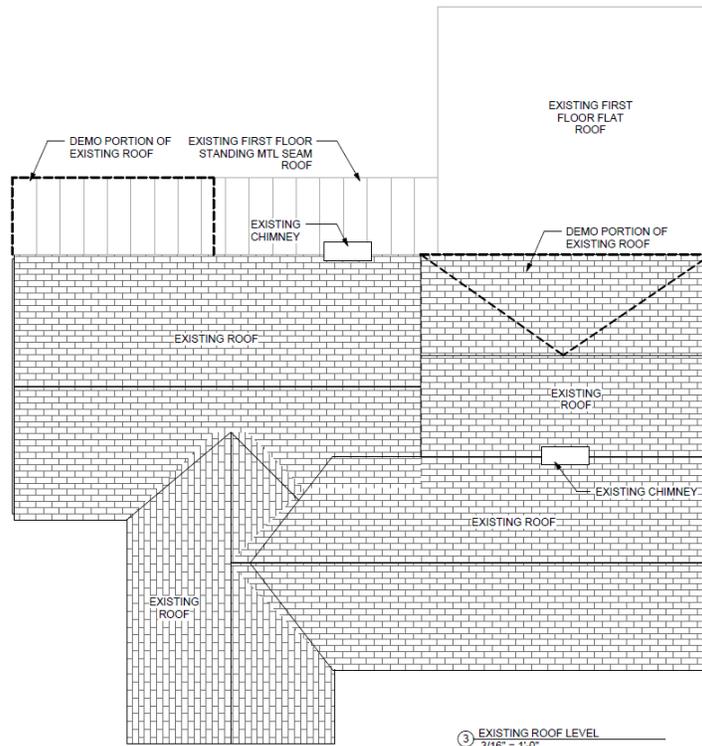
EXISTING

PROPOSED

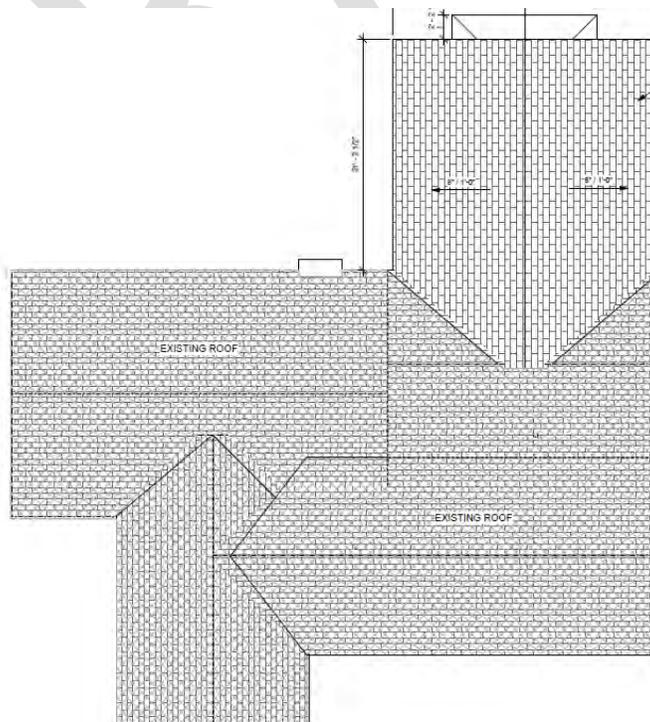




ROOF PLAN EXISTING



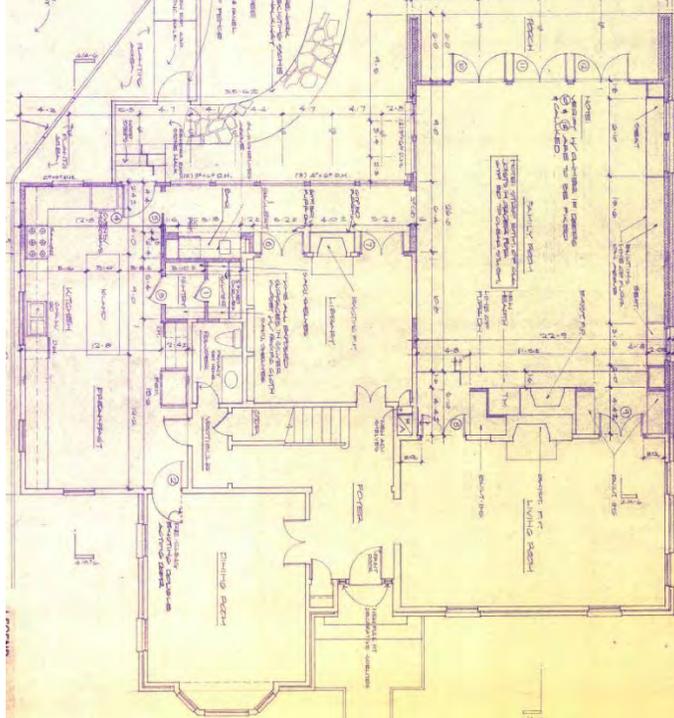
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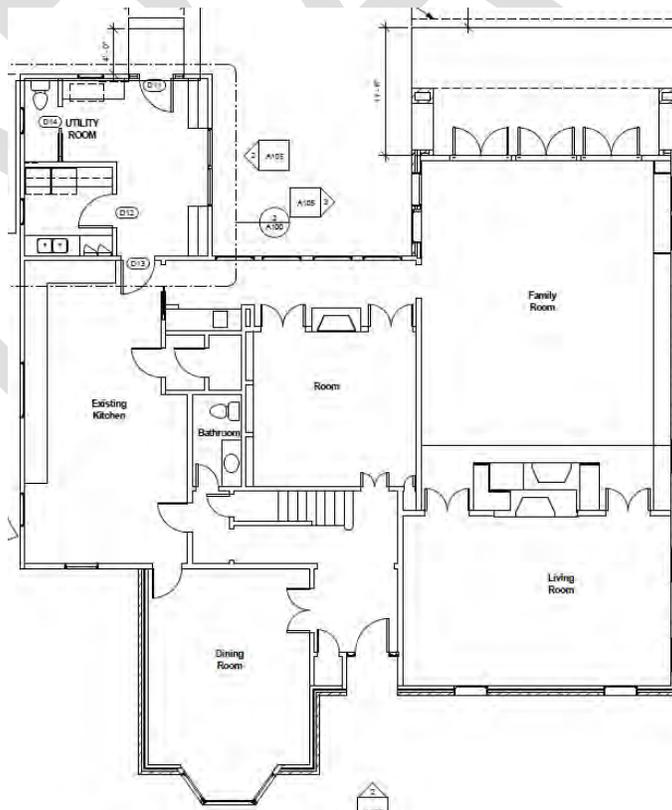


FIRST FLOOR PLAN

EXISTING



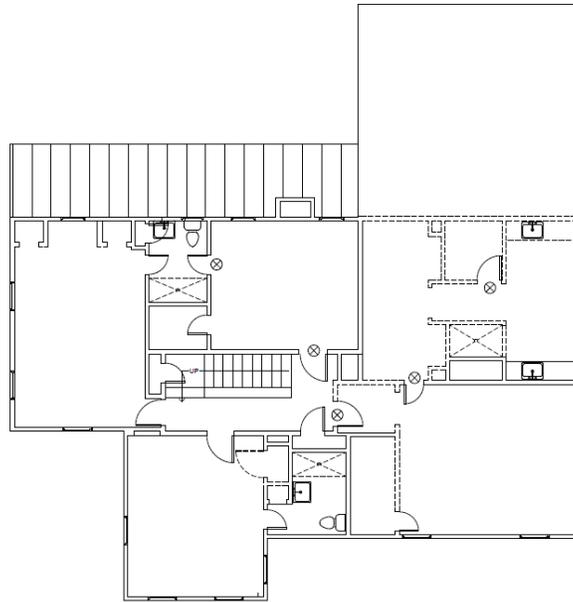
PROPOSED



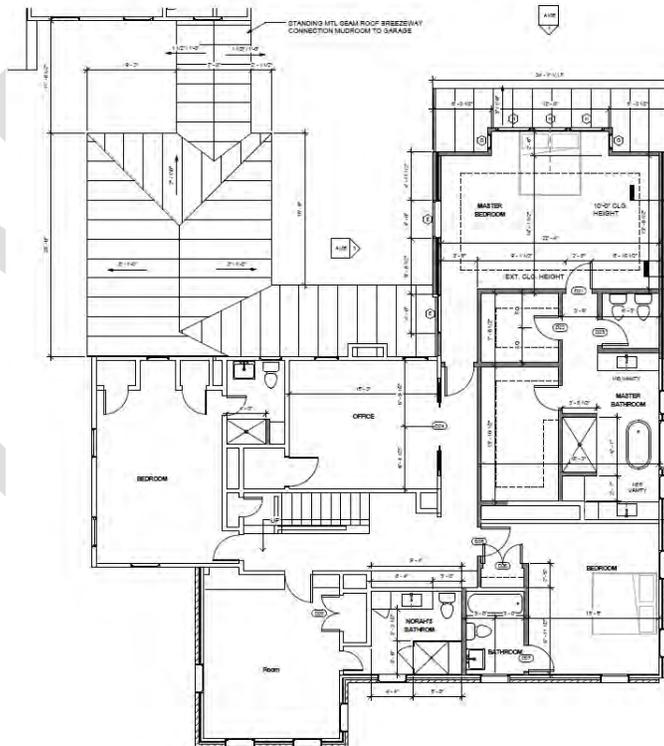


SECOND FLOOR PLAN

EXISTING



PROPOSED



MATERIALS

EXISTING

Current Materials Conditions

The current condition of the houses materials is good with the following notes:

- all original materials will be maintained
- original double hung wood windows will be restored to operable function and reglazed with putty glazing
- the cedar shake siding will be painted a light blue/gray shade and only replaced where rot or extreme cupping is found

PROPOSED

New Materials Description

Materials used will match those of the existing house. Specifically:

- Cedar shake siding shingles No. 2 or better
- Wood and flat Hardi-Trim for cornice and window door trim
- Matching 6 panel exterior wood doors
- Matching 6 over 6 double hung windows

PHOTOS PROVIDED BY APPLICANT





PROJECT DETAILS

Shape/Mass: The existing residence measures 59' wide by 48.6' at it deepest. The second-story addition measures 24'-2" wide by 21'-2" deep. The one-story addition measures 17'-3" wide by 16'-4" deep.

Setbacks: The residence has a 40' front setback and an 11' east side setback. The additions will match the existing setbacks.

Foundation: The residence has a pier and beam foundation that will not be altered.

Windows/Doors: The existing residence contains wood, double-hung 6-over-6 windows. The one-story addition will feature 6-over-6 wood windows.

Exterior Materials: The existing residence is clad in brick and shingles. The additions will be clad in brick and shingles to match.

Roof: The existing residence features a cross-gable roof and has a 26'-6" ridge with a 17'-3" eave height. The second-story addition has a rear-facing gable, an 8-over-12 pitch with a 27'-5" ridge and 17'-3" eave height. The one story addition has a hipped roof and a 9'-8" eave.

Front Elevation: The existing residence features 9-over-9 windows and a paneled door. No changes are proposed to this elevation.
(South)

Side Elevation: The existing residence contains side-gable roofs with divided-lite windows and a one-story rear addition with a flat roof. The alteration adds a second story on top of the one-story portion with a rear-facing gable. Part of the one-story addition will be opened and a porch with a shed roof will be added at the rear.
(East)

Side Elevation: The existing residence contains wood windows. The alteration adds a one-story addition to the rear of the residence which contains two wood windows.
(West)

Rear Elevation: Not visible from public right-of-way.
(North)