

CERTIFICATE OF APPROPRIATENESS

Application Date: April 16, 2023

Applicant: David C. Hille, owner.

Property: 817 Colorado Street, Lot 10, Heiss Gregor Subdivision. The property includes a historic 2,016 square foot, two-story wood frame single-family residence with a rear non-contributing secondary structure, situated on a 5,000 square foot (50' x 100') corner lot.

Significance: The subject property is a contributing two-story altered Folk Victorian residence, constructed ca. 1895, located in the Old Sixth Ward Historic District.

Proposal: Alteration – Porch or Balcony deferred by HAHC on 8/5/2023

The applicant is proposing to alter the existing non-historic two-story porch (ca. 2000) to create a more accurate depiction of what could have existed at the time of the residence’s second floor addition (ca.1924). Architectural evidence was found in terms of nail holes and faint paint ghost outlines of what appeared to be brackets along the frieze base above the second level of the porch, photo documentation in the reports shows it and it was verified on a site visit by an HAHC Commissioner. There are seams between 3 courses of sidings on both sides of the porch on the first floor, with one side showing what appeared to be the original siding and the other side showing newer siding. It is very likely that it had a spandrel board with jig-sawn cutouts typical of other OSW houses built between 1870 and 1885. They are called Fourth Ward North cottages. They were simple flat-front center hall cottages with applied decorative porches built while OSW was still part of the Fourth Ward. No other neighborhoods elsewhere in Houston has those kinds of houses.

The original 1878 core of house was clearly a Fourth Ward North Cottage.

The applicants is going for a typical Fourth Ward North (FWN) cottage porch design for the first level and very simple brackets for the second level.

The proposed plans include:

- Install or alter current porch posts to chamfered 6 x 6;
- Install 8” frieze board on the lower porch and bracketry on lower porch.
- Replace balusters with double beaded 2 x 2 as seen throughout the neighborhood; and
- Materials utilized will be hand cut pressure treated pine.

Public Comment: No public comment received.

Civic Association: Comment received from Old Sixth Ward Historic Committee in support.

Recommendation: Approval

HAHC Action: -

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 D NA S - satisfies D - does not satisfy NA - not applicable

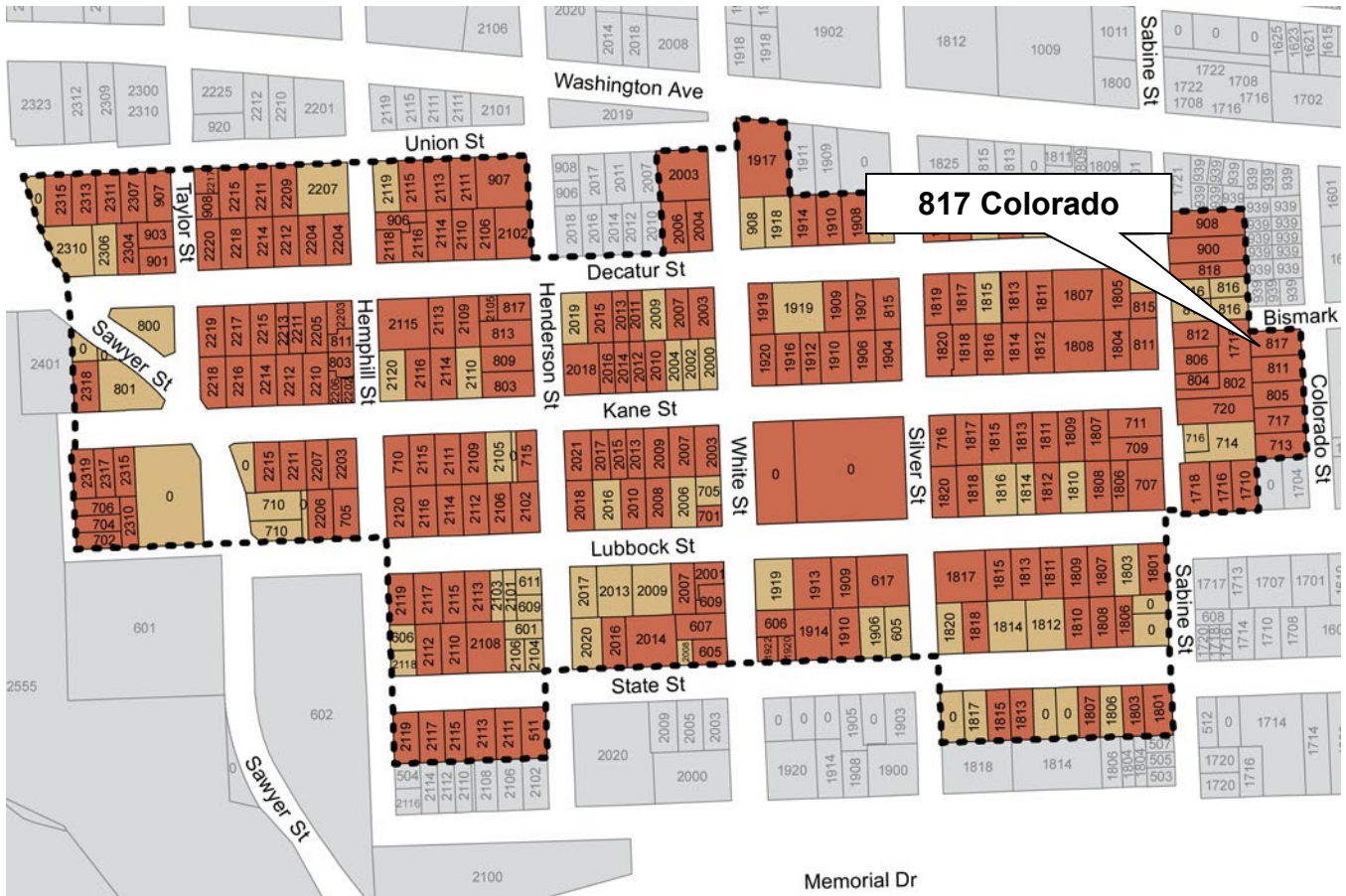
- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(3) The proposed activity must recognize the building, structure, object or site as a product 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 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
(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
(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.

OLD SIXTH WARD DESIGN GUIDELINES

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.



PROPERTY LOCATION
OLD SIXTH WARD HISTORIC DISTRICT

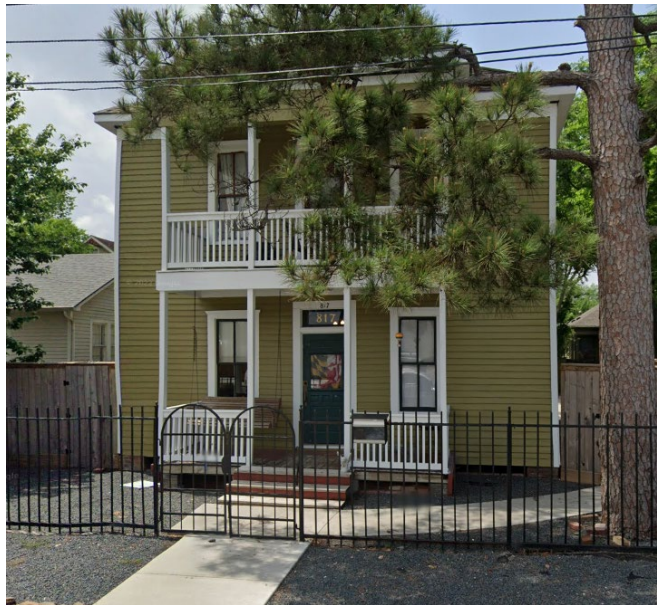


817 Colorado

Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO



EXISTING PORCH



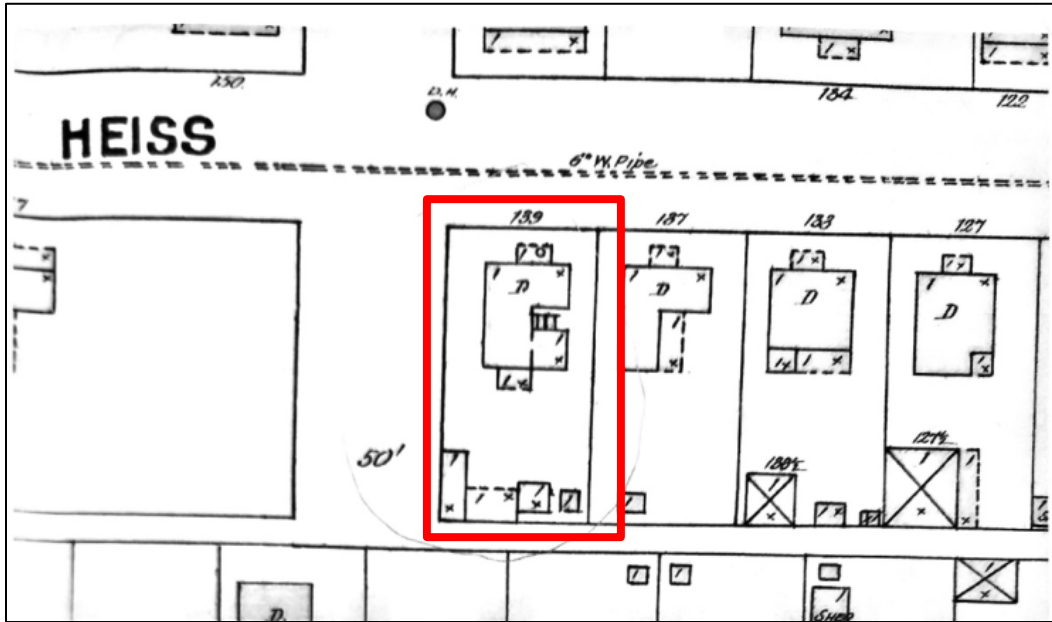
HISTORIC PHOTOGRAPHS



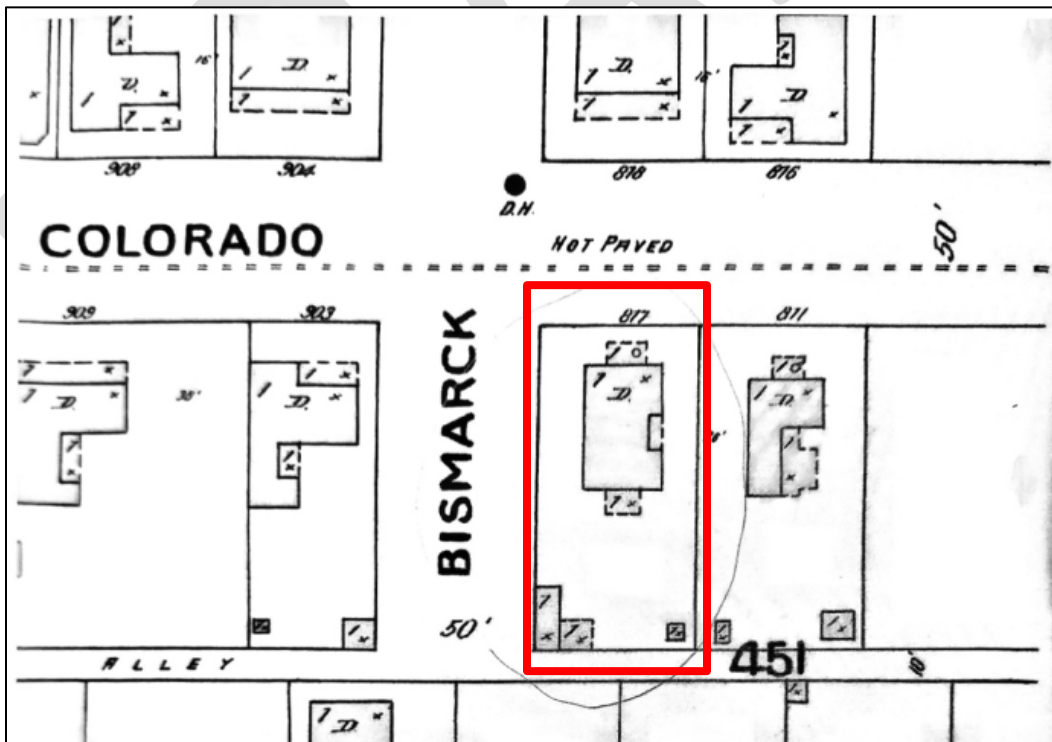
Subject property in 1972. Porches had rotted/been removed.

SANBORN MAPS

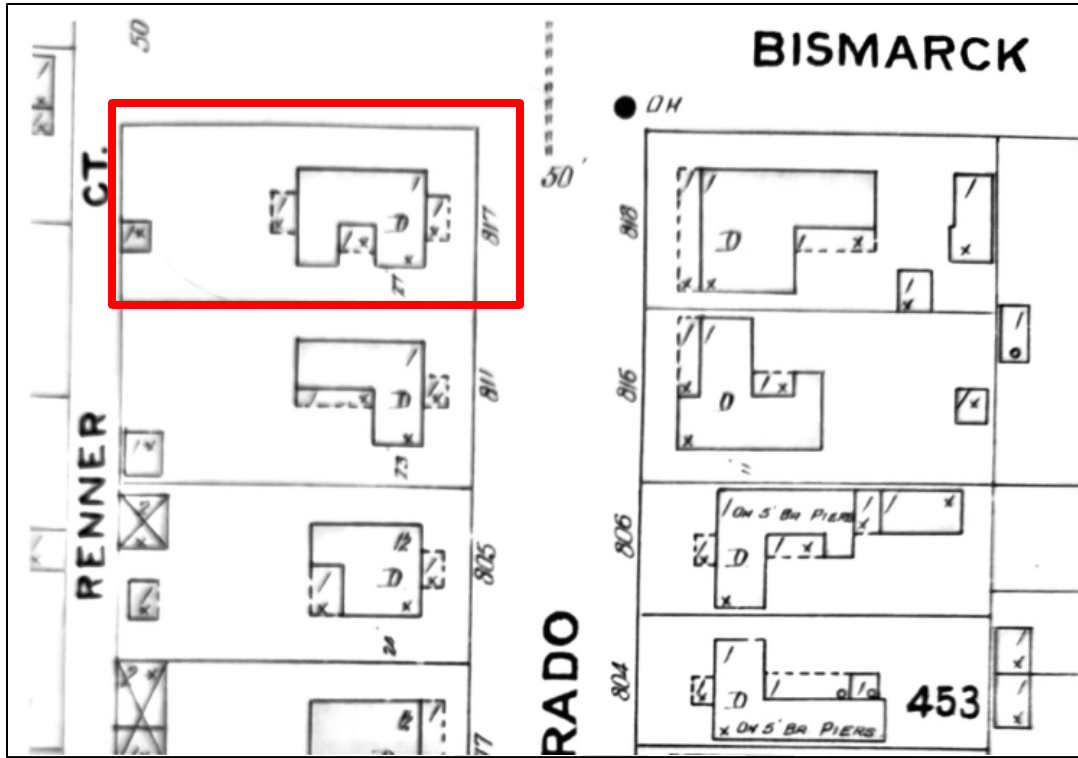
1890 – PREVIOUSLY 139 HEISS



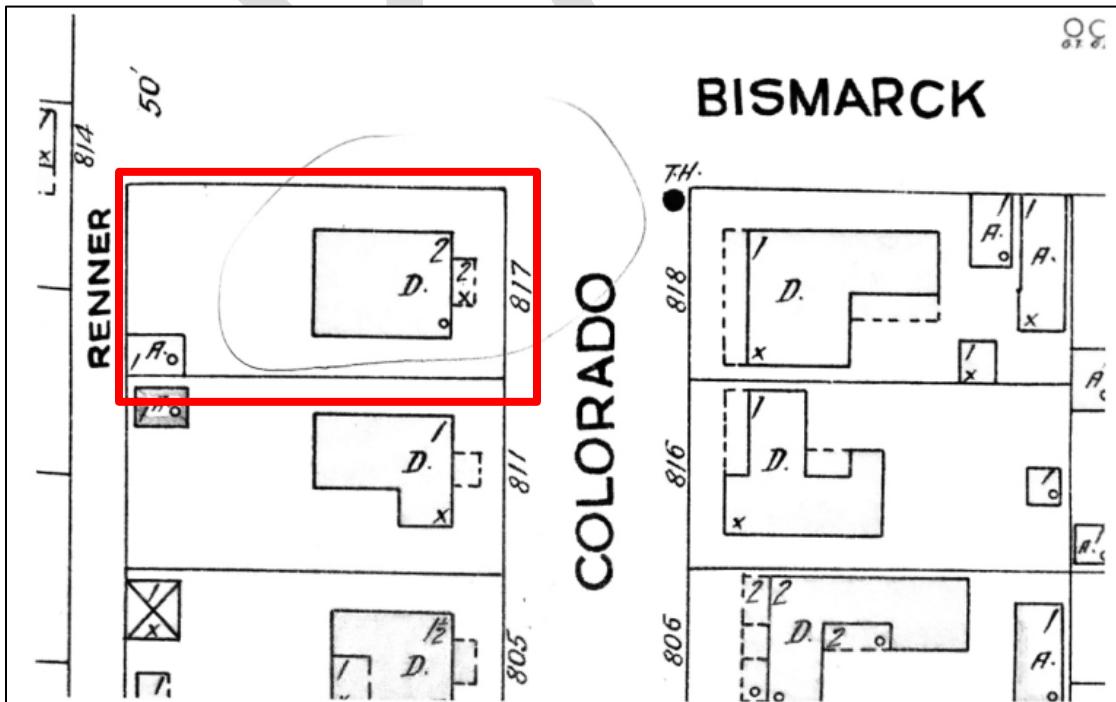
1896



1907



1924

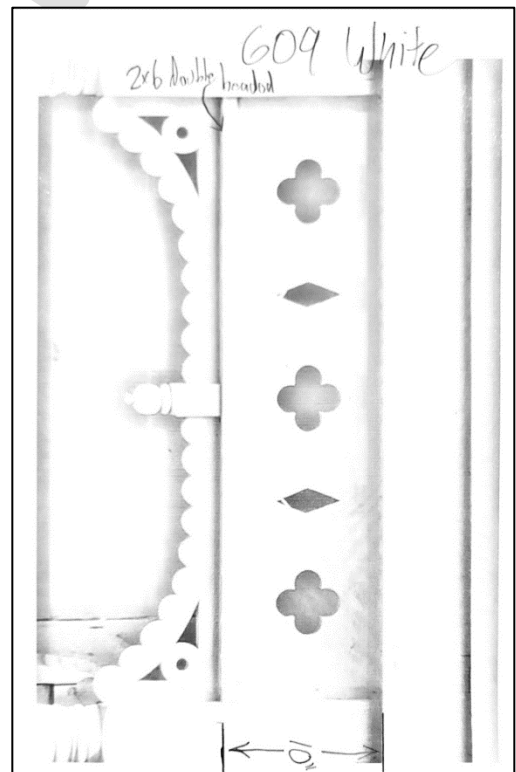
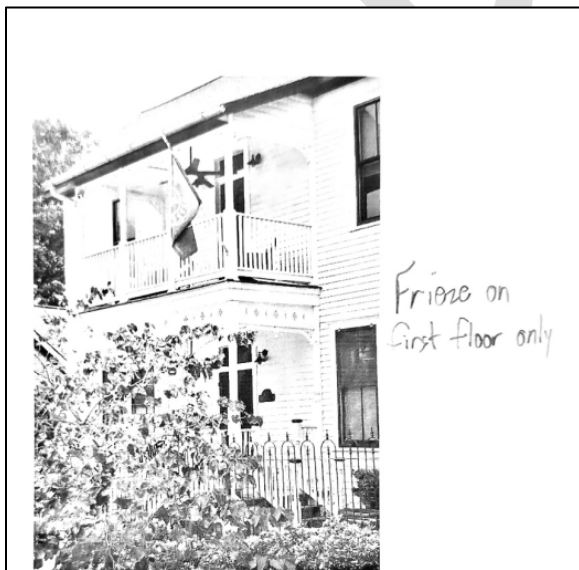


CONTEXT AREA

608 WHITE



609 WHITE



812 SABINE



802 SABINE



2006 DECATUR



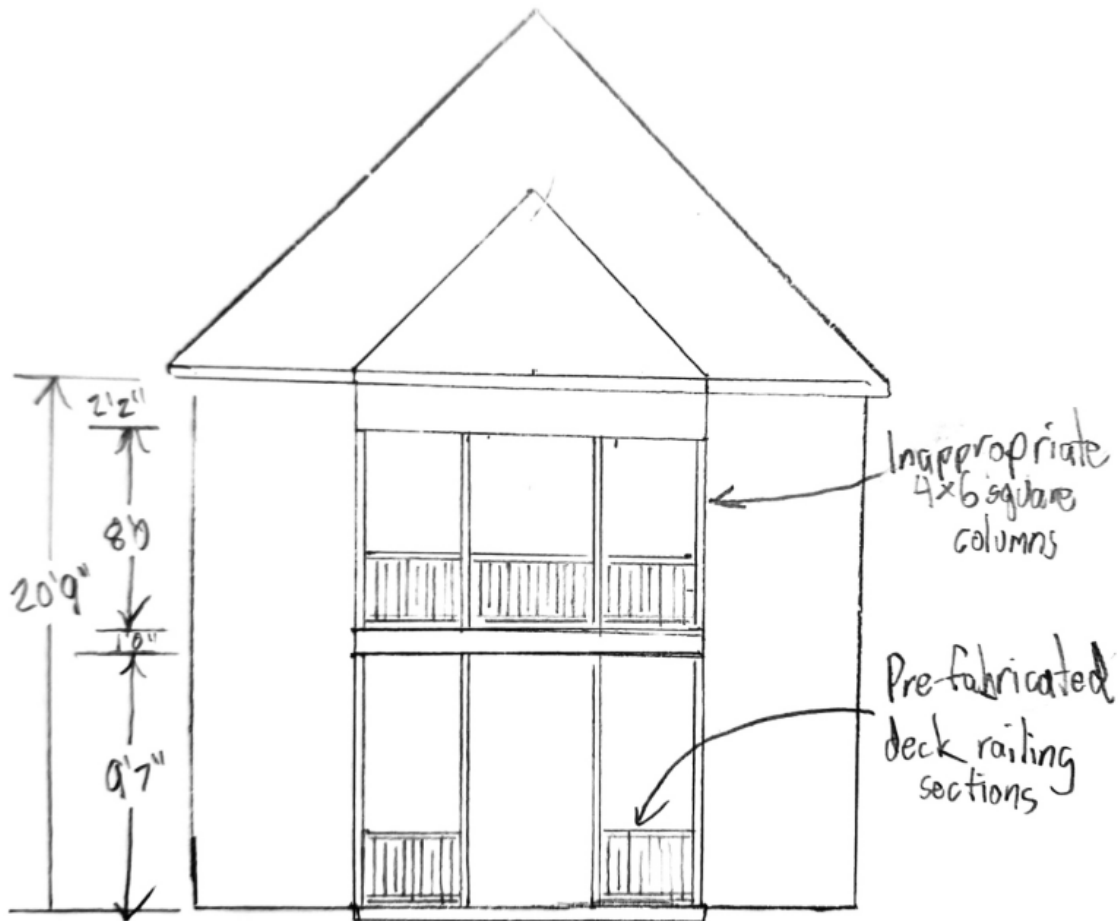
2219 DECATUR



1710 LUBBOCK



EXISTING EAST(FRONT) ELEVATION

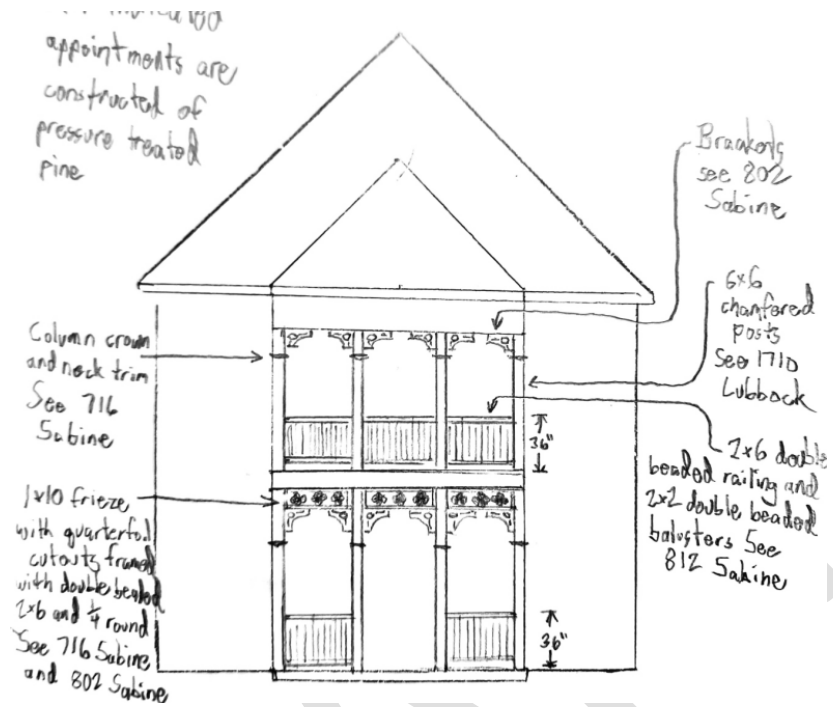


817 Colorado-existing
front / east facade

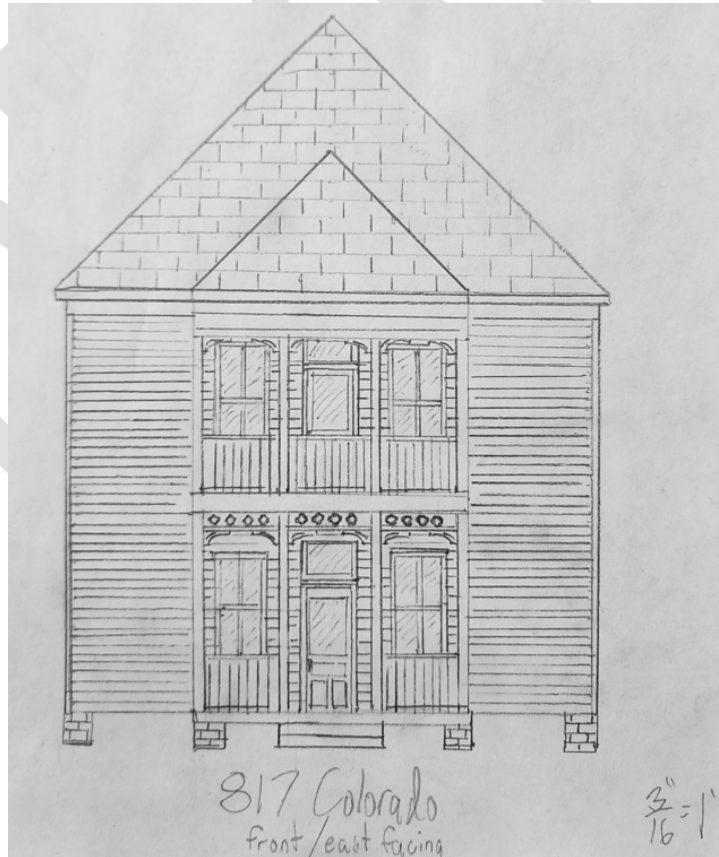
$\frac{3}{16} = 1'$

PROPOSED EAST(FRONT) ELEVATION

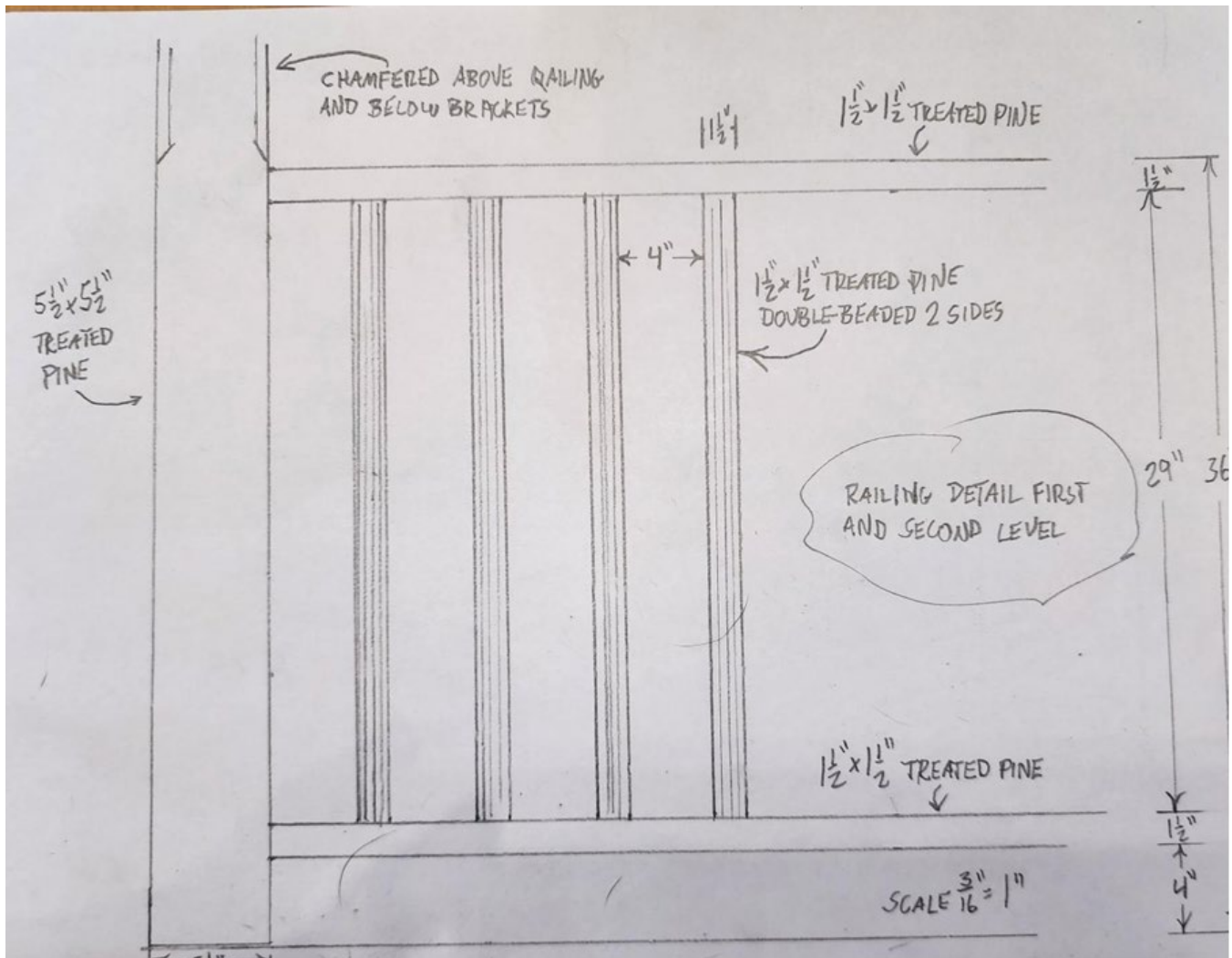
DEFERRED 08/05/2023

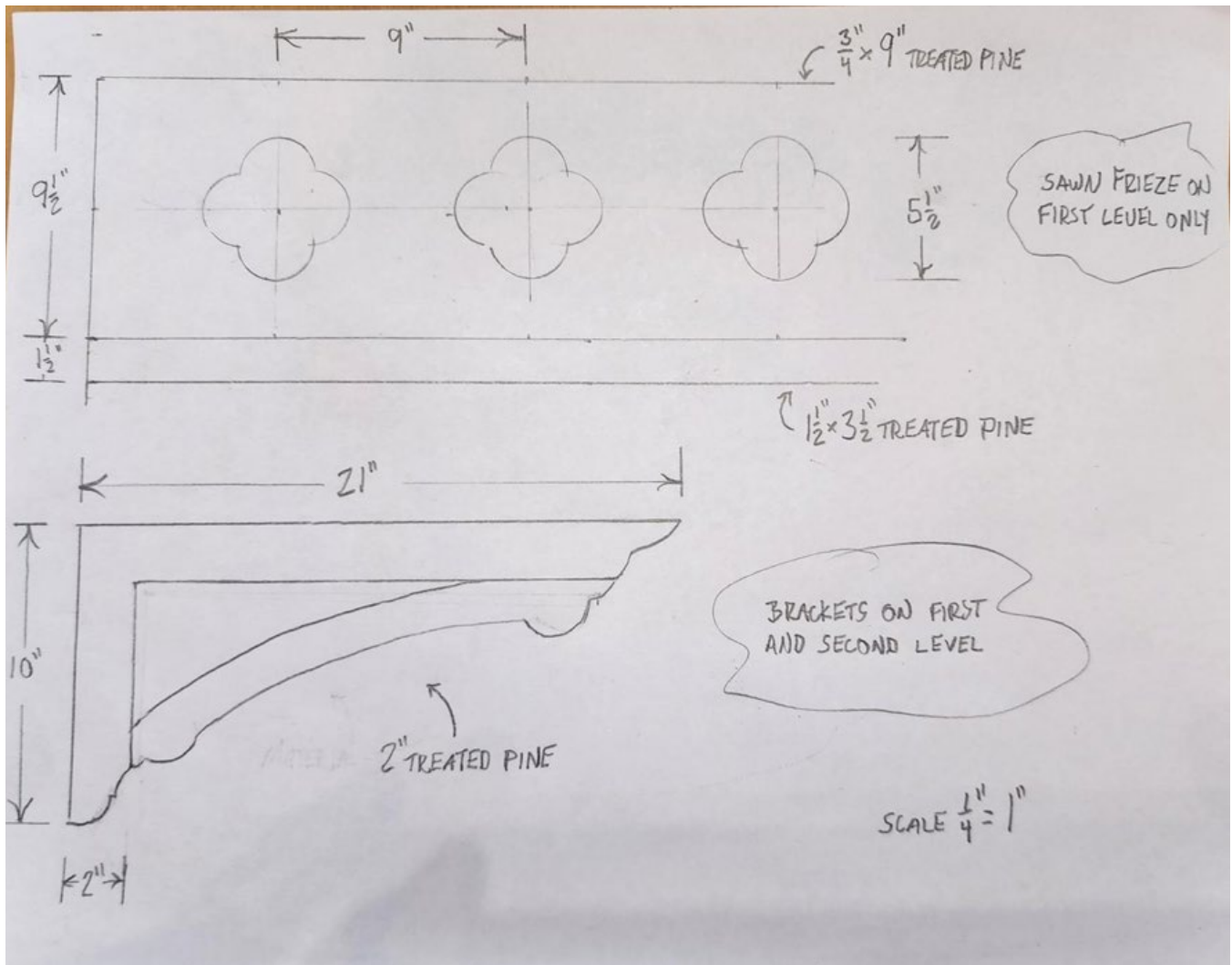


PROPOSED



PROPOSED PORCH DETAILS





FRIEZE AND BRACKETS. PHOTO OF RESIDENCE IN OSW



BALUSTER AND RAIL. PHOTO OF RESIDENCE IN OSW



PORCH COLUMN. PHOTO OF RESIDENCE IN OSW



EXISTING PHOTOS
SHADOWING EVIDENCE

The downstairs porch shows where frieze was.



Upstairs bracket shadowing.



ATTACHMENT A NEIGHBORHOOD WEBSITE

8/11/23, 11:29 AM

OSWNA - 2111 State



Home Our History Our Homes About Us Contact Us

2111 State

By 1893 there was a dwelling on the lot, and the 1907 Sanborn map shows a 1-story ell-wing cottage at 2111 State. In 1905 Charles Holm bought the house. His older brother John Holm lived across the street at 2108 State, and for a while the two brothers had a business together selling groceries, and also hay, grain, and feeds. Both brothers were German immigrants, and they lived on State St. until about 1921.

In the 1924 Sanborn map 2111 State is a 2-story house with a 2-story porch on the NE corner. It is probably an expansion of the original 1-story house, and the transformation probably took place between 1905 and 1920 while the owner was Charles Holm.

The Charles Holm family moved to the Woodland Heights in about 1921. While they lived in the Sixth Ward, their house served as a central place for family events, and they were very involved in the neighborhood. Charles Holm married Celestine Meyer, born in Texas but of German descent, and they attended church at Trinity Lutheran on Houston Ave, but like many families from the neighborhood, the Holm family moved to the Woodland Heights in the 1920's. While the Woodland Heights today would not be considered the suburbs, at the time it was, and families moving to neighborhoods like the Woodland Heights was just the beginning of suburban flight as transportation became easier for Houston residents.

In 2011 Reliant Energy chose the house for an experimental refitting project intended to make older homes in the neighborhood more energy efficient. Placing solar panels and making other improvements to houses in historic protected neighborhoods proved to be challenging. The panels were to remain completely out of site from the street while still being located in an appropriate place for catching the sun's rays.

8/11/23, 11:29 AM

OSWNA - 2111 State



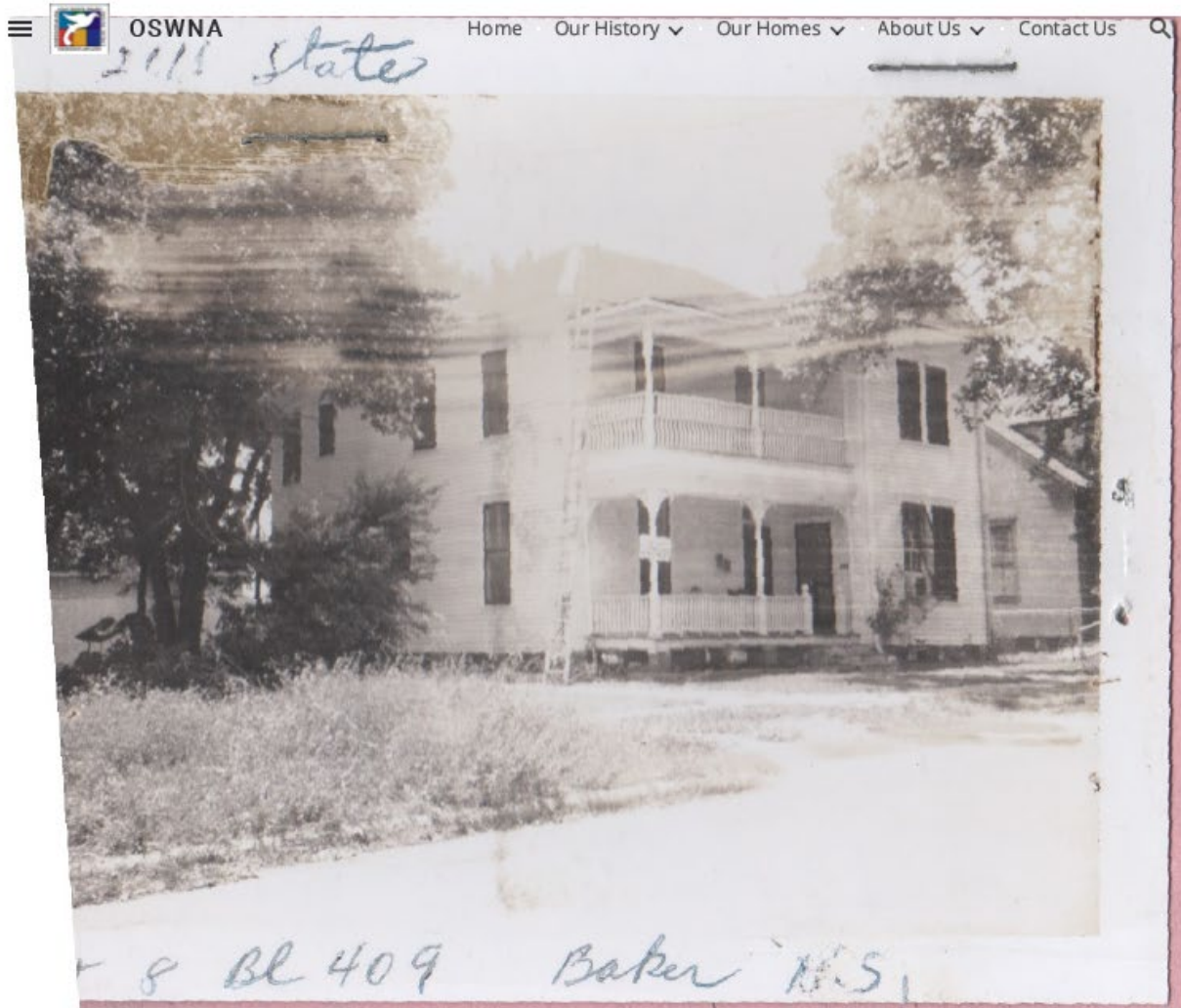
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OSWNA - 2111 State



8/11/23, 11:29 AM

OSWNA - 2111 State



Made for appraisal purposes, probably in 1970s. Courtesy Harris Co. Archives.

For additional historical details click [here](#).

Old Sixth Ward Neighborhood Association
1900 Kane St | Houston, TX 77007

Join Us at <https://www.old6ward.org/membership> | Visit Us at Facebook Page

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①

<https://www.old6ward.org/our-homes/state/2111state>

4/4

ATTACHMENT B
OLD SIXTH WARD HISTORIC COMMITTEE

6/27/2023

Re 817 Colorado

Dear Roman

A while ago -The "Old Sixth Ward Historic Committee" had a chance to review the current proposed project at 817 Colorado street.

Among the relevant things we discussed:

- 1 The records indicate that the original structure was a single story with a second story added later changing the use of the structure from a single family dwelling to a boarding house.
- 2 There is photographic documentation that indicates, at the time the second floor was added there was also a second story to the porch added. In a photo from around 1972 there is structural evidence visible of a two story porch that has fallen down.
- 3 Records indicate that the current porch was added around 2000 (not particularly of any great age)...

We have reviewed the current owners plans to modify the existing porch to a closer version of what would have existed around the time of the second floor addition - The owner has presented a series of photos and drawings based on existing original structures in our neighborhood as examples of what the original structure would, likely, have looked like.

In Conclusion : We feel that considering the current porch structure is relatively new (added around 2000) the idea of modifying it with more authentic details is a positive move that will contribute to the overall neighborhood.

- The owner has presented - details appropriately based on other Old Sixth Ward structures of the correct age, layout, and style. The plans utilize the details of other OSW structures that are, first - single story similar to what the original home would have looked like and second - combined with similar OSW two story structures that share the evolution of 817 Colorado's added second story.

In particular - We liked the idea presented by the owner that the detail changes would focus on the ground level porch - leaving a simpler second story porch as it would have been added later..

Finally: We feel that the current porch design does not do justice to what is otherwise a lovely contributing structure that deserves to be returned to a closer version of its original form.

Thank you for your kind consideration - if you have questions please do not hesitate to contact me.

Lee Roeder

Chair - Old Sixth Ward Historic Committee

718-839-4538