

AGENDA ITEM: li
HPO File No. 100909

SITE NAME:

SITE LOCATION: 3404 Audubon Place – Audubon Place Historic District

Owner: Martin and Rebecca Cohen

Applicant: Jack Hopkins

Time Frame	Date Accepted	90-day Waiver
	September-07-2010	December-05-2010

SITE INFORMATION:

Lot 2, Block 12 Montrose, City of Houston, Harris County, Texas. The site includes a one-story, brick veneer house.

TYPE OF APPROVAL REQUESTED:

The applicant will construct a free standing pergola structure behind the existing residence which will not be visible from the public right of way. The applicant requests approval of a certificate of appropriateness for the following work:

- Demolish an existing non contributing metal carport which does not require a certificate of appropriateness; In the same location construct a new side facing carport; The proposed carport will be 14'-0" in width facing Audubon Place and 20'-0" in depth; The carport will be attached to the side of the house at a point located 30'-0" behind the front wall of the house in a location situated behind the existing front and side facing porch; The carport will attain a maximum height of 10'-0" at its point of attachment located below the existing roof eaves of the existing building; The roof of carport will be clad with composition shingles to match residence;
- East Elevation (front facing Audubon Place): The carport will appear as a side facing shed roof which will be partially obscured by the existing side facing extension of the front porch; The carport roof will be supported by 6"x6" square wood columns which will feature decorative angle braces also constructed of wood;
- South Elevation (facing side property line): Carport will feature a series of 6"x6" square wood support columns with decorative angle braces;

HISTORY AND SIGNIFICANCE:

At the time of the Audubon Place Historic District survey, the Craftsman Bungalow, which was constructed circa 1920, was classified on the inventory as "potentially-contributing".

The original Montrose Addition, which includes the area known as Audubon Place, was the city's first large-scale, restricted planned suburban subdivision. It was platted in September, 1911 by the Houston Land Corporation, owned by one of Houston's most prominent businessman, John Wiley Link. Link named the area "Montrose" after the historic town in Scotland which was mentioned in the writings of Sir Walter Scott. To design his new subdivision, John Link hired the engineering and construction firm of Stone & Webster (which had just finished building the Interurban line between Houston and Galveston). They are one of the oldest and largest U. S. engineering firms today, having been established in 1889.

One of the most important features of the Montrose Addition are the grand boulevards designed with esplanades, including Lovett, Montrose, Yoakum and Audubon Place Boulevards. The intent was for larger mansions of the most prominent citizens of Houston to be built along the beautiful esplanades in Montrose, including Link's own home on Montrose Boulevard. Edward Teas, Sr., who later founded Teas Nursery, helped plan and landscape Montrose Place, as the area became known. With the City Beautiful movement sweeping the country, the area was commonly referred to as "Beautiful Montrose" which also became the title of the company's sales brochure. While Montrose was originally platted as one neighborhood, over time sections of the large area, especially those centered around each of the four boulevard esplanades, have established an individual civic identity, including Audubon Place.

The neighborhood developed rapidly over the next ten years as Houston experienced increased growth. Some of Houston's most prominent citizens built homes in and around the Audubon Place Boulevard in the architectural styles that were in vogue in Houston and across the country during its period of development. The styles of architecture found in Audubon Place include: Bungalow, Prairie, Mission Revival, Colonial Revival, Queen Anne, Cape Cod, and Art Deco as well as the Craftsman style, which is the most prevalent

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style. Several homes in Audubon Place are featured in the "Houston Architectural Guide," while another one has been individually listed in the National Register of Historic Places as well as being designated as City of Houston Protected Landmark.

APPROVAL CRITERIA FOR ALTERATION:

Sec. 33-241. Same-Alteration, rehabilitation, restoration and construction.

(a) The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or construction of an exterior feature of (I) any landmark, (II) any building, structure or object in 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 must be compatible with the materials being replaced in composition, design, texture and other visual qualities;
- (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 alterations or construction 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); and
- (11) The proposed activity will comply with any applicable deed restrictions.

STAFF RECOMMENDATION: Approval of the certificate of appropriateness

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Site Location Map
Not to scale



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Photograph of Existing House



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Detail of Existing Carport

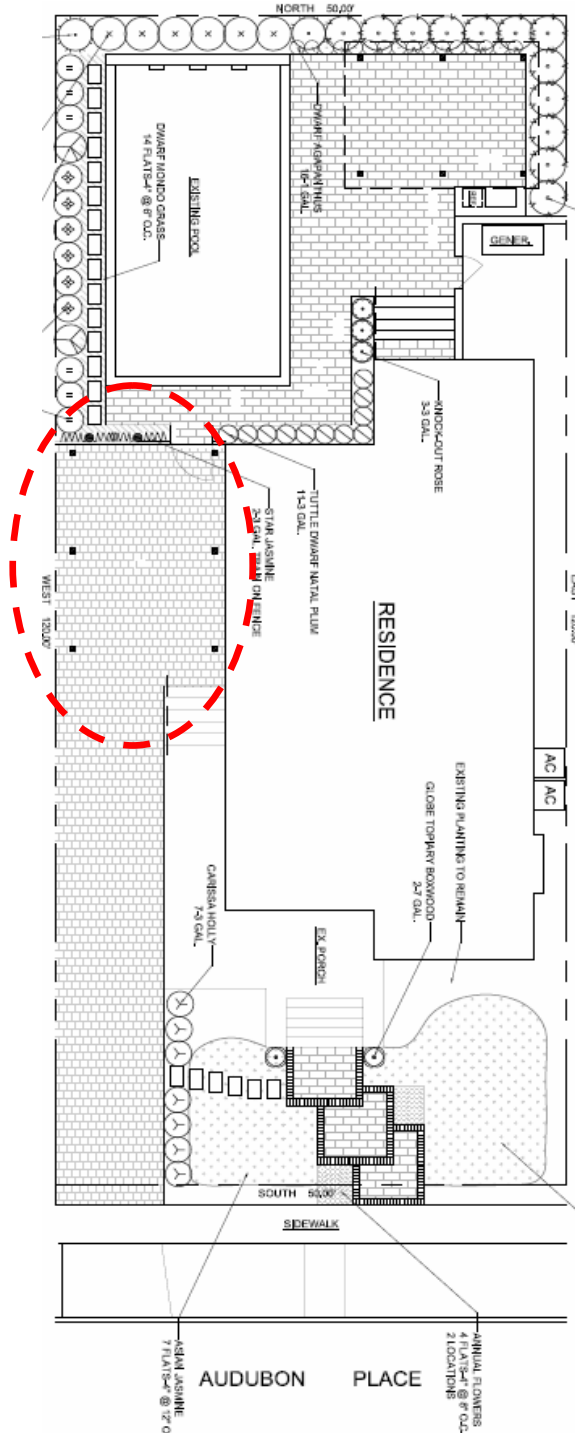


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Site Plan
Proposed Carport Location Circled
Not to scale



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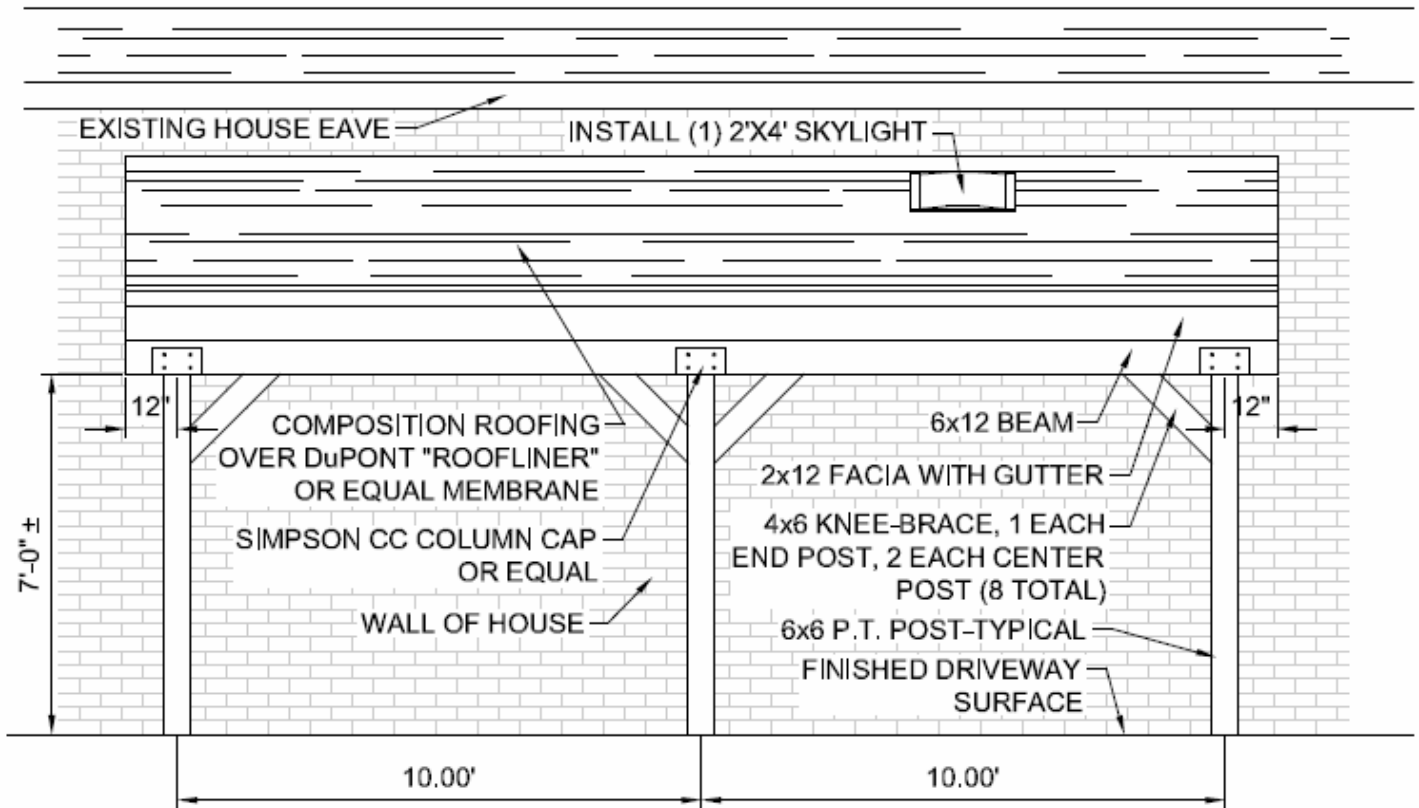
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**South Elevation
Facing Side Property Line
Not to Scale**



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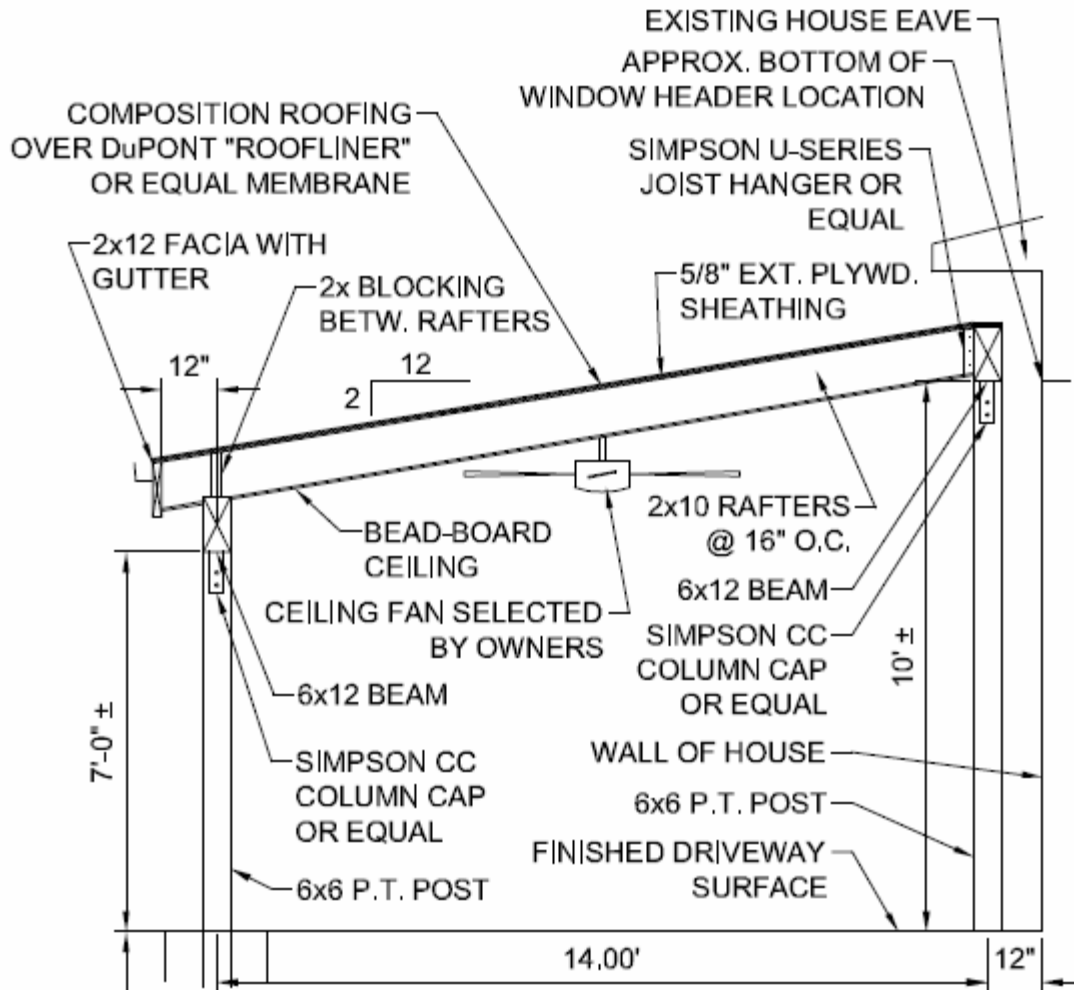
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**Cross Section
Showing Carport From Street
Located behind Existing Front Porch**



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