

AGENDA ITEM: IVp

HPO File No. 101116

SITE NAME:

SITE LOCATION: 814 Colquitt Street – First Montrose Commons Historic District

Owner: Michael Morrison

Applicant: Same

Time Frame	Date Accepted	90-day Waiver
	November-3-2010	N/A

SITE INFORMATION:

Tracts 6A & 7A, Block 17, Lockhart Connor & Barziza Addition, City of Houston, Harris County, Texas. The site includes a one-story, brick veneer house.

TYPE OF APPROVAL REQUESTED:

The applicant requests approval of a certificate of appropriateness for the following work:

- Remove original wood windows and frames from all elevations and install composite windows and frames to match existing size, shape and style

HISTORY AND SIGNIFICANCE:

At the time of the First Montrose Commons Historic District survey, the Dutch Colonial house, which was constructed circa 1920, was classified on the inventory as "potentially-contributing" due to the enclosed front porch and fiber cement siding.

First Montrose Commons is located within the greater Montrose area just west of downtown Houston in an area loosely bounded by West Alabama Street on the north, Richmond Street on the south, Montrose Boulevard on the west and Spur 527 on the east. First Montrose Commons was one of several upscale "suburban" neighborhoods developed in Houston during the first quarter of the 20th century, which included Audubon Place, Courtlandt Place, Avondale, Montrose, and Westmoreland. The proposed historic district consists of two distinct subdivision plats – Lockhart, Connor & Barziza Addition, platted in 1873, and Bute Addition, platted in 1907. The Lockhart, Connor & Barziza Addition was named after the real estate partners in the subdivision – Robert Lockhart, John C. Connor, and Philippa Barziza. The adjacent Bute Addition was established by James Bute, the founder of the Bute Paint Company, one of the longest continually operating businesses in Houston's history. While First Montrose Commons historic district was originally platted as two different subdivisions, over time these unique sections have formed an individual identity which has become known as the neighborhood of First Montrose Commons.

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;

The proposed activity seeks to remove all of the original windows and install composite replacement windows. The existing original windows are an important historic component that contributes greatly to the significance of the building. The installation of replacement windows does not preserve the historical character of the property and will seriously alter the look of the building.

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- (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;

Historic buildings are characterized by variation in visual depth. Full frame replacements often do not provide the same depth as the existing original windows and the difference of the degree to which the window is recessed into the wall changes the character of the building.

- (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;

Replacement windows do not accurately reflect the same visual qualities as original wood windows. The smooth texture, larger jambs, stiles, muntins and dissimilar profile of the window frame replacements gives an entirely different appearance to the overall look of the historic building.

- (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;

The removal of all original historic wood windows will destroy a significant amount of historic material, therefore diminishing the historic integrity of the building.

- (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.

STAFF RECOMMENDATION: Denial 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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Existing Wood Windows



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Example of Proposed New Window



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