

AGENDA ITEM: Icc

HPO File No. 110329

SITE NAME:

SITE LOCATION: 408 Avondale Street – Avondale West Historic District

Owner: Mike and Bennie Johnston

Applicant: Kevin Murphy, Renewal by Anderson

Time Frame	Date Accepted	90-day Waiver
	March-1-2011	N/A

SITE INFORMATION:

Lot 4, Block 7, Montrose Subdivision, City of Houston, Harris County, Texas. The site includes a two-story, brick residential building.

TYPE OF APPROVAL REQUESTED:

The applicant seeks a certificate of appropriateness for the following work:

- North Elevation (front facing Avondale): Remove all existing wood sash windows with 6/6 lites and install composite sash windows with 1/1 lites, new windows will match existing size
- East Elevation (facing side property): On first floor, remove existing smaller wood sash window with 1/1 lites and in same location install glass block window; On second floor, remove existing wood sash window with 6/6 lites and in same location install a new composite sash window with 1/1 lites; Remove all other wood sash windows with 1/1 lites and install new composite sash windows with 1/1 lites, new windows will match existing sizes and locations
- West Elevation (facing side property): Towards the rear of the house, remove two wood sash windows with 1/1 lites, one on the first floor and one on the second floor, and install new composite sash windows with 1/1 lites, new windows will be smaller than originals to match adjacent windows; Remove all other wood sash windows with 6/6 lites and install new composite sash windows with 1/1 lites, new windows will match existing sizes and locations

HISTORY AND SIGNIFICANCE:

The property is contained within the boundaries of the Avondale, West Historic District. The historic district encompasses the western portion of the extension to the original Avondale Addition, one of Houston’s early residential neighborhoods. The Avondale, East Historic District has previously been designated as a City of Houston Historic District.

Originally platted in 1907 as a 31-acre subdivision of the former “Joe Meyer pasture,” the Avondale Addition was located in open countryside at the southwest corner of the city of Houston. The planning of the addition and the design and scale of its houses reflects a unique trend in the development of residential real estate and domestic architecture in early 20th-century Houston. The Eclectic home, at 408 Avondale, was constructed circa 1922. At the time of the architectural inventory of the Avondale West Historic District, the house was listed as “potentially-contributing.”

APPROVAL CRITERIA FOR ALTERATION:

Sec. 33-241. 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;

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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;
- (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 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;
- (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: Approval of the certificate of appropriateness

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**Site Location Map
Not to scale**



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Current Photograph



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**North (front) Elevation
Facing Avondale Street
Not to scale**



Existing



Proposed

CERTIFICATE OF APPROPRIATENESS

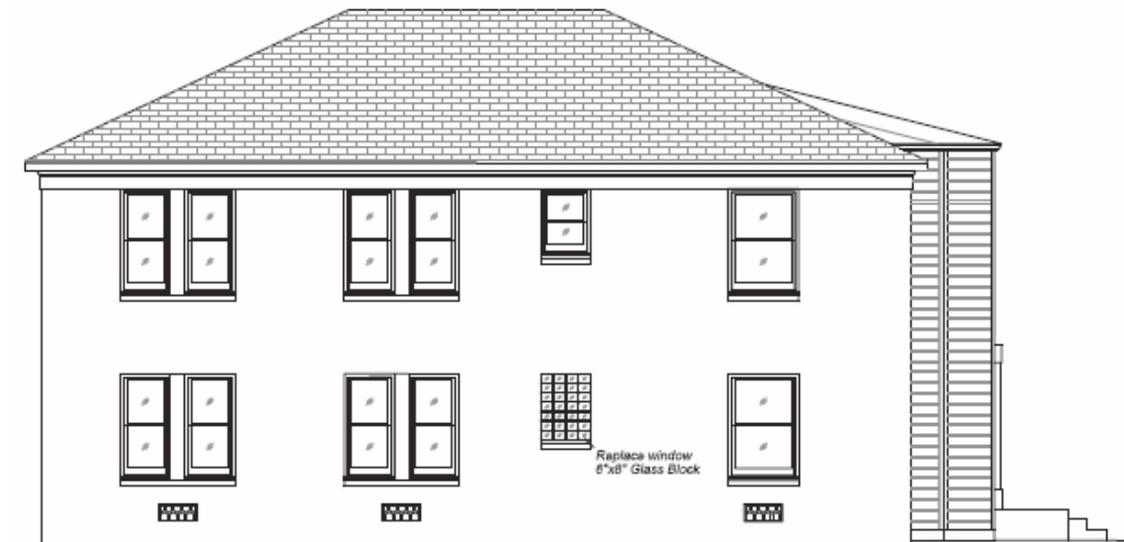
SITE NAME:

SITE LOCATION: 408 Avondale Street – Avondale West Historic District

**East (side) Elevation
Not to Scale**



Existing



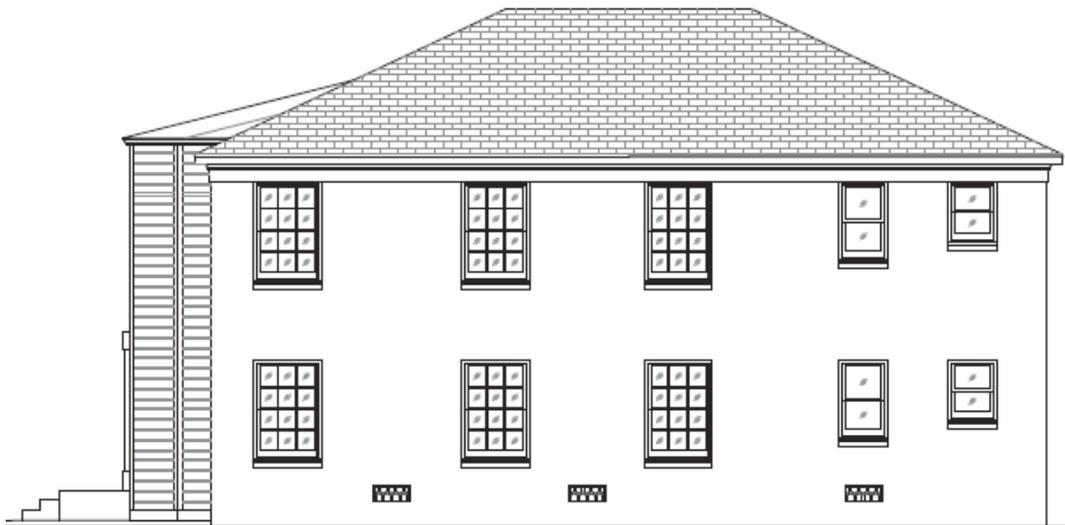
Proposed

CERTIFICATE OF APPROPRIATENESS

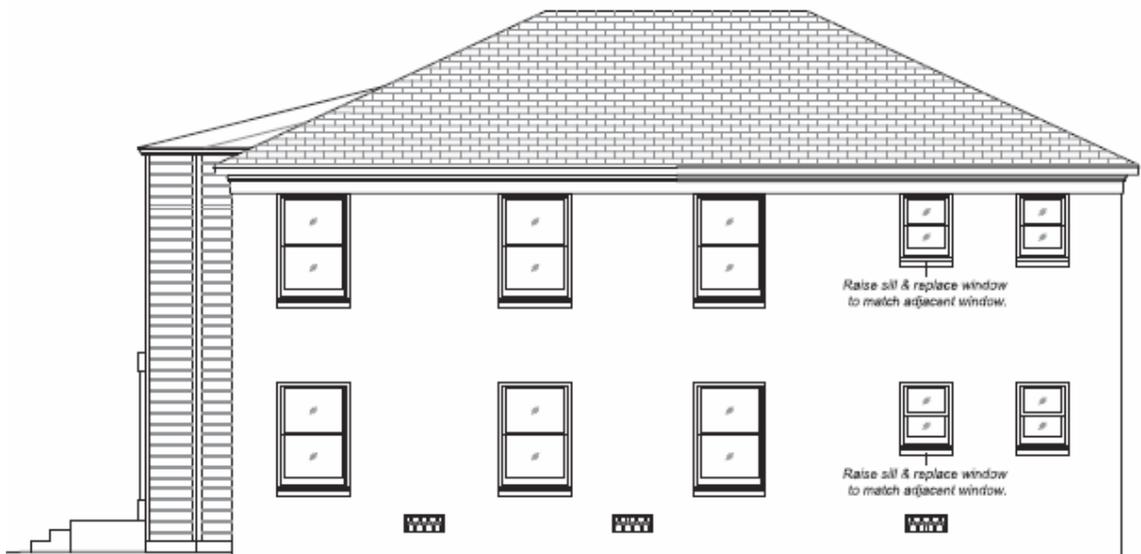
SITE NAME:

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**West (side) Elevation
Not to Scale**



Existing



Proposed

CERTIFICATE OF APPROPRIATENESS