

AGENDA ITEM: Id

HPO File No. 090604

SITE NAME:

SITE LOCATION: 201 Stratford aka 2926 Helena Street – Avondale East Historic District

Owner: Pablo Escamilla

Applicant: Melissa Martinez

Time Frame	Date Accepted	90-day Waiver
	May-20-2009	August-18-2009

SITE INFORMATION:

Lot 1, Block 2, Avondale Addition, City of Houston, Harris County, Texas. The site includes a historic one-story, brick residential house with attached two-story rear garage, a later addition constructed in 1974.

TYPE OF APPROVAL REQUESTED:

At the April 23, 2009 HAHC meeting the applicant was approved a C of A to make alterations to the rear addition/garage which was constructed circa 1974. The applicant seeks a certificate of appropriateness for the following work:

- Construct a wheelchair accessible ramp on the Helena side of the building, which is the East elevation; The proposed wheelchair ramp will begin at the finished porch level at a point located at the rear of the existing historic wraparound porch and will terminate at a point 30” towards the rear property line at a 5’x5’ landing which is located at grade; The ramp will be constructed of wood and will feature a wood hand rail and square wood balusters;

HISTORY AND SIGNIFICANCE:

The property is contained within the boundaries of the Avondale, East Historic District. The historic district encompasses the eastern 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. The Neo-Classical style home, at 201 Stratford, was constructed circa 1912, the “non-contributing” two-story attached rear garage was added in 1974. At the time of the architectural inventory of the Avondale East Historic District, the historic house was listed as “contributing.”

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. Styles represented within the neighborhood include Prairie, American Four Square, Craftsman, and Tudor Revival. Architects and builders who built homes in Avondale included Fred Marett, E. L. Crain, and most prominently, the Russell Brown Company of Dallas and Houston, which was responsible for more than a dozen of the homes designed and built during the time of Avondale’s initial development (1908-1925). The Russell Brown Company went on to build many homes in River Oaks and other affluent Houston neighborhoods.

Avondale was home to many of Houston’s early business and social leaders more than a decade before the development of River Oaks and Broadacres, Houston’s later exclusive neighborhoods. The neighborhood was developed with special attention paid to quality of life issues. The main streets, Avondale and Stratford, were both very wide and were paved with oyster shell with cement curbs and gutters. All utility poles were located in alleys and easements behind the houses. The historic homes of Avondale are representative of the architectural styles that were in vogue in Houston and across the country during the time period.

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

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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 as requested by the applicant.

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**Site Location Map
Not to scale**



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Photo of Existing House



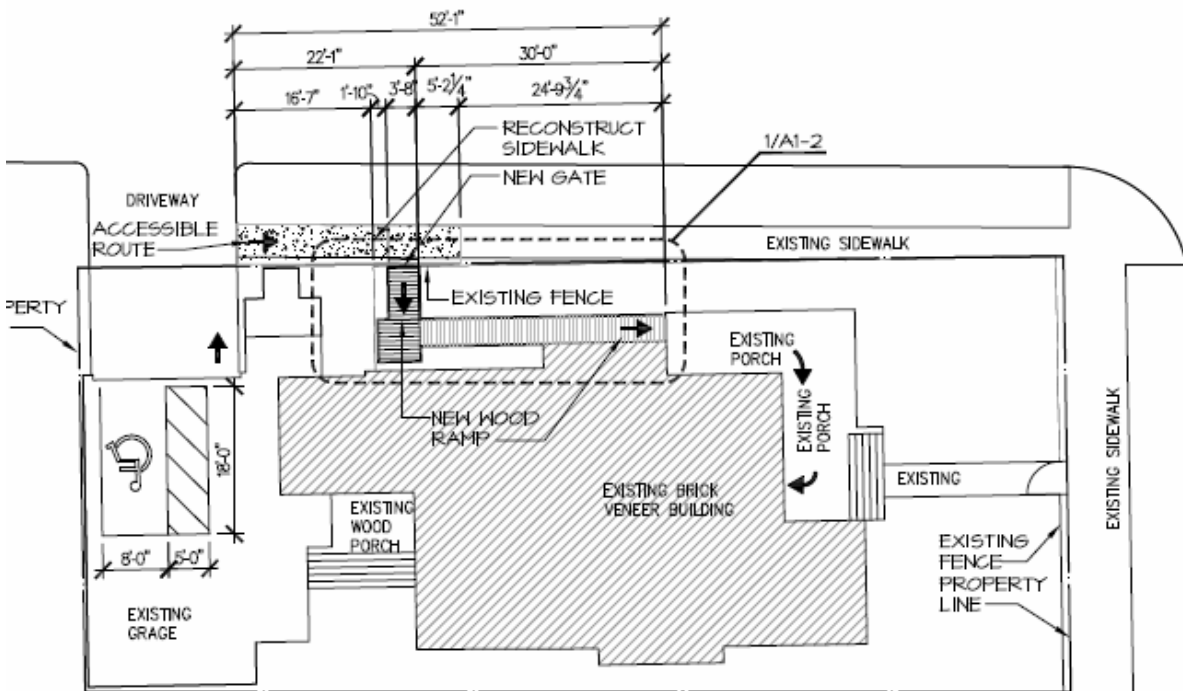
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Site Plan
Showing Proposed Wheelchair Ramp
Not to Scale

HELENA STREET



STRATFORD AVENUE



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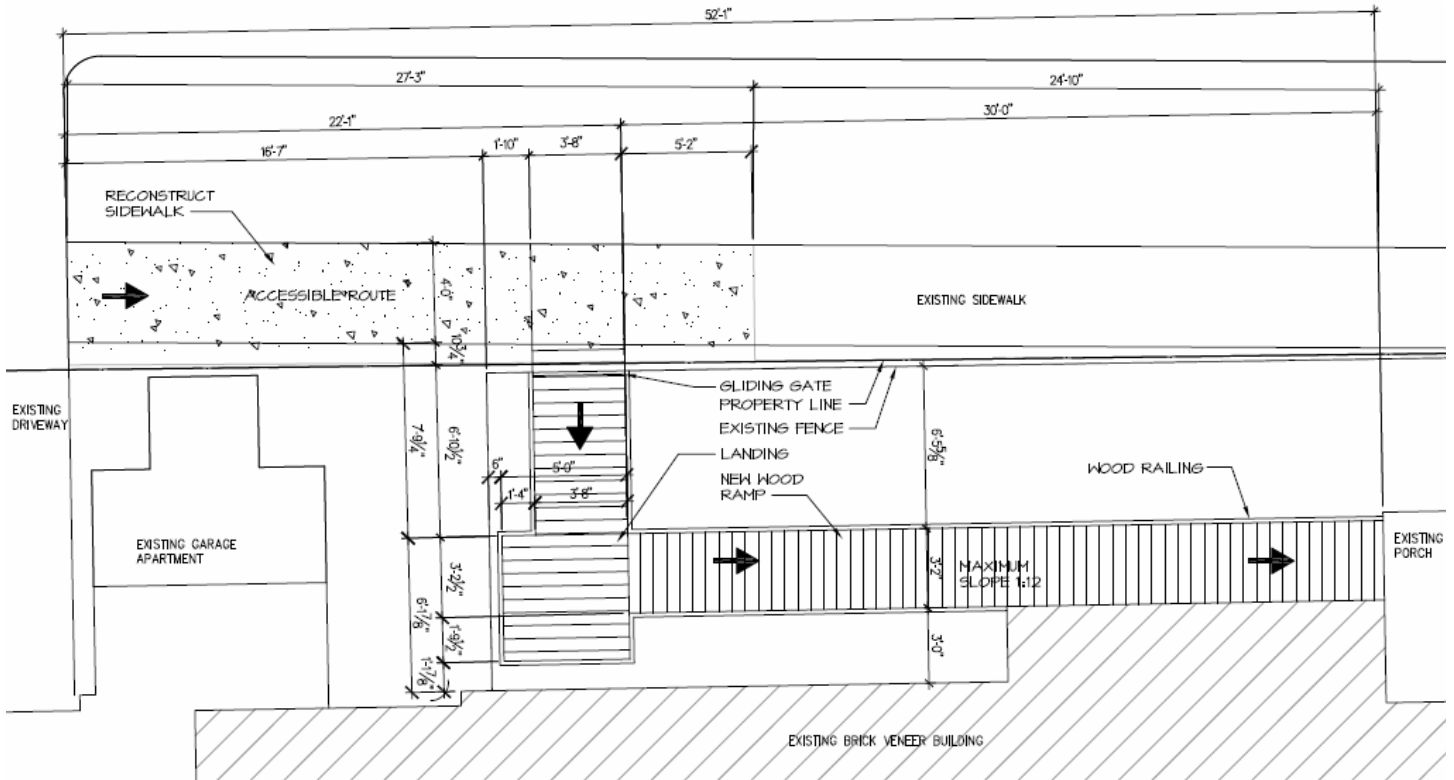
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**Site Plan (Detail)
Showing Proposed Wheelchair Ramp
Not to Scale**



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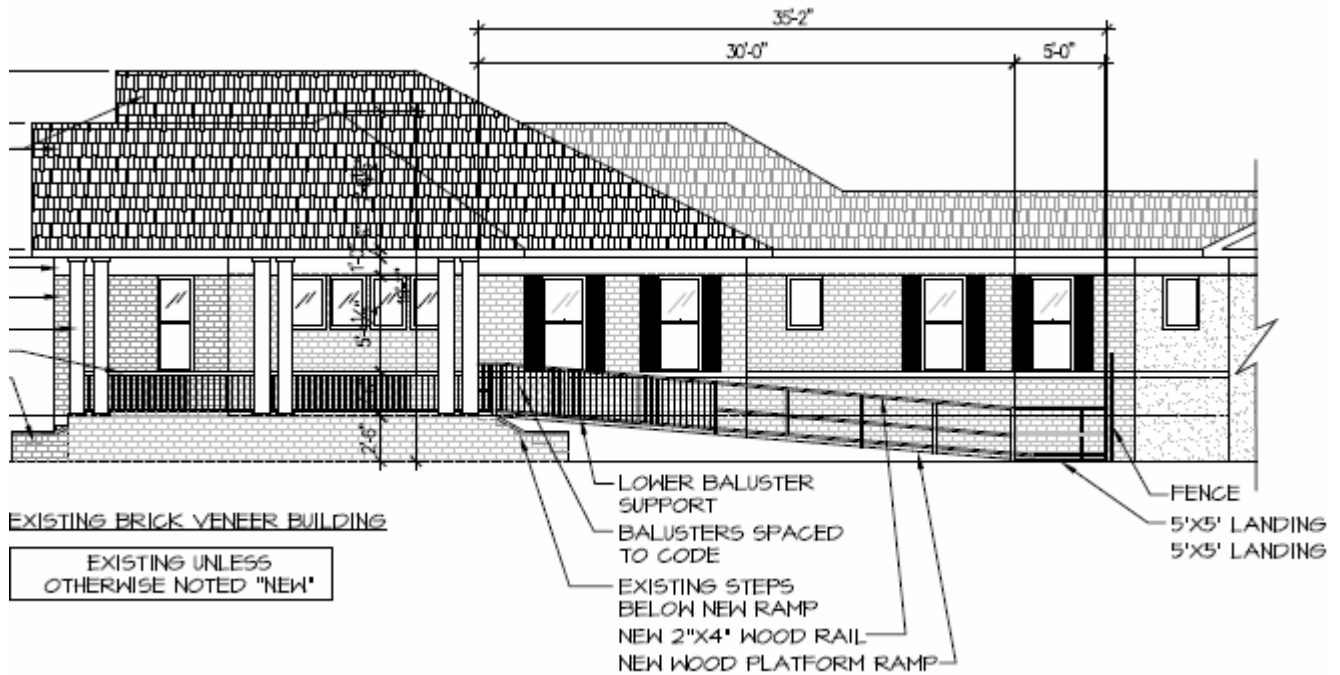
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**East Elevation – Side - Facing Helena Street
Showing Proposed Wheelchair Ramp
Not to Scale**



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