

CERTIFICATE OF APPROPRIATENESS

Applicant: Philip W. LeBlanc, owner

Property: 4158 Meyerwood Dr, E 21.224 OF LT 14 & W 21.224 OF LT 15, Block 2, Townhouse Manor Subdivision. 3,648 square foot townhouse situated on a 3,390 square foot interior lot.

Significance: Protected Landmark built in 1968. Located in one of Houston's first planned townhouse communities, the Style in Steel Townhomes stand out among the surrounding developer/builder townhouses as timeless and elegant examples of contemporary residential design developed by Dwight M. Nichols, Jr. Architects Talbott Wilson and Hal Weatherford, of the firm Wilson, Morris, Crain & Anderson, designed the townhouses, and the builder was a well-known Houston builder, Sam Johnson. Built in 1968 as demonstration houses for the 1969 National Association of Home Builders Show at the Astrodome Astrohalls. Sponsored by the American Iron & Steel Institute, Houston Lighting & Power, and General Electric, the houses were a promotional development intended to show the practicality and advantages of steel in residential construction. From the point of view of the steel industry, this demonstration project was a significant 'signpost along the road toward increasing the usage of steel and steel products in residential construction' and provided evidence that steel was the strongest, most versatile, and most economical product available for residential construction. Changes to the property over the years have been minimal, with the two-story middle unit undergoing the most alterations, which are reversible. The carport was enclosed to form a garage, a peaked standing seam steel roof was added, and the two-story front garden room/courtyard was enclosed to form interior space. The louvered wood panels enclosing the front courtyard were retained, so this alteration is not visible from the street.

Proposal: Alteration – Addition

- Remove non-historic standing seam, side gable roof and third floor
- Restore historic roof line and add more appropriate third floor.
- Restore concealed drain pipes in shared walls
- Remove non-historic skylights and glass in forecourt, restore wood louver panel on roof and repair/replace any damage on front façade to match historic appearance.
- Restore brick garden wall on front elevation to match original plans and materials

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

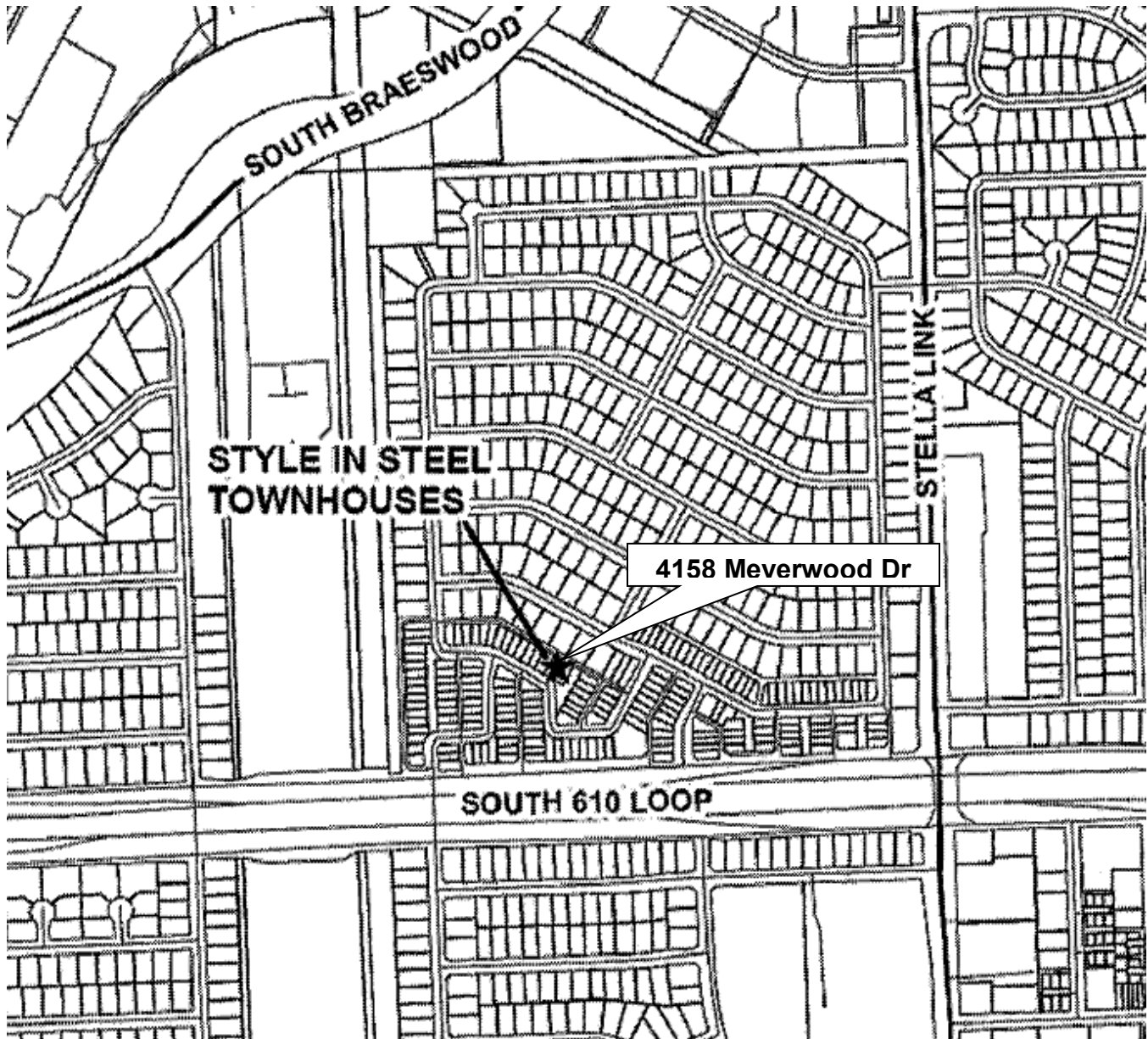
APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

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. |

PROPERTY LOCATION



HISTORIC PHOTO



INVENTORY PHOTO (no inventory photo available)

Google Street view from 2007 – YEAR of nomination



CURRENT PHOTO



CURRENT PHOTO (s)



CURRENT PHOTO



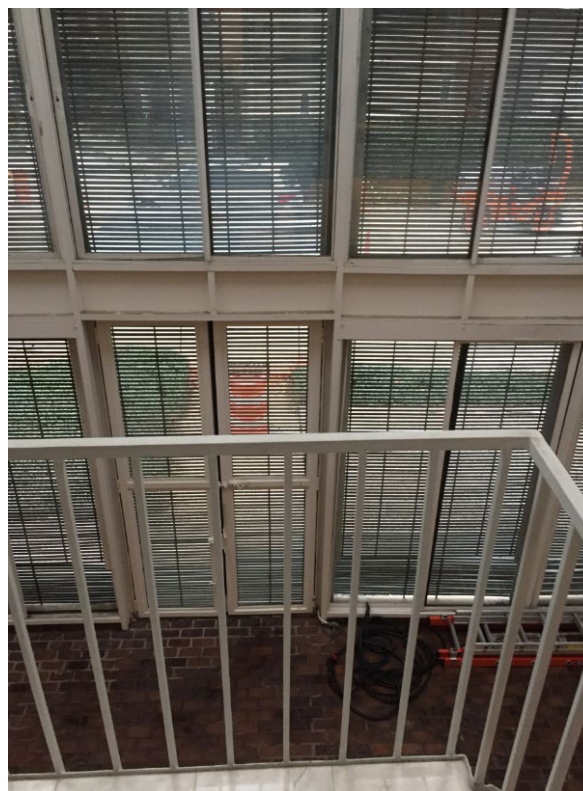
HISTORIC PHOTO



CURRENT PHOTO (s)



CURRENT PHOTO (s)



HISTORIC PHOTO OF INTERIOR

SHOWS SLOPED PAVERS ON EXTERIOR AND ORIGINAL LOUVERED WOOD PANELS



CURRENT PHOTO (s)



CURRENT PHOTO (s) - rear



CURRENT PHOTO (s) - rear



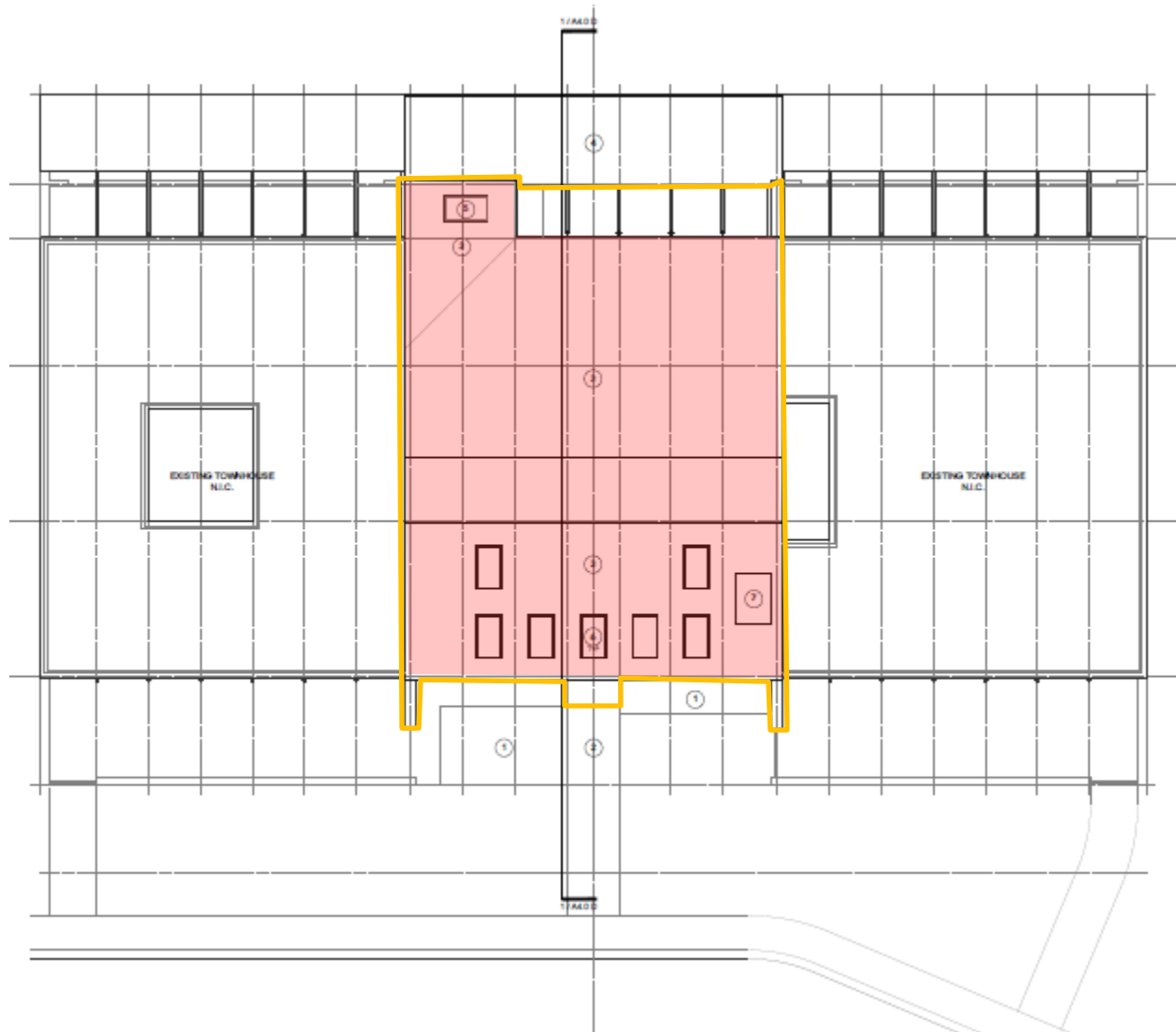


CURRENT AERIAL



SITE/ROOF PLAN

EXISTING

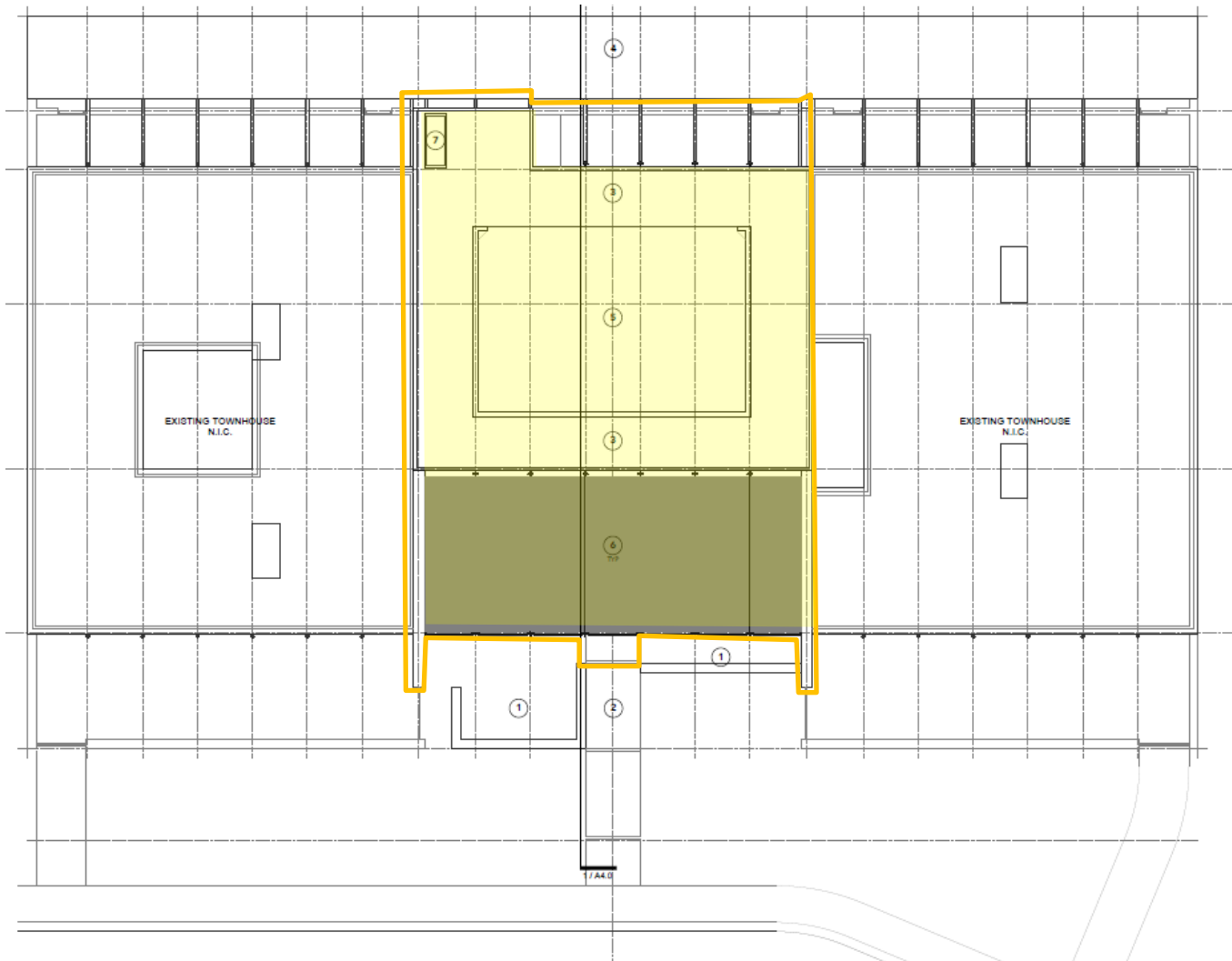


KEY NOTES

- ① EXISTING CONCRETE PAD TO BE REMOVED
- ② EXISTING CONCRETE WALKWAY TO BE REMOVED
- ③ EXISTING SLOPED ROOF AT HOUSE TO BE REMOVED
- ④ EXISTING SLOPED ROOF AT GARAGE TO BE REMOVED:
ORIGINAL STEEL BEAMS IN ROOF TO REMAIN
- ⑤ ALL EXISTING MECHANICAL EQUIPMENT TO BE REMOVED
- ⑥ EXISTING SKYLIGHT TO BE REMOVED
- ⑦ EXISTING STUCCO CHIMNEY TO BE REMOVED

SITE/ROOF PLAN

PROPOSED



KEY NOTES

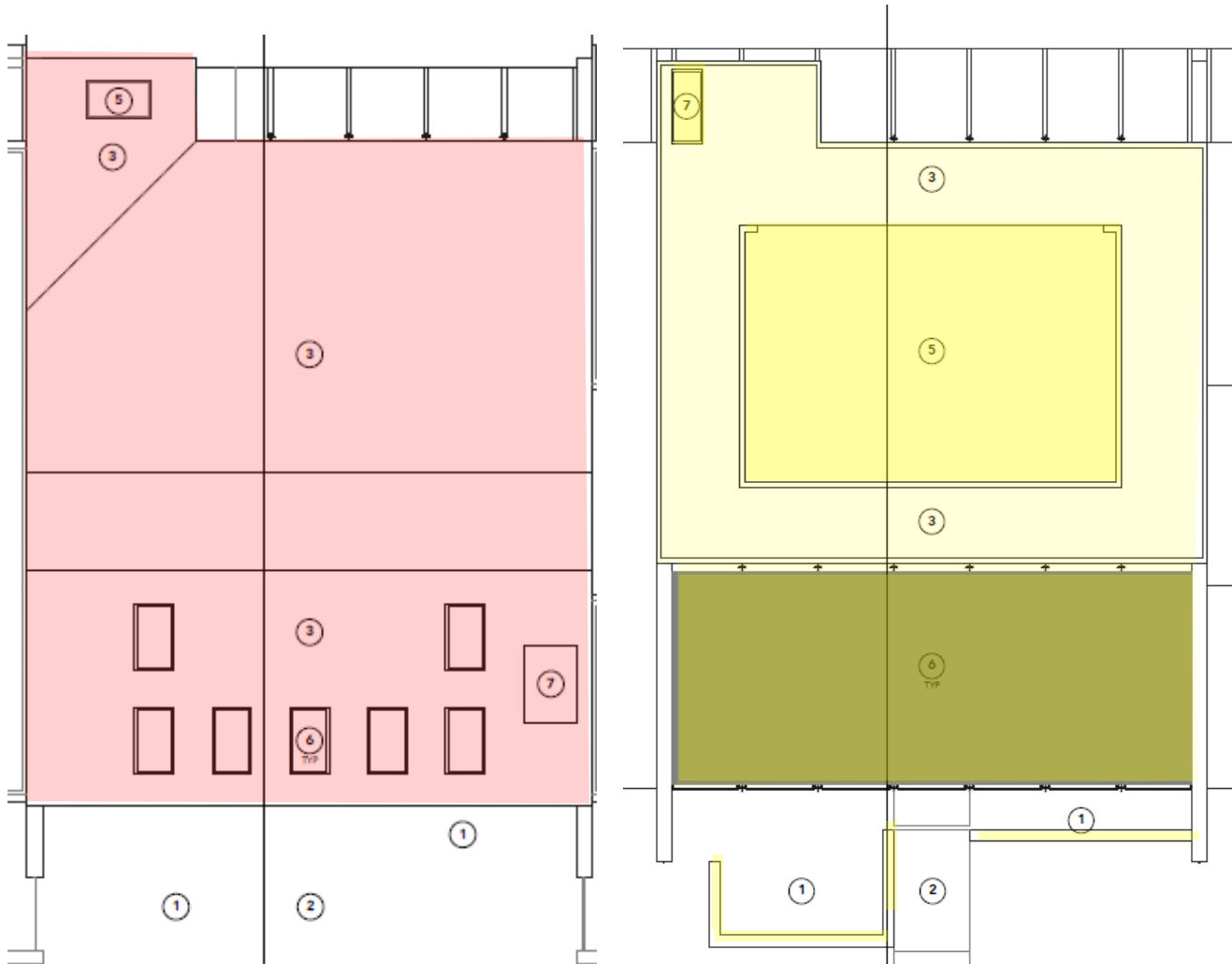
- ① NEW BRICK WALL TO MATCH ORIGINAL BRICK WALL DESIGN
- ② NEW CONCRETE WALKWAY
- ③ NEW LOW SLOPED MEMBRANE ROOF
- ④ NEW FLAT METAL ROOF TO MATCH EXISTING ADJACENT ROOFING TO MATCH ORIGINAL DESIGN
- ⑤ NEW THIRD FLOOR ADDITION WITH NEW LOW SLOPED MEMBRANE ROOF
- ⑥ NEW WOOD SLATTED SCREEN CEILING PANELS TO MATCH ORIGINAL DESIGN
- ⑦ NEW INSULATED GLASS SKYLIGHT

ROOF PLAN

(RESTORE TO ORIGINAL LAYOUT AND ADD THIRD STORY)

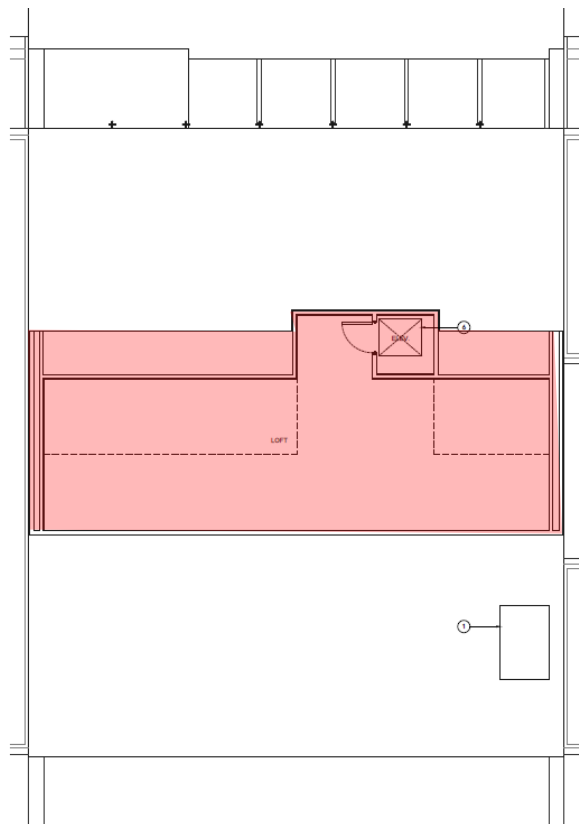
EXISTING

PROPOSED

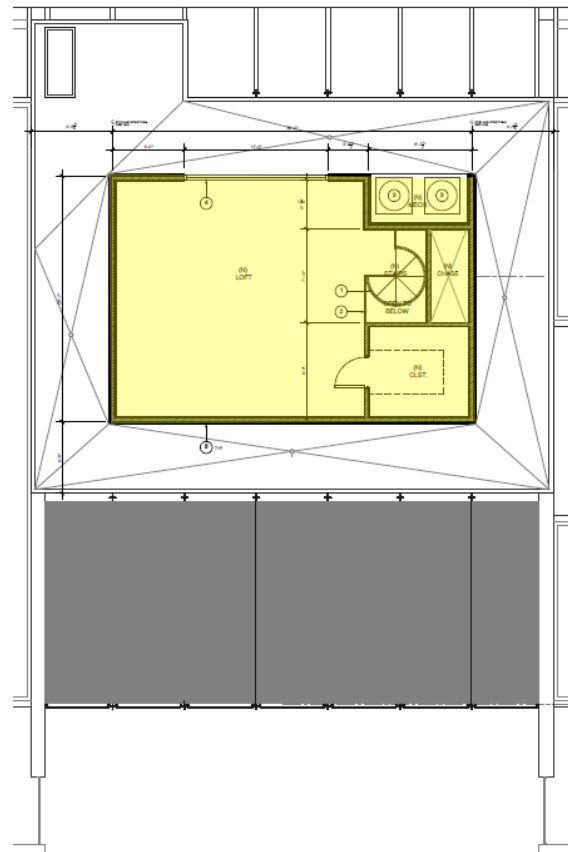


THIRD FLOOR

EXISTING



PROPOSED



GENERAL NOTES

1. VERIFY EXTENT OF DEMO IN FIELD WITH ARCHITECT
2. ALL EXISTING PARTITIONS AND STEEL MEMBERS NOT NOTED TO BE PRESERVED
3. REMOVE ALL EXISTING ELECTRICAL AND MECHANICAL IN AREAS NOTED TO BE DEMOLISHED

KEY NOTES

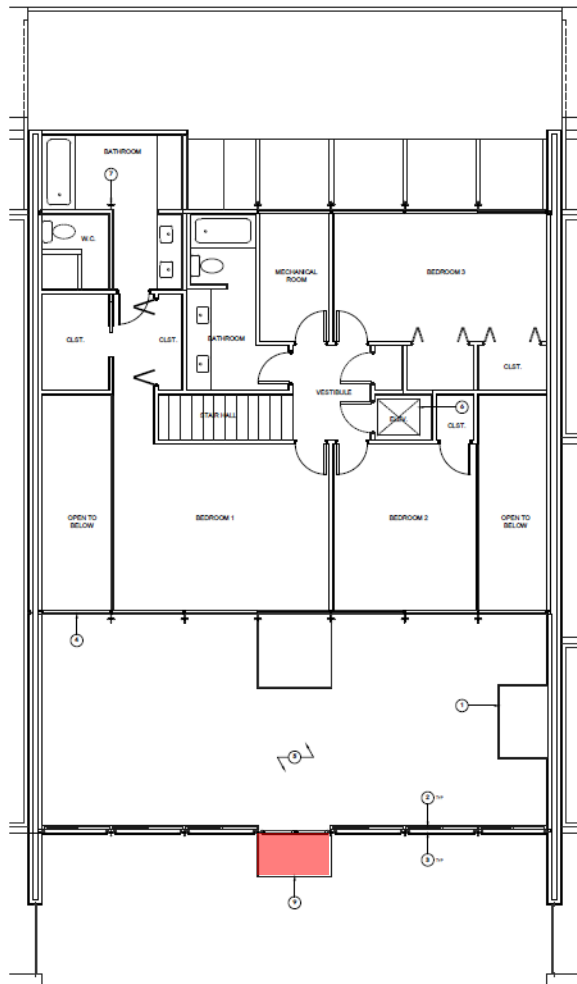
- 1 EXISTING CONCRETE PAD TO BE REMOVED
- 2 EXISTING CONCRETE WALKWAY TO BE REMOVED
- 3 EXISTING SLOPED ROOF AT HOUSE TO BE REMOVED
- 4 EXISTING SLOPED ROOF AT GARAGE TO BE REMOVED: ORIGINAL STEEL BEAMS IN ROOF TO REMAIN
- 5 ALL EXISTING MECHANICAL EQUIPMENT TO BE REMOVED
- 6 EXISTING SKYLIGHT TO BE REMOVED
- 7 EXISTING STUCCO CHIMNEY TO BE REMOVED

KEY NOTES

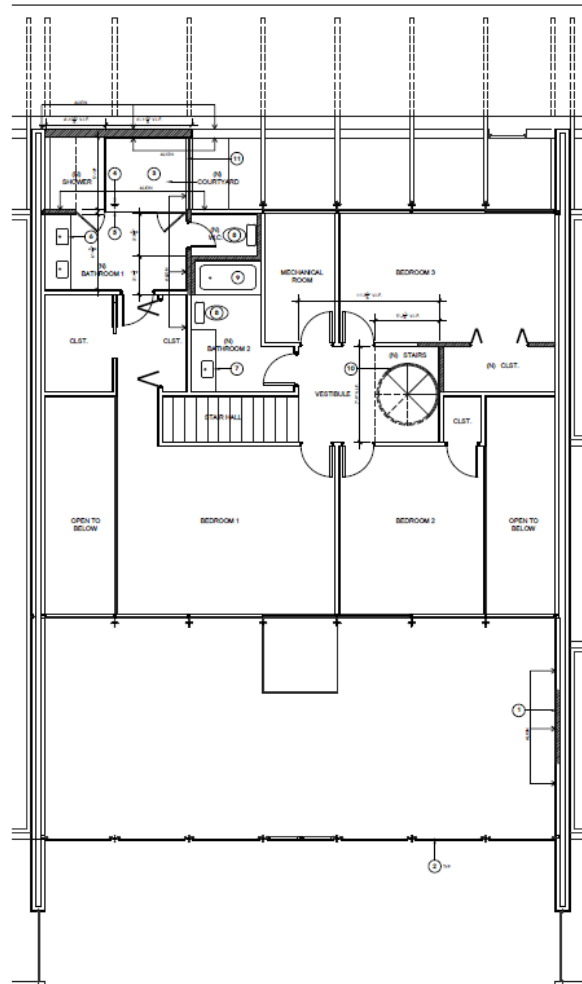
- 1 NEW METAL SPIRAL STAIR WITH WOOD TREADS
- 2 NEW METAL HANDRAIL
- 3 NEW A/C CONDENSER
- 4 NEW ALUMINUM FRAMED WINDOW
- 5 NEW 4 HOUR RATED EXTERIOR WALL: REFER TO UL FIRE RATED ASSEMBLY U490

SECOND FLOOR

EXISTING



PROPOSED

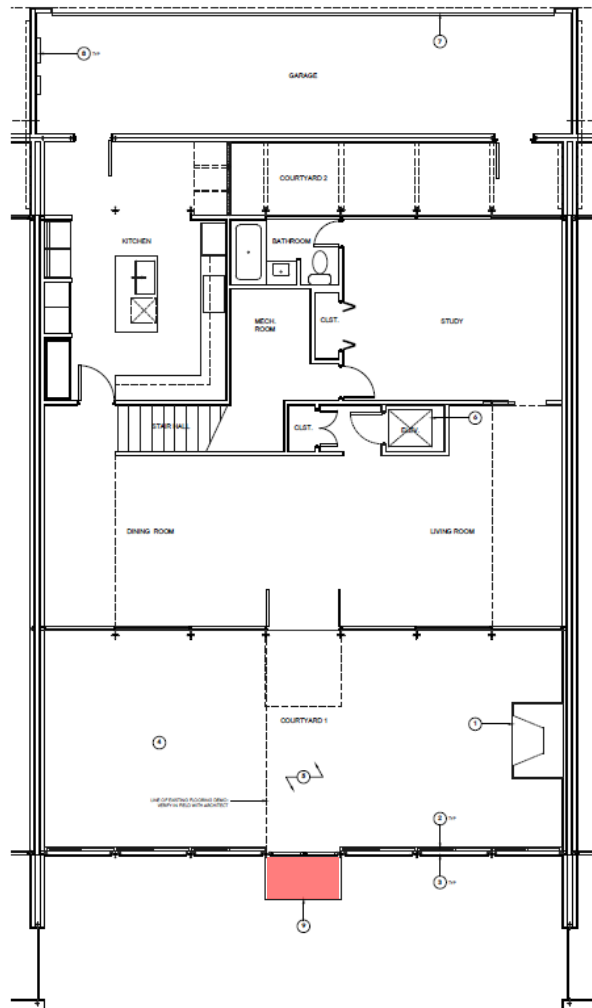


KEY NOTES

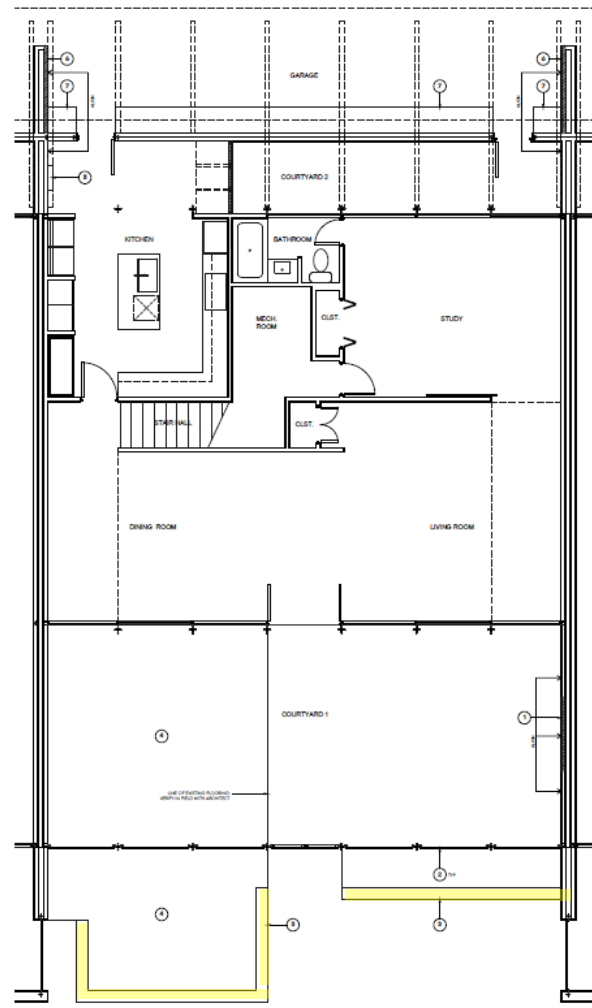
- ① REPAIR STUCCO AT FIREPLACE DEMO
- ② REPAIR EXISTING FIXED WOOD SLATTED SCREEN
- ③ NEW GRAVEL COURTYARD WITH INTERNAL DRAIN
- ④ EXISTING STEEL COLUMN TO BE CLAD IN CHROME BREAK METAL: COORDINATE WITH ARCHITECT
- ⑤ FRAMELESS GLASS SHOWER AND COURTYARD SURROUND WITH FRAMELESS GLASS DOORS
- ⑥ MILLWORK LOWER CABINETS WITH STONE COUNTERTOPS AND DOUBLE VANITY SINKS
- ⑦ MILLWORK LOWER CABINETS WITH STONE COUNTERTOPS AND SINGLE VANITY SINKS
- ⑧ NEW TOILET
- ⑨ NEW GARDEN TUB
- ⑩ NEW METAL SPIRAL STAIR WITH WOOD TREADS
- ⑪ NEW METAL HANDRAIL

FIRST FLOOR

EXISTING



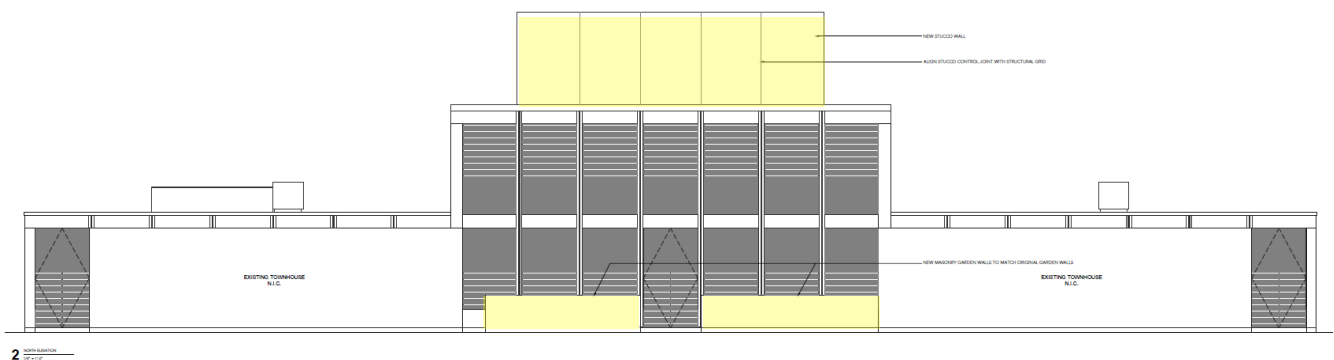
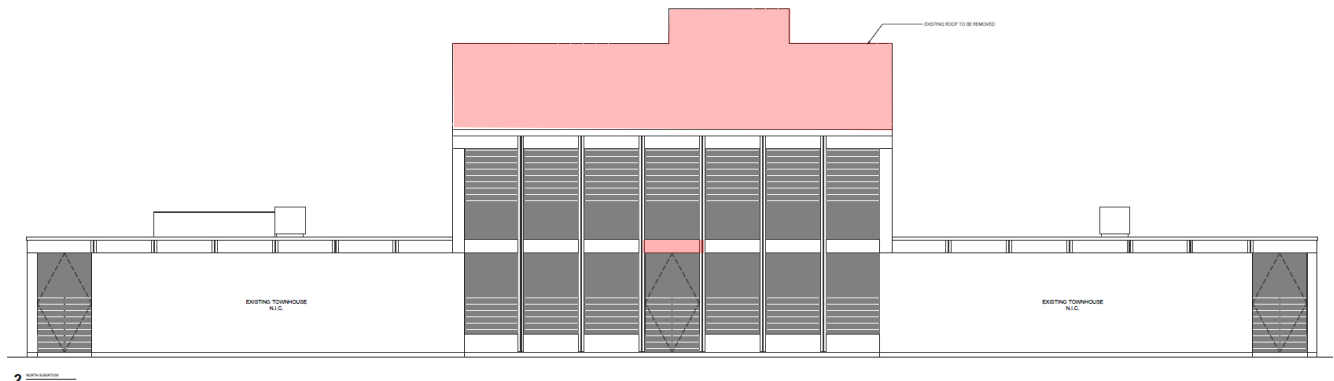
PROPOSED



KEY NOTES

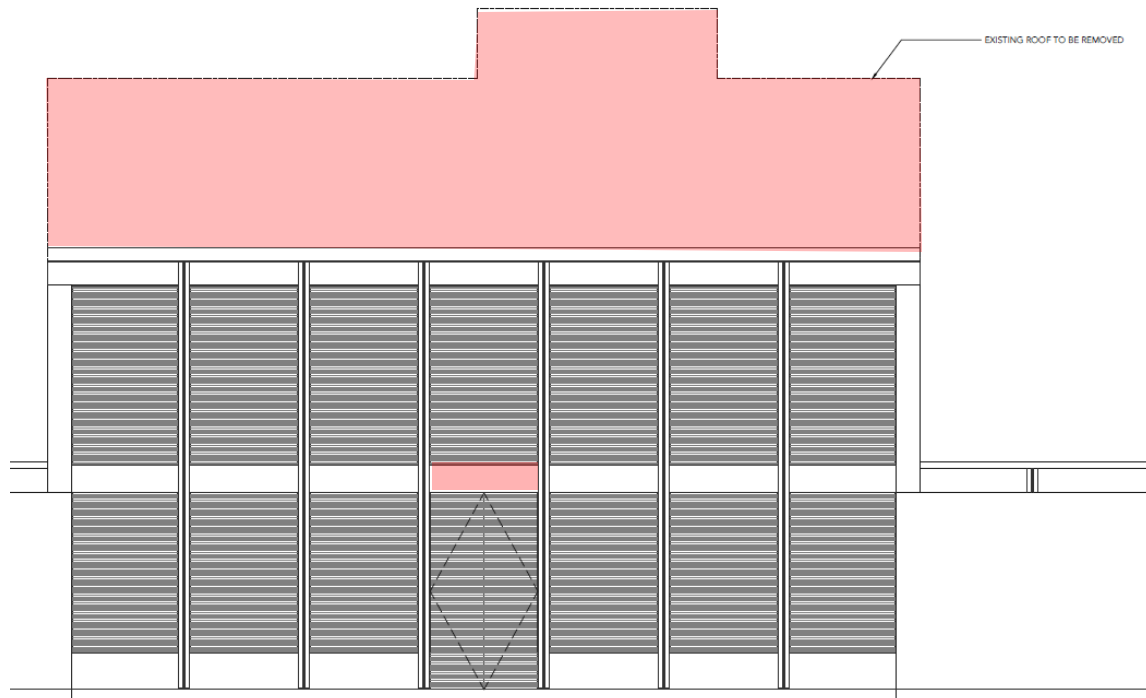
- ① REPAIR STUCCO AT FIREPLACE DEMO
- ② REPAIR EXISTING FIXED WOOD SLATTED SCREEN
- ③ NEW BRICK WALL TO MATCH ORIGINAL BRICK WALL DESIGN:
REFER TO NEW REMODEL SITE PLAN
- ④ NEW LANDSCAPED AREA WITH FRENCH DRAIN
- ⑤ NEW RELOCATED ELECTRICAL PANEL:
COORDINATE WITH ELECTRICIAN AND ARCHITECT
- ⑥ REPAIR STUCCO AS REQUIRED
- ⑦ NEW MILLWORK CABINETS AND COUNTERTOP

FRONT ELEVATION (SW) – ENTIRE FACADE

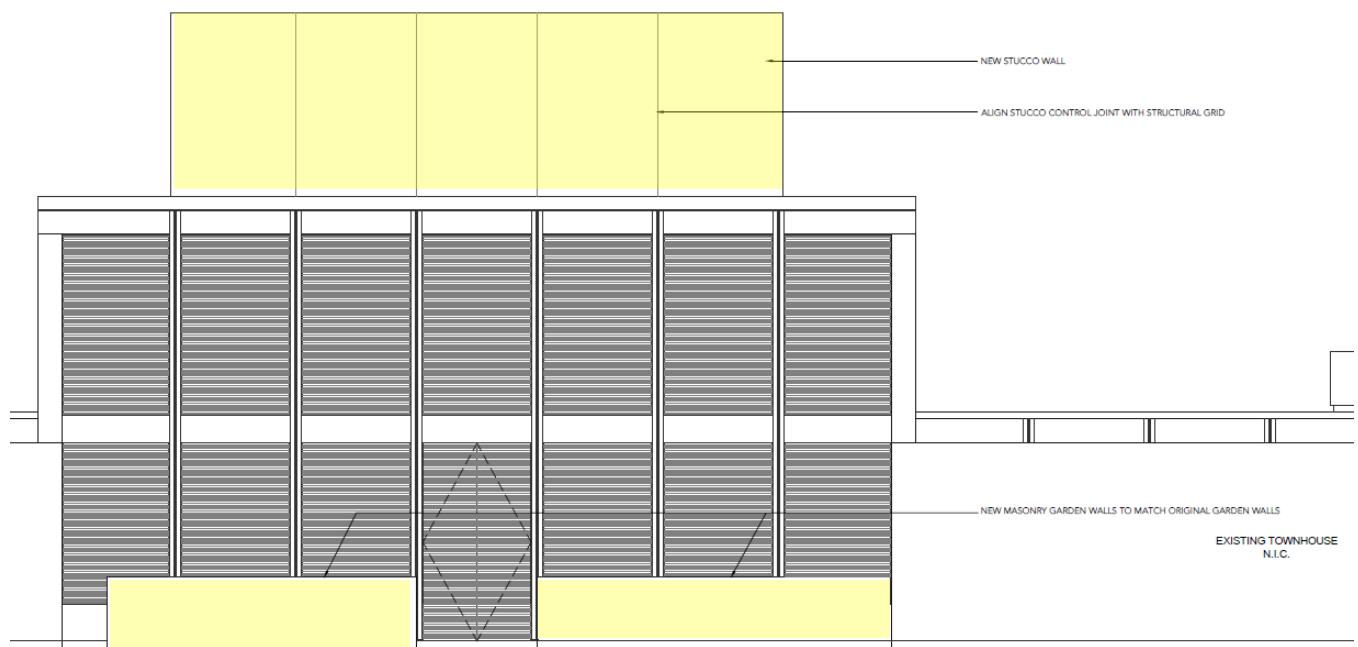


FRONT ELEVATION (SW) – ZOOM

EXISTING

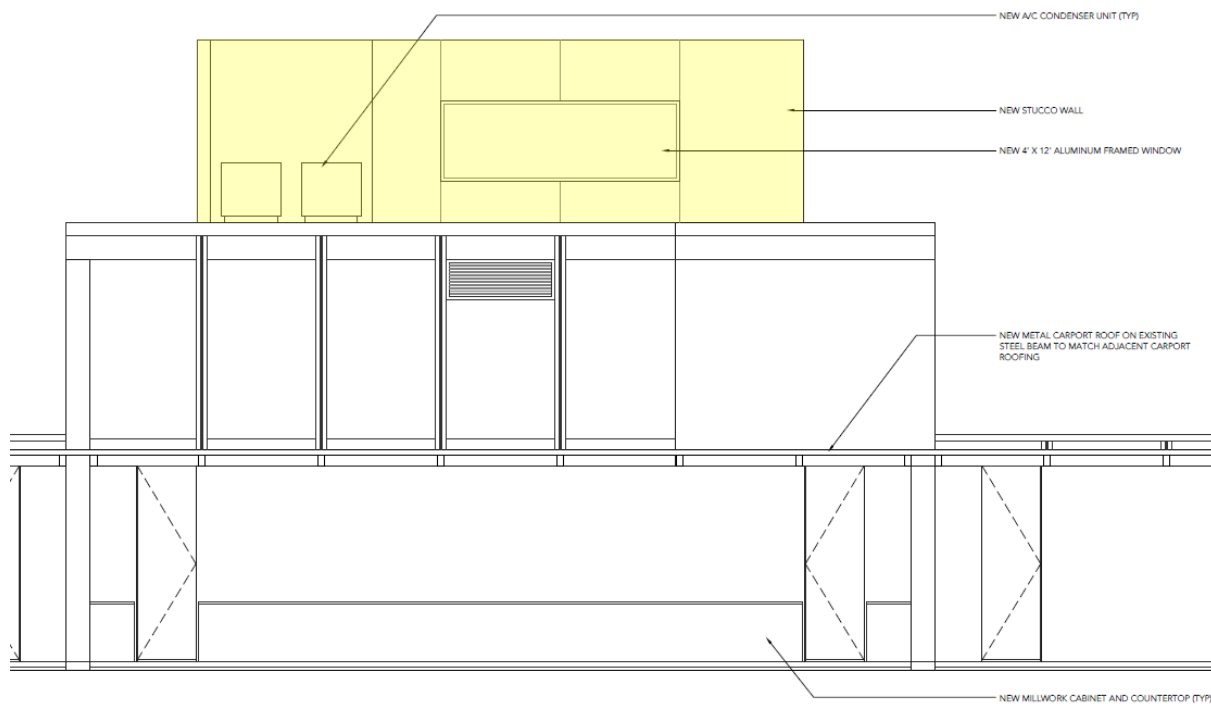
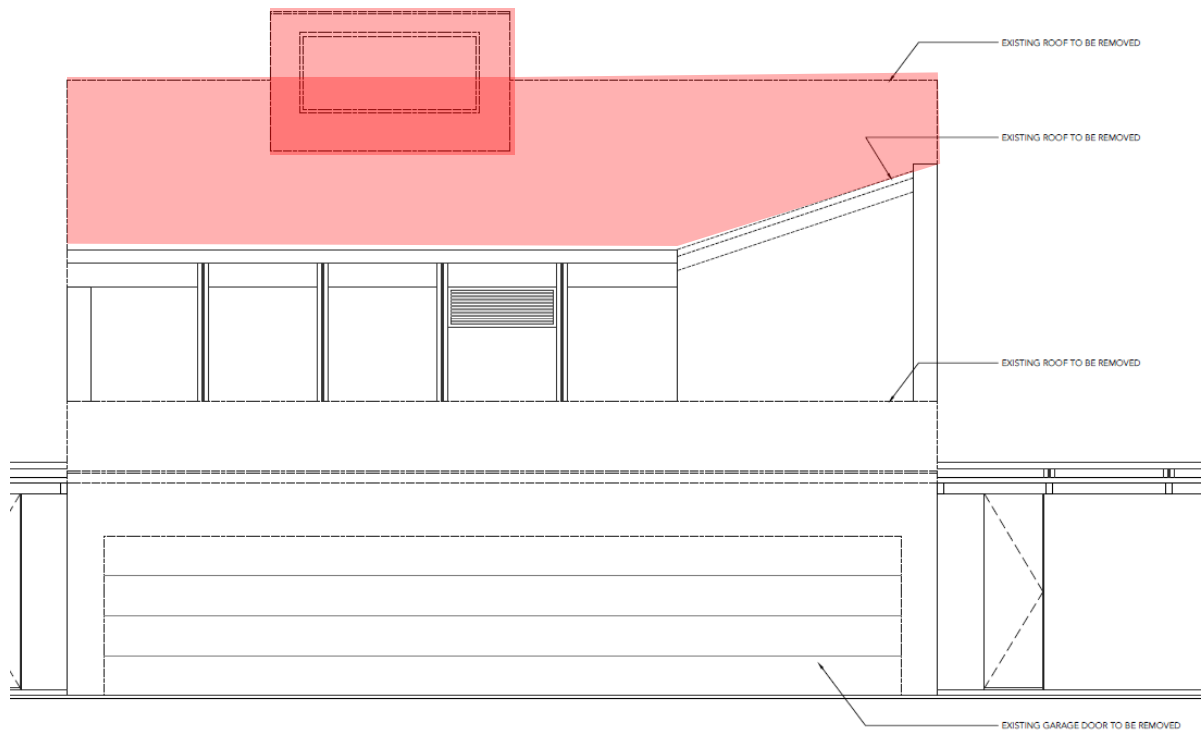


PROPOSED



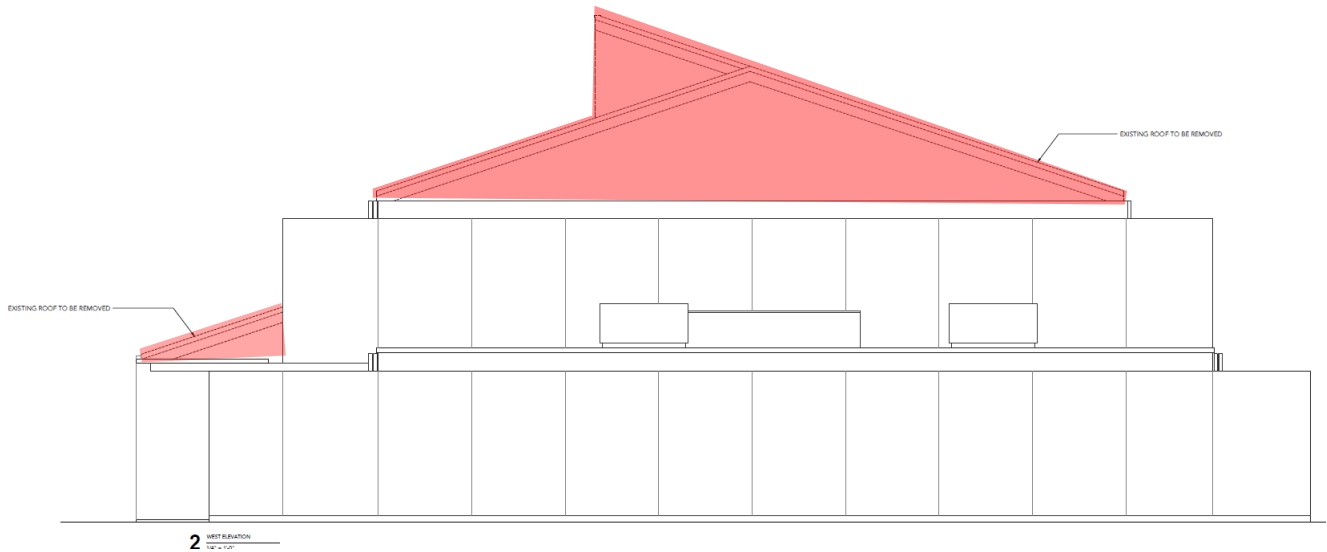
REAR ELEVATION (NE)

EXISTING

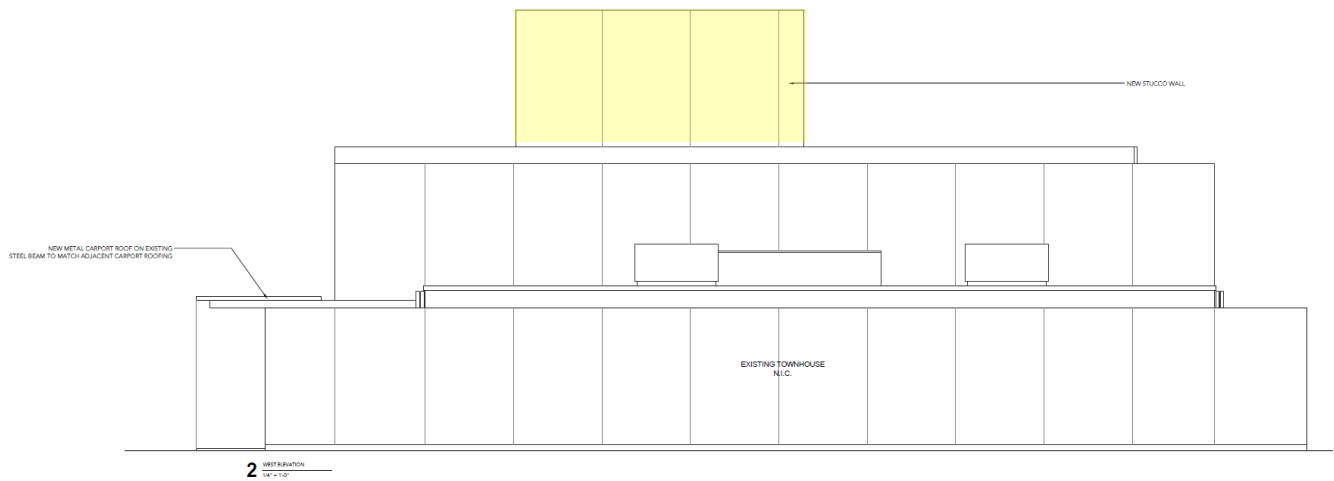


WEST (LEFT)

EXSISTING

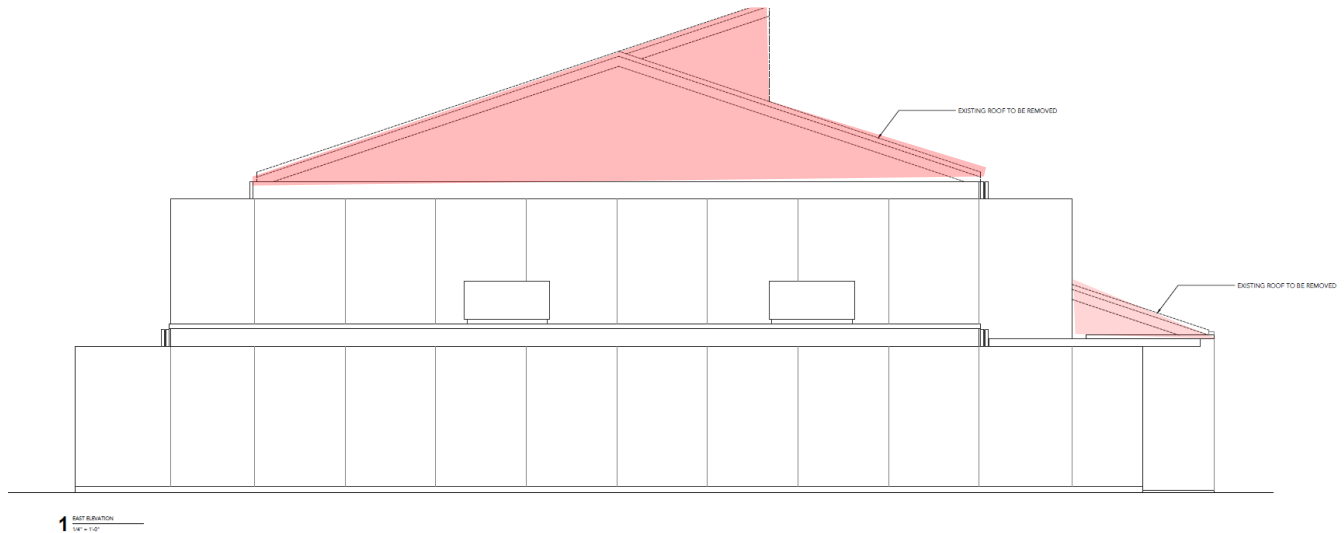


PROPOSED



EAST (RIGHT)

EXSISTING



PROPOSED

