

CERTIFICATE OF APPROPRIATENESS

Application Date: September 27, 2021

Applicant: Roger Cooner, agent for, Rebecca Brandt, owner

Property: 3405 Piping Rock Lane, Lot 9, Block 60, River Oaks Subdivision. The property includes a historic 4,591 square foot, two-story painted brick & stucco single-family residence and a detached garage situated on a 15,299 square foot (103' 6" x 150') corner lot.

Significance: English Picturesque style residence, constructed circa 1940. The William and Hazel Knight House is a City of Houston Landmark designated in July 2012.

Proposal: Alteration – Addition, Attached Garage, and Front Façade Alteration

- Construct a 2-story 1,681 sq. ft. addition
- 15' East setback from Claremont Lane; 5' South (rear) setback; Front setback more than 40' from Piping Rock Lane
- Original corner on East façade preserved with a 2' inset
- Roof pitch will match existing at 12:12 using a mix of composition shingles and standing seam metal roof
 - Composition shingles used on addition that connects to existing structure
 - Standing seam metal roof used on proposed garage roof
- Addition to be clad in brick on lower half and in Hardie siding on upper half; Existing brickwork is a "smeared finish"
- Non-original 1980s glass doors (70"x90") on first floor East façade on original structure will be replaced with a metal clad, fixed, recessed window with 3 horizontal lites measuring 24"x36"
- 3 windows on second floor East façade on original structure to be replaced with metal clad, recessed windows. There are no windows behind the shutters.
- Proposed windows to be metal clad and recessed of varying dimensions and lite patters. See window worksheet for details.
- Will install new composition shingles on existing roof
- Re-clad existing second-floor, original stucco front (north) gable with painted brick
- Replace existing front door with a new mahogany door

Public Comment: No public comment received.

Civic Association: No comment received.

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| <p>Recommendation: Approval with conditions: Retain existing, original stucco on second-floor front (north) facade</p> <p>HAHC Action: -</p> |
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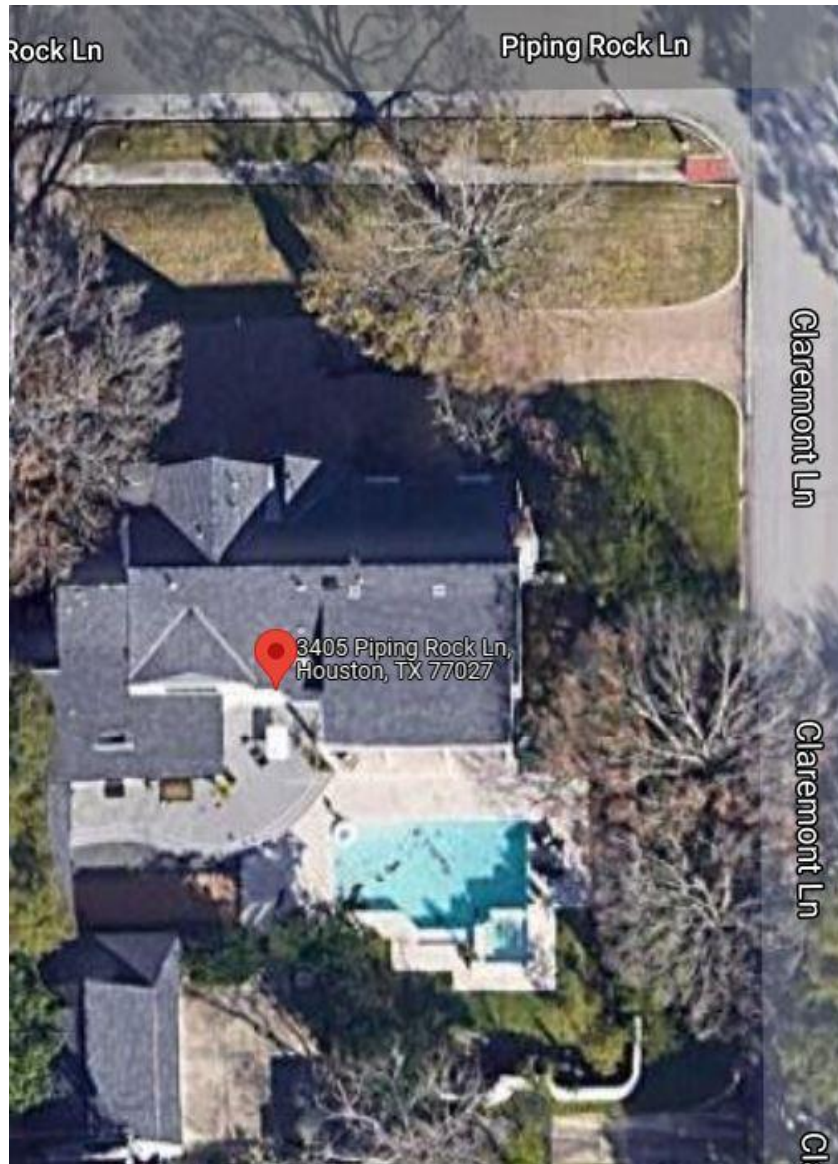
APPROVAL CRITERIA

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 | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; <i>The existing, original stucco on second-floor front (north) façade is part of the historical character of the property.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; <i>The existing, original stucco on second-floor front (north) façade is part of the distinguishing quality of historical character of the property.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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. |

Map



Inventory Photo – First story façade is painted brick. Second story façade is stucco



Current Photos – North Façade





Current Photos – North Façade



Existing Front Door



Existing Front Door



Current Photos – East Façade



Current Photos – East Façade



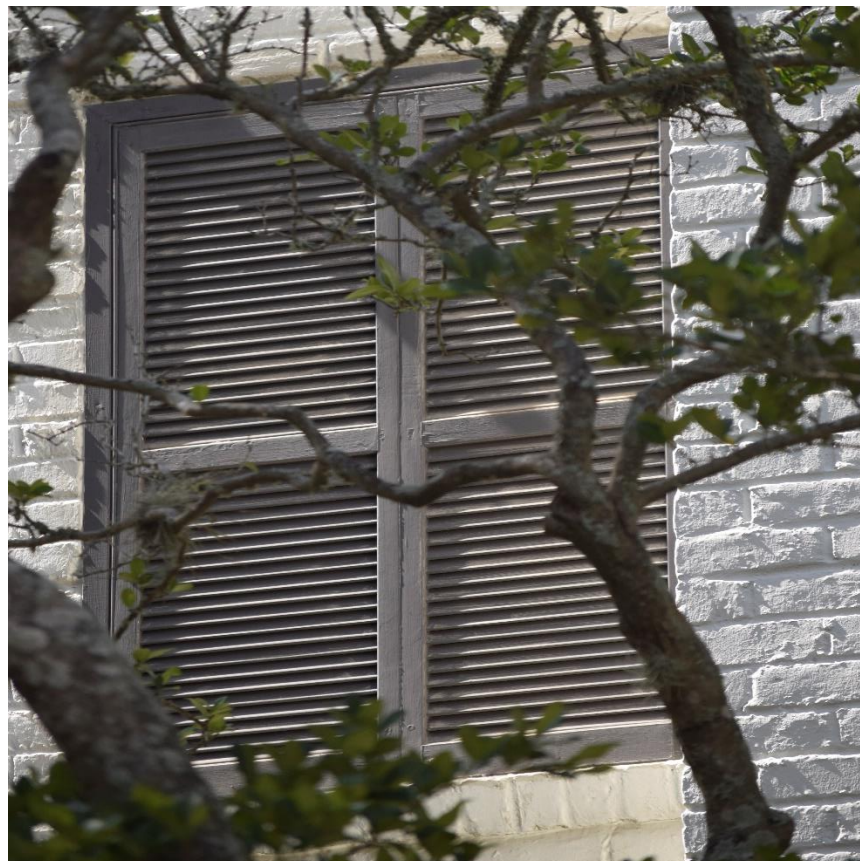
Current Photos – Looking NW from Claremont Lane



Current Photos – Shuttered Windows Upper-Floor, East Façade



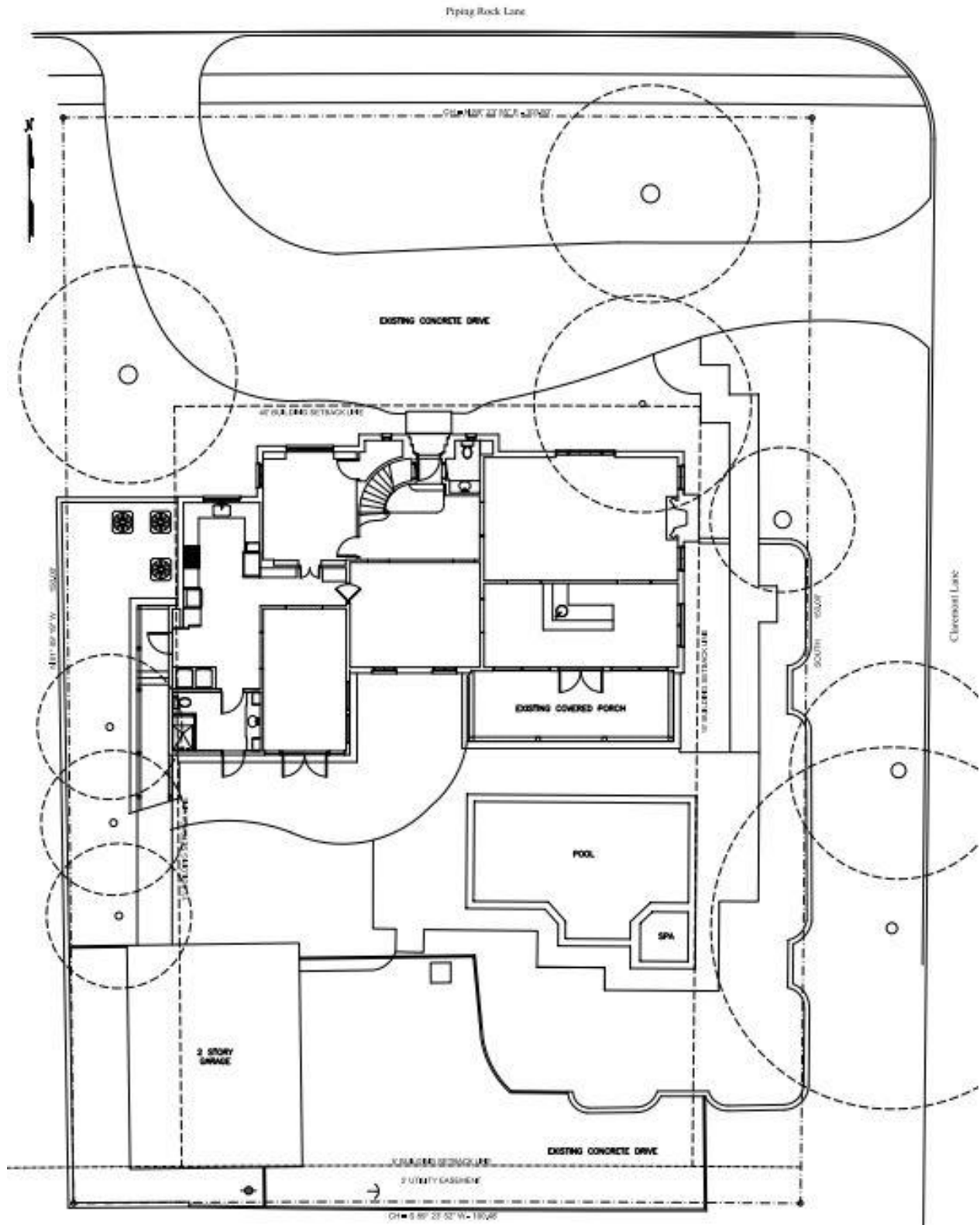
Current Photos – Shuttered Windows Upper-Floor, East Façade



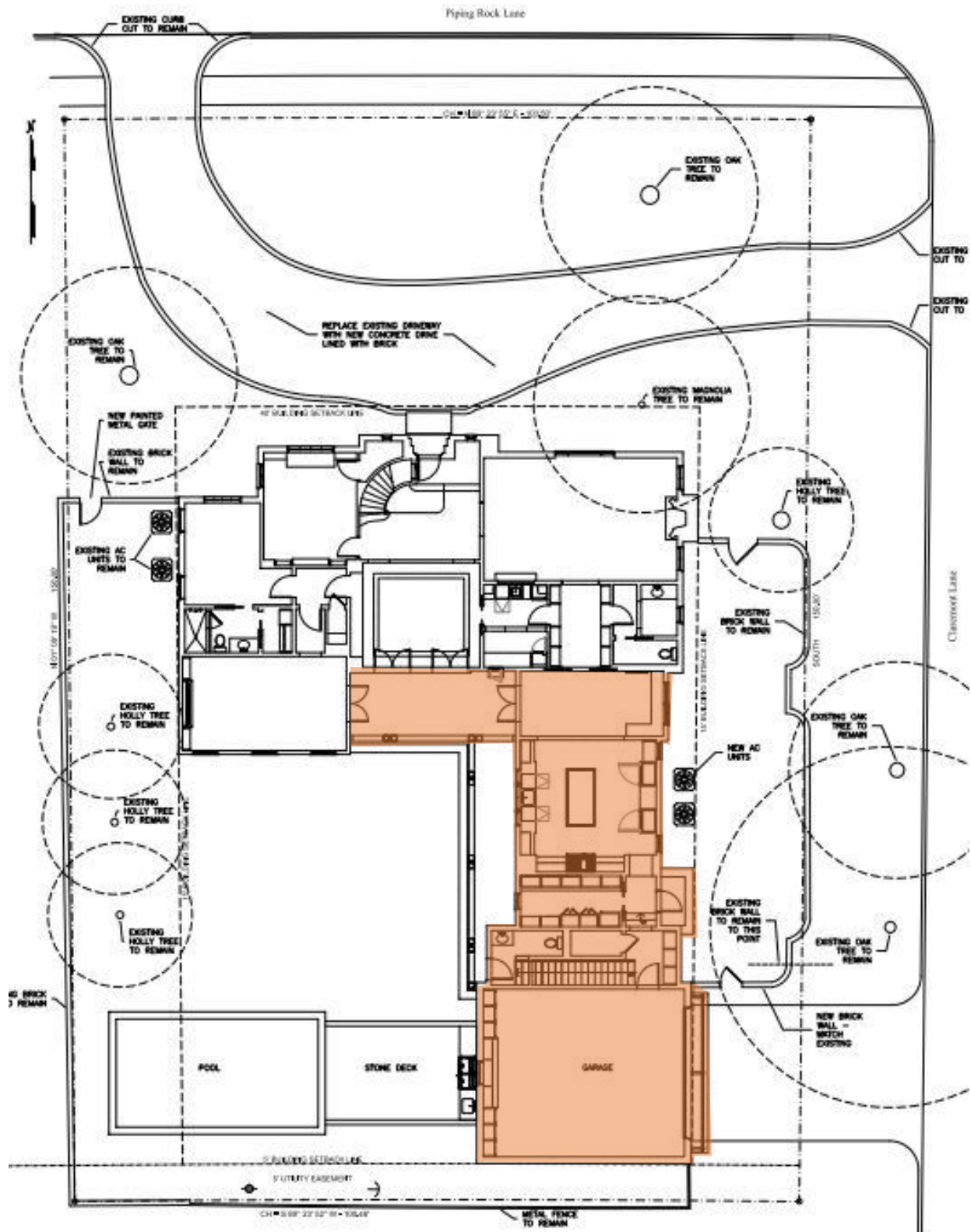
Behind The Shuttered Windows Upper-Floor, East Façade



Site Plan – Existing



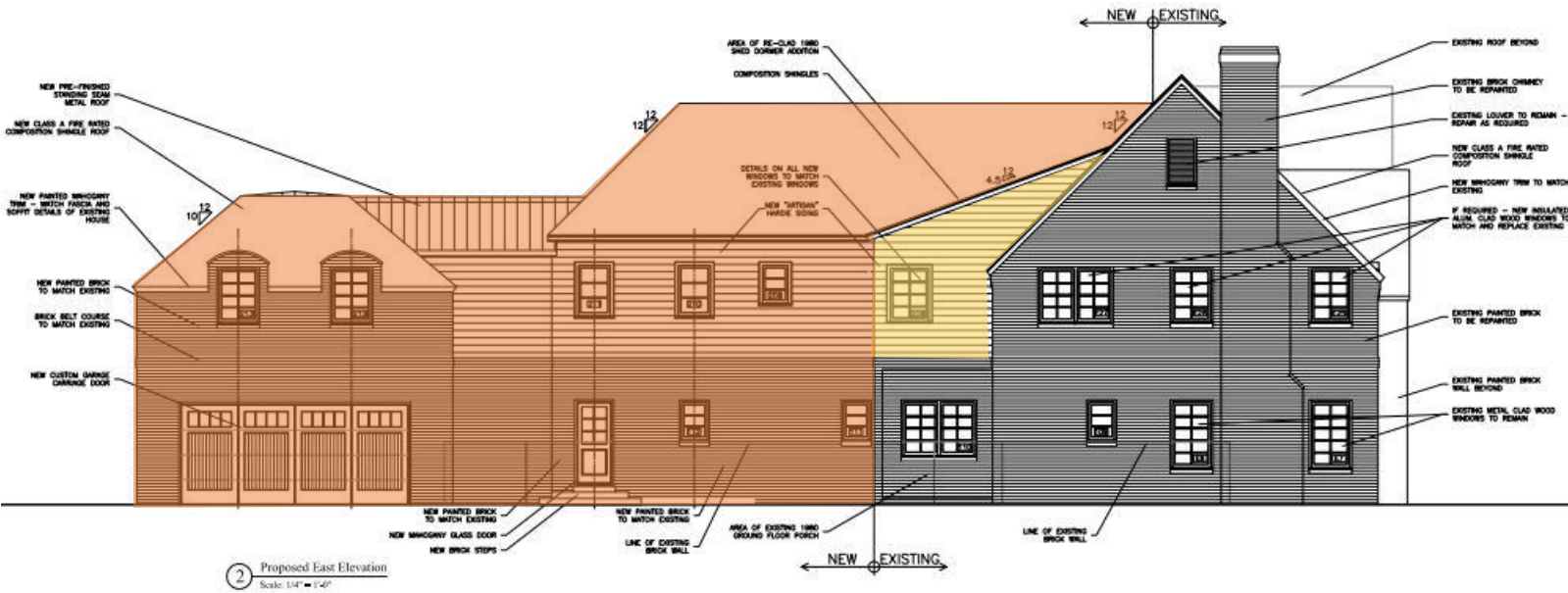
Site Plan – Proposed



East Elevation – Existing



East Elevation – Proposed



2 Proposed East Elevation
Scale: 1/4" = 1'-0"

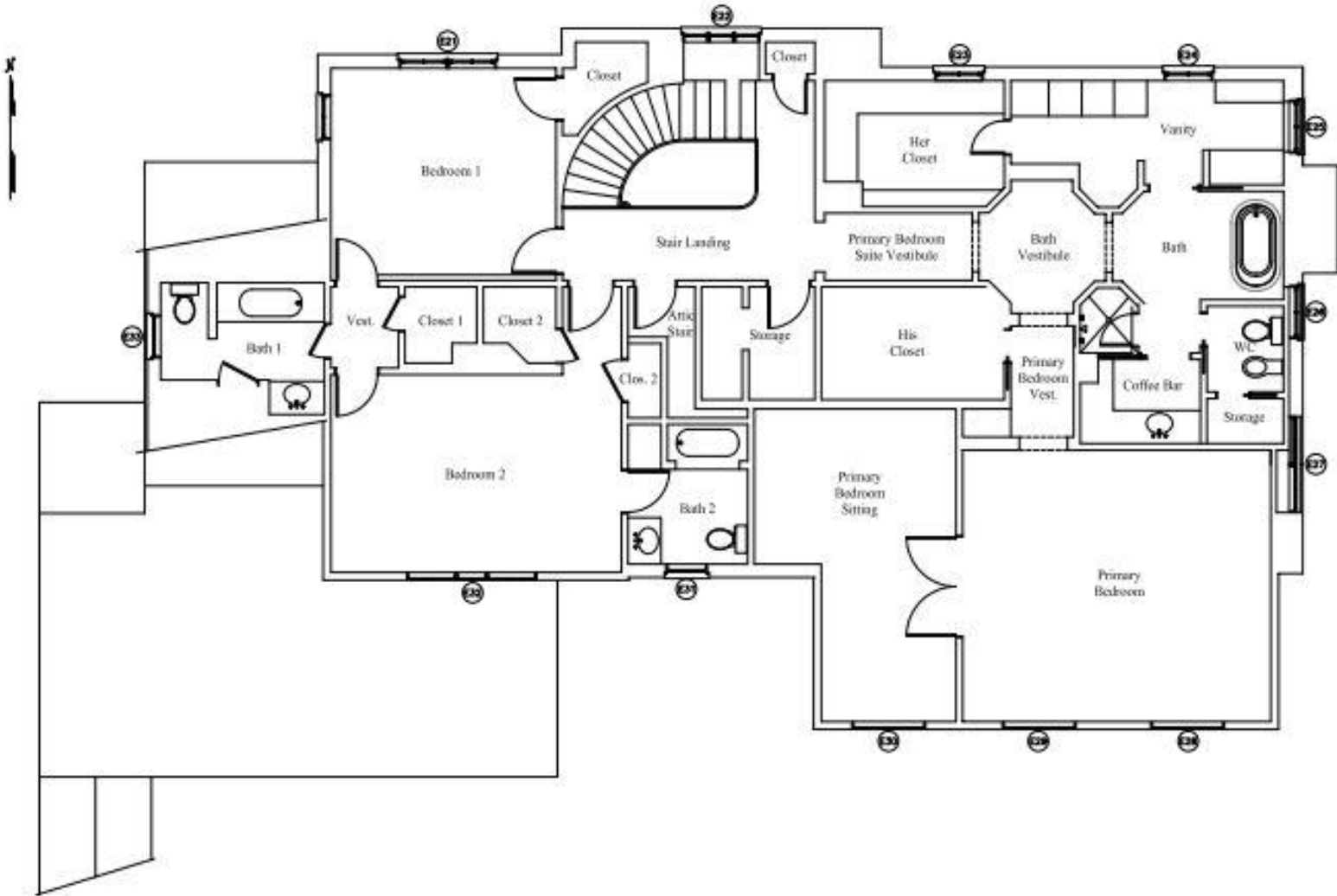
North Elevation – Existing



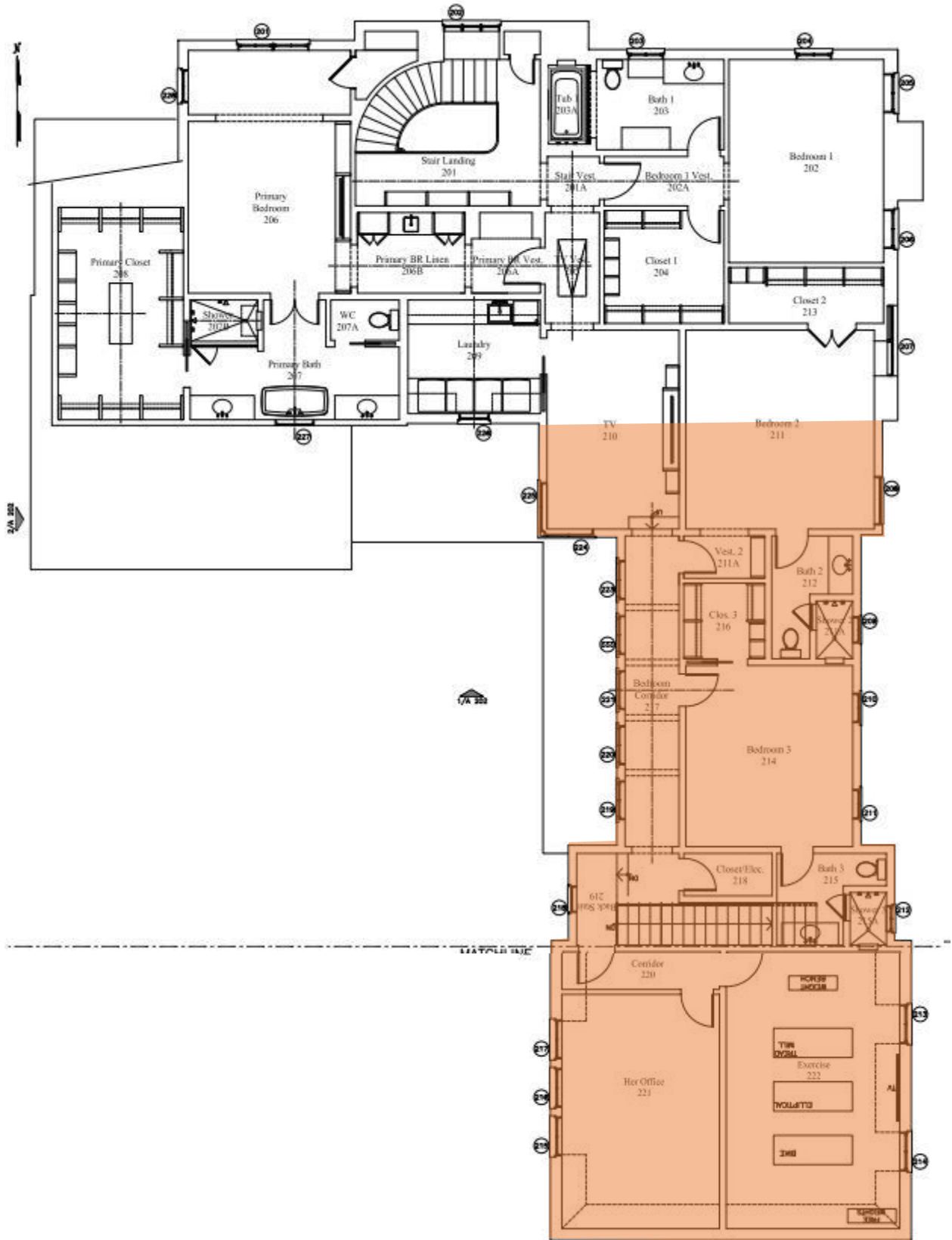
North Elevation – Proposed



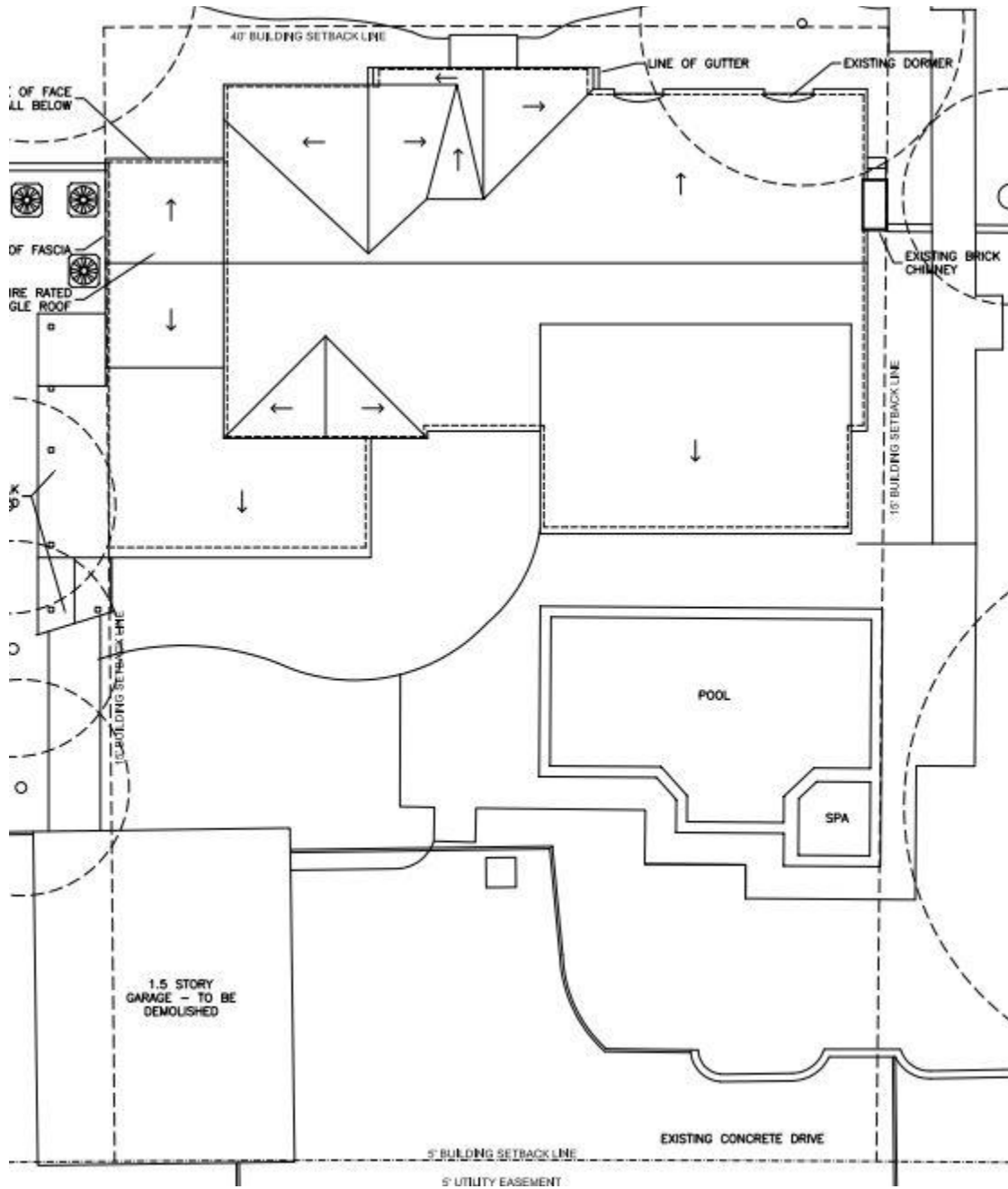
Second Floor – Existing



Second Floor – Proposed



Roof Plan - Existing



Roof Plan – Proposed

