

CERTIFICATE OF APPROPRIATENESS

Application Date: June 28, 2021

Applicant: Khristen Lister, owner; Jenifer R. Pool, agent

Property: 610 Marshall Street, Lot 1, Tract 5A-1, Block 14, Montrose Subdivision. The property includes a 2,034 square foot house with wood deck at rear and a frame detached garage, situated on a 6,000 square foot (50' x 120') interior lot.

Significance: Contributing Craftsman Bungalow residence, constructed circa 1910, located in the Audubon Place Historic District. The Craftsman-style one and a half-story home exhibits details such as A side-gable roof with distinct shingles surrounding the attic light on the side elevations. Based on City of Houston records, the property was remodeled in 1984.

Proposal: Alteration – Addition (already built, multiple citations for working without a permit) Applicant seeking approval for completed addition at the side/rear of the historic residence.

**This item is returning to the HAHC because the applicant has provided an image that we did not have in January 2021 showing part of the original window configuration. This configuration does not match the COR issued by the HAHC in January. **

See enclosed detailed project description and application materials for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria: 4,5,8,9

Staff recommends an issuance of a COR. Applicant must restore East elevation light pattern to match original window pattern.

Work was completed without a permit and subject to the 2020 Building Code Enforcement allowing for an investigative fee of \$294.43 or the doubling of the regular permit fee, whichever is greater.

HAHC Action:

APPROVAL CRITERIA

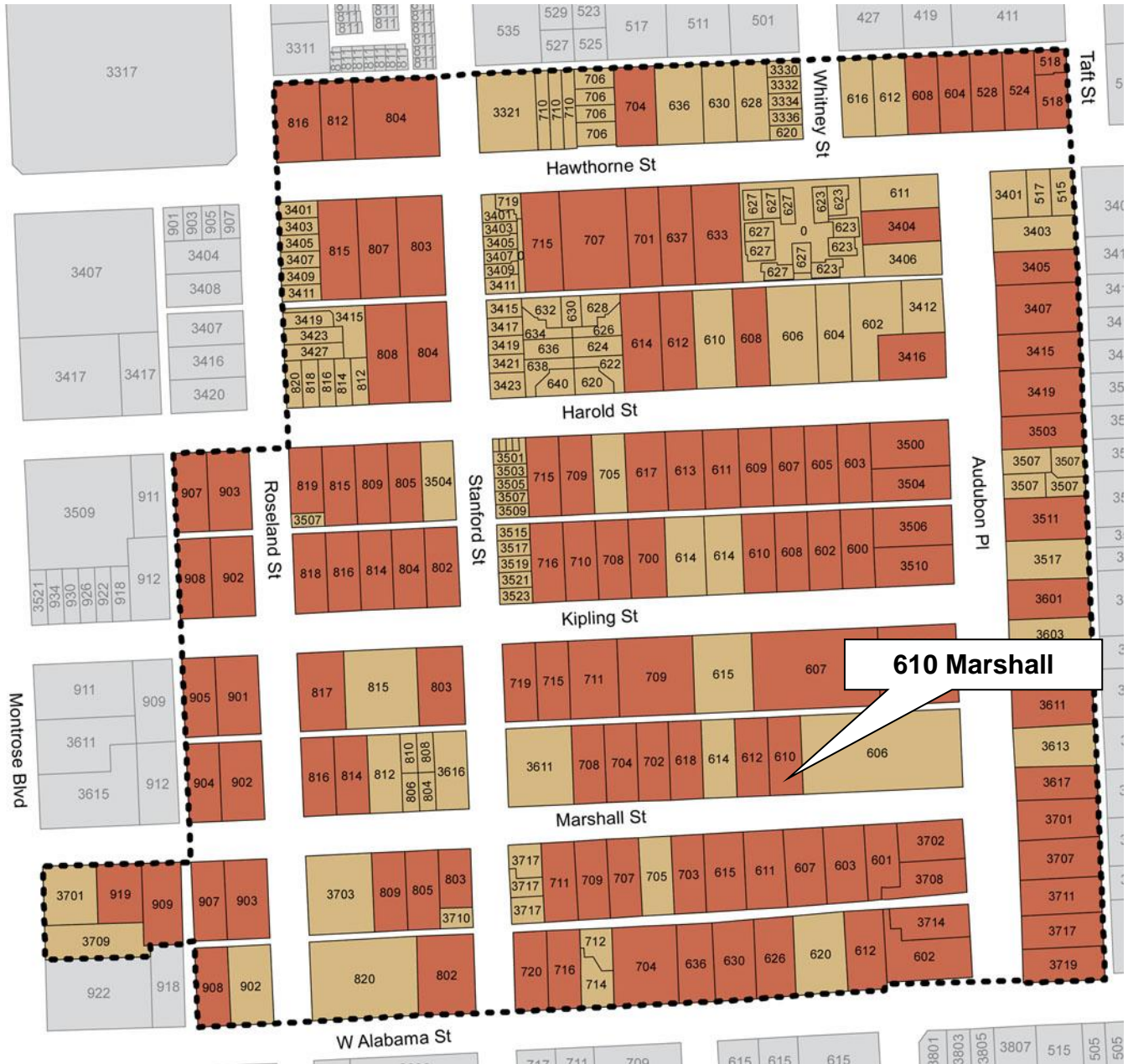
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (2) The proposed activity must contribute to the continued availability of the property for a contemporary use; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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>Proposed addition removed historic fabric, specifically the rear corner of original building and historic windows (East elevation). . See HAR photo c. 2013.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>Proposed addition removed historic fabric and did not re-use historic windows.</i> |
| <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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;
<i>Proposed addition removed historic fabric.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>Proposed addition removed historic fabric, specifically historic windows on East Elevation. See HAR photo c. 2013.</i> |
| <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. |

PROPERTY LOCATION

Audubon Place



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

c. 2008



CONTEXT AREA



612 Marshall St – Contributing – 2019 (neighbor)



606 Marshall St – Non-Contributing – 2019 (neighbor)



611 Marshall St – Contributing – 2014 (across street)

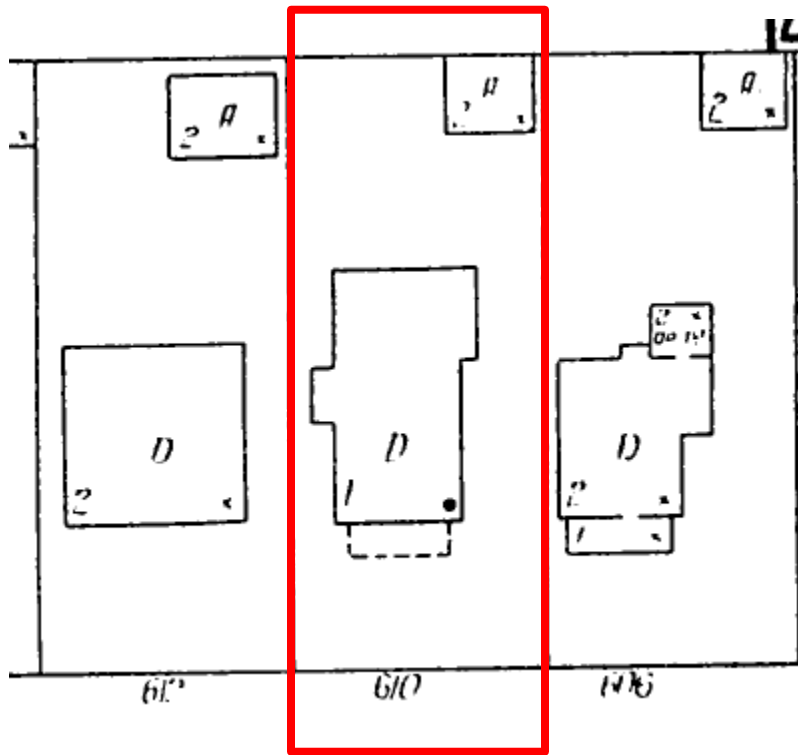


607 Marshall St – Contributing – 2014 (across street)



SANBORN FIRE INSURANCE MAP DETAIL

VOL. 5 1924-1950 (1925), Sheet No 548



FRONT FACING STREET (SOUTH ELEVATION)



HAR c. 2013

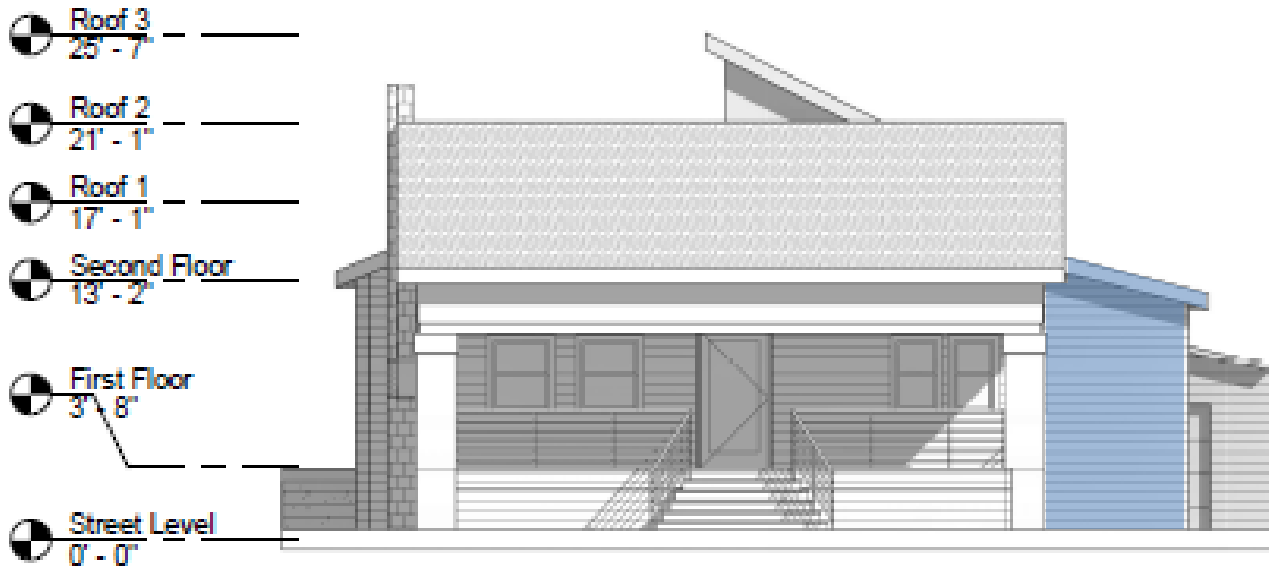


EXISTING (WORK ALREADY COMPLETED) 2019

FRONT FACING STREET (SOUTH ELEVATION)



EXISTING (WORK ALREADY COMPLETED) 2019



PROPOSED (EXISTING)

EAST ELEVATION – SIDE



HAR - C. 2013



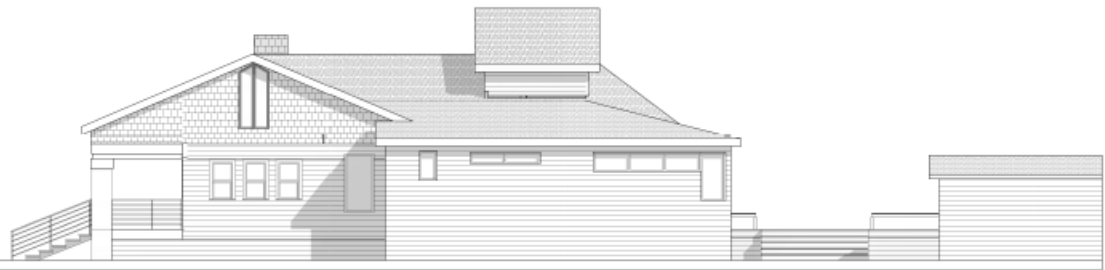
EXISTING/PROPOSED (SAME)

EAST ELEVATION – SIDE – 3d RENDERINGS

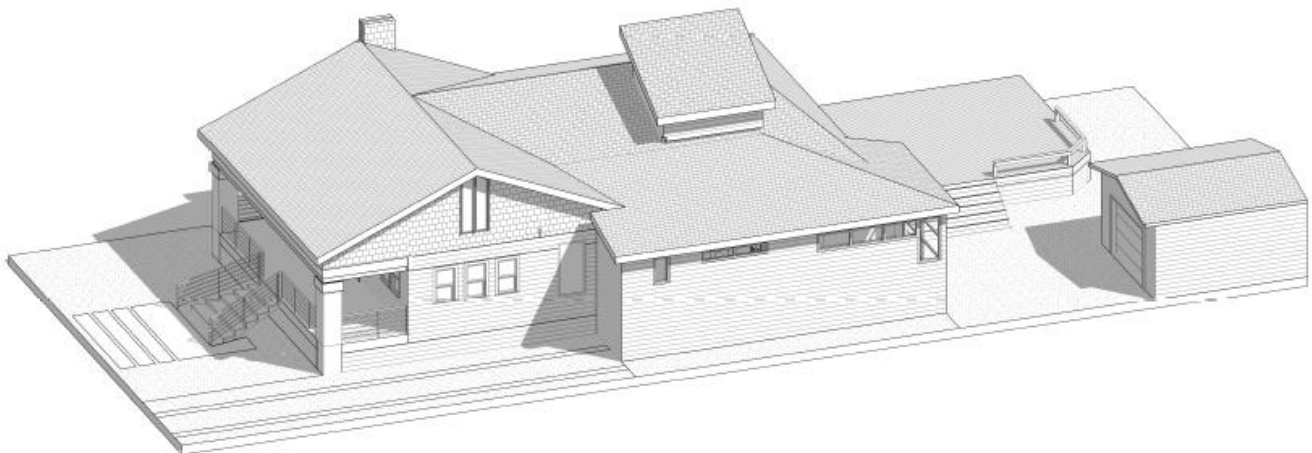


HAR C. 2015

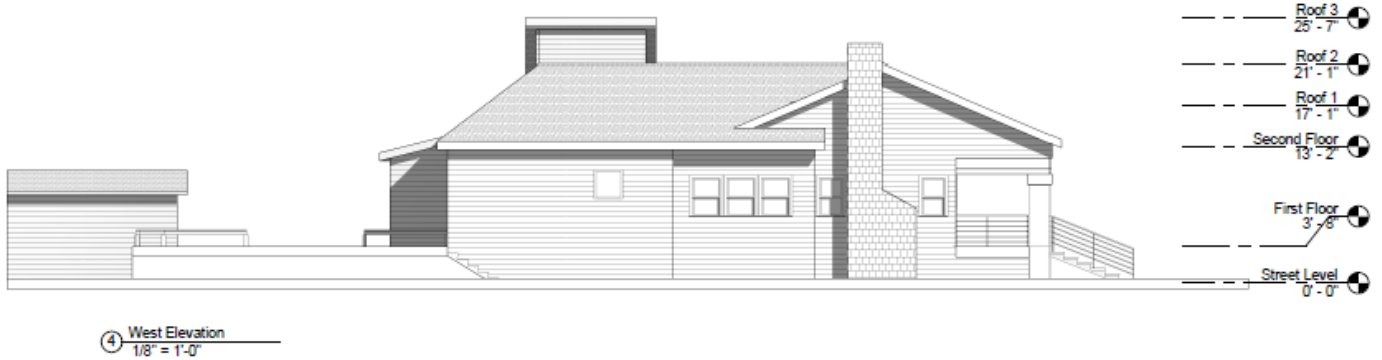
- Roof 3
25' - 7"
- Roof 2
21' - 1"
- Roof 1
17' - 1"
- Second Floor
13' - 2"
- First Floor
3' - 8"
- Street Level
0' - 0"



EXISTING/PROPOSED (SAME)

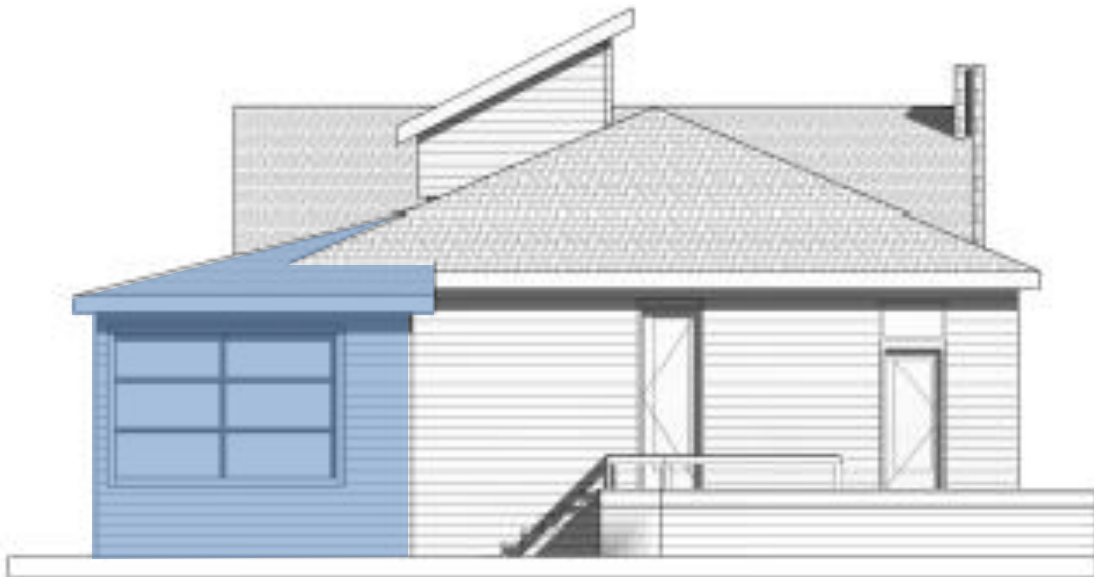


WEST SIDE ELEVATION



PROPOSED (EXISTING)
NO PREVIOUS ELEVATION AVAILABLE

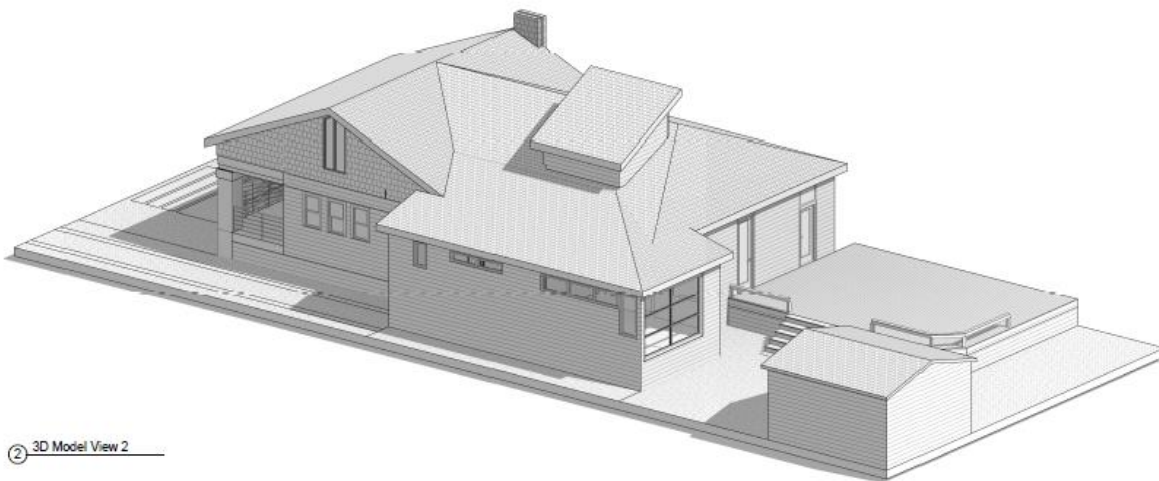
NORTH SIDE (REAR) ELEVATION



③ North Elevation
1/8" = 1'-0"

PROPOSED (EXISTING)
NO PREVIOUS ELEVATION AVAILABLE

PHOTO AND 3D RENDERING OF ADDITION - FROM REAR



② 3D Model View 2



SITE PLAN (AERIAL PHOTOS)



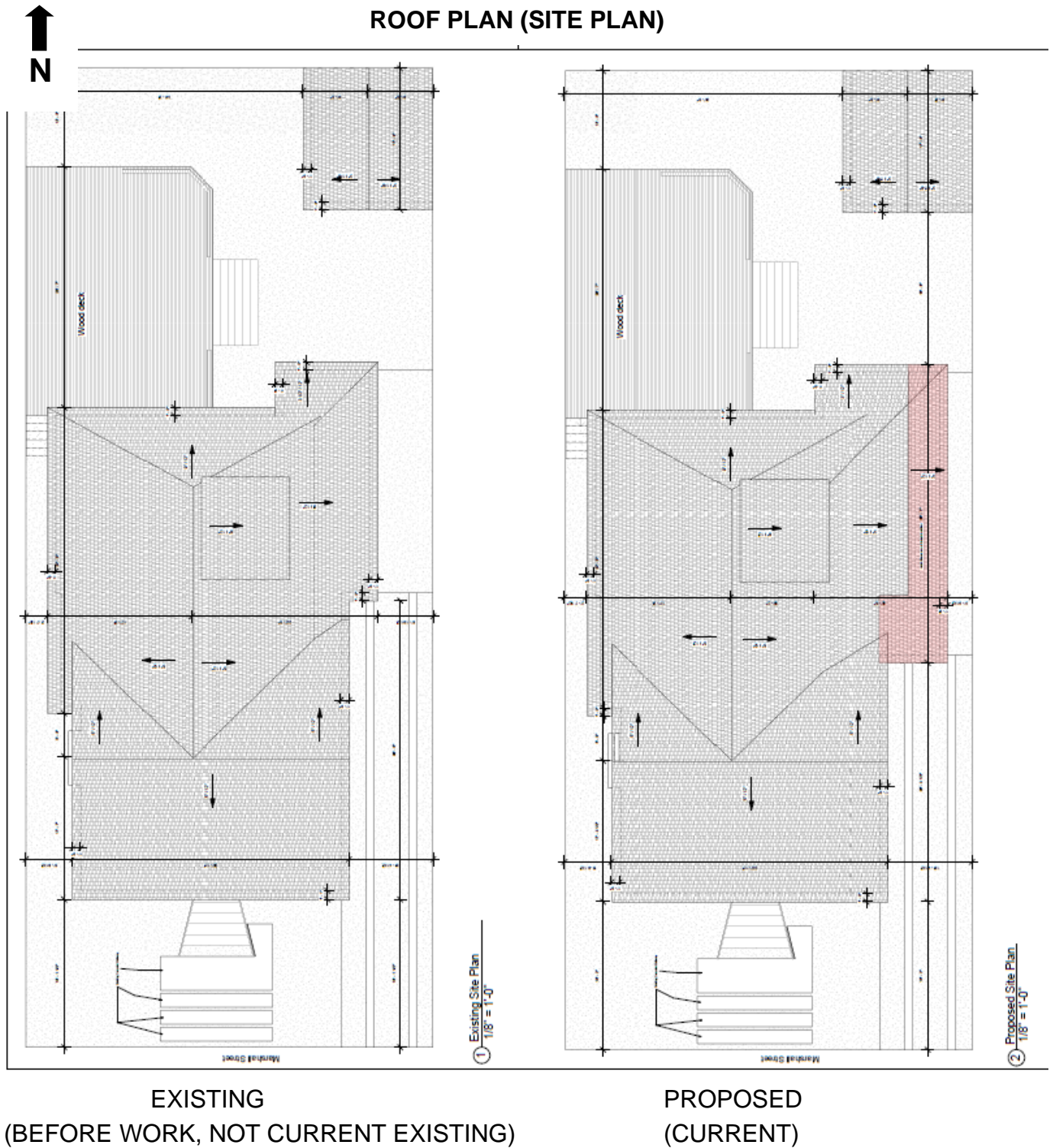
7/2015-Google Earth

(NO ADDITION)



12/03/18 – Google Earth

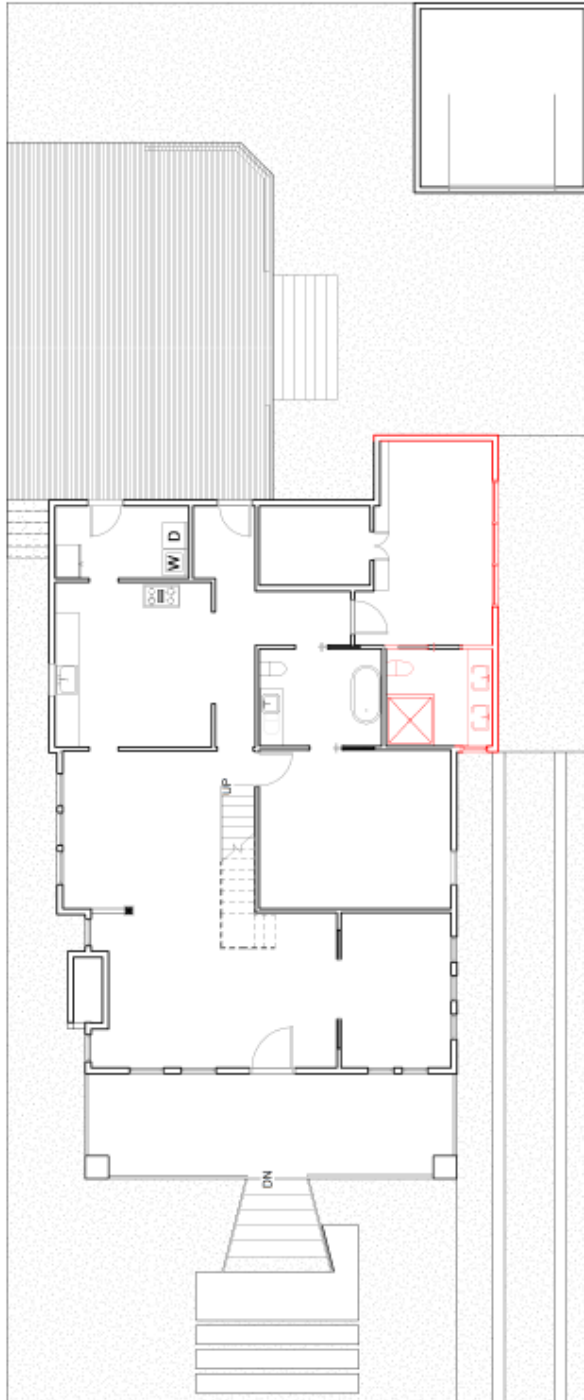
(NO ADDITION)



DENIED – 1/22/20



PROPOSED DEMOLITION PLAN
(ALREADY COMPLETE, ORIGINAL BUILDING DEMOLISHED IN RED)



Demolition Plan
1/8" = 1'-0"



FIRST FLOOR PLAN



① Existing First Floor Plan
1/8" = 1'-0"



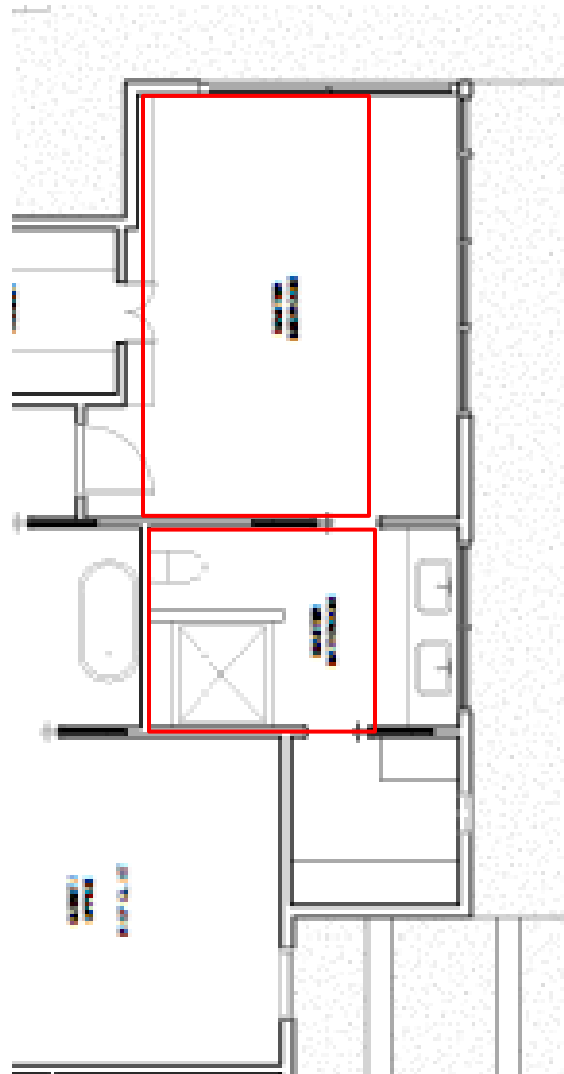
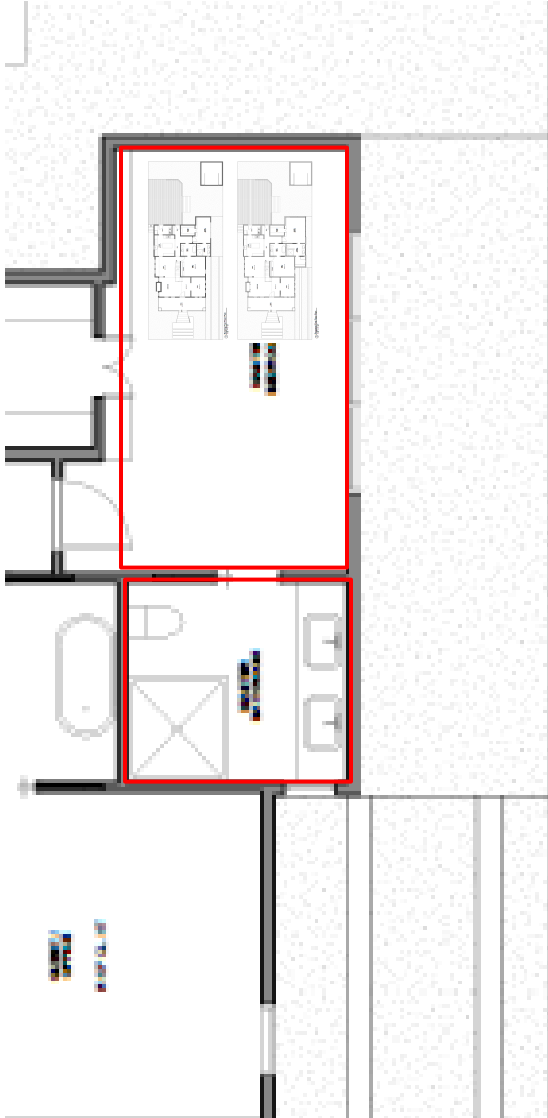
② Proposed First Floor Plan
1/8" = 1'-0"

EXISTING
(BEFORE WORK, NOT CURRENT EXISTING)

PROPOSED
(CURRENT)



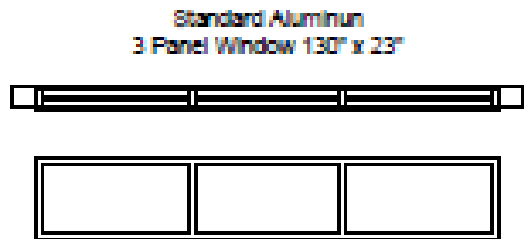
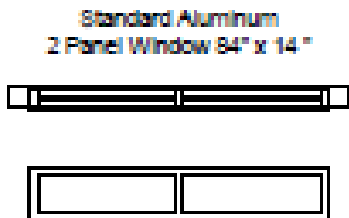
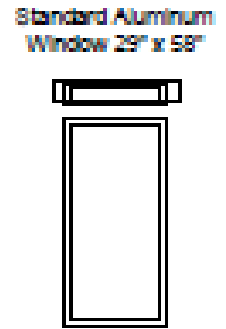
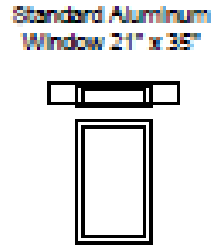
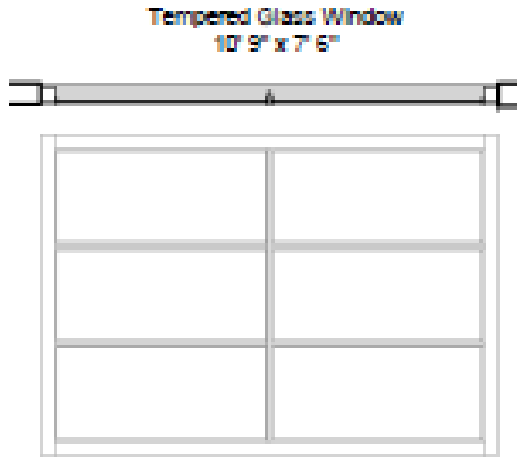
FIRST FLOOR PLAN (ZOOM IN ON ADDITION)



EXISTING
(BEFORE WORK)
(NOT ACTUAL CURRENT/ EXISTING)

PROPOSED
(CURRENT)

WINDOW SCHEDULE

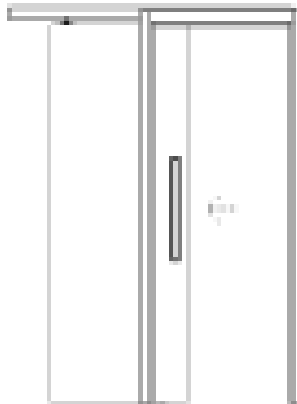


○ Proposed Window Legend
1/4" = 1'-0"

Proposed window Schedule	
Type	Count
Standard Aluminum 2 Panel Window 84" x 14 "	1
Standard Aluminum Window 21" x 35"	1
Standard Aluminum Window 29" x 58"	1
Standard Aluminum 3 Panel Window 130" x 23"	1
Tempered Glass Window	1
Grand total:	05

DOOR SCHEDULE

Interior Sliding Pocket Door 2'9" x 6'10"



○ Proposed Door Legend
1/4" = 1'-0"

Proposed Door Schedule	
Type	Count
Interior Sliding Pocket Door 2'9" x 6'10"	2
Grand total:	2

INTERIOR PHOTOS OF ADDITION



COMPLIANCE DOCUMENTATION
(VIOLATION – NO PERMIT)

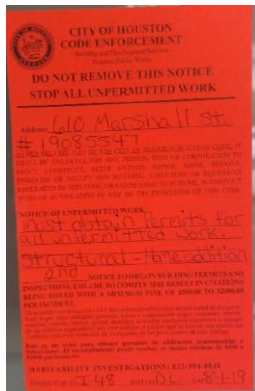
610 Marshall
1ST NOTICE

INVESTIGATION
INSPECTOR H32
DATE 7-17-2019



610 Marshall
2nd Notice

INVESTIGATION
INSPECTOR-I48
DATE 8-1-2019



PROJECT DETAILS

Shape/Mass: The existing contributing residence was partially demolished and extended in two directions. See drawings for more detail.

Setbacks: See drawings for more detail.

Foundation: See drawings for more detail.

Windows/Doors: See window/door schedule for more detail.

Exterior Materials: See photos/drawings for more detail.

Roof: See drawings for more detail.



Figure 1-Owner provided image for location of east elevation windows