

## CERTIFICATE OF APPROPRIATENESS

**Applicant:** Stern & Bucek Architects, owner.

**Property:** 3458 Inwood Dr, Tract 8, Block 78, River Oaks Subdivision Section 9. The property includes a historic 9,270 square foot two-story brick veneer single-family residence situated on a 23,400 square foot interior lot.

**Significance:** Contributing Colonial Revival residence, constructed circa 1939, located in River Oaks. The residence is known as the Cleveland Sewall House, a City of Houston Protected Landmark designated in 2009. The Sewall House is also listed on the National Register of Historic Places. The Protected Landmark Designation Report only mentions the Main House, whereas the National Register designation report mentions the Main House and Carriage House.

**Proposal:** Alteration –Other.

This application is a revision to work at the Interior Vehicular Gate, as approved November 9, 2023, COA #HP2023\_0238. The Interior Vehicular Gate walls are attached to the main historic house, making the element subject to COA review. Work at the property is in progress, with active permits.

Revision is for approval of wrought iron vehicular instead of the previously approved wood vehicular gate. Two gate design options are presented, approval of both options is requested.

- No other proposed changes to the structure.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval for Option 1.

**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**

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                |   |
|-------------------------------------|--------------------------|--------------------------|---|
| <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 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 checked="" type="checkbox"/> | <input 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;   |
| <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.  |

Inventory Photograph



Current Photograph

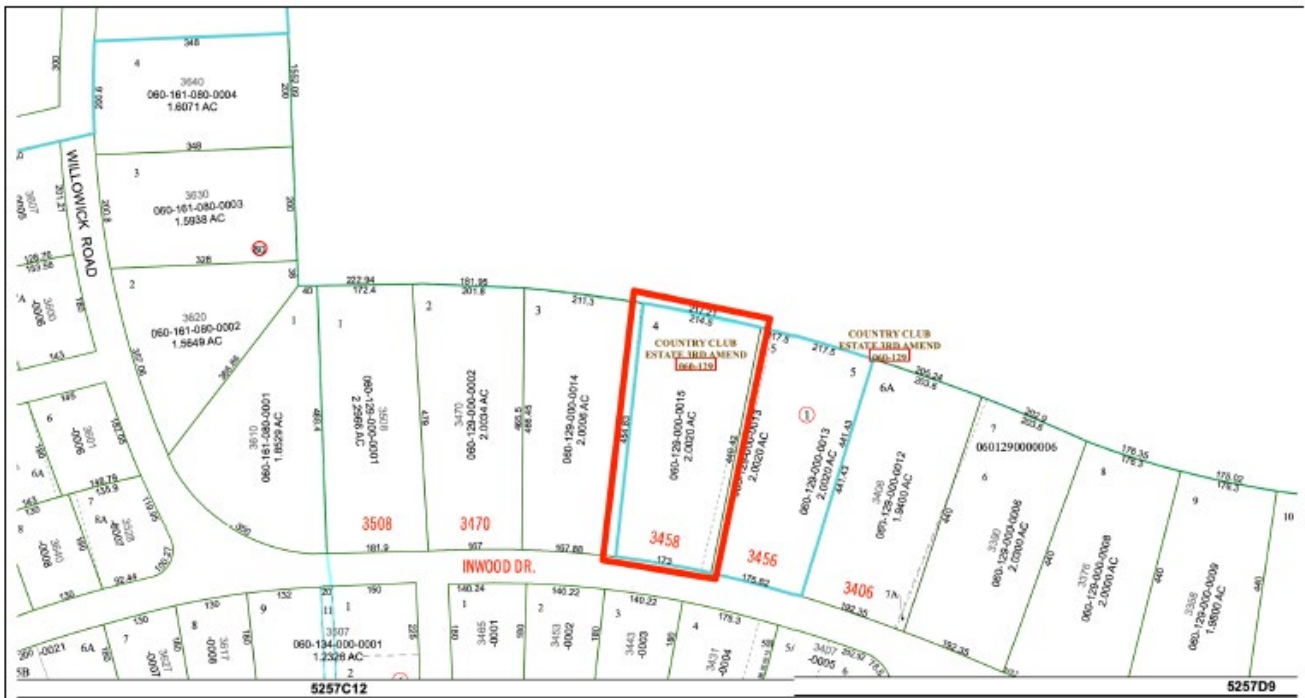


MAIN HOUSE FRONT ELEVATION (SOUTH FACING INWOOD DR.)

MAP

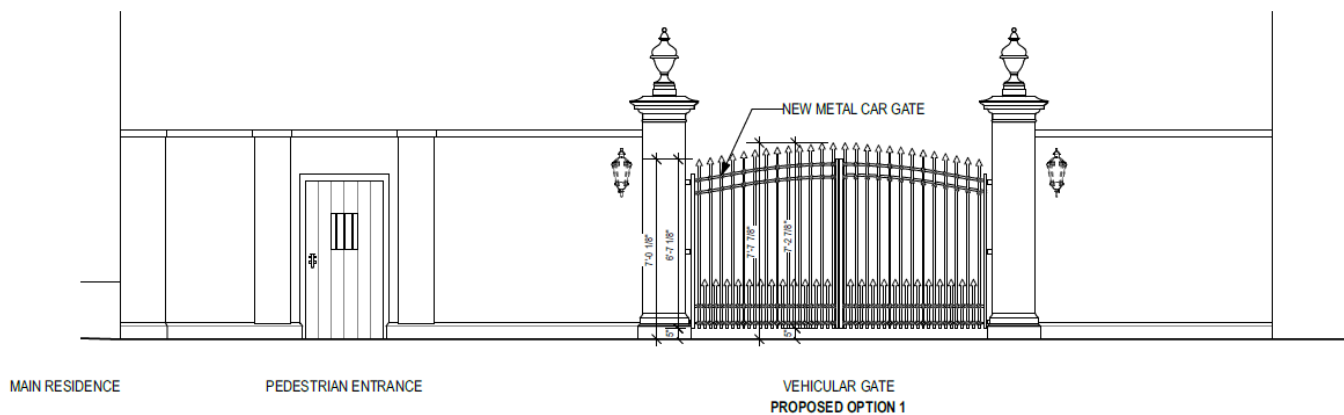


GOOGLE AERIAL IMAGE, 2022

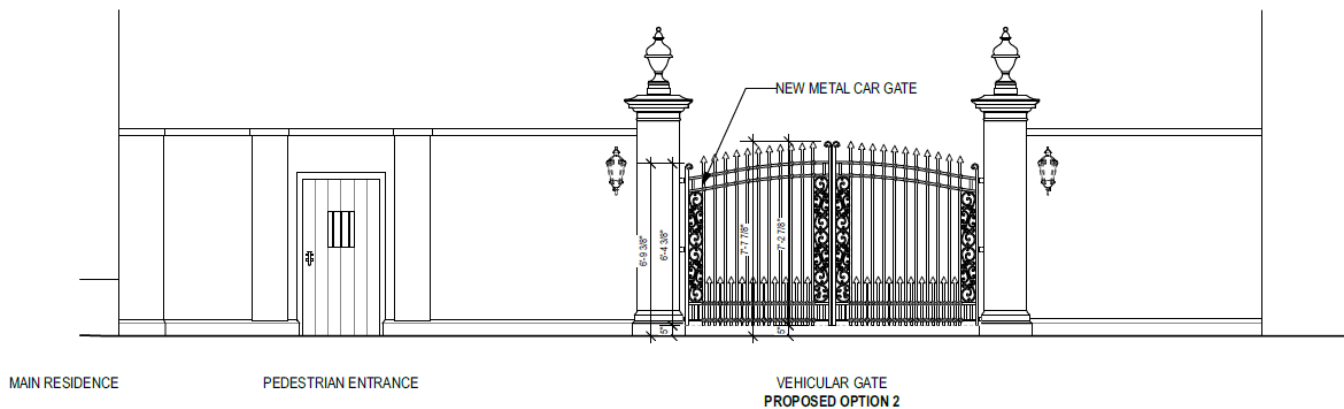


HCAD MAP

OPTIONS 1 AND 2 FOR GATE



PROPOSED  
REVISED  
OPTION 1



PROPOSED  
REVISED  
OPTION 2

PREVIOUSLY APPROVED DESIGN

HP2023\_0238

