

CERTIFICATE OF APPROPRIATENESS

Applicant: Cynthia S. Brannon, owner

Property: 615 Bayland Avenue, Lot 13 and W 5 ft of Lot 14, Block 29, Woodland Heights Subdivision. The property includes a historic 2,057 square foot 2-story wood frame single-family residence with a detached garage situated on a 5,500 square foot interior lot.

Significance: Contributing craftsman style residence, constructed circa 1915, located in the Audubon Place historic district.

Proposal: Alteration-Siding: Work without a COA.

- Removal of original siding of house on the west side of the house due to termite damage and rot.
- Replaced original smooth 117 wood siding with textured cementitious siding.
- Applicant has used the textured cementitious material on small areas on east side of house that is also visible from the street before the house was in a historic district.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria; Staff recommends issuance of a COR for the work as completed and doubling of the application fee for the permit as allowed

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 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 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 type="checkbox"/> | <input checked="" type="checkbox"/> | (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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;
<i>The textured cementitious siding that replaced the original smooth wood 117 wood siding is not appropriate.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>The textured cementitious siding that replaced the original smooth wood 117 wood siding is not appropriate.</i> |
| <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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
<i>The textured cementitious siding that replaced the original smooth wood 117 wood siding is not appropriate.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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. |

District Map

Woodland Heights Historic District

Historic District Boundary

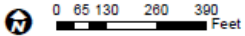
Building Classification

Contributing

Non-Contributing



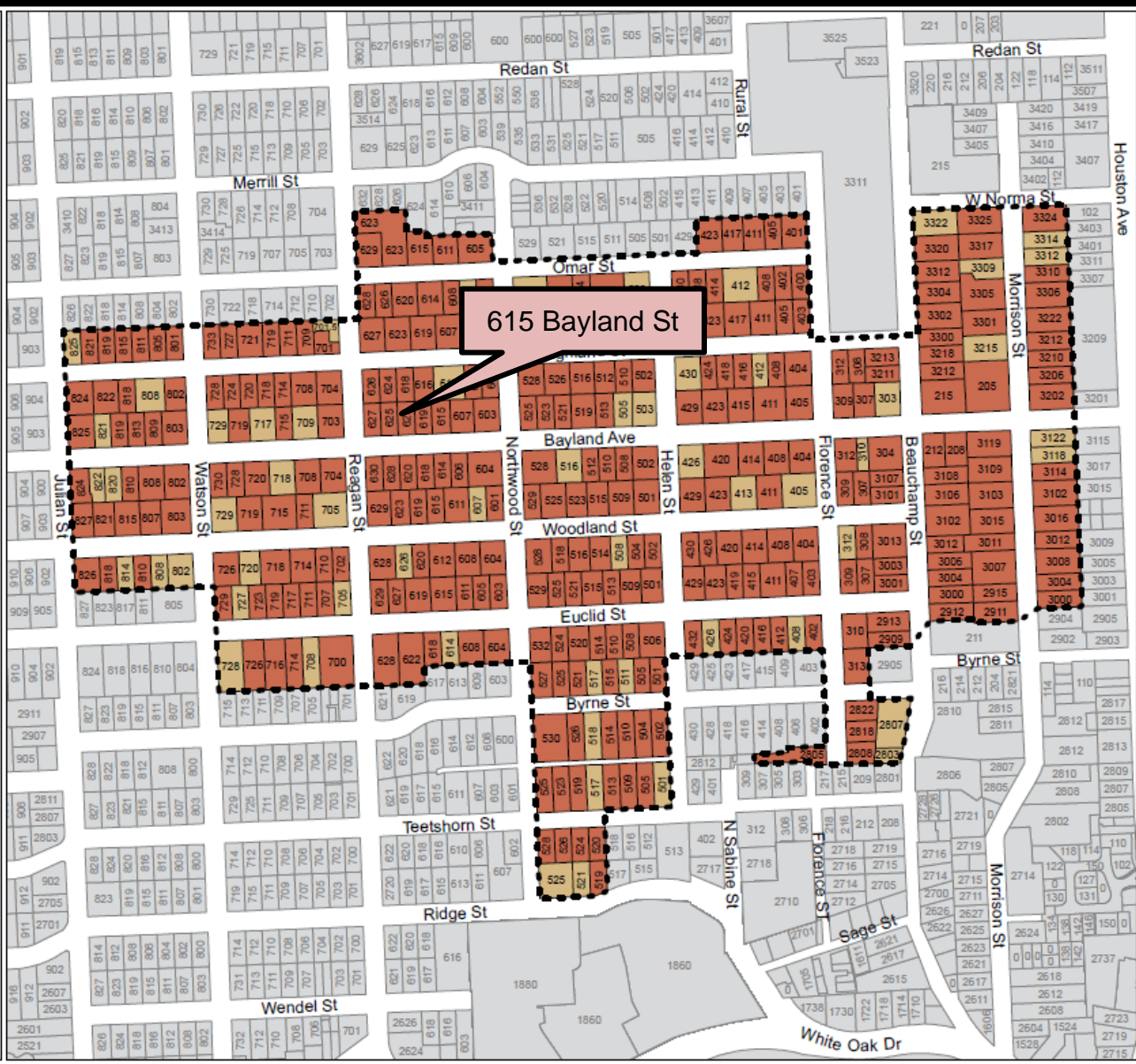
Established: July 29, 2011
Source: GIS Services Division
Date: March 11, 2014
Reference: pj17480



This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



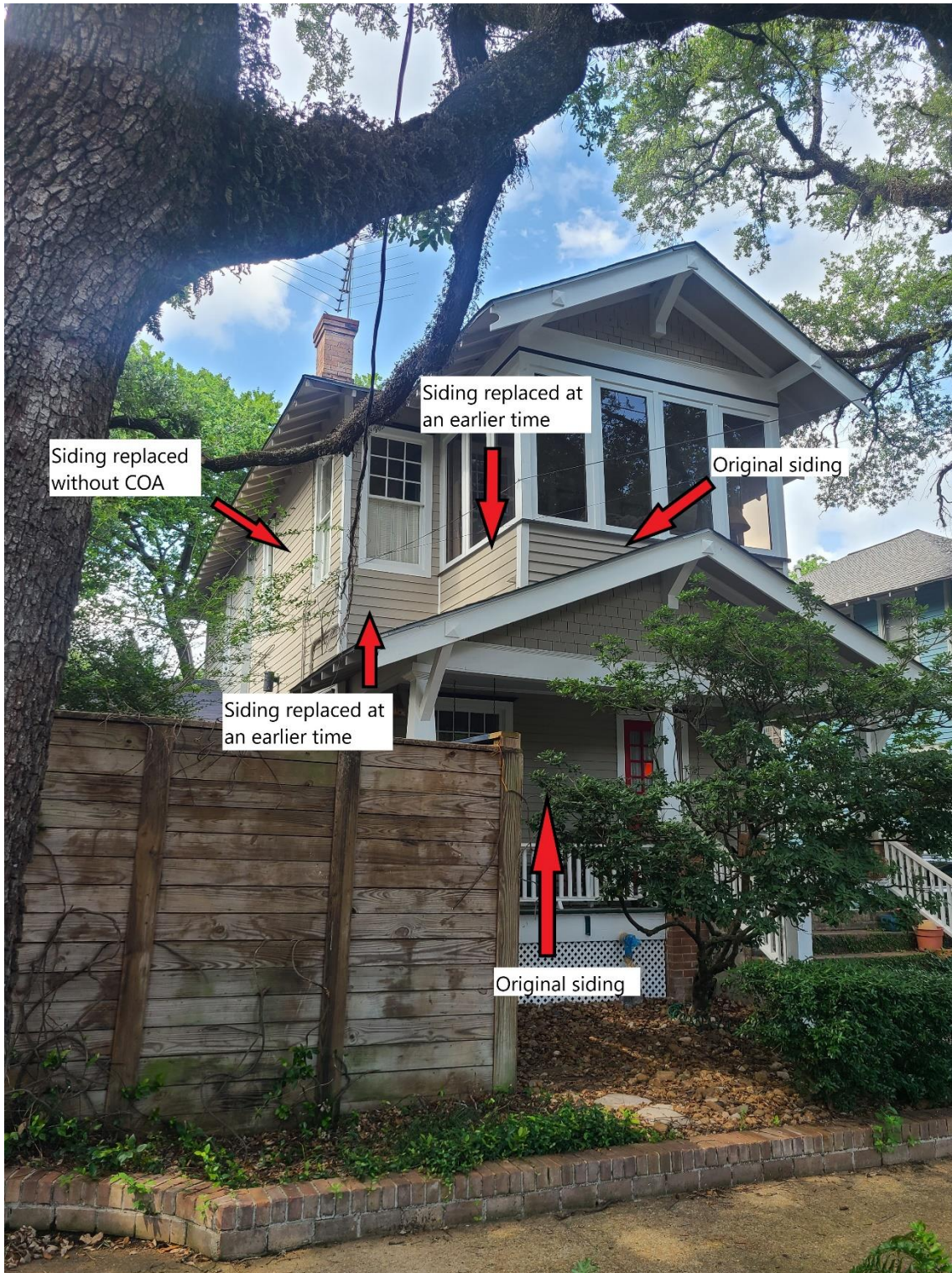
PLANNING & DEVELOPMENT DEPARTMENT



Current Photograph



West Side of House

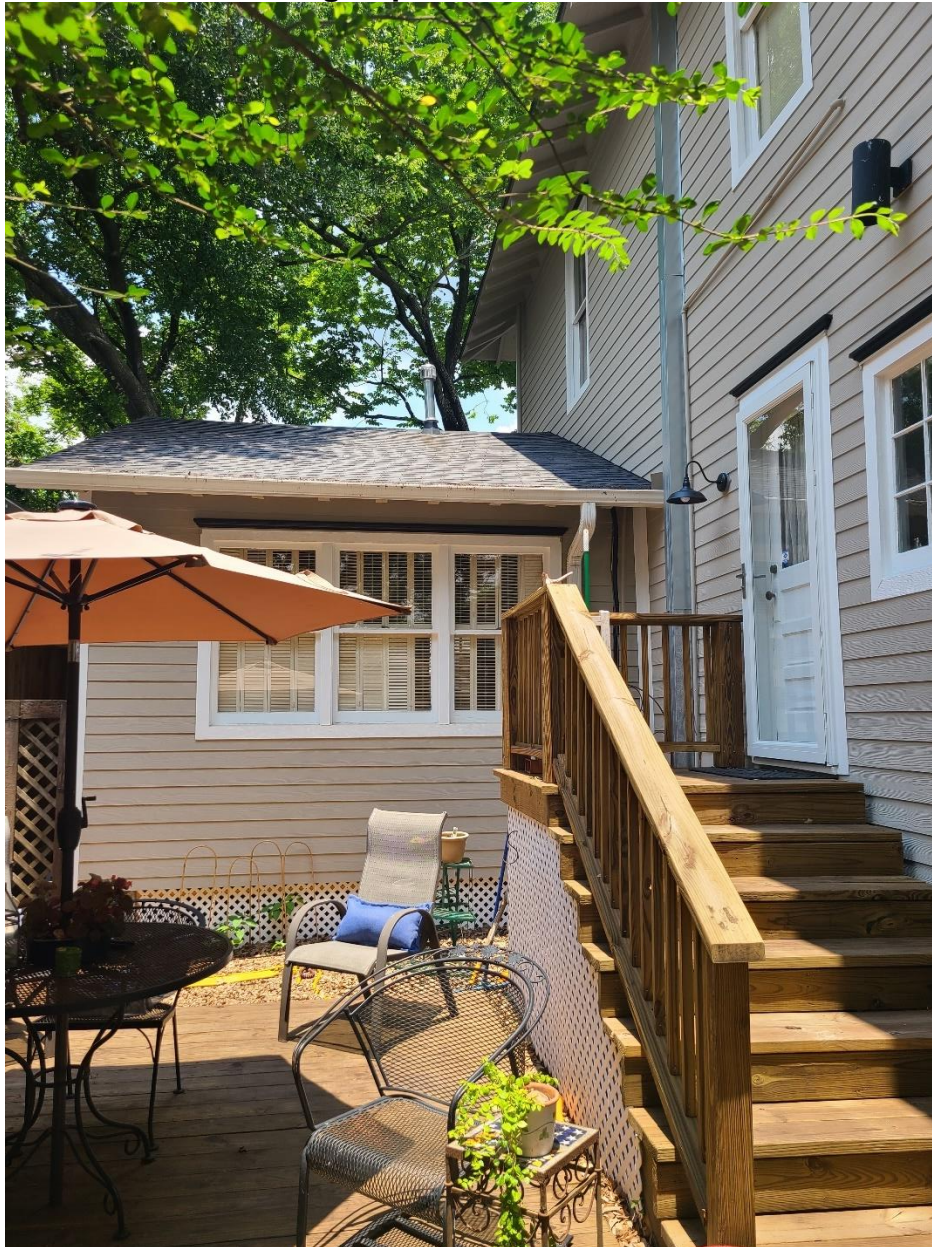


Completed Work



West Side of house

Siding Replaced on West Side



Siding Replaced on West Side



Siding Replaced on West Side



Close up of textured cementitious siding used for repair

East Side of House



East side of house



East Side of House



None original window

East Side of House



East Side of House



Close up of different materials used to replaced siding