

CERTIFICATE OF APPROPRIATENESS

Application Date: Jan. 17, 2024

Applicant: Alyssa Weekely, agent for, Christopher Kissel, owner

Property: 2514 Brentwood Dr, Lot 7, Block 36, River Oaks Neighborhood Subdivision. The property includes a historic 4,048 square foot, two-story brick veneer single-family residence and attached garage situated on a 17,688 square foot (125' x 163') interior lot.

Significance: Southern Colonial style residence, constructed circa 1934.

Proposal: Rear addition with an attached garage

- Remove existing non-historic rear addition and garage and replace with a 2-story rear addition connected to 2-story garage by a connector on the second floor
 - First floor, 1,984 sq. ft.
 - Second floor 2,741 sq. ft.
 - Max ridge height, 25' 11-1/2"
 - Existing main structure ridge height, 33' 9-1/4"
 - 10:12 roof pitch to match existing one-story wing on left (West) elevation
 - New addition roof to extend into existing roof of one-story wing
 - There will be a 1' horizontal differentiation between existing one-story wing and 2-story rear addition
 - Remove door and replace with a window and infill with brick
 - Remove window on left (West) elevation of one-story wing and ghost it with infill brick
 - Enclose porch on one-story wing with custom windows between existing porch columns, turning it into a sunroom
 - Composition shingles for both rear addition and garage
 - Garage to have a front gable with an 8:12 roof pitch clad in brick
- Replace all windows with Marvin, aluminum clad, 6-over-6 lite patterns, inset and recessed
- Repair and refinish existing front door
- Replace existing roof material on main structure and one-story wing with new composition shingles and standing seam metal on porch roofs

Public Comment: No public 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 |
| <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. |



Current Photos



2007 Landmark Designation Report

ARCHITECTURAL DESCRIPTION AND RESTORATION HISTORY:

The Angly House was designed and built in 1934 by the Russell Brown Company. The home, designed in the Southern Colonial style, was featured in the River Oaks Magazine Anniversary Edition in May 1941. The house retains a high degree of architectural integrity when compared to the 1941 photos of the building from the magazine article.

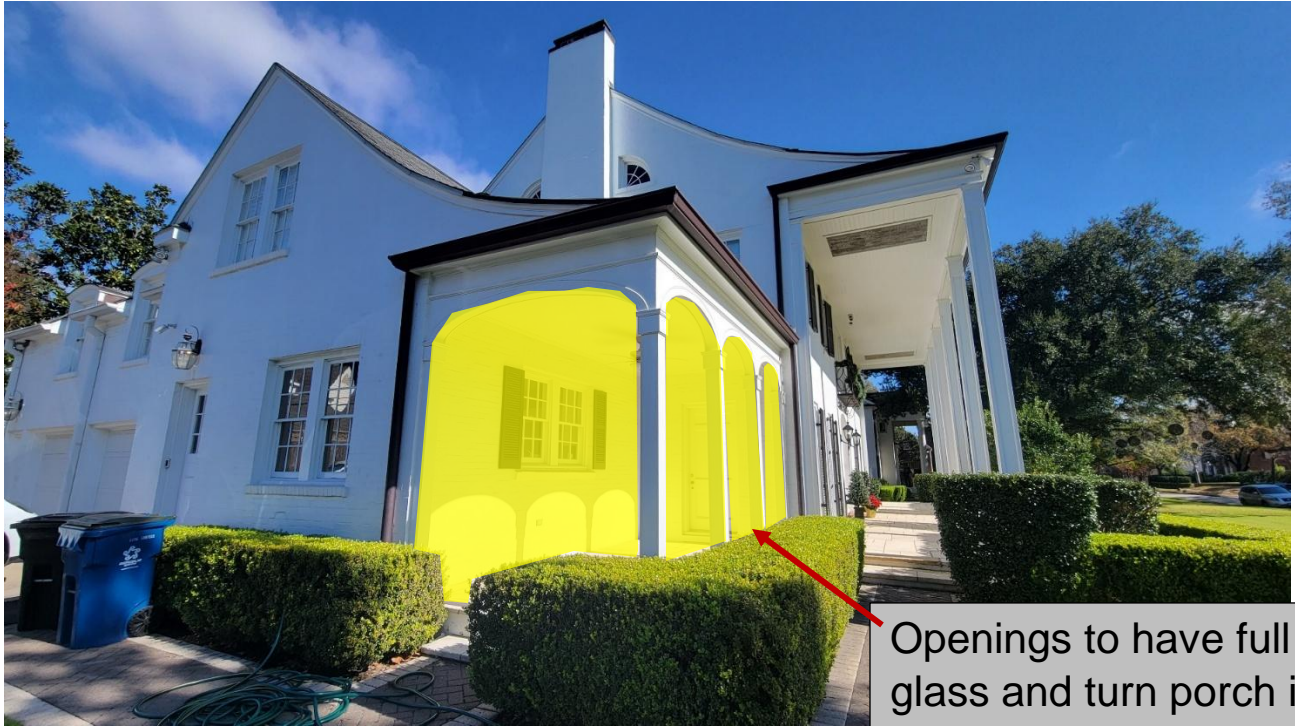
The house is two stories in height with a side-gable roof and prominent two-story front portico. The exterior is clad in painted brick veneer. The front portico is 49 feet in width and spans much of the front of the house, save for a small one-story wing located to the west side of the house. The portico is supported by six square paneled columns and matching pilasters. The front entry retains its original elliptical fanlight transom and sidelights, and is flanked by two evenly spaced, triple hung, floor-to-ceiling jib windows. The second floor features double-hung 6/6 lite wood sash windows. The three multi-lite jib windows, centered as a group above the first floor main entry, are partially enclosed by a decorative, wrought iron balconette. The one-story wing at the west side of the building consists of a one-story, screened front porch supported by square paneled wood columns connected at the tops by a series of arched openings.

The entry hall of the home has a gracious circular stairway as its focal point. On either side of the hall, there are wide paneled arched openings leading into the dining room and living room. Throughout the home, there are numerous original features including deep crown molding, random-width pegged and beveled hardwood floors, decorative register covers, elaborate wainscoting, carved mantles, and knotty pine paneling.

Changes to the house have been minimal over the years. The current owners, Kristine and William Hirtz, purchased the home from a developer who had intended to demolish the house to make way for new construction. One of the few alterations to the house was an incompatible family room addition that had been added to the back of the home at some point. The Hirtz family has removed this inappropriate addition and has plans to rehabilitate and update the remainder of the house.

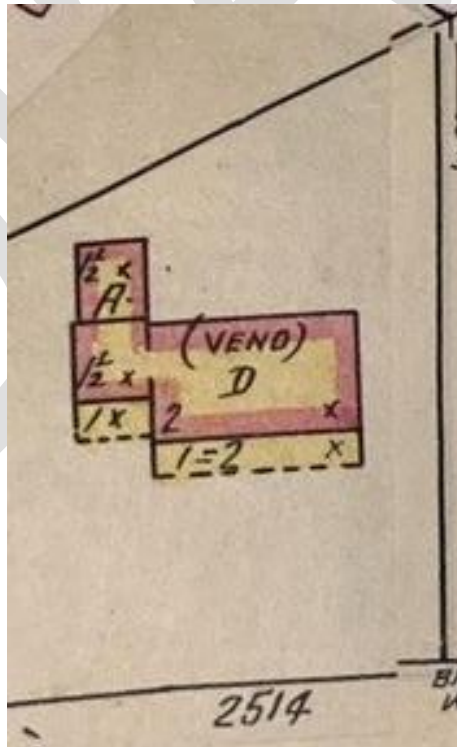


Current Photos



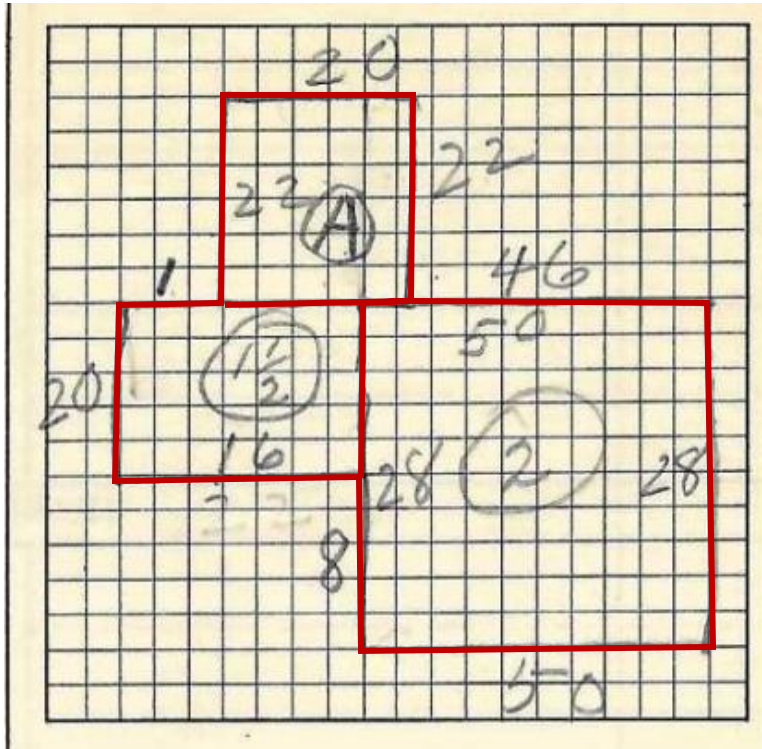
Openings to have full glass and turn porch into a sunroom as indicated by yellow

Sanborn



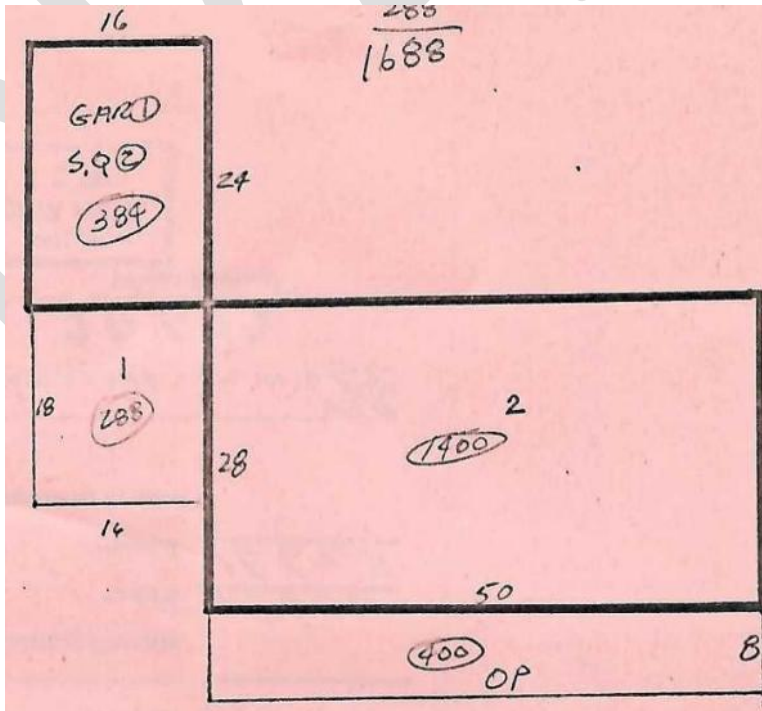
Harris County BLA: June 18, 1956

"Auto" is 440 sq. ft. in 6-18-1956 BLA

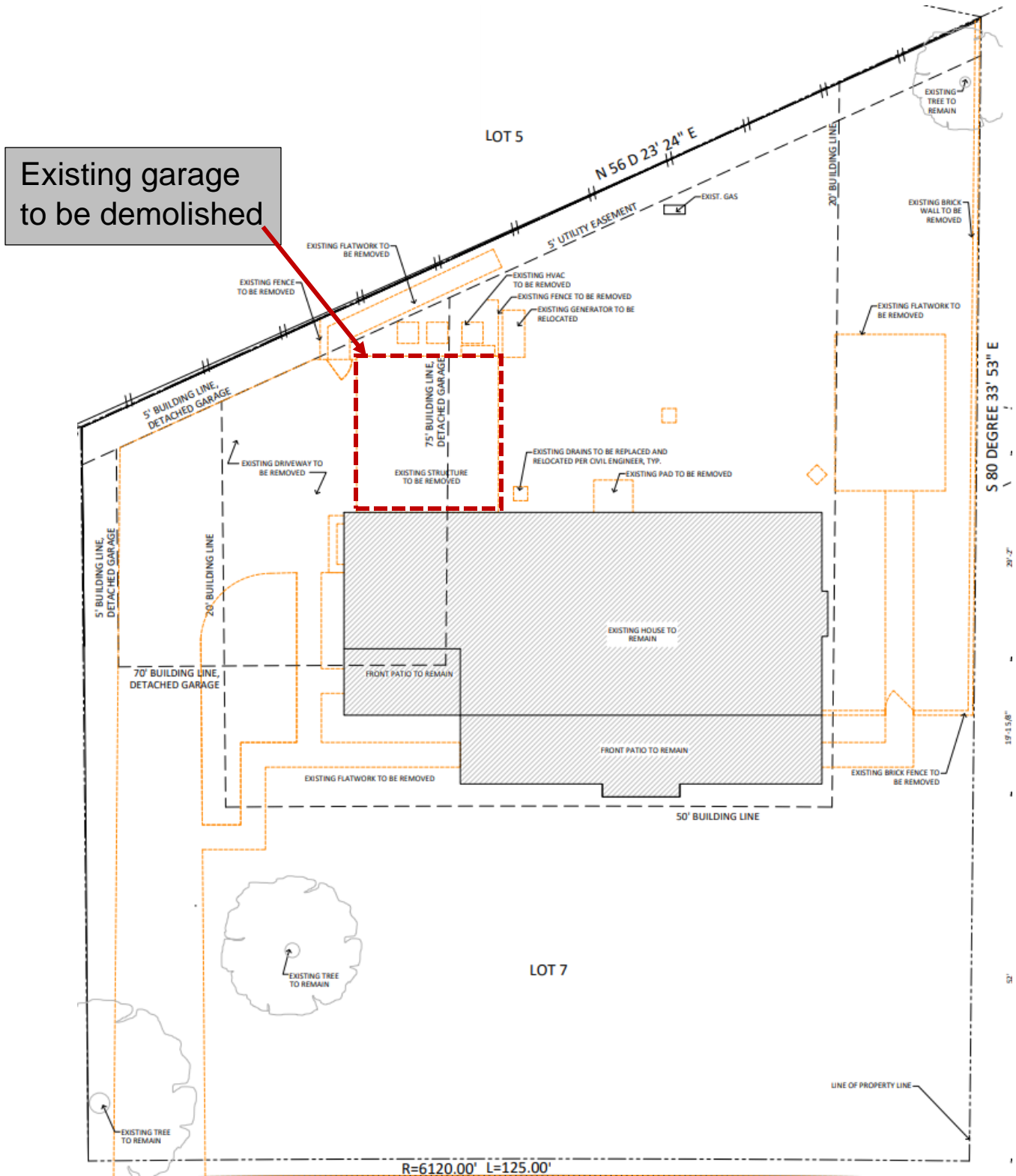


Harris County BLA: Sept. 5, 1973

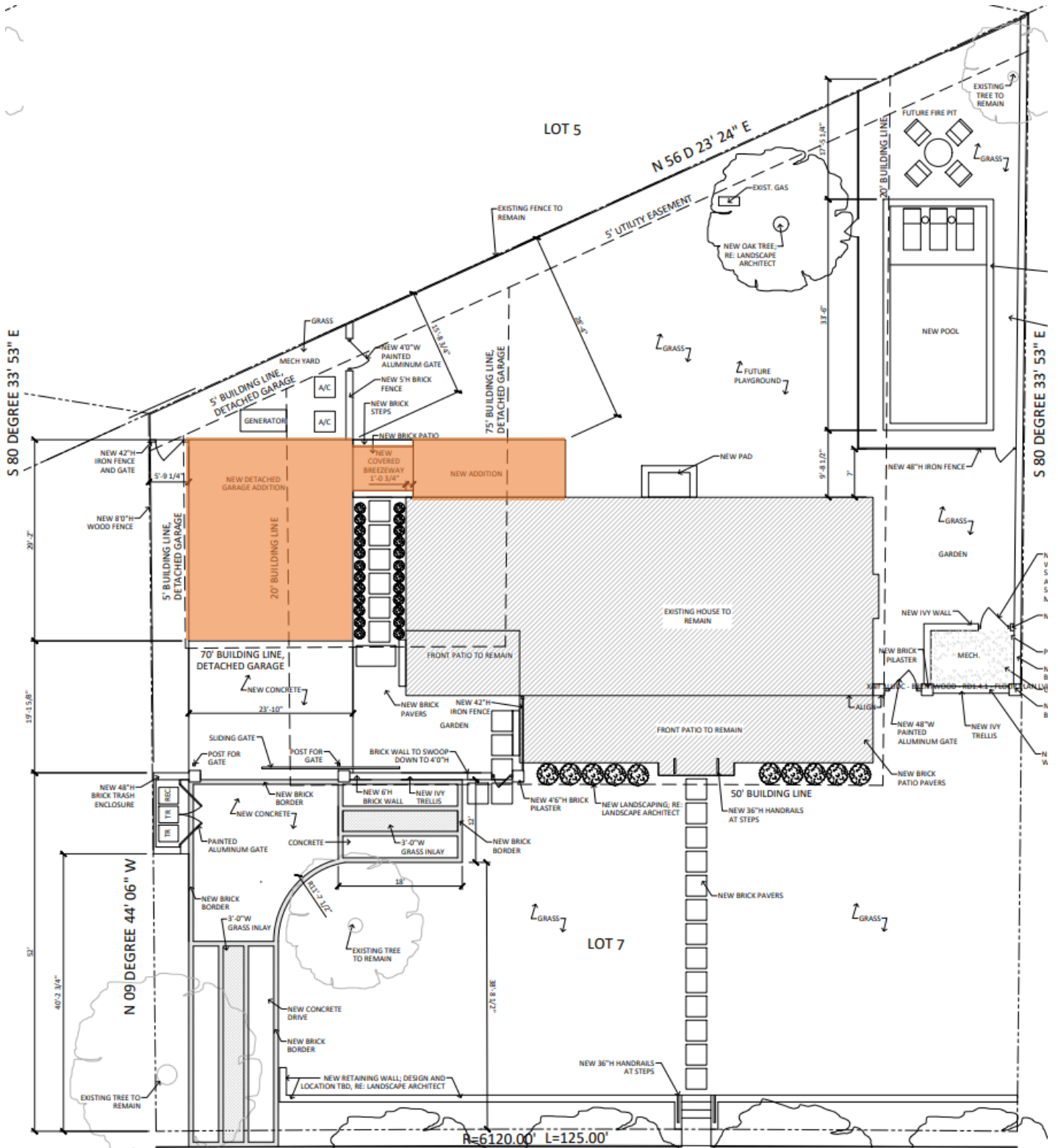
New Garage is 384 sq. ft. in 9-5-1973 BLA



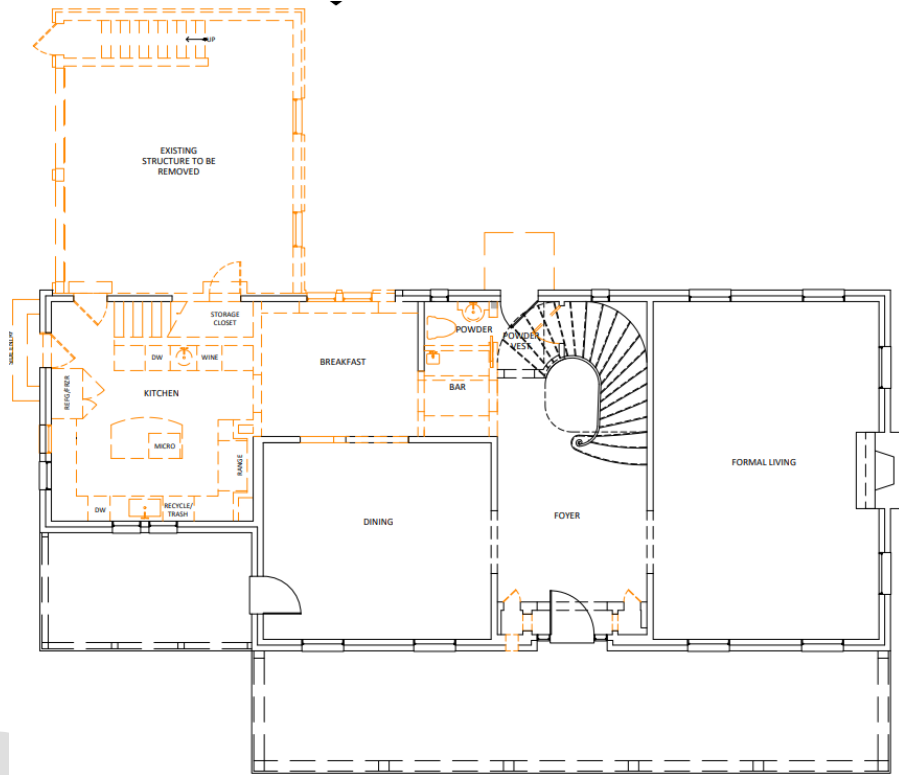
Existing Site Plan



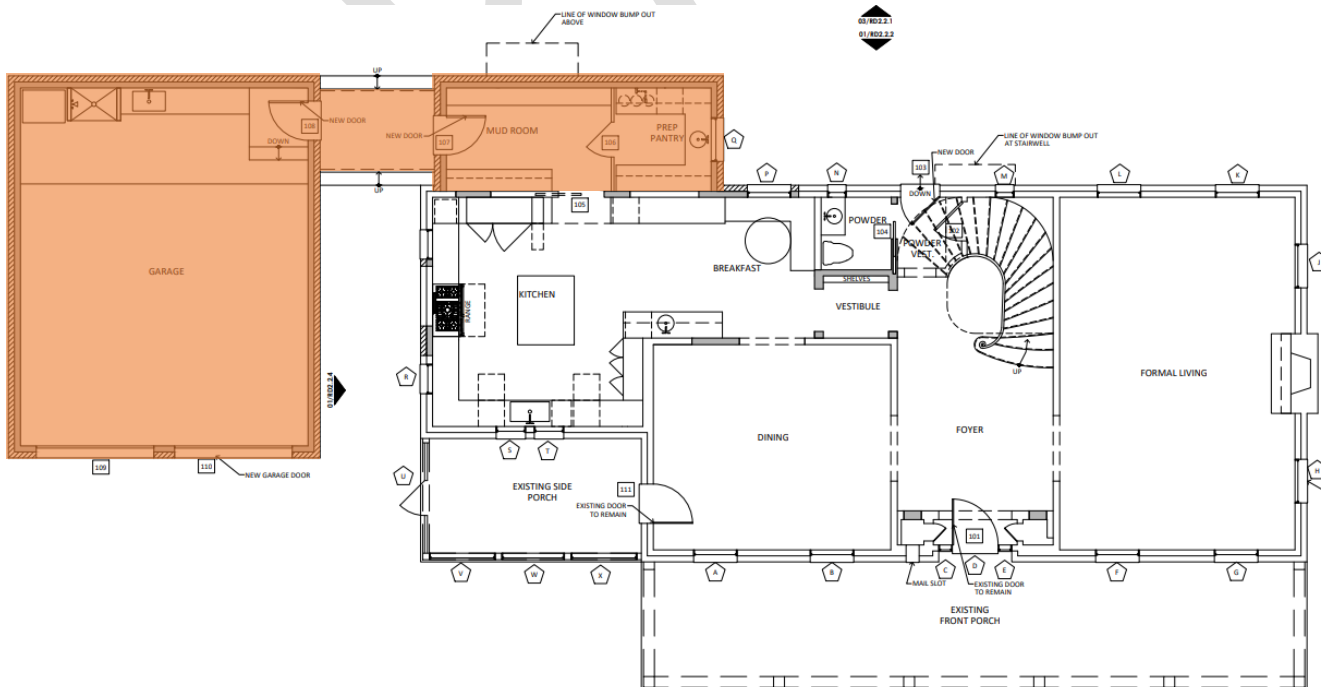
Proposed Site Plan



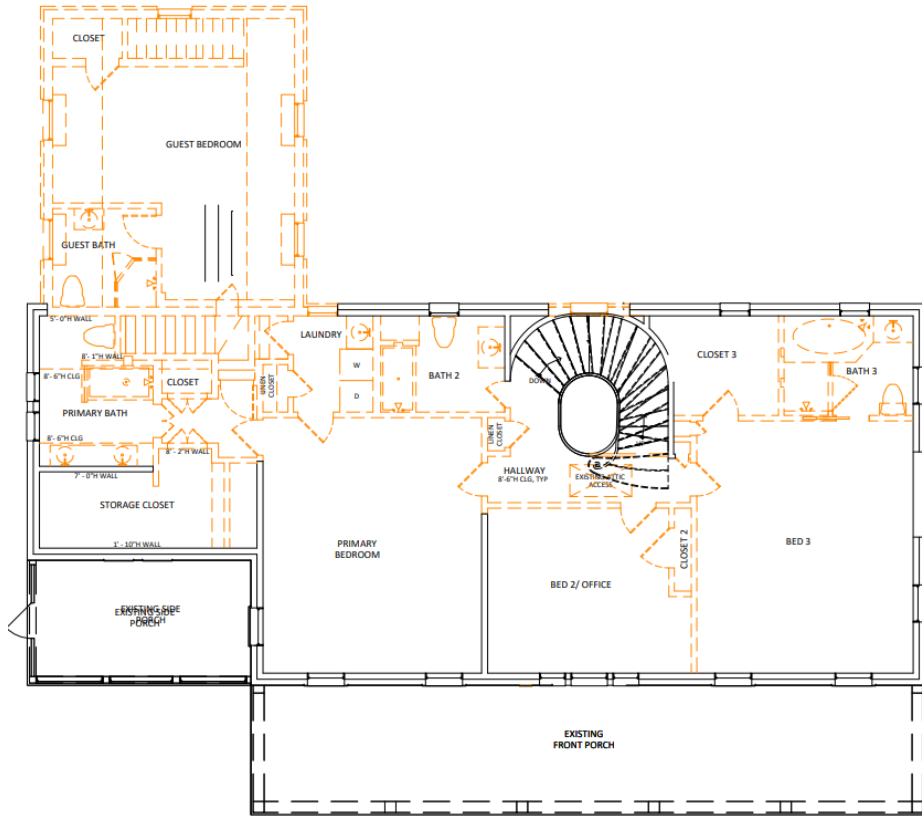
Existing First Floor Plan



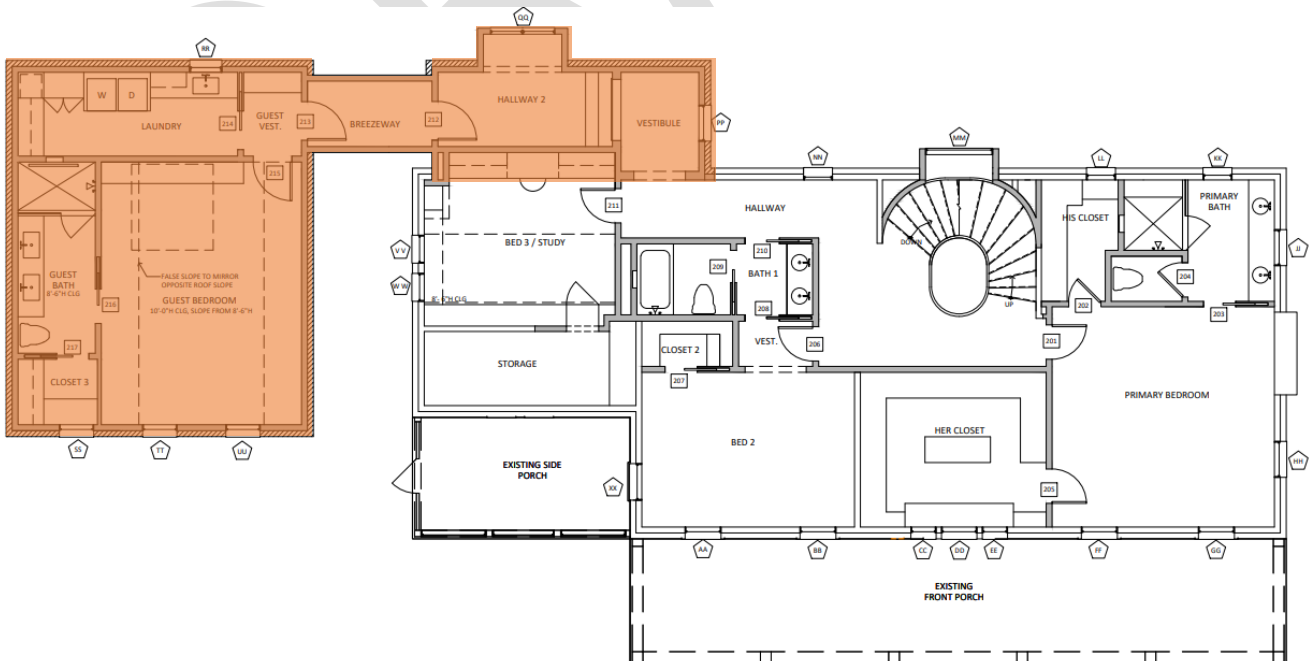
Proposed First Floor Plan



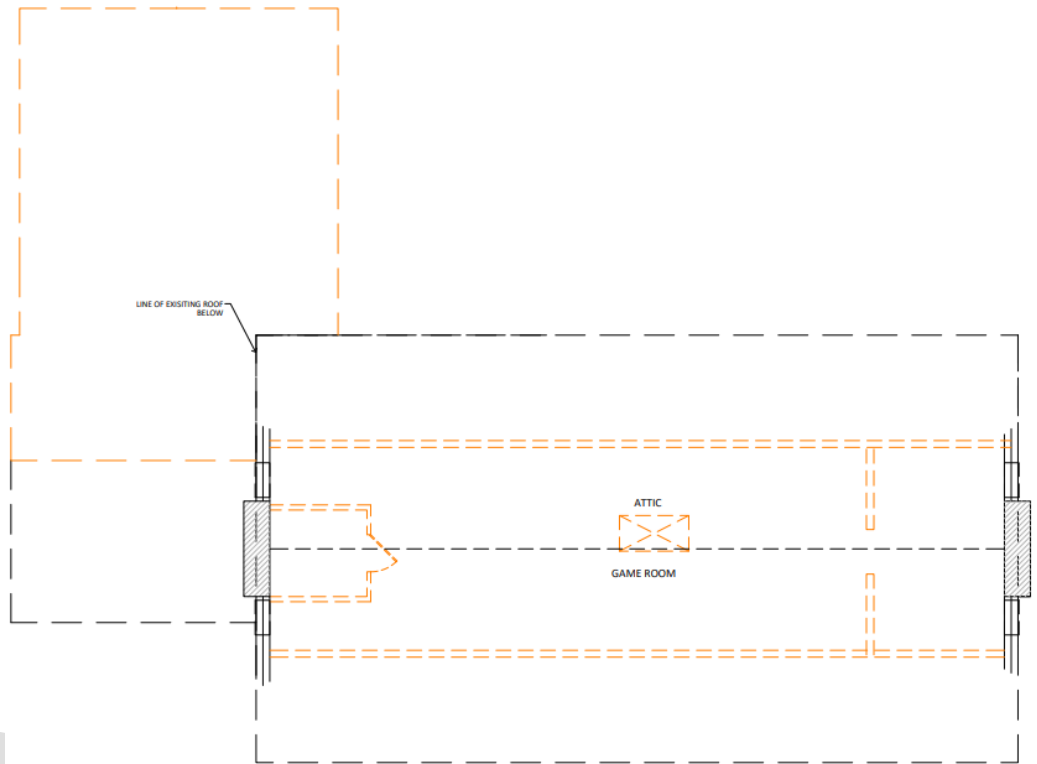
Existing Second Floor Plan



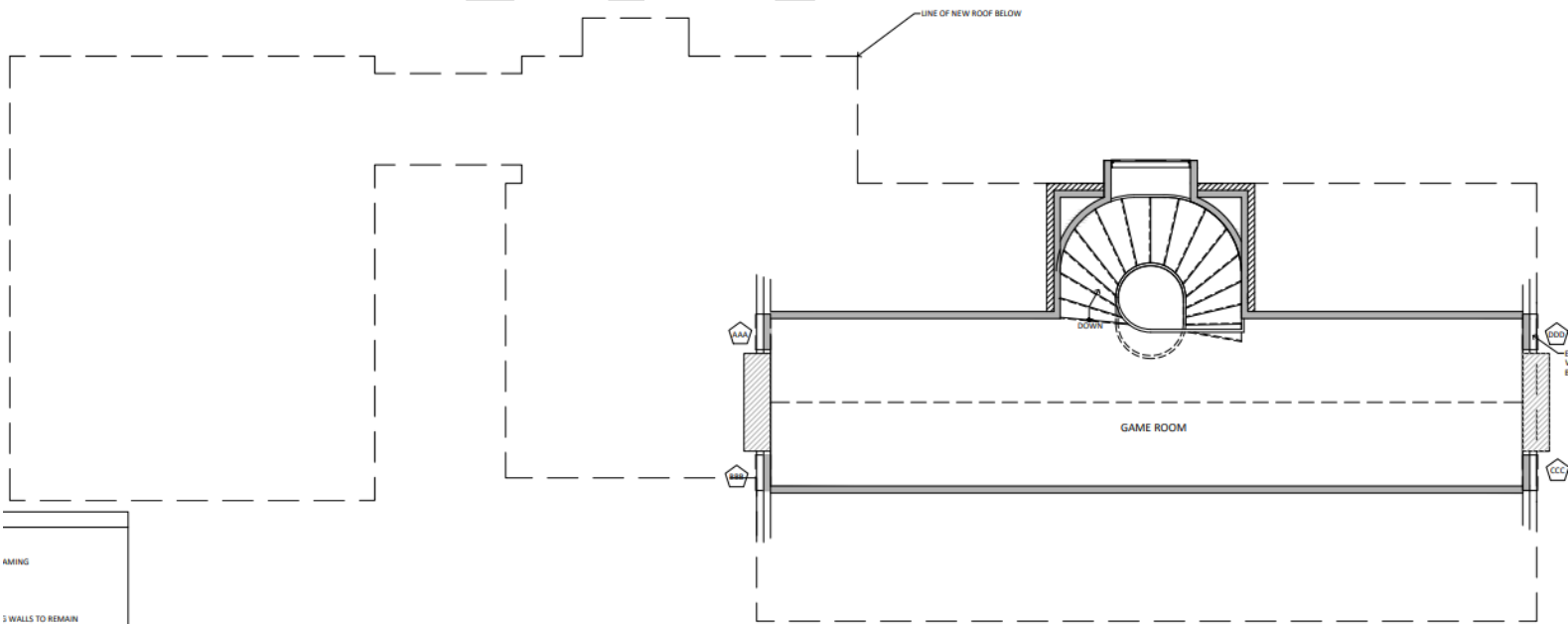
Proposed Second Floor Plan



Existing Third Floor Plan



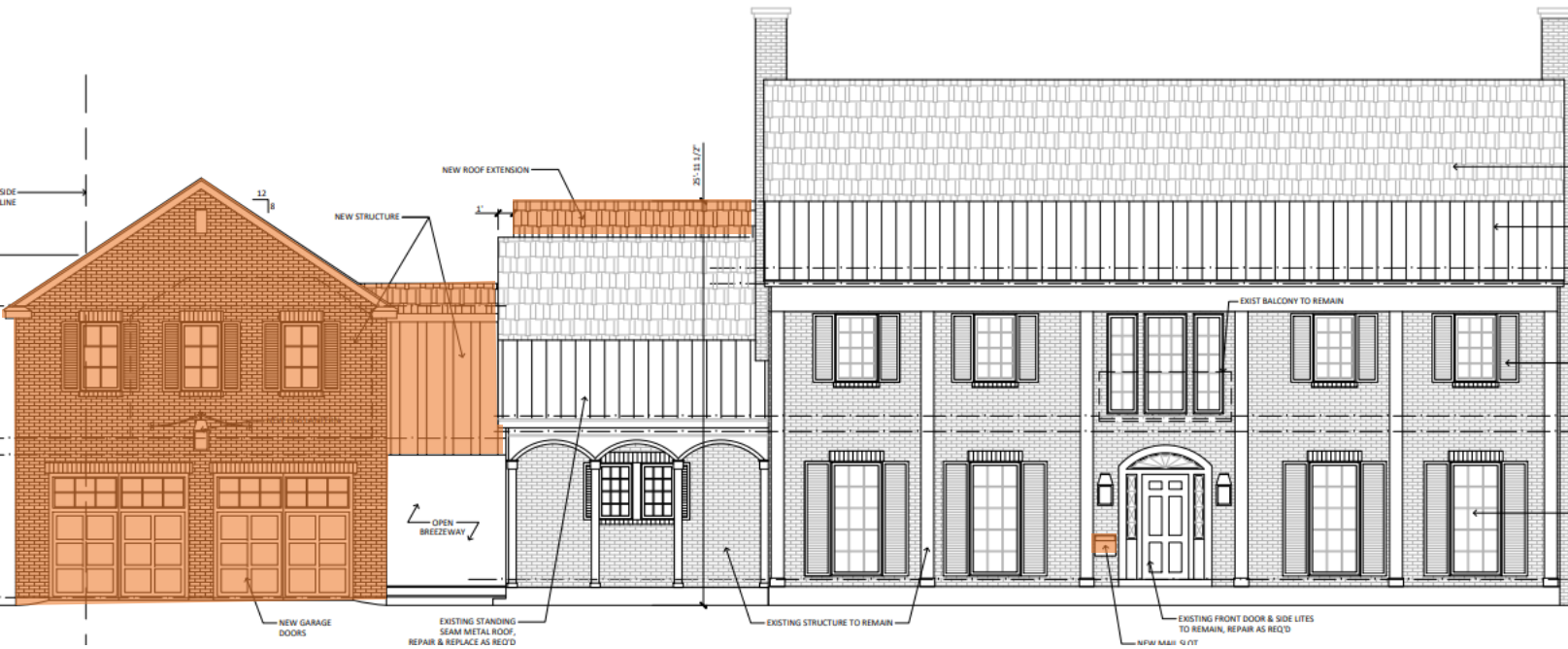
Proposed Third Floor Plan



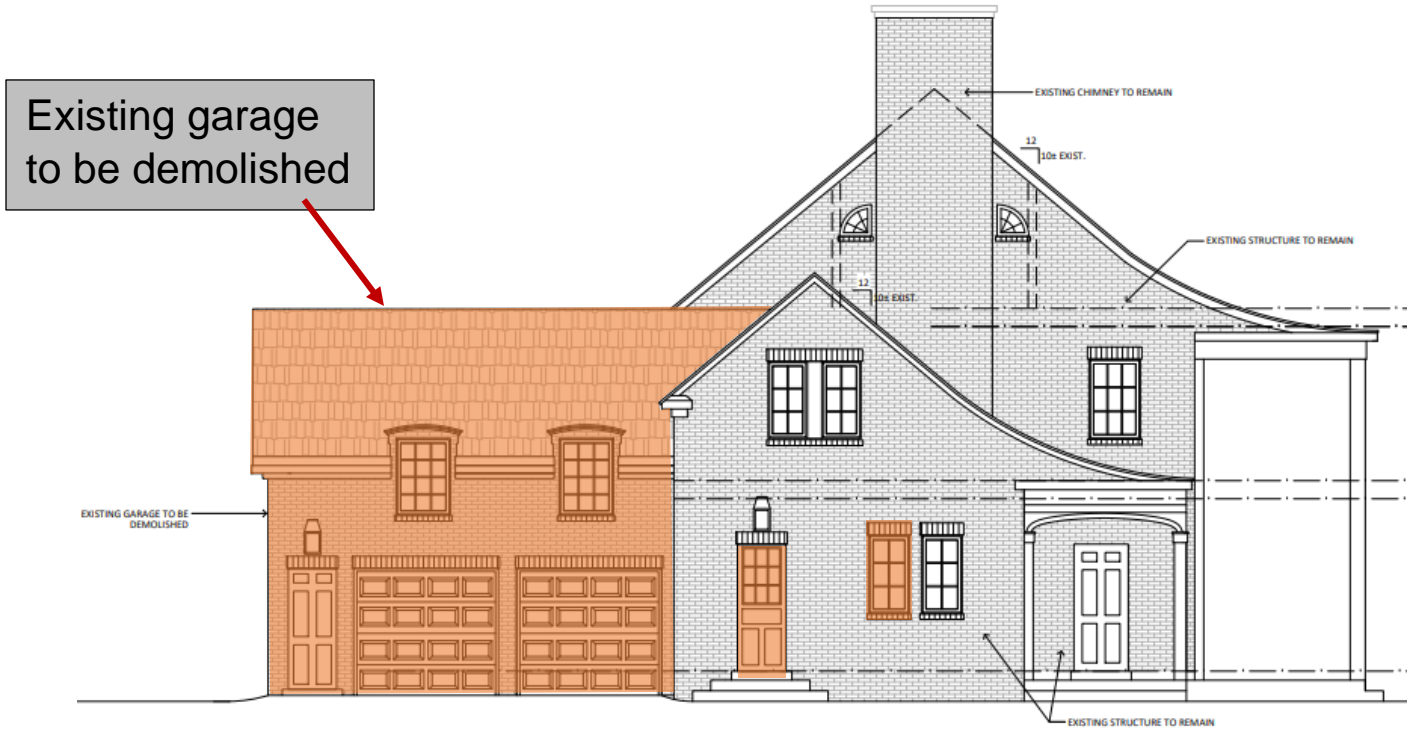
Existing Front (South) Elevation



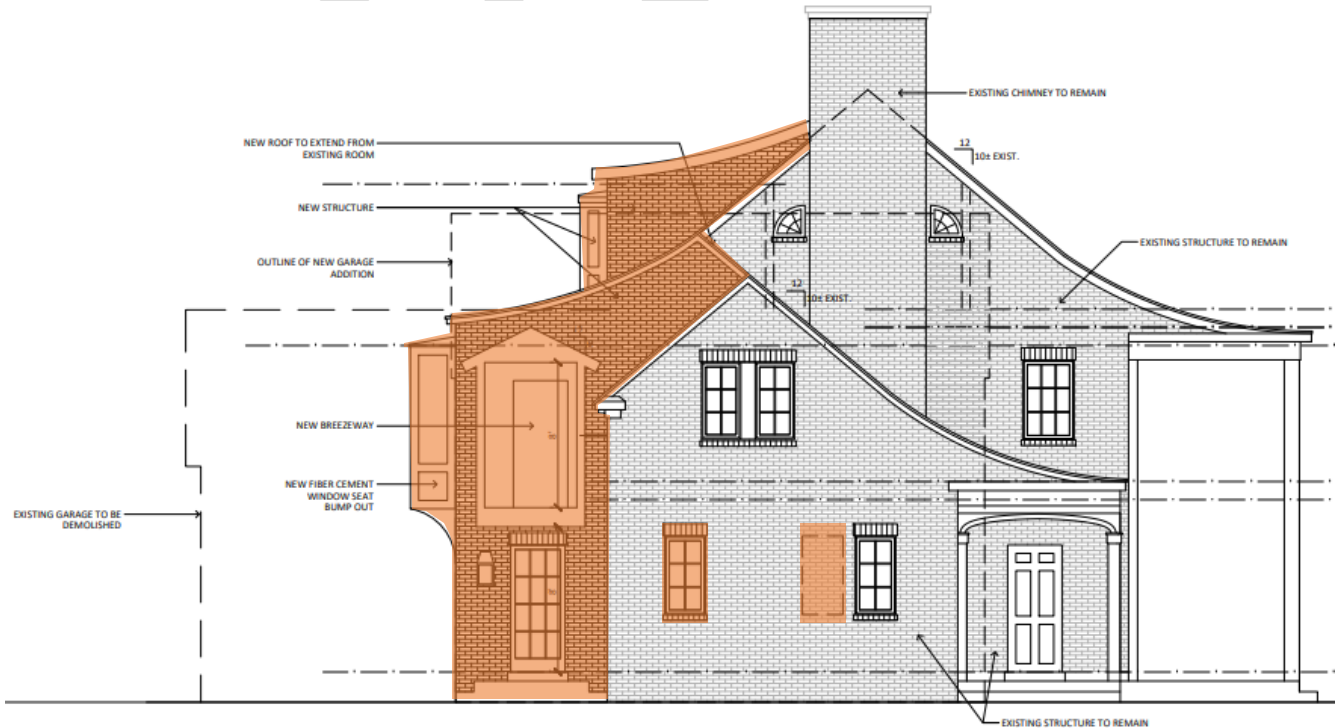
Proposed Front (South) Elevation



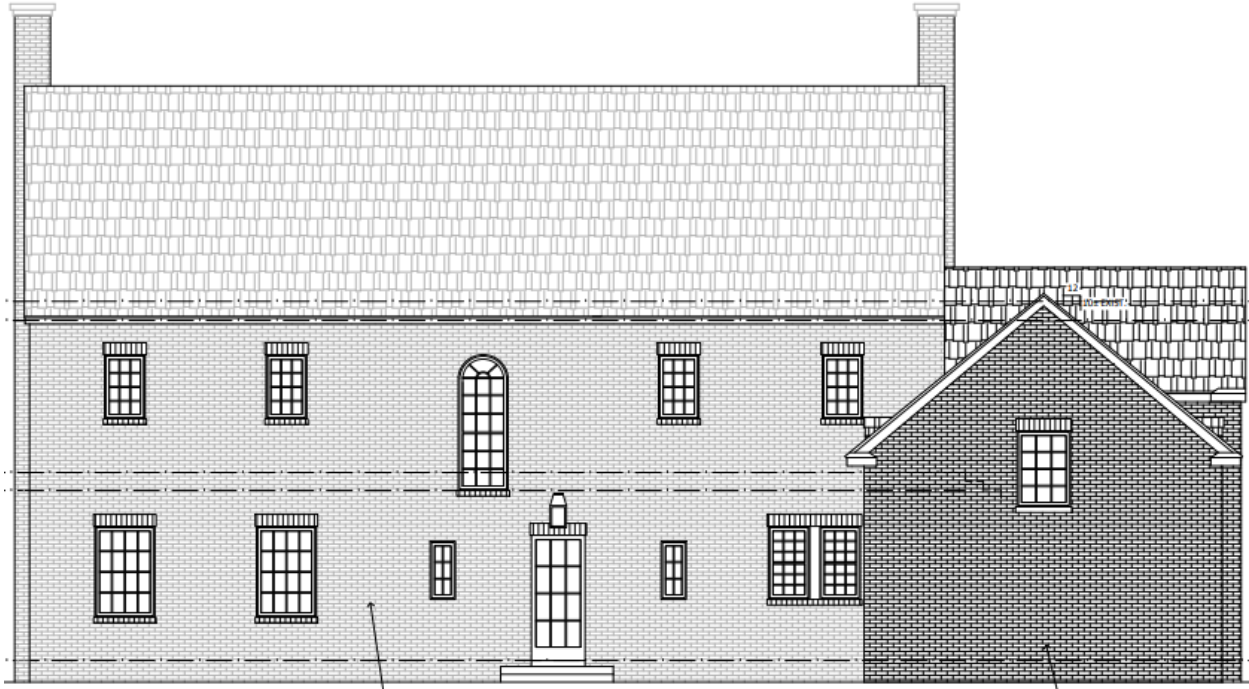
Existing Left (West) Elevation



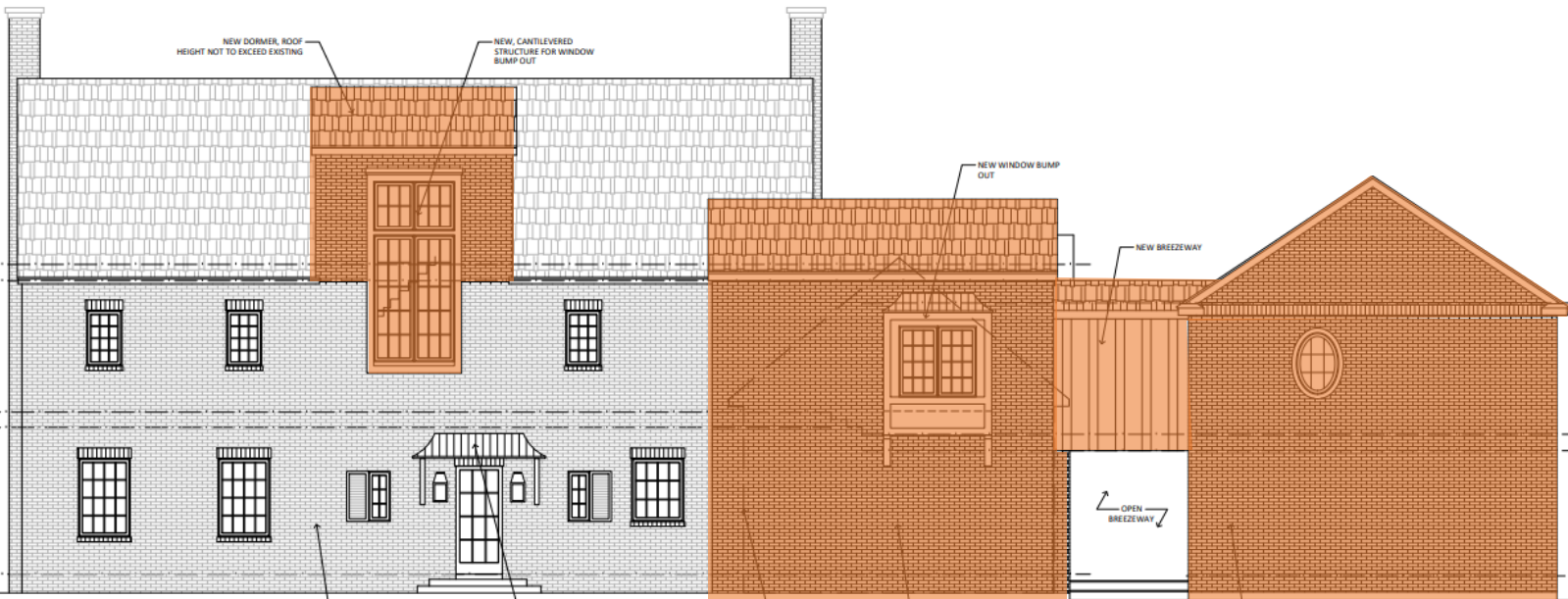
Proposed Left (West) Elevation



Existing Rear (North) Elevation



Proposed Rear (North) Elevation



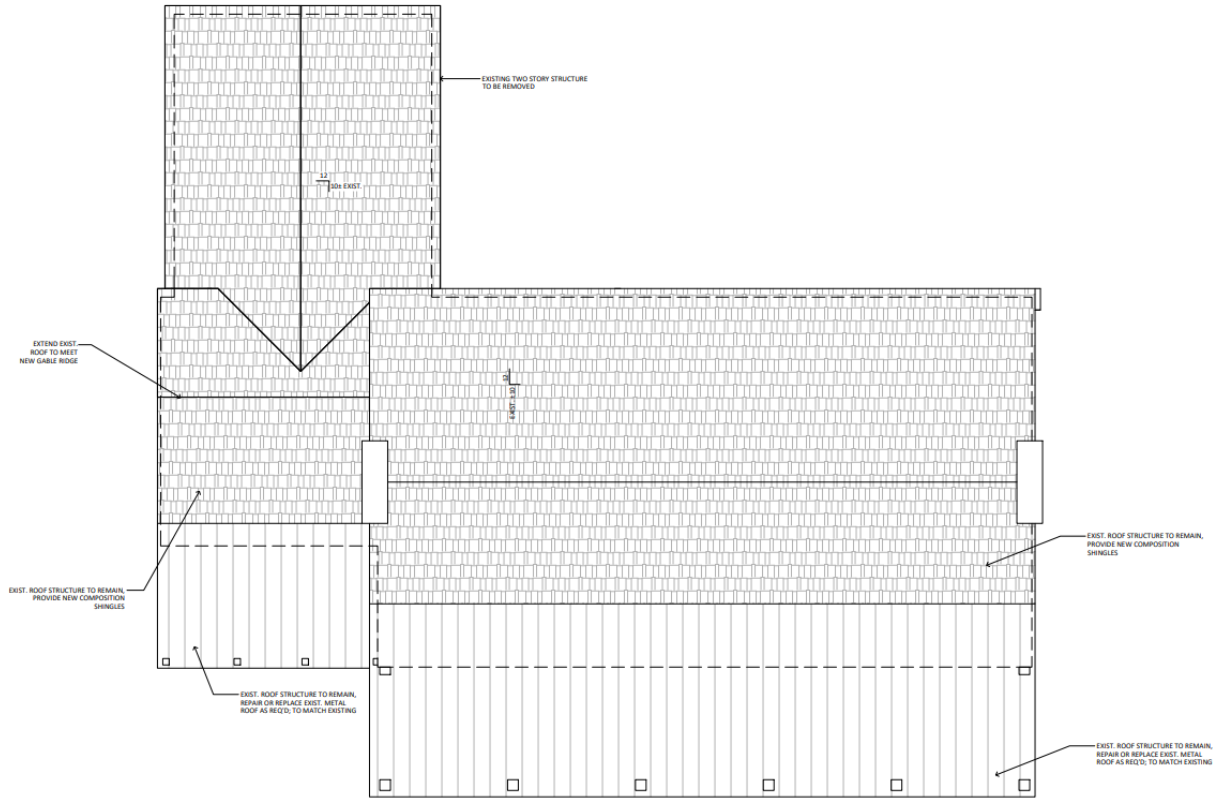
Existing Right (East) Elevation



Proposed Right (East) Elevation



Existing Roof Plan



Proposed Roof Plan

