

CERTIFICATE OF APPROPRIATENESS

Application Date: March 3, 2024

Applicant: LaDawn Bly, owner

Property: 3410 Garrott Street, Lot 22, Block 12, Westmoreland Neighborhood Subdivision. The property includes a historic 3,912 square foot, two-story brick and frame single-family residence and two-story detached garage situated on a 7,250 square foot (58' x 125') interior lot.

Significance: Contributing Dutch Colonial Revival style residence and Contributing 2-story garage apartment constructed circa 1925, located in the Westmoreland Historic District.

Proposal: Alteration: Two-Story Rear Detached Garage

- Elevate garage 24" to mitigate pooling of water and damage
- Pour new foundation
- Add garage door to existing alley
- Replace existing garage doors facing Garrott St

Public Comment: No public comment received.

Civic Association: No comment received.

<p>Recommendation: -</p> <p>HAHC Action: -</p>
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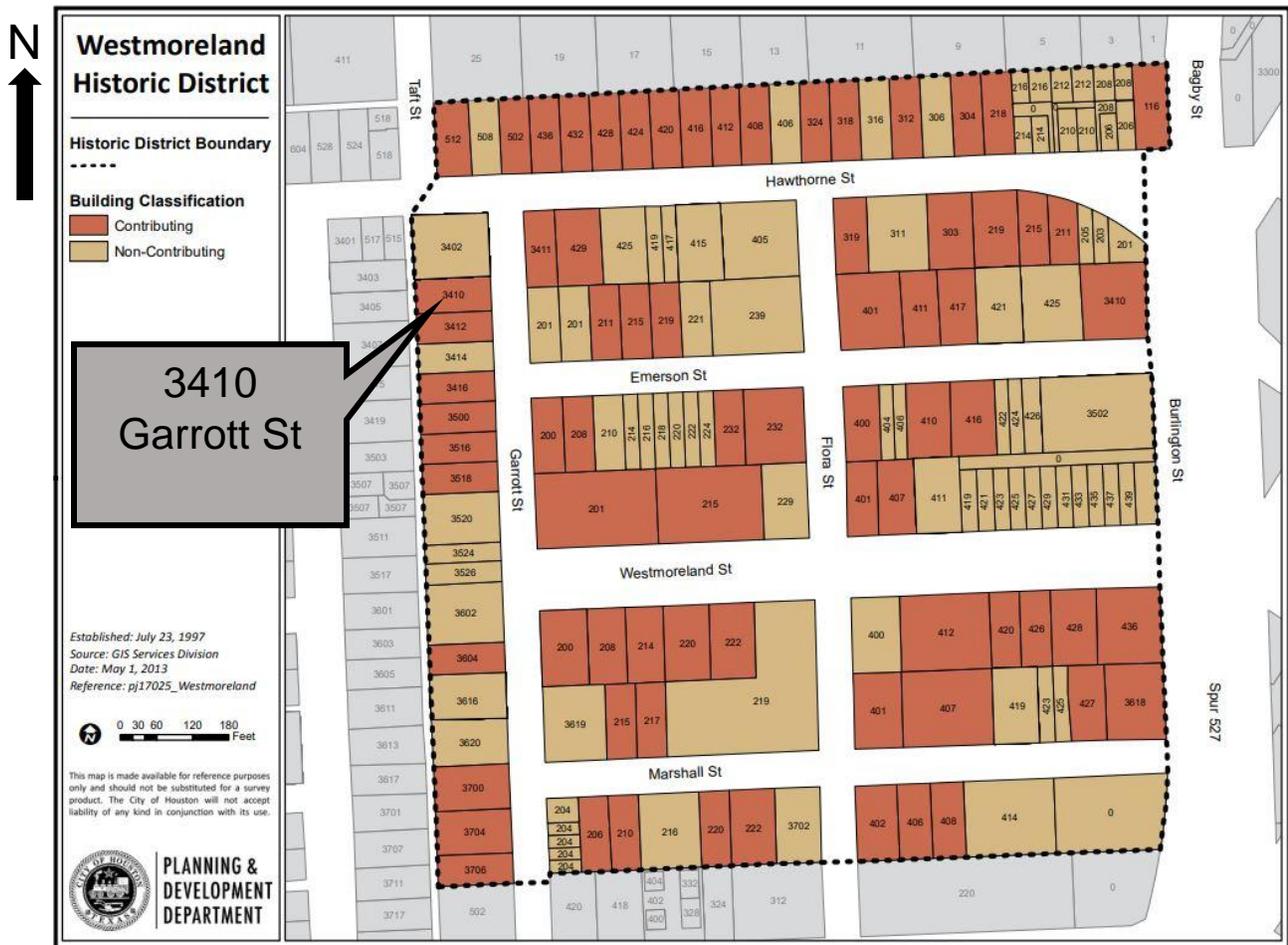
APPROVAL CRITERIA

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 | |
|-------------------------------------|--------------------------|--------------------------|---|
| | | | 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. |

District Map



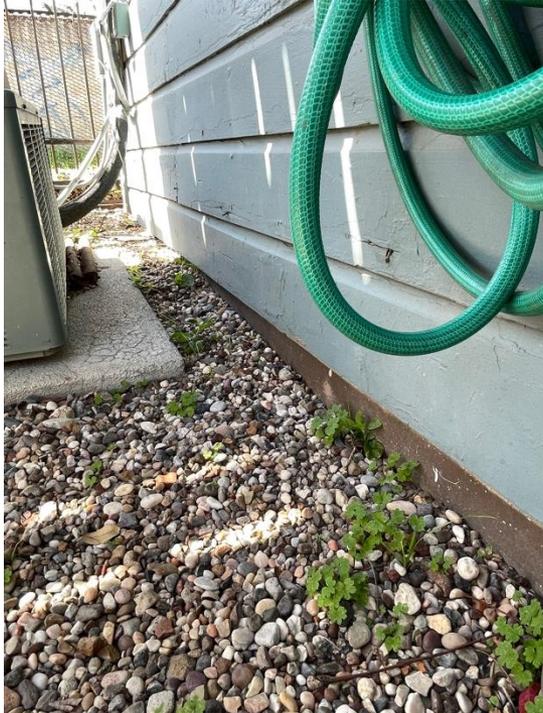
Inventory Photo



Description of Work

- Over time, the grade of the alley has been raised. The west side of the garage abuts the alley and the foundation is now about 5 inches below the grade of the alley.
- Due to wood rot, we replaced a section of the west wall recently to prevent rainwater and intruders from entering the 1st floor of the garage. The repair was a short-term measure and doesn't solve the issue.
- To resolve the issue, we need to raise the garage above the grade of the alley and pour a new foundation.
- Rather than raising the garage by just 5", we propose raising it by 20 to 24" to allow for better use of modern vehicles and adding a rear garage door exist into the alley way so we can drive through the garage.
- We propose:
 - raising the garage off its current foundation,
 - pouring a new foundation,
 - creating a new lower wall consisting of 2 stacked blocks,
 - then lowering the garage onto its new foundation. (This approach has been approved by the Houston Office of Preservation and is being used at the property located at 435 Hawthorne)
- We would keep as much of the existing siding as possible and replace with wood siding where we need to replace.

Alley Grade Issue: South Elevation



NOTE: Foundation is brown.

Can see the slope change where the foundation goes from below grade to 8"



8" from ground to first siding plank



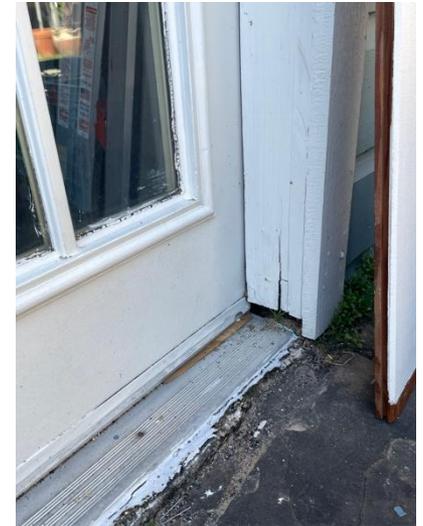
Alley grade is HIGHER than foundation and first 2 planks of siding.

Past Repairs



Over the years, we've patched and repaired MANY areas where the siding meets the ground.

Recently we had to replace a larger section of siding to keep water, vermin and vagrants from entering the 1st floor of the garage and gaining access to the property.





SFT 5/8" I.R.

FND 5/8" I.R.

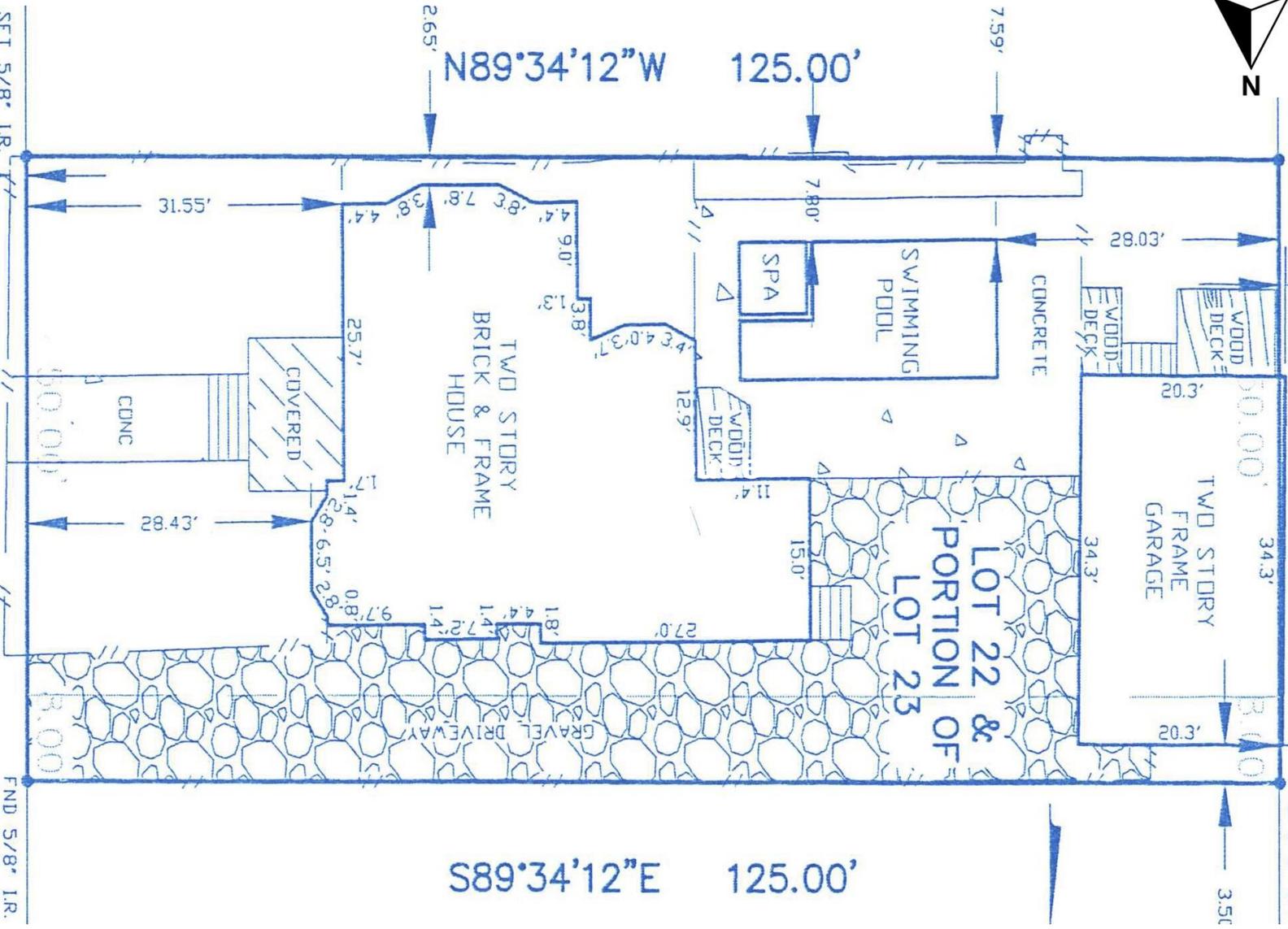
N89°34'12"W 125.00'

S89°34'12"E 125.00'

SET 5/8" I.R.

SOUTH 58.00'

FND 5/8" I.R.



TWO STORY BRICK & FRAME HOUSE

SWIMMING POOL SPA

TWO STORY FRAME GARAGE

LOT 22 & PORTION OF LOT 23

GRAVEL DRIVEWAY

CONC

COVERED

CONCRETE

WOOD DECK

WOOD DECK

WOOD DECK

WOOD DECK

WOOD DECK

Street Visibility: Garrott Street



From South side of property line



From North side of property line

East Elevation



From backyard of house at 3410 Garrett St.



Current door opening is 74" high. Elevating the structure will allow for a taller opening to better accommodate people and vehicles.

Straighten garage when elevating and eliminate slope.

We can replace the door with a similar door or source a more period appropriate door such as this one.
<https://www.etsy.com/listing/726726371/traditional-wooden-garage-door?gpla=1&gao=1&variation0=1151251020>



West Elevation: Current



From alley looking South



From alley looking North

South Elevation

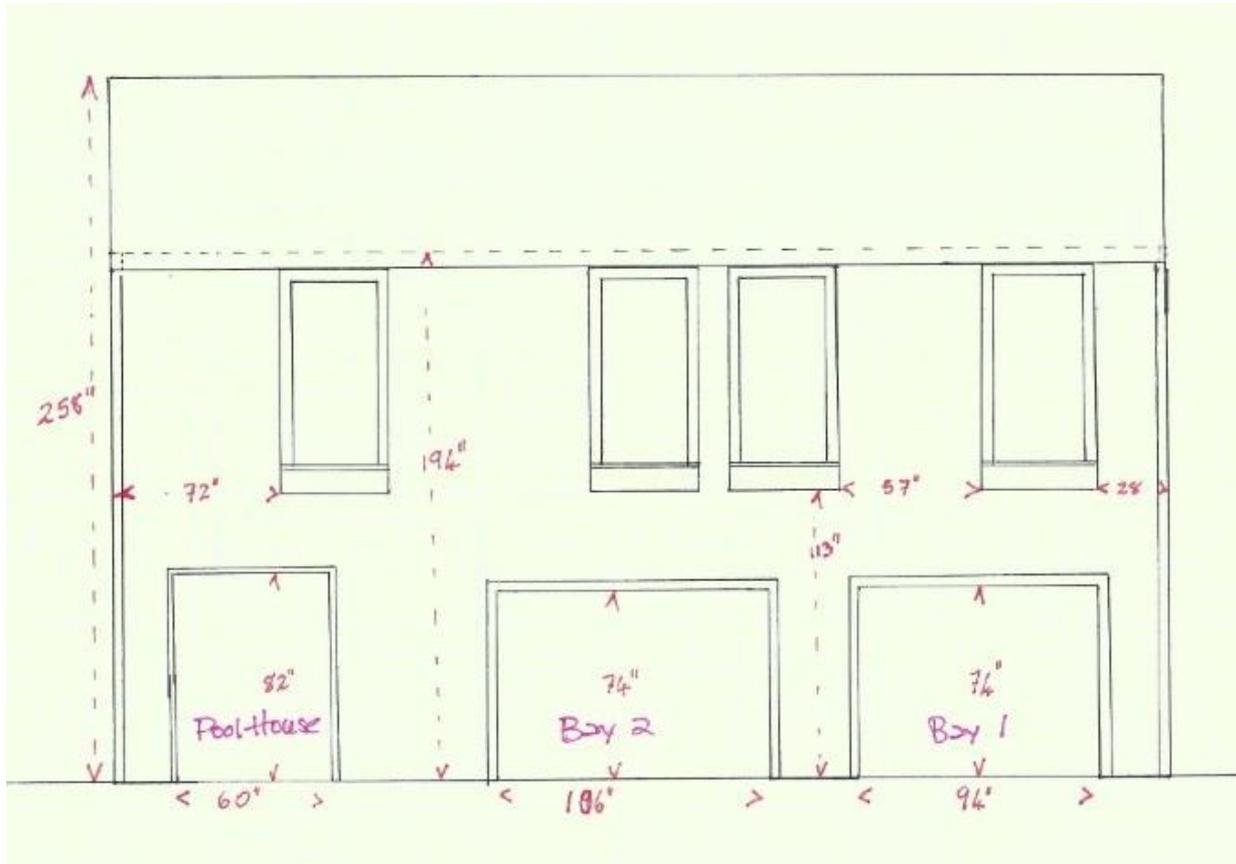


From alley looking North

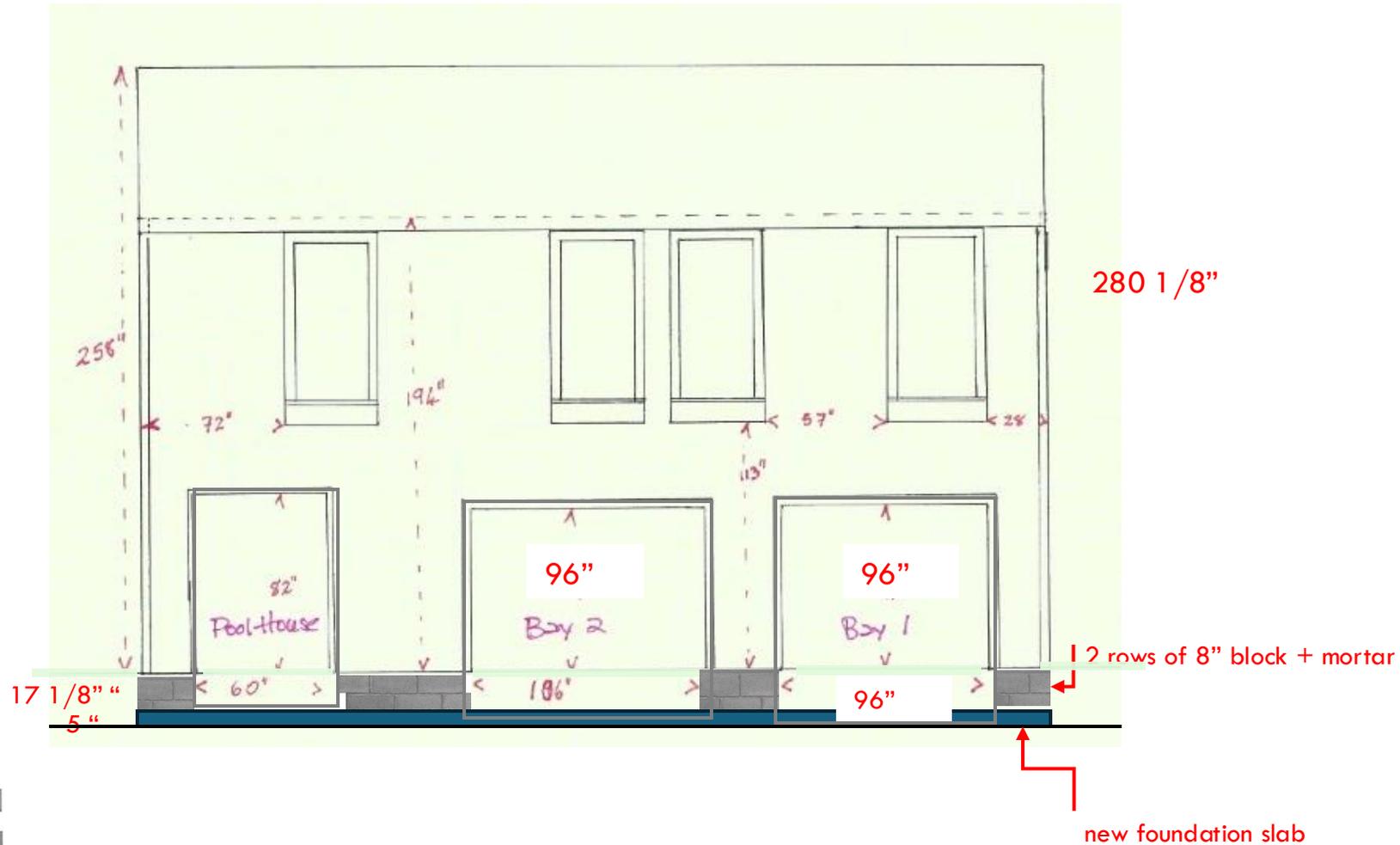
Note:

No changes to north or south elevation other than adding raising the actual garage by adding 2 rows of block and 5 " of foundation slab

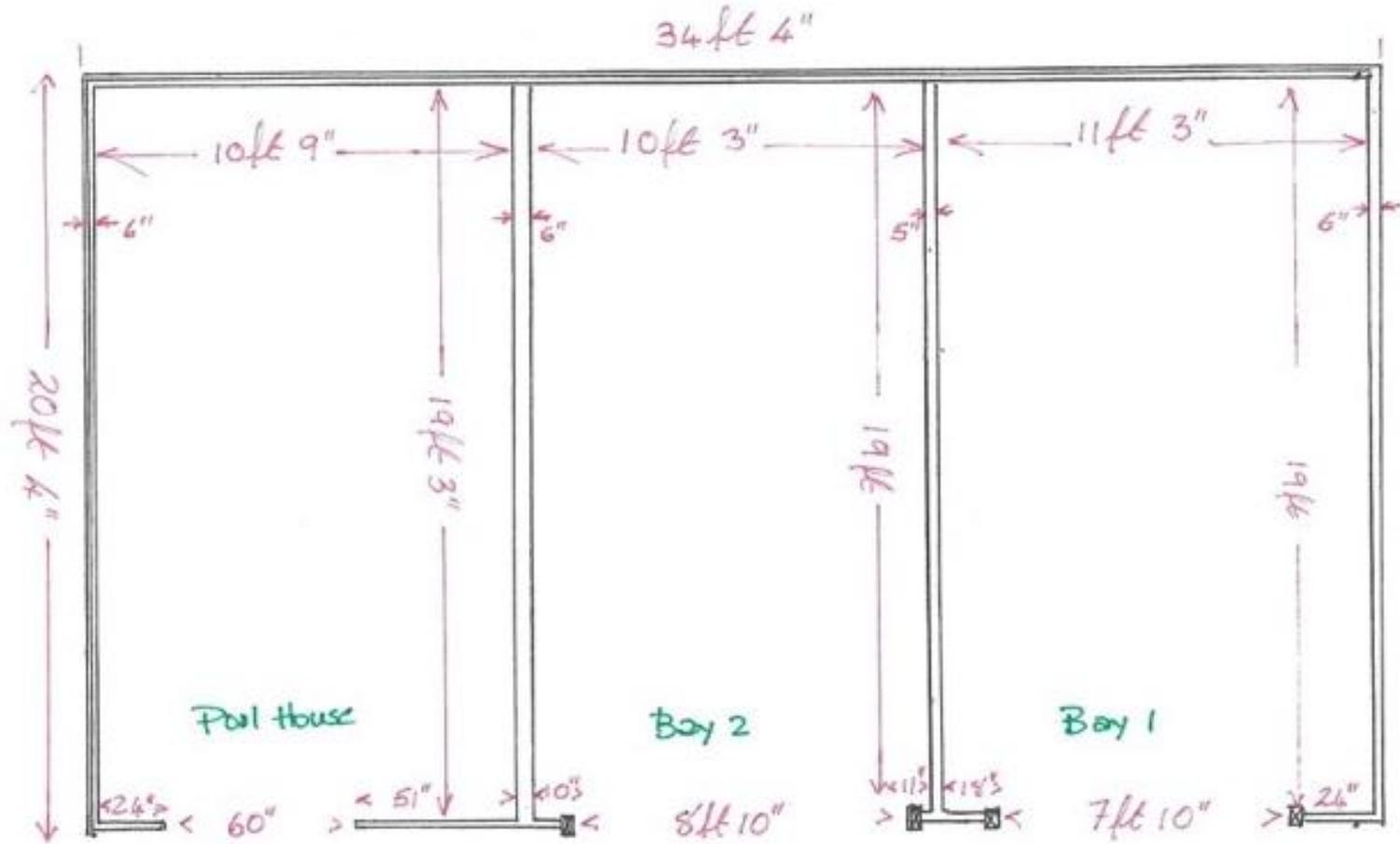
East Elevation: Current



East Elevation: Proposed



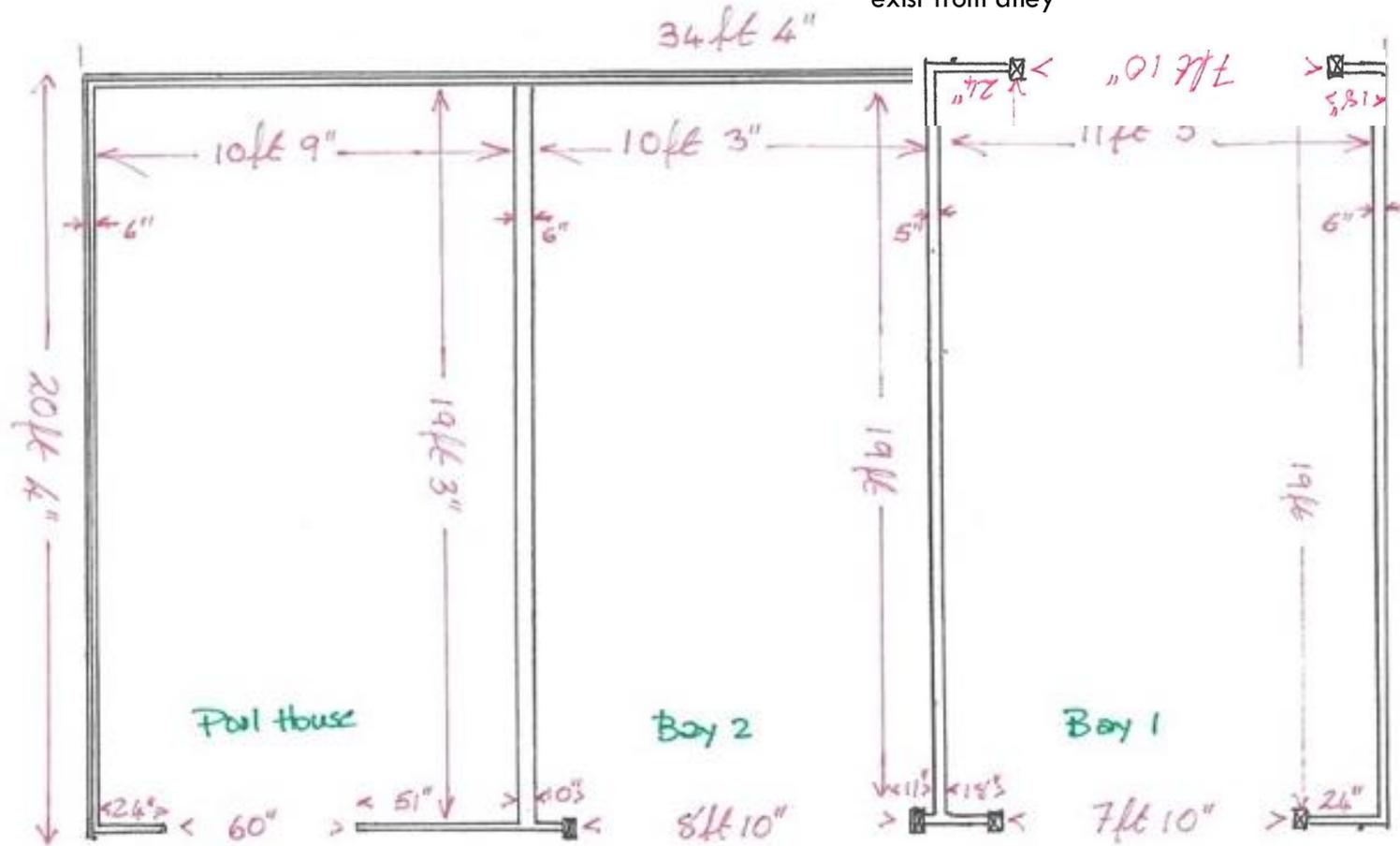
Existing Footprint



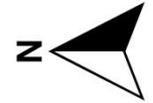
Proposed Footprint



Adding garage door to rear to allow entry or exist from alley

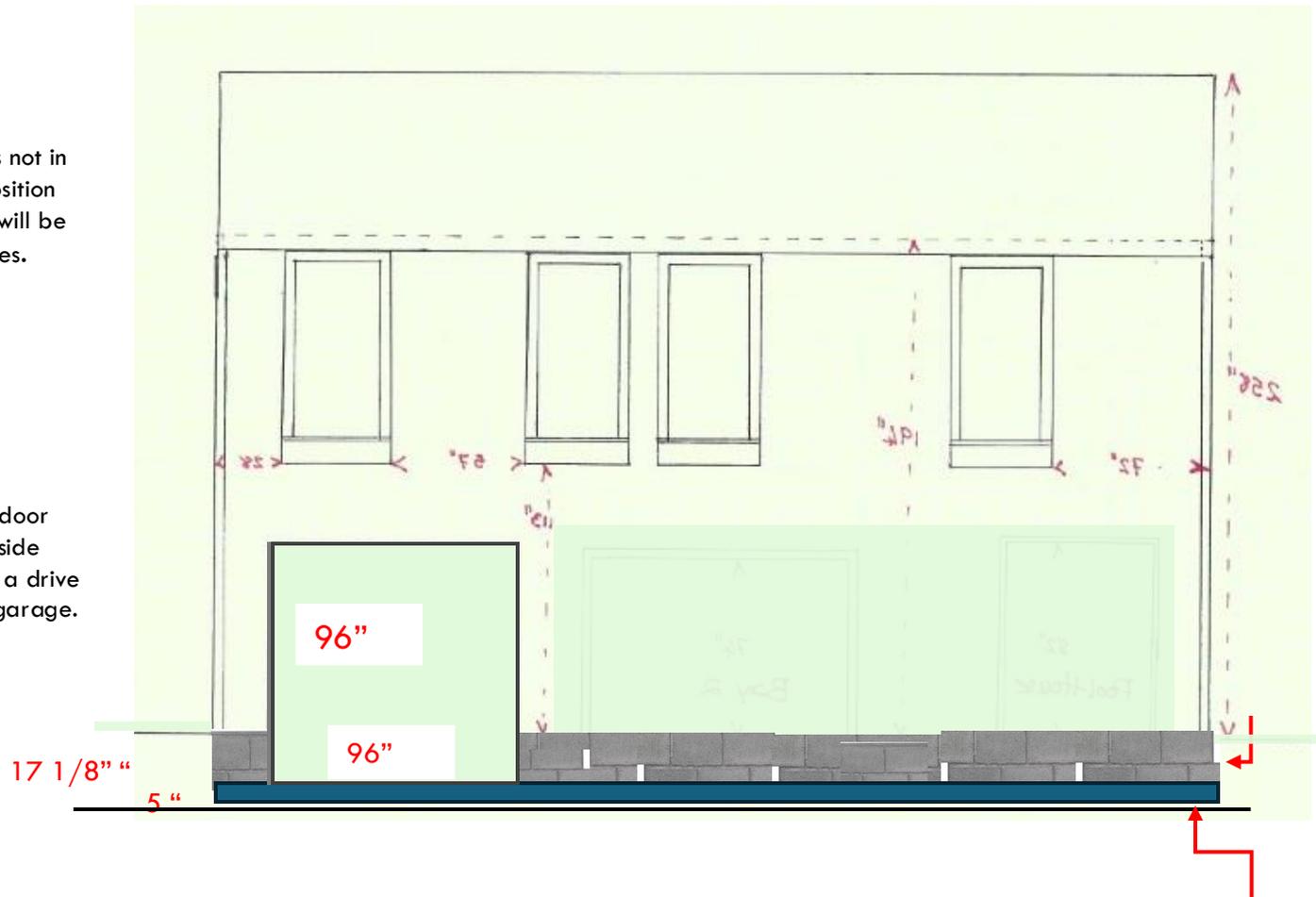


West Elevation: Current



Note:
Windows not in actual position as there will be no changes.

Add:
Garage door on alley side enabling a drive through garage.



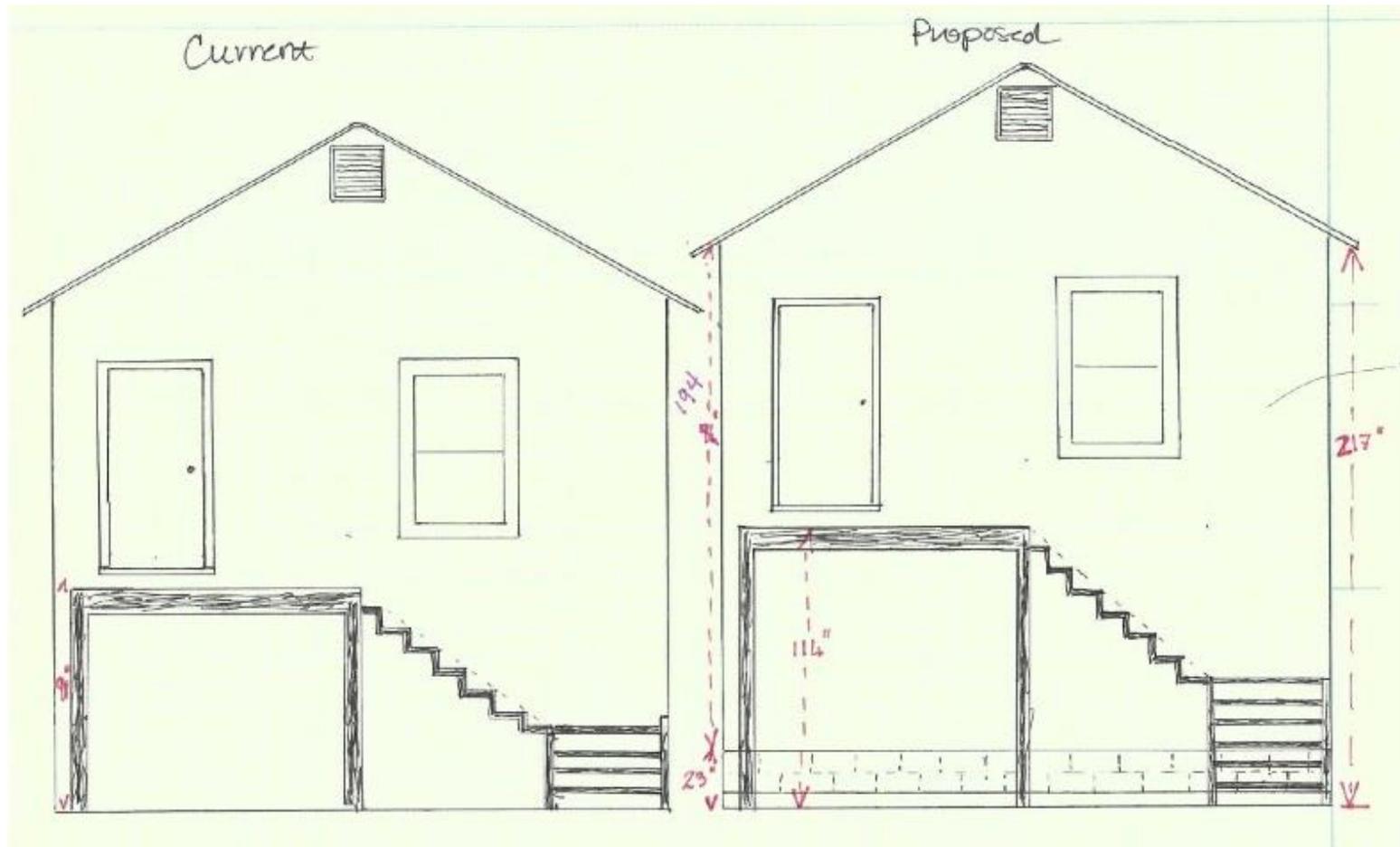
North Elevation: Current and Proposed



Note:

Not changes other than elevating the structure.

South Elevation: Current and Proposed



Note: Handrail not shown

Add more steps to bottom landing to match the rise in elevation. .