

CERTIFICATE OF APPROPRIATENESS

Application Date: May 5, 2025

Applicant: Martha Fisher, owners, Maria Yacintha Fanardy, agent

Property: 530 Byrne Street Lot 1, Block 1, Woodland Heights Subdivision. The property includes a historic 5,667 square foot, two-story wood frame single family residence situated on a 14,000 square foot corner lot.

Significance: Contributing **Bungalow residence**, constructed circa 1912, located in the Woodland Heights Historic District. Also known as the Rolle Painter House, a City of Houston Landmark.

Proposal: Alteration – Interior remodel, the applicant proposes to:

- Demolish most of the interior walls.
- Demolish the non-original screened porch.
- Remodel non-original porch area at the rear.
- Remove window at the east wall.
- Remove windows at the west wall to increase the size of the shower.
- Remove two previously relocated historic window in non-original addition to the west wall of the original home.
- Remove previously relocated historic window in non-original addition to the east wall location.
- Remove non-original gable and windows at east elevation.
- Remodel non-original wrap around porch.
- Remove non-original windows and replace with appropriate wood clad double-hung windows.
- All original windows to be repaired.
- Non-original second-floor balcony to be removed and window to be relocated to replace non-original door.
- Front door and porch door to be removed and replaced.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions:

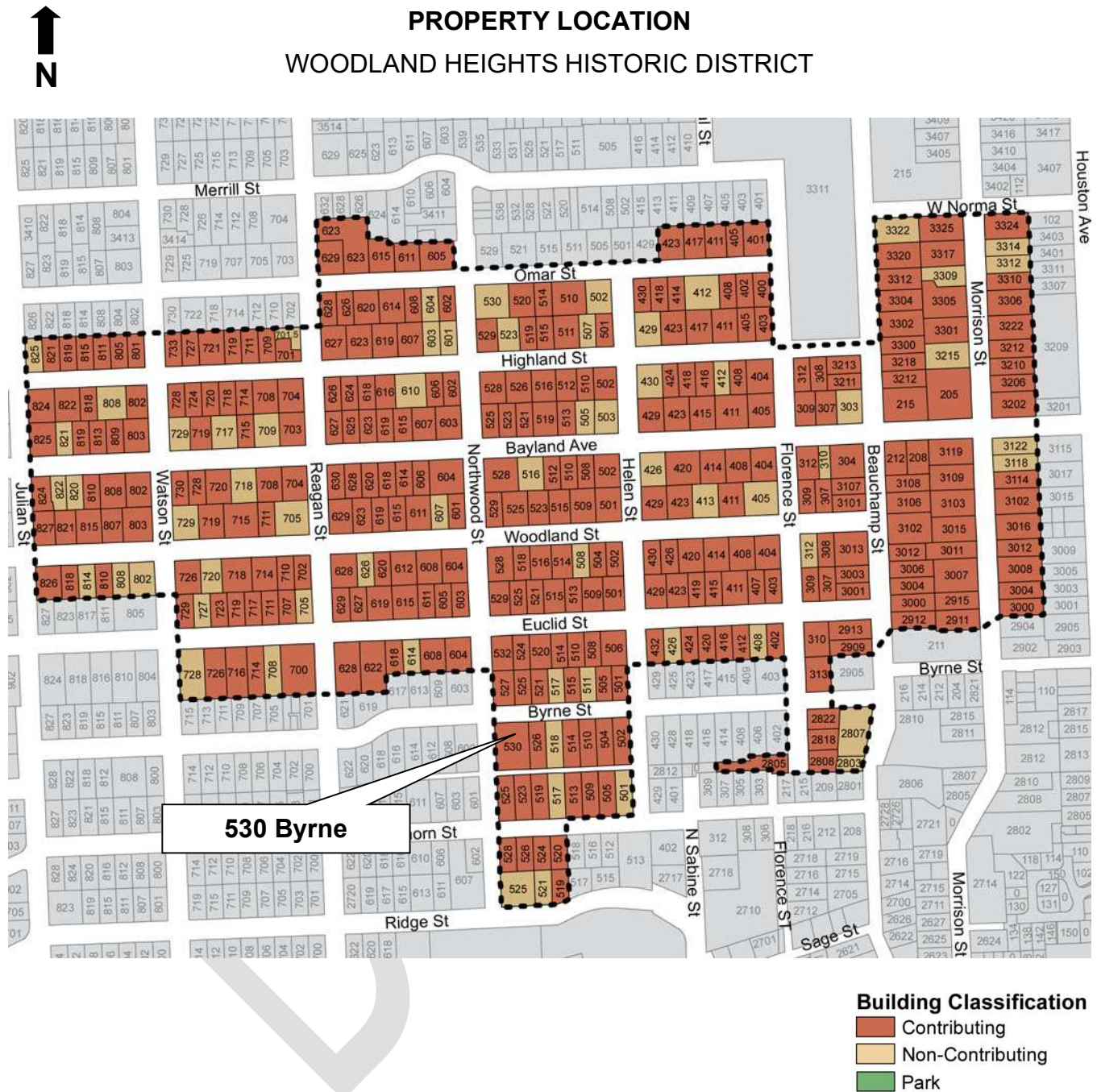
HAHC Action: -

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

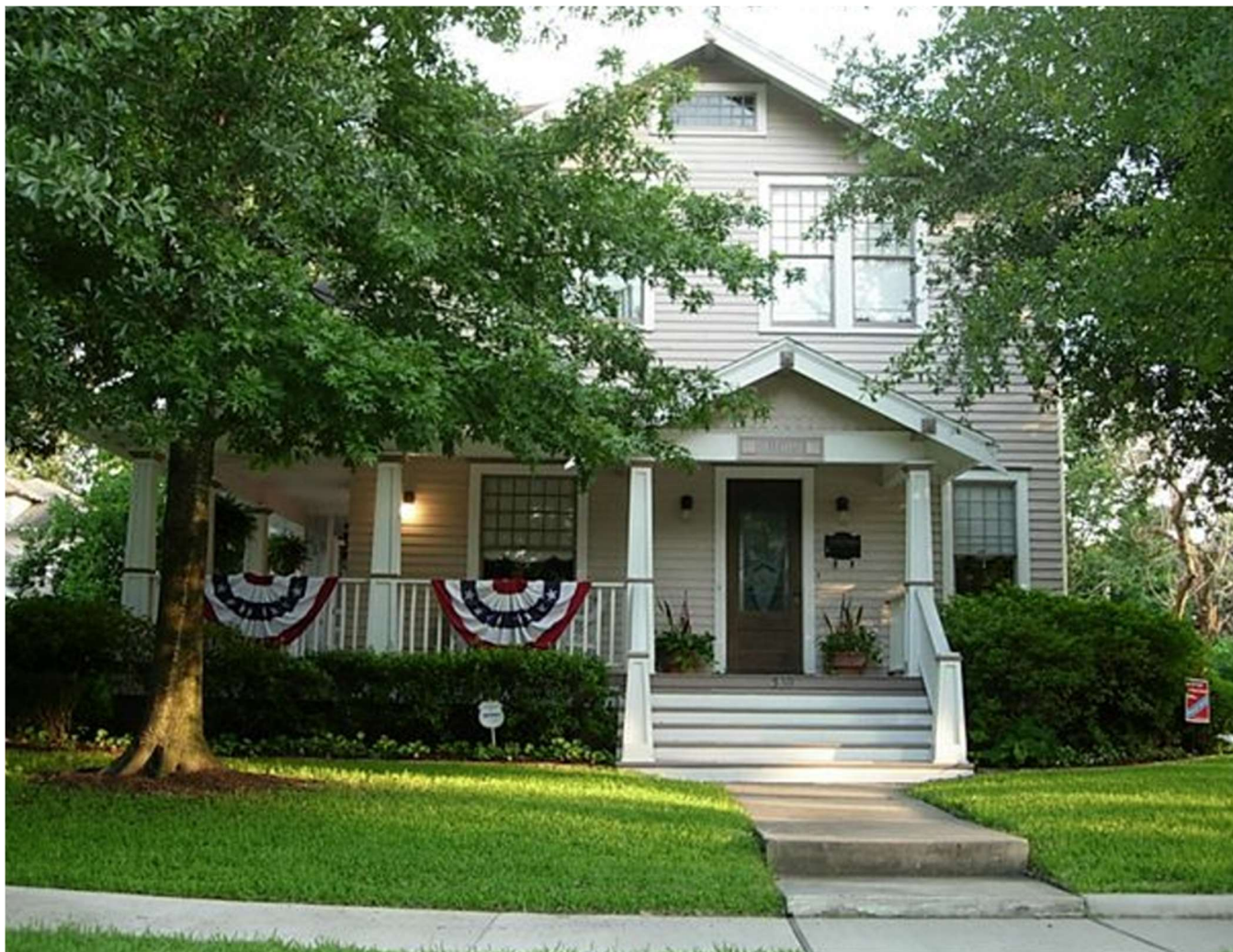
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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 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; |
| <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. |



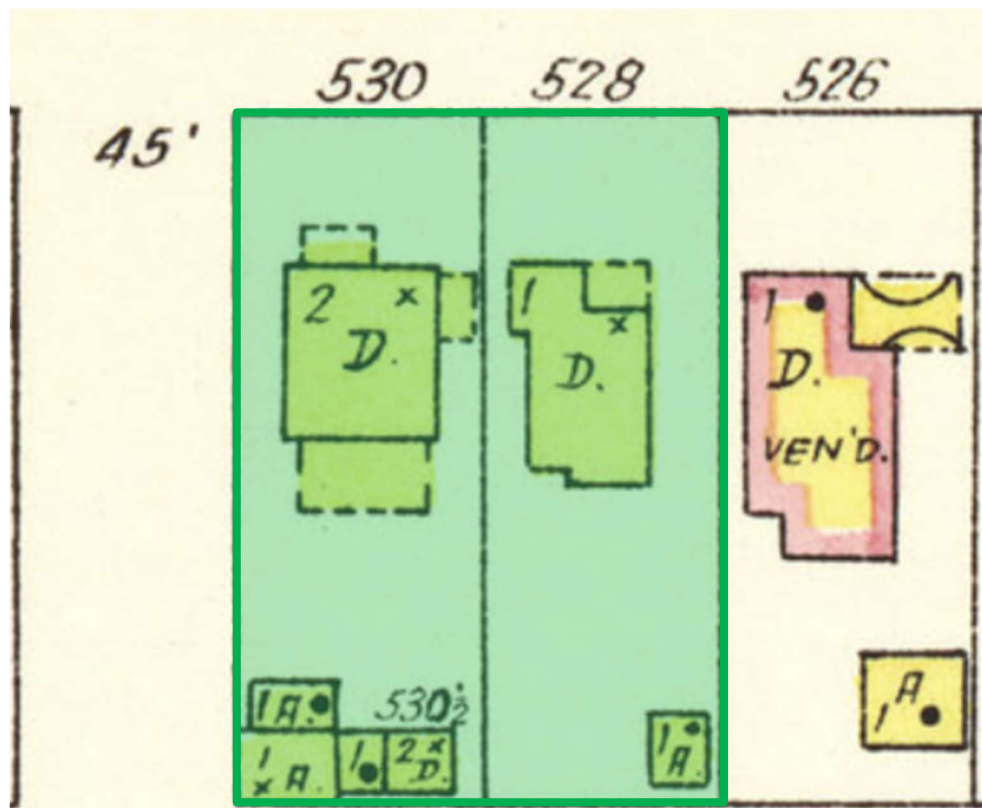
INVENTORY PHOTO



CURRENT PHOTO (s)



SANBORN MAPS



CURRENT PHOTO (s)

(West Elevation)



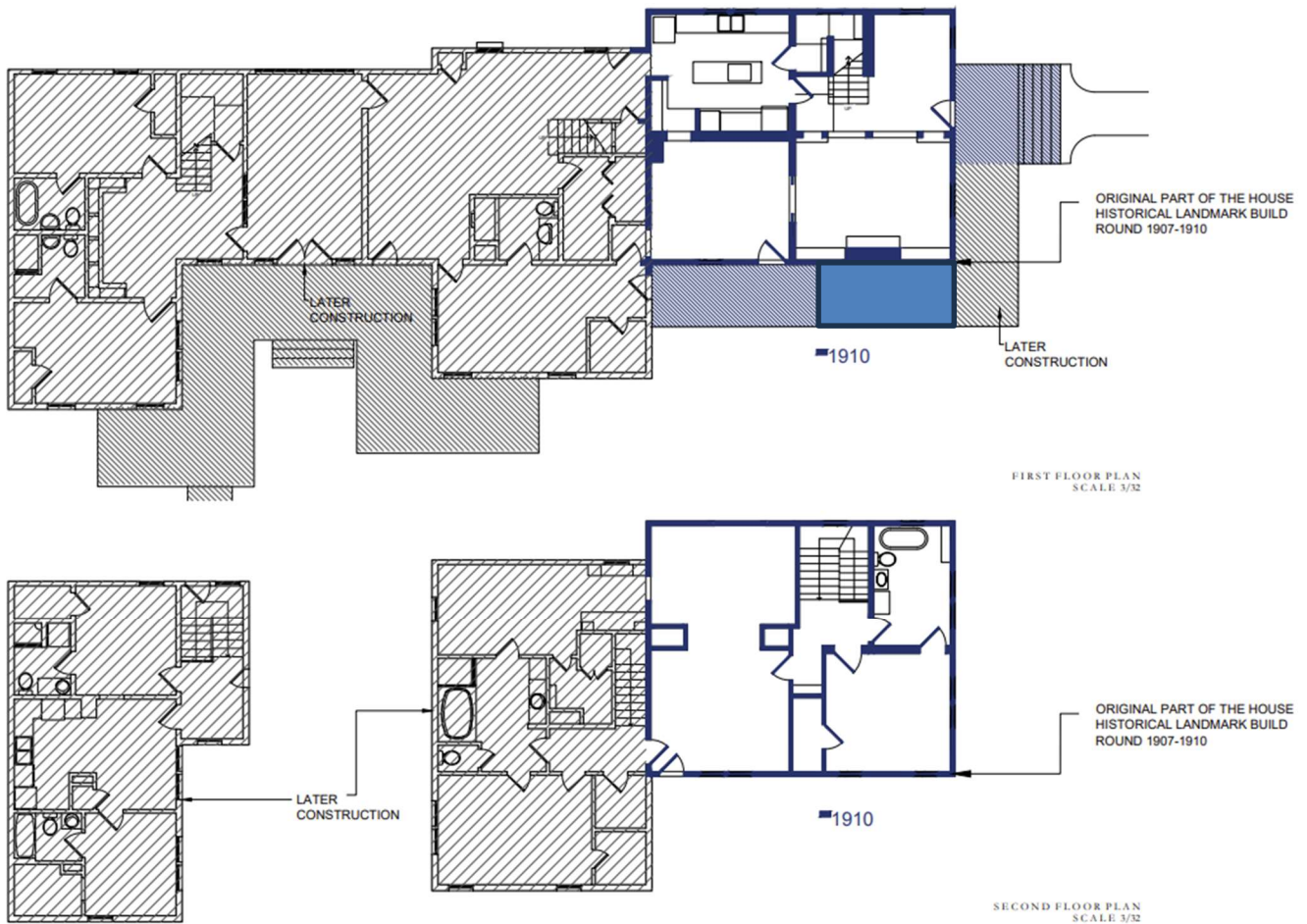
Gable and windows to be removed

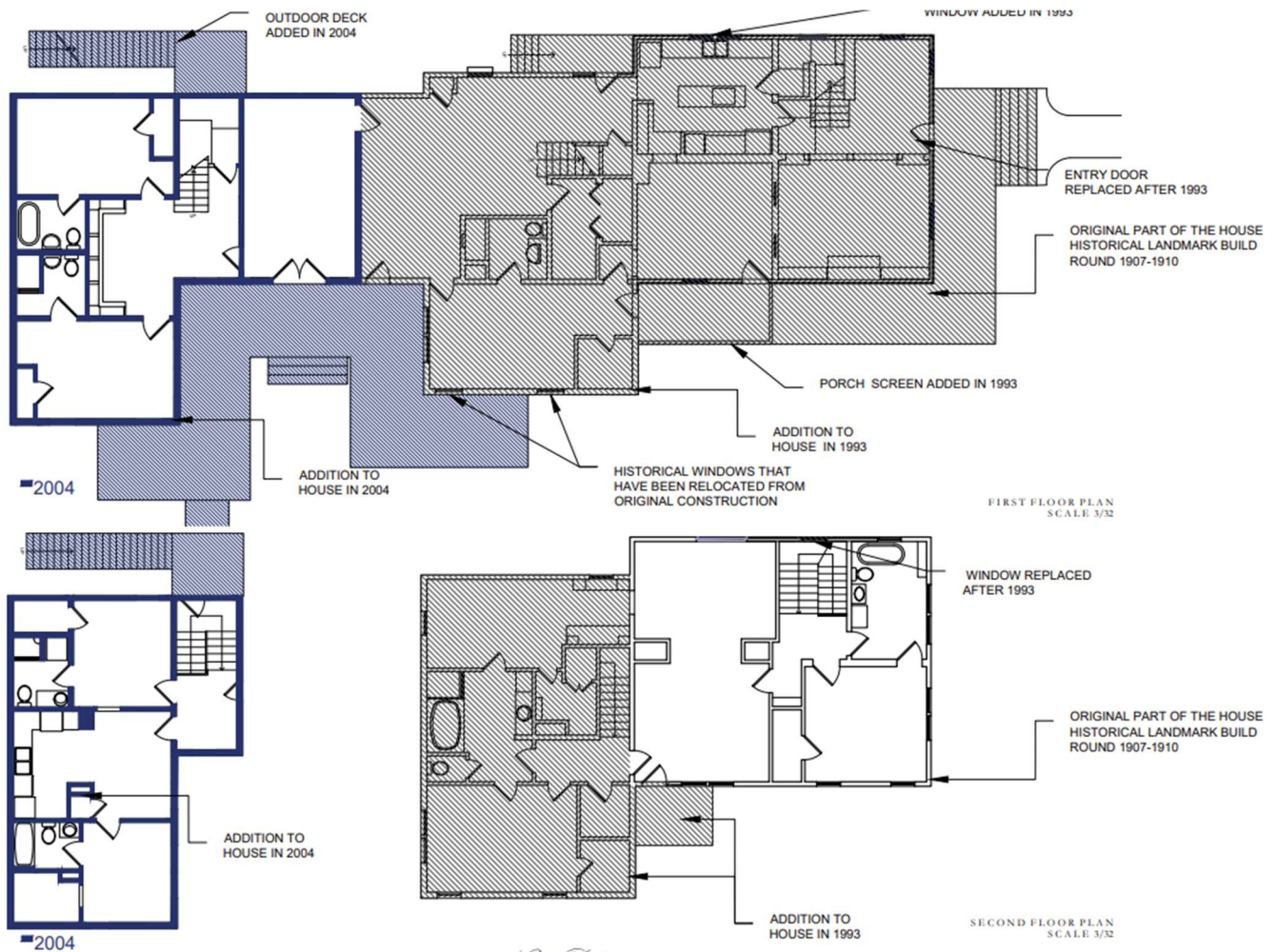


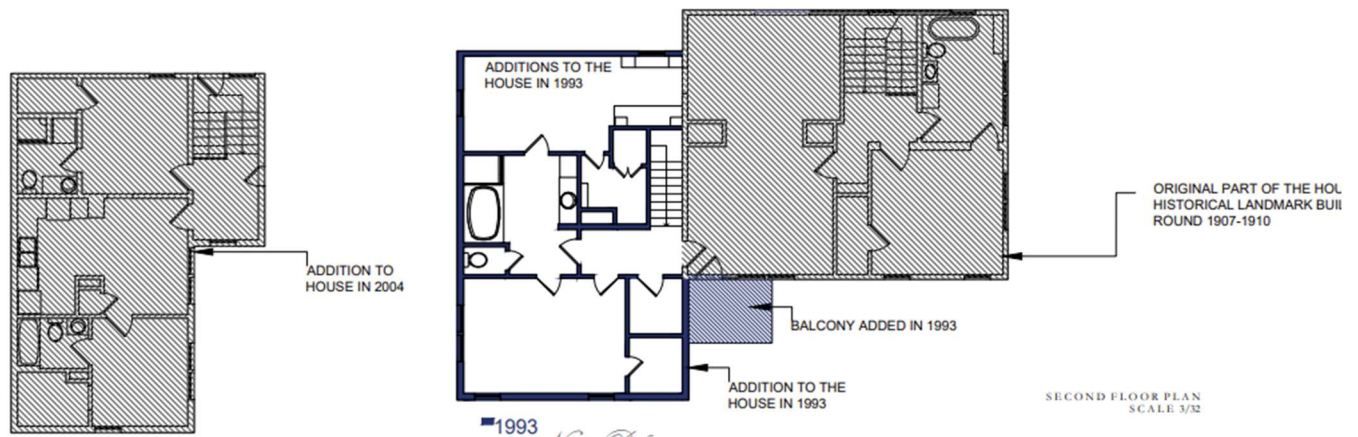
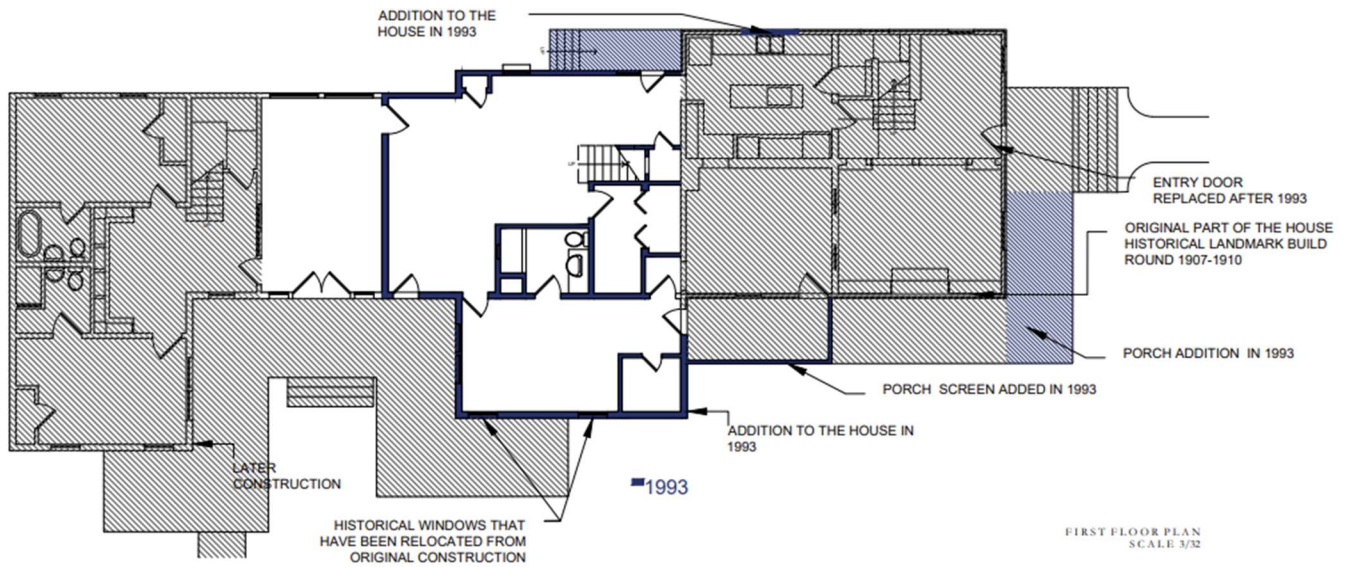
Proposed windows to be replaced with historic previously replaced windows.
(Windows to remain - see approval conditions)

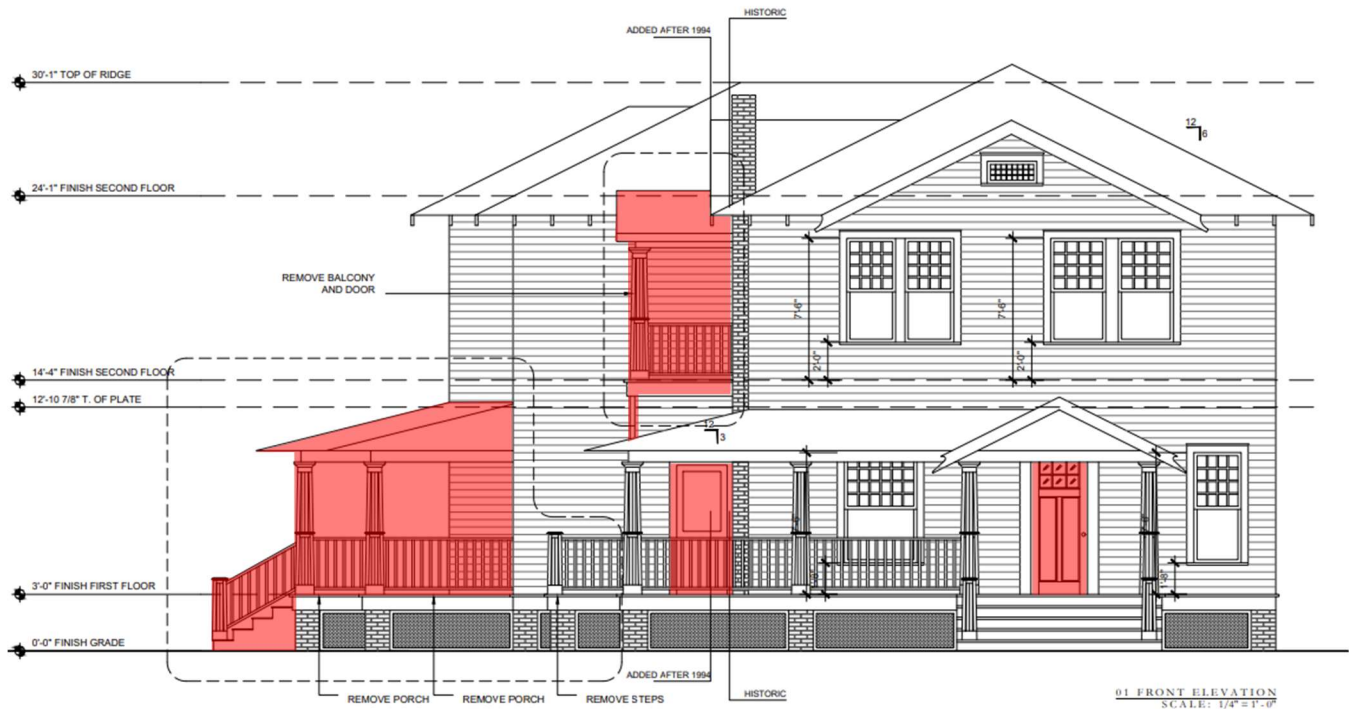
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HISTORIC HOME AND REMODELS





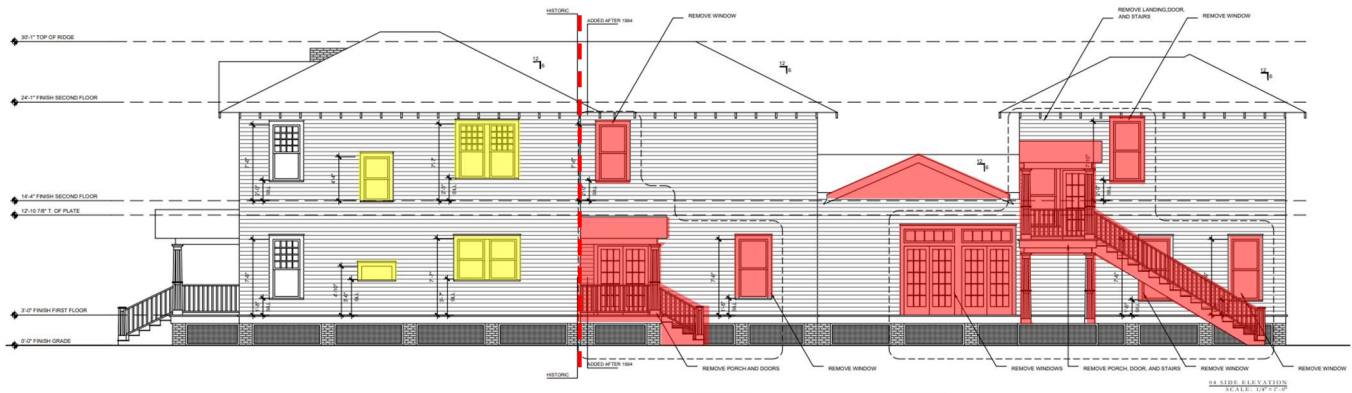


SOUTH ELEVATION – FRONT FACING BYRNE**EXISTING****PROPOSED**

EXISTING DOOR TO BE SUBMITTED FOR STAFF APPROVAL PRIOR TO PURCHASE

WEST ELEVATION

EXISTING



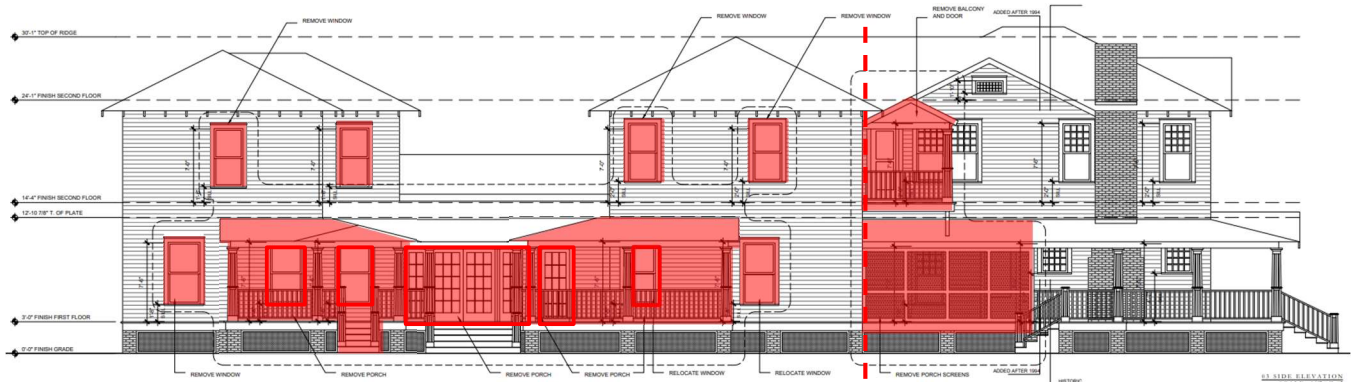
PROPOSED



EXISTING WINDOWS TO REMAIN UNCHANGED.

EAST ELEVATION

EXISTING



PROPOSED



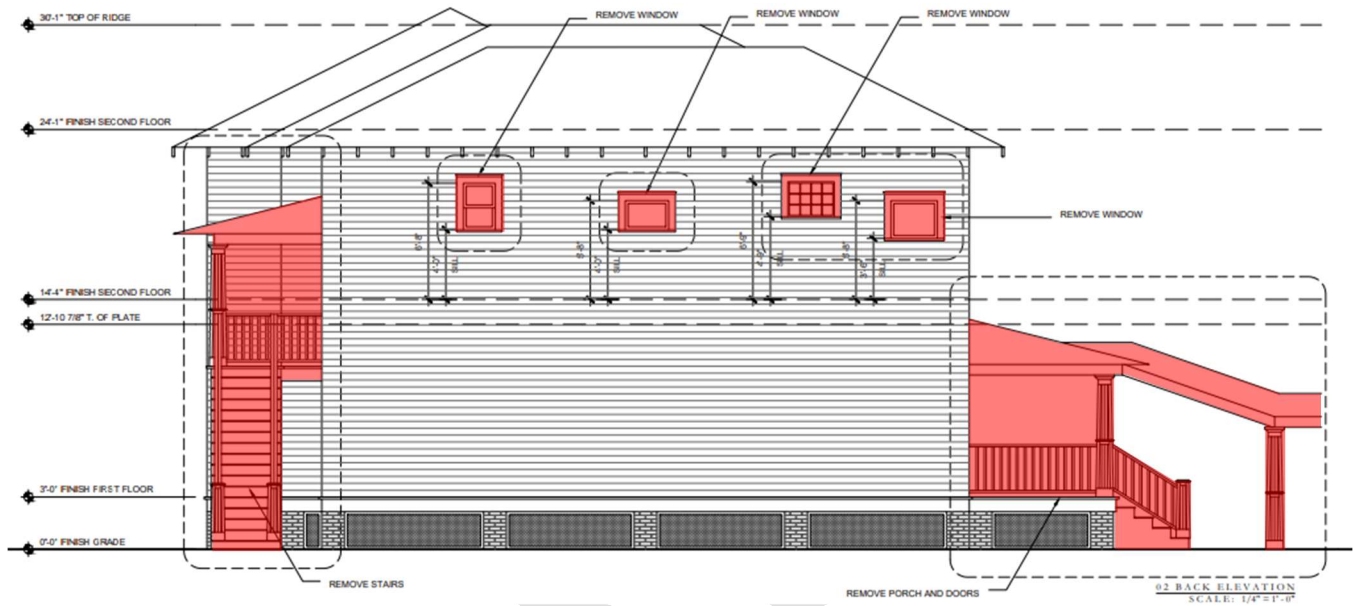
EXISTING WINDOW TO NOT BE PLACED IN THE HISTORIC HOME.



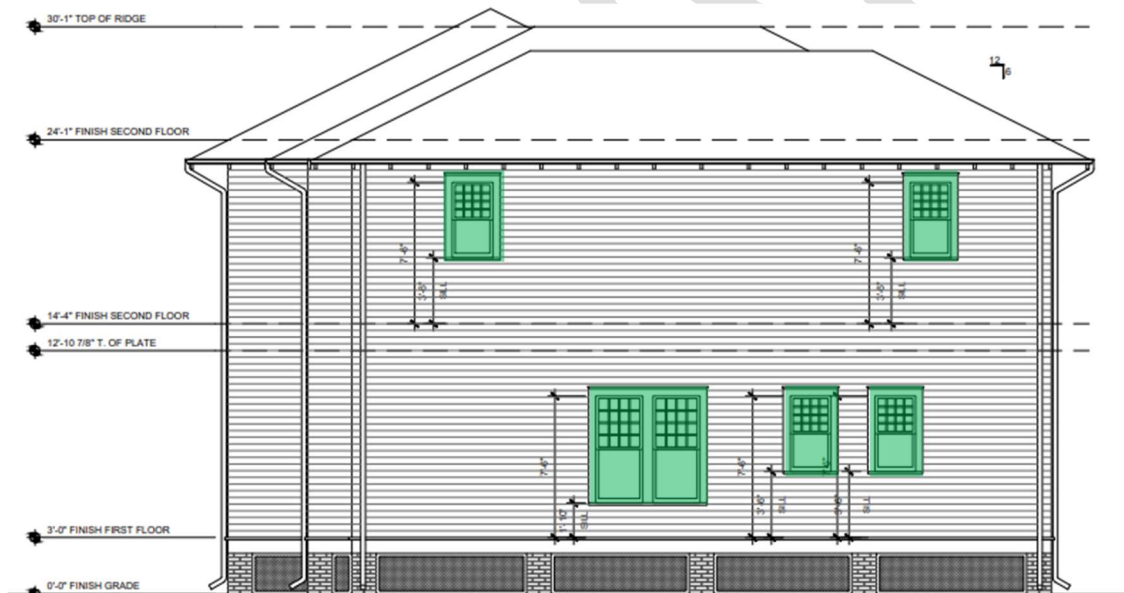
EXISTING DOOR TO BE REPLACED WITH APPROPRIATE DOOR. DOOR SHALL BE PRESENTED TO STAFF FOR APPROVAL PRIOR TO PURCHASE OR INSTALLATION.

NORTH SIDE ELEVATION (REAR)

EXISTING



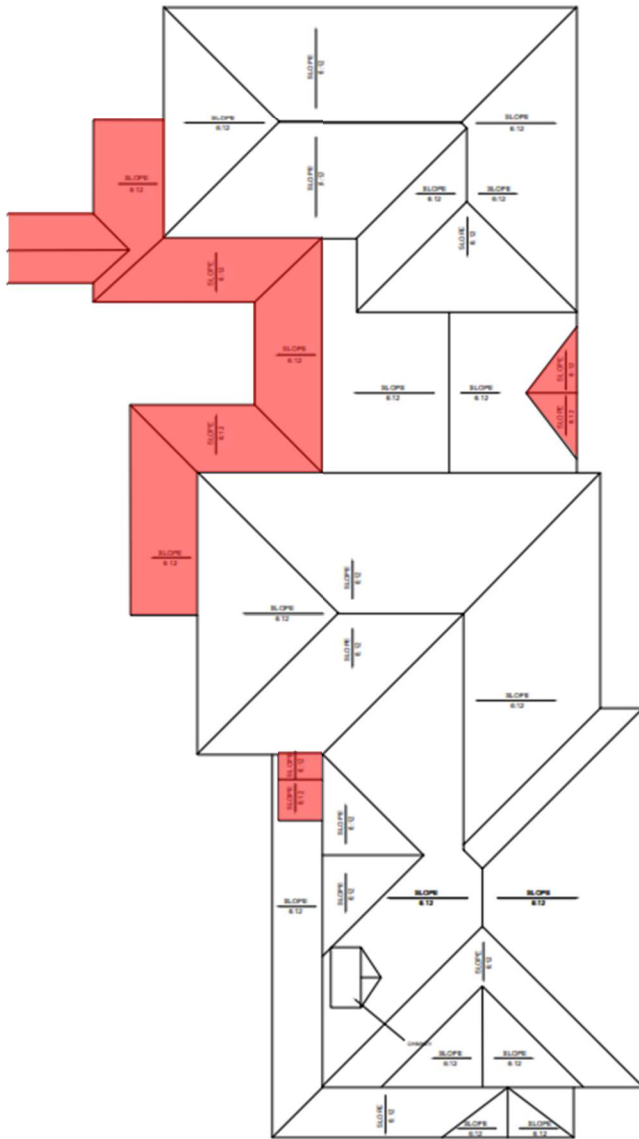
PROPOSED



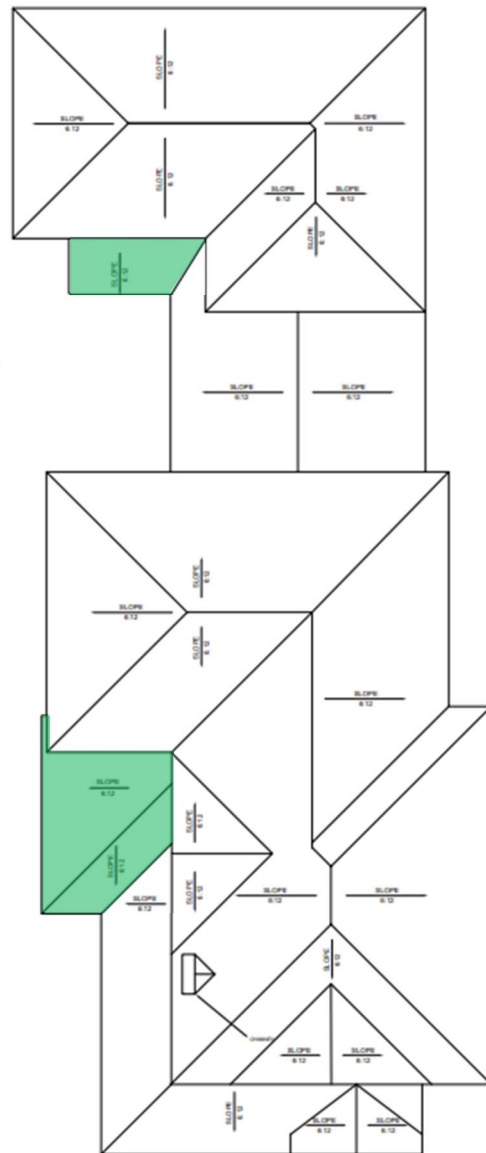


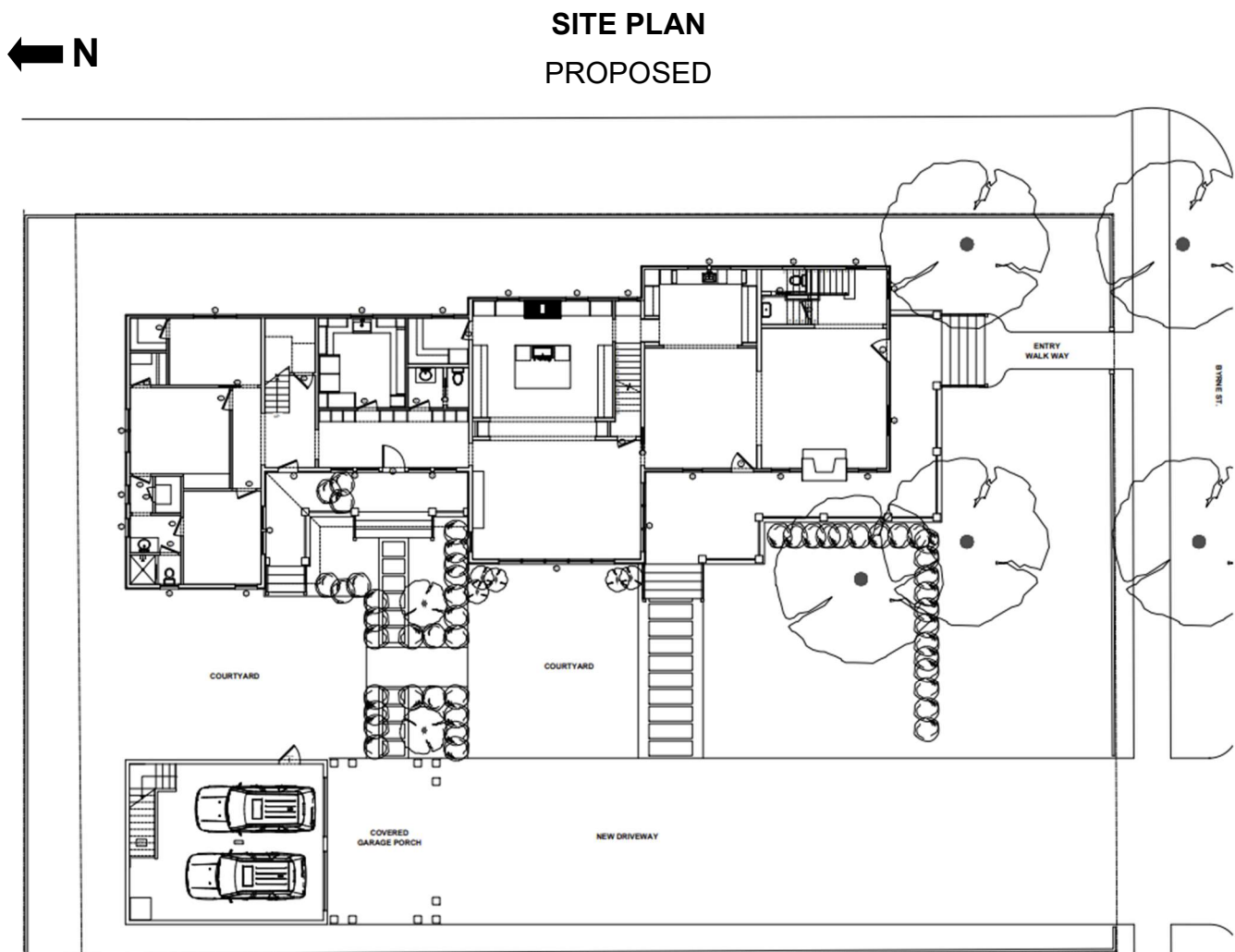
ROOF PLAN

EXISTING



PROPOSED

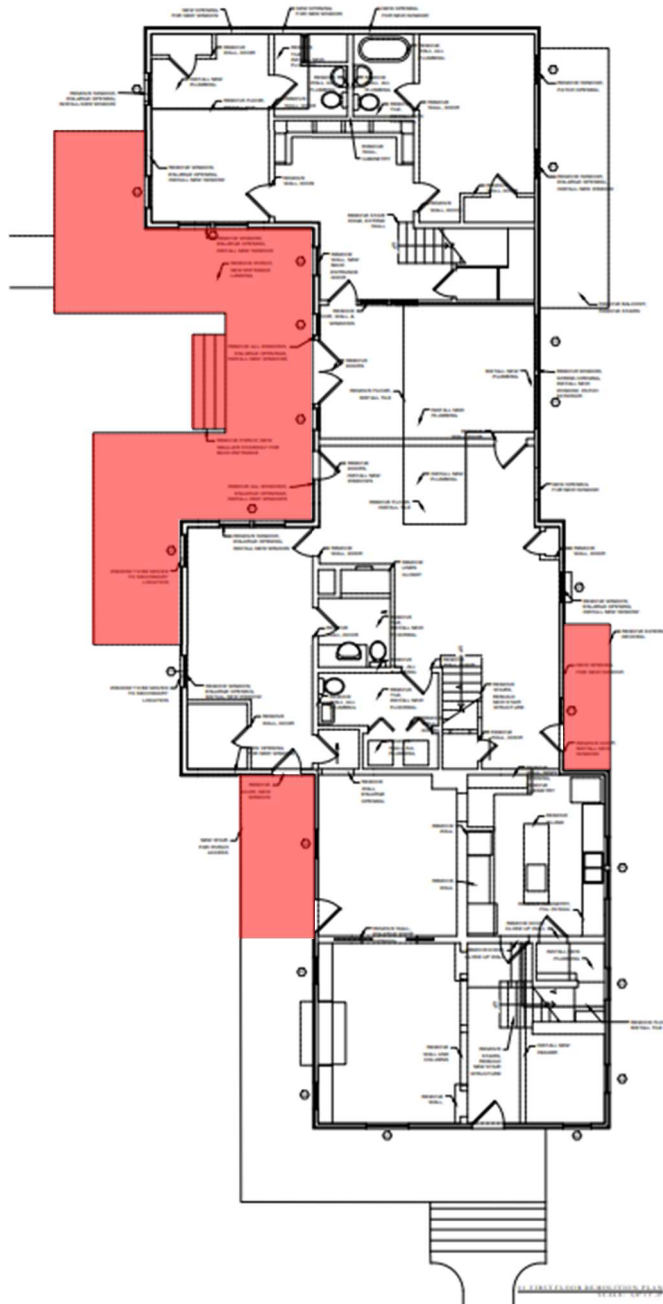




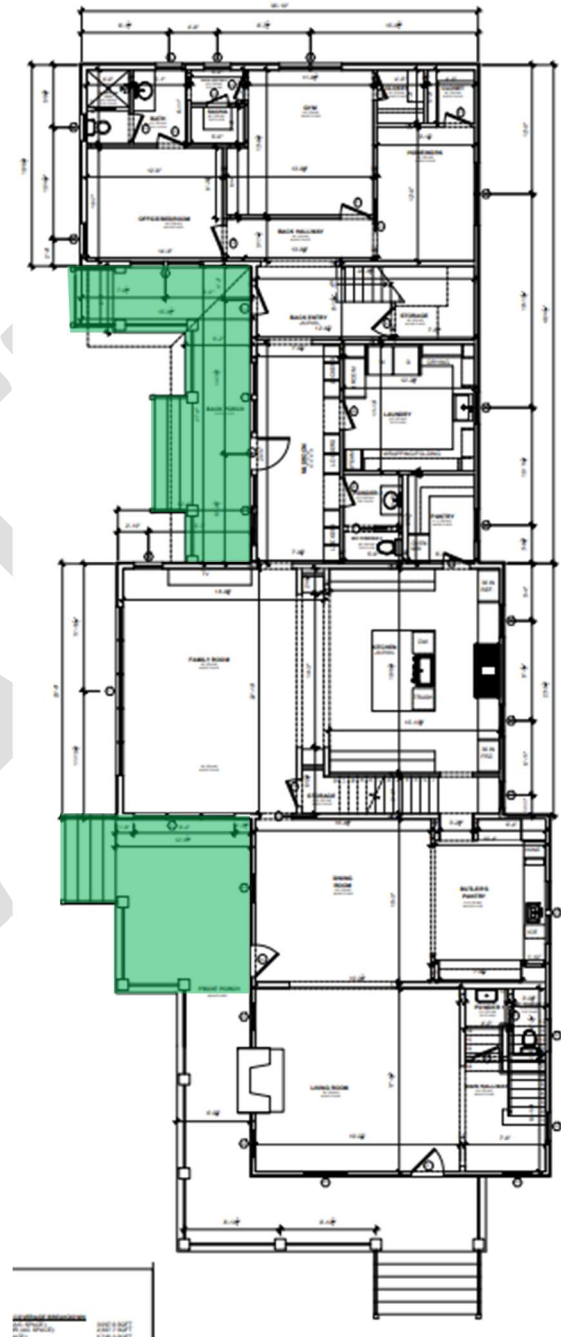


FIRST FLOOR PLAN

EXISTING/DEMO



PROPOSED

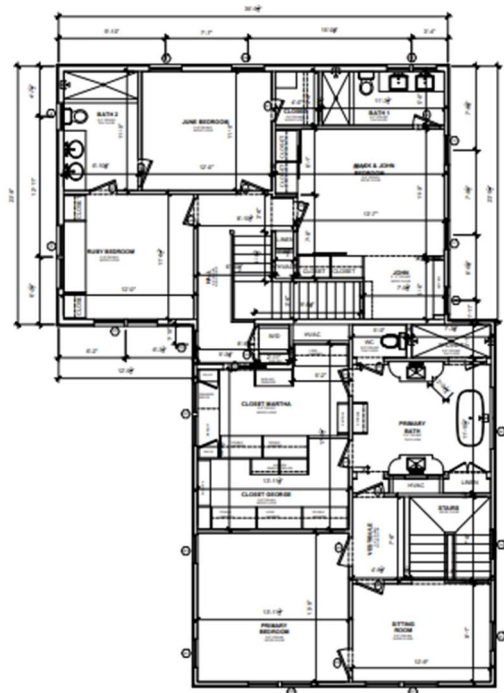
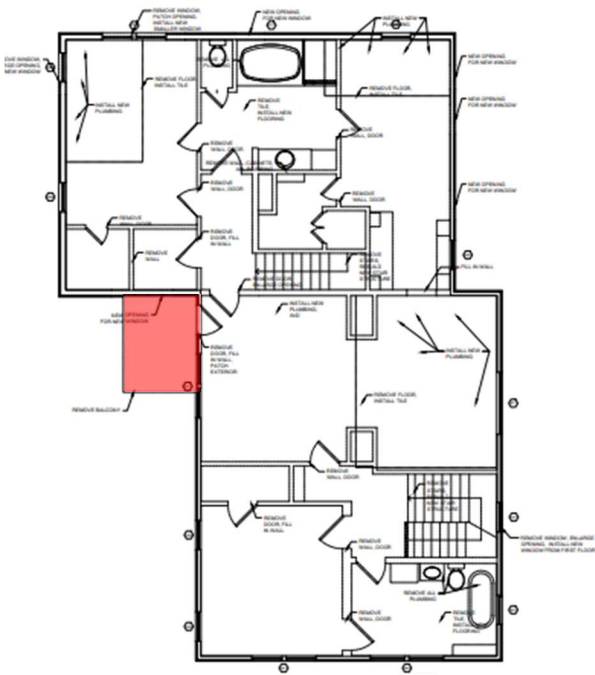
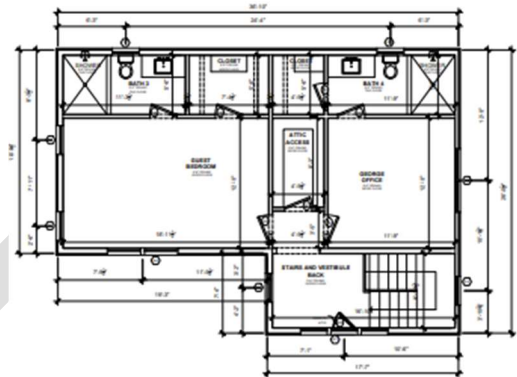
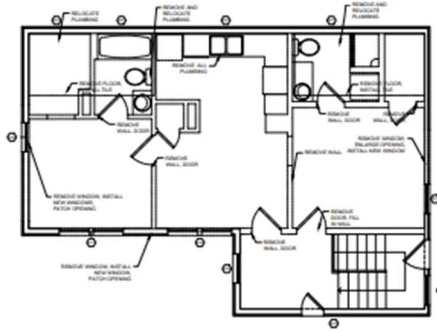




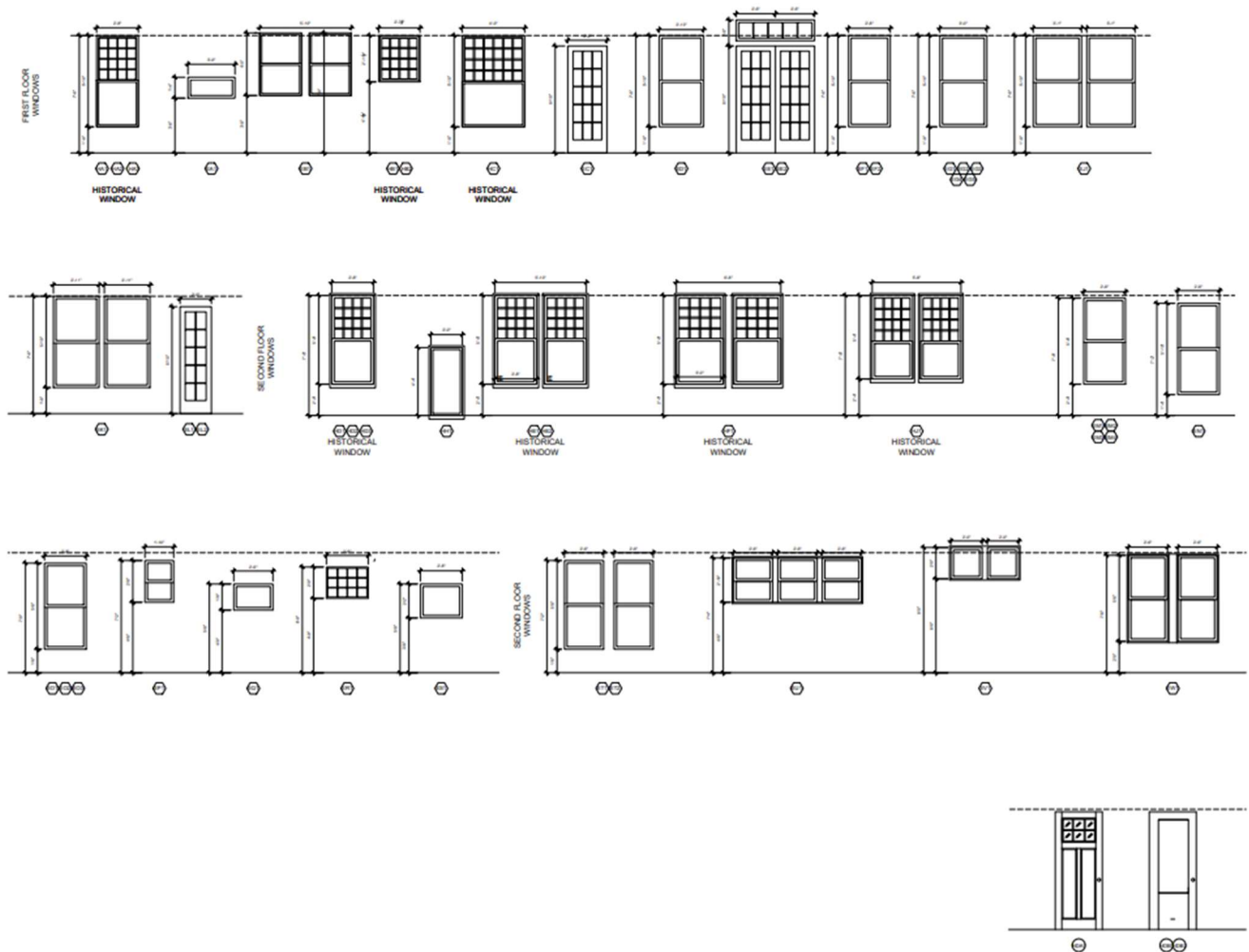
SECOND FLOOR PLAN

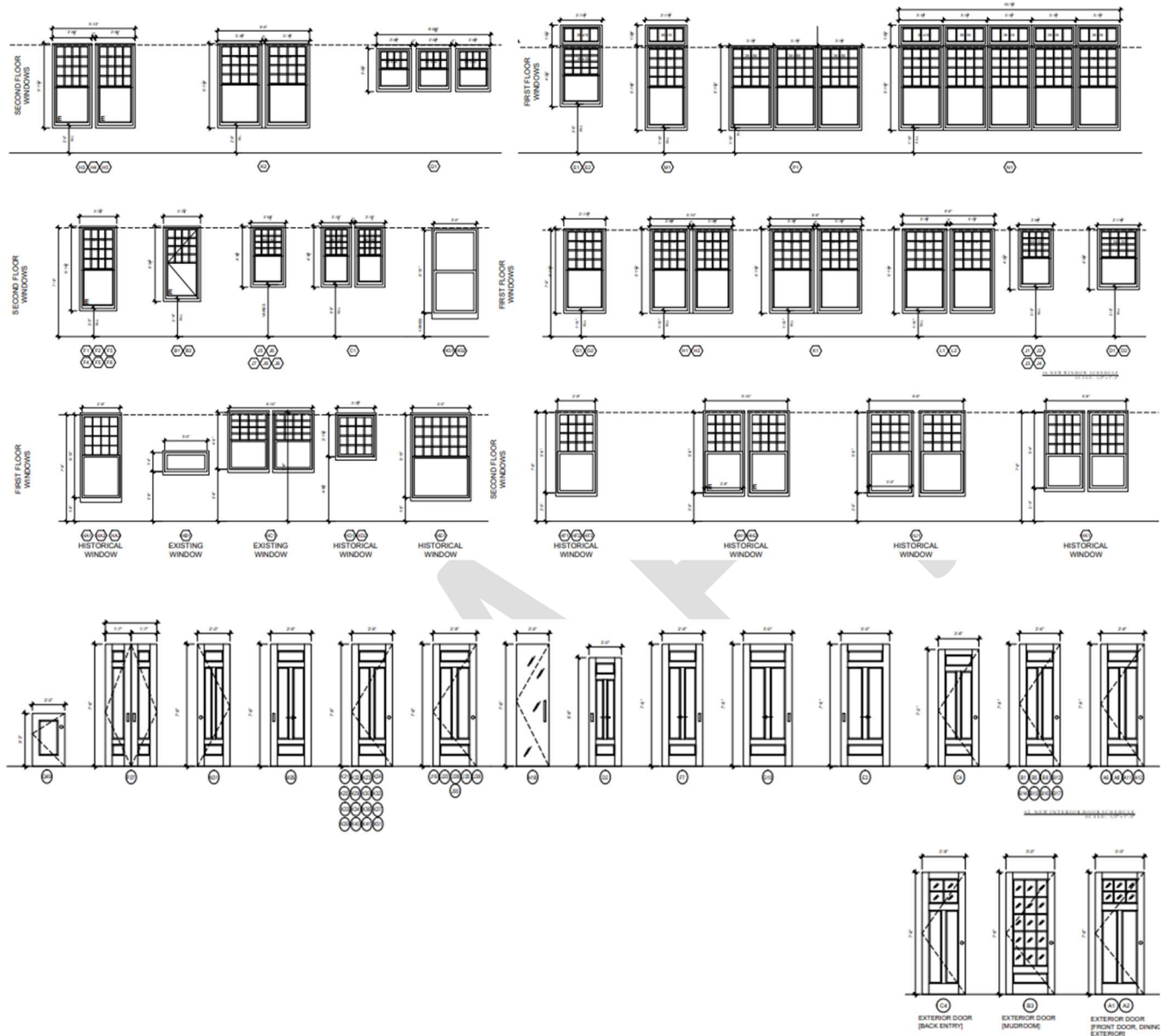
EXISTING/DEMO

PROPOSED



WINDOW / DOOR SCHEDULE





AREA SYNOPSIS

LOT SIZE: 14,000 SQ FT

EXISTING BUILDING COVERAGE BREAKDOWN

HOUSE FIRST FLOOR (A/C SPACE):	3,097.6 SQFT
HOUSE SECOND FLOOR (A/C SPACE):	2,637.7 SQFT
HOUSE TOTAL (A/C SPACE):	5,735.3 SQFT

FIRST FLOOR PORCHES / BREEZEWAYS:	1169 SQFT
SECOND FLOOR BALCONY / BREEZEWAYS:	169 SQ FT

GARAGE FIRST FLOOR (UNHEATED):	606.3 SQFT
GARAGE 2ND FLOOR (UNHEATED):	172.2 SQ FT
GARAGE APARTMENT (A/C SPACE):	434.1 SQ FT
GARAGE PORCH / BREEZEWAYS:	445 SQ FT

PROPOSED BUILDING COVERAGE BREAKDOWN

HOUSE FIRST FLOOR (A/C SPACE):	3,097.6 SQFT
HOUSE SECOND FLOOR (A/C SPACE):	2,637.7 SQFT
HOUSE TOTAL (A/C SPACE):	5,735.3 SQFT

FIRST FLOOR PORCHES / BREEZEWAYS:	704.9 SQFT
SECOND FLOOR BALCONY / BREEZEWAYS:	N/A

NOTE:
MAIN BUILDING FOOTPRINT REMAINS THE SAME,
ALL EXTERIOR PORCHES ARE BEING ALTERED
NO CHANGES TO GARAGE/GARAGE APARTMENT AT THIS TIME