

CERTIFICATE OF APPROPRIATENESS

Application Date: May 5, 2024

Applicant: Michael Dreef, owner

Property: 815 Hawthorne Street, Tracts 4 & 5A, Block W23, Montrose Neighborhood Subdivision. The property includes a historic 3,182 square foot, two-story stucco single family dwelling converted to commercial use and detached accessory structure (Unit A) situated on a 9,060 square foot (60' x 151.5') interior lot.

Significance: Contributing Craftsman style residence, constructed circa 1920, and noncontributing detached accessory building (Unit A - c.1934) located in the Audubon Place Historic District.

Proposal: Alteration – Porch or Balcony, Awning or Canopy

The applicant proposes to add a light gauge metal awning to provide cover over the existing raised wood deck (c.2016) that is attached to the side of the noncontributing accessory building (Unit A – c.1934, remodeled 2016) at the rear of the lot. This alteration is primarily blocked by the main house, but it is partially visible from the east side view looking southwest from the street (see pg.4-6).

Applicant applied for a pre-application design review on 4/11/2024 to receive feedback from staff; the work had already begun.

Public Comment: Phone call received from concerned neighbor on 5/1/2024.

Civic Association: No comment received.

Recommendation: Denial of COA, issuance of COR for work completed and as submitted with the condition that the roof covering be an alternate material finish that is compatible with the context area.

HAHC Action: -

****DRAFT IS SUBJECT TO CHANGE****

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a noncontributing structure in an 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

(1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

(a) 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; and

(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.

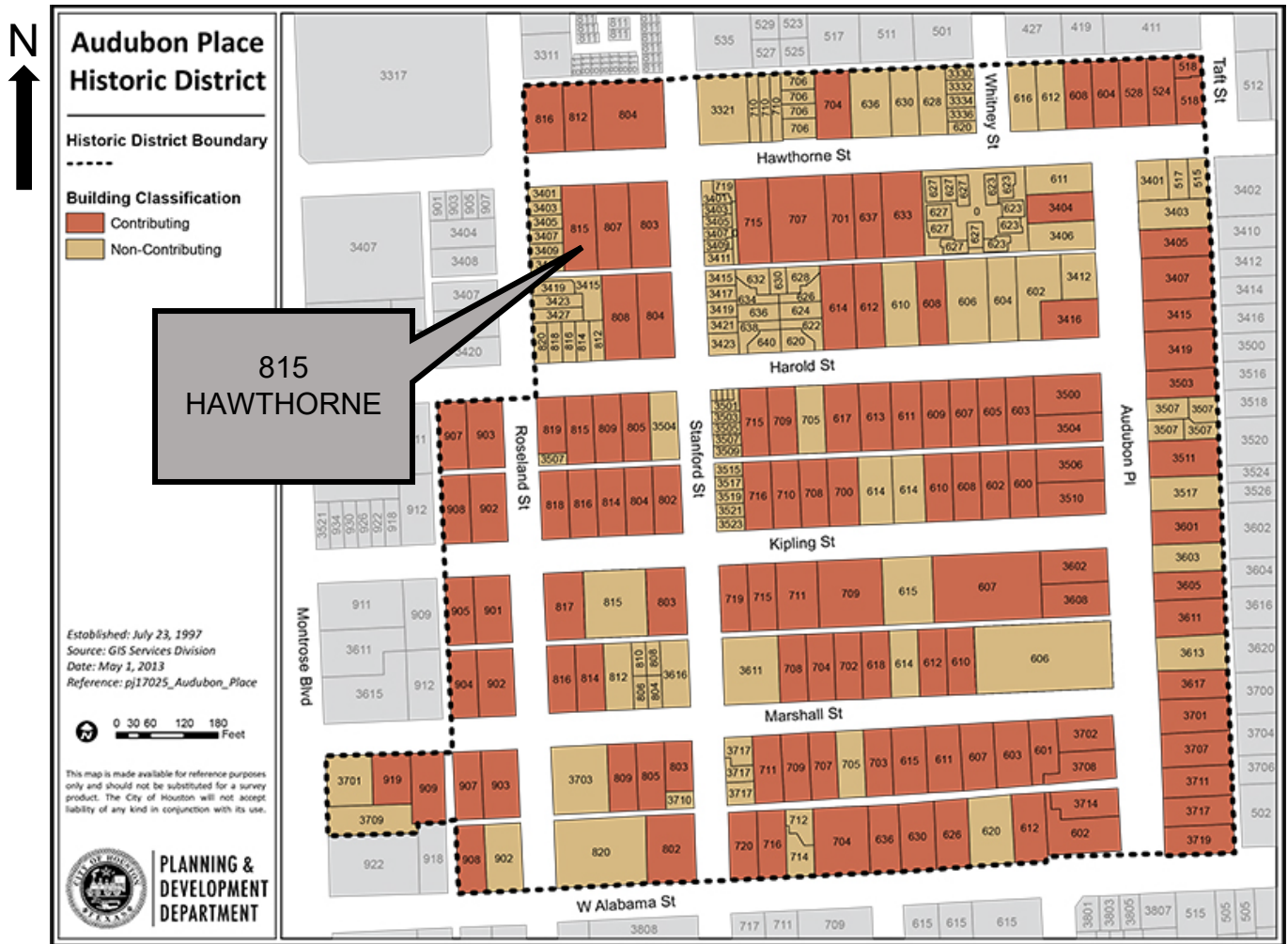
(2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

(3) For an addition to a noncontributing structure:

(a) 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 from the property line of similar elements of existing contributing structures in the context area; and

(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.

PROPERTY LOCATION ON DISTRICT MAP



INVENTORY PHOTO - MAIN HOUSE



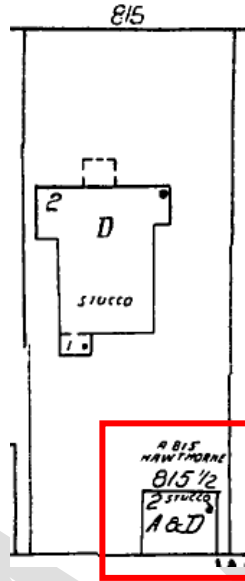
CURRENT PHOTOS

MAIN HOUSE WITH ACCESSORY STRUCTURE AT REAR



HISTORIC DOCUMENTATION

1925 SANBORN



CONTEXT AREA



ACCESSORY BUILDING AWNING SEEN FROM STREET



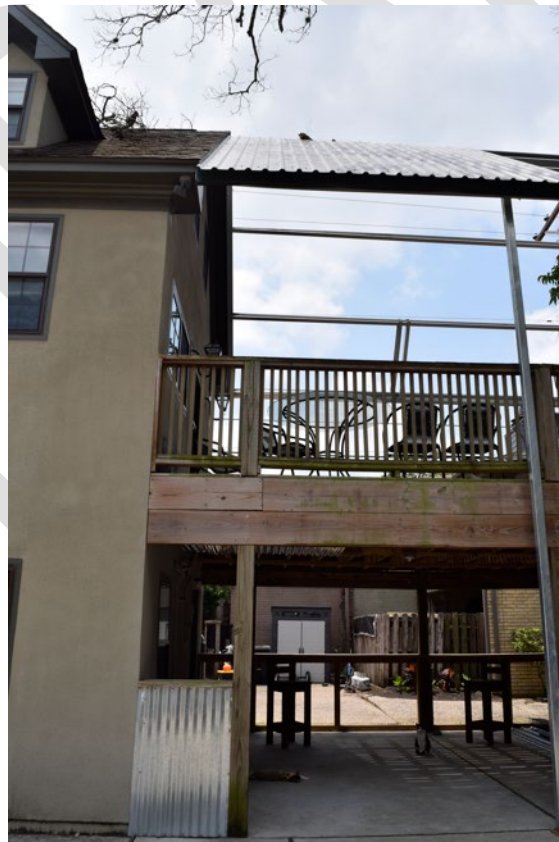
ACCESSORY BUILDING

NEW PARTIALLY BUILT SIDE PORCH ROOF COVERING



ACCESSORY BUILDING

NEW PARTIALLY BUILT SIDE PORCH ROOF COVERING





ACCESSORY BUILDING

NEW PARTIALLY BUILT SIDE PORCH ROOF COVERING FROM REAR/ALLEY

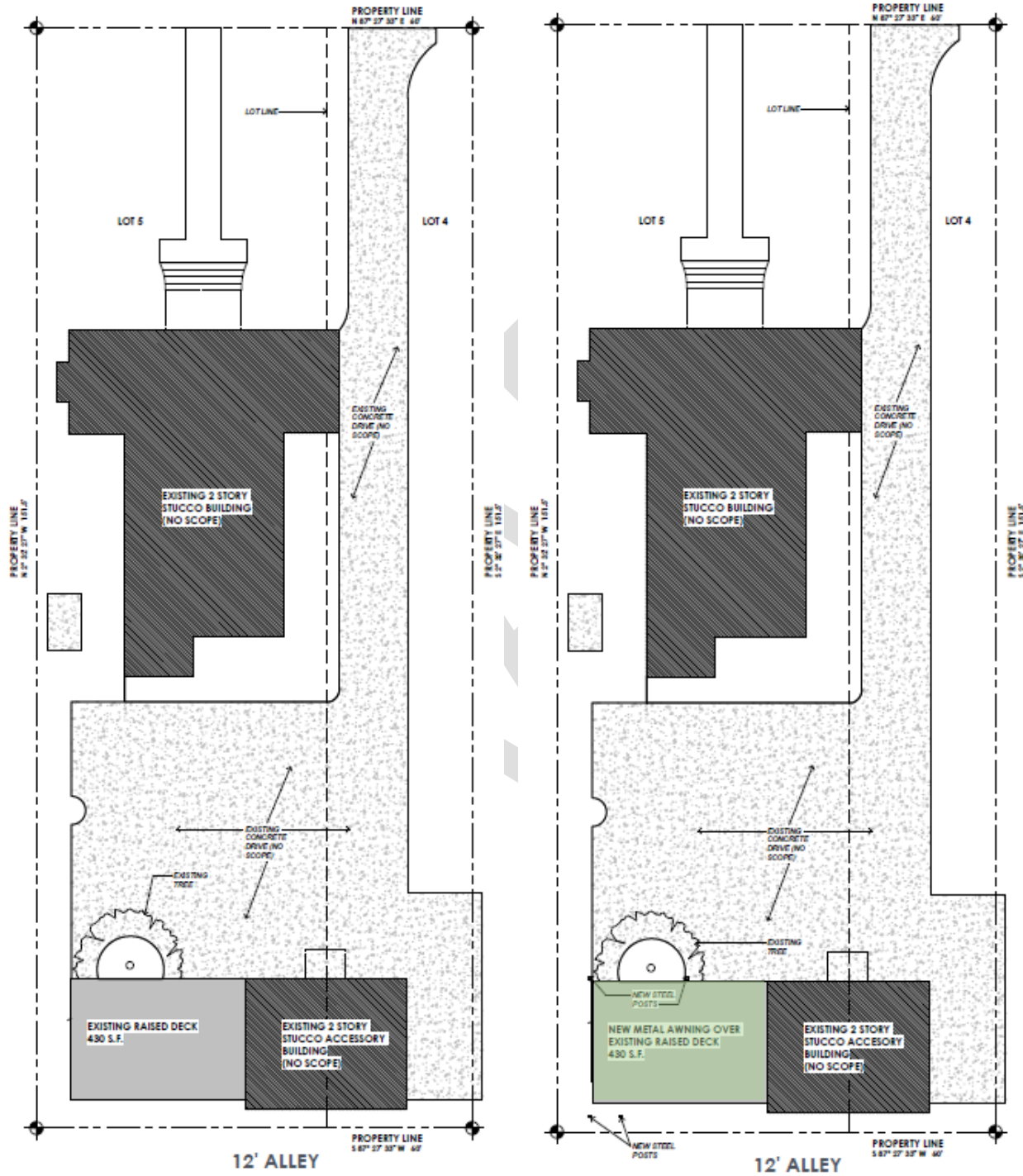




SITE PLAN

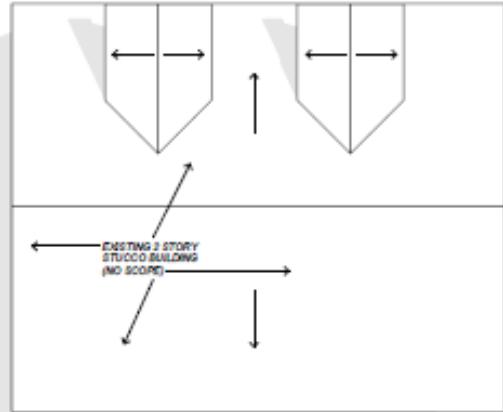
EXISTING

PROPOSED

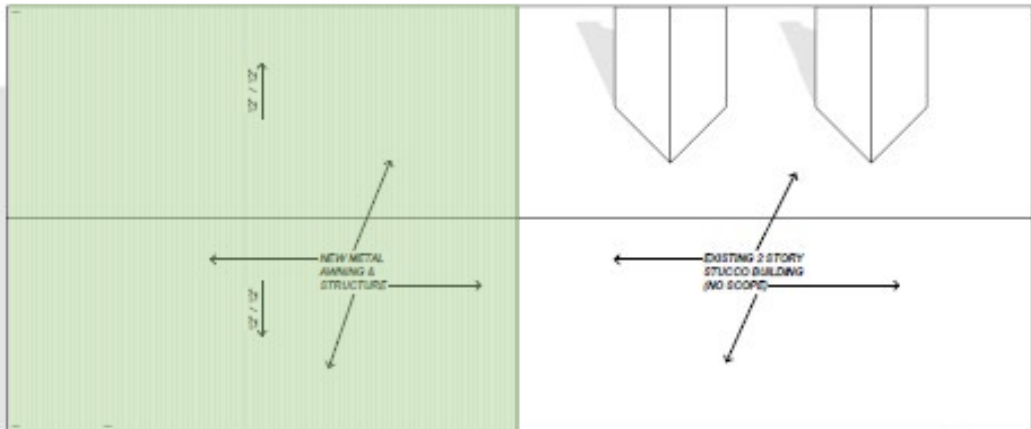


ROOF PLAN

EXISTING

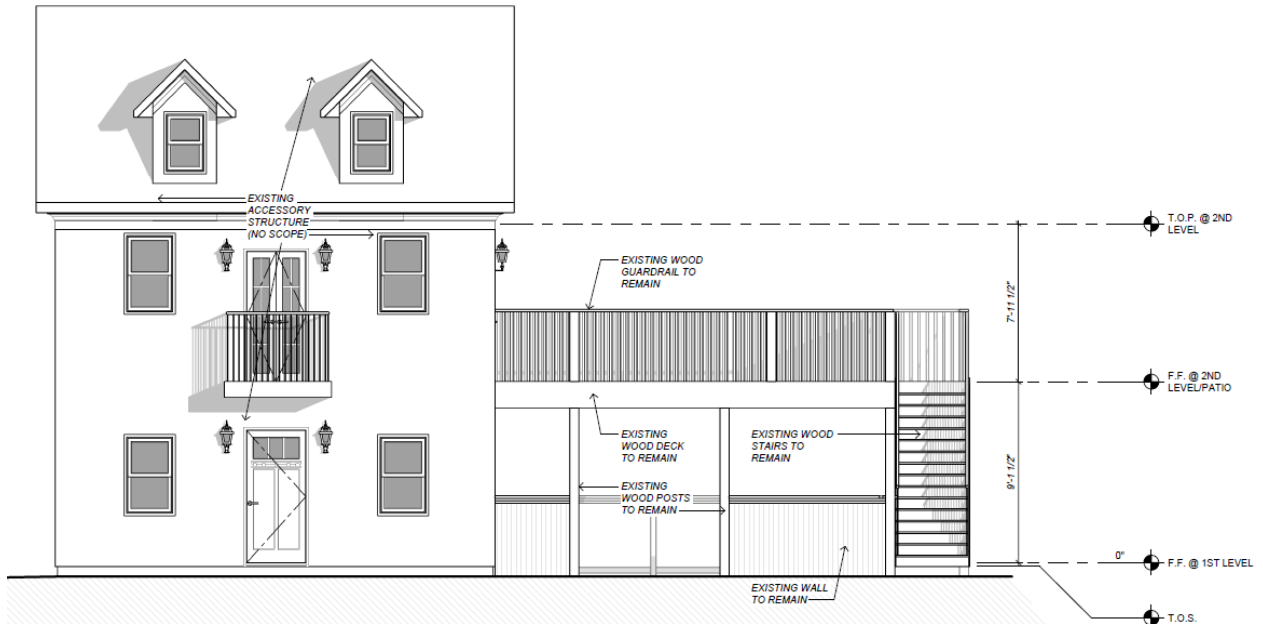


PROPOSED

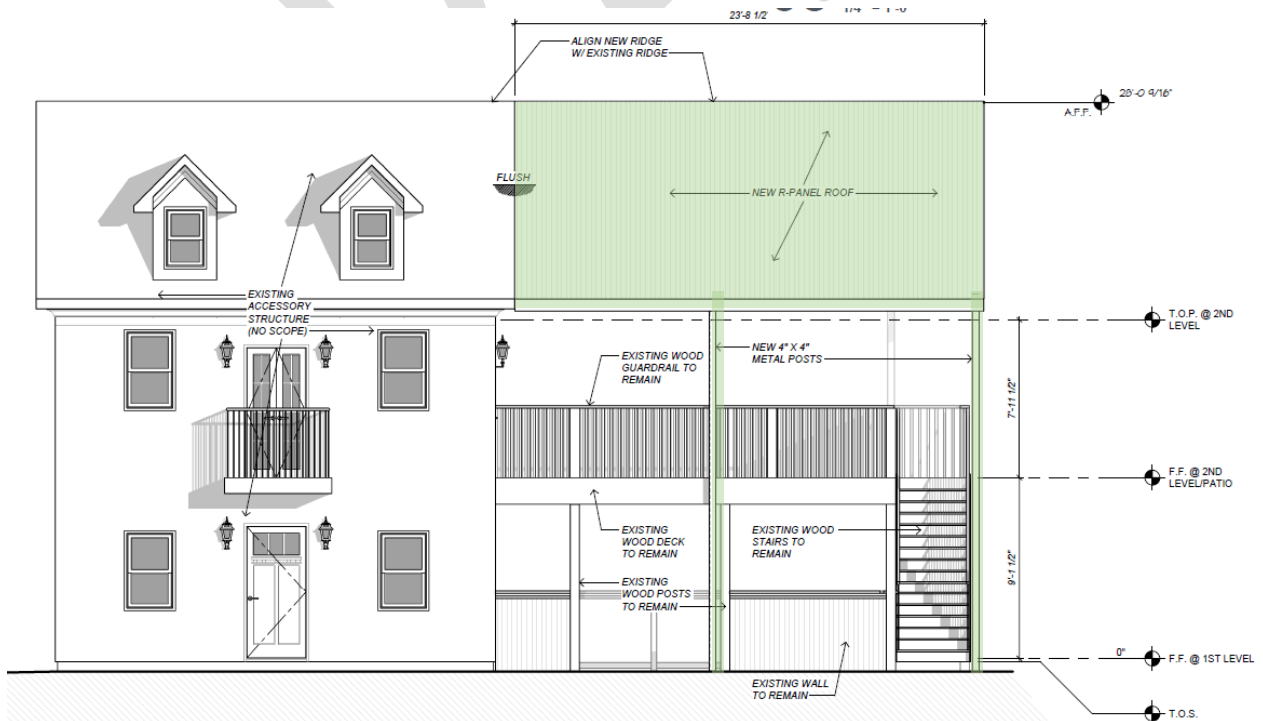


NORTH (FRONT) ELEVATION

EXISTING

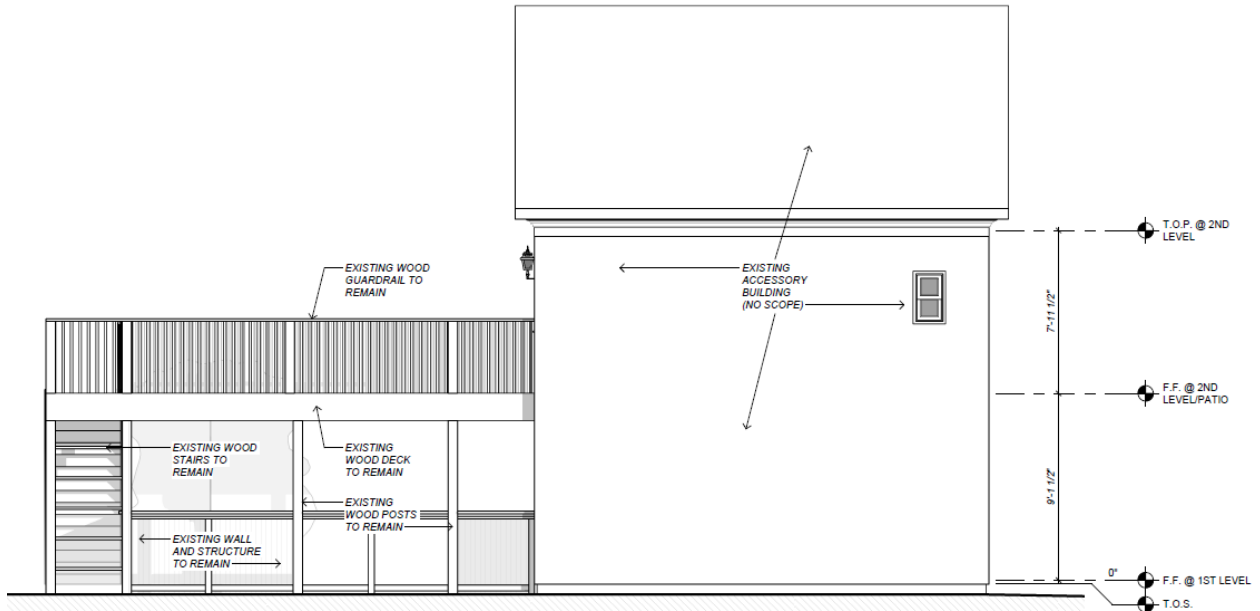


PROPOSED

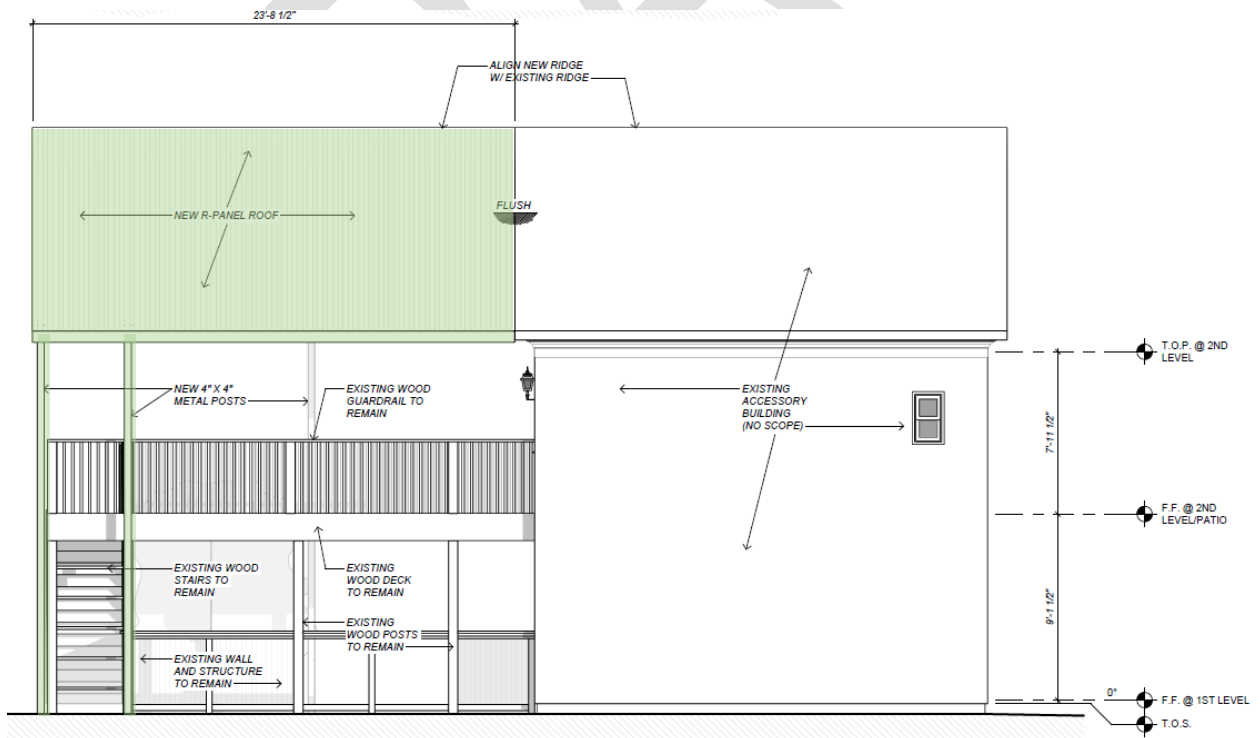


SOUTH (REAR) ELEVATION

EXISTING

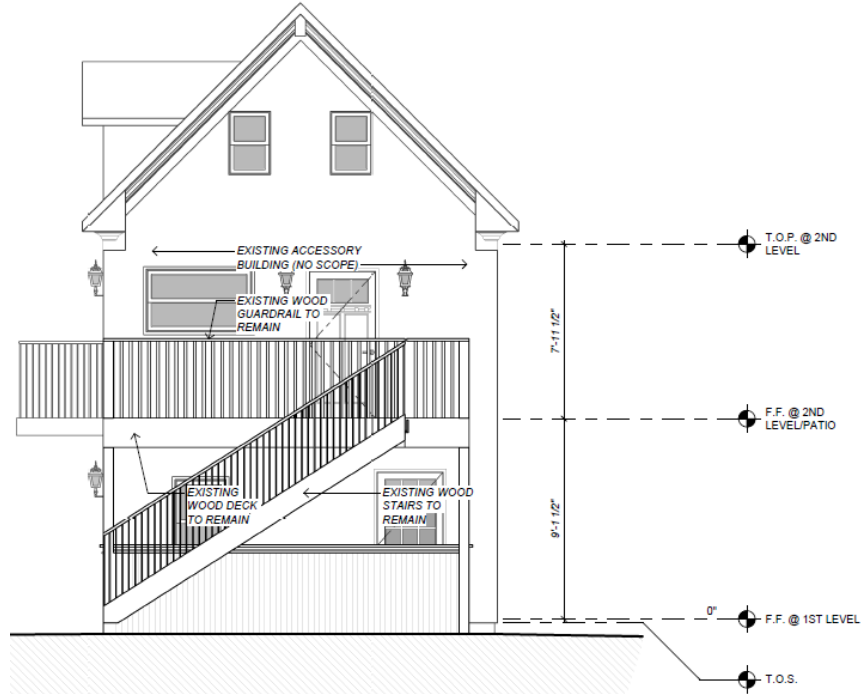


PROPOSED

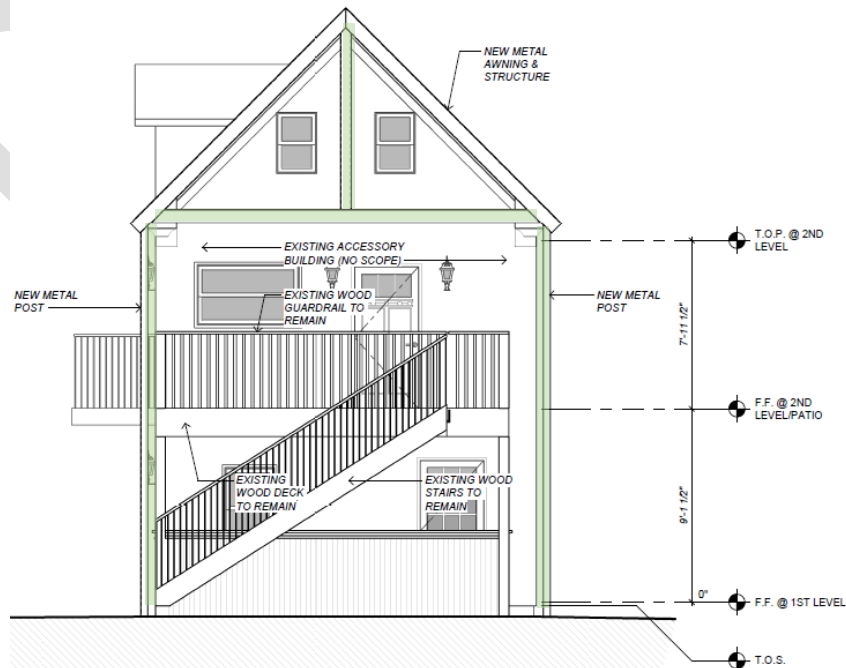


WEST (RIGHT) ELEVATION

EXISTING

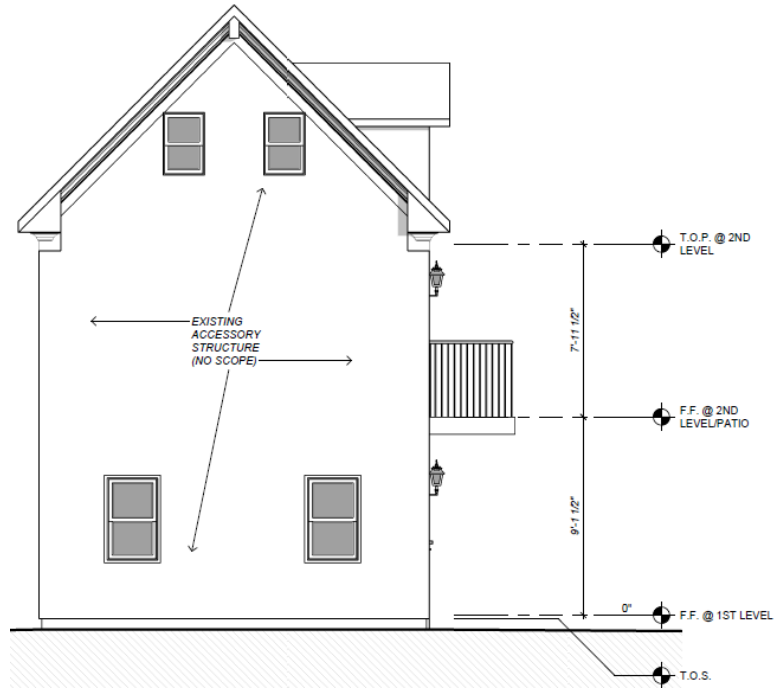


PROPOSED

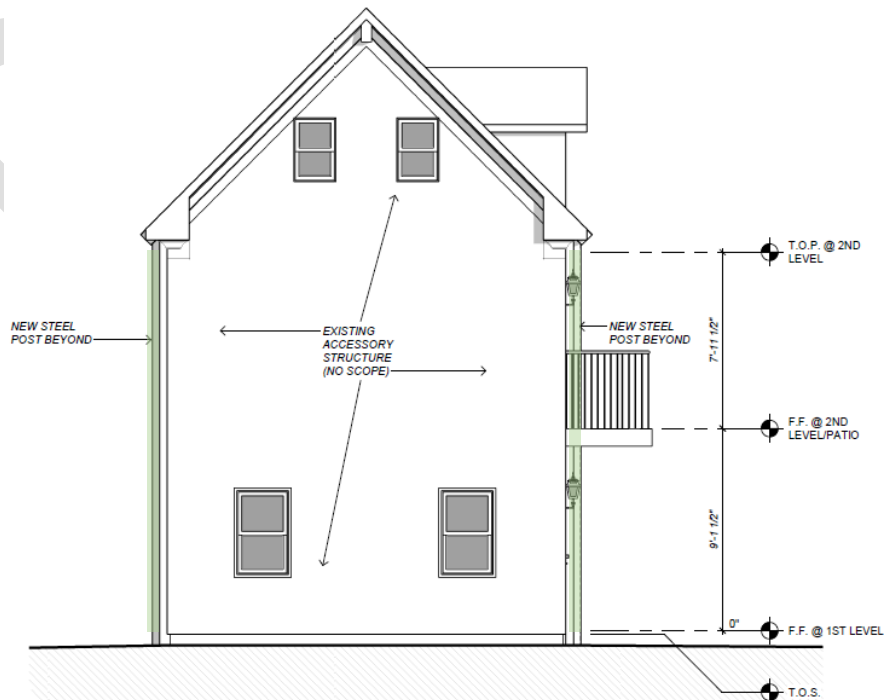


EAST (LEFT) ELEVATION

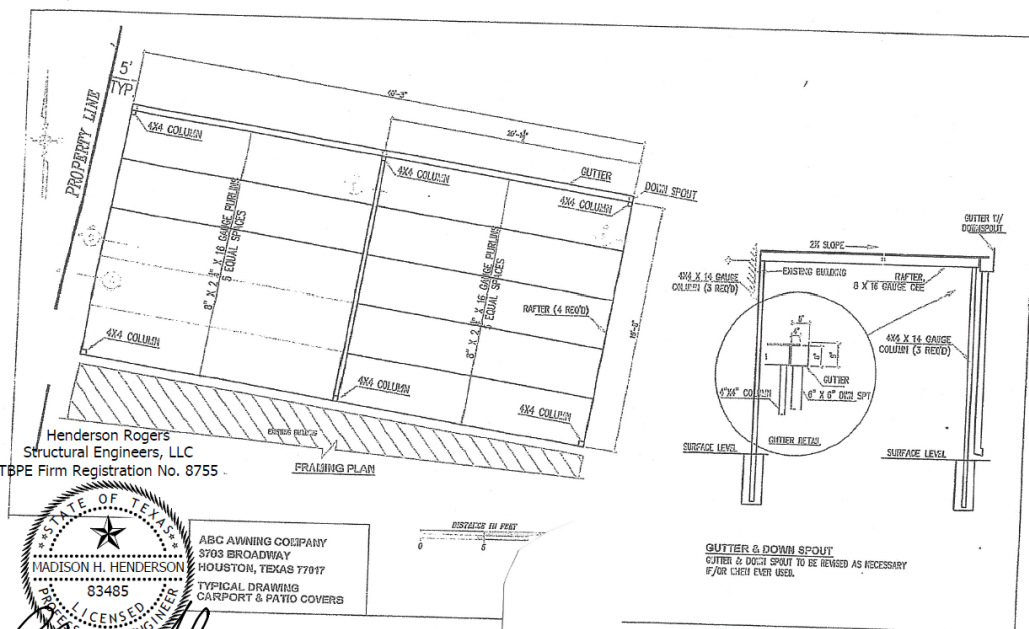
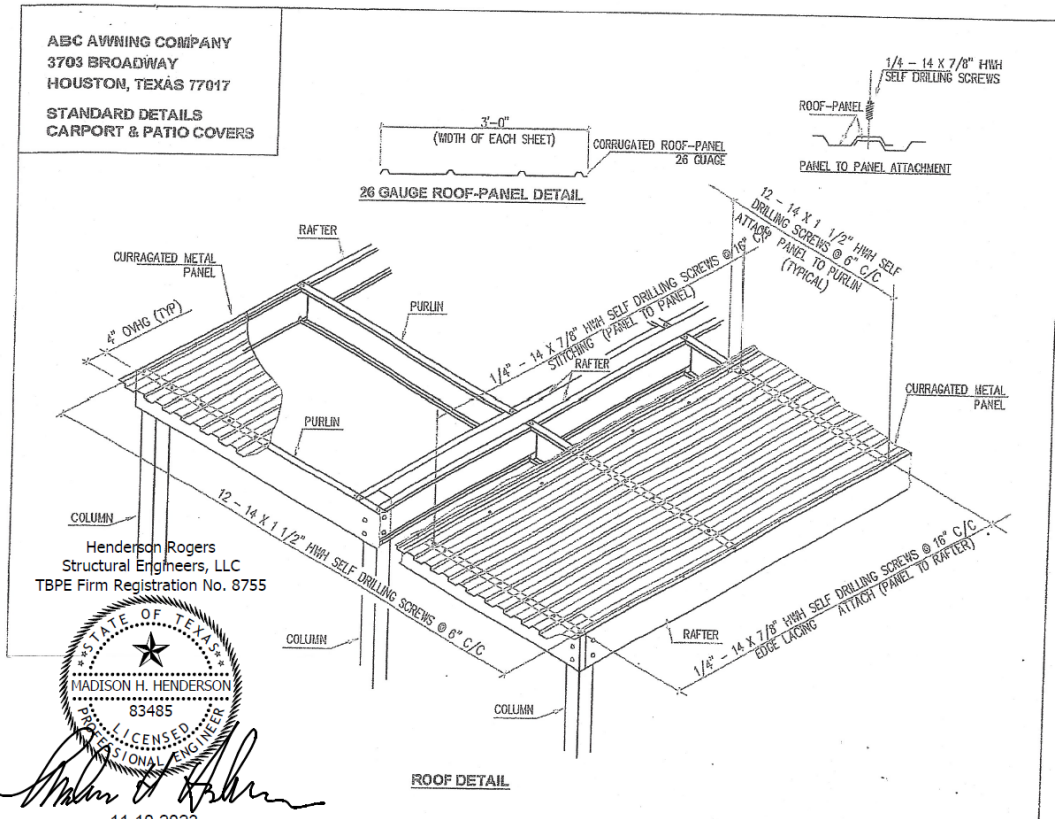
EXISTING

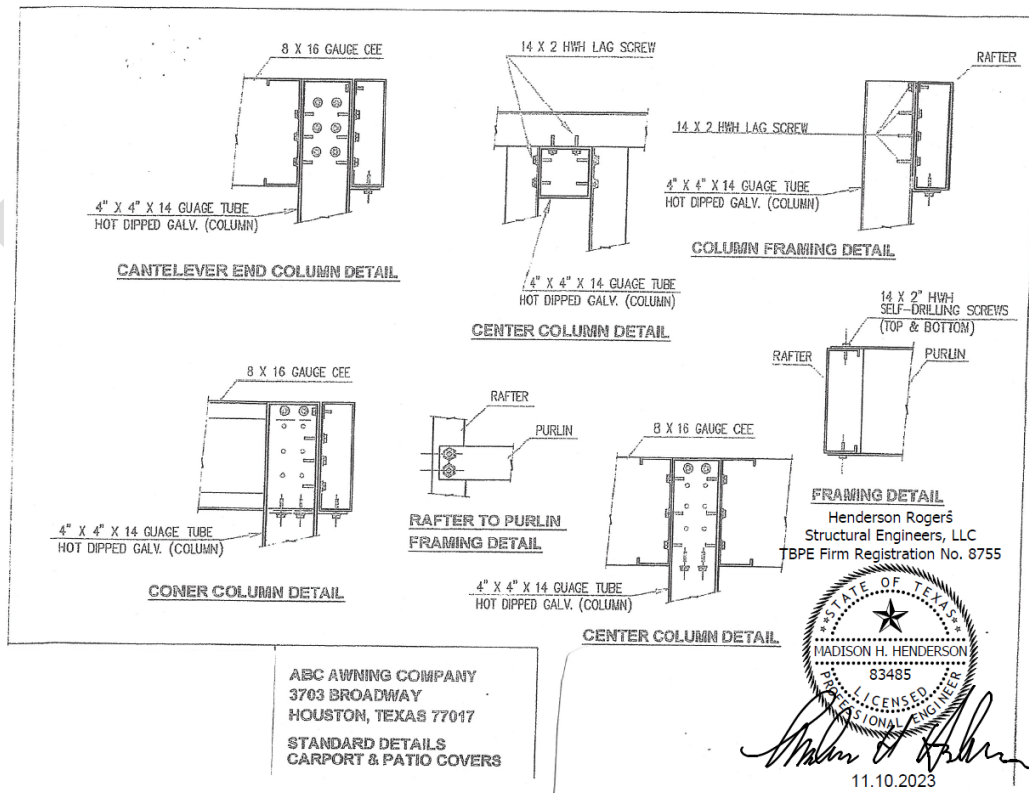
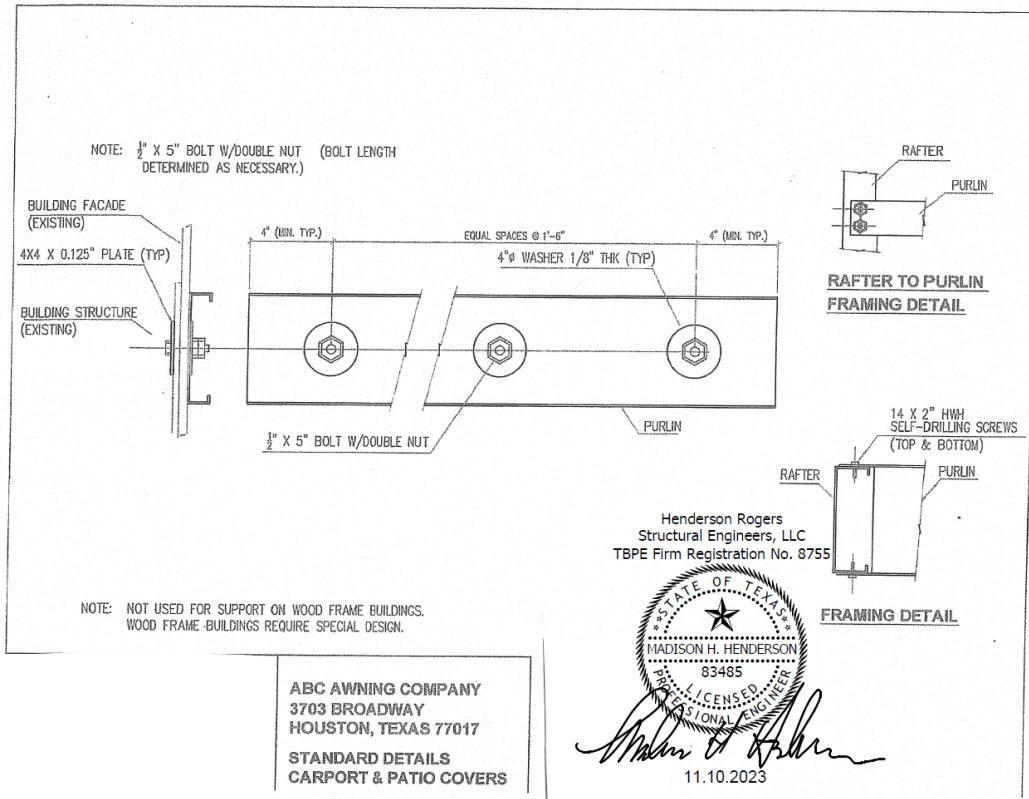


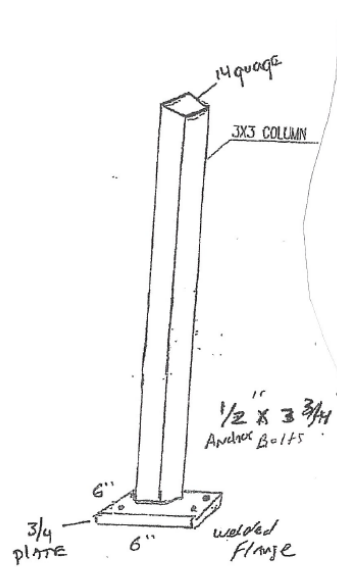
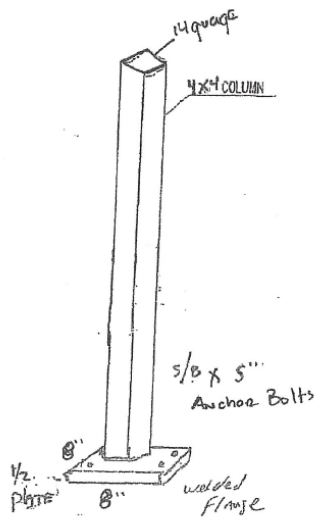
PROPOSED



STAMPED STRUCTURAL ENGINEERING DRAWINGS



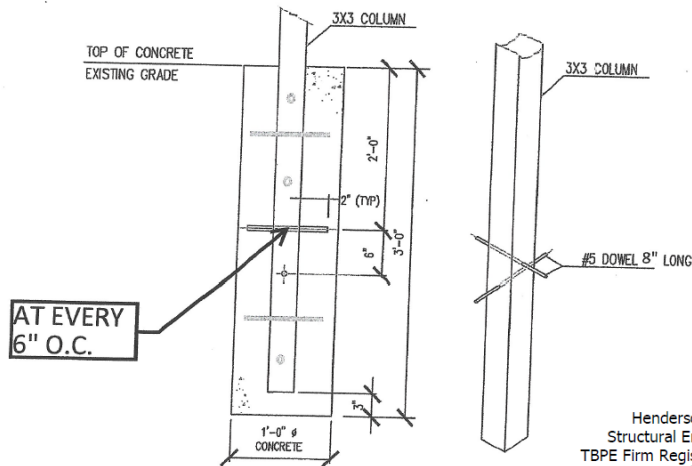




Henderson Rogers
Structural Engineers, LLC
TBPE Firm Registration No. 8755



Madison H. Henderson
11.10.2023



FOUNDATION DETAIL

Henderson Rogers
Structural Engineers, LLC
TBPE Firm Registration No. 8755



Madison H. Henderson
11.10.2023

ABC AWNING COMPANY
3703 BROADWAY
HOUSTON, TEXAS 77017
STANDARD DETAILS
GARPORT & PATIO COVERS