

CERTIFICATE OF APPROPRIATENESS

Application Date: May 9, 2023

Applicant: David J. Stephan, Owner

Property: 705 W. Main, Lot 11, Block 14, Lockhart Conner & Barziza

Significance: Contributing Bungalow circa 1920

Proposal: Alteration – porch deck replacement

- Applicant worked without a permit and replaced the porch floor decking with 2"x 6" pine wood

Public Comment: No public comment received.

Civic Association: Civic Club Supports issuance of COR as recommended by staff
(See page 11 of this document for details)

Recommendation: Denial - does not satisfy criteria 1, 4, 5, 9 & 10 and issuance of a COR to remove the installed deck floor and replace the porch floor with 1"x4" T&G porch flooring wood perpendicular to the street and with slight slope towards street, as the original would have been

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

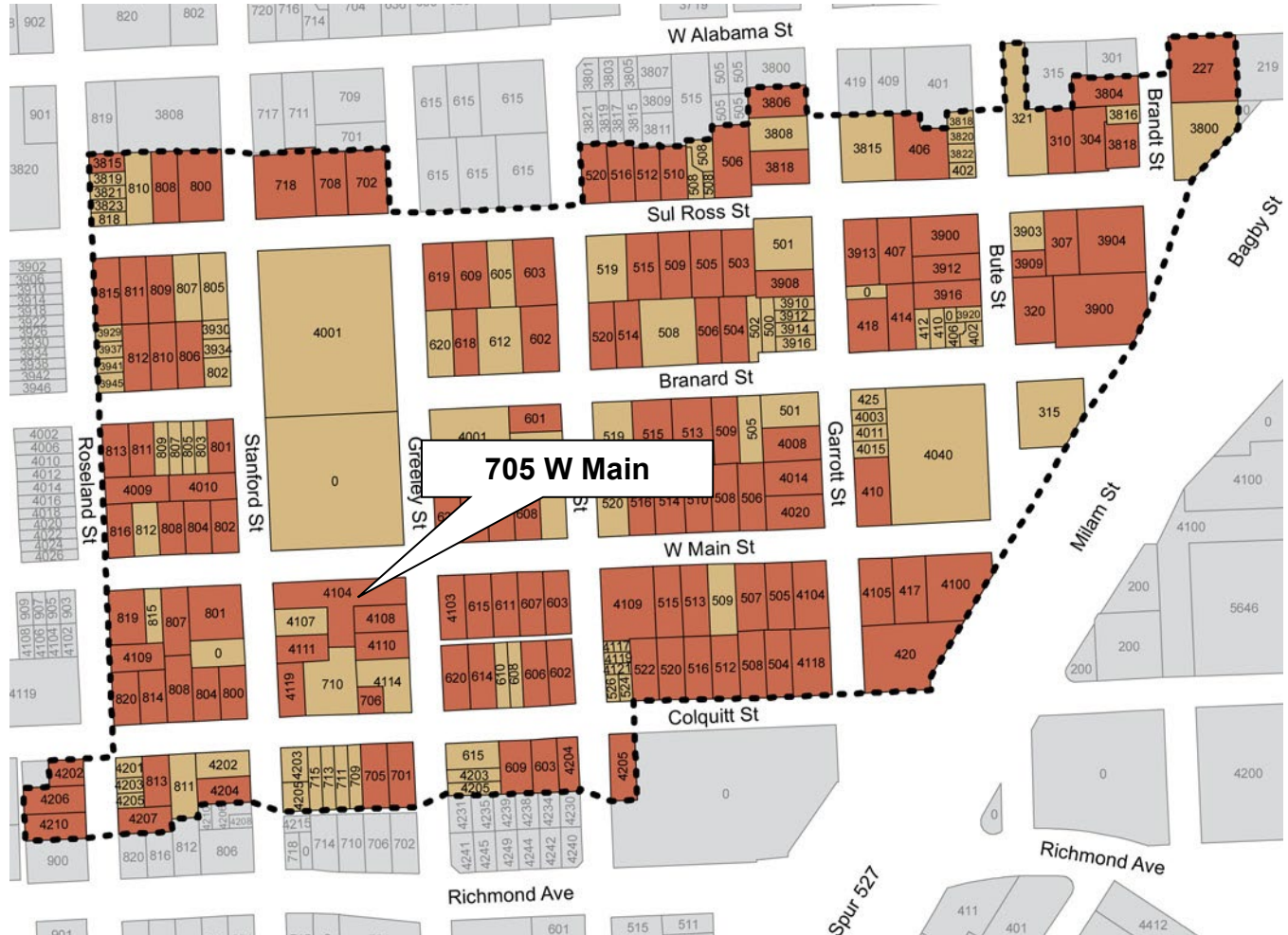
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building 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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>Replacing original porch flooring with 2x material does not retain and preserve the character of the front porch. The original material was or would have been nominal 1" x 4' tongue and groove</i> |
| <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 checked="" 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;
<i>Replacing original porch flooring with 2x material does not retain and preserve the character of the structure. The original material was or would have been nominal 1" x 4' tongue and groove</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>Replacing original porch flooring with 2x material does not maintain or replicate the stylistic feature of the original porch flooring. The original material was or would have been nominal 1" x 4' tongue and groove</i> |
| <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing 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;
<i>Work was completed without allowing for inspection; it can be assumed that the original porch floor existed prior to this work and that most of the flooring was intact.</i> |
| <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>Replacing original porch flooring with 2x material is not compatible with the scale of the original material. The original material was or would have been nominal 1" x 4' tongue and groove</i> |

- (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.



PROPERTY LOCATION
FIRST MONTROSE COMMONS HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO





Figure 1 - Current Photo Front Elevation





Figure 2 - View of Porch Floor Prior to Alteration from Google Streetview

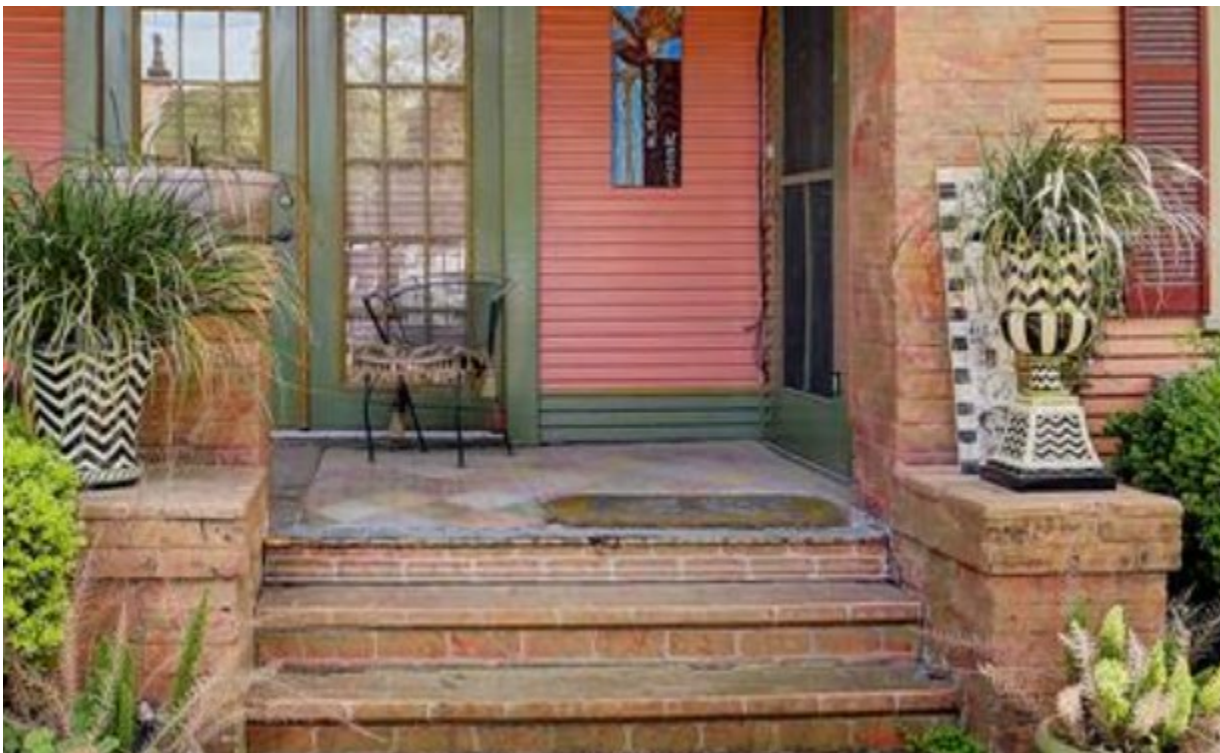


Figure 3 - Image from HAR Listing Porch Floor Prior



Figure 4 - View of porch floor after work completed



Figure 5 - Close up of new decking



Figure 6 - Additional View Close Up of Deck

705 W Main – The position of The Civic Association of The First Montrose Commons is that:

1. The owner of this property DOES know it is a contributing building in the First Montrose Commons Historic District because he has been cited multiple times for violations of the Historic Preservation Ordinance when he also owned 4104 Greeley (the Kaufhold Family Dairy home).
2. This property owner has a demonstrated record of contempt for following permitting rules of the City of Houston, having violated them multiple times on multiple properties within FMC.
3. This owner deliberately chose to initiate work after 5pm on a Friday evening – demolition of the existing front porch and removal of historic porch boards, and to cause repairs of allegedly rotten decking and supports of the porch over the weekend.
4. The materials he chose ARE NOT of like kind or in keeping with the original historic materials, rather he chose pressure treated 5/4 X 6 deck boards instead of 1X4” pine or cypress tongue and groove porch boards (which are currently available to purchase from multiple hardware stores, such as Lowes or lumber yards).
5. The replacement of the street- facing front porch with historically inappropriate material without the authorization of HAHC and in an amount greater than 100 sq Ft was deliberate and designed to circumvent the requirements of the Historic Preservation Ordinance.
6. Further, the owner then sought to conceal this violation by painting over the new deck boards to give them the appearance of having been there before the City’s Inspector could inspect the work.
7. Therefore, The Civic Association of The First Montrose Commons believes it to be in the interest of the City of Houston and the First Montrose Commons Historic District that the owner be required, under close supervision by City Inspectors, to remove the inappropriate materials and to replace them specifically with 6-side-primed 1”x4”X8’ tongue and groove porch boards installed such that their ends are oriented on a north-south axis – that is the ends of the boards face West Main Street as did the originals. After approval of the installation, the porch may be painted with weather resistant paint over the primer in a color of the owner’s choice.

I realize that this position may seem harsh or stringent, but this property owner has a demonstrated track record of weekend non-permitted work in our neighborhood despite numerous previous stop work orders and a prior CoR on the adjacent historic property before he sold it.

His behavior sets a very bad example and precedent for other owners of historic properties, e.g., 4104 Greeley, which I will address below. It is for these reasons that we believe the fullest consequences of violating the Historic Preservation Ordinance should be brought to bear on this continually repeating offender, there being no mitigating factors for his continuing flagrant disregard of and contempt for ordinances of the City of Houston.