

CERTIFICATE OF APPROPRIATENESS

Applicant: Phil Neisel, owner

Property: 705 White Street, tr 6, Block 416, Old Sixth Ward Subdivision. The property is a vacant lot, situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Non-Contributing home constructed circa 1906, currently located at 3104 Delano Street, Houston, Texas 77004

Proposal: Relocation – Alteration

Proposed changes include:

- Installation of a new inset and recessed wood windows (to be similar to the 2/2 windows at 818 Sabine, also located in Old Sixth Ward)
- Restore and rebuild porch which will be constructed with rails
- Restore and rebuild existing roof to match existing roof pitch
- Repair and replace existing original siding as needed
- A front setback that will be in line with the front wall of 701 White St

Owner would like to apply to have the home considered by the HAHC as contributing at a later date

See enclosed detailed project description and application materials for further details.

Public Comment: No public comment received.

Civic Association: No comment by Old Sixth Ward Civic Club at this time.

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

- (1) The proposed activity must retain and preserve the historical character of the property;
(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
(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;
(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
(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;
(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;
(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;
(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;
(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;
(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
(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.

OLD SIXTH WARD DESIGN GUIDELINES

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

PROPERTY LOCATION
OLD SIXTH WARD HISTORIC DISTRICT



Building Classification

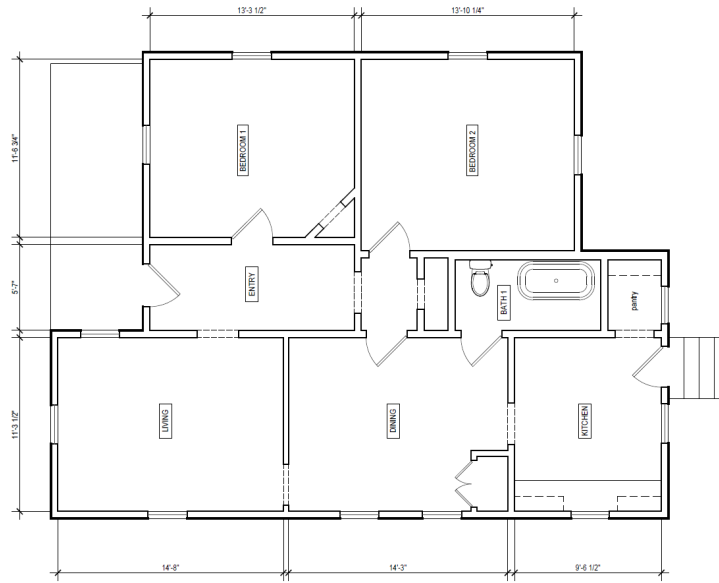
- Contributing
- Non-Contributing
- Park

CURRENT PHOTOS

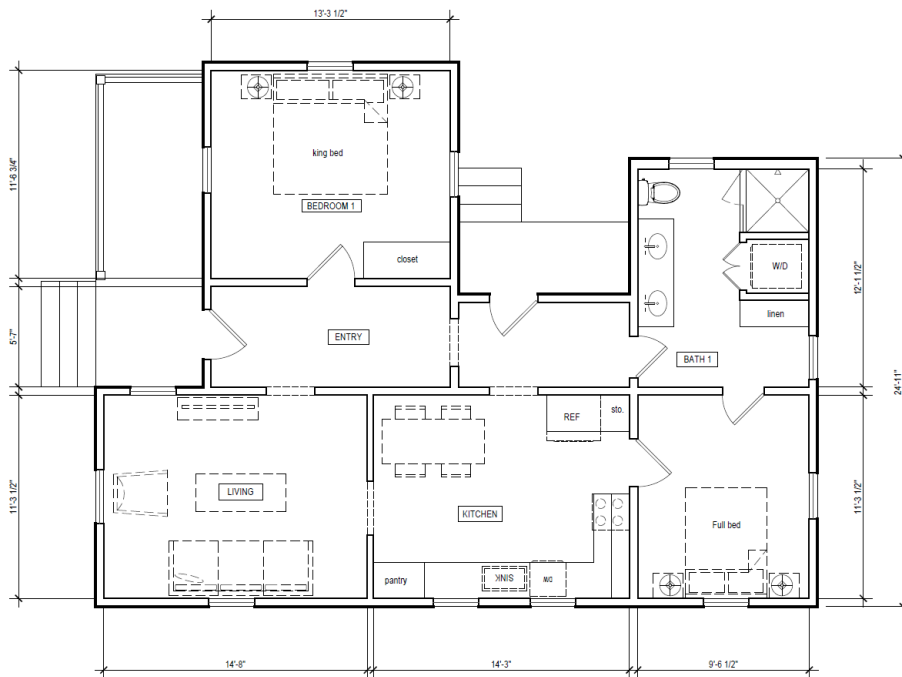




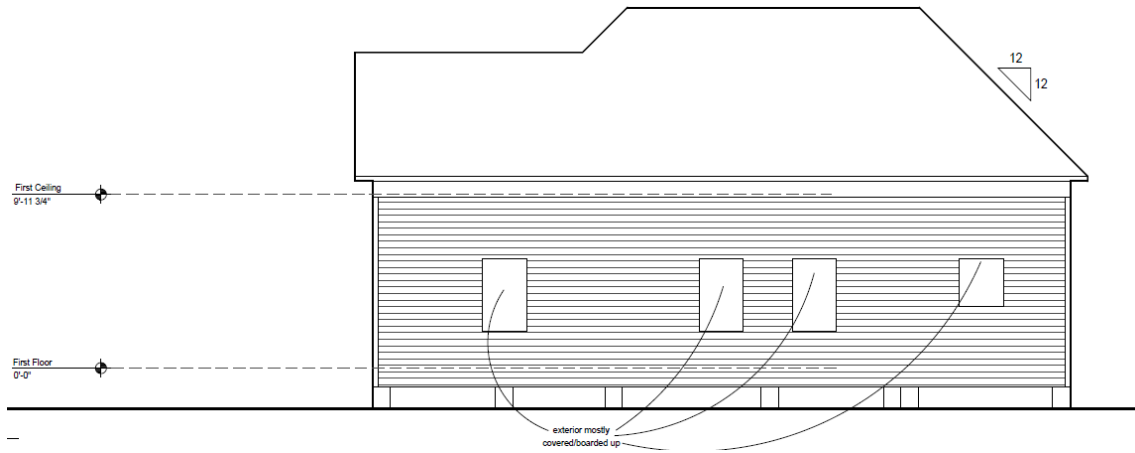
FLOOR PLAN EXISTING



FLOOR PLAN PROPOSED



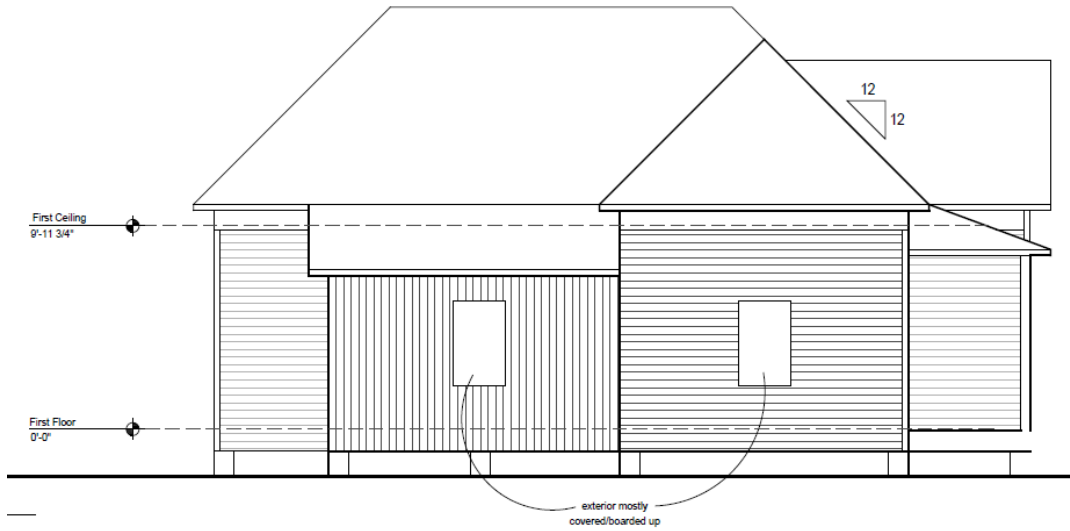
NORTH ELEVATION EXISTING



PROPOSED



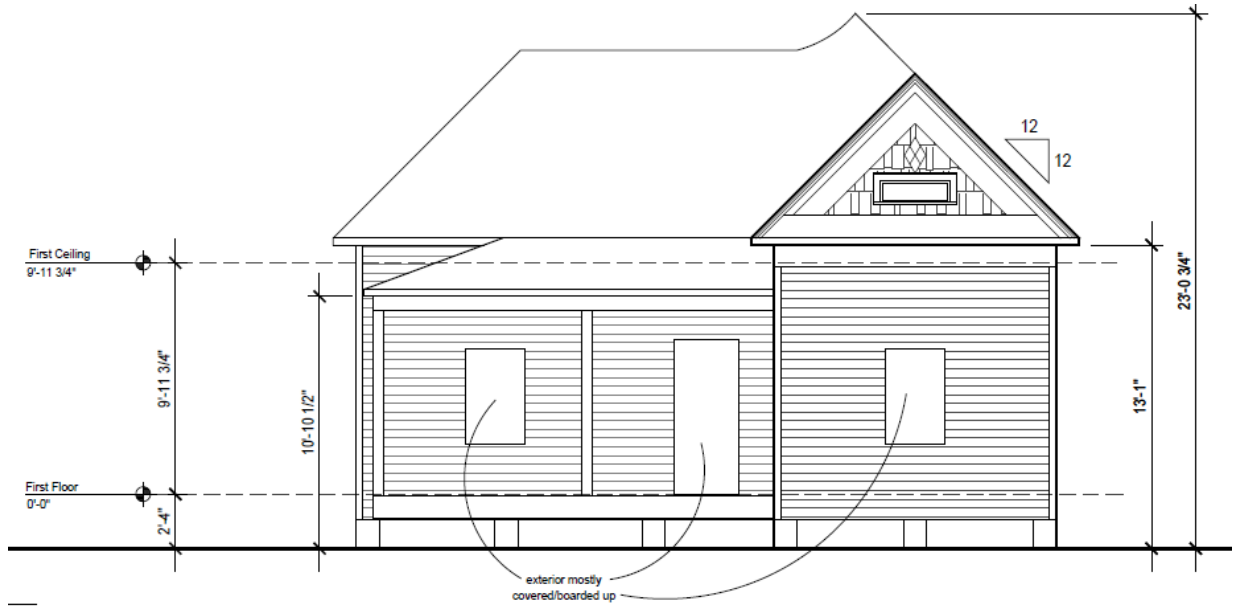
SOUTH ELEVATION EXISTING



PROPOSED



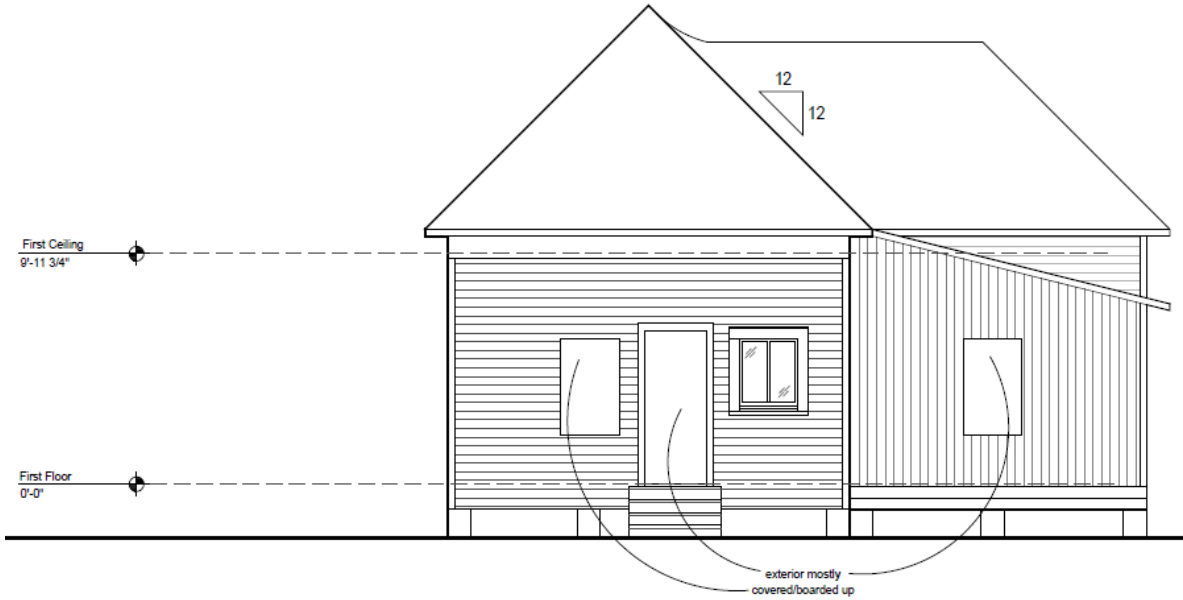
EAST ELEVATION EXISTING



PROPOSED



WEST ELEVATION EXISTING



PROPOSED



EXISTING PHOTOS
STRUCTURE TO BE RELOCATED



EXISTING PHOTOS
VACANT SITE



WINDOW SCHEDULE

Window/ Door	Number	Dimension	Material	Lite Pattern	Original/ Replacement	Notes
A	9	30" x 78"	Wood	2/2	Replacement	Historically appropriate wood windows to be rebuilt by hand using original window openings and what remains of original material.
B	1	42' x 78'	Wood	2 light top sash/ 4 light bottom sash	Replacement	Simple larger window; See picture of 818 Sabine immediately following
C	2	34" x 82"	Wood	n/a	Replacement	Simple late Victorian front door. Back door will be simple exterior door w/ single-pane window
D	1	34' x 62'	Wood	2/2	Replacement	Salvaged window to be installed in bathroom/laundry

MISC. INFORMATION

Property description, current conditions and any prior alterations or additions

This cottage was built in the late Victorian style in 1906 by the Wm. A. Wilson Company for a Mr. Joseph E. Leonard. In 1908 the Wm. A. Wilson Company began development of Woodland Heights. The original address of the house was 3104 Shepherd Street, but Shepherd street in this area was renamed Delano Street at some point during the 1930s. By 1920, the house was owned by a Mr. Jubal L. Taylor, a school teacher. The house remained in the Taylor family until 2012. The property, which is not in a historically protected area, is currently owned by a real estate investor that plans to remove the house and develop the land.

The house is in sound condition. Prior to the move, the existing deteriorated porch and the roof will be removed and rebuilt at the new location. Rotted or damaged siding will be replaced with wood siding of the same dimension. Original windows were reduced in size, but the original jambs are partially intact and the original openings/dimensions are still visible. Historically appropriate wood windows will be rebuilt to replace the altered versions in the style of 818 Sabine Street, which was also built in 1906 and has very similar features.

Please note that once moved to 705 White, I would like to apply for the house to have contributing status within the Old Sixth Ward protected district.

Does the relocation meet the minimum setbacks of other contributing structures at new location?

The house will meet the minimum setback requirements of other contributing structures in the new location at 705 White. The proposed front porch/wall of the Taylor House in its new location at 705 White Street will be in line with the front wall of the house located at 701 White Street, which is directly adjacent to 705 White Street. See destination site plan for measurements.

How structure will be moved without significant damage to its physical integrity

In order to move the house, we will remove the roof, leaving the face of the front gable. Then the gable will be laid down on the roof. The side wing (or front-bedroom portion) of the house will be separated from the remainder of the house and moved to its new location separately. Once on site, the two pieces will be merged back together, the gable will be re-erected and the roof will be filled in using the original pitch angles. The house mover for this project is Cherry House Moving, who is very experienced moving older homes in the Houston area.

Describe how the destination area will be compatible with structure's historical and architectural Character

3104 Delano is a very unique late-Victorian house with an interesting link to the Wm. A. Wilson Company, which subsequently developed the Woodland Heights. The destination at 705 White Street is a premier location within the Old Sixth Ward Protected Historic District, directly across the street from the recently renovated Dow Elementary School Park and Historic Dow Elementary School. The lot is perfectly sized for the small stature of the Taylor House. Additionally, the 1907 Sanborn map shows that a similarly-oriented house sat on this lot in the past.