

CERTIFICATE OF APPROPRIATENESS

Application Date: June 28, 2021

Applicant: Owner: Renee E. Yoshida; Agent: Jeanine G. Webb

Property: 806 Branard, TRS 3 4A & 5A Block 19, Lockhart Connor & Barziza, Harris County, Houston, 77006.

Significance: Contributing craftsman style bungalow, constructed circa 1920, located in the First Montrose Commons Historic District.

Proposal:

Work was begun without a permit or COA however the applicant now proposes the following:

- Remove siding on East elevation and repair structural damage (framing and foundation)
- Re-stucco east elevation with a dash finish texture to match original
- Restore existing original windows

Public Comment: No public comment received.

Civic Association: The Civic Association of The First Montrose Commons, Inc. was not in favor of issuance of a COA as applied. The Association is in favor of a COR that requires the following:

1. Existing stucco must be repaired to prevent further deterioration or damage.
2. Where existing stucco has already been removed or is beyond repair it must be replaced with stucco that is similar in appearance, thickness, and style to the original.
3. If the original windows have been removed and cannot be repaired and re-installed, then custom windows matching their style and dimensions must be installed to replace them.

Please see attachment letter from Civic Club for additional details.

Recommendation: Denial of COA and issuance of a COR to replace the siding removed with stucco with a dash finish to match the original texture and the restoration of the original wooden windows.

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 checked="" 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. |



Figure 1 - District Map

Inventory Photo



Figure 2 - 2009



Figure 3 - Staff Photo July 2021-front South facing elevation



Figure 4 - Staff Photo 2 July 2021-view down East side where work has started



Figure 5 - Staff Photo 2 July 2021-view down West side



Figure 6 - existing windows appear restorable.



Figure 7-View in porch wall cavity showing water rot of original framing members



Figure 8- Exposed wood lath from the removal of the original stucco.



Figure 9 - Image of lower portion of East wall indicating perimeter beam damage.