

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** March 17, 2022

**Applicant:** Cynthia L. Kagay, owner

**Property:** 4 W 11th Place, Lot 2, Neighborhood Subdivision. The property includes a 2,651 square foot, two-story brick residence situated on a 10,000 square foot (80' x 125') interior lot.

**Significance:** Contributing American Colonial Style residence, and a landmark constructed circa 1920, located in the West 11th Place Historic District.

**Proposal:** Alteration –The applicant proposes the following:

- The removal of two additions (the solarium and office) circa mid-1970’s at the rear of the property.
- Replacing arched windows single-pane windows that were painted black with a multi-pane ‘French door’ style windows consistent with windows throughout the house.
- Installation of a metal portico banister for safety on the second floor. This was approved by the HAHC for previous owners on May 23, 2002. The existing original French doors above the portico are functional and open inward. The owners propose a simple 36” high iron railing that links with the aesthetic of the dormers and front door lunette windows.
- Raising the roofline of the north and south wing setbacks. Rooflines rooflines will match existing gable, composite shingle. New Brick Veneer to match existing. The applicant is proposing that for the following reasons:
  - o Updates to temperature control, allowing a/c ducting to be brought in to north and south setbacks through the ceiling.
  - o Levelling of the interior second floor for consistency of level throughout as a safety consideration. Lower wing setback floors will be raised to match the current floors in the main body of the house.

**Windows:**

- Replace two existing arched, single-pane windows with two arched, wood, multi paned windows consistent with the aesthetic of other original 6/6 east (façade) elevation windows on the east side elevation.
- Replace three existing arched, single-pane windows with three arched, wood, multi-pane windows consistent with the other original 6/6 East (façade) elevation windows.
- Addition of wood ‘closed shutters’ to existing painted (blocked off on interior) windows to improve aesthetic and keep protected.
- Addition of one 6/6 wood widow to match existing original windows on second level.
- Addition of one 4/4 wood window proposed on south side of mudroom connecting garage to house.

**Public Comment:** No public comment received at this time

**Civic Association:** No public comment received 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
- (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.

CONTEXT AREA



*Figure 1- 2 W 11th Place, Contributing*



*Figure 2- 6 W 11th Place, Contributing*






**PROPERTY LOCATION**

**WEST 11<sup>TH</sup> PLACE HISTORIC DISTRICT**



**Building Classification**

-  Contributing
-  Non-Contributing
-  Park



INVENTORY PHOTO



**EXISTING PHOTOS**



East Façade facing W 11<sup>th</sup> Pl. \*Refer to window schedule for J.



South Elevation \*Refer to window schedule for 8. and I.





West Elevation off Yoakum Boulevard.

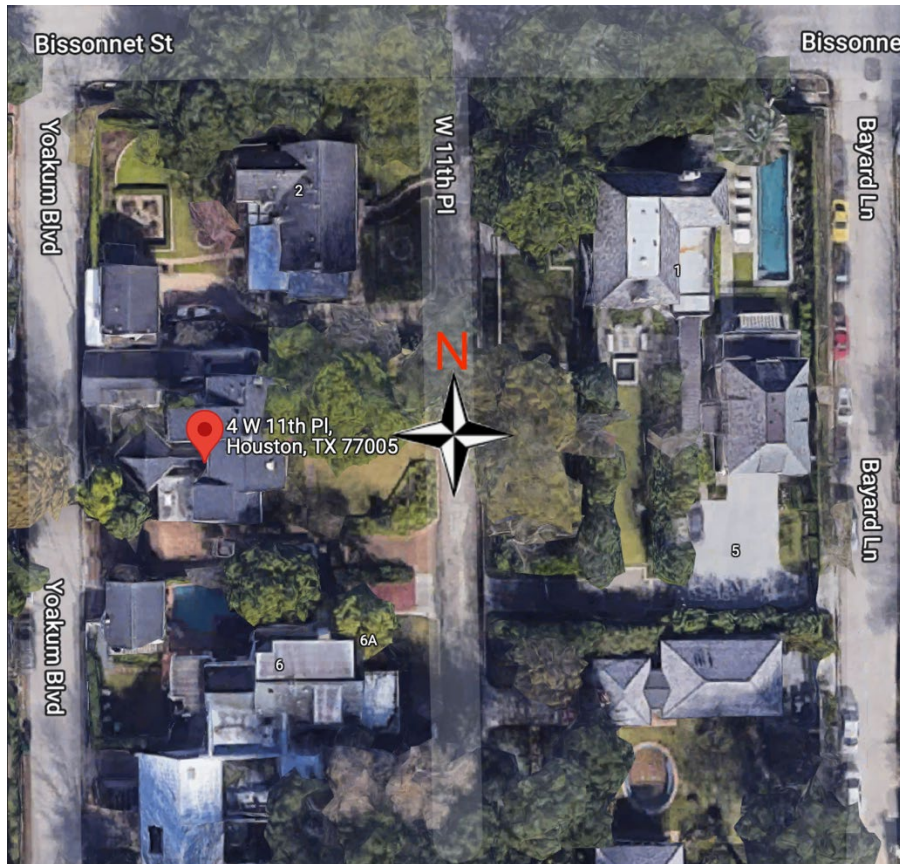


West Elevation inside of the privacy/garden wall present along the





North Elevation



Aerial View



PRIVATE STREET VIEWS OF THE PROPERTY

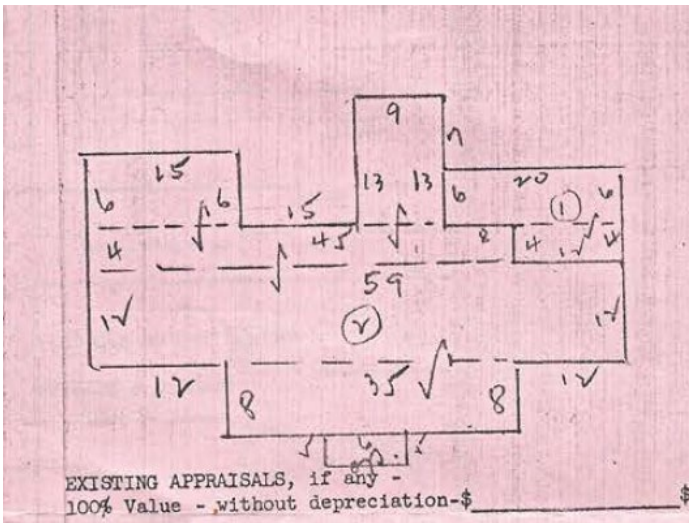


Figure 3- Tax Records

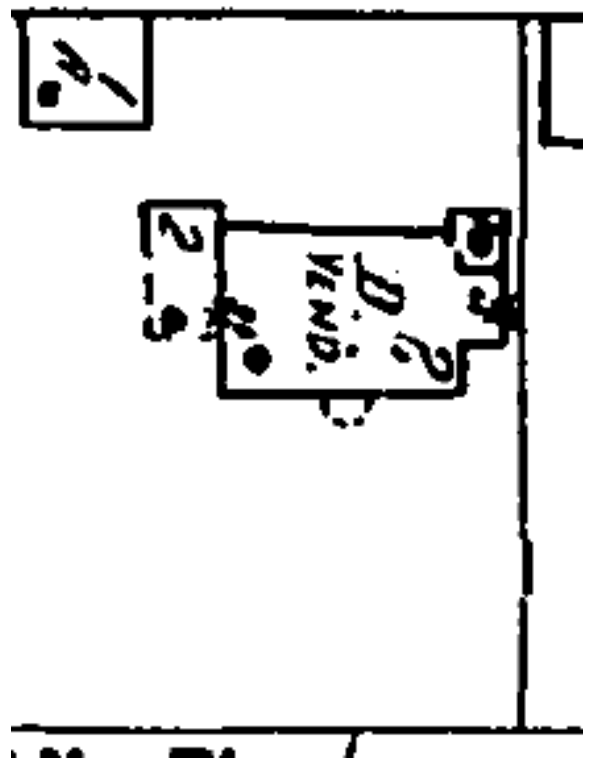


Figure 4- 1925 Sanborn map

**EAST ELEVATION – FRONT**

**EXISTING**



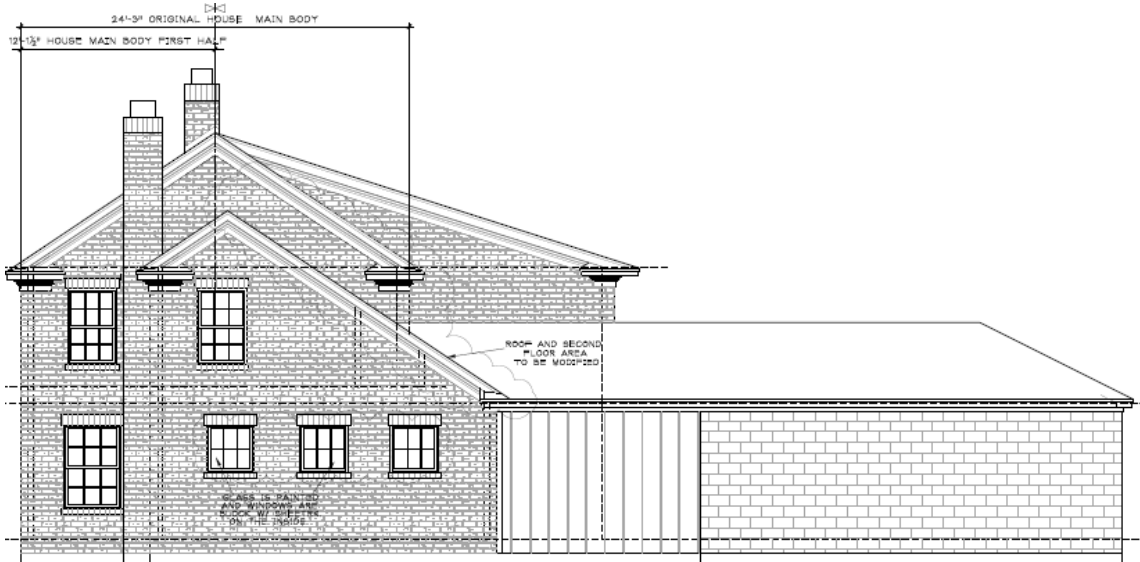
**PROPOSED**



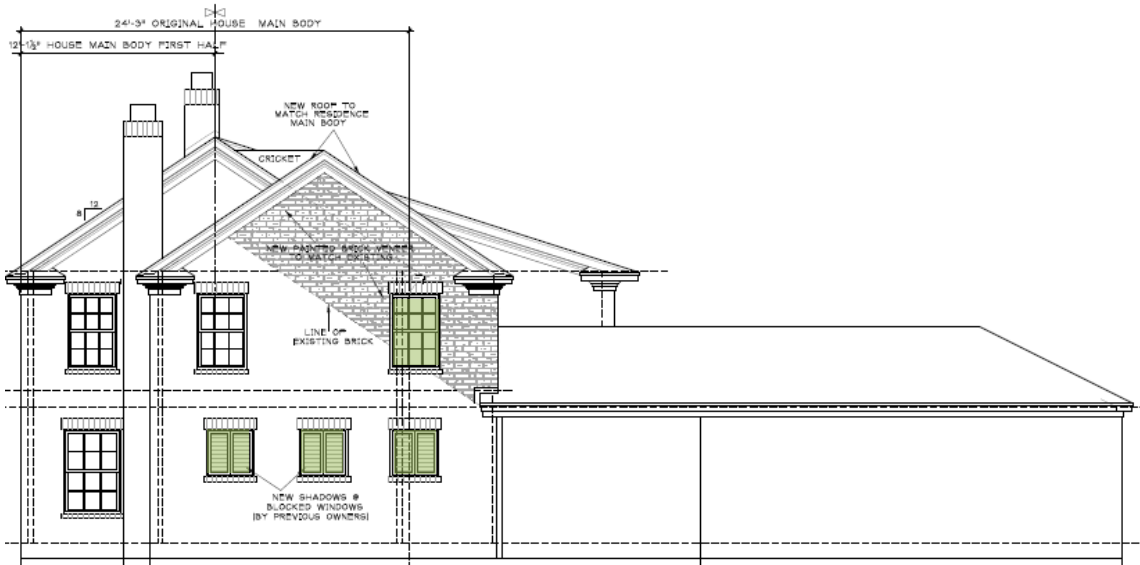


**NORTH SIDE ELEVATION**

EXISTING

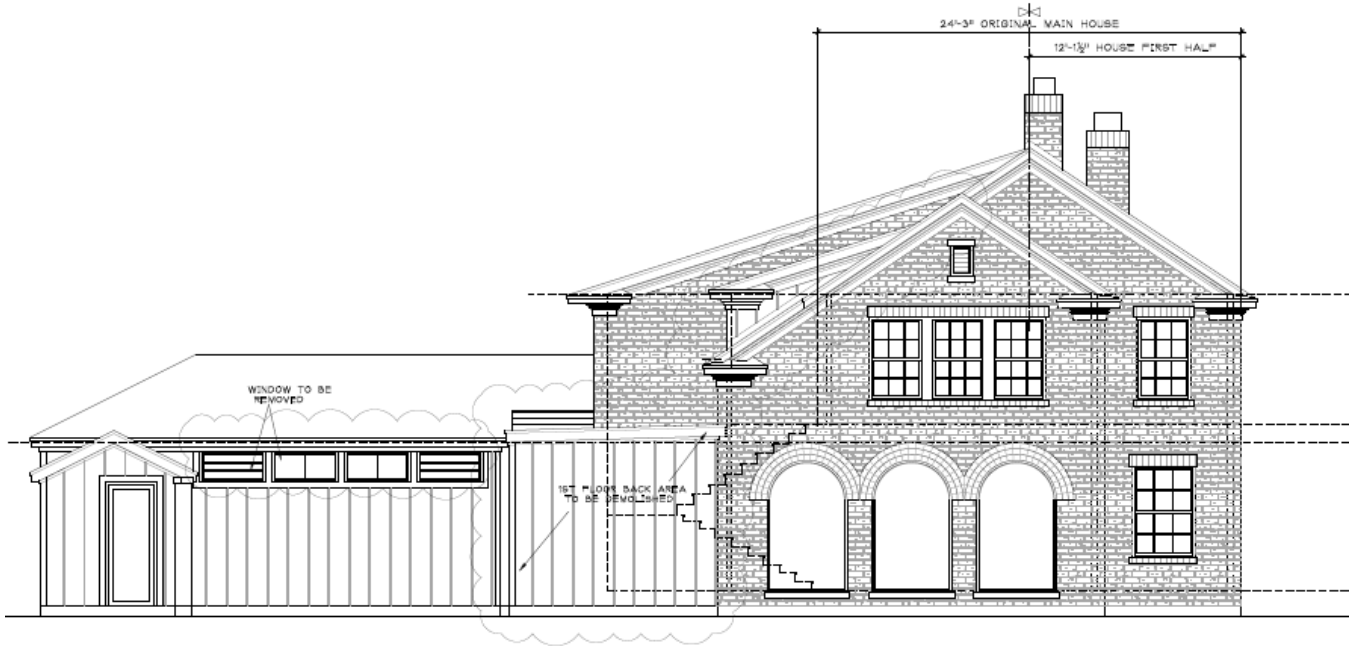


PROPOSED



**SOUTH SIDE ELEVATION**

**EXISTING**



**PROPOSED**





### WEST (REAR) ELEVATION

### EXISTING



### PROPOSED

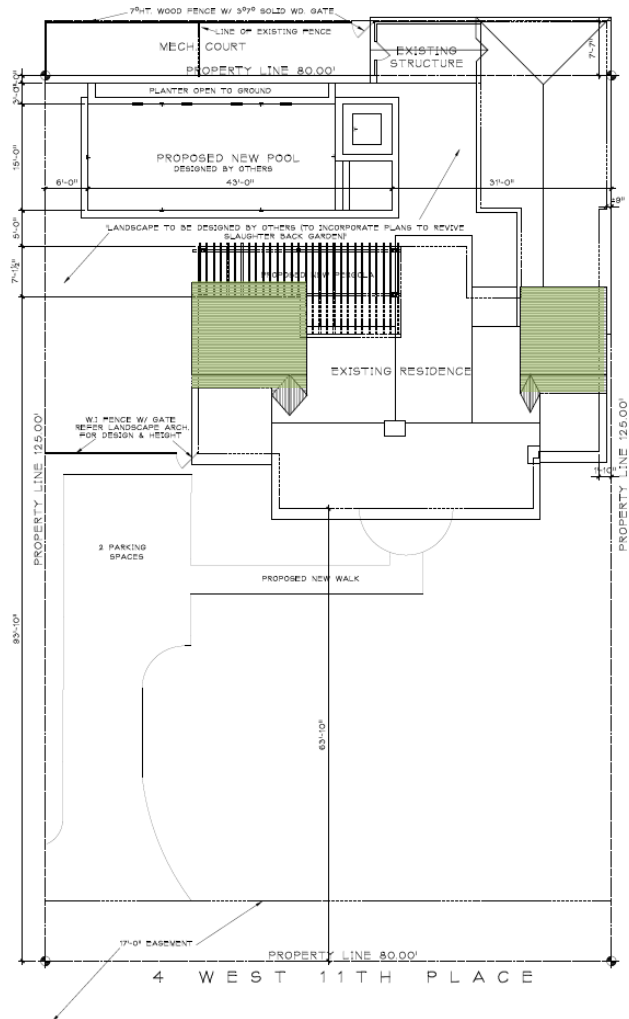
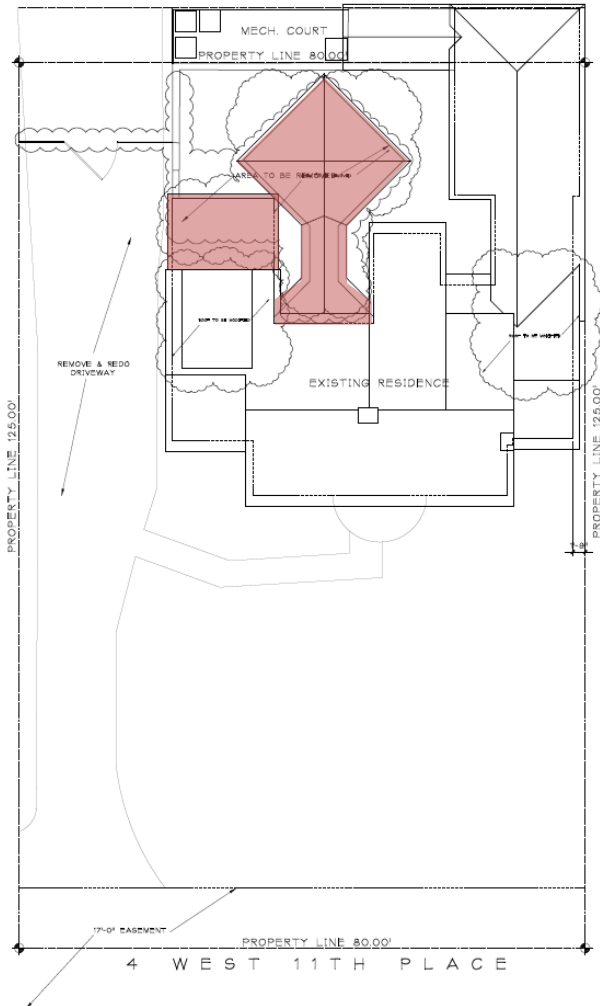


SITE PLAN



EXISTING

PROPOSED





ROOF PLAN



EXISTING

PROPOSED #1  
EXISTING ROOF TO BE DEMOLISHED  
AND REPLACED WITH A NEW ROOF  
SYSTEM. THE NEW ROOF SYSTEM  
WILL BE A LOW-SLOPE ROOF WITH  
A 1/4" RISE PER FOOT. THE ROOF  
WILL BE INSULATED WITH R-19  
INSULATION AND FINISHED WITH  
A 2" MIN. THICK ASPHALT/FLY ASH  
MEMBRANE WHICH

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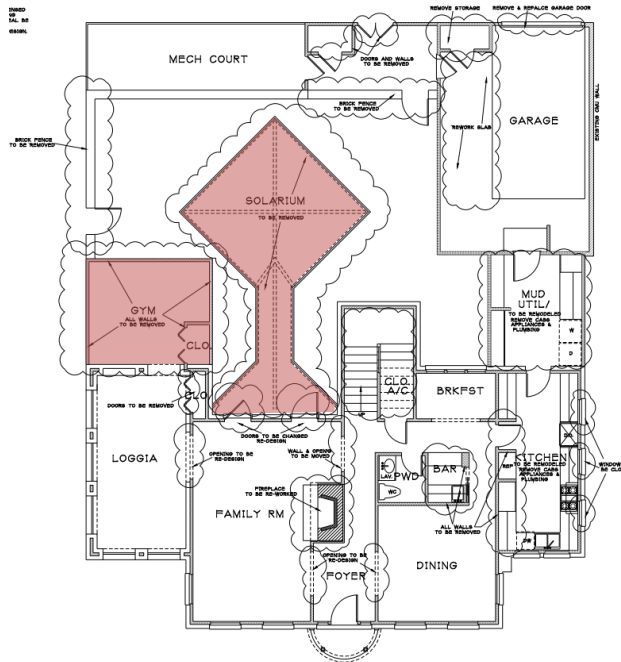
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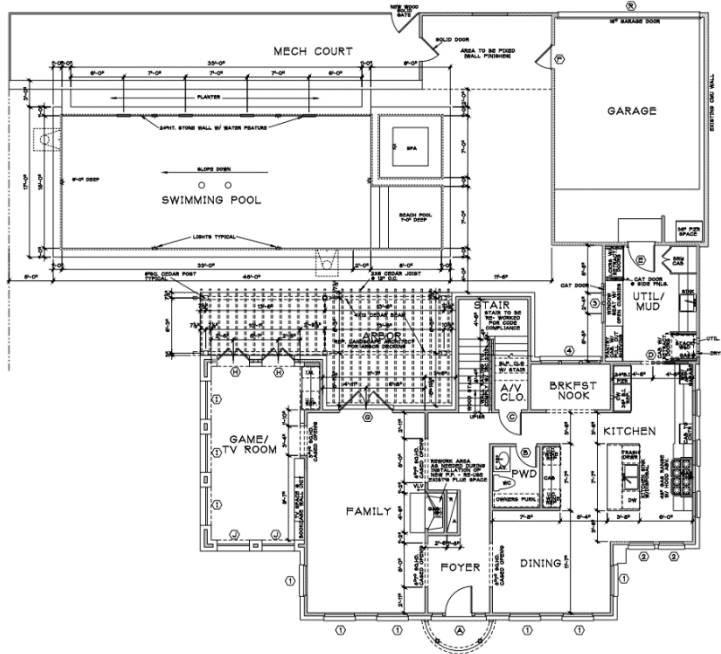


### FIRST FLOOR PLAN

### EXISTING



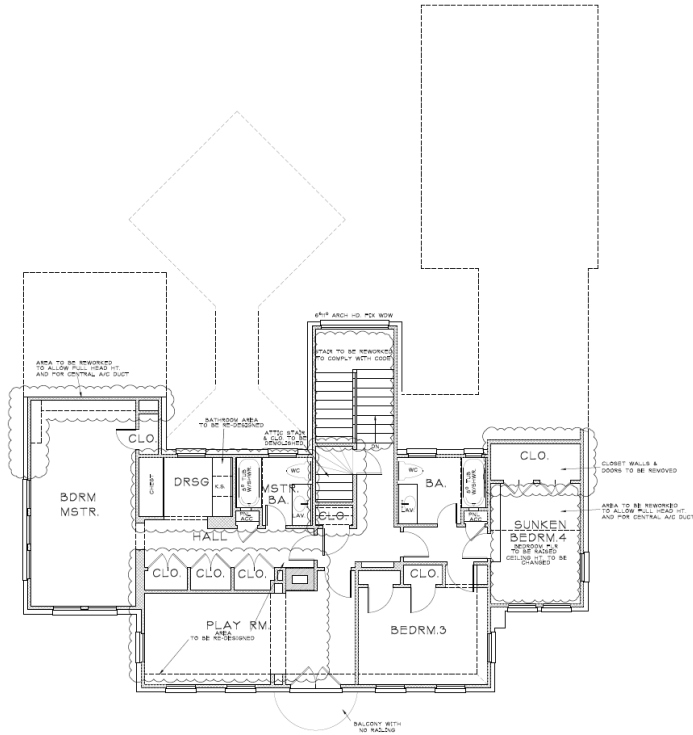
### PROPOSED



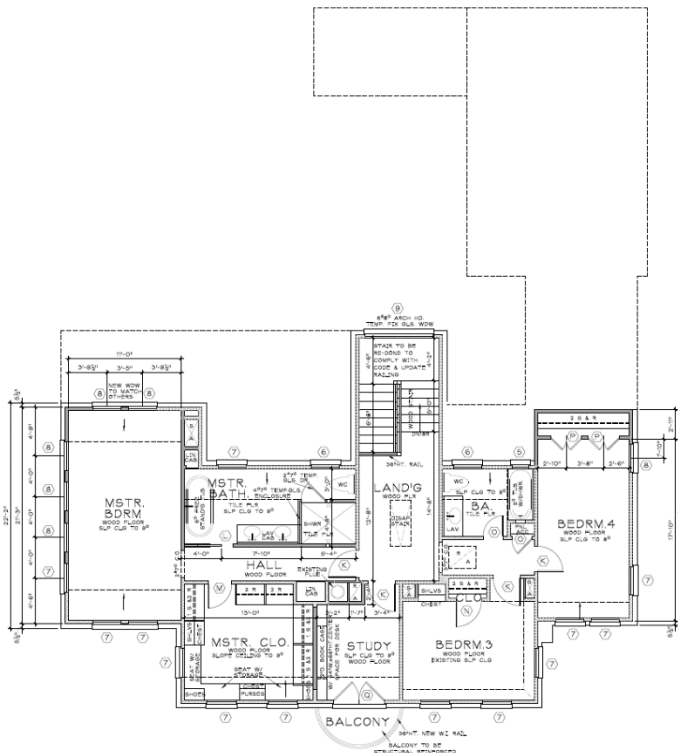


SECOND FLOOR PLAN

EXISTING



PROPOSED





WINDOW / DOOR SCHEDULE

CERTIFICATE OF APPROPRIATENESS  
WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No
1	↑	6/6	DH	40x60	↑	ORIGINAL	YES
2	↑	6/6	DH	34x60	R	ORIGINAL	YES
4	W	4/4	DH	24 x 60	E	ORIGINAL	YES
5	O	4	CSMT	20x24	L	ORIGINAL	YES
6	O	6	CSMT	34 x 28	E	ORIGINAL	YES
7	D	6/6	DH	34x54	S	ORIGINAL	YES
9		48	FIX	78x120	S	ORIGINAL	NO
I		1	FIX	52x84	E	ADDITION	NO
J		1	FIX	44x84	D	ADDITION	NO
Q	↓	10	French Dr	60x72	↓	ORIGINAL	YES
DAMAGE TO EXISTING WINDOWS							
Window	Describe Damage						
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken						
2	Windows have been fixed by previous owners and glass is covered and/or painted.						
9	Unsafe / hazard window at stair. It needs to be re-framed and glass tempered.						
I & J	change to match other window style and pattern						

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Alumco	
3	↑	4/4	DH	24 x 60	R		
8	W	6/6	DH	34 x 54	E		
9	O	27	FIX	54 x 84	L		
G	O	12	FRENCH DRS	72 x 80	E		
H	D	8	FRENCH DRS	44 x 80	S		
I		8	FIXED DRS	52 x 80	S		
J	↓	8	FIXED DRS	44 x 80	E		
					D		

- Must include photos of all windows with labels indicated on this sheet
  - Must include manufacture's specifications and details for all proposed windows
- \*\*\* Use additional sheets as necessary

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**APPLICANT'S MATERIAL**

*HISTORY & SIGNIFICANCE SUMMARY*

The Dr. J. Willis and Margaret Perkins Slaughter House is a contributing structure in the West Eleventh Place National Register and City of Houston Historic Districts. The house was constructed in 1920 in the Colonial Revival style and was a collaborative effort between the building and the original owners Dr. J. Willis and Margaret Perkins Slaughter. Joseph W. Northrup, who was one of Houston's most respected architects of the time, designed the layout for the exclusive West Eleventh Place neighborhood as well as for three of the houses, and he created design guidelines to be followed by other architects and builders in West Eleventh Place. Dr. J. Willis Slaughter was an internationally prominent sociologist and psychologist and became involved in civic affairs during the 1920s. Margaret Perkins Slaughter also made important contributions in the field of gardening, botany and horticulture in Houston. *For an in-depth background regarding the Slaughters, please view LANDMARK DESIGNATION REPORT HPO File No.: 04L115 accepted on May 10, 2004.*

The property was recently purchased by David Hayes and Cynthia Kagay in May of 2021 who have relocated via San Francisco from England and Colorado respectively. Elated by the English-connection to Mr. and Mrs. Slaughter, and the robust front garden, Mr. Hayes and Ms. Kagay have researched Mrs. Slaughter's prominent role in introducing innovative horticulture and practices to gardeners in the Houston area. With ornate gardens in the couple's family lineage, Mr. Hayes and Ms. Kagay are delighted to be the new stewards of this legacy garden and historic home.

The new owners are proposing changes that are intended to restore the property by removing incoherent additions from the mid-70's, decreasing the overall footprint and attempting to bring it closer to the original form and bringing electrical, plumbing, floors, stairs, and temperature control up to code and attempting to restore much of Mrs. Slaughter's original garden in the front, rear and side of the house.

While the new owners have previously lived in c1900 homes, this is their first time taking on a renovation project of historical significance and they would like to work collaboratively with the members of the HAHC to realize a sensitive restoration of the property. The owners' intent is to thoughtfully bring systems up to current standards and codes while maintaining aesthetics that compliment a traditional home.

**EXISTING CONDITIONS**

The property contains a 2,651 square foot, two-story painted brick residence and an attached 465 square foot single-story garage. The residence features a gabled roof and symmetrical main façade seven bays wide with wing setback to the north (side) elevation and attached sleeping porch bay, or wing setback to the south (side) of the façade. The residence's "L" shaped plan is oriented with its main façade facing east onto West Eleventh Place and the garage and connecting mudroom running along the north side of the property line. The property is bounded by Yoakum Boulevard to the west (rear). A non-original privacy/garden wall is present along the west property line to shield the backyard from Yoakum Boulevard. The residence measures 56 ft 7in. wide by 68 ft 9 in. deep by 25 ft 6 in. tall.

The building has a gable roof with 8/12 pitch covered with composition shingles. The foundation is pier and beam with a 1 ft 6 in. finished floor height.

The house features evenly spaced, 6/6 original wood windows throughout with exception to the southeast, ground floor wing setback with arched, single-pane windows. The paneled front entry door is framed by sidelights and capped by a lunette transom sheltered beneath a 66" x 108" colonial-style demilune portico off the façade. A 10 wood French door is centered on the second story over the portico entry. The north elevation features matching 6/6 wood windows on the first and second floors. The west (rear) of the house facing Yoakum Blvd features varying windows and doors including 6/6 wood windows, smaller 4 and 6 windows, a 27 fix wood Palladian window, a 4/4, and pair of matching 10 wood French doors. The south (side) elevation features 6/6 original wood windows on the second floor.

Overall, the residence retains a high degree of integrity.

### PROPOSED WORK

- The applicant proposes renovation by means of removal of two additions (the solarium and office) circa mid-1970's at the rear of the property, replacing arched windows on south wing setback, installation of a portico safety railing, and raising the roofline of the north and south wing setbacks. **Setbacks:** Existing setbacks will be maintained.
- **Shape/Mass:**  
Solarium = 15'-4" w. x 15'-4" d x 9' ht + walkway = (+\_) 14' long x 6'-6" wide.... / 328 sq. ft. (this info is on title block)

Office = 12'-4" w x 14' d x 9ht. / 172 sq. ft (this info is on title block)

Total demo 500 sq. ft.

Roof / 2<sup>nd</sup>-floor mass addition:

1. Wing setback to the right (north)  
addition: 4'-0" x 10'-0" total addition 48 sq.ft. addition necessary for symmetry and a/c ducts to work  
Existing ridge ht = (+\_) 20'-6" abv. Fin. Flr.  
Addition ht. over existing = (+\_) 4'-0" abv. Fin. Flr.  
Propose Total new ridge ht for this wing (+\_) 24'-6" abv. Fin. Flr.  
This new ridge seats (+\_) 6'-10" ft behind the main ridge and it is 12" lower.
2. Wing setback to the left (south)  
No addition just roof work for a/c ducts and necessary for symmetry  
Existing ridge ht = (+\_) 22'-9" abv. Fin. Flr.  
Addition ht. over existing = (+\_) 1'-9" abv. Fin. Flr.  
Propose Total new ridge ht for this wing (+\_) 24'-6" abv. Fin. Flr.  
This new ridge seats (+\_) 6'-10" ft behind the main ridge and it is 12" lower.

Main body ridge ht (existing) = (+\_) 25'-6" abv. Fin. Flr. (not to be modified)

- **Foundation** Existing foundation will be maintained.
- **Exterior Materials:** Any additional side brick needed will be reused from existing home or matched to original brickwork.
- **Windows/Doors:** The remodel proposes repair to damaged windows, the addition of a number of windows and the replacement of several arched, single-pane windows and replacing with a multi-pane 'French door' style windows



consistent with windows throughout the house and examples on West 11<sup>th</sup> Place. Attached is a pdf with examples of other historical houses with similar windows to those proposed and a complete window schedule.

#### East (façade) elevation

First floor:

- **Replace** two existing arched, single-pane windows with two arched, wood, multi paned windows consistent with the aesthetic of other original 6/6 east (façade) elevation windows.

Second floor:

- **Addition** of a metal portico banister for safety. This COA was approved by the HAHC for previous owners on May 23, 2002. The existing original French doors above the portico are functional and open inward. The owners propose a simple 36" high iron railing that links with the aesthetic of the dormers and front door lunette windows. *Attached is a pdf with examples of other historical houses nearby with similar portico railings to what we are proposing in our drawings.*

#### South (side) elevation

First floor:

- **Replace** three existing arched, single-pane windows with three arched, wood, multi-pane windows consistent with the other original 6/6 East (façade) elevation windows.
- **Addition** of one 4/4 wood window proposed on south side of mudroom connecting garage to house

Second floor:

- **Addition** of three 6/6 wood window proposed to match existing three.

#### West (rear) elevation

First floor:

- **Addition** of two arched, wood, multi-pane French doors consistent with the other original 6/6 east (façade) elevation windows are proposed on first floor where office addition is being removed.
- **Replace** two French doors consistent with the existing to reflect removal of rear glass addition and need for better weather insulation.

Second floor:

- **Addition** of two 6/6 wood windows proposed to match the existing original east (façade) elevation and south (side) elevation existing windows.
- **Replace (due to repair)** existing 48 fix wood Palladian window with a smaller 27 fix Palladian window to accommodate changes to interior staircase and landing to bring stair height to code.

#### North (side) elevation

First floor:

- **Addition** of wood 'closed shutters' to existing painted (blocked off on interior) windows to improve aesthetic and keep protected.

Second floor:

- **Addition** of one 6/6 wood widow to match existing original windows on second level.

- **Roof:** The proposed raising of the north and south wing setback rooflines will match existing gable, composite shingle. The proposed rehabilitation is compatible in massing, size, and scale and preserves the historical character of the property. The remodel is required to allow for:
  - Updates to temperature control, allowing a/c ducting to be brought in to north and south setbacks through the ceiling. The owners are attempting to make changes to be more consistent with the design of the original 1920s home [see image of original home below].
  - Levelling of the interior second floor for consistency of level throughout as a safety consideration. Lower wing setback floors will be raised to match the current floors in the main body of the house.

The rehabilitation is intended to preserve the distinguishing qualities of the historic building, namely the appearance from the primary elevation facing W 11th Place. The changes to the roof line ensures the essential form and integrity of the historic structure remains intact.

No additional alterations to existing features are proposed.



*J. W. Slaughter residence*



*NEIGHBORHOOD ASSOCIATION APPROVAL*

The West Eleventh Place Association Board of Directors is aware of our proposal and happy to work with you. Eliane Herring, President of the West Eleventh Place Association, may be reached by email: [esherring6154@gmail.com](mailto:esherring6154@gmail.com) and/or phone: (707) 489-1852.

*PHOTOGRAPHS*

Existing photos are included in the submittal drawings.

Images of Non-original Solarium and Office Add-on (circa mid-70's)  
Proposal to be Removed from the West Elevation of 4 W 11<sup>th</sup> Pl

