

# CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



PLANNING &  
DEVELOPMENT  
DEPARTMENT

## PROPERTY

Address 1234 ALLSTON  
HOUSTON HEIGHTS WEST (Historic District) Landmark HCAD # 0201810000021  
Subdivision HOUSTON HEIGHTS Lot 21 Block 185

## DESIGNATION TYPE

- Landmark  Contributing  
 Protected Landmark  Noncontributing  
 Archaeological Site  Vacant

## PROPOSED ACTION

- Alteration or Addition  Relocation  
 Restoration  Demolition  
 New Construction  Excavation

## DOCUMENTS

- Application checklist for each proposed action and all applicable documentation listed within are attached

## OWNER

Name LINDA PRICE + MATT GROVE  
Company (N/A)  
Mailing Address 1234 ALLSTON  
HOUSTON, TX 77008  
Phone 832-627-0835  
Email [REDACTED]  
Signature \_\_\_\_\_  
Date \_\_\_\_\_

## APPLICANT (if other than owner)

Name SUZANNE LABARTHE  
Company ROGERS + LABARTHE ARCHITECTS  
Mailing Address 2017 WEST GRAY STE. 7  
HOUSTON, TX 77019  
Phone 713-522-8805  
Email [REDACTED]  
Signature Suzanne Labarthe  
Date 10/26/14

## ACKNOWLEDGEMENT OF RESPONSIBILITY

**Requirements:** A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

**Deed Restrictions:** You have verified that the work does not violate applicable deed restrictions.

**Public Records:** If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

**Compliance:** If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: \_\_\_\_\_ Application received: \_\_\_/\_\_\_/\_\_\_ Application complete: \_\_\_/\_\_\_/\_\_\_

# CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITON CHECKLIST



PLANNING &  
DEVELOPMENT  
DEPARTMENT

**Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.**

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

**PROPERTY ADDRESS:** 1234 AUSTON

## BUILDING TYPE

- single-family residence
- multi-family residence
- commercial building
- mixed use building
- institutional building
- garage
- carport
- accessory structure
- other

## ALTERATION TYPE

- addition
- foundation
- wall siding or cladding
- windows or doors
- porch or balcony
- roof
- awning or canopy
- commercial sign
- ramp or lift
- other

## WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary

## PHOTOGRAPHS label photos with description and location

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

## DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- current site plan
- proposed site plan
- current floor plans
- proposed floor plans
- current window and door schedule
- proposed window and door schedule
- demolition plan
- current roof plan
- proposed roof plan
- current elevations (all sides)
- proposed elevations (all sides)
- perspective and/or line of sight

**ROGERS  
+ LABARTHE**  
ARCHITECTS

2017 West Gray  
Houston, Texas 77019  
713-522-8805  
713-527-9040 Fax

**1234 Allston Street**

Certificate of Appropriateness Submittal  
October 29, 2014

**Existing Site Conditions**

The existing hip bungalow style home is located in the Houston Heights, within the Houston Heights West Historic District, on a 50' x 132' interior lot. The house is on the east side of Allston Street, and is in very good condition.

According to HCAD, the original structure was built in 1910. A second-story addition with side facing shed dormers, and a 2-story detached garage apartment were in place by 1967 (as seen in a photograph of that date). These conditions were reviewed during the previous 2008 COA application process by Historic Preservation office staff. They estimated this construction as having been done in the mid 1930's.

In 2008, the current owners obtained a Certificate of Appropriateness for a new rear two-story addition to the house, along with alteration of the existing second floor side-facing shed dormers into hip dormers, and a front facing central hip roof dormer into a wider dormer with three windows. The 2008 rear addition included a kitchen expansion, breakfast room, and porch on the first floor, and a bedroom and laundry on the second floor.

The existing 20' x 30' detached garage apartment is located in the rear southeast corner of the lot. There is an existing concrete driveway along the south side of the property, extending to the garage, and an existing 15' alley on the back of the property. The alley is open but not currently being utilized for parking cars in this garage structure. There is an ornamental metal gate across the driveway, near

the front corner of the house. Utilities, including electric panels and meter, gas meter, and air conditioning units are located along the north side of the property.

The house is built on a raised pier and beam foundation, approximately 3 ft. above grade. The garage apartment structure is a slab-on-grade foundation. Both structures are clad in Pattern 117 painted wood siding. There is a continuous boxed soffit overhang at the first floor roof of the house, established by the roofline of the original one-story structure, and extended around the rear two-story addition in 2008. This 22" deep overhang was duplicated at the second floor roof in 2008. The garage apartment roof has open rafter tails and an 18" overhang.

The front of the house was modified in 2008 to include 3 windows in the front facing central dormer. The hip roofs are composition shingles. The existing one-story house has a 13:12 front roof slope and 10:12 on the sides. The second floor hip roof has 6:12 slopes on the north and south, and 9:12 slopes on the east and west. The hip roof two-story garage apartment has an 18" overhang with open rafter tails and a 6:12 roof slope on all sides.

The house and garage apartment structures have painted wood windows and doors. The flat trim includes a small crown moulding at door and window heads. There is a continuous water table and skirt board at the bottom of the walls of the house.

## **Proposed Activity**

### **1. Demolition**

The proposed plans include removal of the existing deck and porch on the rear of the house, constructed in 2008, along with the removal of parts of exterior walls to accommodate the new additions.

### **2. Addition**

The proposed construction includes a one-story rear addition to the existing house, a one-story infill of the existing back porch, and a two-story addition to the detached garage apartment, which will link the house and the garage wing into one contiguous structure. There is also a one-story expansion of the garage on its west side, with a deck over a concealed low-slope roof above it.

The one-story addition to the house consists of a Family Room extending to the east from the existing back wall of the house, and a Breakfast Room infilling the area where the existing porch will be removed.

To ameliorate the extremely low headroom of the existing garage, the garage apartment structure in its entirety will be raised straight up approximately 4'-8". This new garage plate height will continue into the north garage wing expansion, allowing the new bedroom and bathroom in that area to be at the same floor level as the existing house, with a reasonable ceiling height. The new one-story addition at the west side of the garage will have a 9' plate height.

The proposed one-story garage expansion on the west allows additional space needed due to the requirement of recessing a new alley-facing overhead garage door 9' in from the rear property line.

The roof of the one-story Family Room addition continues the 10:12 slope of the existing first floor north roof overhang. The opposite side of this new one-story roof will have a 3:12 slope. This asymmetry is necessary to avoid interference with existing second story east-facing bedroom windows, and is not visible from the ground level in any direction. The new one story addition's roof will have composition shingles and overhangs matching the adjacent eaves and boxed soffit detail of the existing first floor roof.

The new two-story garage wing expansion will continue the existing the open rafter tail detail and overhang of that structure except where the rear wall of the garage apartment is set 2" in from the rear property line (alley side). There will be no overhang along that section, for code compliance.

New wall cladding will be painted Pattern 117 wood lap siding to match existing, except the rear wall of the garage extension which will match that existing wall's Hardi-plank lap siding.

Corner boards and skirt boards will be smooth cementitious Hardi-Trim, matching the sizes and profiles of existing trim. The water table detail between the skirt board and the siding will be continued around the new pier and beam addition. All new and relocated windows and doors will be painted, and all trim will match the original house's trim.

### **3. Alteration**

All windows in the existing house will be maintained in their present locations, with the exception of the current Breakfast Room windows and one window in the Den (both in the rear facing east elevation). These will be removed to accommodate the new addition, and relocated to the new Breakfast Room.

Exterior wood and glass doors in the existing Breakfast Room and Den (new in 20008), along with their respective screen doors, will be removed to

accommodate the new addition, and relocated to the new Family Room and Mud Room. Other new exterior doors (at the second floor balcony deck and the first floor back stair (both in the Garage wing) will be similar in style to these existing doors.

**West Elevation (Garage wing):** The west face of the existing garage apartment structure includes a proposed one-story addition with an open balcony/deck above. The deck railing will match existing front porch railings. The existing garage apartment structure will be raised to provide reasonable headroom in the garage, as well as in the new bedroom and bathroom in the north expansion of this wing. The existing west-facing garage apartment second story windows will remain in their present locations.

**South Elevation:** Two new wood windows are proposed for the expanded second floor Master Bedroom. They will match the adjacent casement windows installed in 2008, which mimic one-over-one double hung windows. Casements are required here to satisfy egress requirements in all the second floor bedrooms.

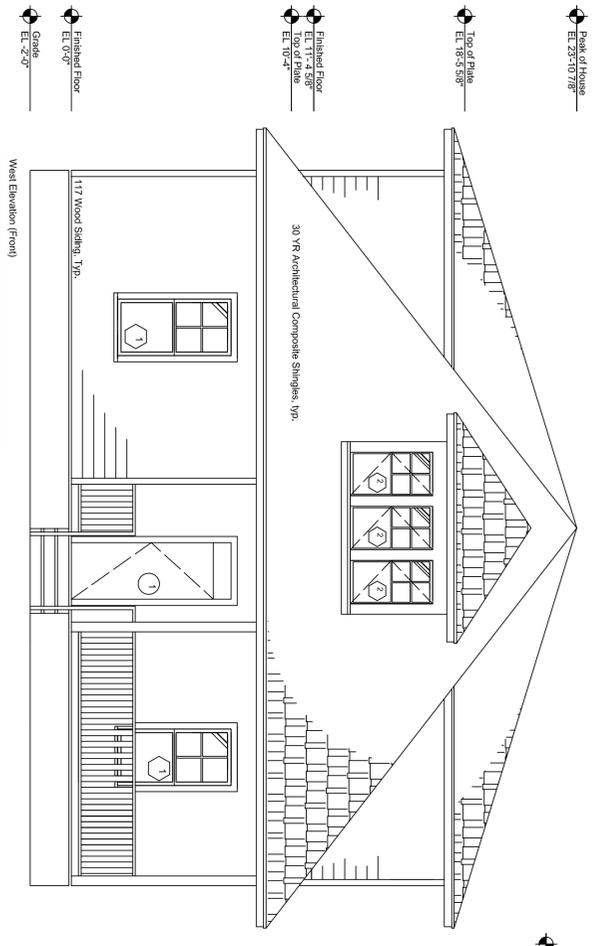
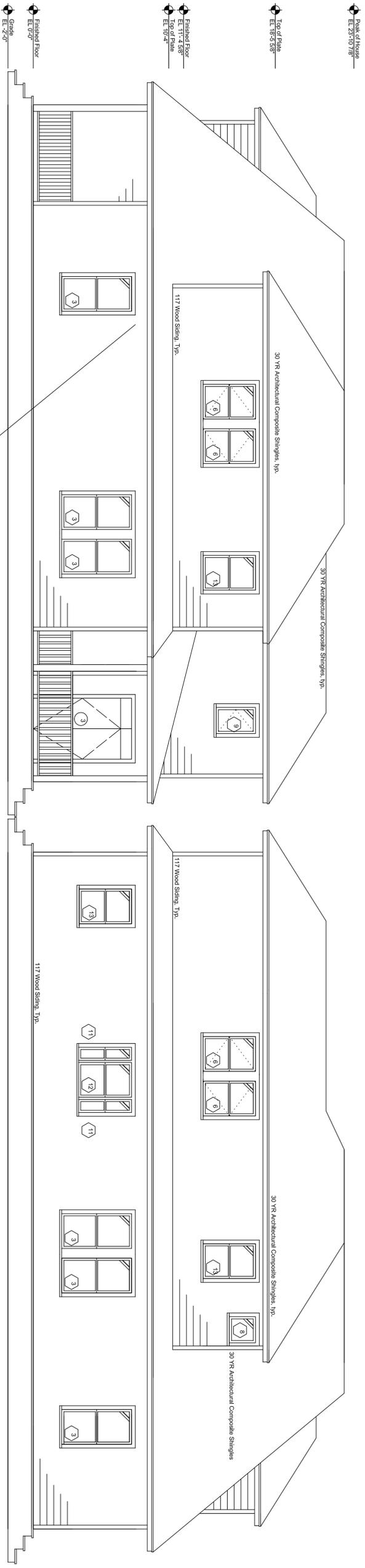
Three double hung wood windows in the proposed first floor Breakfast Room porch infill addition will be relocated from the existing Breakfast Room. The Family Room addition includes a relocated door from the 2008 addition and four new double hung wood windows with transom (picture) windows above. There is a new stair at the back door from the Family Room, with railings to match existing porch railings, and a painted wood trellis and beam over the patio space below.

The south elevation of the Garage Apartment wing includes a new exterior door on the second floor at the balcony/deck, which will match other existing exterior doors. There will also be a new small square single light wood casement window, matching the existing second floor Laundry room casement window.

**East Elevation:** The east elevation of the main house includes the infill of the existing porch with a new Breakfast Room. There will be 2 wood double hung windows in this wall, one of which will be relocated from the existing Den, along with a new matching one.

The east elevation of the Garage Apartment wing faces the back alley, and includes a new overhead garage door. This door is deeply recessed from the face of the second floor wall of the apartment above (9' in from the rear property line). The 2-story garage wing expansion includes two wood double hung windows. These will be relocated from the existing garage apartment north wall which is being removed for this expansion.

North Elevation: The one-story Family Room addition will have two new pairs of transom (picture) windows placed high in the wall. The two-story expansion of the Garage apartment wing has all new wood double hung 1:1 windows, and a new exterior door to match other existing exterior doors.



Door Schedule-1st Floor

Door No.	Type	Dimensions	Frame Type	Glazing	Hardware	Remarks
1	Existing	28"x68" w/Transom	Existing	Existing	Existing	Existing Door to be removed during construction
2	New Wood	28"x68" w/Transom	F/J Exterior w/WS 1/2" Lite	Clear Low E	Match existing	10' Transom
3	New Wood	Del. 24"x68" w/Transom	F/J Exterior w/WS 1/2" Lite	Clear Low E	Match existing	10' Transom

Window Schedule-1st Floor

Window No.	Type	Dimensions	Frame Type	Glazing	Header Height	Remarks
1	Double Hung	28"x54"	Wood	Clear Low E	7'-6"	4 over 1
2	Casement	20"x31-0"	Wood	Clear Low E	6'-6"	4 over 1; LH
3	Double Hung	28"x54"	Wood	Clear Low E	7'-6"	1 over 1
4	Double Hung	28"x40"	Wood	Clear Low E	7'-6"	1 over 1
5	Casement	54"x44"	Wood	Clear Low E	7'-6"	LH; Fixed; RH
6	Casement	28"x40"	Wood	Clear Low E	5'-6"	LH; RH
7	Casement	20"x30"	Wood	Clear Low E	5'-6"	LH; RH
8	Fixed	20"x20"	Wood	Clear Low E	5'-6"	RH
9	Casement	20"x30"	Wood	Clear Low E	5'-6"	RH
10	Double Hung	20"x40"	Wood	Clear Low E	7'-6"	1 over 1
11	Casement	10"x40"	Wood	Clear Low E	7'-6"	1 over 1
12	Casement	28"x40"	Wood	Clear Low E	7'-6"	1 over 1
13	Double Hung	28"x40"	Wood	Clear Low E	7'-6"	1 over 1

# Revision: 10.28.2008

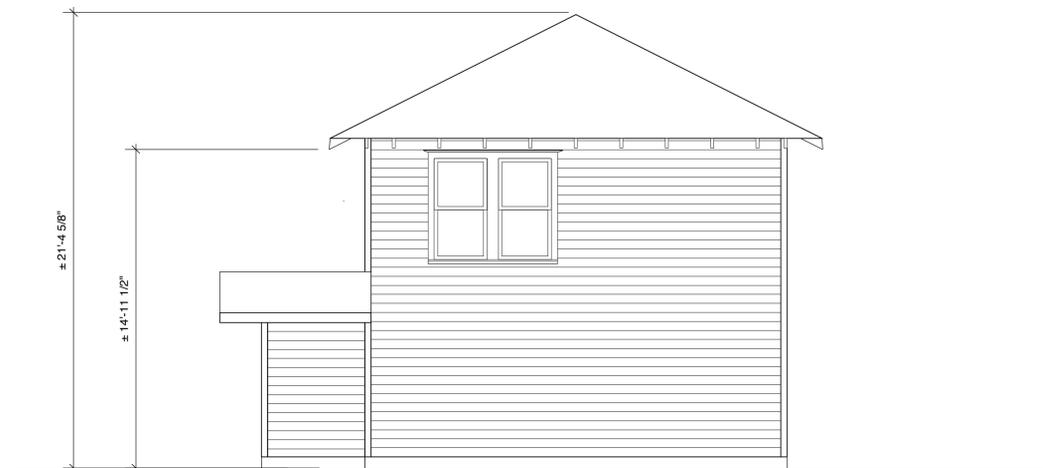
A102	Exterior Elevations	1234 Allston St.	ethos design group p.o. box 70875 houston, tx 77270	scale: 1/4" = 1'	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="4" style="text-align: center;">REVISIONS</th> </tr> <tr> <th style="width: 5%;">No.</th> <th style="width: 10%;">Date</th> <th style="width: 50%;">Task #</th> <th style="width: 35%;">Description</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISIONS				No.	Date	Task #	Description																
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**04** East Elevation (Garage Apartment)  
Scale: 1/8" = 1'-0"



**03** North Elevation (Garage Apartment)  
Scale: 1/8" = 1'-0"



**02** South Elevation (Garage Apartment)  
Scale: 1/8" = 1'-0"



**01** West Elevation (Garage Apartment)  
Scale: 1/8" = 1'-0"

**Existing Garage Apt. Elevations**  
Certificate of Appropriateness Submission

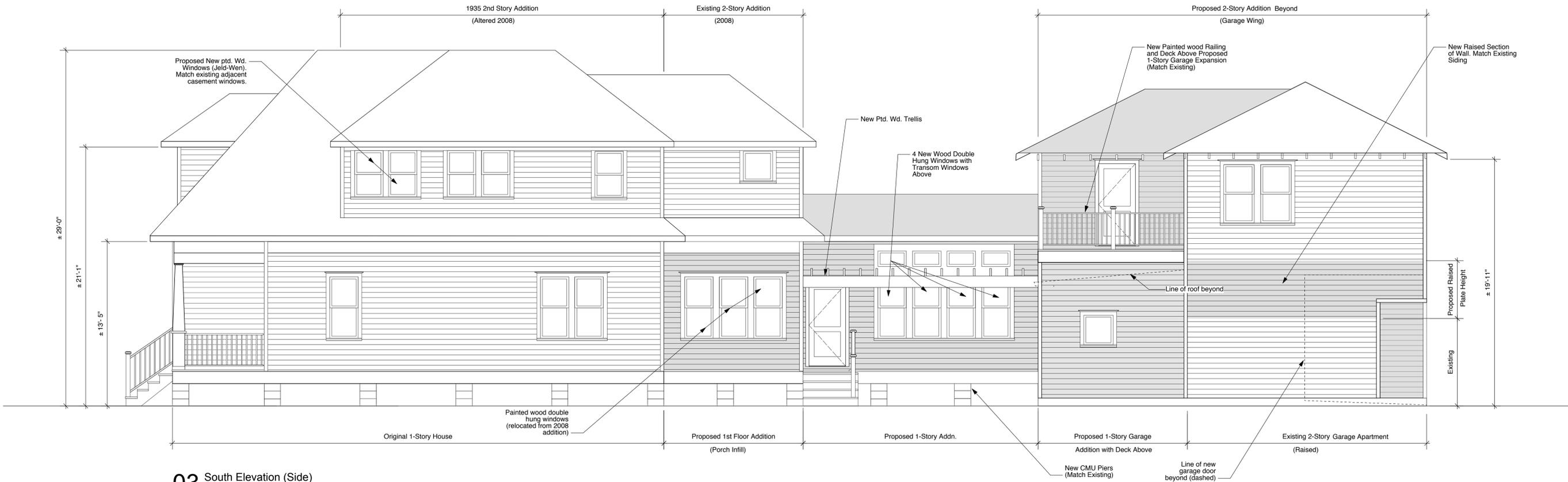
1234 Allston Street, Houston, Texas 77008

DATE: 29 October 2014      SCALE: 1/8"=1'-0"

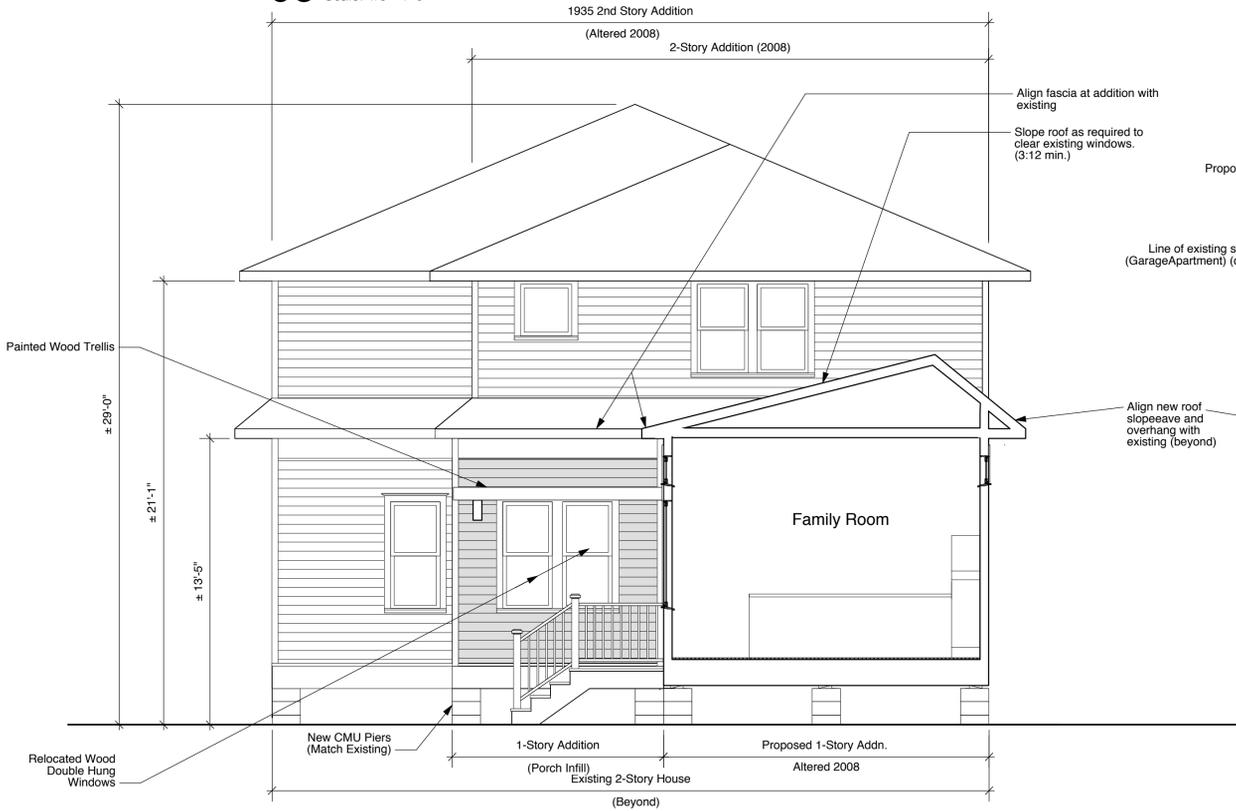
<p><b>ROGERS</b> <b>+LABARTHE</b> <b>ARCHITECTS</b></p>	<p>2017 West Gray Suite No. 7 Houston Texas 77019 713-522-8805 Fax 713-527-9040</p>
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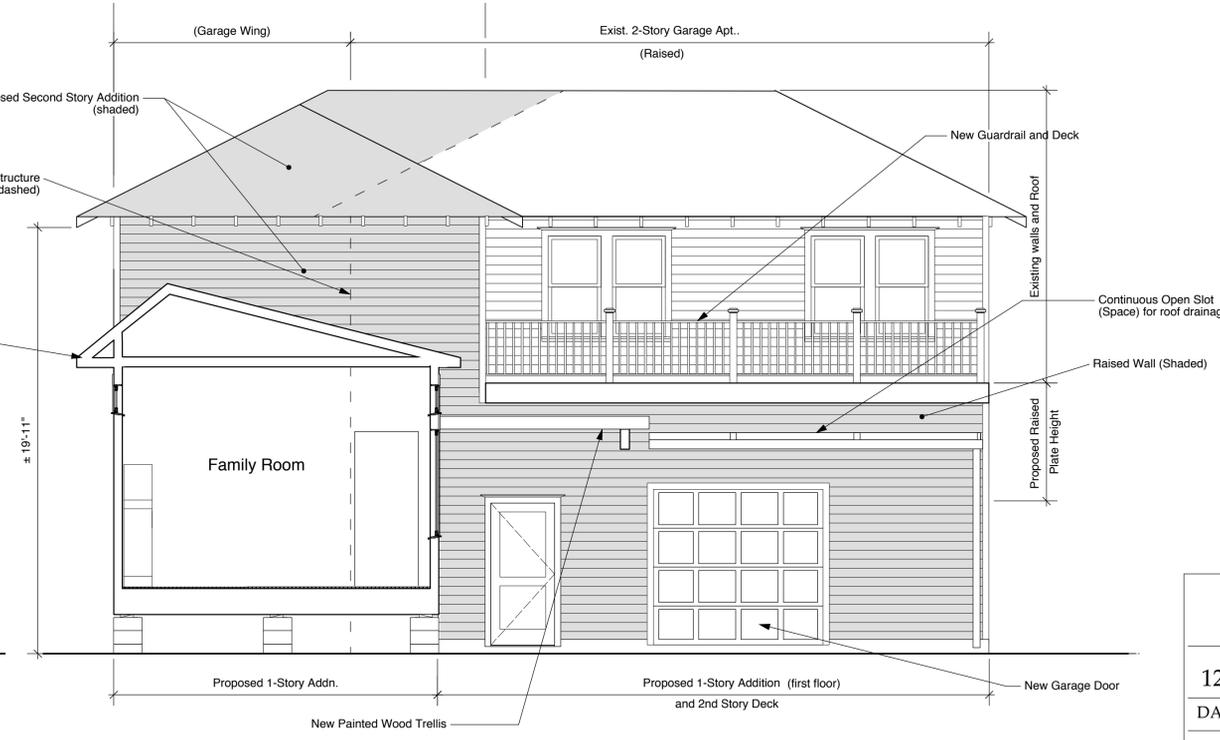
Not for construction or permitting



**03 South Elevation (Side)**  
Scale: 1/8"=1'-0"



**02 Section/ East Elevation (Main House)**  
Scale: 1/8"=1'-0"



**01 Section/ West Elevation (Main House)**  
Scale: 1/8"=1'-0"

**Exterior Elevations**  
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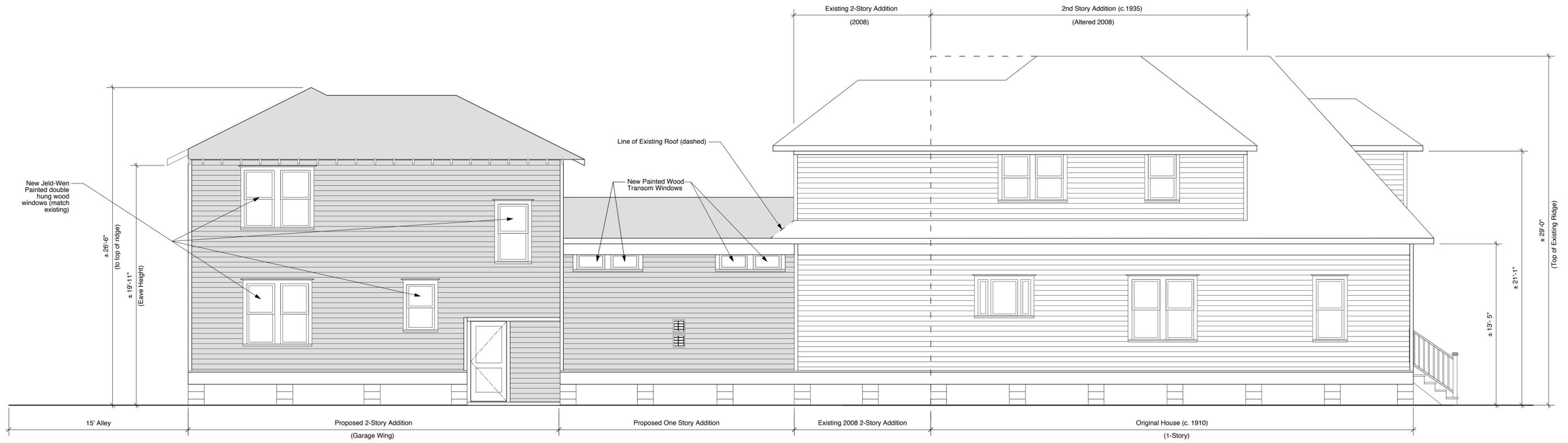
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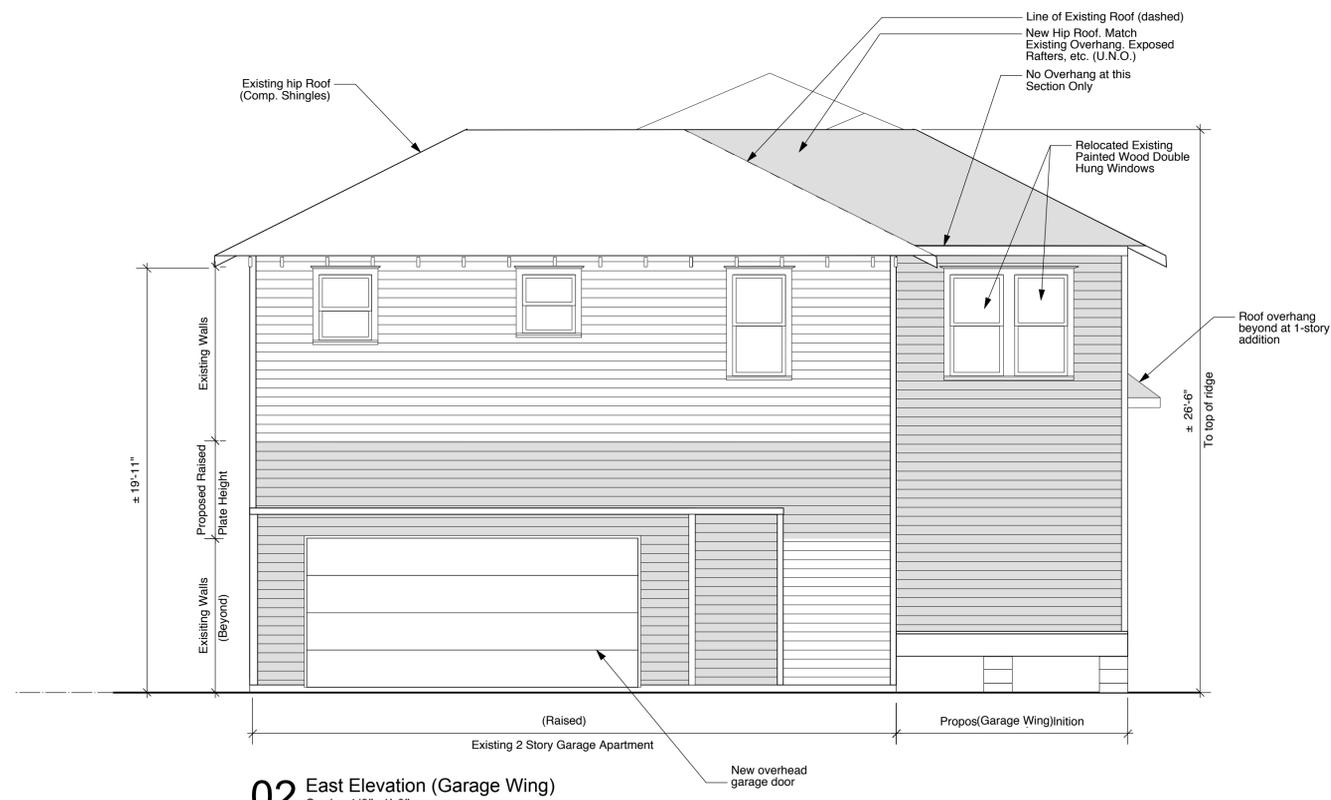
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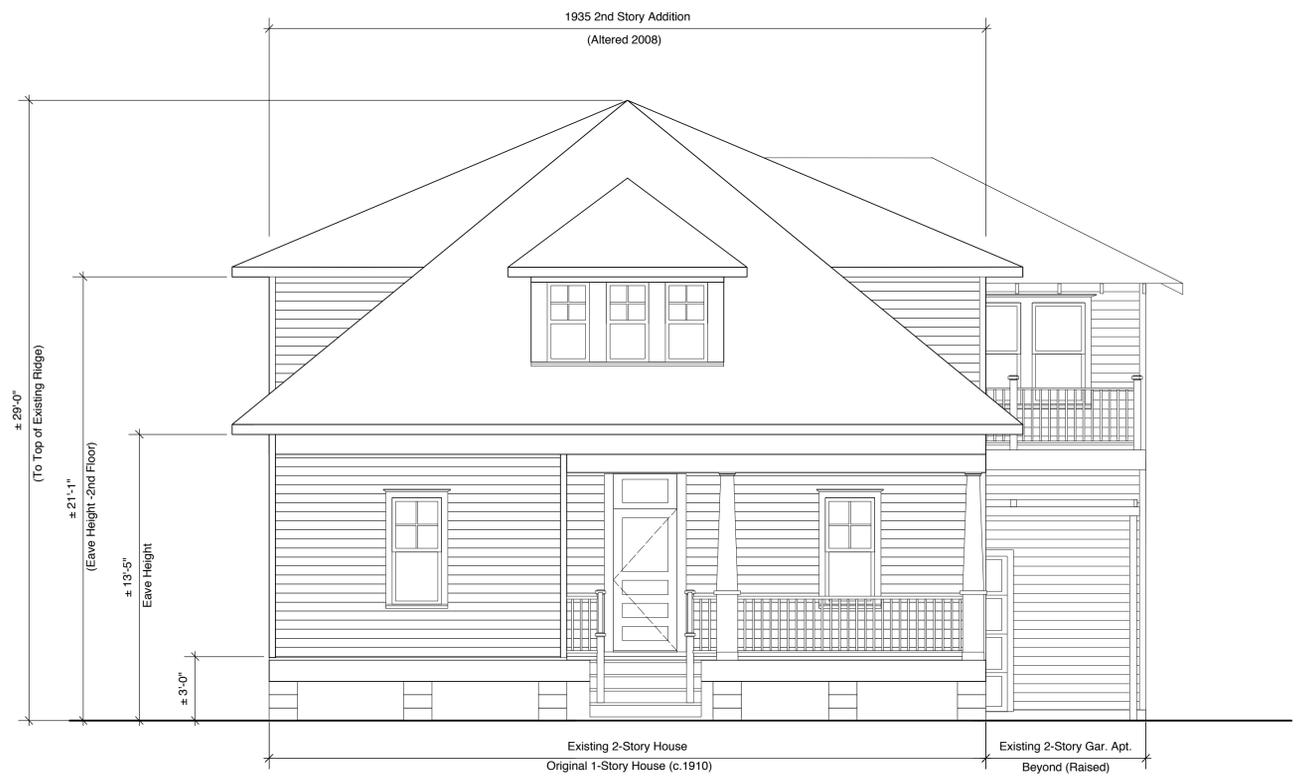
Not for construction or permitting



**03 North Elevation (Side)**  
Scale: 1/8"=1'-0"



**02 East Elevation (Garage Wing)**  
Scale: 1/8"=1'-0"



**01 West Elevation (Front)**  
Scale: 1/8"=1'-0"

**Exterior Elevation**  
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DATE: 29 October 2014 SCALE: 1/8"=1'-0"

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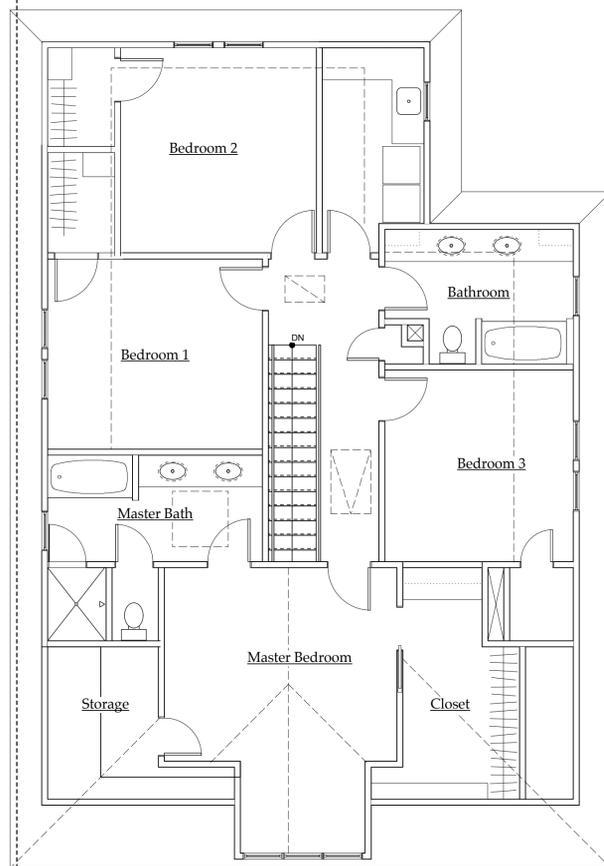
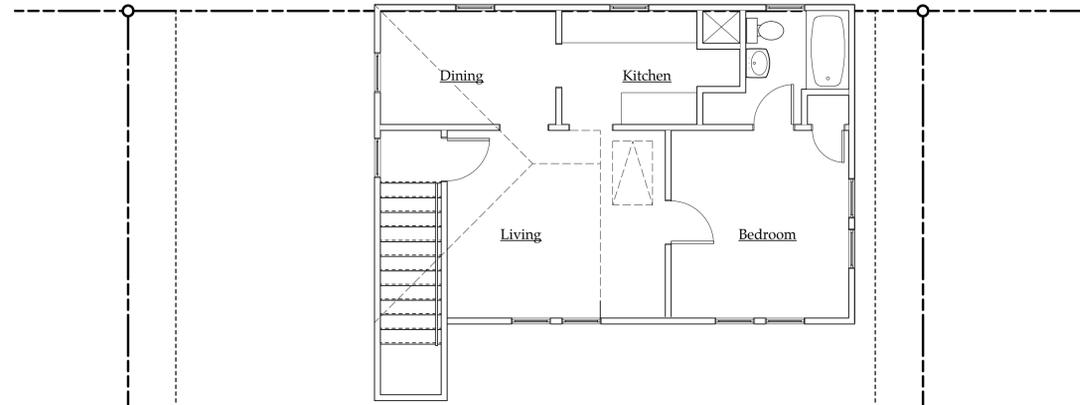
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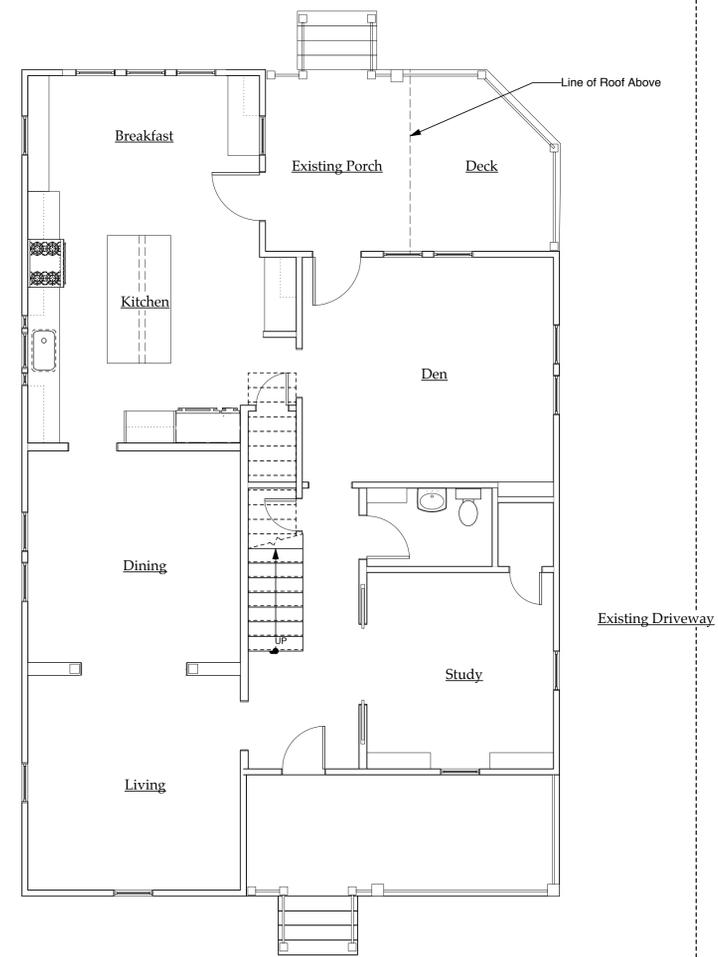
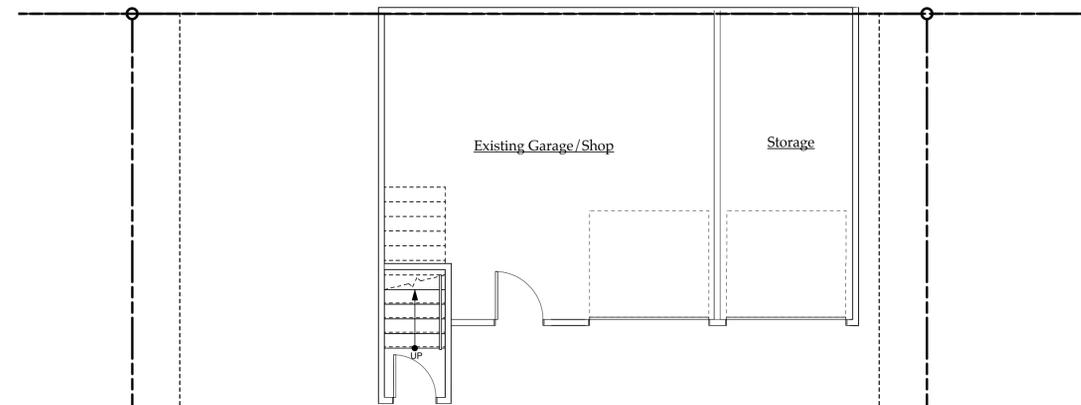
Not for construction or permitting







02 Existing Second Floor Plan  
Scale: 3/32"=1'-0"



01 Existing First Floor Plan  
Scale: 3/32"=1'-0"

**Existing - Floor Plans**  
Certificate of Appropriateness Submission

1234 Allston Street, Houston, Texas 77008

DATE: 29 October 2014      SCALE: 3/32"=1'-0"

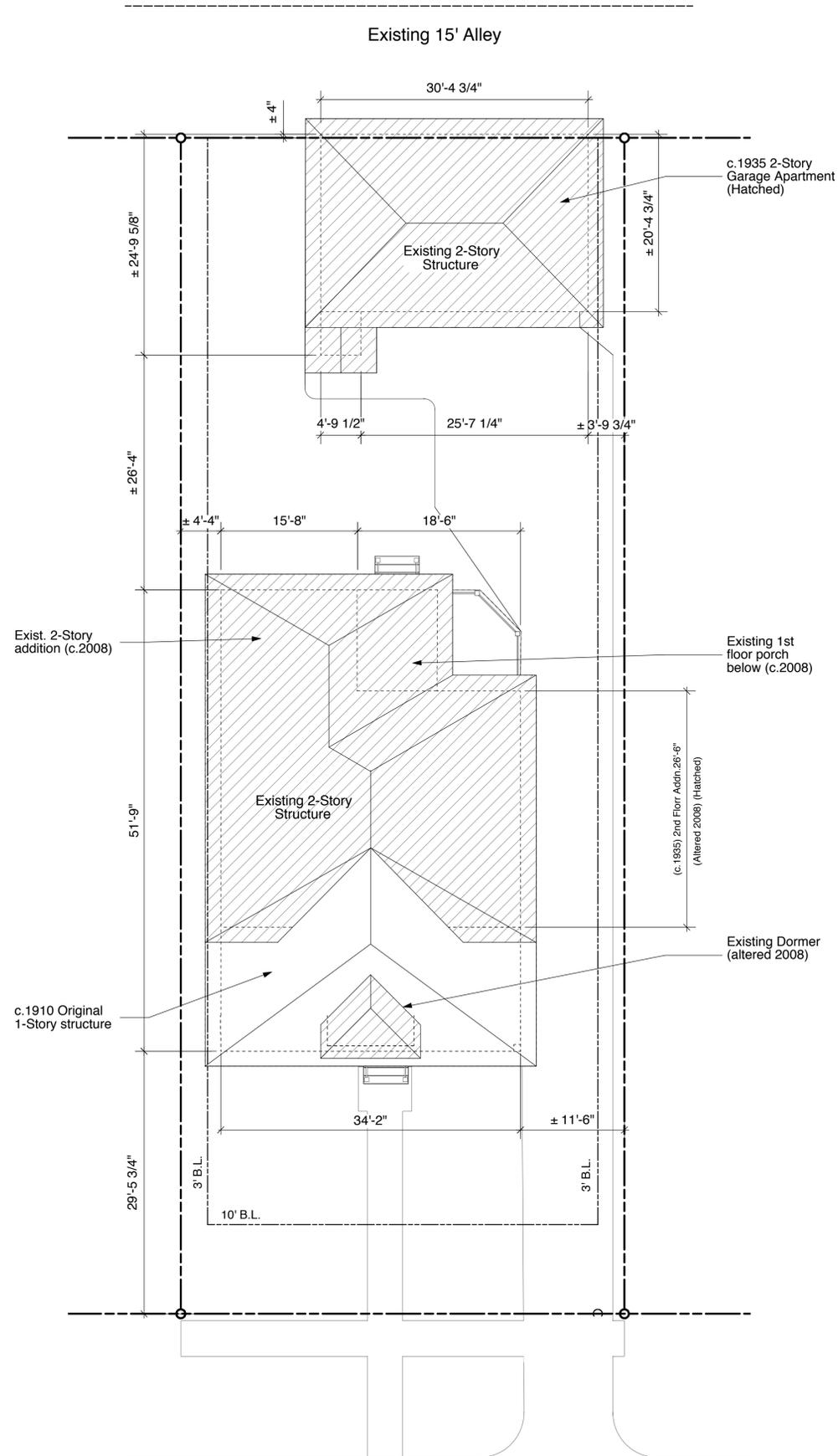
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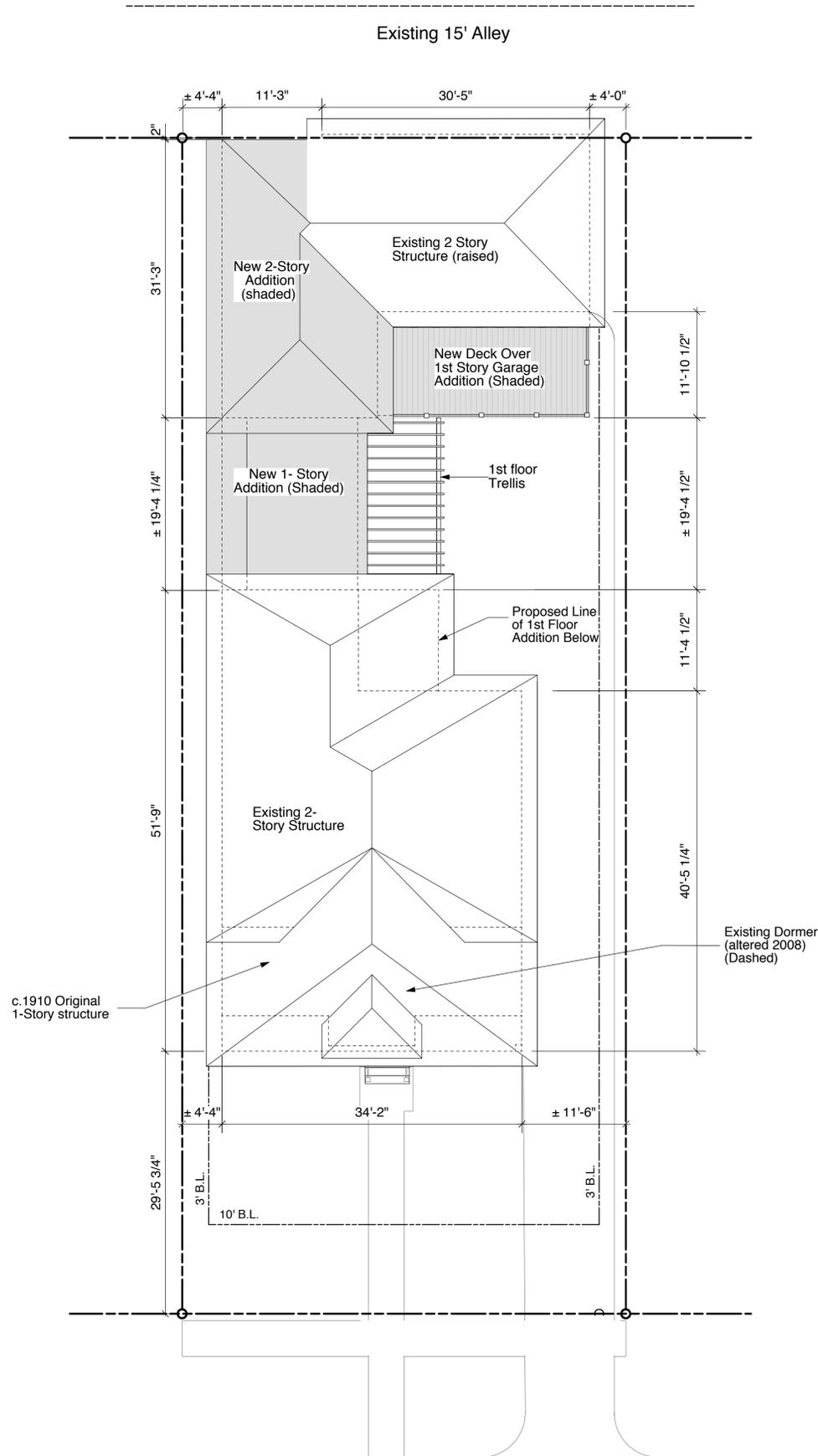
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Not for construction or permitting





02 Existing Site Plan  
Scale: 1/16" = 1'-0"  
Allston Street



01 Proposed Site Plan  
Scale: 1/16" = 1'-0"  
Allston Street

**Site Plans**  
Certificate of Appropriateness Submission

1234 Allston Street, Houston, Texas 77008

DATE: 29 October 2014      SCALE: 1/16"=1'-0"

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1967







2008

2004



2008



2004







2004



2014

