

Application request for a Certificate of Appropriateness issuance on behalf of the property owner Mr. Robert Garner & Mrs. Jayne Owen.

Purpose: This application is in response to the previous denial application dated June 25, 2014 to the Houston Archaeological & Historical Commission for the Woodland Heights Historic District.

Location: 521 Euclid Street, Lot 1, Tracts 11 & 12A of Block 22 of the Woodland Heights Subdivision

Existing Lot Info.: 50'x100' lot size with an existing historic contributing single-family wood framed residence of 1,222 s/f with a non-contributing detached garage or shed.

Significance: This lot's single story residence is a contributing Craftsman style residence, circa 1920 located in the Woodlands Heights Historic District.

Proposal is as follows: The area of living space demo is 319 s/f, the new addition first floor living area is 575 s/f and the new addition second floor living area is 1,455 s/f. Thus the total added living area is 1,711 s/f. All building heights as noted within this document submittal. The previous comments on this deferral were as follows:

1. Addition will encroach 10' into the rear of the original house - The addition encroachment is exactly 13' X 8'-8", refer to drawing A4, Also the design was revised so that the use of the existing windows, previously noted to be removed, will remain as original. Please refer to drawing A3. Although the stairs remain in the same space this design flipped the direction of the stair and reduced the number of risers in front of these windows in question. It is the intent of this design to maintain the existing interior casework at these windows "as-is" and place the new stair landing no higher than 4" below the existing sill height.
2. Remove three existing windows - As mentioned above and outlined within this design only one existing window is slated to be replaced. This single window is NOT original to the structure and does not have historical significance. Therefore, there will be NO historically related windows removed in this current design. The west window in the existing kitchen will still be replaced with a larger window as described in the previous application with the new size unchanged.
3. The addition will be taller, deeper and wider than the existing house. - Correct, working with Staff through many variations of plans and elevations this design showed to be the most favorable by the Homeowner. The major differences in this design are the following: (a) the second story additions roof mass was visually reduced by adding hip roof conditions to the east, west and the north portion above the master closets. (b) the stairway roof line eave was lowered approximately 10" in order to continue the existing roof pitch up and over creating a more gentle roof line rather than the look of a dormer type in previous submittals. however, this design still did not get the favor of the HAHC staff and the recent request was to change it back to a previous variation of a hip roof (c) the same stairway above-roof structure will also incorporate the same use of eave trim & rafter tails will all mimic the existing in order to blend the additions together to add an element of transition. (d) this same stairway addition will not reduce the quantity of existing contributing structure rafter tails (on the east elevation) it is this designs intent to provide concealed bracing & blocking for support of these key design features so that they will remain in place as originally constructed. (e) the homeowner has also agreed to remove the roof over the second floor south facing balcony over the existing driveway which in turn reduced the roof mass further (f) the homeowner has also reduced the overall footage and removed the previous 1 foot 6 inches along the west side of the new addition making the addition the same width as the existing original structure.

Continued onto page CL2.

# GARNER RESIDENCE

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# CL1

10/31/14

4. Attached garage portion of the addition will feature a front facing second floor balcony/carport supported by a tapered column on a brick pier - Correct, the portion of the addition that is the second floor balcony will also mimic the same type of construction than that of the existing front porch. The use of tapered columns on brick piers will be at the ground level only. At the balcony level, a square shaped column (structural member) will be wrapped with period correct trim work & painted to match the overall color scheme. Also, the railing around the balcony will be detailed to match the porch railing as required. The soffit of the balcony will be exterior stain grade bead board, also to match the existing front porch.

#### Project Design Progression

Below is a list of what the homeowner has taken into consideration and made the necessary changes, what is felt as compromises, to qualify for the "Certificate of Appropriateness" from the HAHC.

REDUCTIONS IN ROOF MASS (as viewed from the public right-of-way) - subsequent revisions were made in order to address the HAHC's concern regarding the "overwhelming mass" of the addition.

-revised the design of the roof line from a gable to a hip roof @ the addition per staff recommendations.

-revised the design of the new stair roof multiple times with staff recommended options of two types of gables & two types of hip roofs. staff recently favored a previous version with a hip shaped roof line this is now reflected in this design package.

-this fourth submittal shifted the addition by 1'-10" at the first and second floor levels to keep clear of the existing historical contributing structure in order to preserve the original building footprint.

-the roof ridge height has been modified to accommodate an overall dimension of less than 27 feet, as recommended via email by HAHC staff. this was done by reducing the second floor plate height to 8 feet (in lieu of the previous design of 9') keeping the second level plate height no larger than the existing, which is 8 feet 6 inches above finished floor. combined with lowering the roof pitch, this allows the overall to be less than the request of 27 feet.

#### REDUCTIONS IN HISTORICAL MATERIAL BEING DISTURBED

-revised designs reflect the intent to maintain historical elements, such as: original windows, rafter tails & main floor area footprint. refer to the section in this cover letter that is "responses to the previous approval criteria that was "does not satisfy"." items #1, 4, 8 & 9 address these areas referenced here.

Continued onto page CL3.

# GARNER RESIDENCE

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# CL2

10/31/14

Responses to the previous Approval Criteria that was noted "Does not Satisfy"

Item #1: "The proposed activity must retain and preserve the historical character of the property...

Response: Please refer to the new plans, elevations & color perspectives included in this resubmittal set. through these provided documents there are keyed notes & illustrations that are essential to the additions intent to preserve the historically character & elements of this site.

Item #4: "The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment.

Response: Although the added square footage is more than that of the existing, the adjustments made to reduce the visual mass & overall designs are done by recommendations taken from the HAHC staff & administration. Please refer to the new plans, elevations & color perspective included in this resubmittal set. Please note the incorporation of key distinguishing elements that have been adjusted in order to make clearer the intent of the addition.

Item #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.

Response: A discrepancy was adjusted regarding the additions encroachment into the existing contributing structure relating to the rear gable point. This has been adjusted on these plans to clearly avoid compromising the historical integrity. As discussed with the HAHC staff & administration before the area around the stairway is to remain with the new design purpose as stated on the previous page CL1, item #3. Any material that may be moved that directly relates to the preservation of historical material shall be carefully salvaged and repurposed in the addition.

Item #9: "The proposed design for any exterior alteration or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located.

Response: This new submittal has taken this section into consideration and use. Please refer to the new plans, elevations & color perspectives included in this resubmittal set. Please refer to the keyed notes on the provided floor plans for demo & proposed additional elevations. These notes & illustrations should provide the clear intent to preserve existing windows, interior trim work, exterior trim & siding & rafters.

End of cover letter section. Continue to included drawings A1, A2, A3, A4 & A5. Along with supplemental exterior elevations & perspectives dated 10/31/14.

# GARNER RESIDENCE

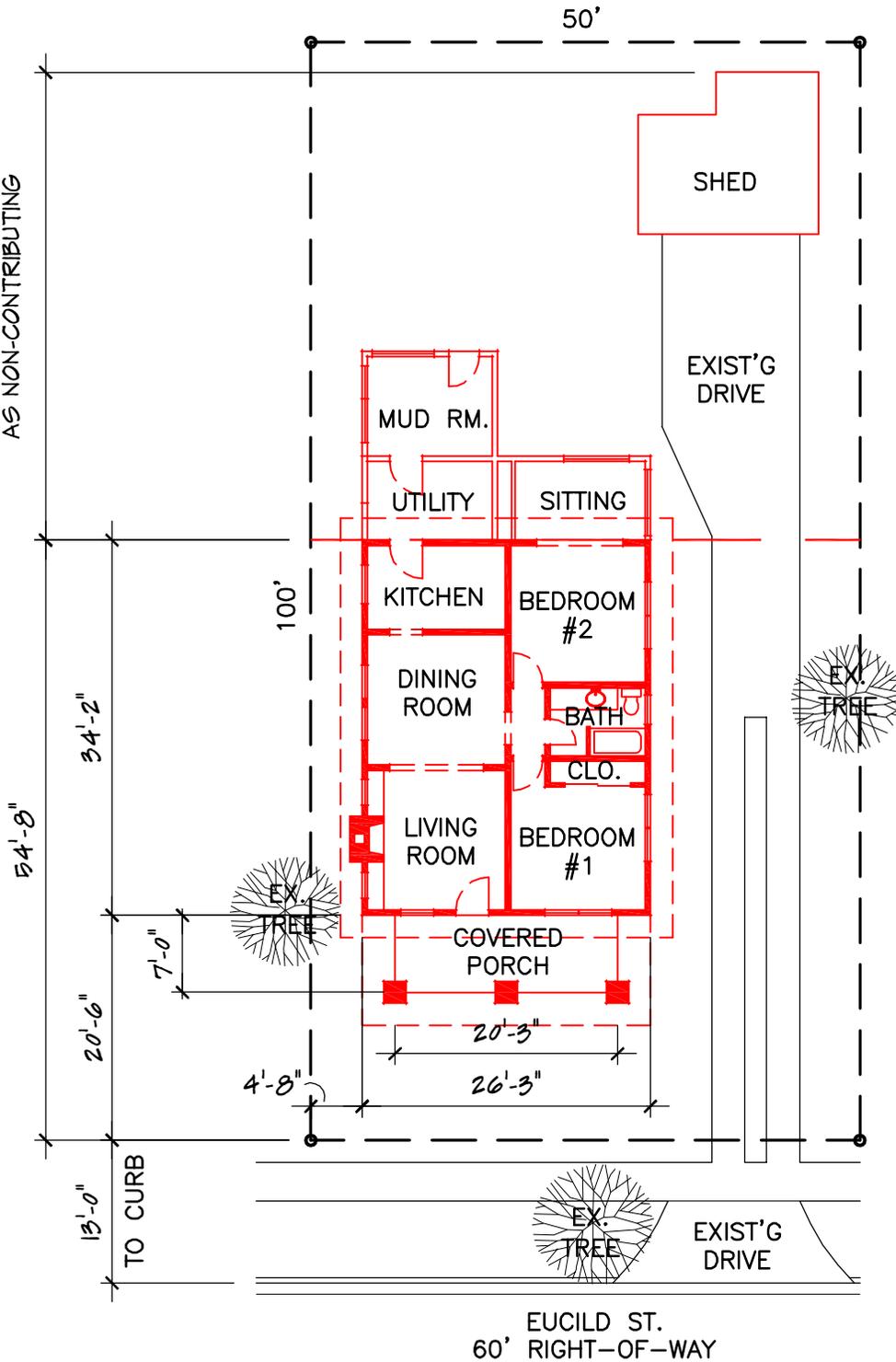
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# CL3

10/31/14

HAHC CONFIRMED  
AS NON-CONTRIBUTING



EXISTING FLOOR PLAN

1/16" = 1'-0"

01

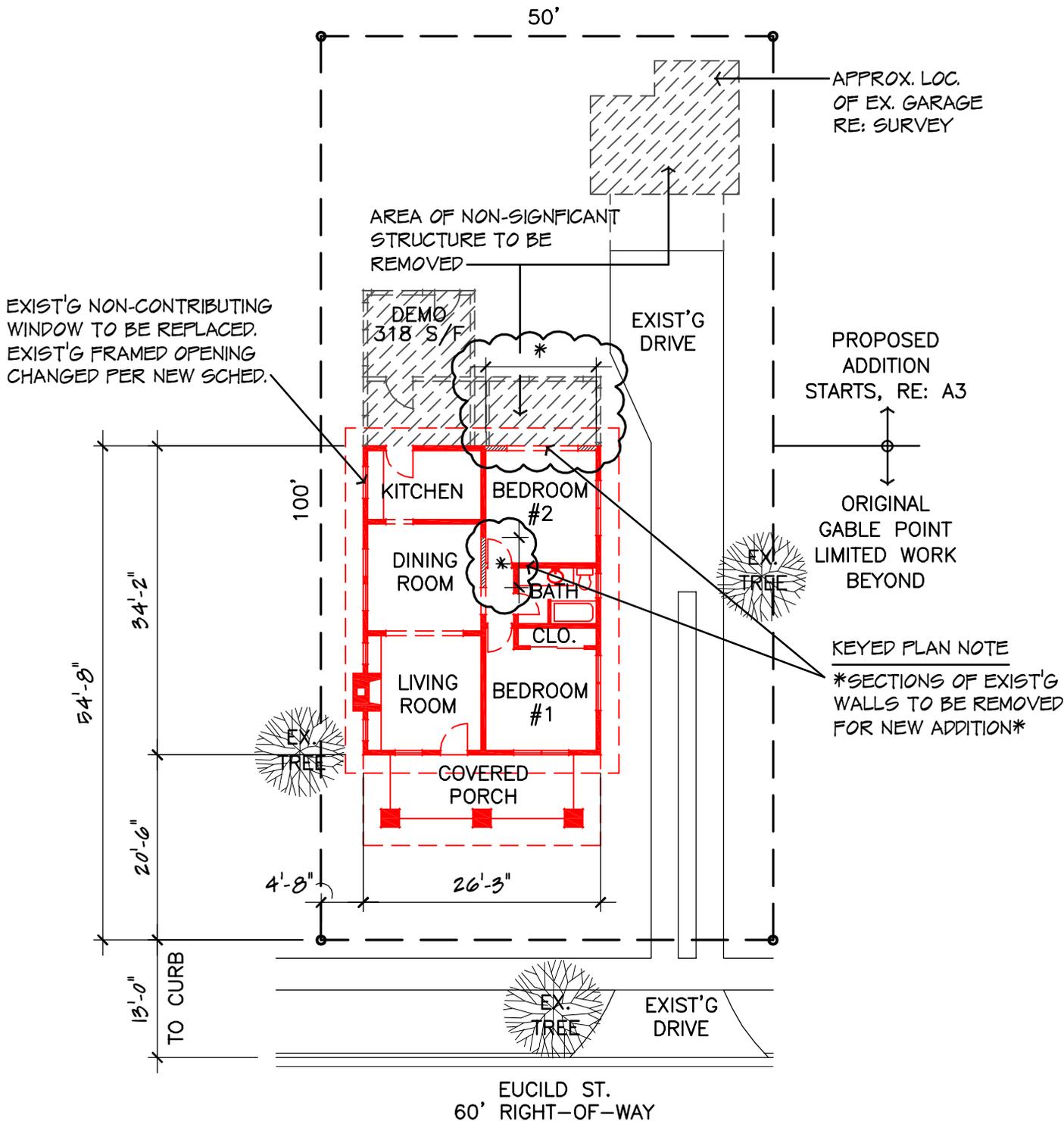
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# A1

10/31/14



DEMO PLAN

1/16" = 1'-0"

01

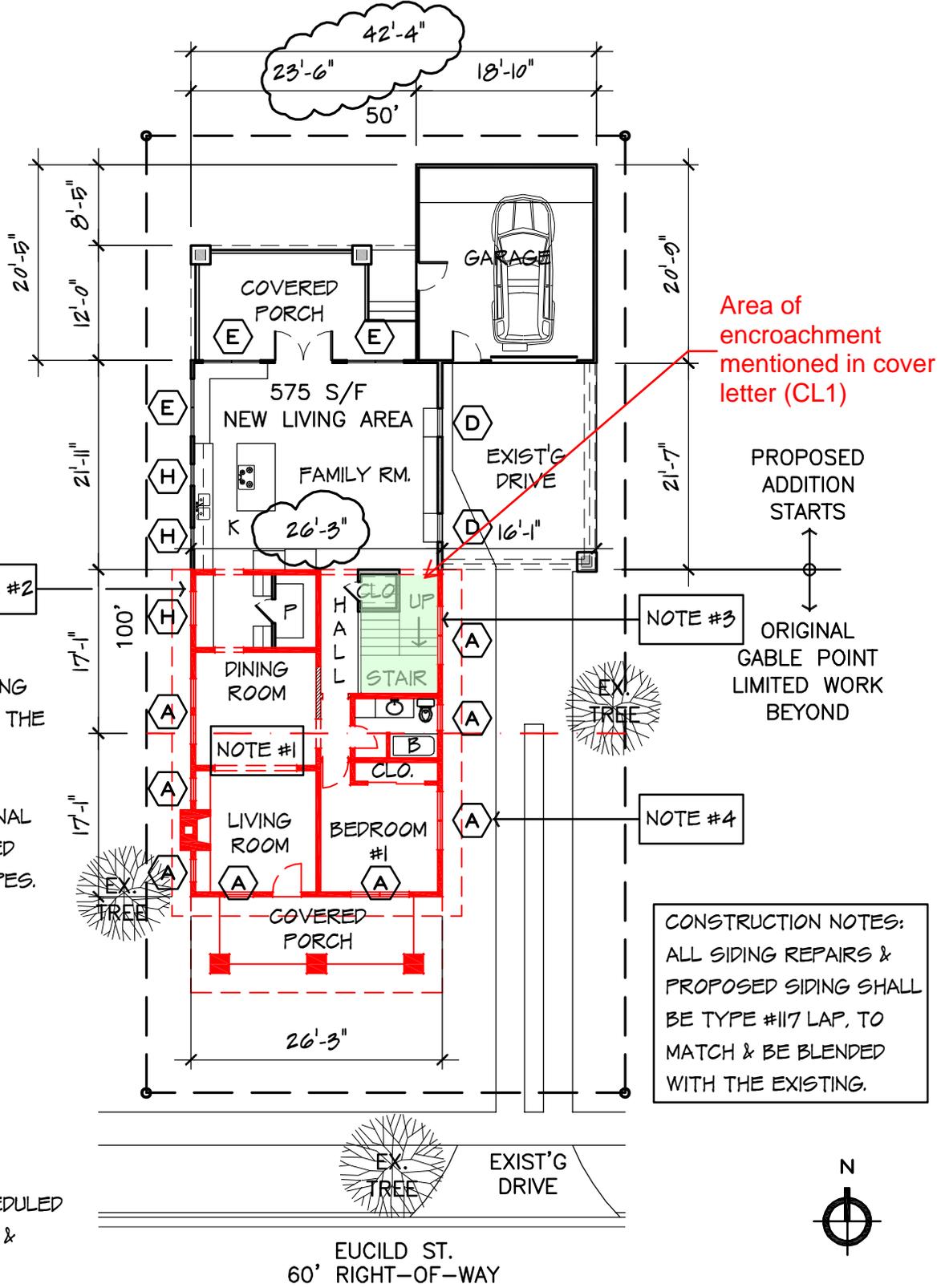
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# A2

10/31/14



Area of encroachment mentioned in cover letter (CL1)

PROPOSED ADDITION STARTS  
 ORIGINAL GABLE POINT LIMITED WORK BEYOND

NOTE #2

NOTE #3

NOTE #4

CONSTRUCTION NOTES:  
 ALL SIDING REPAIRS & PROPOSED SIDING SHALL BE TYPE #117 LAP, TO MATCH & BE BLENDED WITH THE EXISTING.

**KEYED PLAN NOTES**

#1 - MID-POINT OF EXISTING STRUCTURE, EXCLUDING THE EX. COVERED PORCH.

#2 - EXIST'G NON-ORIGINAL WINDOW TO BE REPLACED TO MATCH ORIGINAL TYPES.

#3 - EXIST'G ORIGINAL WINDOWS TO REMAIN. NEW STAIR LANDING TO NO GREATER THAN 4" BELOW EXIST'G SILL TO MAINTAIN WINDOW FUNCTION, TYP.

#4 - SYMBOL FOR SCHEDULED WINDOW TYPES OF NEW & EXIST'G, RE: A6

PROPOSED 1 ST FLOOR PLAN

1/16" = 1'-0"

01

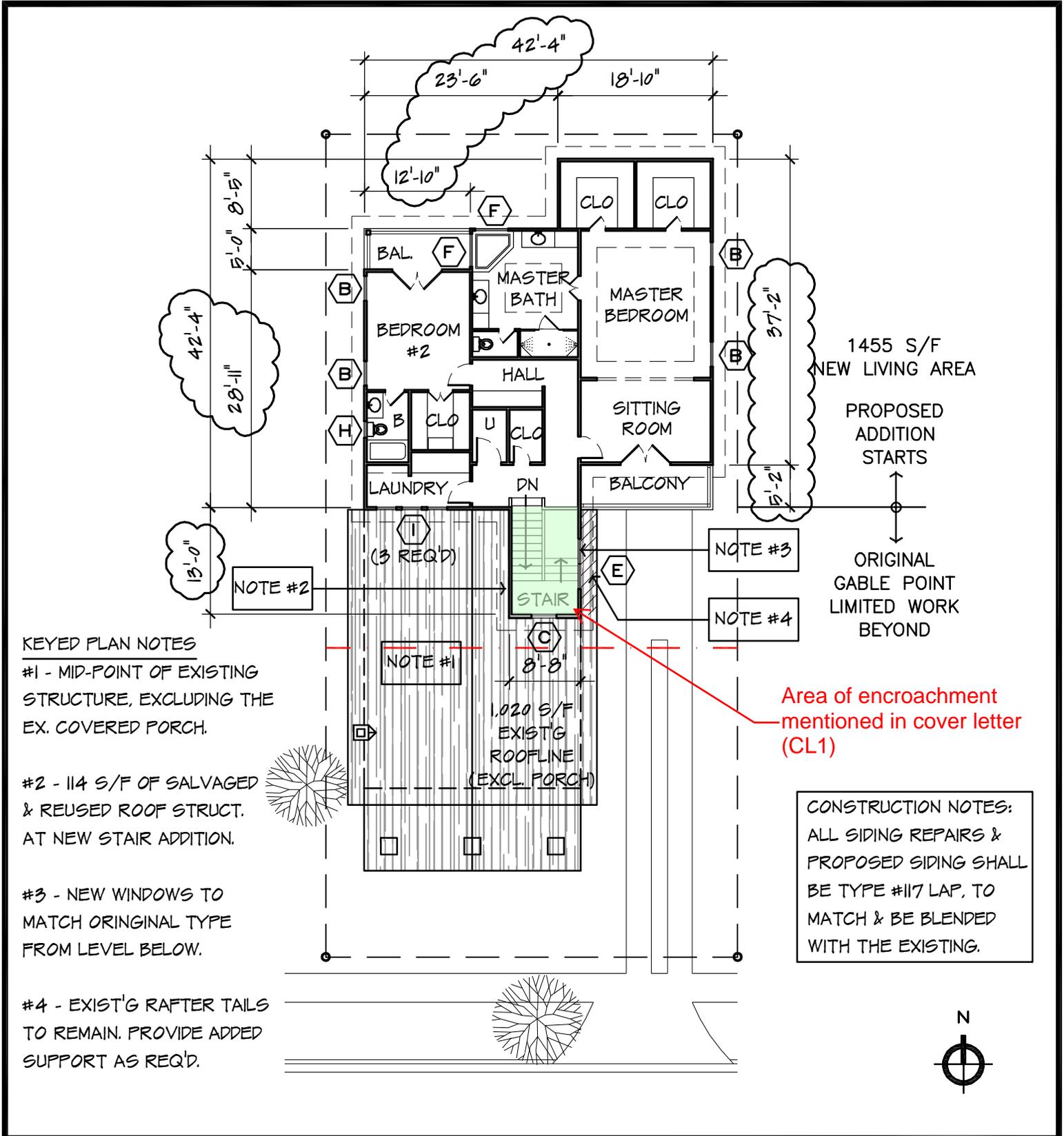
**GARNER RESIDENCE**

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**A3**

10/31/14



1455 S/F  
NEW LIVING AREA

PROPOSED  
ADDITION  
STARTS

ORIGINAL  
GABLE POINT  
LIMITED WORK  
BEYOND

**KEYED PLAN NOTES**

- #1 - MID-POINT OF EXISTING STRUCTURE, EXCLUDING THE EX. COVERED PORCH.
- #2 - 114 S/F OF SALVAGED & REUSED ROOF STRUCT. AT NEW STAIR ADDITION.
- #3 - NEW WINDOWS TO MATCH ORIGINAL TYPE FROM LEVEL BELOW.
- #4 - EXIST'G RAFTER TAILS TO REMAIN. PROVIDE ADDED SUPPORT AS REQ'D.

NOTE #3

NOTE #4

Area of encroachment mentioned in cover letter (CL1)

**CONSTRUCTION NOTES:**  
ALL SIDING REPAIRS & PROPOSED SIDING SHALL BE TYPE #117 LAP, TO MATCH & BE BLENDED WITH THE EXISTING.

PROPOSED 2 ND FLOOR PLAN

1/16" = 1'-0"

01

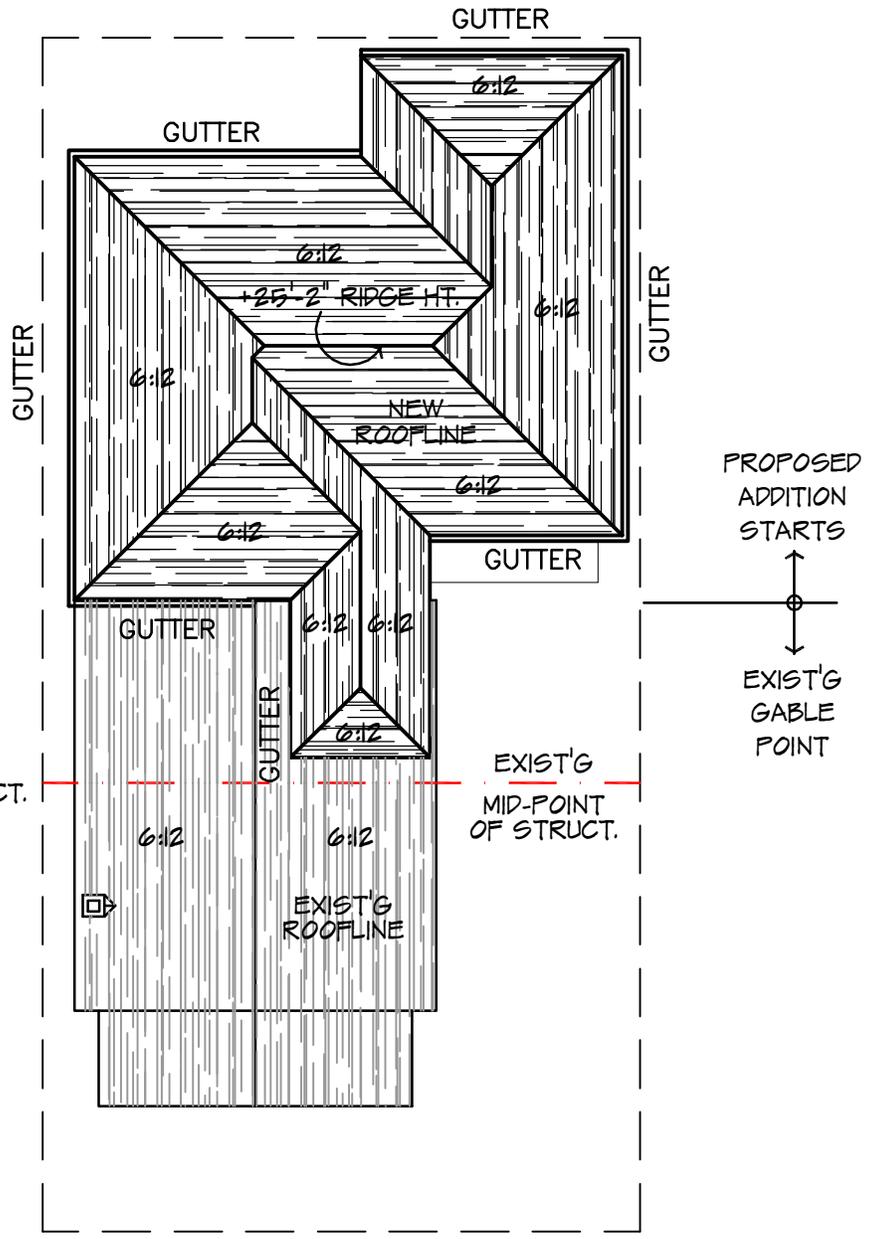
# GARNER RESIDENCE

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# A4

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NOTE:  
 EXISTING ROOF PITCH IS  
 6:12 SLOPE. ALL NEW ROOF  
 SLOPES SHALL MATCH THE  
 EXISTING @ 6:12 W/ GUTTERS  
 WHERE SHOWN & CRICKETS  
 AS REQUIRED FOR WATER  
 DIVERSION AWAY FROM STRUCT.

PROPOSED ROOF PLAN

1/16" = 1'-0"

01

# GARNER RESIDENCE

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# A5

10/31/14

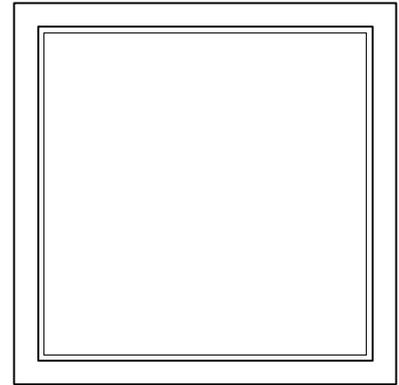
WINDOW DESCRIPTION

PROPOSED WINDOWS ARE JELD-WEN WOOD WINDOWS, SITELINE EX WOOD CASEMENT, AURALAST PINE WITH A PRIMED EXTERIOR AND A NATURAL INTERIOR FINISH.

NO EXTERIOR TRIM, NO SILL NOSING  
4 9/16" JAMB, 4/4 TK. STATIONARY

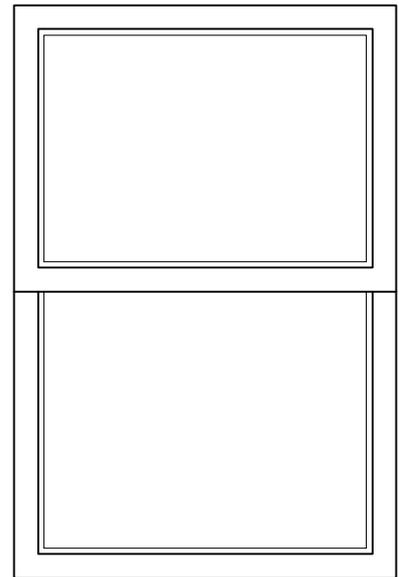
US NATIONAL -WDMA PG 35, INSULATED LOW-E ANNEALED GLASS, ARGON FILLED, 7/8" BEAD SDL WITH PERM WOOD TRADITIONAL BEAD INT. BAR, PRIMED WOOD SDL, LIGHT BRONZE SHADOW BAR, COLONIAL 2 WIDE 2 HIGH

U-FACTOR: 0.25, SHGC: .026, VLT: .050, ENERGY RATING: 20.00, CPD: JEL-N-717-000014-00002



(FG) FIXED GLAZING  
WINODW TYPE

- A** EXISTING WINDOW TO REMAIN
- B** 3050 SINGLE HUNG
- C** 2840 SINGLE HUNG
- D** 3030 FIXED
- E** DOUBLE 3040 SINGLE HUNG
- F** 4040 FIXED GLASS
- G** 2020 FIXED GLASS
- H** 2434 SINGLE HUNG (ALSO BECOMES A REPLACEMENT WINDOW)
- I** 1040 FIXED GLASS



(SH) SINGLE HUNG  
WINODW TYPE

WINDOW SCHEDULE

N.T.S

# GARNER RESIDENCE

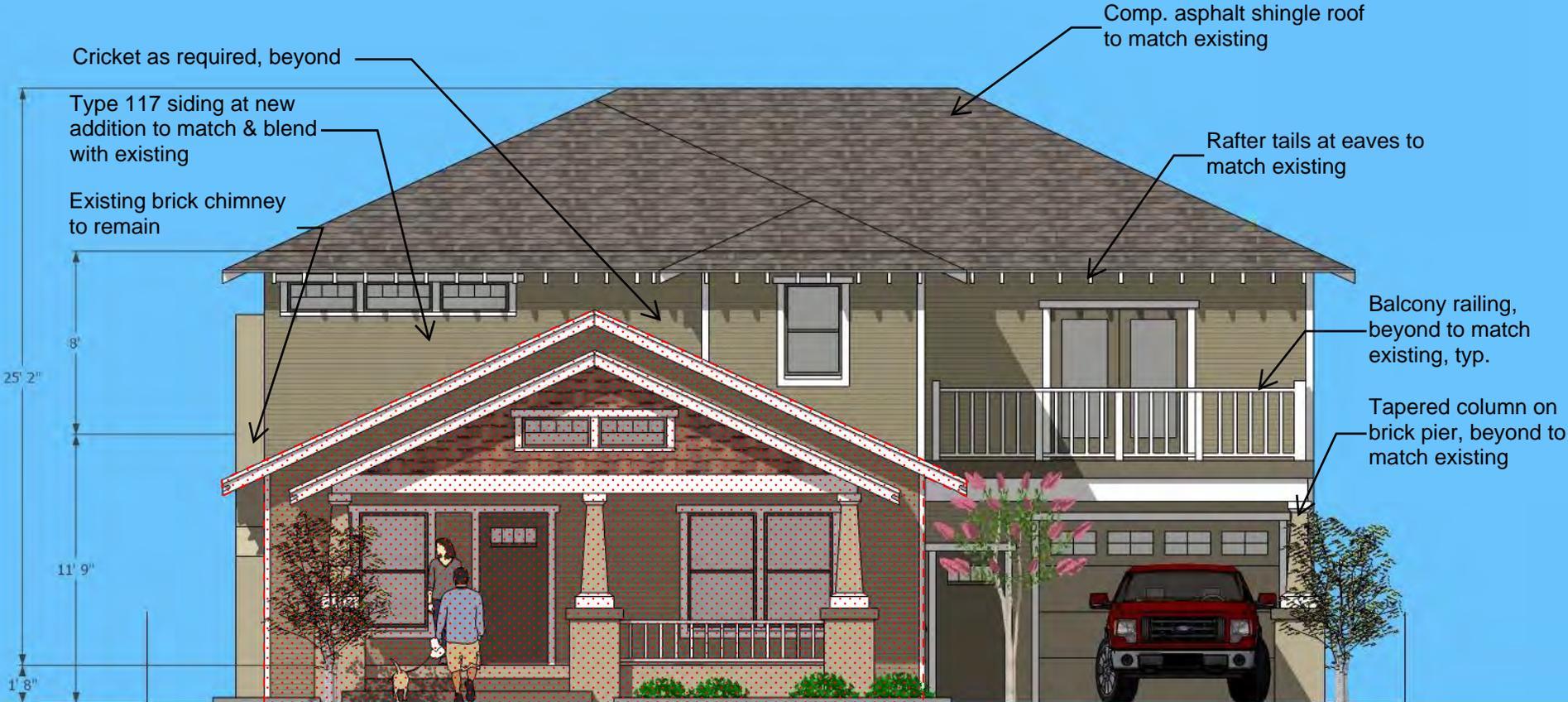
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# A6

10/31/14

# 521 Euclid Street Houston, TX 77009



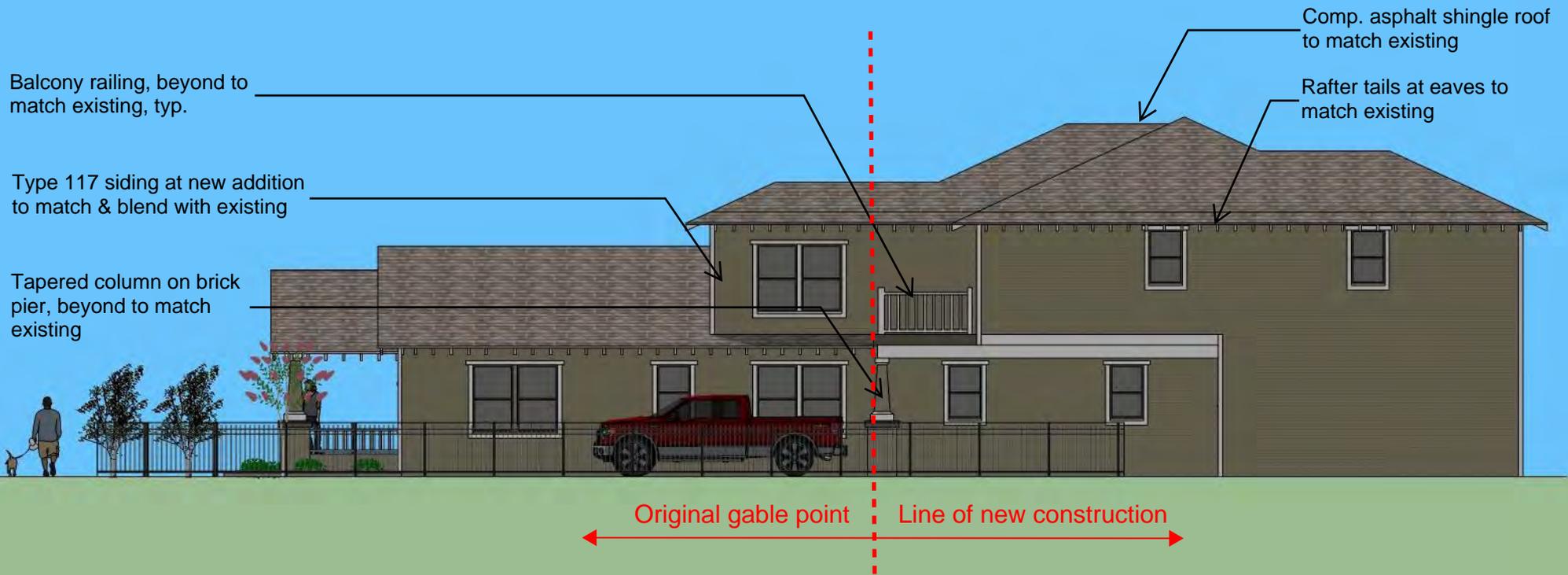
## SOUTH ELEVATION

# 521 Euclid Street Houston, TX 77009



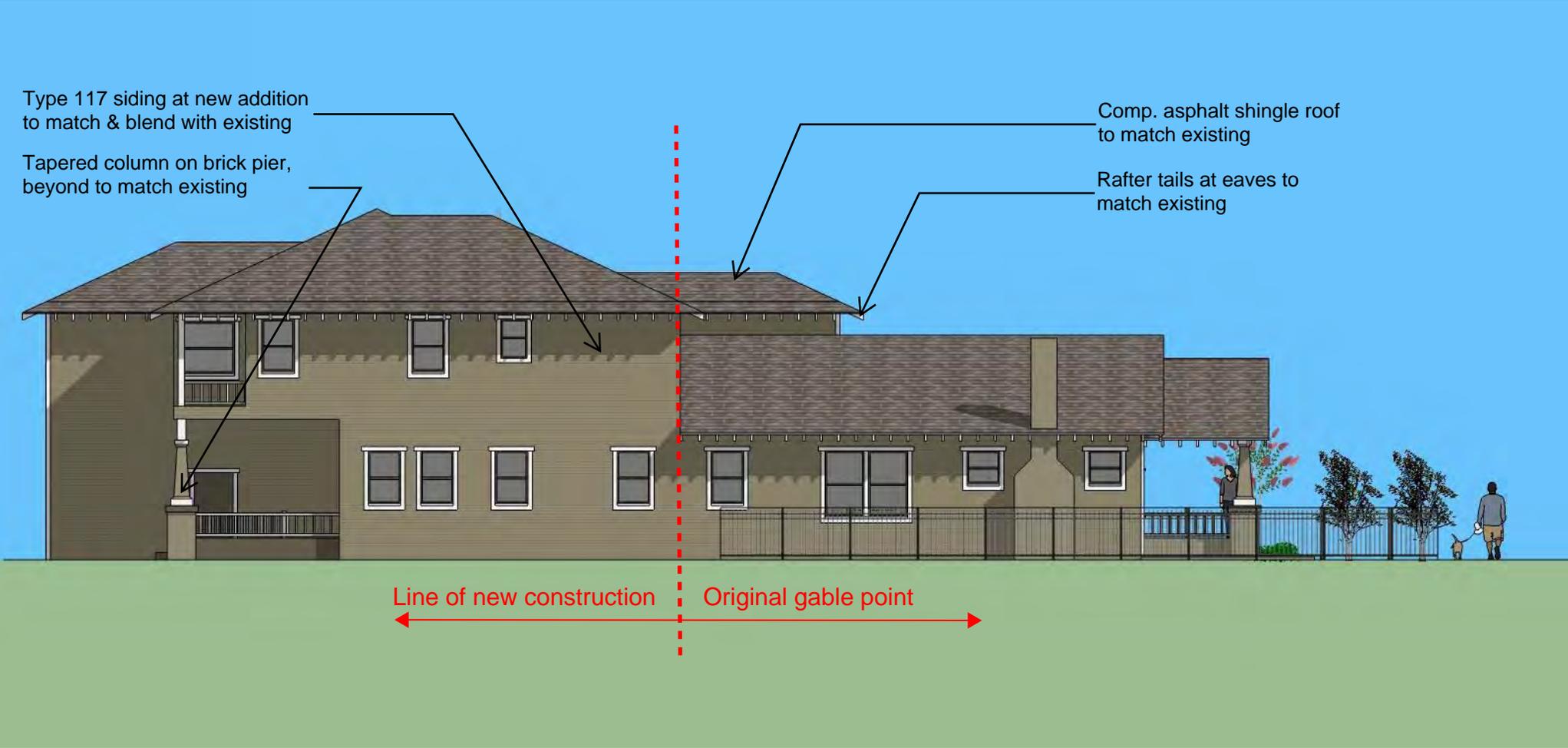
## NORTH ELEVATION

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## EAST ELEVATION

# 521 Euclid Street Houston, TX 77009



Type 117 siding at new addition to match & blend with existing

Tapered column on brick pier, beyond to match existing

Comp. asphalt shingle roof to match existing

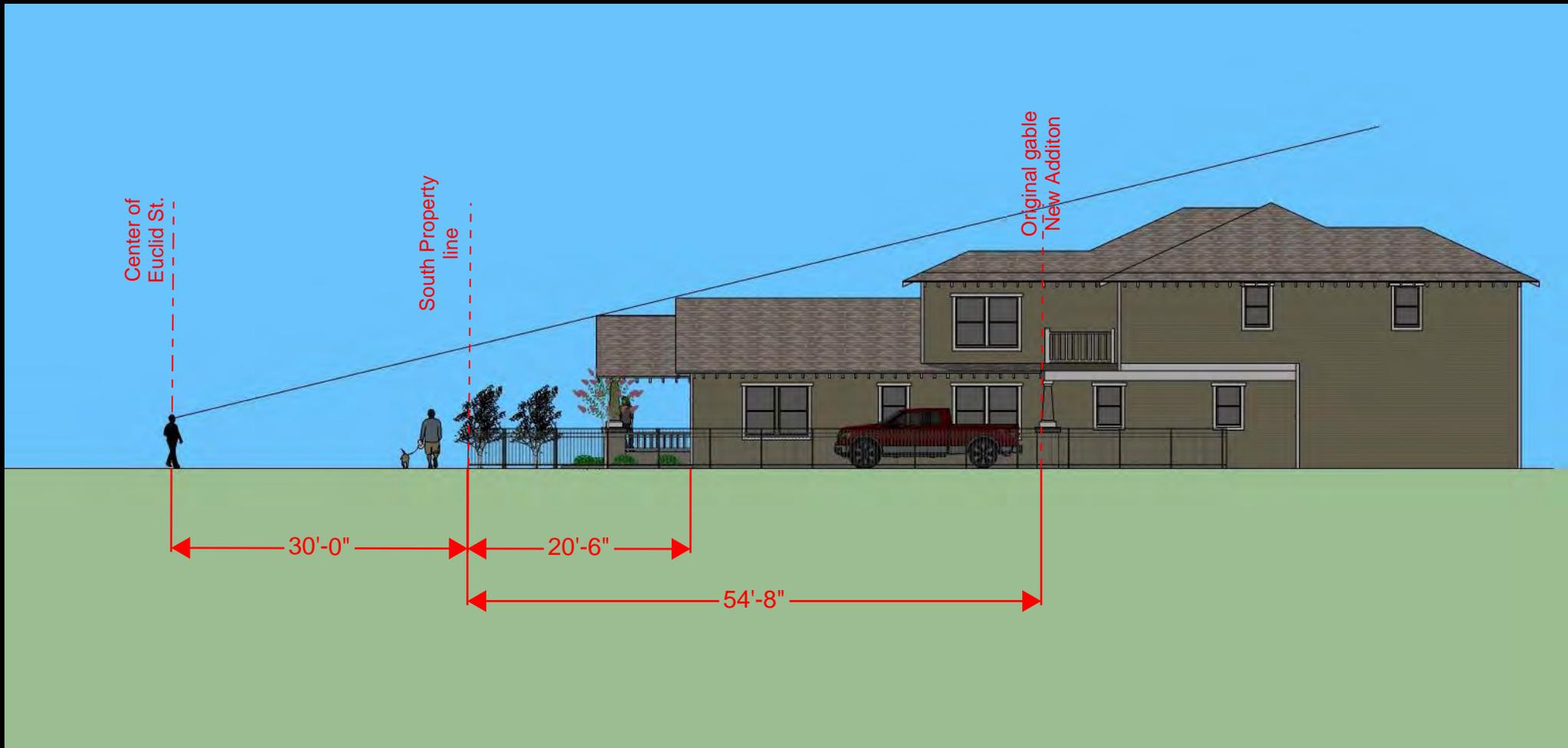
Rafter tails at eaves to match existing

Line of new construction

Original gable point

## WEST ELEVATION

521 Euclid Street  
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EAST ELEVATION  
WITH  
LINE-OF SIGHT

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SOUTHWEST  
PERSPECTIVE

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SOUTHEAST  
PERSPECTIVE

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SOUTH  
PERSPECTIVE  
HIGH

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SOUTHEAST  
ADDITION  
PERSPECTIVE

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WEST  
PERSPECTIVE  
LOW