

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 939 HARVARD STREET
 Historic District / Landmark HOUSTON HEIGHTS SOUTH HCAD # 0202240000003
 Subdivision HOUSTON HEIGHTS Lot 3 Block 230

DESIGNATION TYPE

- Landmark
- Protected Landmark
- Archaeological Site
- Contributing
- Noncontributing
- Vacant

PROPOSED ACTION

- Alteration or Addition
- Restoration
- New Construction
- Relocation
- Demolition
- Excavation

DOCUMENTS

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

OWNER

Name Rebecca & George Brante
 Company -
 Mailing Address 935 W. Melwood St,
Houston, Texas, 77009
 Phone 713-816-4505
 Email [REDACTED]
 Signature [Signature]
 Date 6-29-2015

APPLICANT (if other than owner)

Name DARIN BROOKS
 Company BROOKS DESIGN WORKS, LLC
 Mailing Address 206 LUBBOCK ST
HOUSTON TX 77007
 Phone 713.400.4359
 Email [REDACTED]
 Signature [Signature]
 Date 29 June 2015

ACKNOWLEDGEMENT OF RESPONSIBILITY

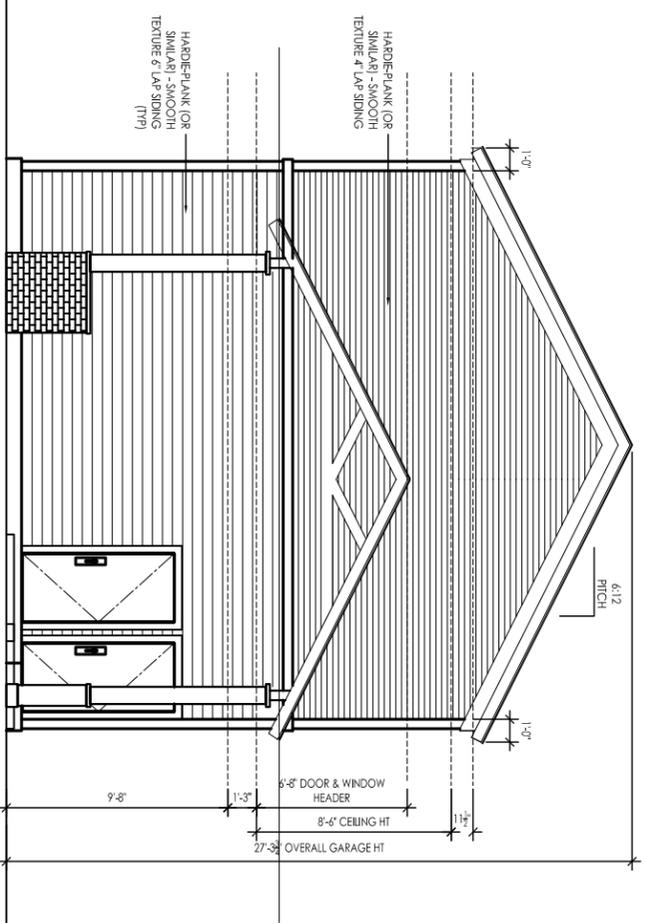
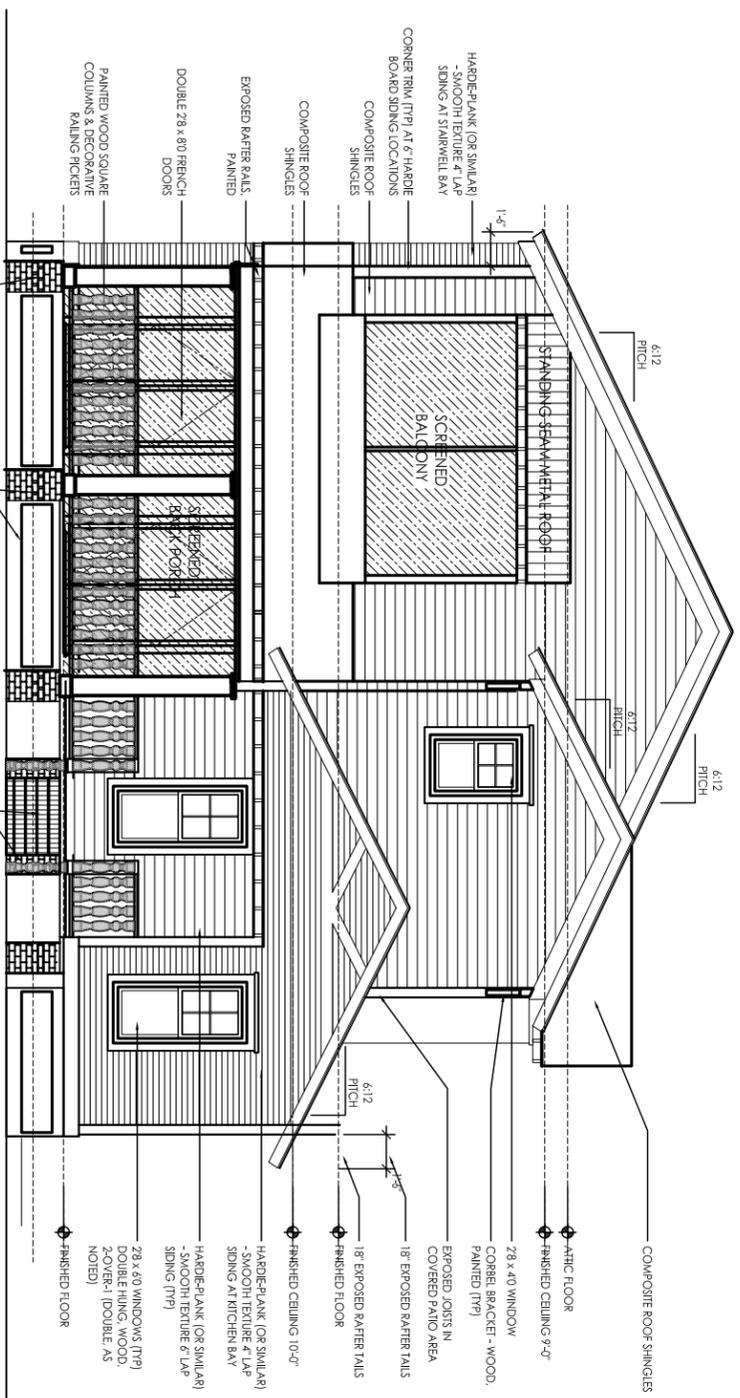
Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information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

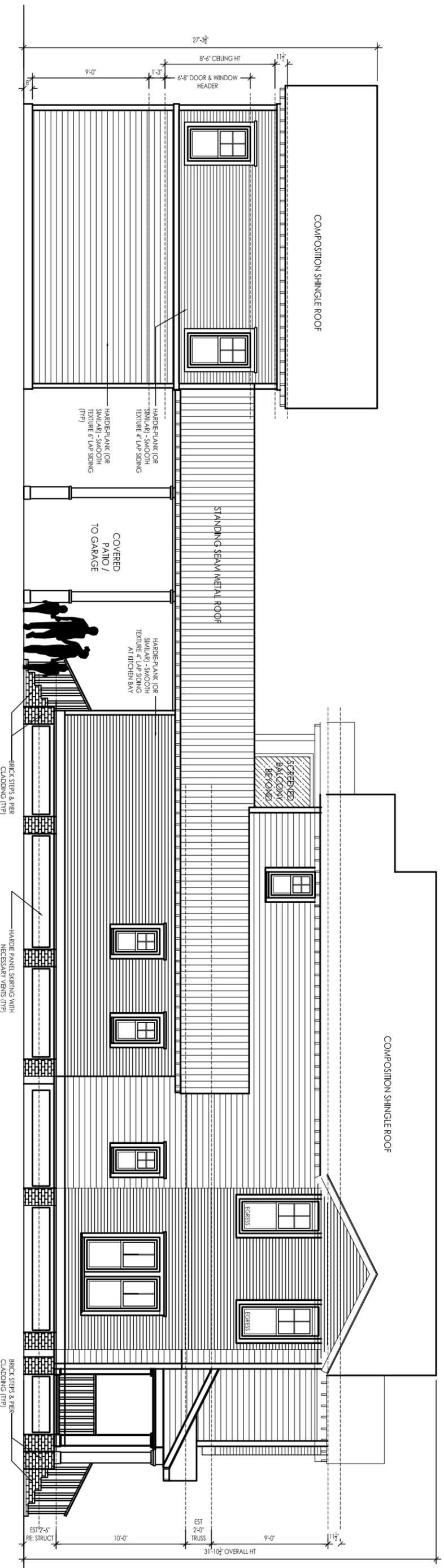
Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

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.

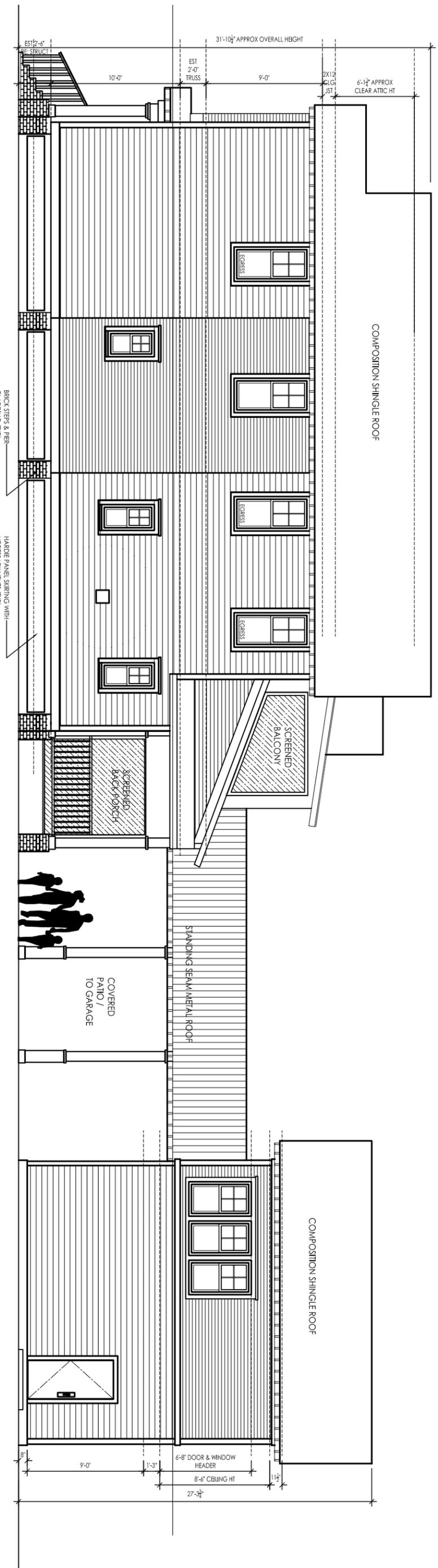
Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ___/___/___ Application complete: ___/___/___

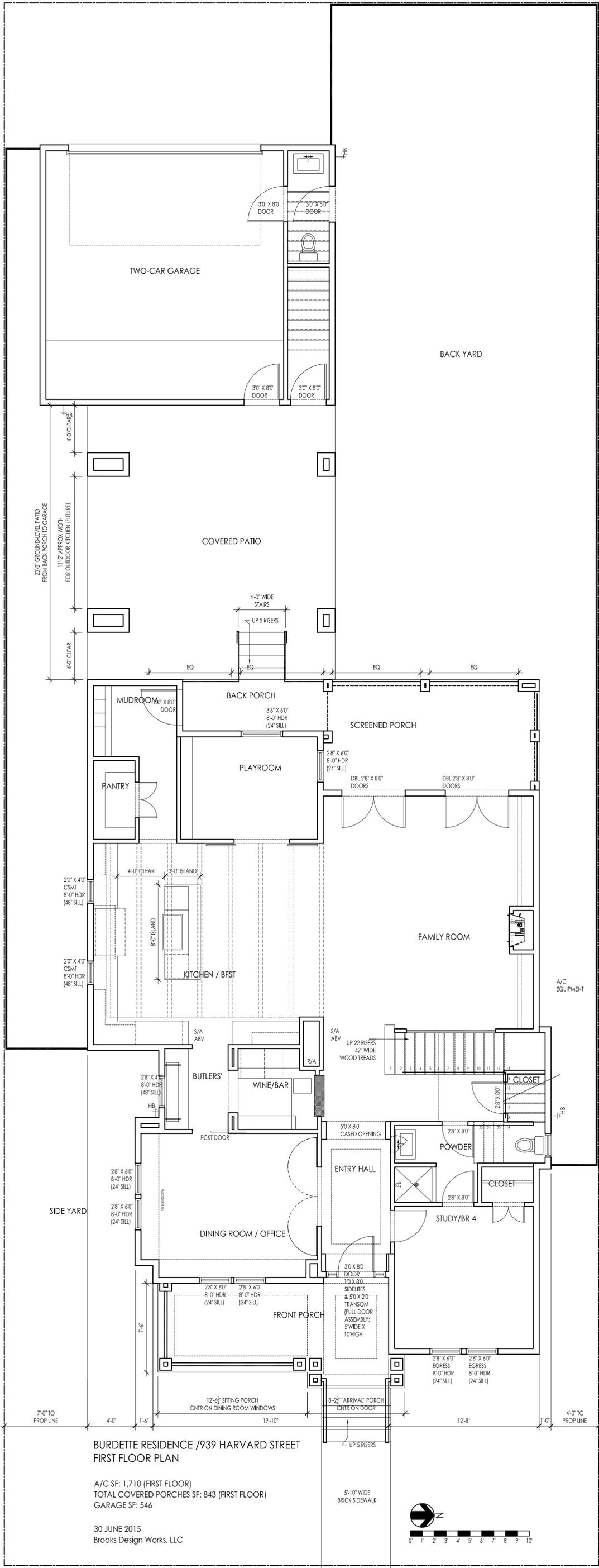




BURDETTE RESIDENCE / 939 HARVARD STREET
 SIDE (SOUTH) EXTERIOR ELEVATION
 30 JUNE 2015
 Brooks Design Works, LLC



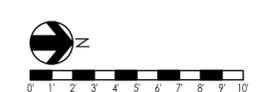
BURDETTE RESIDENCE / 939 HARVARD STREET
 SIDE (NORTH) EXTERIOR ELEVATION
 30 JUNE 2015
 Brooks Design Works, LLC

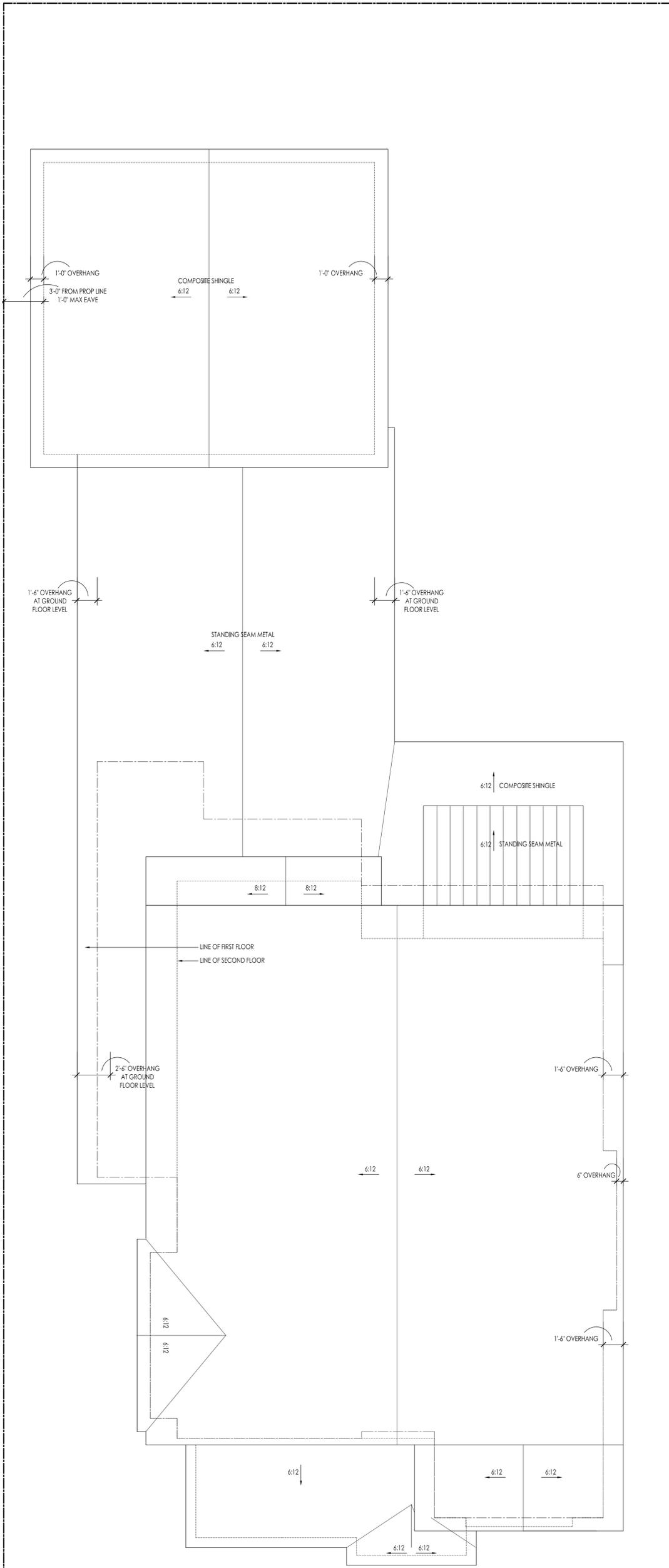


**BURDETTE RESIDENCE /939 HARVARD STREET
FIRST FLOOR PLAN**

A/C SF: 1,710 (FIRST FLOOR)
TOTAL COVERED PORCHES SF: 843 (FIRST FLOOR)
GARAGE SF: 546

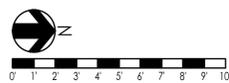
30 JUNE 2015
Brooks Design Works, LLC

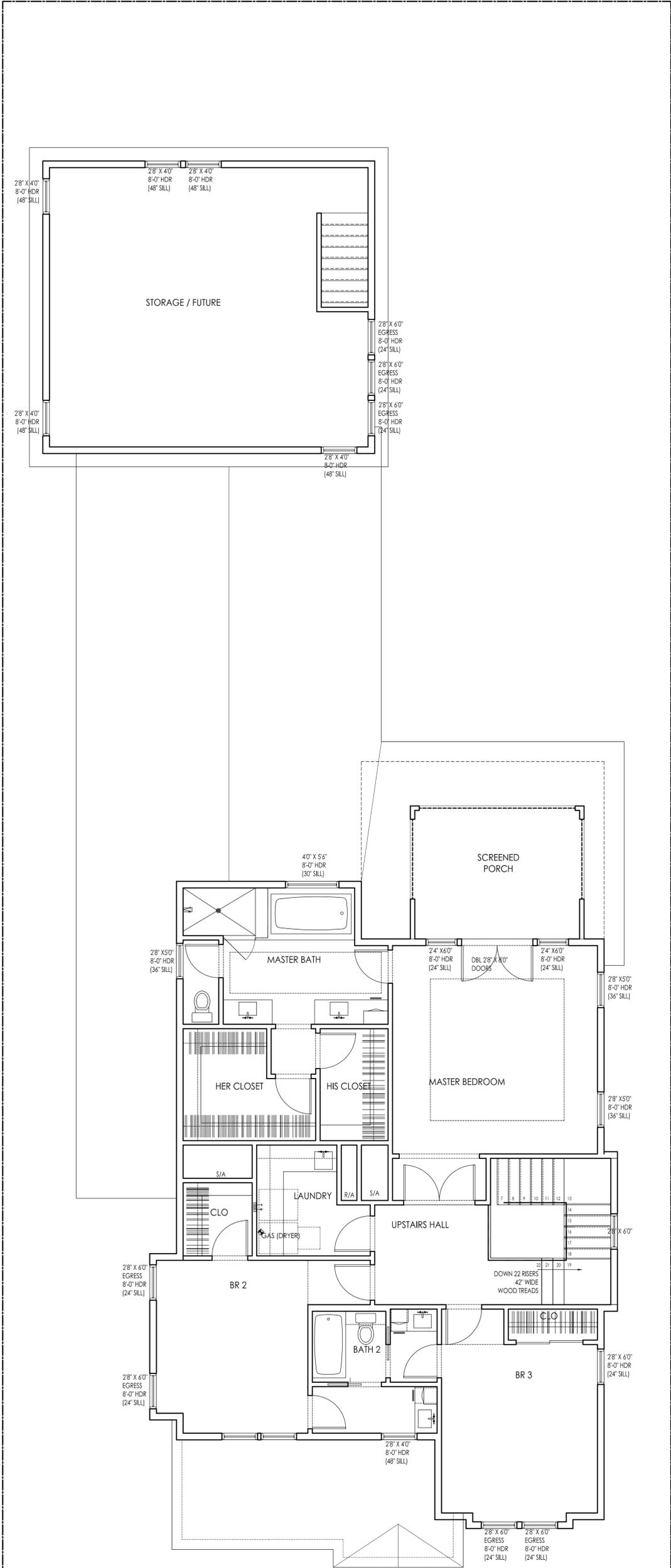




BURDETTE RESIDENCE /939 HARVARD STREET
 ROOF PLAN

30 JUNE 2015
 Brooks Design Works, LLC

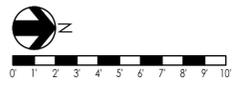




BURDETTE RESIDENCE /939 HARVARD STREET
 SECOND FLOOR PLAN

A/C SF: 1,292 (SECOND FLOOR)
 TOTAL COVERED PORCHES SF: 130 (SECOND FLOOR)
 GARAGE FUTURE A/C SF: 546

30 JUNE 2015
 Brooks Design Works, LLC



Application for Certificate of Appropriateness for construction of new single-family, 2-story home

Address: **939 Harvard Street**

Applicant: Rebecca and George Burdette, property owners

submitted: 30 June 2015 for 22 July 2015 meeting of the HAHC

Project goal

Rebecca and George Burdette propose to build a new two-story home at 939 Harvard Street, in the Houston Heights South Historic District as a home to support the needs of their family of four.

The clients respect the character of the Heights neighborhood, currently live in the Norhill District, and hope to build a home that is appropriate for the street and for their near- and long-term goals.

Neighborhood references

References are made to neighboring contributing structures in the selection of pier&beam foundation, siding material, roof shape & overhangs, heights and massing of architectural elements, large 2-over-1 windows, a sizeable front porch, exposed rafter tails, simple porch railings on the front porch, and a limited use of brackets.

Front steps are brick, referencing neighborhood's contributing structures. (RE: 609 Harvard, 611 Harvard, 625 Harvard, 628 Harvard, 643 Harvard, 703 Harvard, 714 Harvard, 823 Harvard, 831 Harvard, and 839 Harvard – photographs attached).

Site

The site is a vacant lot with alley access for garage placement at the rear of the property, leaving the full 50' width of the front yard unpaved for driveway. A very large tree in the Harvard Street right-of-way (on the south corner) shades the front yard. We have positioned the house with the front porch one-story roof to align with street-façade building line of six (6) contributing structures on the 900 block of Harvard Street.

(RE: 935 Harvard, 927 Harvard, 923 Harvard, 911 Harvard, 930 Harvard, 926 Harvard – photographs attached).

House dimensions

Total AC sf: 3,002 [downstairs: 1,710sf downstairs; upstairs: 1,292sf upstairs]

Total covered porches sf: 973 [downstairs: 161sf front porch, 220sf back porch, 482sf covered patio between house and garage; upstairs: 130sf master bedroom balcony]

House front porch eave ht: 10'-10"

House upstairs eave ht: 22'11-3/4"

House overall ridge ht: 31'10-1/4"

Garage and dimensions

A separate alley-access 2-car garage (with upstairs for future use) will be built at allowable building lines on the corner of the property to allow for maximized back yard space.

Garage upstairs eave ht: 19'9-1/2"

Garage overall ridge ht: 27'3-3/4"

Architectural massing

Acknowledging the scale of neighboring houses, the home is massed such that the 20' wide one-story porch is the primary façade, with the two-story section (housing Study downstairs; Bedroom upstairs) is recessed 2'-10" behind the porch façade.

Behind the porch, which is 7'-6" deep, is a further-recessed two-story portion (entry and dining downstairs; Bedroom upstairs).

Roof

The roof references the Craftsman styling of many Heights houses with its lower 6:12 pitch roof and exposed rafter tails.

The roof is 6:12 pitch with a front gable recessed from a gable-fronted 12'8" wide front two-story section with a window bay. The roof is composite shingle - except for the 1-story roof over the Kitchen portion that connects to the garage building, and the roof over the upstairs screened balcony. These are standing seam metal. The eave is a 1'6" overhang (typ) with exposed rafter tails.

Siding

Hardie (or equal) cement-fiber siding in two sizes will cover the house and the garage.

6" visible siding is the predominant material, with 4" visible siding on the BR3 bay [front elevation], the stairwell bay [North side elevation], and the Kitchen single-story portion [South side and rear elevation]. The same materials will be used on the garage, with 6" visible siding up to the upstairs sill height, with 4" visible siding above.

Windows

Windows are 2-over-1 wood, double-hung, painted.

Windows are typically 2'8" x 6'0" with 8'-0" headers on both floors.

Windows in bathrooms are typically 2'8" x 4'-0" with 8'-0" headers on both floors.

Submitted by:

L. Darin Brooks, principal
Brooks Design Works, LLC

713.480.4359

15' setback

Acknowledging the existing conditions of more than one contributing structure on the 900 Harvard street face and provided our massing designed to break-up the house's front elevation to avoid an overwhelming presence , we propose the allowance of a 15' setback for a cohesive, street elevation for this new construction, which sits between two existing, 2-story contributing structures.

We have minimized the roof pitch and the structural design to ensure that our new house will not be the tallest on the street to overshadow the historic properties adjacent to us, while providing the amenities required by the Client.



measuring front edge of porch structure, steps extend beyond 15' building line



facades of contributing structures to the South align at the 15' building line

Application for Certificate of Appropriateness for construction of new single-family, 2-story home
Address: 939 Harvard Street
page 4

Brick porch steps

Acknowledging the existing conditions of more than one contributing structure in the Houston Heights South Historic District, these all on the Harvard street, we propose the Client-requested brick porch steps, per drawing.



609 Harvard



611 Harvard



625 Harvard



628 Harvard



643 Harvard



703 Harvard

Application for Certificate of Appropriateness for construction of new single-family, 2-story home
Address: 939 Harvard Street
page 5

Brick porch steps (continued)

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714 Harvard



823 Harvard



831 Harvard

Application for Certificate of Appropriateness for construction of new single-family, 2-story home

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submitted: 30 June 2015 for 22 July 2015 meeting of the HAHC

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Neighborhood references

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Submitted by:

L. Darin Brooks, principal
Brooks Design Works, LLC

713.480.4359

15' setback

Acknowledging the existing conditions of more than 60% of the structures on the 900 Harvard street face and provided our massing designed to break-up the house's front elevation to avoid an overwhelming presence , we propose the allowance of a 15' setback for a cohesive, street elevation for this new construction, which sits between two existing, 2-story contributing structures. We have minimized the roof pitch and the structural design to ensure that our new house will not be the tallest on the street to overshadow the historic properties adjacent to us, while providing the amenities required by the Client.

(from the City of Houston Historic Preservation Manual)

Criterion #1

The new construction must match the typical setbacks of existing contributing structures in the historic district;

The setback (the distance from property line to the structure) of the new construction must be compatible with the historic setbacks of the district. **At the front, it is considered good practice to match the prevailing setback of blockface as to not disrupt the rhythm of the streetscape.**



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