

CERTIFICATE OF APPROPRIATENESS

Application Date: March 16, 2016

Applicant: Chad Tinney for Dena Fisher, owner

Property: 1501 Ashland St, East 88' of Lot 18, Tract 18B, Block 146, Houston Heights Subdivision. The property includes a historic 800 square foot, one-story wood frame single-family residence situated on an approximately 2,900 square foot lot (≈ 88' x 33') corner lot.

Significance: Contributing bungalow residence, constructed circa 1920, located in the Houston Heights Historic District West.

Proposal: Alteration – Addition

- Construct a 364 square foot carport attached to the rear elevation of the existing residence, which is located on a corner lot. It measures 17' wide by 22' deep
• The proposed carport has a ridge height of 15'-7", one foot lower than the existing residence's ridge height, to provide some differentiation between the two. The street-facing side of the carport features a prominent front-facing gable that extends 2' beyond the 16" eave overhang.
• The carport is supported by two brick/wood columns with a 1'-4" wide by 5' tall brick base that match that of the column on the residence's front elevation.
• The setbacks from the south (street side) and west (rear) property lines are approximately 4' and 7'.

See enclosed application materials and detailed project description on p. 12 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval with conditions: Approval for attached carport with the condition that the front-facing gable be removed.

HAHC Action: Approved with Conditions: Approved for attached carport with the condition that the front-facing gable be removed.

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: April 21, 2016



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

Planning Official

Date

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**

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| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The front-facing gable on the carport draws attention away from the historic residence. The gable extends 2' beyond the 16" eave overhang and is very prominent. Carports are accessory structures and should be subordinate to the existing residence. Accenting an accessory structure with a prominent gable visible from the street is not appropriate.</i>

<i>Staff believes the project would meet Criterion 1 if the applicant were to eliminate the gable.</i> |
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| <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; |
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|-------------------------------------|--------------------------|--------------------------|---|
| <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; |
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| <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; |
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| <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; |
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| <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; |
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| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (7) The proposed replacement of missing 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; |
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| <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; |
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| <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; |
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- | | | | |
|--------------------------|-------------------------------------|--------------------------|--|
| <input type="checkbox"/> | <input checked="" 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
<i>The front-facing cross gable on the carport is not compatible with the character of the property or the context area. Carports are accessory structures and should be subordinate to the existing residence. Accenting an accessory structure with a prominent gable visible from the street is not appropriate.</i>

<i>Staff believes the project would meet Criterion 10 if the applicant were to eliminate the gable.</i> |
|--------------------------|-------------------------------------|--------------------------|--|

- (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.



PROPERTY LOCATION
HOUSTON HEIGHTS WEST HISTORIC DISTRICT



INVENTORY PHOTO



STREET VIEW / AREA OF WORK



CONTEXT AREA



1505 Ashland – Contributing – 1920 (neighbor)



1445 Ashland – Contributing – 1920 (neighbor)



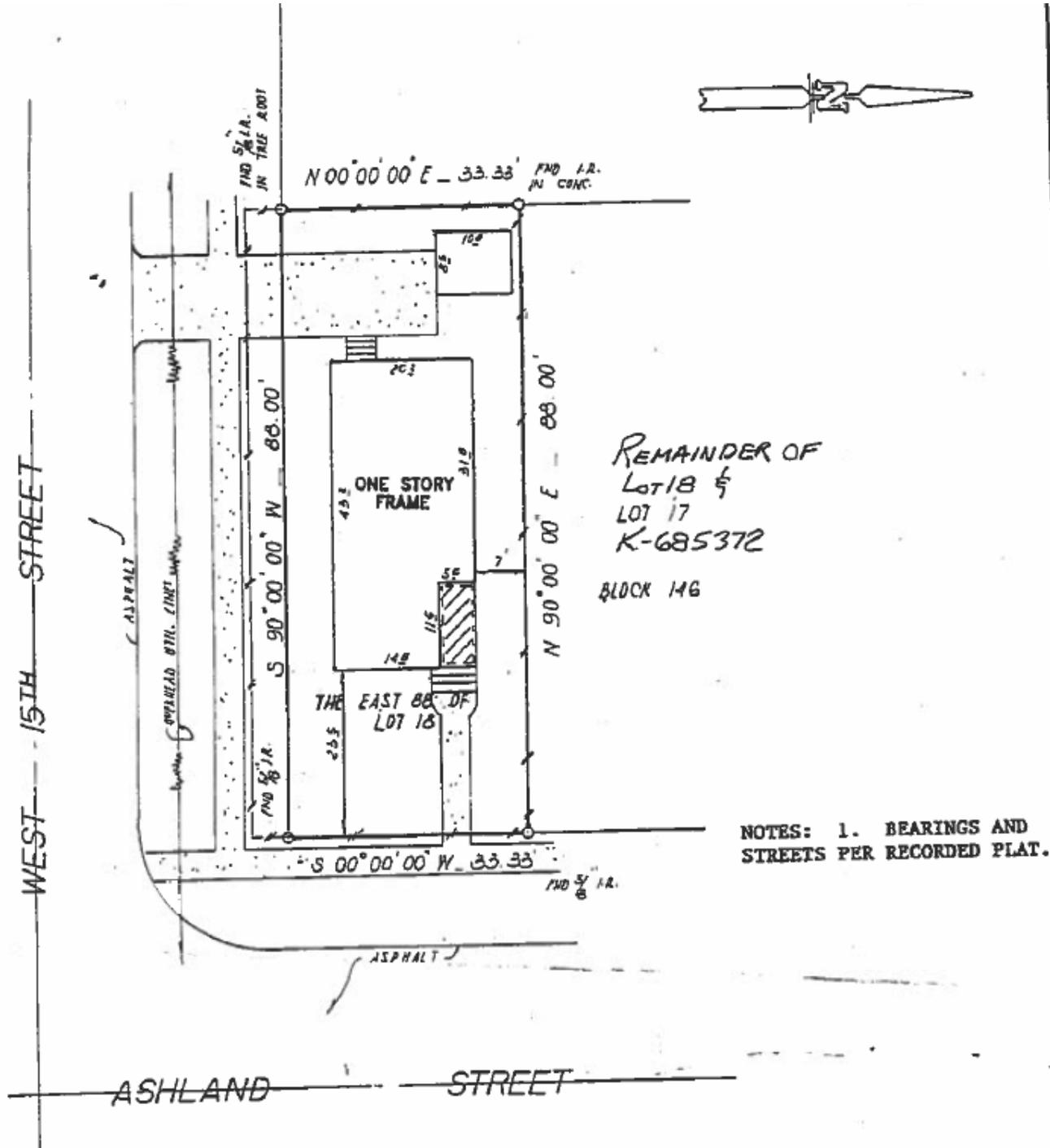
524 W 15th – Contributing - 1920 (across street)



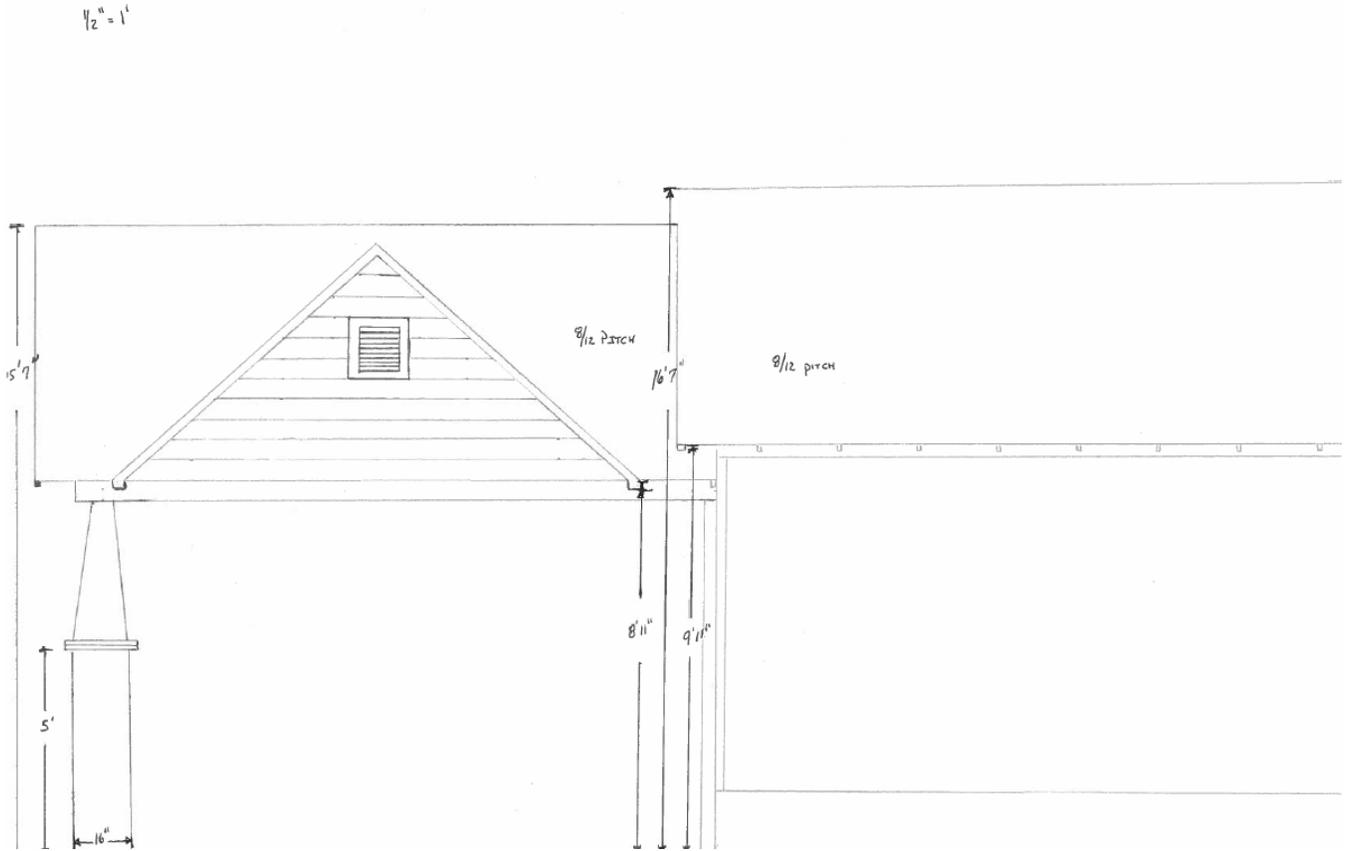
1506 Ashland – Contributing – 1920 (across street)

SITE PLAN

EXISTING

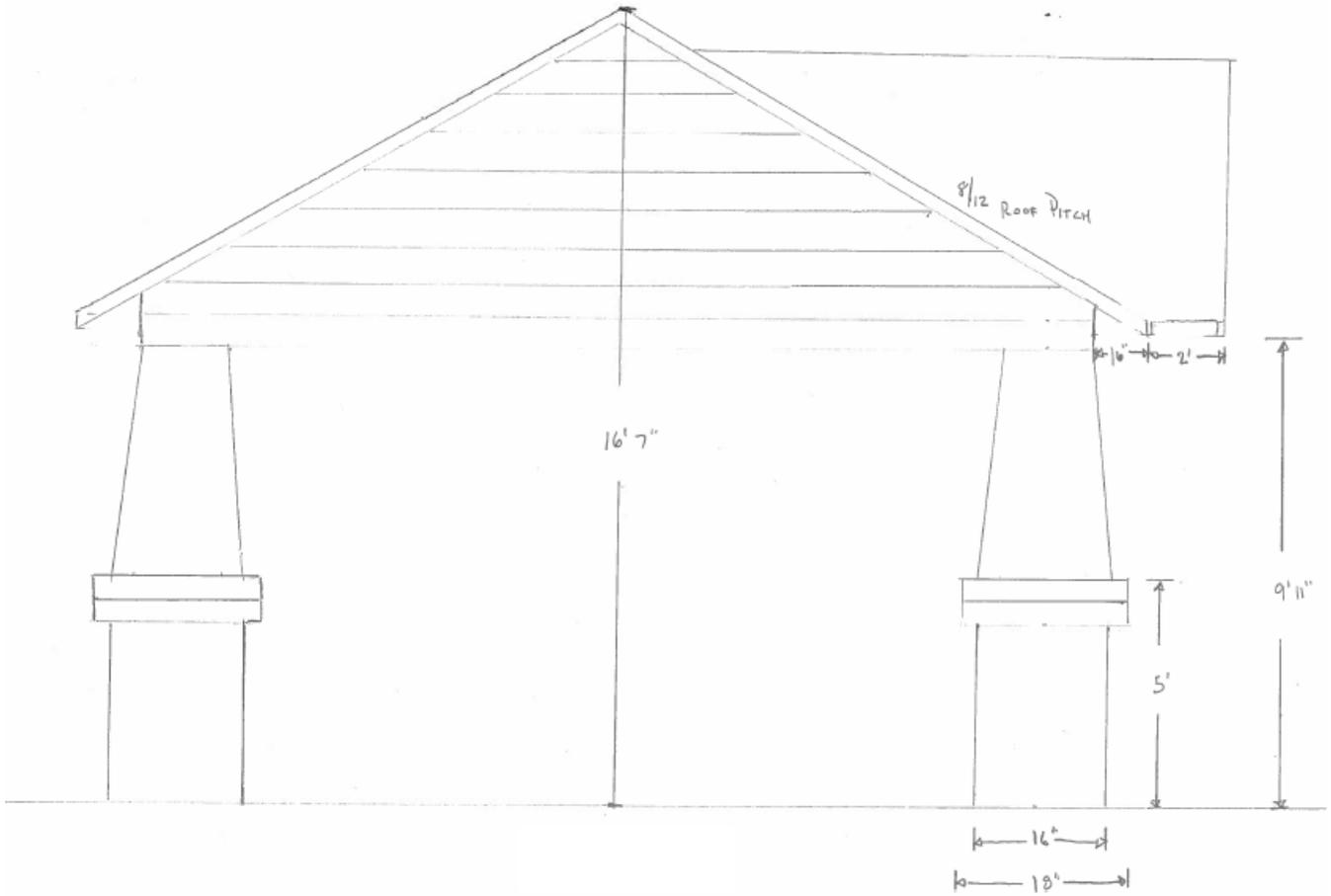


SOUTH (FRONT) FACING W 15TH
PROPOSED



WEST SIDE ELEVATION

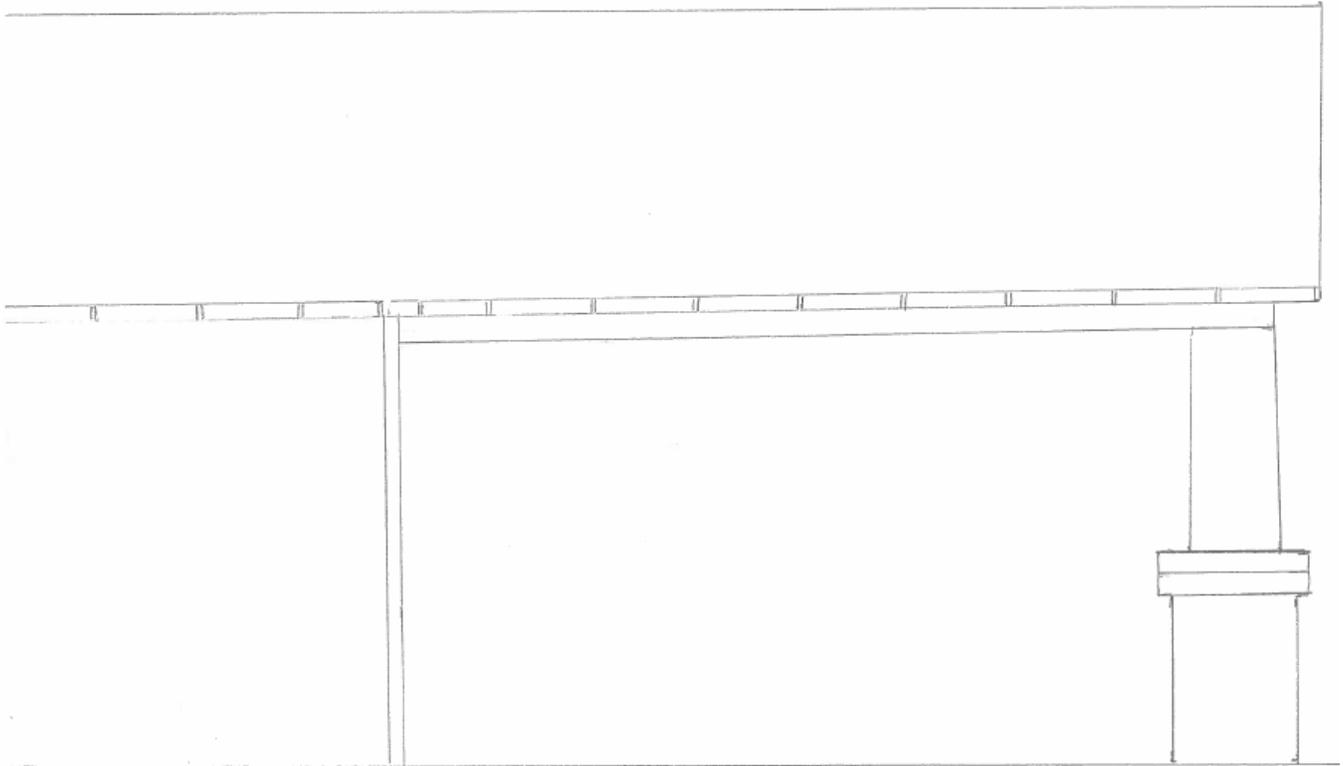
PROPOSED



NOT TO SCALE

NORTH (REAR) ELEVATION

PROPOSED



NOT TO SCALE

PROJECT DETAILS

Shape/Mass: The existing residence is a one-story wood frame structure with approximately 800 square feet of conditioned space. The proposed 364 square foot attached carport will be attached to the rear elevation and face W 15th St. It measures 17' wide by 22' deep. The depth of the carport will not extend beyond the width of the house. The proposed carport has a ridge height of 15'-7", one foot lower than the existing residence's ridge height.

Setbacks: The proposed carport will have a south (street side) setback of approximately 9'. It will have a rear (west) setback of 7' (rear of the residence, side of the carport) and maintain the existing residence's side (north) setback of 7'.

Roof: The proposed carport has a gable roof with an 8:12 pitch to match the roof style and pitch of the existing residence. The roof will be covered with composition shingles to match the shingles on the existing residence. The carport also has a prominent front-facing gable that extends 2' beyond the 16" eave overhang.

Front Elevation: The proposed carport will be attached to the rear elevation and elongates the south elevation by (South) 17'. The carport is support by two brick/wood columns with a 1'-4" wide by 5' tall brick base intended to correlate with the column on the residence's front elevation. The carport also has a prominent front-facing gable with a vent.