

CERTIFICATE OF APPROPRIATENESS

Application Date: March 16, 2016

Applicant: George Mallory, owner

Property: 1526 Ashland St, Lots 27 and 28, Block 145, Houston Heights Subdivision. The property includes a historic 800 square foot, one-story wood frame single-family residence with a 400 square foot addition and a detached two-story garage situated on an approximately 8,800 square foot (66.71' x 132') square foot interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1910, located in the Houston Heights Historic District West. The historic residence has a non-historic addition constructed circa 1940s.

Proposal: Alteration – Restoration/Addition

- Restore the porch and damaged siding/trim on the original 800 square foot portion of the residence.
• Remove non-original aluminum windows on the original residence and replace with 2-over-2 wood windows.
• Remove the non-historic rear addition and construct an approximately 1,900 square foot new addition beginning at the rear wall of the original residence delineated by a 10' wide garden courtyard on the north side and a 2 7/8" vertical board on the south side. The new addition will have a max width of 42'-6 1/4" and a max depth of 42'-7 3/4".
• The new addition does not affect the existing front and south (side) setbacks. The adjusted setbacks will be 3'-6" from the north (side) property line and 34'-11 1/4" from the east (rear) property line.

See enclosed application materials and detailed project description on p. 17-18 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

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

- (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 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;
(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 and must be compatible with the size, scale, material and character of the property and the area in which it is located;
(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
(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



- Building Classification**
- Contributing
 - Non-Contributing
 - Park

INVENTORY PHOTO



CURRENT PHOTO



CONTEXT AREA



1524 Ashland – Contributing – 1915 (neighbor)



1538 Ashland – Contributing – 1910 (neighboring)



1510 Ashland – Contributing – 1920 (neighboring)



1506 Ashland – Contributing – 1920 (neighboring)



1541 Ashland – Contributing – 1910 (across street)



1537 Ashland – Contributing – 1920 (across street)



1535 Ashland – Contributing – 1920 (across street)



1509 Ashland – Contributing – 1920 (across street)



1507 Ashland– Contributing – 1910 (across street)



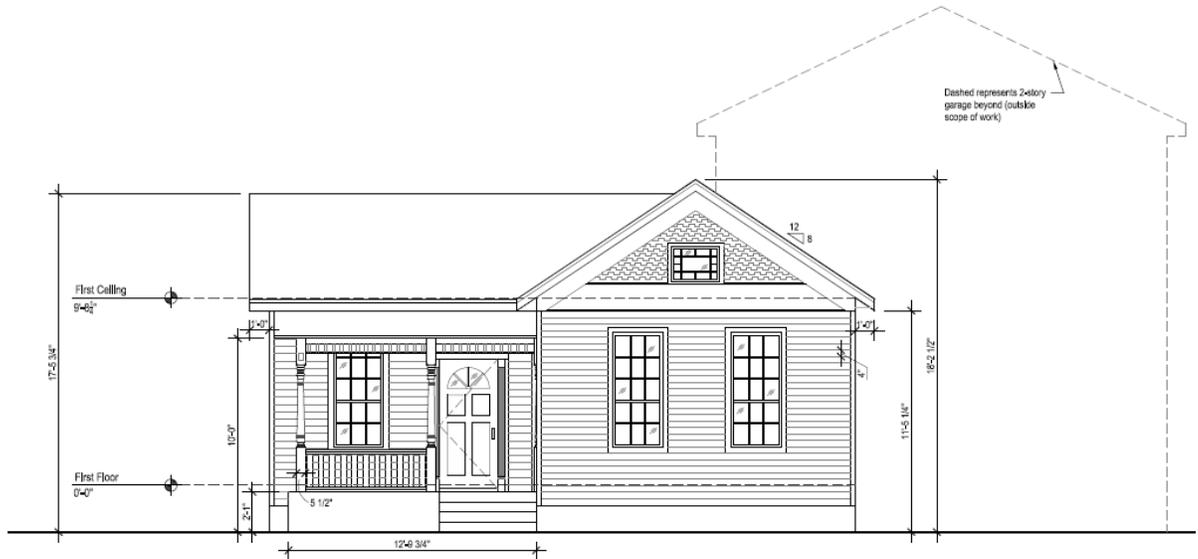
1505 Ashland – Contributing – 1920 (across street)



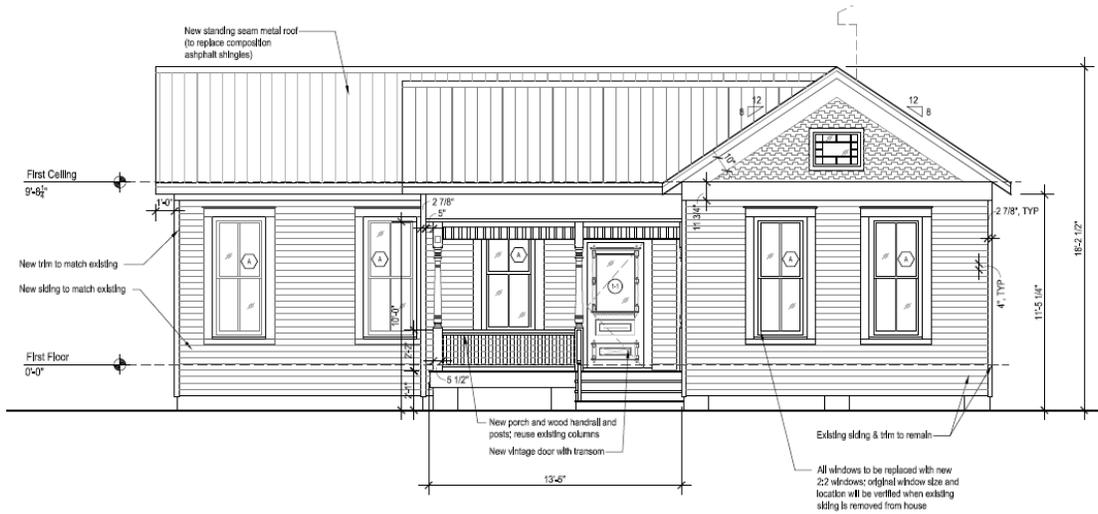
1501 Ashland– Contributing – 1920 (across street)

WEST (FRONT) FACING ASHLAND

EXISTING

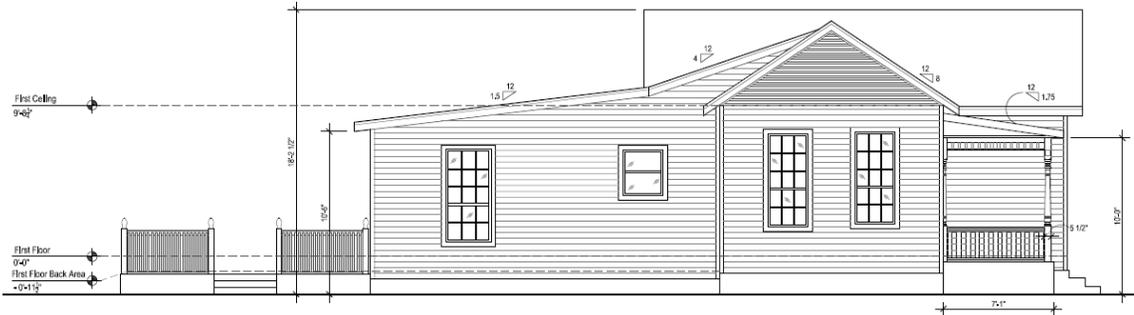


PROPOSED

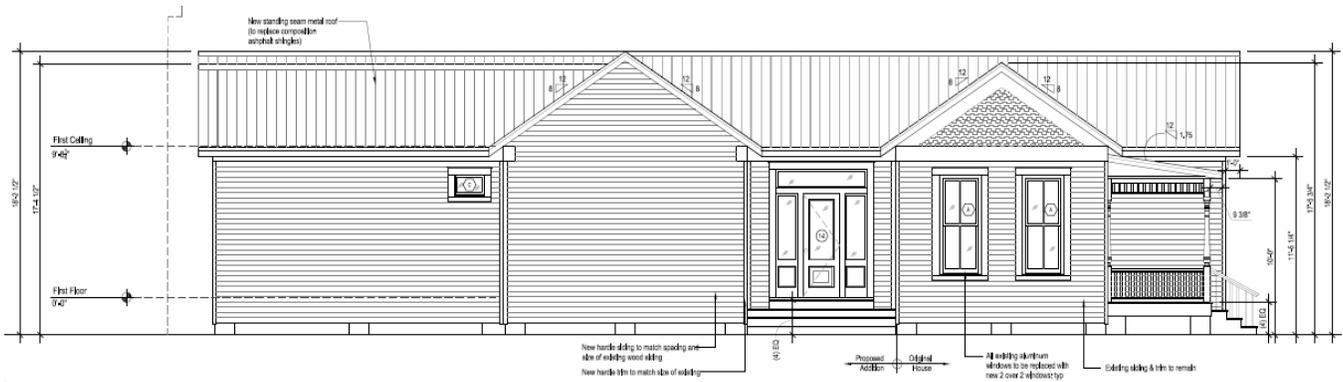


NORTH SIDE ELEVATION

EXISTING



PROPOSED



SOUTH SIDE ELEVATION

EXISTING

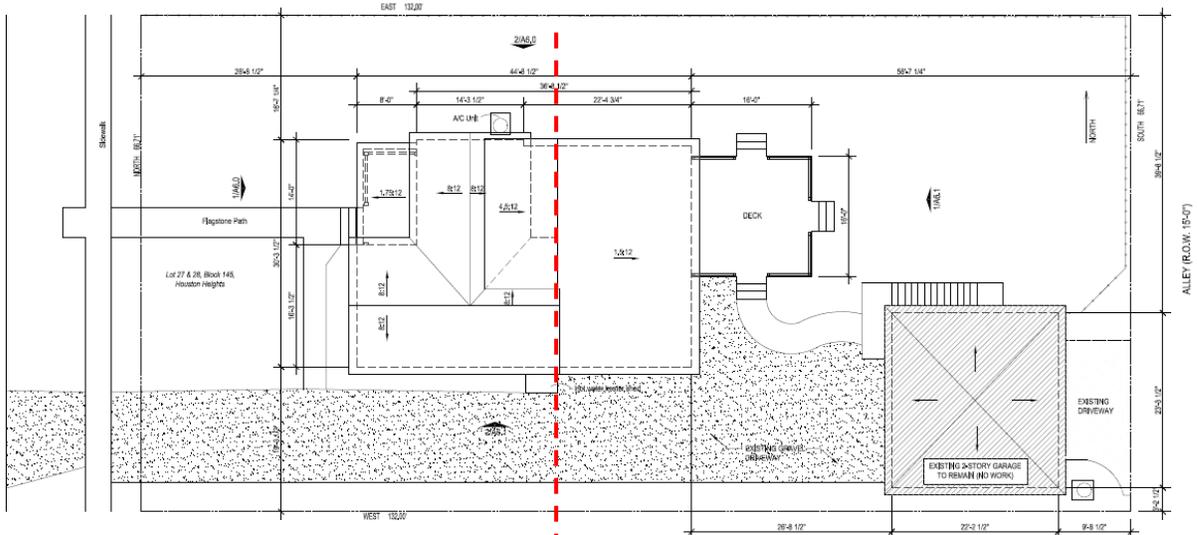


PROPOSED

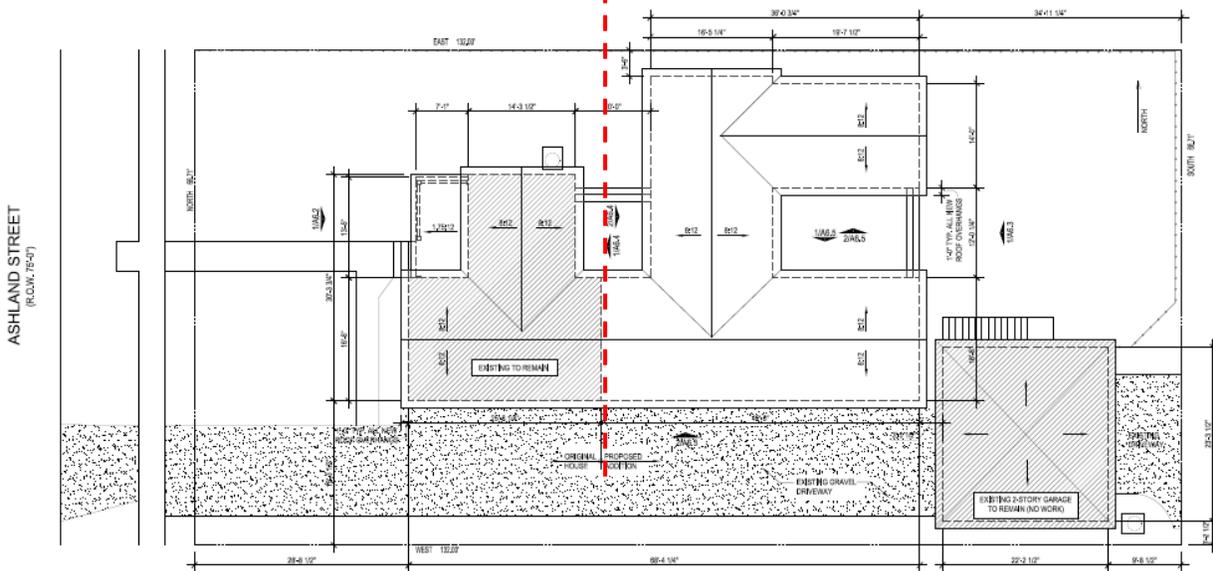




SITE / ROOF PLAN
EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

Mallory Residence: 1526 Ashland St, Houston, TX 77008

March 15, 2016

WINDOW SCHEDULE

- Notes:
1. All windows are Jeld-Wen Tradition Plus All Wood Double Hung Units, unless noted otherwise
 2. All dimensions are from inside face of window trim to inside face of window trim.
 3. Rough opening to be determined per manufacturer
 4. Verify all dimensions with designer prior to placing window order
 5. Note: all existing windows are non-original aluminum and will be replaced.
 6. All windows on original structure will be 2 over 2; all windows on addition will be 1 over 1

| SYMBOL | QUANTITY | LOCATION | TYPE | WIDTH | HEIGHT | Top of sill, A.F.F. | NOTES |
|--------|----------|-------------|-------------|------------|-----------|---------------------|-------|
| A | 21 | various | Double Hung | 2' 10-1/8" | 6' 2" | 1' 8-1/8" | |
| B | 1 | Powder Room | Fixed | 2' 8-3/4" | 1' 3-1/8" | 6' 7" | |
| C | 1 | Bathroom | Fixed | 2' 0" | 1' 3-1/8" | 6' 7" | |
| D | 3 | various | Double Hung | 2' 8-1/8" | 4' 3-3/8" | 3' 6-3/4" | |

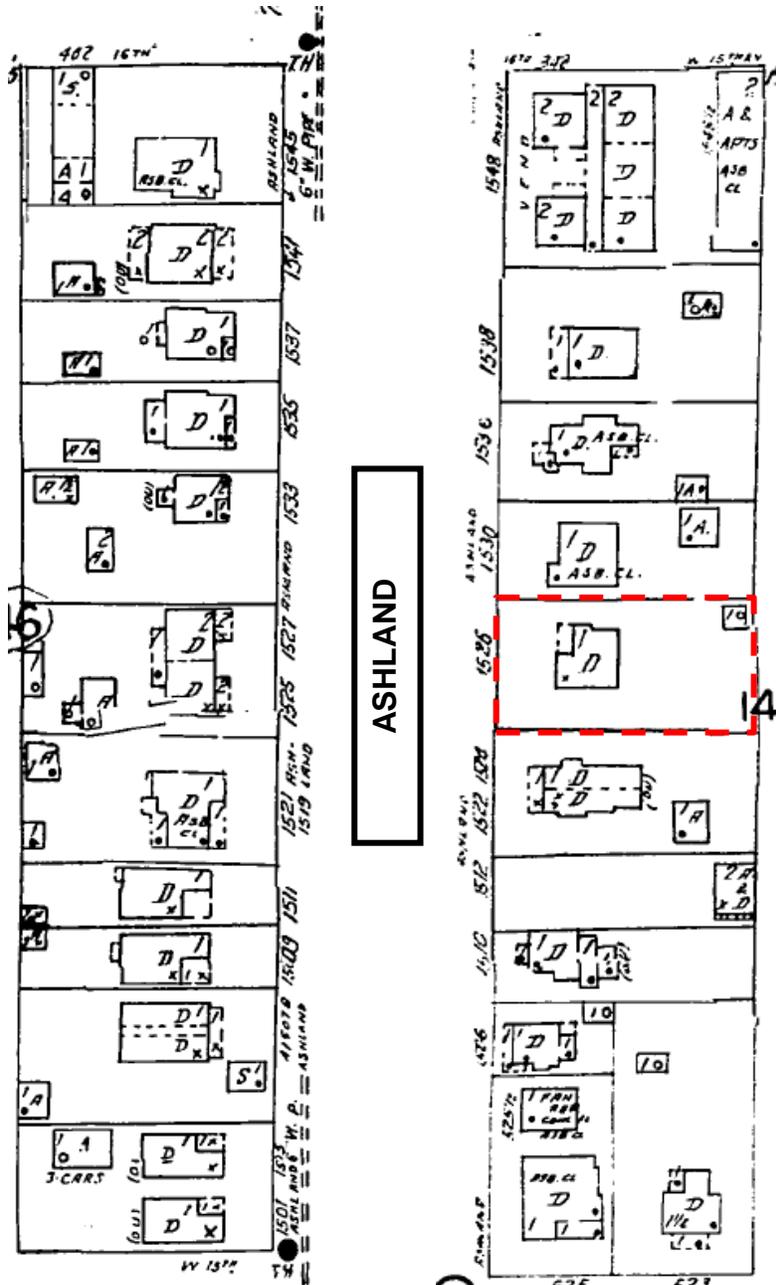
DOOR SCHEDULE

- Notes:
1. Exterior doors to be painted wood with insulated glazing, unless noted otherwise
 2. Rough opening to be determined per manufacturer
 3. Verify all dimensions with designer prior to placing door order

| SYMBOL | QUANTITY | LOCATION | TYPE | WIDTH | HEIGHT | HARDWARE | NOTES |
|--------|----------|---------------------------|--|--------------------------------|----------------------------------|---|---|
| 1-1 | | Front Entry | Exterior Swing - Vintage door with transom | 3' 0" | 6' 8" with transom: 8' 2-1/8" | Exterior lock set with dead bolt; finish TBD | Vintage door with 1' 2-1/8" transom above |
| 1-2 | | Garden Courtyard Entry | Exterior Swing - Painted Partial Lite Door with sidelites and transom | 2' 8" with sidelites: 6' 2" | 6' 8" with transom: 8' 2-1/8" | Exterior lock set with dead bolt; finish TBD | New painted Jeld-Wen wood door with tempered glass panel; 1' 6" wide sidelite each side and 1' 2- 1/8" transom above |
| 1-3 | | Hall | Exterior Swing - Painted Partial Lite Door with transom | 2' 8" | 6' 8" with transom: 8' 2-1/8" | Exterior lock set with dead bolt; finish TBD | New painted Jeld-Wen wood door with tempered glass panel; 1' 2- 1/8" transom above |

SANBORN MAPS

BLOCKFACE AND OPPOSING BLOCKFACE



PROJECT DETAILS

Shape/Mass: The existing residence is one story and 1,130 square feet. It has a max width of 30'-3 ¼" and a max depth of 44'-10 ½". The residence has a ridge height of 18'-2 ½" and an eave height of 11'-5 ¼" with a 1' eave overhang. The original historic residence will remain and the existing non-historic rear addition will be removed. A new one-story approximately 1,900 square foot addition will be constructed at the rear wall of the original residence. The max width of the addition will be 42'-6 ¼" and the max depth will be 42'-7 ¾". The adjusted max width of the residence will be 42'-6 ¼" and the adjusted max depth will be 68'-4". The new addition will maintain the existing ridge height, eave height, and eave overhang.

The existing wood and flagstone porch on the front elevation is 12'-9 ¾" wide by 7'1" deep with a 10' eave height. The existing porch will be removed and replaced with a wood porch. The existing eave height and depth of the porch will remain the same and the width will be expanded to 13'-5". The existing turned-wood Queen Anne columns will be salvaged for reuse on the new porch.

Setbacks: The existing residence is setback 28'-8 ½" from the west (front) property line, 16'-7 ¼" from the north (side) property line, 19'-3 ½" from the south (side) property line, and 58'-7 ¼" from the east (rear) property line. The new addition does not affect the existing front or south (side) setback. The adjusted setbacks will be 3'-6" from the north (side) property line and 34'-11 ¼" from the east (rear) property line.

Foundation: The existing residence has a pier and beam foundation with 2'-5" to the finished floor height. The new addition will also have a pier and beam foundation with 2'-5" to the finished floor height.

Windows/Doors: Non-original aluminum windows will be replaced with double-hung and fixed wood windows. Windows on the original residence will be replaced with double-hung, 2-over-2 wood windows that maintain original size and location. Windows on the new addition will be fixed wood windows and double-hung, 1-over-1 wood windows. The existing non-original front door will be replaced with a vintage door with a transom above.

Exterior Materials: The existing residence is clad in horizontal wood and vinyl siding with varying reveals of 4", 4 ½", and 5 ½". The new addition will be clad in horizontal cementitious siding with reveal and trim to match the sizes of reveal and trim on the original residence. Damaged siding and trim on the original residence will be repaired with in-kind materials.

Roof: The original residence has a gable roof and the non-historic addition has a sloped roof. The roof of the existing residence is covered with asphalt composition shingles. The roof of the original residence has an 8:12 pitch, while the pitches of the non-historic addition are 4:12 and 1.5:12. The new addition will have a gable roof that features several cross gables with an 8:12 pitch to match the style and pitch of the original residence. The composition shingles on the original residence will be removed and replaced with standing seam metal. The new addition's roof will also be covered with standing seam metal.

Front Elevation: The original residence has three divided lite windows with one decorative window set in the textured gable accent. The front elevation features a wood and flagstone porch, and one non-original door. Alterations to the front elevation include replacement of the three non-original windows with three, double-hung 2-over-2 wood windows, a new vintage door, and a new wood porch. While the new addition will begin at the rear wall of the original residence, it will affect the appearance of the house from the street by extending beyond the original residence's width by approximately 13' on the north side. The new addition will have two, 1-over-1 wood windows on the north side of the addition visible from the street.

Side Elevation: The original residence has two divided lite windows. The non-historic addition has one divided lite window and one, 1-over-1 double-hung window. Alterations to the original residence include the

replacement of divided lite windows with 2-over-2 wood windows. A 10' wide garden courtyard will delineate between the original residence and the proposed addition beginning at the original residence's rear wall. The new addition will also have one fixed window and a partial lite door with side lites and a transom.

Side Elevation: The original residence has two divided lite windows and two divided lite windows on the non-historic addition, as well as one hot water shed. Alterations to the original residence include the replacement of divided lite windows with two, 2-over-2 wood windows and removal of the hot water shed. The new addition will begin at the rear wall of the original structure with a 2 7/8" vertical board to delineate between the original residence and the new addition. The new addition will have five 1-over-1 wood windows.

Rear Elevation: The rear elevation of the existing residence and new addition are not visible from the public right of way.