

CERTIFICATE OF APPROPRIATENESS

Application Date: March 26, 2015

Applicant: Richard and Amanda Johnson, owners

Property: 3003 Chevy Chase Drive, Lot 5, Block 29, River Oaks Section 5 Subdivision. The property includes a historic 3,230 square foot two-story wood-frame, brick clad single-family residence and detached garage situated on an irregularly shaped 12,130 square foot interior lot (roughly 80' x 152').

Significance: The William B. Ferguson House is a City of Houston Landmark designated in April 2013. The two-story brick Colonial Revival residence was designed by Salisbury & McHale for the Ferguson family in 1935. The house was constructed by E.B. Crawford. William Ferguson was the financial advisor to the Hogg family, and he was active with the Hogg Brothers operation from the 1920s through the 1970s.

Proposal: Alteration – Construct a 1,570 square foot addition at the rear of the existing residence.

- The addition will be an irregular shape with a total width of 37' and a total depth of 30'
- The proposed addition will have a ridge height of 32' (1.5' taller than the existing ridge) with a n eave height to match existing
- A single window on the second-story of the east elevation will be removed and replaced with a group of three windows
- The addition will be clad in brick to match exiting

See enclosed application materials and detailed project description on p. 4-16 for further details.

Public Comment: No public comment received.

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 23, 2015



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year 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.

APPROVAL CRITERIA

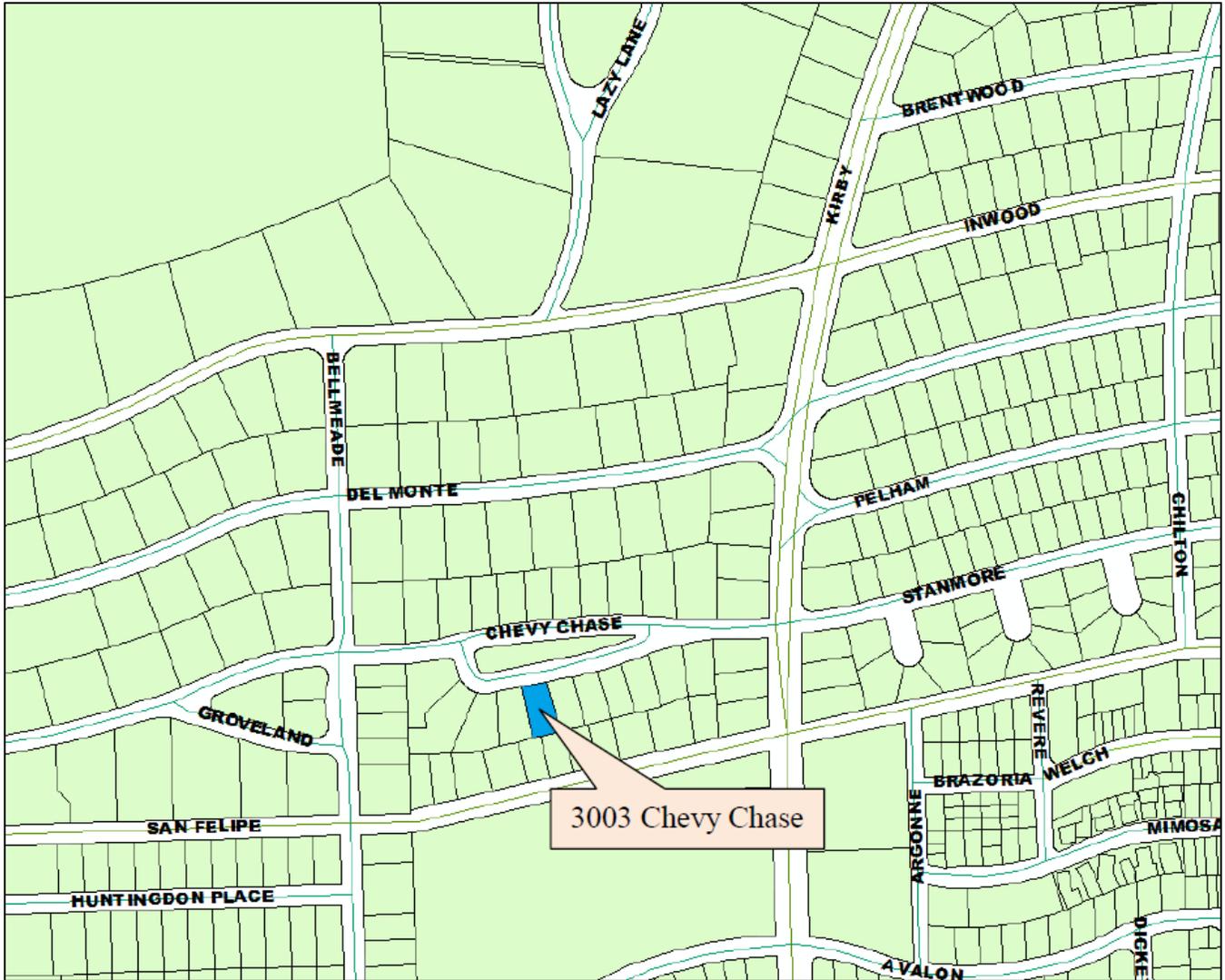
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

- | S | D | NA | |
|-------------------------------------|--------------------------|--------------------------|---|
| | | | S - satisfies D - does not satisfy NA - not applicable |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <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; |
| <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; |
| <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; |
| <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; |
| <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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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; |
| <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; |
| <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 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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |



PROPERTY LOCATION
WILLIAM B. FERGUSON HOUSE
RIVER OAKS

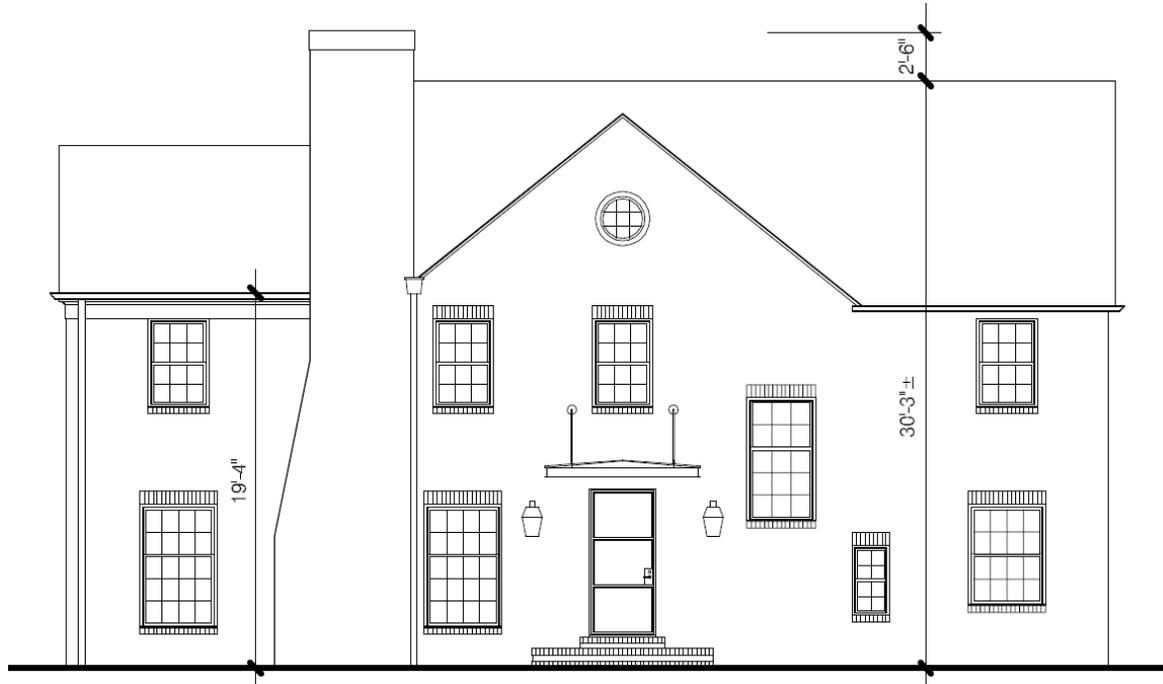


INVENTORY PHOTO

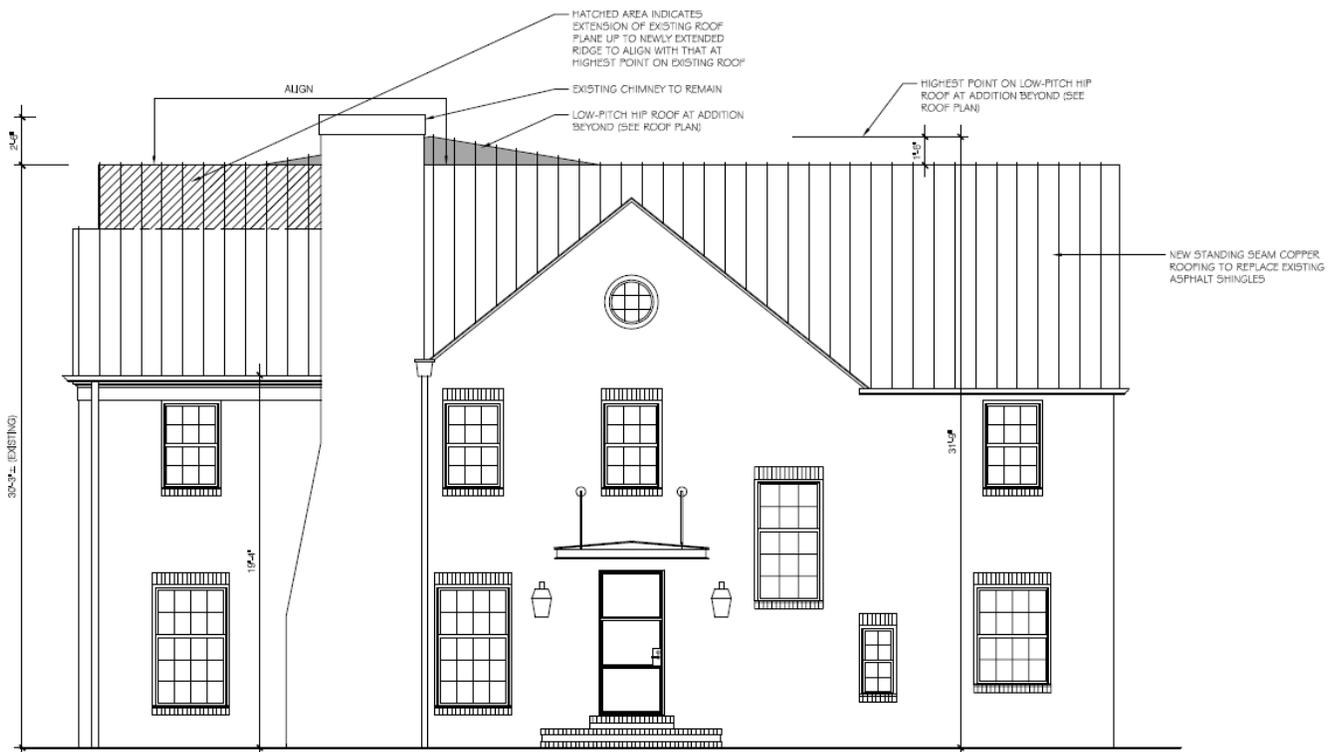


NORTH ELEVATION – FRONT FACING Chevy Chase Drive

EXISTING



PROPOSED

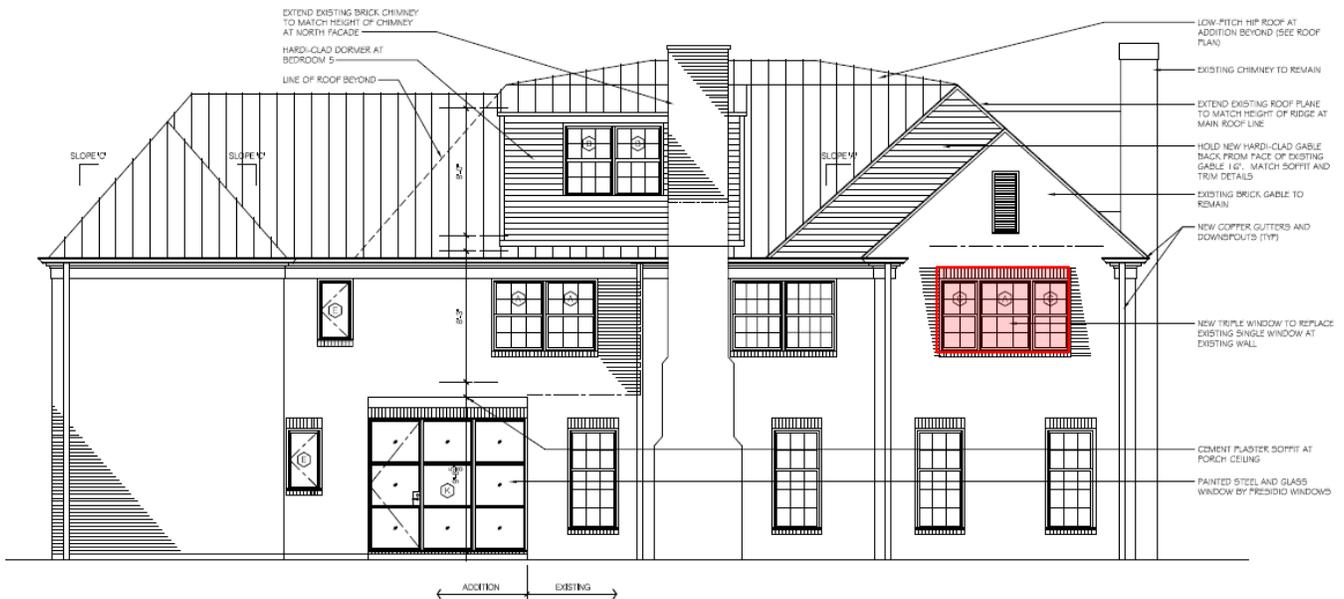


EAST SIDE ELEVATION

EXISTING

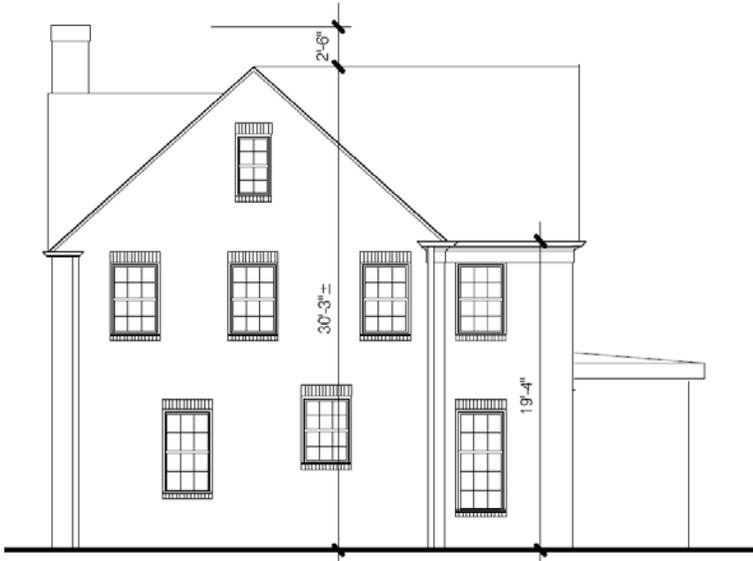


PROPOSED



WEST SIDE ELEVATION

EXISTING



PROPOSED

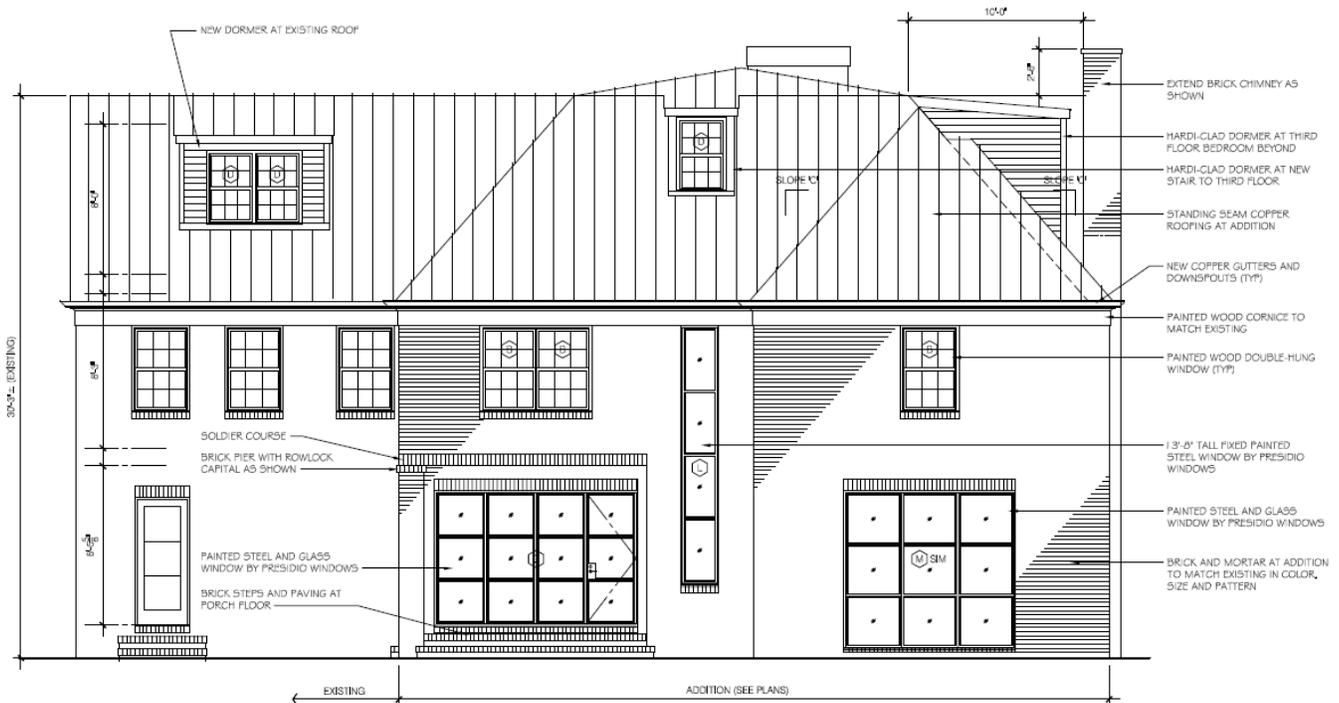


SOUTH (REAR) ELEVATION

EXISTING



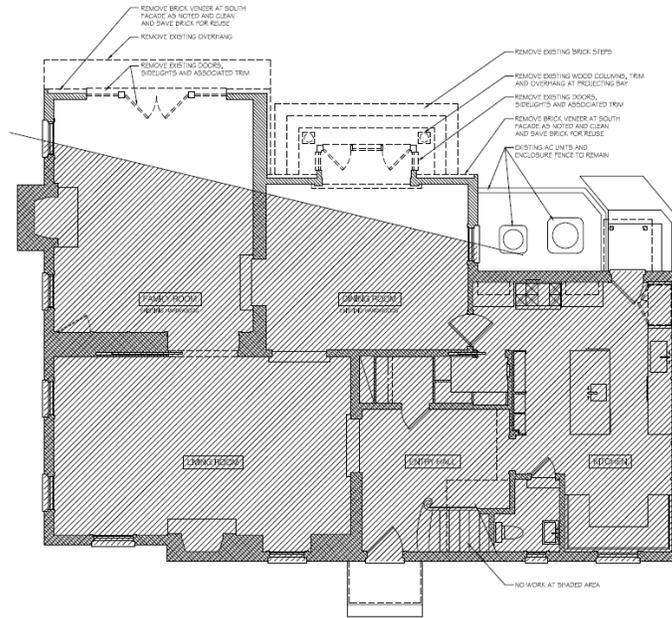
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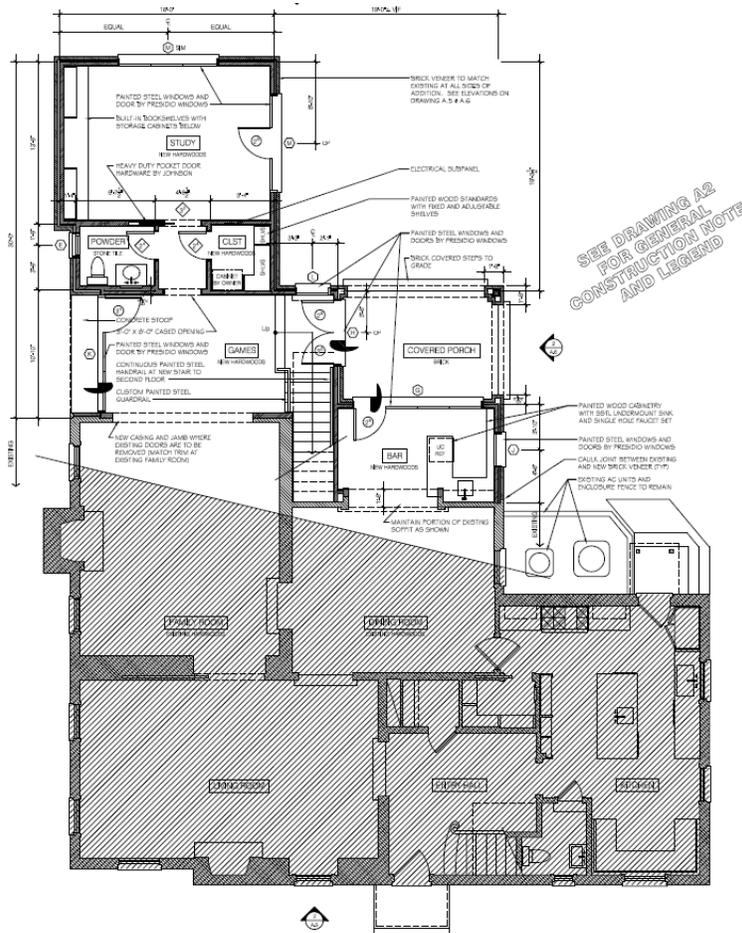


FIRST FLOOR PLAN

EXISTING



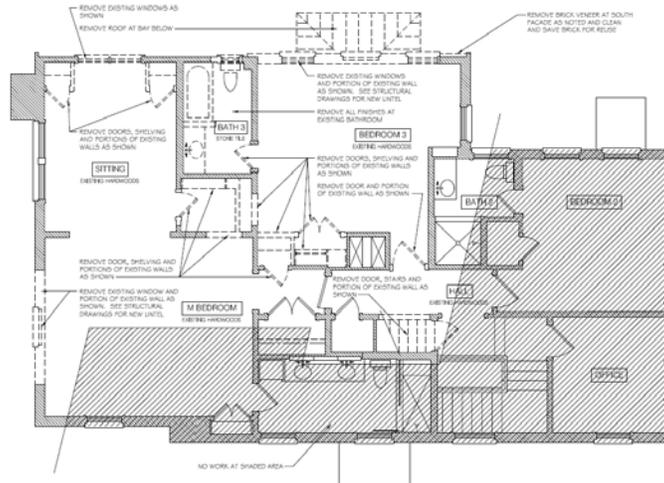
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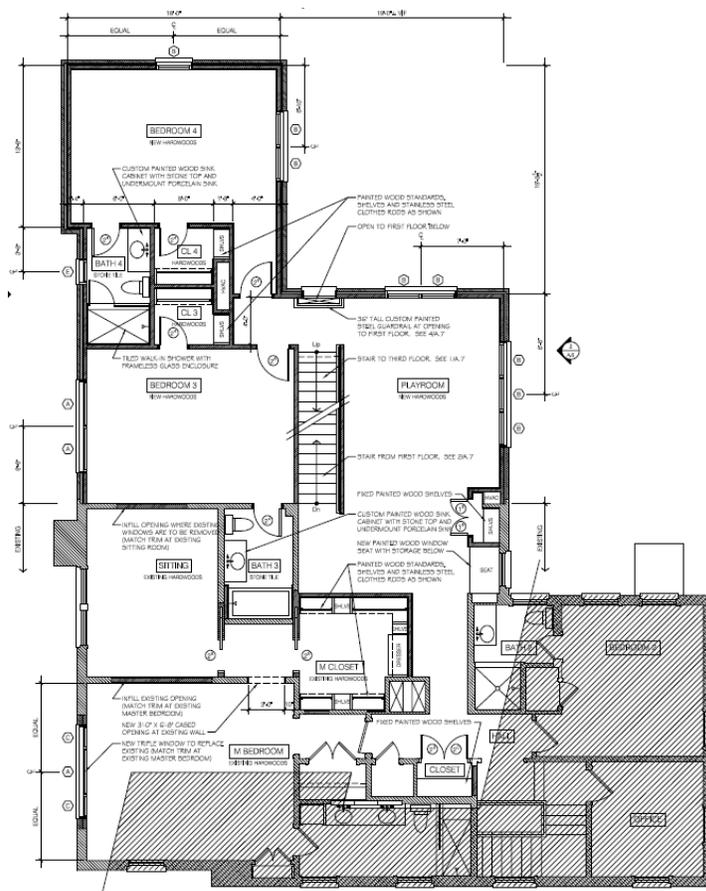


SECOND FLOOR PLAN

EXISTING

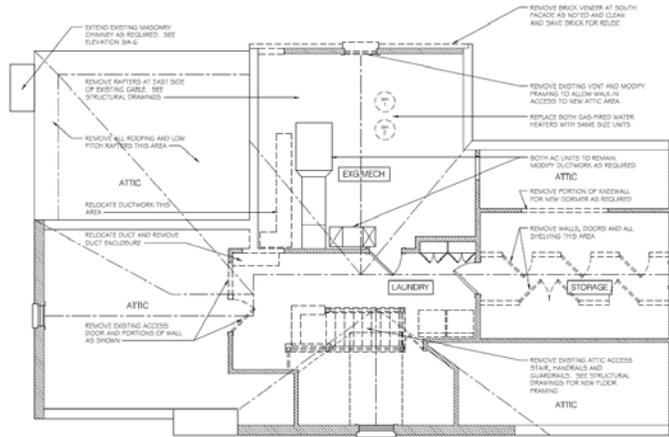


PROPOSED

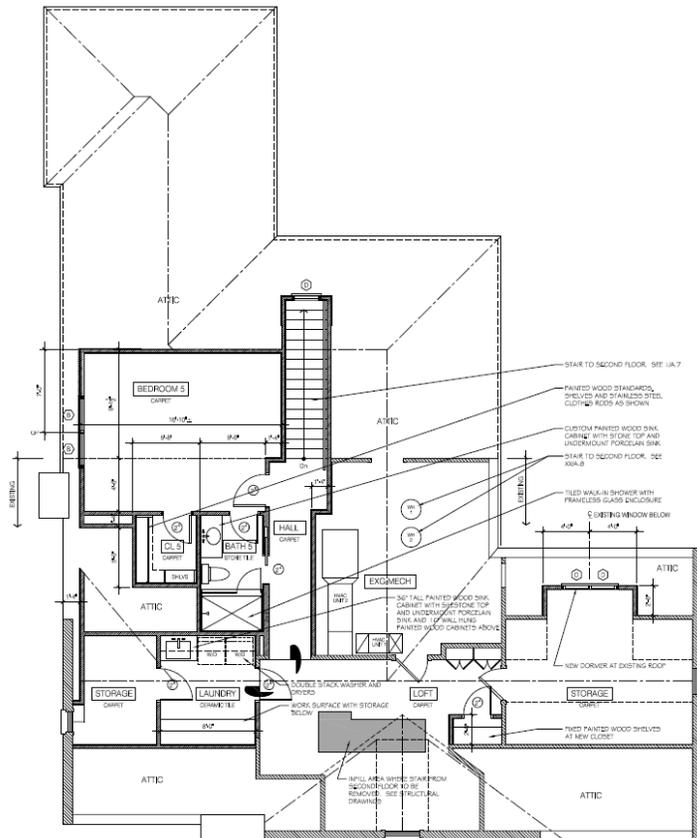


THIRD FLOOR PLAN

EXISTING



PROPOSED



PROJECT DETAILS

Shape/Mass: The existing two-story brick clad residence has a maximum width of 53'-8" and a maximum depth of 38'-4". The ridge height of the existing residence is 30'-3". The house features a prominent 32'-9" tall chimney located on the façade. The existing structure is to remain fully intact with the exception of the rear wall and a window located on the second-story of the east elevation.

The addition will be constructed on the western two thirds of the rear of the existing structure. The addition will be irregular in shape and will have a maximum width of 37'-0" and a maximum depth of 30'-0". The addition will extend out approximately 1' to the west. The addition will have a ridge height of 31'-9". Several of the rear chimneys will be extended in order to remain functionally operable after the addition is constructed. See drawing for more detail.

Setbacks: The existing residence has a front (south) setback of 56.5'; an east side setback of 12'-1" (10.8' to the chimney); and a west side setback of 12.5'.

The proposed addition will begin at the rear wall of the existing structure, 95' from the front property line. The addition will have an east side setback of 12'-8" and a rear (north) setback of 25'-3". The western portion of the addition will not expand past the existing western wall. See drawings for more detail.

Foundation: The existing residence features a pier and beam as well as a slab on grade foundation. The existing finished floor height is approximately 2.3' above grade.

The proposed addition will have a slab on grade foundation. See drawings for more detail.

Windows/Doors: The existing residence features 6-over-6 double-hung wood windows. The existing windows are to remain. The existing front door is to remain.

As part of the scope of work, a single window located in on the second story gable of the east elevation will be removed and replaced with three 6-over-6 wood double-hung windows. The addition will feature a combination of divided-lite (6-over-6, 4-over-4, multi-lite) and single lite wood and metal windows and doors. See window/door schedule and drawings for more detail.

Exterior Materials: The existing residence is clad in brick veneer. The existing Brick cladding is to remain.

The addition will be clad in brick veneer to match the existing condition. See drawings for more detail.

Roof: The existing residence features a composition asphalt cross gable roof with pitches of 3:12, 9:12, 11:12, and 13:12. The eave height of the residence is 19'-4".

As part of the proposed scope of work, the existing roof pitches are to remain. The addition will have a roof pitch of 13:12, 3:12, and 2:12. A portion of the existing roof will be extended (matching the existing pitch of 11:12). This will increase the height of the gable to match the existing ridge height of 30'-3". The extended gable will be inset 1'-4" from the existing faced of the gable. The residence will be reroofed with standing seam metal. See drawings for more detail.

Front Elevation: The existing north elevation consists of three bays. The eastern bay features a single window on both the first and second floors. A large chimney is located to the west. The central bay features a window and the front door, topped by a suspended awning. Two other windows are located on the first-story. The second story features tow windows. The front gable of the central bay features a divided-lite round window. The western bay features a single window on both the first and second floors.

(North)

The proposed addition will extend the existing roof of the eastern bay. A small portion of the roof of the addition will be visible from behind the main ridge of the roof. See drawings for more detail.

Side Elevation: The existing east elevation consists of three bays. The northern bay features the profile of the front chimney to the north. Two windows on the first floor and a single window on the second. A vent is centered in the gable. The central bay features a single window on the first-story and a pair of windows on the second-story. A chimney is located to the south. The third bay is one-story and contains a single window.

(East)

As part of the proposed addition, the single window in the northern bay will be removed and replaced with a group of three windows. The existing roof of the northern bay will be extended back towards the rear. The chimney located in the central bay will be extended up. A second story will be constructed atop the southern bay. The first-story of the addition will contain a three part divided-lite door followed by a fixed window. The second-story of the addition will contain a pair of windows followed by a fixed window. A dormer will be built into the roof of the addition, behind and to the south of the chimney. The dormer will contain pair of windows. See drawings for more detail.

Side Elevation: The existing west elevation features two windows on the first-story, three windows on the second-story, and a single window in the gable. The southern portion of the west elevation features a single window on the first- and second-stories. The rear one-story portion of the structure features no fenestration.

(West)

As part of the proposed addition, a shed roof dormer will be constructed at the rear of the existing side gable. The proposed addition will begin at the rear wall of the residence. The first-story will have a single fixed windows followed by a divided-lite double door and a three part divided-lite door. The second-story will have a group of three windows followed by a pair of windows toward the rear. See drawings for more detail.

Rear Elevation: The rear elevation of the residence and addition is not visible from the public Right-of-Way. See drawings for more detail.

(South)