

CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Andrew Williams, owner

Property: 630 West Temple, Lot 2, Block 126, East Norhill Subdivision. The property includes a historic 2,590 square foot, two-story wood frame single-family residence situated on a 7,488 square foot (72' x 104') corner lot.

Significance: Contributing English Bungalow style residence, constructed circa 1920, located in the Norhill Historic District. The original 930 square foot residence was altered by the construction of a two-story rear addition in 2013.

Proposal: Alteration – Addition

- Revise the roof structure, massing, cladding, and fenestration of a 2013 rear addition.
• Install a double garage door at the existing addition facing Moss Street.
• Install a single door along the west side elevation at the current location of a bathroom window.

See enclosed application materials and detailed project description on p. 4-13 for further details.

Public Comment: No public comment received.

Civic Association: The Norhill Civic Association is in support of the project. See Attachment A.

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: August 27, 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

- (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 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;
(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
(11) The proposed activity will comply with any applicable deed restrictions.



PROPERTY LOCATION
NORHILL HISTORIC DISTRICT

Building Classification

-  Contributing
-  Non-Contributing



CURRENT PHOTO

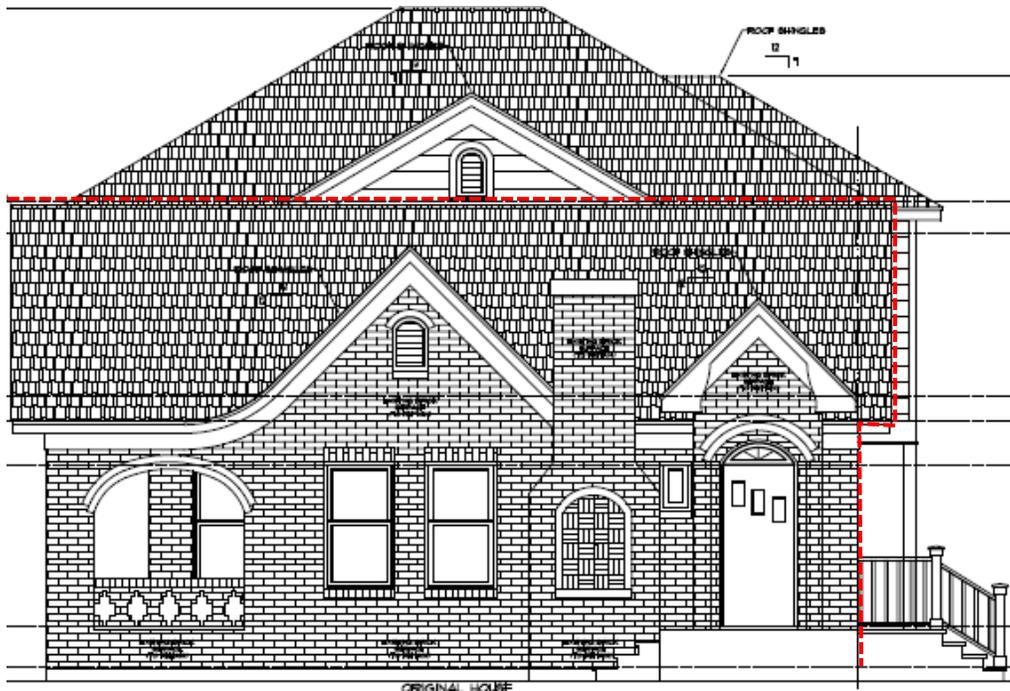


NORTH ELEVATION – FRONT FACING WEST TEMPLE STREET

EXISTING

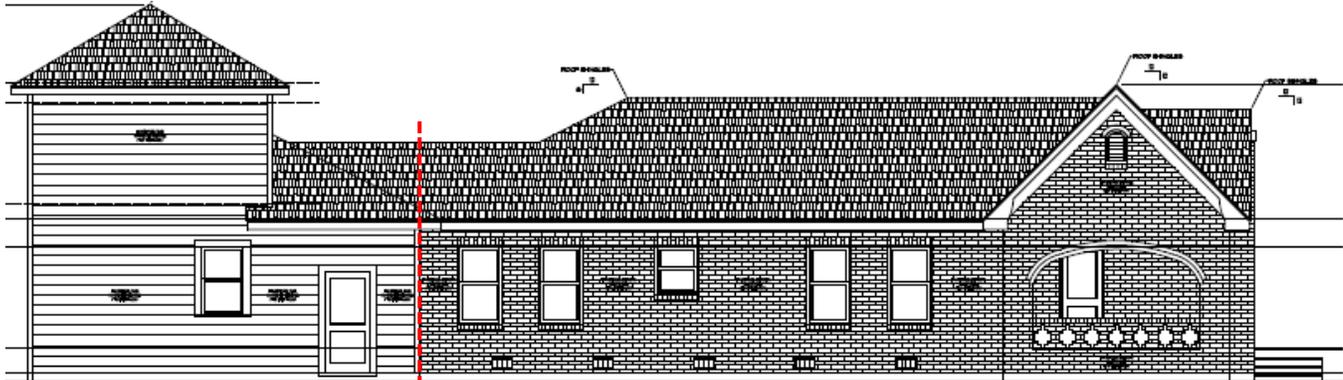


PROPOSED

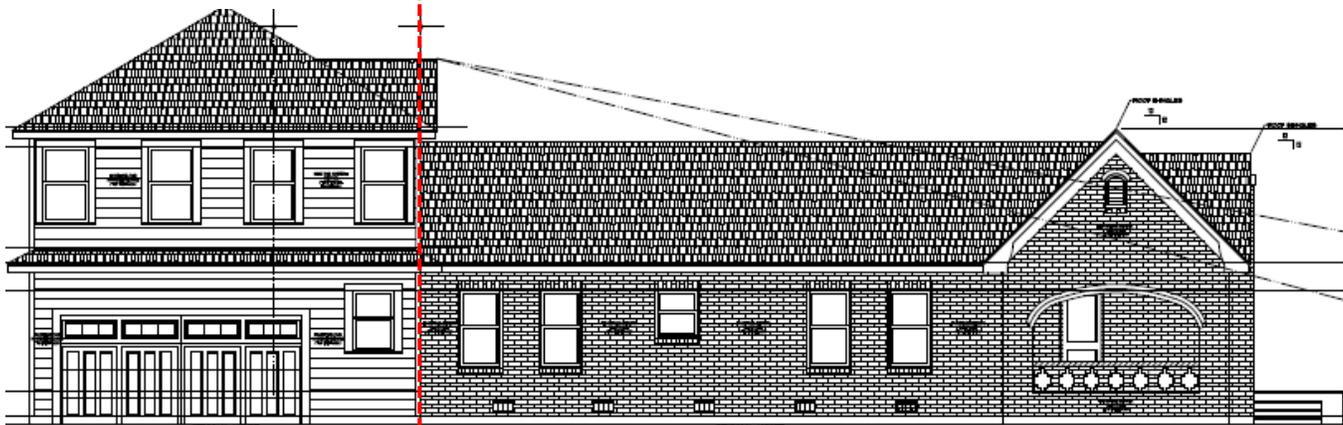


EAST SIDE ELEVATION FACING MOSS STREET

EXISTING

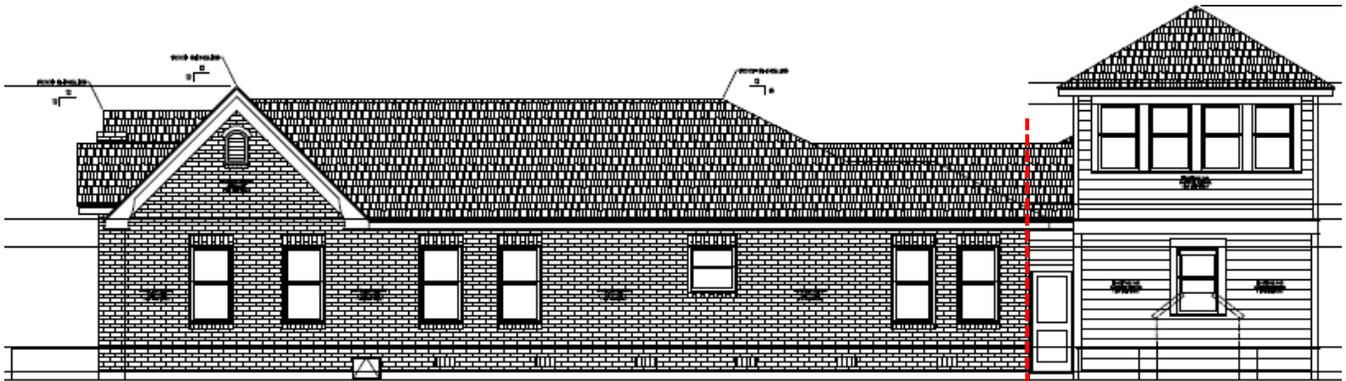


PROPOSED

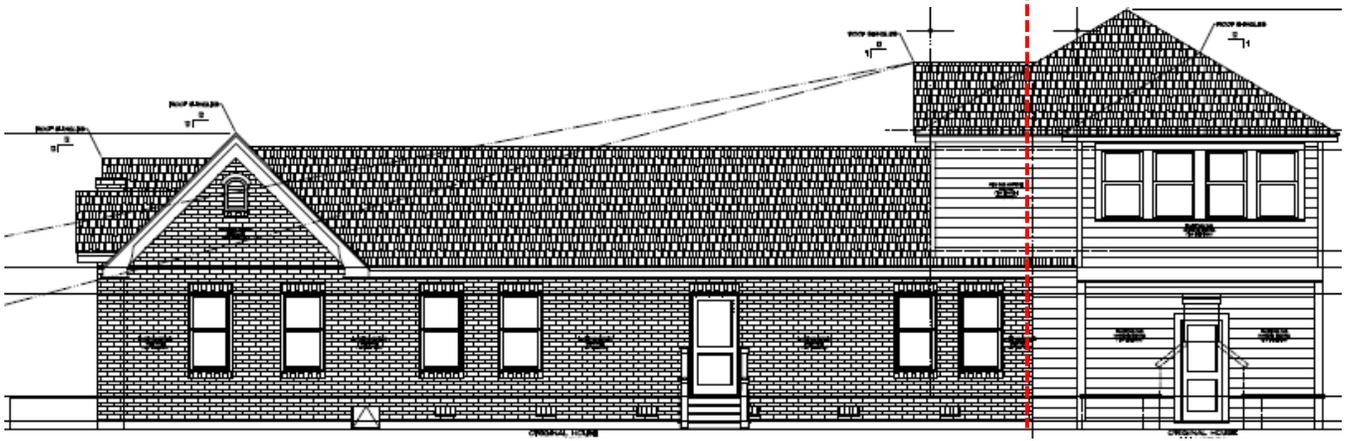


WEST SIDE ELEVATION

EXISTING

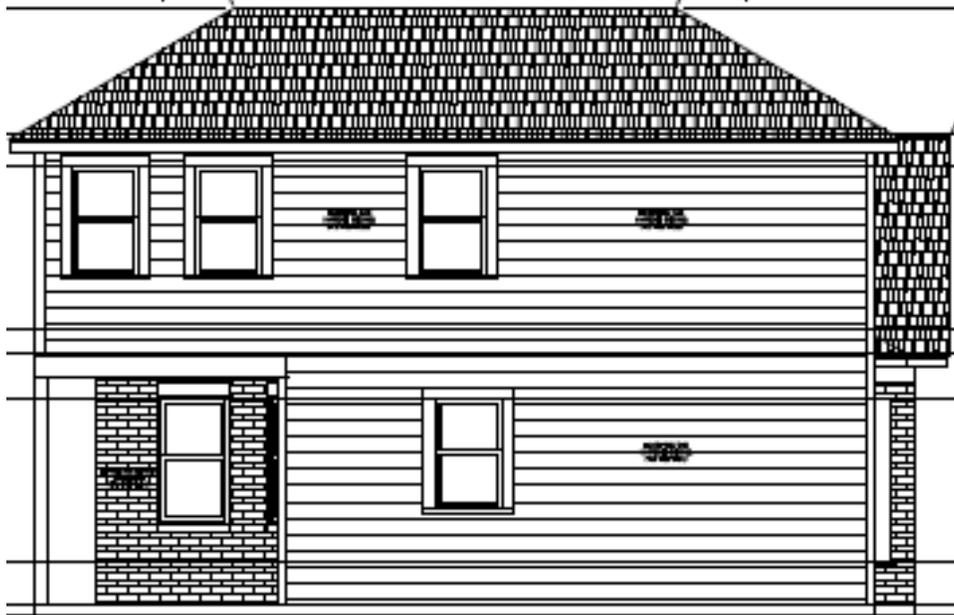


PROPOSED



SOUTH (REAR) ELEVATION

EXISTING

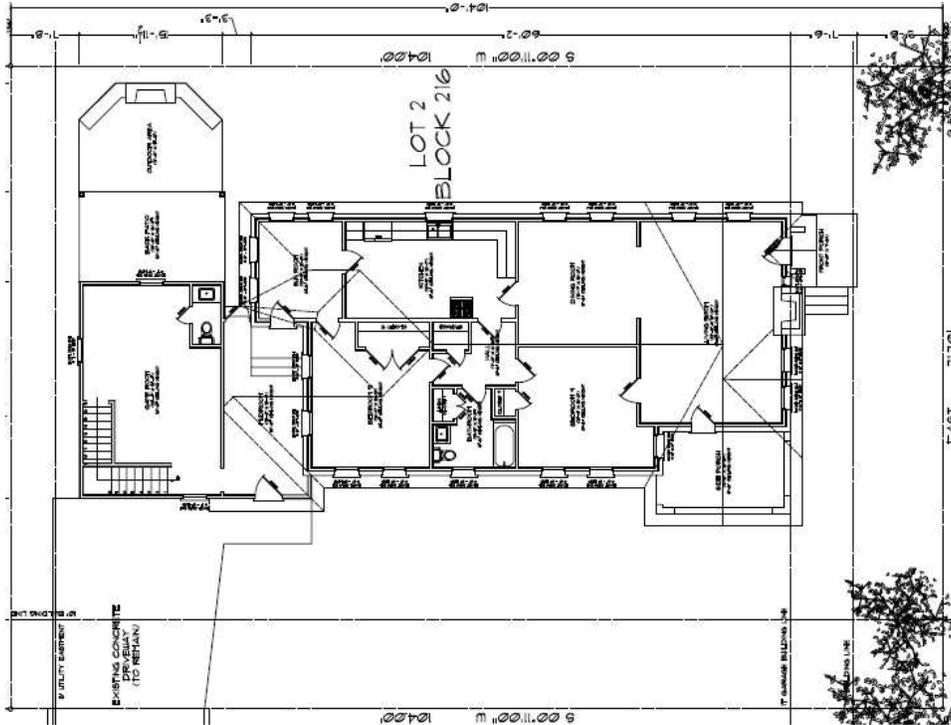


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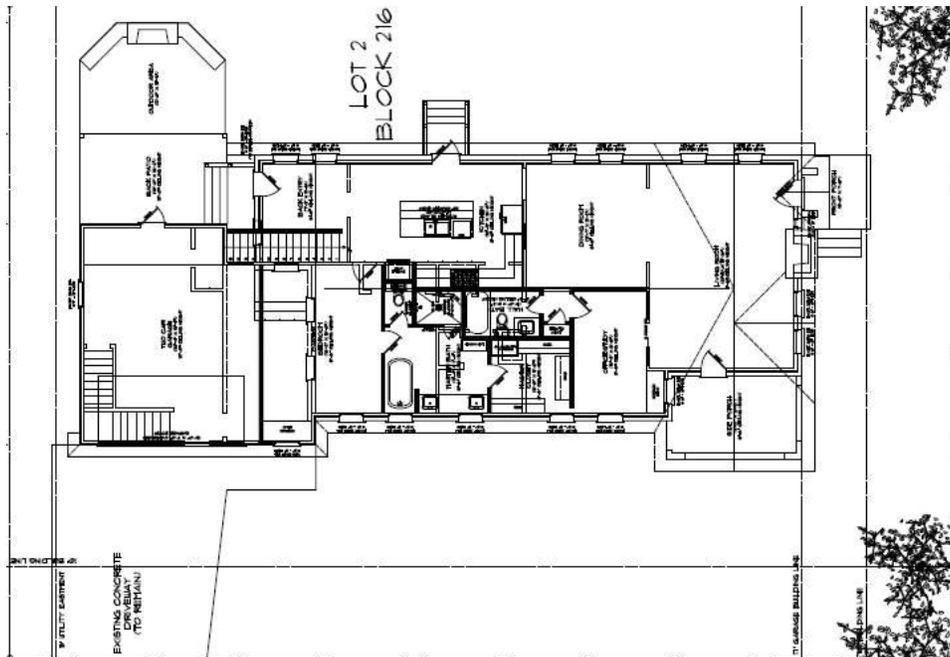




SITE PLAN
EXISTING



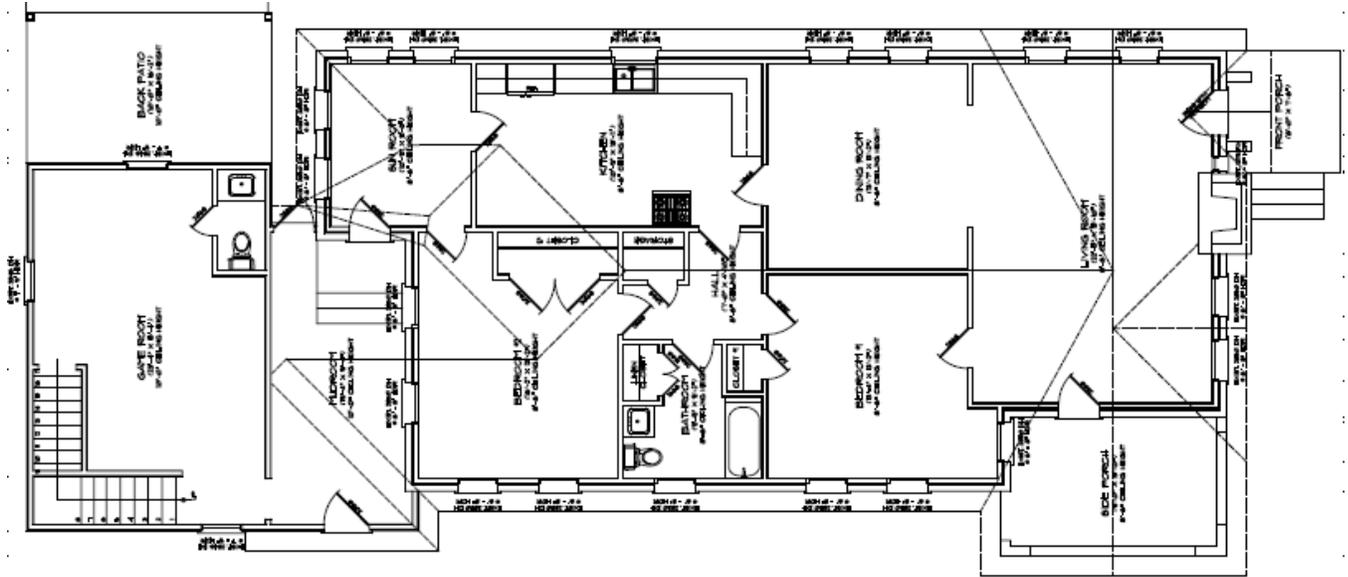
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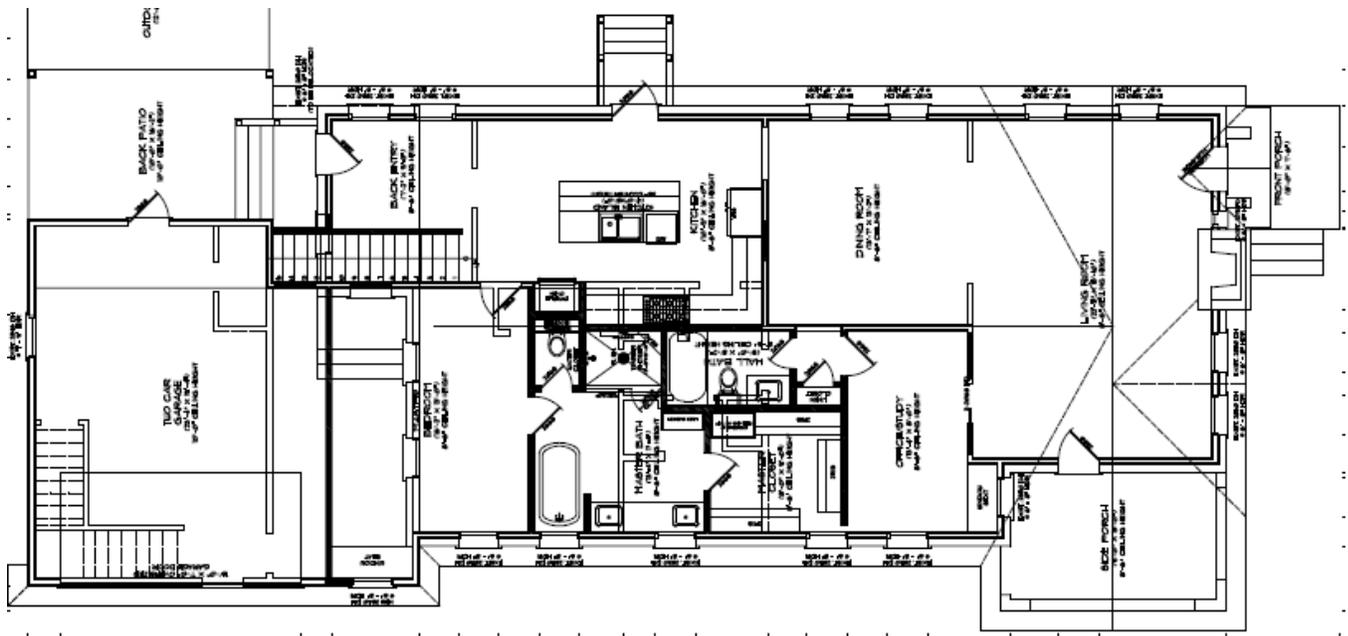


FIRST FLOOR PLAN

EXISTING



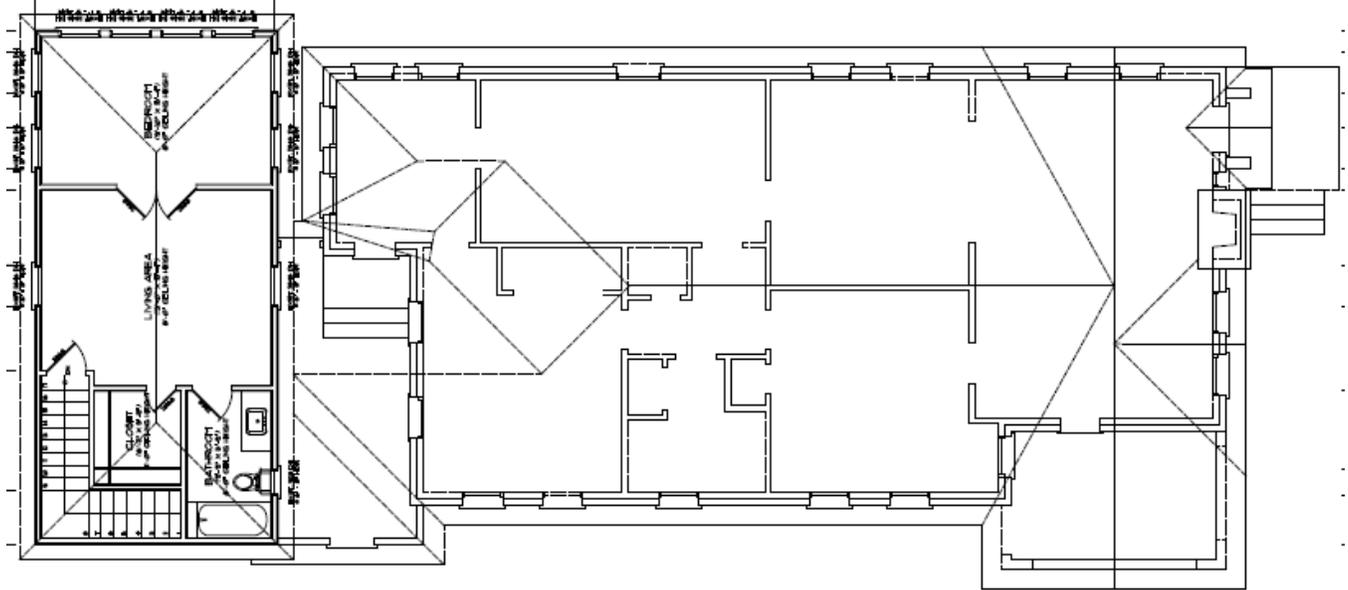
PROPOSED



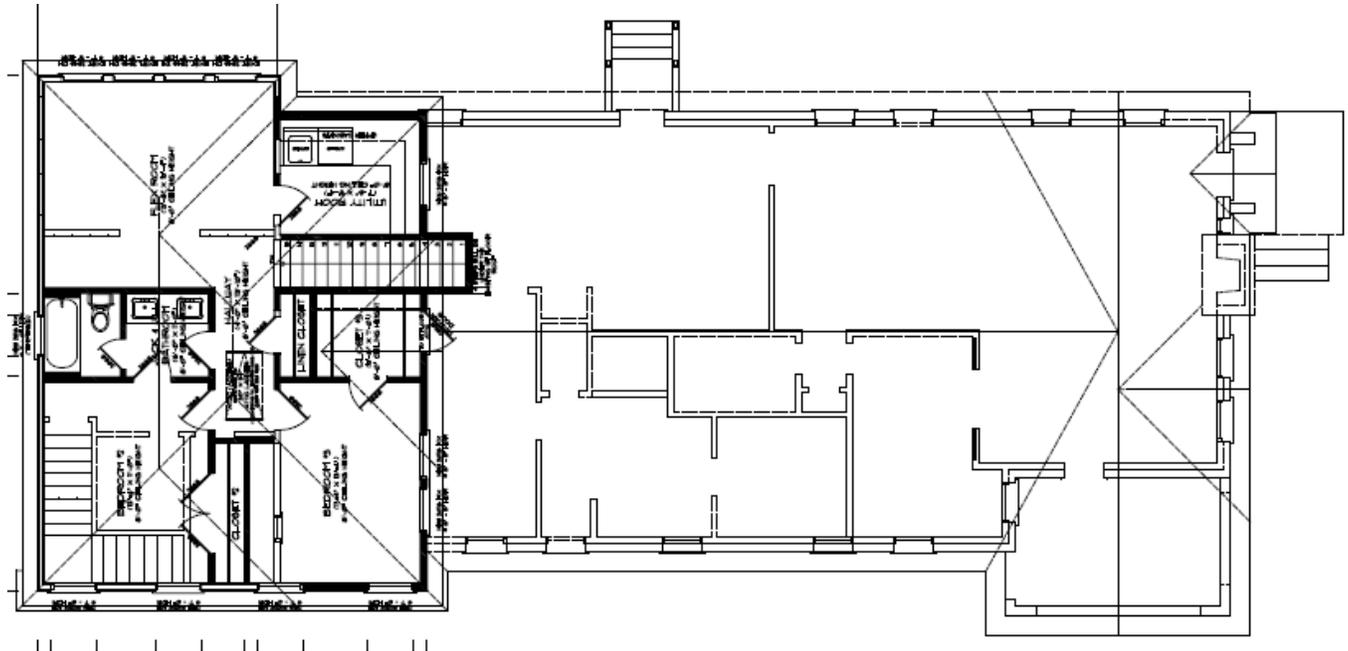


SECOND FLOOR PLAN

EXISTING



PROPOSED



PROJECT DETAILS

Shape/Mass: Existing two story addition will be expanded by construction of a 9' 8" deep by 34' wide addition connecting the addition's second floor with the rear of the original house. The revised addition will measure 25' 11" deep by 34' 2" wide and will feature an eave height of 19' and a ridge height of 27' 8".

Setbacks: The existing structure features a 17' north (front) setback, 23' 5" east setback, and 16' 6" setback. The addition will not encroach within any of the existing setbacks.

Foundation: Original house's pier and beam foundation and the addition's slab foundation will remain unchanged.

Windows/Doors: An existing bathroom window on the west elevation will be removed and the opening will be expanded to accommodate a new side doorway. The rest of the original windows and doors will remain intact. Window sizes are noted on existing and proposed floor plan drawings.

The façade of the east elevation of the addition will be revised to install a double width garage door on the first floor.

Exterior Materials: The existing rear addition is clad with horizontal lap smooth finish cementitious siding with wood grain finish. This will be replaced with new cementitious siding with a smooth finish.

Roof: The existing hipped 7:12 roof will be replaced with a new hipped roof with a matching pitch and a front facing gable. The existing roof ridge features a 24' 10" ridge height and the new roof will feature a 27' 8" ridge height.

Front Elevation: The roof ridge will stand approximately 3' taller than the existing addition's ridge. The new roof
(North) will feature a front facing gable. No changes will be made to the front of the original structure.

Side Elevation: The east elevation of the existing original structure will remain unchanged. The first floor of the
(East) addition will be revised to convert the first floor into an attached two-car garage. The second floor of the addition will feature four double hung windows.

Side Elevation: An existing 2' 6" wide by 2' 6" tall window will be removed in order to accommodate a new side
(West) door opening. The second floor of the revised addition will encroach over the rear 5' 10" of the existing structure.

Rear Elevation: The increase in roof pitch will be the only change visible from the rear of the property.
(South)

ATTACHMENT A

NORHILL CIVIC ASSOCIATION COMMENT



July 13, 2015

WILLIAMS ANDREW J & ABBY L
630 W TEMPLE ST
HOUSTON TX 77009-5306

Re: Proposed 2 car garage and alteration of unapproved 2 story rear addition

Dear Andrew,

Your request for approval of the above referenced project was recently considered by the NNA Board. Seven of the twelve board members were present. The board members voted unanimously to **approve** your application.

Sincerely,

NNA Board