CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Mark Van Doren, APD Design for Kellie Elder, owner

Property: 1248 Harvard Street, W 76.25' of Lot 24 & Lot 23B, Block 188, Houston Heights Subdivision. The property includes a 3,143 square foot, two-story wood frame single-family residence on a 5,537 square foot corner lot.

Significance: Noncontributing new single family residence, constructed circa 1999, located in the Houston Heights Historic District East.

Proposal: Alteration – Construct an 858 square foot two story addition on the south side of the noncontributing residence.

- Existing stucco siding in gables on the north and west sides will be removed and replaced with wood shingles
- The existing residence is 39'-6". The addition will increase the overall width to 50'-10" not including a side porch which will extend a further 3'-2".

See enclosed application materials and detailed project description on p. 5-16 for further details.

Public Comment: One in support and one opposed. See Attachment A, p. 16-18.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **Approved**

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.

Planning Official **Date**

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

S - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(1)	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
			(2)	For an addition to a noncontributing structure:
☒	☐	☐	(a)	The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
☒	☐	☐	(b)	The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
☐	☐	☒	(c)	The height of an addition to a noncontributing structure used or intended for use for commercial purposes is not taller than the height of the existing structure.

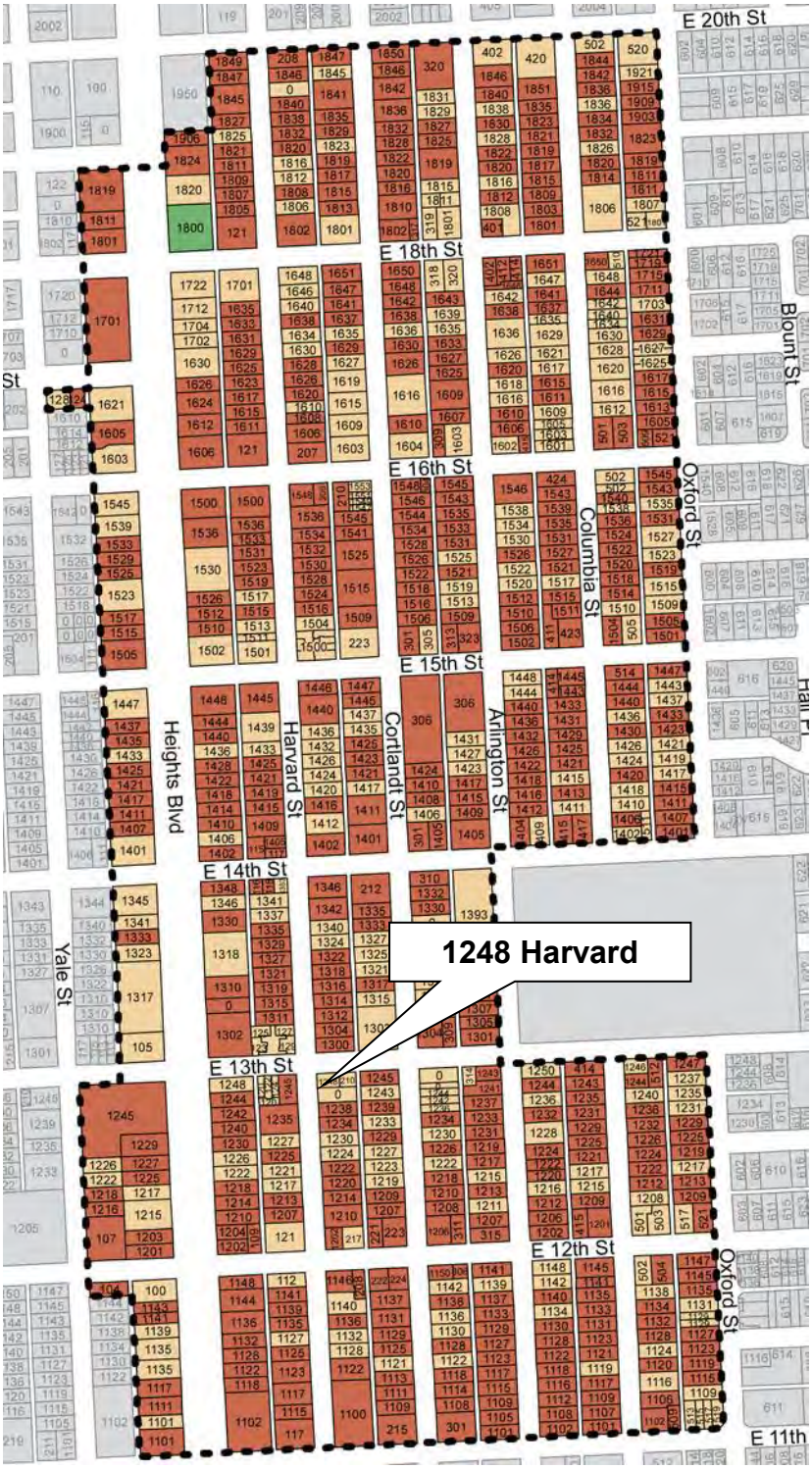
Staff believes that the existing noncontributing house is large for the district and that the proposed addition results in a residence that is inappropriately out of scale, but we are recommending approval based on current criteria.

N

PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification
- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

NEIGHBORING PROPERTIES

1238 Harvard Street – Contributing – 1914 (neighbor)

1300 Harvard Street – Contributing – 1920 (neighbor)

1245 Harvard Street – Contributing – 1907 (across street)

1235 Harvard Street – Contributing – 1905 (across street)

1227 Harvard Street – Noncontributing – 1920 (across street)

1225 Harvard Street – Contributing – 1908 (across street)

3D RENDERING

WEST ELEVATION – FRONT FACING HARVARD STREET

EXISTING

PROPOSED

NORTH SIDE ELEVATION

EXISTING

PROPOSED

SOUTH SIDE ELEVATION

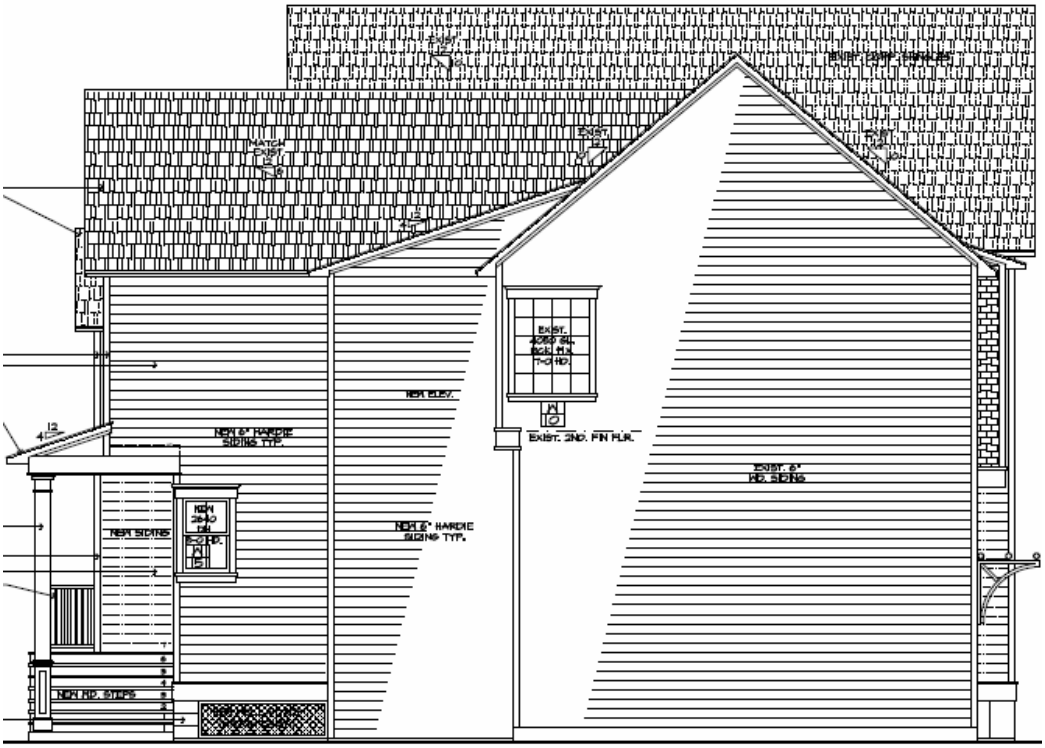
EXISTING

PROPOSED

EAST (REAR) ELEVATION

EXISTING

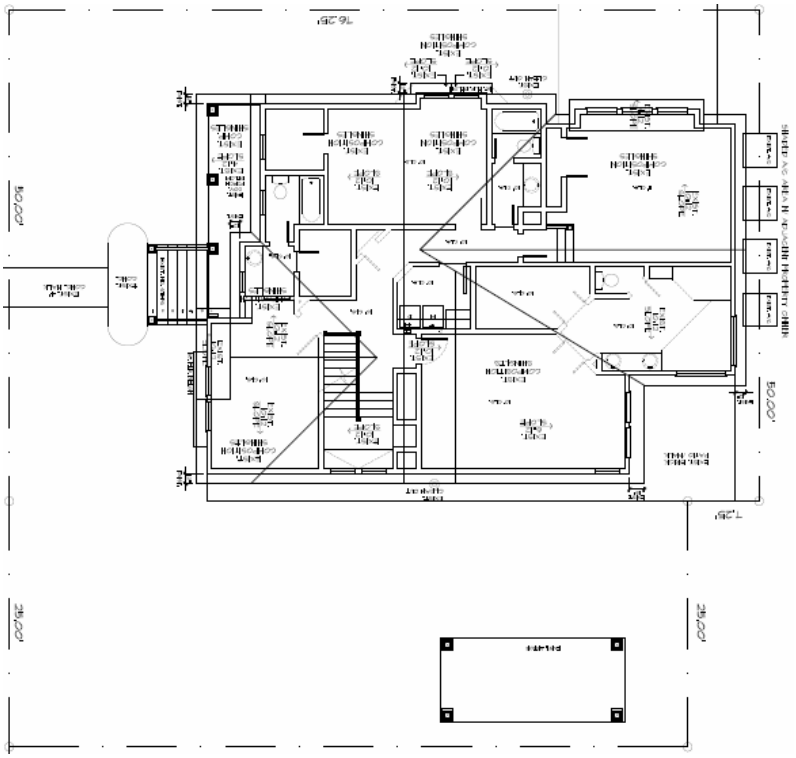
PROPOSED



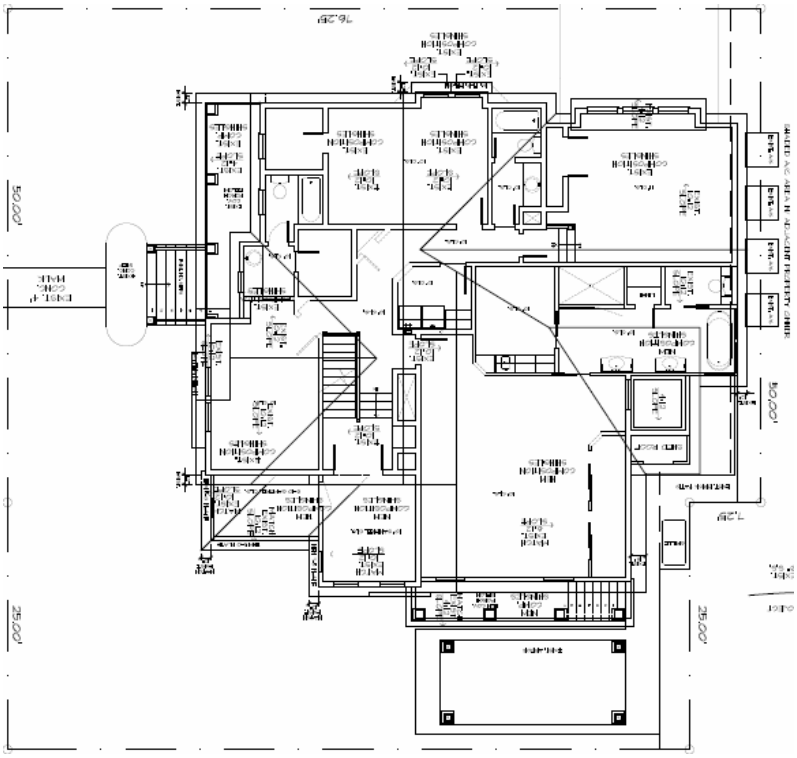
N

SITE PLAN

EXISTING



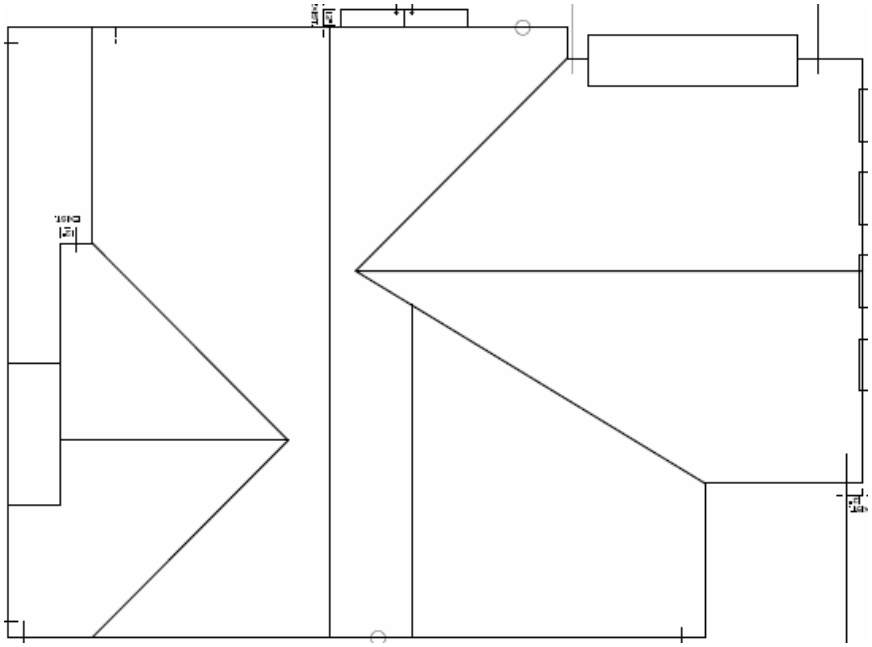
PROPOSED



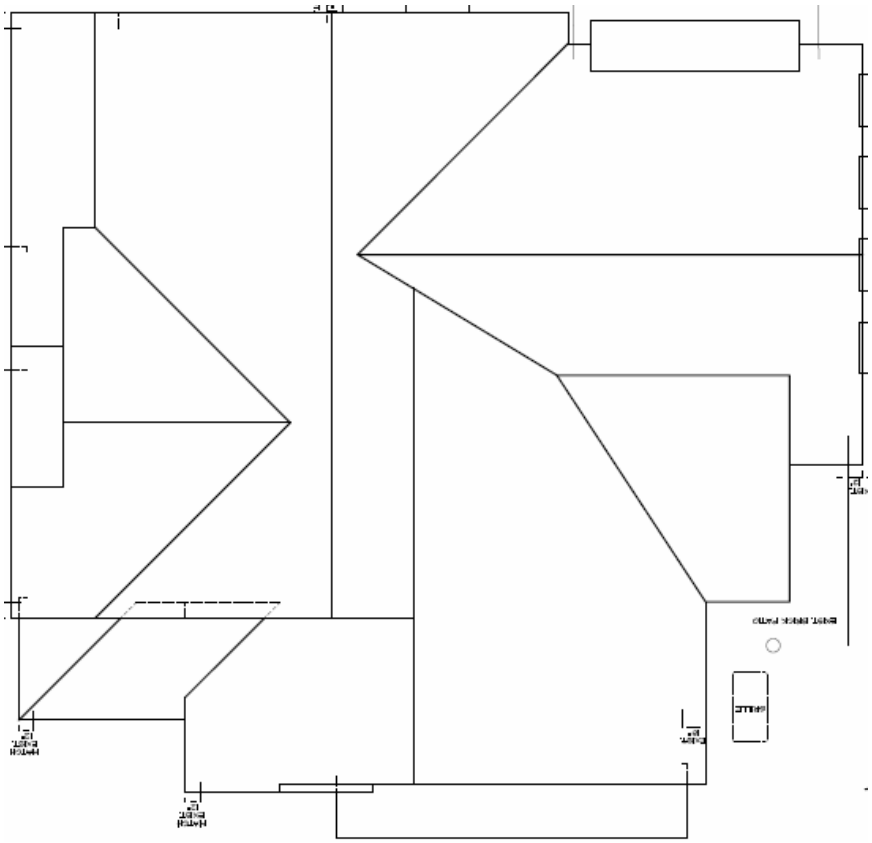
N

ROOF PLAN

EXISTING



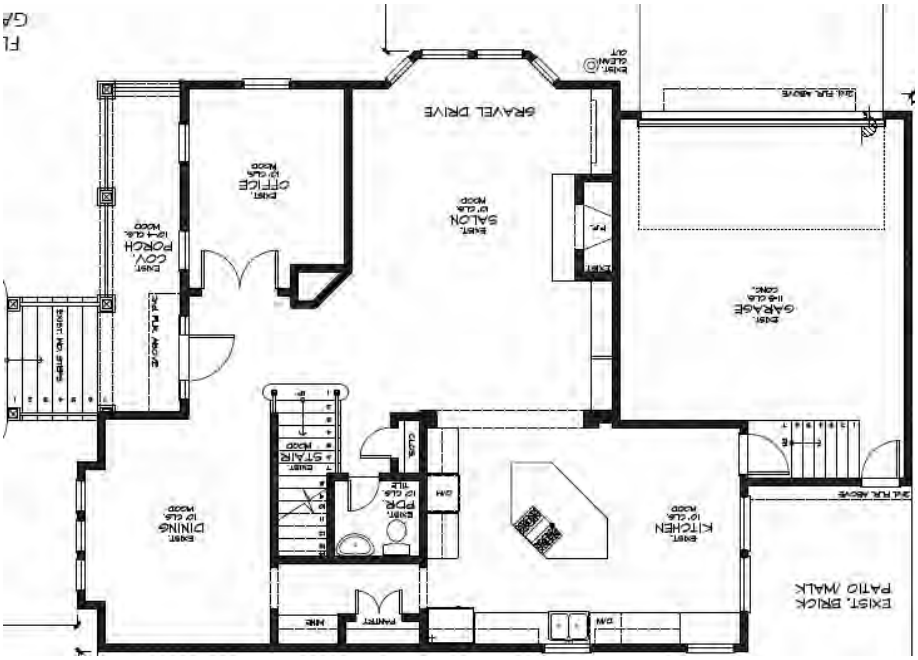
PROPOSED



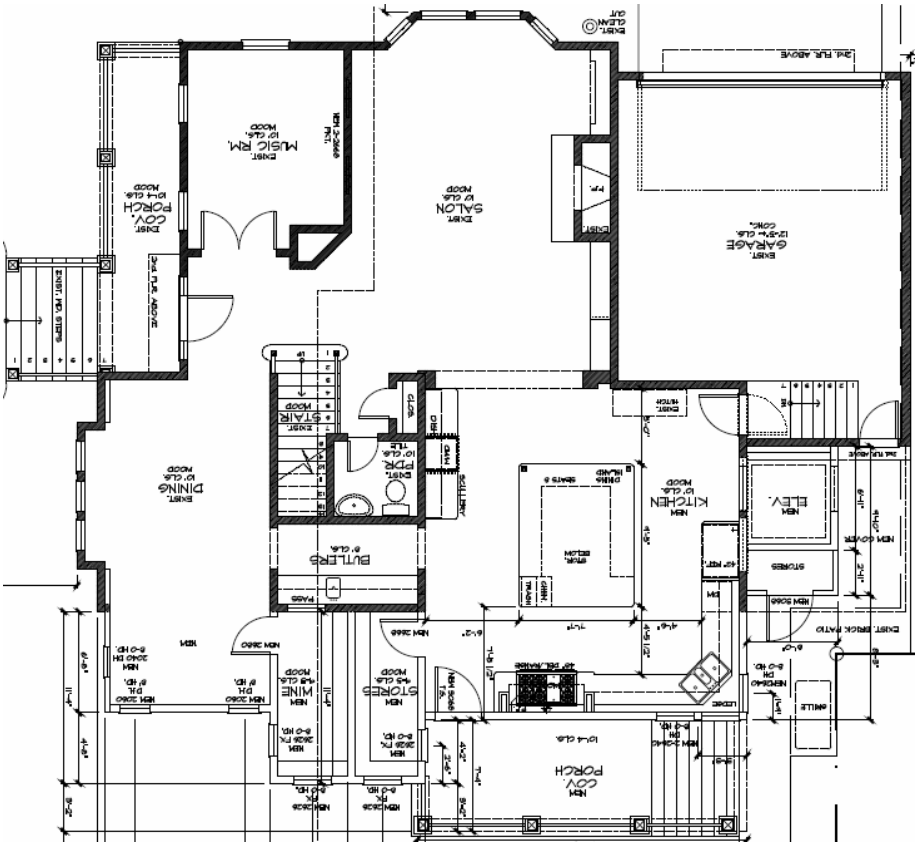
N

FIRST FLOOR PLAN

EXISTING



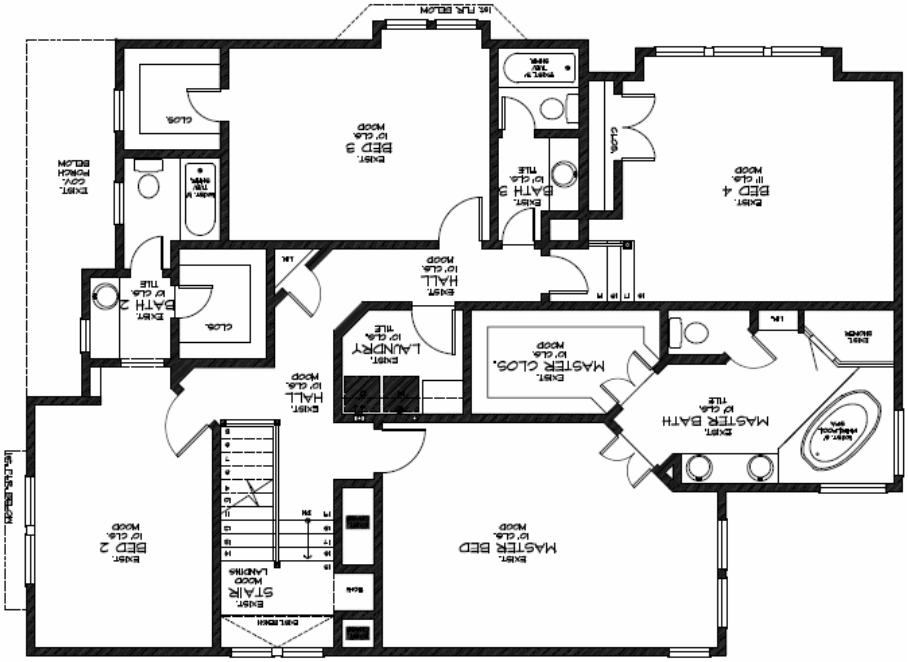
PROPOSED



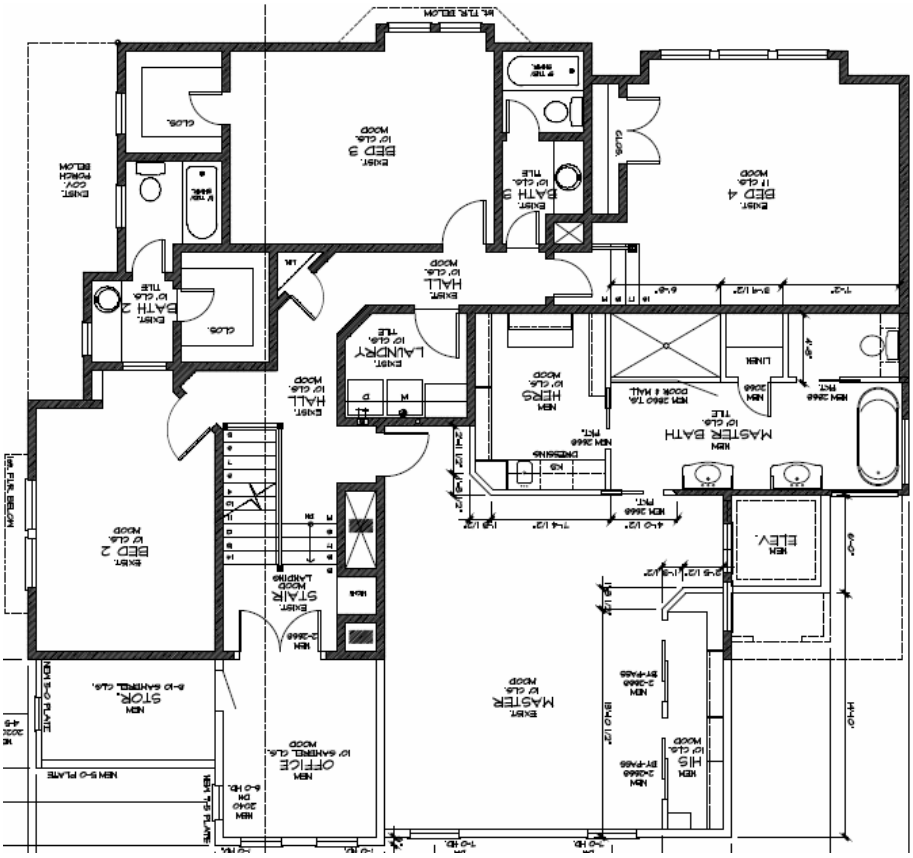
N

SECOND FLOOR PLAN

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

MARK	WINDOW TYPE	FINISH	SILL	WEATHER PROOF	HARDWARE INSTRUCTIONS	HEAD JAMB	FINISH	REMARKS
A 1	EXIST. 2'-6" X 9'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
A 2	EXIST. 2'-0" X 4'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
A 3	EXIST. 2'-6" X 6'-6" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
A 4	EXIST. 3'-0" X 6'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
A 5	EXIST. 2'-0" X 6'-6" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
A 6	EXIST. 3'-0" X 6'-6" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
A 7	EXIST. 2'-6" X 6'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
A 8	EXIST. 3'-6" X 6'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
A 9	EXIST. 3'-0" X 4'-0" WOOD; 2-OVER-2	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
A 10	EXIST. 4'-0" X 3'-0" WOOD; GLASS BLOCKS	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
A 11	EXIST. 2'-0" X 2'-0" WOOD; CASEMENT	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
A 12	NEW 2'-0" X 2'-0" FIXED; ALUMINUM CLAD; WOOD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROPVED EQ.
A 13	NEW 2'-6" X 2'-6" FIXED; ALUMINUM CLAD; WOOD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROPVED EQ.
A 14	NEW 2'-0" X 4'-0" WOOD DBL. HUNG; ALUMINUM CLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROPVED EQ.
A 15	NEW 2'-6" X 4'-0" WOOD DBL. HUNG; ALUMINUM CLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROPVED EQ.
A 16	NEW 3'-0" X 5'-0" WOOD DBL. HUNG; ALUMINUM CLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROPVED EQ.
A 17	NEW 2'-0" X 6'-0" WOOD DBL. HUNG; ALUMINUM CLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROPVED EQ.
A 18	NEW 2'-0" X 2'-0" WOOD CASEMENT; ALUMINUM CLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROPVED EQ.

PROJECT DETAILS

Shape/Mass: The residence measures 39'-6" wide by 53'-10" deep with an eave height of 25'-9" and a ridge height of 39. The addition will feature a ridge height of 34'-9" and a front eave height of 21'-3" rising to 22'-2". The addition will measure 6'-8" wide at the front, inset 6" back from the existing front wall on the south side, and extend back 10'-11". It will then wide another 4'-8" and extend back 10'-4". A side porch will bump out another 3'-2" and measure 21'-3" deep. A rear elevator tower measuring 6' deep by 9'-10 wide will not be visible from the right of way.

Setbacks: The residence features an 18'-9" front (west) setback, a 7'-8" north setback, a 2'-4" east setback and a 27'-9" south setback. The addition will feature a south setback of13'-3".

Foundation: The residence features a pier and beam foundation with a finished floor height of 4'-11". The addition will feature a pier and beam foundation with a finished floor height of 4'-11".

Windows/Doors: The residence features double hung wood windows with a 2/2 lite pattern. The addition will feature double hung wood windows with a 2/2 lite pattern.

Exterior Materials: The residence features horizontal lap cementitious siding to remain and stucco siding in the gables to be removed and replaced with cementitious shingles. The addition will feature horizontal lap cementitious siding and cementitious shingles.

Roof: The residence features a side gable roof with a 10/12 pitch clad with composition shingles. The addition will feature a side gable roof with a 10/12 pitch at the front and a 6/12 pitch at the rear clad with composition shingles.

Front Elevation: (West) The residence features five windows on the first floor, five windows on the second floor, one window in the gable and a front door with sidelites and a transom to remain. Existing stucco siding in the gable will be removed and replaced with shake shingles. The addition will feature two windows on the first floor and two windows on the second floor.

Side Elevation: (North) An existing transom over the garage door will be removed and infilled with siding. A trellis will be installed in its place. Existing siding in two bump-outs and the gable will be removed and replaced with shake shingles.

Side Elevation: (South) The residence features three windows on the second floor and two on the first floor to be removed. One window on the second floor and a door on the first floor will remain. The addition will feature six windows and an entry door on the first floor, four windows on the second floor and a gable window.

Rear Elevation: (East) See elevation drawings for details.

ATTACHMENT A

PUBLIC COMMENT

Houston Heights East Historic District Development Review Committee (ad-hoc)

Monthly Review Report

The DRC report for Certificate of Appropriateness Applications is as follows:

Month: Aug-15 Date of Report: 25-Aug-15

HAHC Action	Site Addresss	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote
	1123 Oxford St.	Emiliano J Zazueta	Echelon Group LLC	Alteration - Addition Resubmittal	Support No Object Object	 2
	1248 Harvard St.	Mark Van Doren	Kellie Elder	Alteration - Addition	Support No Object Object	1 1
	1626 Heights Blvd.	Thomas Frausto	Owner	New Construction - Garage	Support No Object Object	1

See Attached Detailed Response

From: Charlie [redacted]
Sent: Tuesday, August 18, 2015 2:05 PM
To: Kent Marsh
Subject: Re: August HAHC

1123 Oxford - Deny - too big of an addition

1248 Harvard - approved

Charlie

Houston Heights East Historic District

Certificate of Appropriateness Applications for August 2015 HAHC Review

Comments by J. Kent Marsh, AICP CUD

1123 Oxford – Alteration/Addition Re-submittal

From the information submitted by the applicant, it is difficult to determine the exact extent of the proposed construction area but it seems that the existing contributing one-story structure is approximately 1,375 square feet in area and that the proposed two-story structure would be a total of approximately 3,888 square feet or approximately 280% increase in the square footage/massing of the original contributing structure.

The proposed front elevation is problematic in that the visual priority of the existing contributing structure is overcome by the visual strength of the proposed addition which is not in character with the intent of the historic preservation ordinance.

This proposed addition does not satisfy Approval Criteria #4 because the proposed activity DOES NOT preserve the distinguishing qualities or character of the building, structure, object or site and its environment in that the proposed activity significantly increases the scale of the character of the building in its existing relationship with the site and its environment.

This proposed addition does not satisfy Approval Criteria #9 because the proposed design of the addition IS NOT compatible with the size, scale, and character of the property and the area in which it is located.

In light of not meeting the above required approval criteria for Additions, I OBJECT to the granting of a Certificate of Appropriateness for this project.

1248 Harvard – Alteration/Addition

This structure is a non-contributing residence recently constructed during the 21st century and while it is not truly historical, it does include many of the major historical visual elements found in the HHEHD. I do not object to the additional area being proposed as that is one of the benefits of having a non-contributing structure – you are not trying to maintain the integrity of a historic structure, but the significant area of proposed replacement of the existing siding on the structure with new hardi-shingles is not in keeping with the character of the elements of the HHEHD. While I encourage the distinction made in the offsetting of the addition from the original structure, the replacement of a simple element of plain siding with multiple shingle areas is not supportable.

Therefore, in light of the addition of more complex elements, which is not in character with the simplistic visual character of the historic district, I OPPOSE the granting of a Certificate of Appropriateness for this property. I could support a Certificate of Appropriateness with the condition that the addition of the hardi-shingle replacements not be allowed as this is not in character with the contributing historic elements of the HHEHD.

J. Kent Marsh, AICP CUD
1538 Arlington, HHEHD