

CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: James R. Schultz, W E Gilbert Co, LTD, for James and Kristin Dawson, owners

Property: 1021 Harvard Street, Lot 7, Tract 8A, Block 217, Houston Heights Subdivision. The property includes a historic 3,275 square foot, one-story wood frame single-family residence situated on a 9,900 square foot (75' x 132') interior lot.

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

Proposal: Alteration – Construct a screened side porch with a shed roof on the south side of the residence. See enclosed application materials and detailed project description on p. 5-10 for further details.

Public Comment: One with no objection. See Attachment A, p. 11-12.

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: 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 |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <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 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; | |
| <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 checked="" type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. | |



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

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

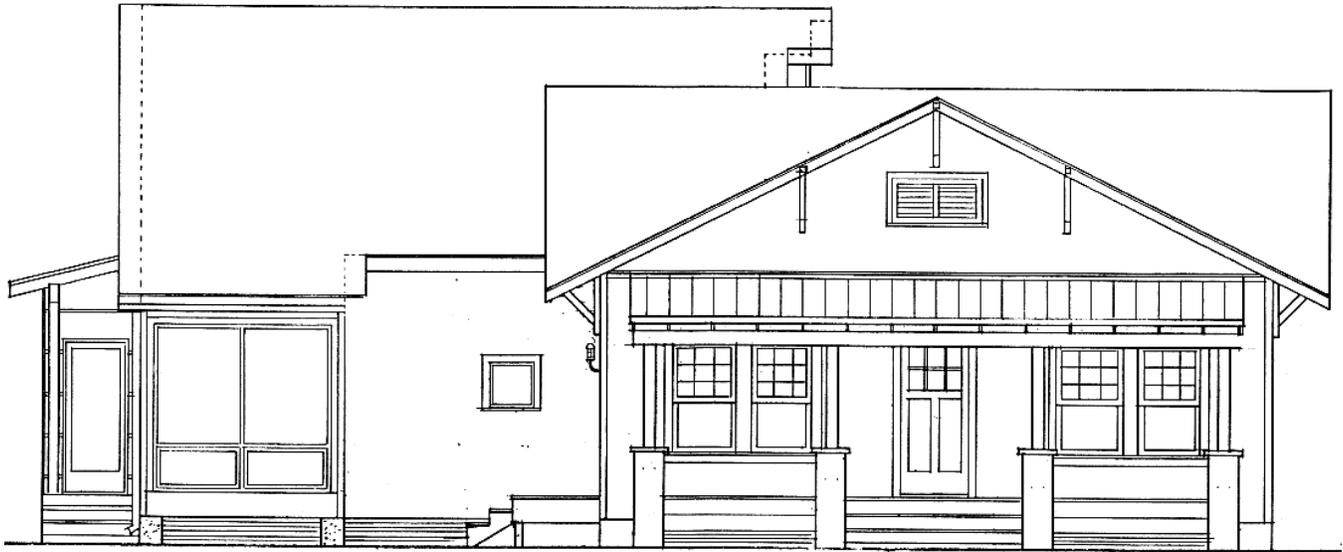


INVENTORY PHOTO

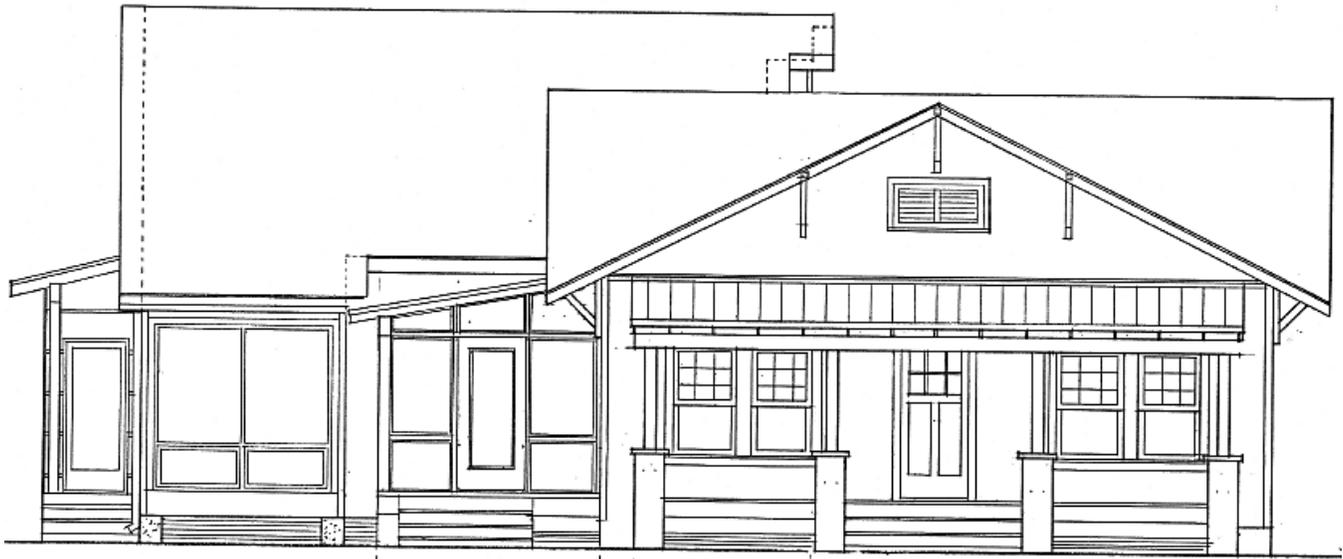


EAST ELEVATION – FRONT FACING HARVARD STREET

EXISTING



PROPOSED



SOUTH SIDE ELEVATION

EXISTING



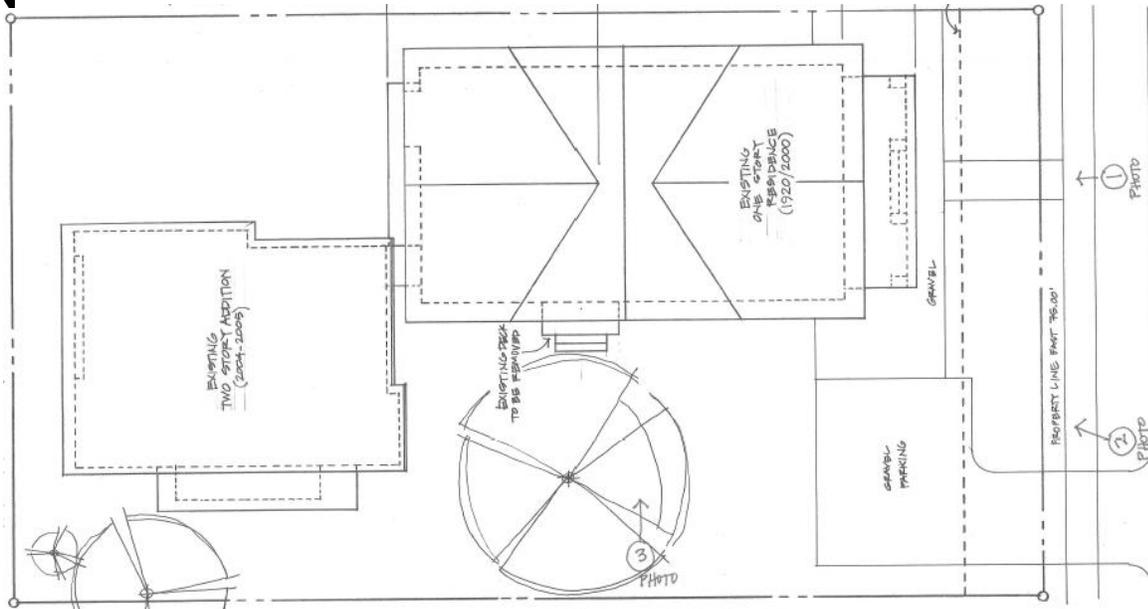
PROPOSED





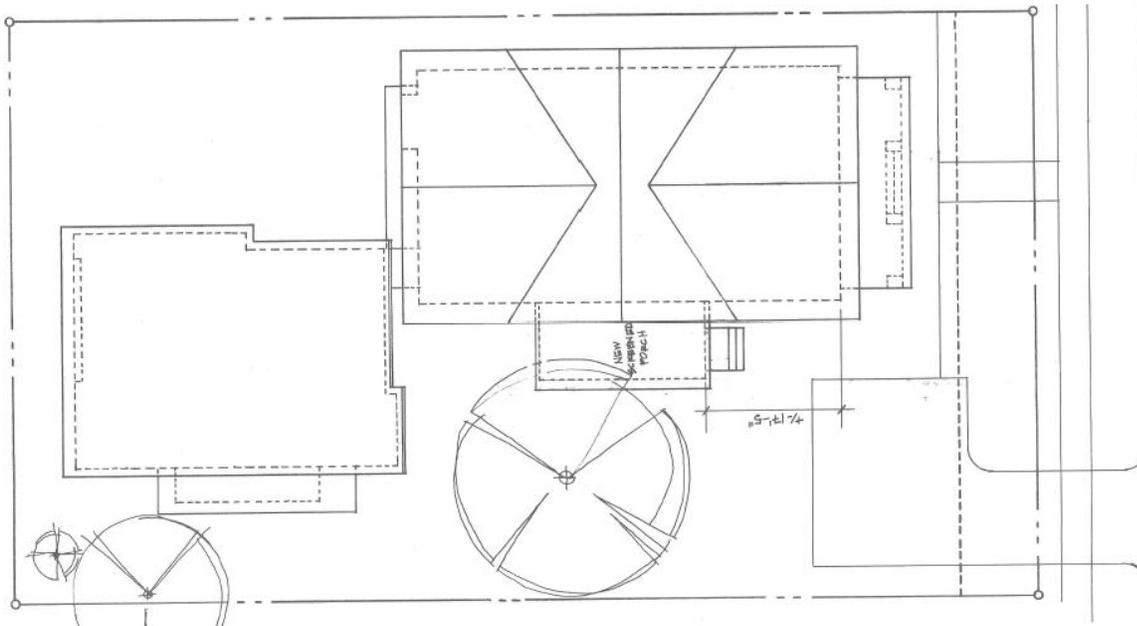
SITE PLAN

EXISTING



01 SITE PLAN 1/8" = 1'-0"

PROPOSED

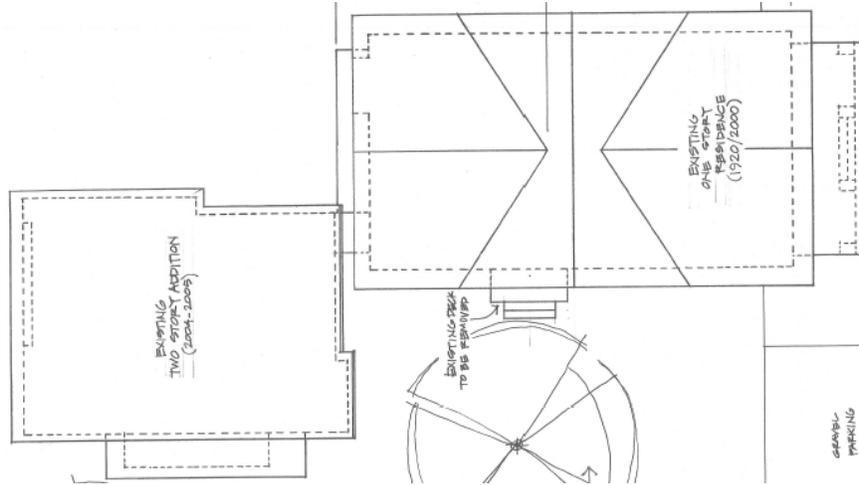


02 SITE PLAN W/ NEW PORCH 1/8" = 1'-0"

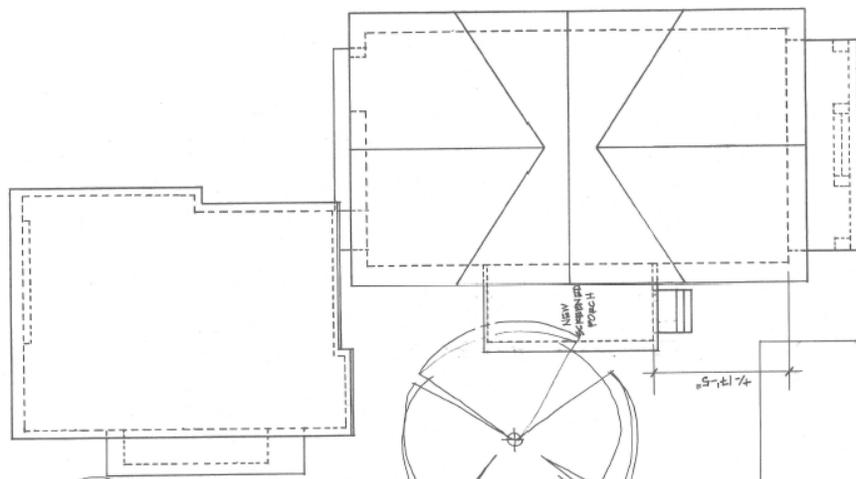


ROOF PLAN

EXISTING

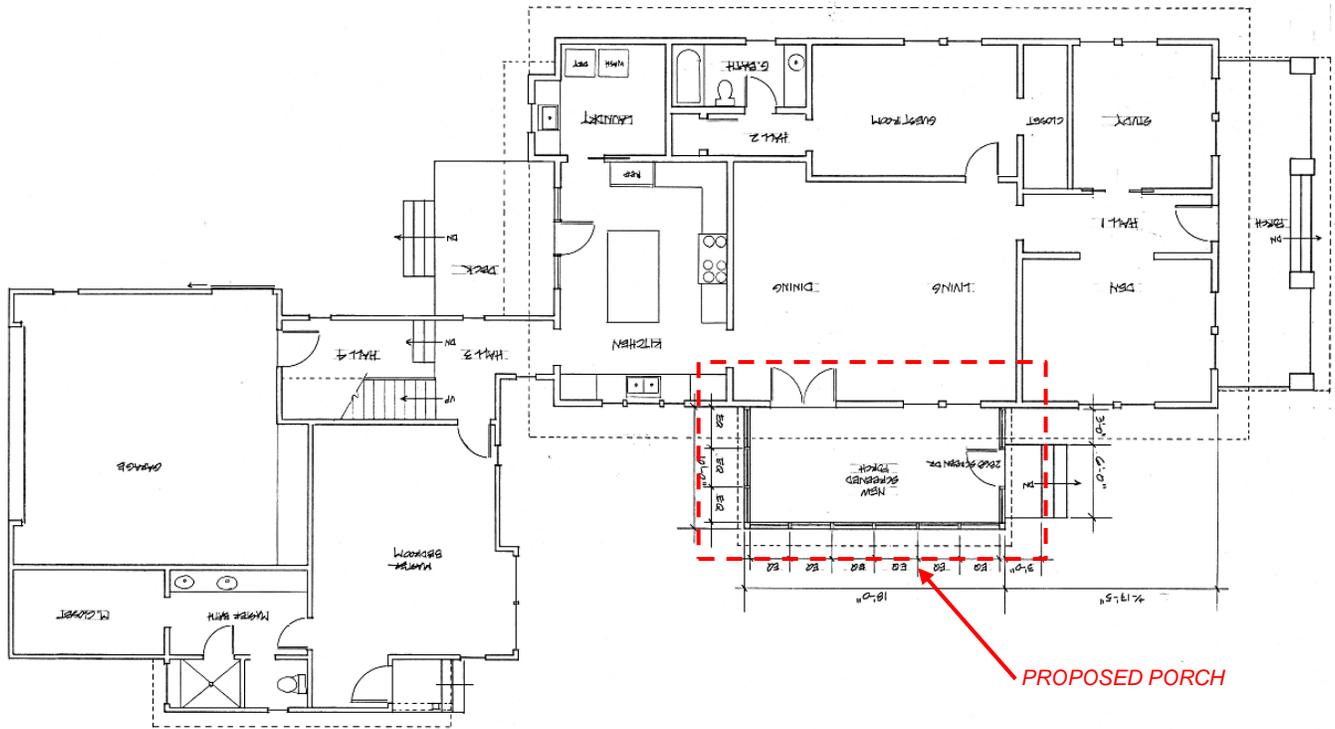


PROPOSED





FIRST FLOOR PLAN
PROPOSED



PROJECT DETAILS

Side Porch: The side porch will begin 17'-5" back from the front wall on the south side and measure 9' wide by 18' deep with a 2'-6" finished floor from grade and a 10' eave height. The side porch will feature wood screening and a standing seam metal shed roof with a 2/12 pitch.

Windows/Doors: No existing windows or doors will be altered or removed. The side porch will be screened and feature one wood screen door.

ATTACHMENT A
PUBLIC COMMENT

HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT

August 2015 HAHC Meeting

Comments by J. Kent Marsh, AICP CUD, 1538 Arlington, HHEHD

321 Heights Boulevard – New Construction/Garage Resubmittal

I OBJECT to the approval of a Certificate of Appropriateness for this proposed project as the application does not meet the Approval Criteria for New Construction in a Historic District.

Does Not Meet Approval Criteria #1 - The proposed new construction does not match the typical setbacks of existing contributing structures in the historic district. The new construction is proposed to be placed 92.8 feet from the front property line. This is significantly greater than the typical front setback line within the HSHD. In fact, the adjacent contributing structure is significantly closer to the front setback line than the distance proposed for the new construction. Greater setback lines along Heights Boulevard would substantially reduce the historic character of the HSHD. The proposed construction should be placed approximately in line with the existing adjacent contributing structure.

Does Not Meet Approval Criteria #2 – The exterior features of the proposed new construction are not compatible with the exterior features of existing contributing structures in the HSHD. An example of exterior features of existing contributing structures in the HSHD can be found on the adjacent contributing structure. These existing exterior features include: Triangular bordered front gable, covered front porch with round full-height columns, triple bay double hung one-over-one windows, foundation banding and fascia banding on a one-story structure. The proposed structure includes cedar lap siding and fixed pane windows, neither of which are typical exterior features of existing contributing structures in the HSHD.

Does Not Meet Approval Criteria #3 – The roofline of the proposed new construction is a basically flat, minimum slope membrane roof which is not compatible with rooflines and resulting typical proportions of existing contributing structures in the HSHD which generally have sloped roofs in the 5:12 or 6:12 angle proportion. A typical example would be the adjacent existing contributing structure which has a sloped roof that is typically found in the HSHD.

504 Columbia Street – Alteration-Addition Revision

I have NO OBJECTION to the granting of a revised Certificate of Appropriateness for this project. The proposed additional width of the garage and the reduction of the roof overhang in the same location is not a significant change in the visual character of the proposed addition.

612 Arlington Street – Alteration-Siding

I OBJECT to the granting of a revised Certificate of Appropriateness for this project that will allow damaged wood siding to be replaced with smooth finish hardi board. I do not object to the removal of the existing vinyl siding but the areas of wood damage should be replaced with in-kind wood siding to restore the structure exterior similar to its original condition. Hardi-board should not be used as a replacement for damaged wood on existing historic contributing structures.

716 Arlington Street – Alteration-Addition/Garage

I can SUPPORT WITH CONDITIONS, the proposed one-story addition to the rear of the existing contributing structure. Two proposed modifications warrant additional conditions. First, the applicant proposes to elevate the existing structure an additional 6 inches to a total of 30 inches above natural ground. To accomplish the elevation change, the brick/wood combination columns will need adjustment. I can support this change being accomplished by a foundation addition to the bottom of the exiting brick base that would raise the brick/wood combination column along with the remainder of the house structure so that the front vertical proportion of the elevation would remain constant. The vertical addition at the bottom of the combination columns would have the least negative visual impact when compared to other methods of raising the house structure and not raising the combination columns or adding to the wood portion of the column to increase the height.

Second, the applicant proposes to add side dormers to the addition for additional natural lighting. The visual character of these proposed dormers completes with the simplistic visual character of the existing contributing structure and visually enhances the proposed addition to the detriment of the existing historic structure. I can support this application if the visual impact of the proposed side dormers is reduced.

I strongly support the one-story addition plan to the existing structure and the visual differentiation of the addition from the existing structure by the side insets and extensions.

747 Arlington Street – Alteration-Addition/Porch/Door/Windows Revision

I SUPPORT WITH CONDITIONS, this revised application. I support the slight raising of the existing windows as proposed and I support proposed modifications to the addition. However, I do not support the movement of existing windows on the exterior of the existing contributing structure. The visual historic character of the exterior of the contributing structure will be significantly changed from the existing condition. Changing locations of existing historic windows because it is “unusual” or “to better complement the floor plan” is not an acceptable reason to modify a contributing historic structure.

849 Harvard Street – Units A, C, D, and E, Alteration – Siding

I have NO OBJECTION to this proposed modification to these non-contributing structures.

1021 Harvard Street – Alteration – Porch

I have NO OBJECTION to this proposed porch addition to this contributing structure. There is sufficient differentiation between the visual character of the existing historic structure and the proposed addition. With the proposed attachment indicated, the additional porch is removable in the future should that be desired.