

CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Phong Thanh Nguyen, owner

Property: 849 Harvard Street Apt C, Tract C, Block 247, + 288 Sq Ft Common Element Harvard Heights T/H Houston Heights Subdivision. The property includes a 1,964 square foot two story townhome on a 2,108 square foot (62' x 34') interior lot.

Significance: Noncontributing Townhome residence, constructed circa 1983, located in the Houston Heights Historic District South.

Proposal: Alteration – Replace Siding and Trim

- Replace existing 117 Wood siding with 5” smooth finish cementitious siding.
- Replace existing wood window trim with cementitious trim.
- Install metal vertical board and batten accents.

See enclosed application materials and detailed project description on p. 4-9 for further details.

Public Comment: One expressing no objection. See Attachment A.

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.

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 D NA

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

- (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.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



EAST ELEVATION – FRONT FACING HARVARD STREET

PROPOSED



SOUTH SIDE ELEVATION

PROPOSED



WEST ELEVATION (Faces Interior Courtyard)

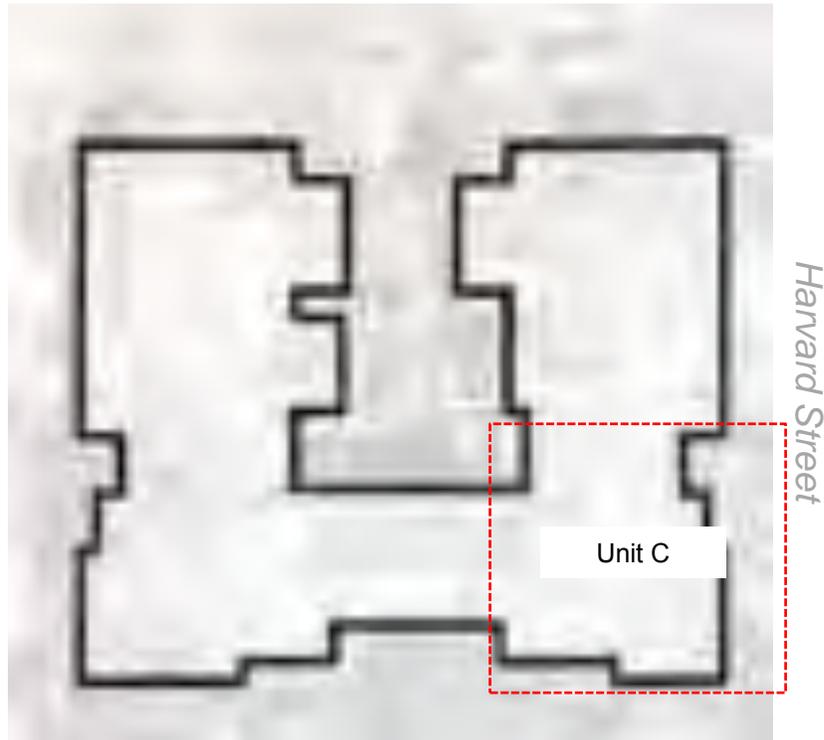
PROPOSED





SITE PLAN
PROPOSED

East 9th Street



PROJECT DETAILS

Exterior Materials: Replace most of the existing wood 117 horizontal lap siding with 5" horizontal lap siding with metal board and batten accents. Some of the existing siding will be retained on the first floor. All existing wood window and door trim will be replaced with matching 6" wide cementitious material.

Front Elevation: The existing siding on the first floor will be retained. The gable siding above the garage will be replaced with board and batten siding. The existing siding on the second floor will be replaced with cementitious siding.
(East)

Side Elevation: Replace all of the existing siding with cementitious siding on the first and second floors. The proposed gable siding and the area underneath the soffits will consist of vertical board and batten siding.
(South)

Side Elevation: The existing siding on the first floor will be retained. The siding on the second floor will be replaced with cementitious siding.
(West)

ATTACHMENT A

PUBLIC COMMENT

Kent Marsh

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

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