

CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Kathi Valentino, owner

Property: 849 Harvard Street Apt D, Tract D, Block 247, + 288 sq Ft Common Element Harvard Heights T/H Houston Heights Subdivision. The property includes a 1,932 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

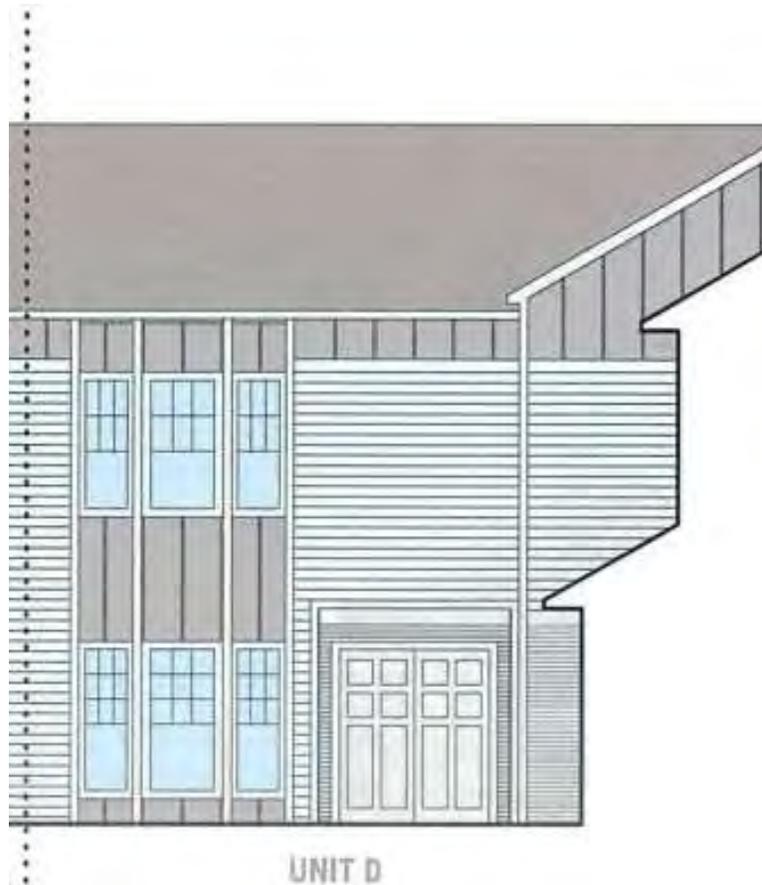


CURRENT PHOTO



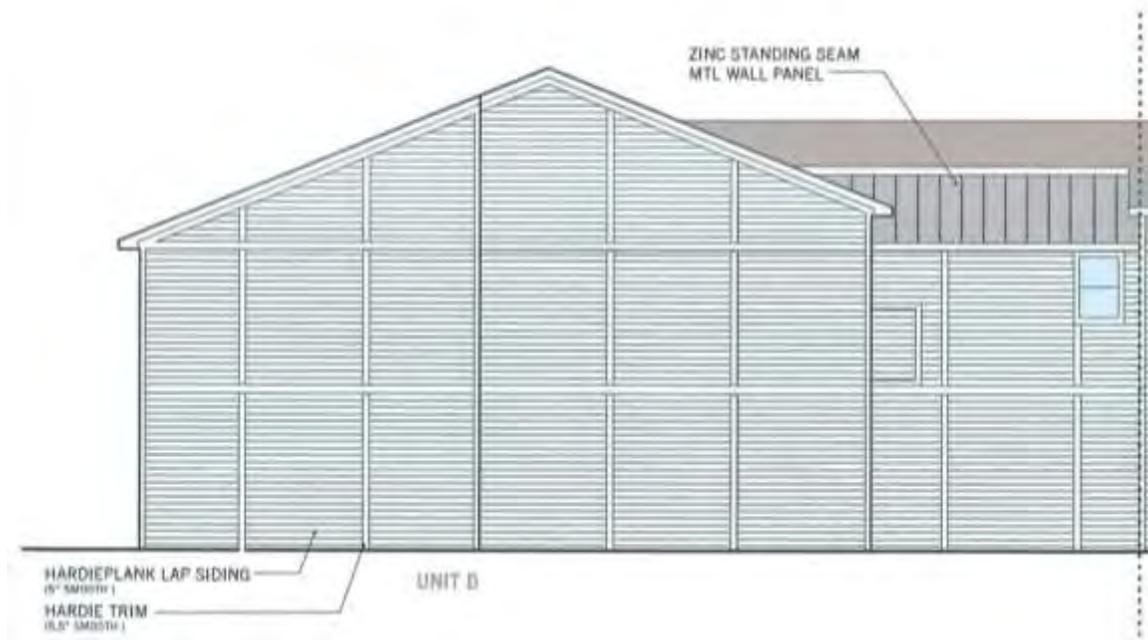
NORTH ELEVATION – FRONT FACING EAST 9th STREET

PROPOSED



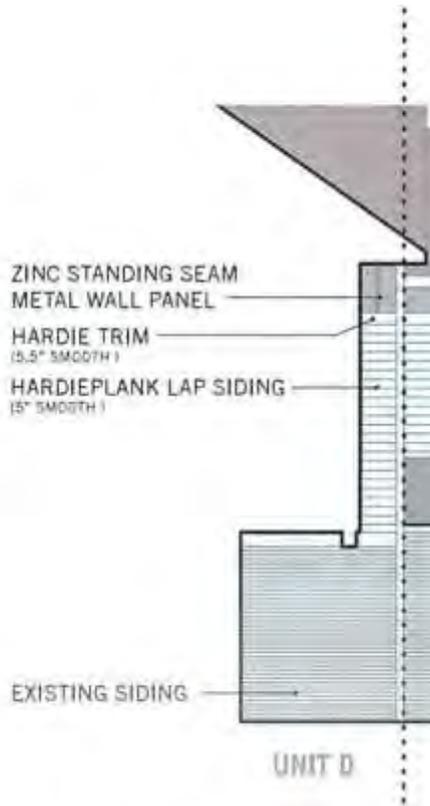
SOUTH SIDE ELEVATION

PROPOSED



EAST ELEVATION FACING INTERIOR COURTYARD

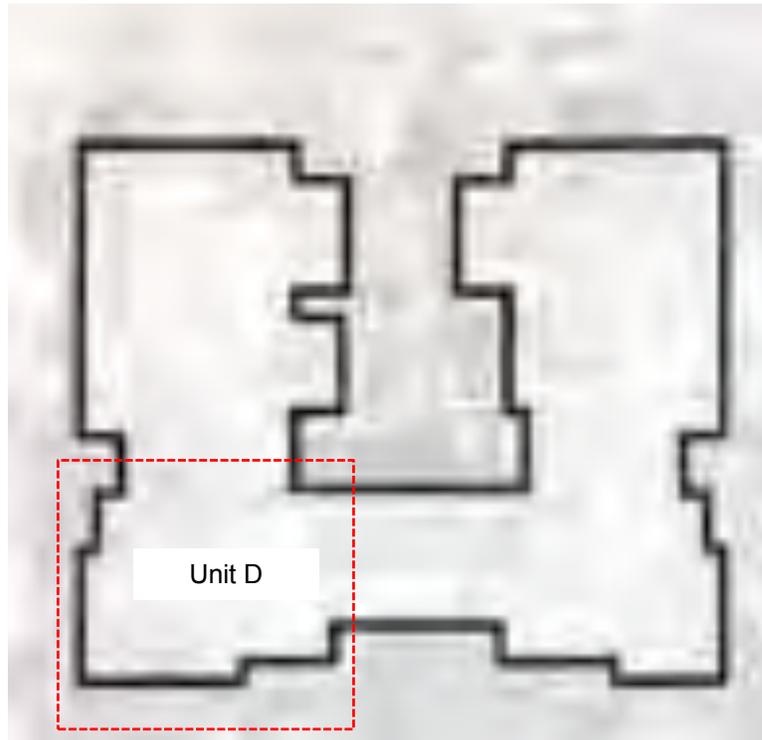
PROPOSED





SITE PLAN
PROPOSED

East 9th Street



Harvard 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: Replace the wood siding on first and second floor with cementitious siding. The existing siding
(North) inset entry door area will be retained. Board and batten accents will be added around the first and second floor windows as well as the area along the soffits.

Side Elevation: Replace all of the existing siding with cementitious siding on the first and second floors.
(South)

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

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.