

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Jessica L. Wilson, owner

Property: 1507 Ashland Street, lots 15 & 16, block 146, Houston Heights Subdivision. The property includes a historic 1,380 square foot, one-story wood frame single-family residence situated on an 8,800 square foot (66' x 132') interior lot.

Significance: Contributing gable-front cottage style residence, constructed circa 1910, located in the Houston Heights Historic District West.

Proposal: Alteration – Construct a 480 square foot one-story addition at the rear of the contributing residence and install two shed dormers on the south side of the roof and three shed dormers on the north side.

See enclosed application materials and detailed project description on p. 5-14 for further details.

Public Comment: One opposed. See Attachment A.

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: January 29, 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 WEST

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



INVENTORY PHOTO



3D RENDERING – FRONT FACING ASHLAND STREET

EXISTING



PROPOSED



3D RENDERING – FACING REAR PROPERTY LINE

EXISTING



PROPOSED



WOOD RAIN SCREEN

EAST ELEVATION – FRONT FACING ASHLAND STREET

EXISTING



PROPOSED

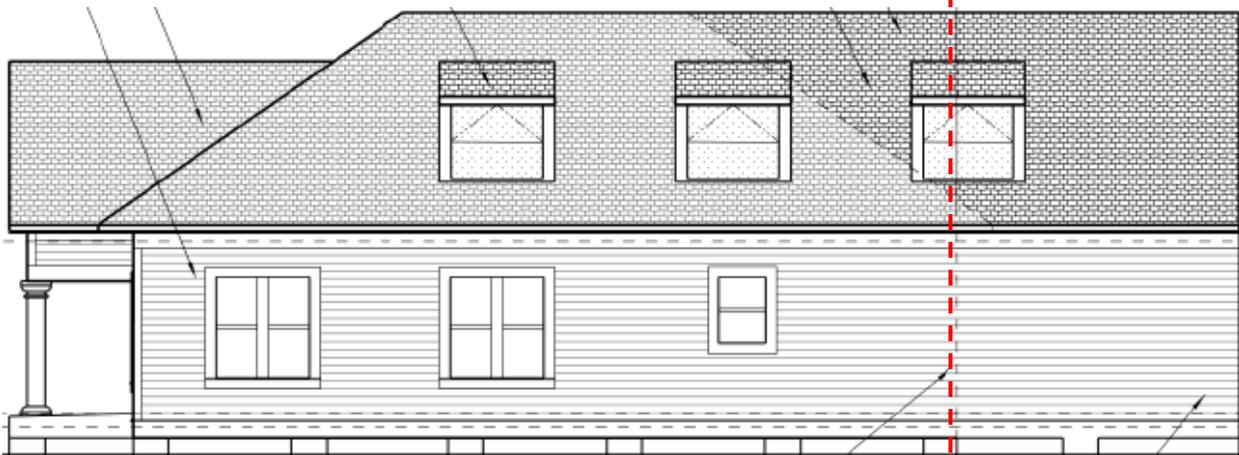


NORTH SIDE ELEVATION

EXISTING



PROPOSED



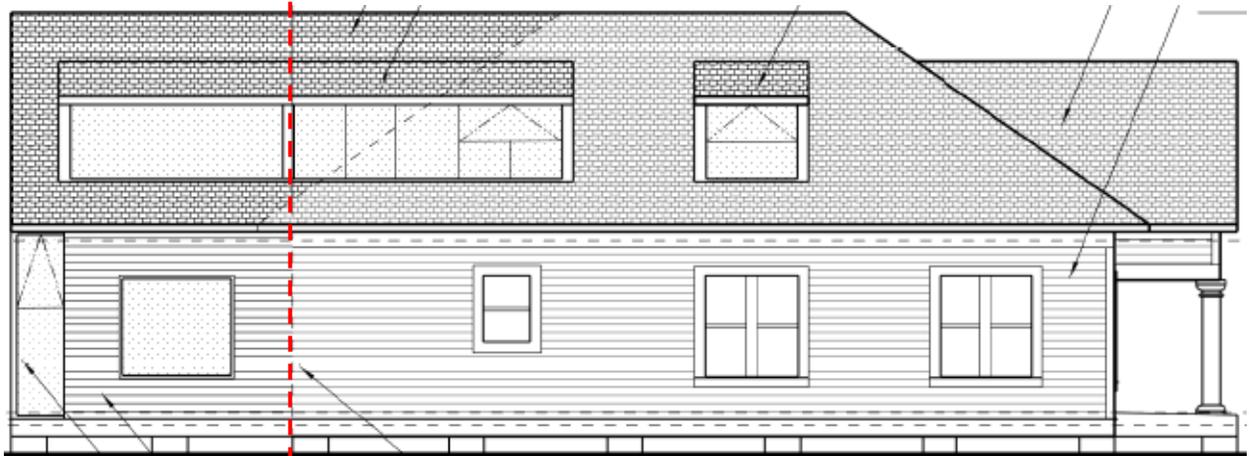
ORIGINAL REAR WALL

SOUTH SIDE ELEVATION

EXISTING



PROPOSED



ORIGINAL REAR WALL

WEST (REAR) ELEVATION

EXISTING



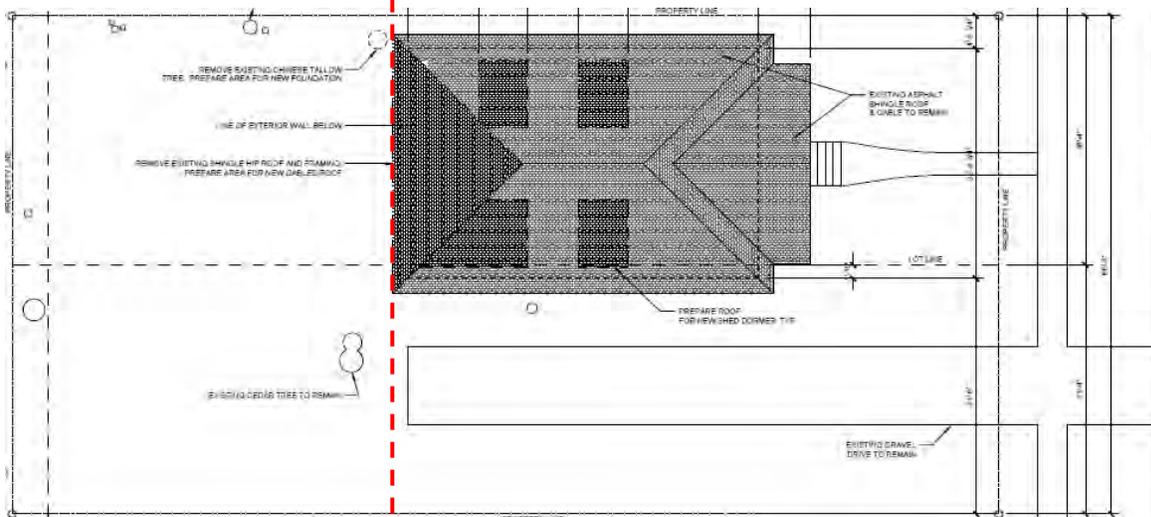
PROPOSED



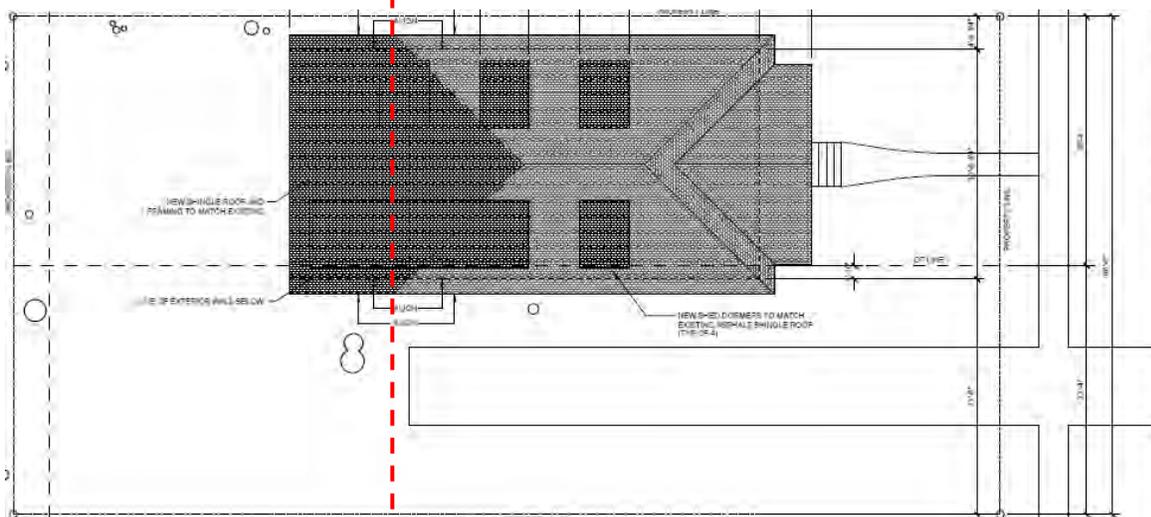


SITE PLAN

EXISTING



PROPOSED

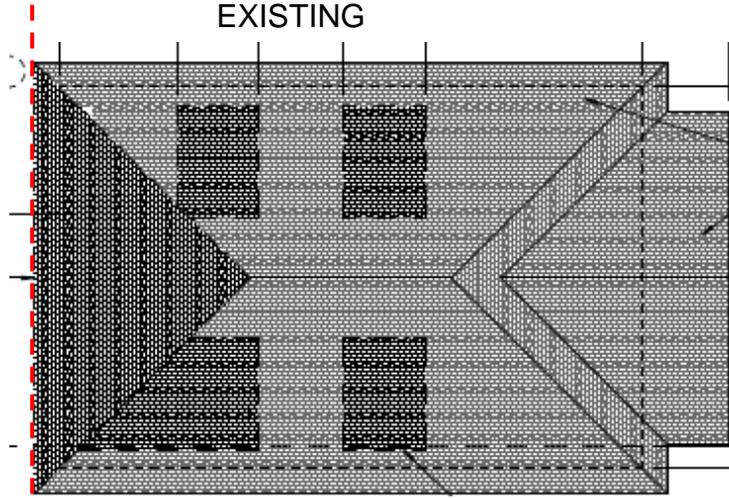


ORIGINAL REAR WALL

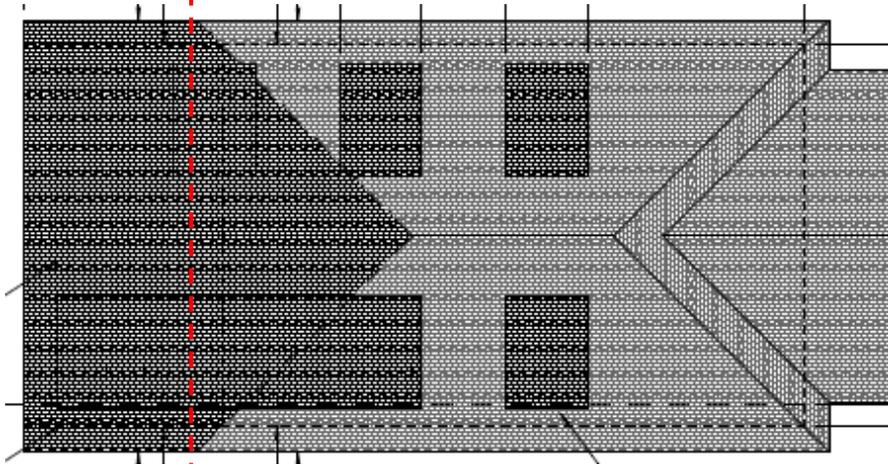


ROOF PLAN

EXISTING



PROPOSED

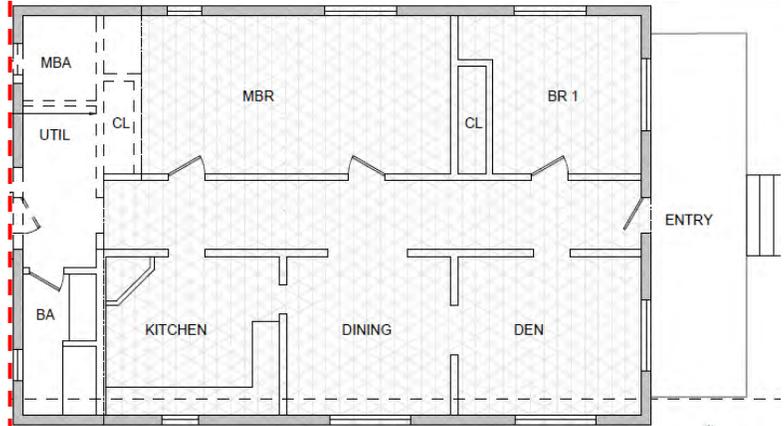


ORIGINAL REAR WALL

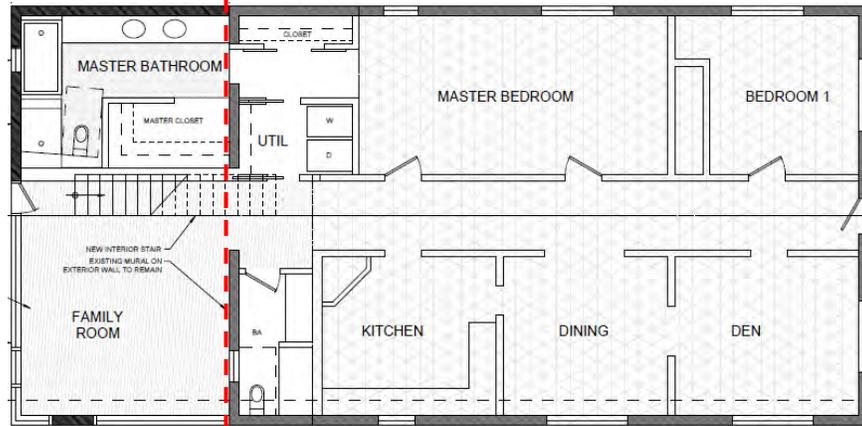


FIRST FLOOR PLAN

EXISTING

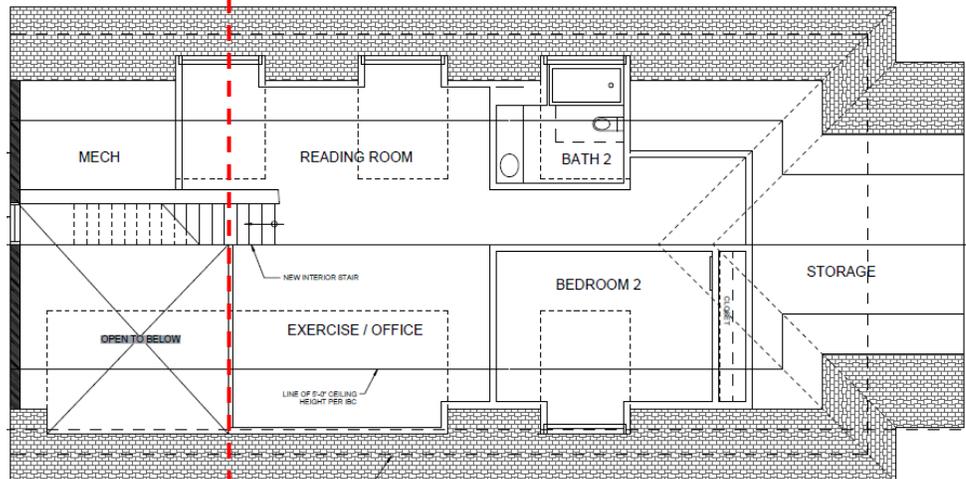


PROPOSED



SECOND FLOOR PLAN

PROPOSED



ORIGINAL REAR WALL

PROJECT DETAILS

Shape/Mass: The existing residence measures 30'-8" wide by 46'-10" deep with a 10'-3" eave and a 25'-1" ridge height. The addition will begin at the existing back wall and measure 30'-8" wide by 16' deep with an eave and ridge height matching the existing house.

Setbacks: The residence features a 32'-2" front (east) setback, a 4'-7" north setback and a 31'-6" south setback, all of which will remain unchanged. The addition will feature a 37' rear (west) setback.

Foundation: The residence features a pier and beam foundation with a 2'-4" finished floor height to remain. The addition will feature a pier and beam foundation with a 2'-4" finished floor height.

Windows/Doors: The existing residence features a wood front door and wood double hung windows with a 1/1 lite pattern, all of which will be retained. The addition will feature aluminum fixed and casement windows.

Exterior Materials: The existing residence feature wood bevel lap siding to be retained. The addition will feature matching wood bevel lap siding and a wood rain screen. A vertical 1" wide strip of aluminum will be used to delineate the addition from the original house.

Roof: The residence features a hipped roof with a 6/12 pitch clad in composition shingles. The proposed addition will extend the roof rearward with a rear gable and feature a 6/12 pitch and be clad in composition shingles.

Front Elevation: The residence features a partial width front porch, a front facing door, two pairs of windows, and one window in the front porch gable. No alterations will be made.
(East)

Side Elevation: The residence features two pairs of windows and a single window, all of which will remain. The addition will extend the wall by 16' and feature no windows. Three dormers with casement windows will be installed beginning 17'-5" from the front wall, with 6'-9" between the first and second dormer and 6'-8" between the second and third.
(North)

Side Elevation: The residence features two pairs of windows and a single window, all of which will remain. The addition will extend the wall by 16' and feature one fixed window and one casement window. Two dormers with casement windows will be installed beginning 17'-5" from the front wall with 6'-9" between the first and second dormer.
(South)

Rear Elevation: Not visible from public right of way. See elevation drawings for details.
(West)

ATTACHMENT A
PUBLIC COMMENT

Houston Heights West Historic District

Certificate of Appropriateness Applications for the January 2015 HAHC Meeting

Comments/Concerns from J. Kent Marsh

205 W 16th – NO OBJECTION

Generally, the proposed design is in character with that of the existing district. The only exception is the square windows which are not a prevalent design characteristic of the historic district. If the intent is to have a certain height window, the width should be adjusted so that the width to height relationship is more vertical than square.

215 W 16th – OBJECT

I support staff contention that the wood shingles should remain in the existing gable and should not be replaced with horizontal sheathing.

1528 Allston – SUPPORT

1411 Ashland – OBJECT

The proposed large brackets are not a prevailing element found within the district. While it is not necessary or even desired to copy exactly the historic elements found within the district, the emulation of the existing elements is desired. The proposed brackets are out of scale and out of context with elements found on contributing structures in the district.

1507 Ashland – OBJECT

The dormers and flat shed roof addition on top of the existing historic structure is not acceptable nor required. There is plenty of space on site to allow the new structure to be separate from the existing historic structure.

1212 Tulane (Addition) –OBJECT

This contributing structure is very unique and every attempt should be made to save it intact. While there is evidence of the need for significant repair, the charm of the gambrel roof and the flip-up wave at the end of the cornice is very unique and should be maintained and celebrated. The addition should occur behind the existing structure with a “dash” connection between the existing and the proposed addition.

1212 Tulane (Garage) – SUPPORT

A simple non-visually competitive element that solves a problem and doesn't scream for attention.