

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Mable Belcher, LSC Engineer for Cesar Hernandez, Zedna Development, owner

Property: 1212 Tulane Street, Lot 27, Block 183, Houston Heights Subdivision. The property includes a historic 1,580 square foot, 1½-story wood frame single-family residence situated on a 4,400 square foot (33' x 132') interior lot.

Significance: Contributing Dutch Colonial residence, constructed circa 1915, located in the Houston Heights Historic District West.

Proposal: Alteration – Construct a rear two-story 1,621 square foot addition to a 1½- story 1,680 square foot single-family residence. The addition will begin at the rear wall and will measure 24'-3" wide, 41'-10" deep, 10'-6" to the eave, and 26'-1"to the ridge.

- The existing original 1-over-1 windows and original 117 wood siding will be retained and repaired.

See enclosed application materials and detailed project description on p. 1-21 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:

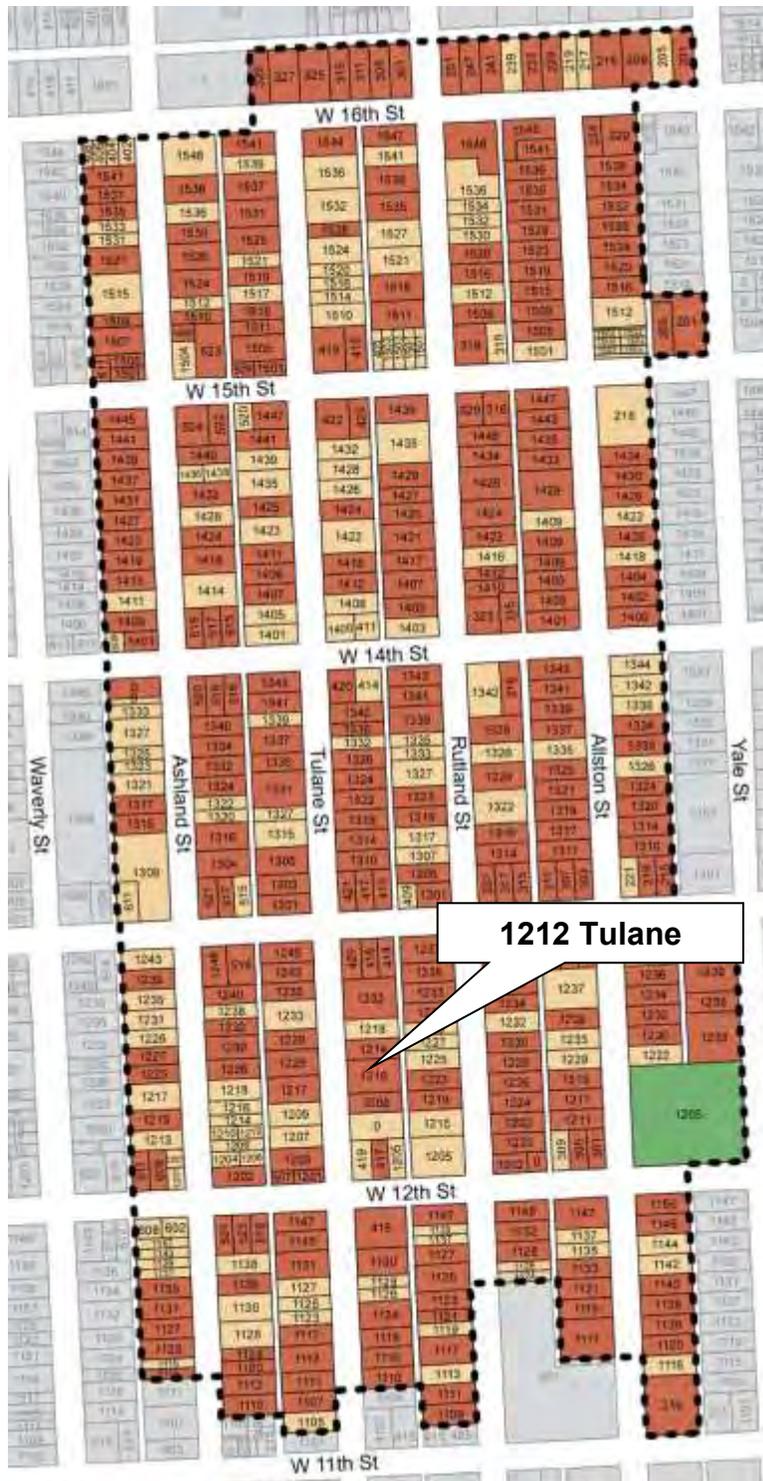
- | S | D | NA | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| | | | S - satisfies D - does not satisfy NA - not applicable |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed 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 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



CURRENT PHOTO



NEIGHBORING PROPERTIES



1210 Tulane – Noncontributing – 2014 (neighbor)



1214 Tulane – Contributing – 1920 (neighbor)



1208 Tulane – Contributing – 1920 (block face)



1217 Tulane – Contributing – 1920 (across street)

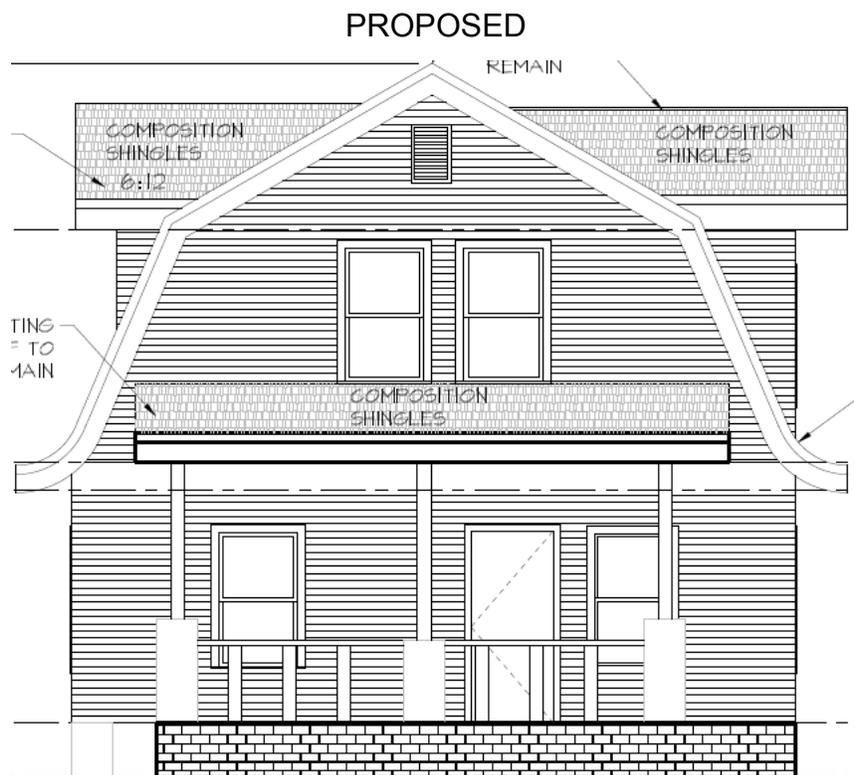
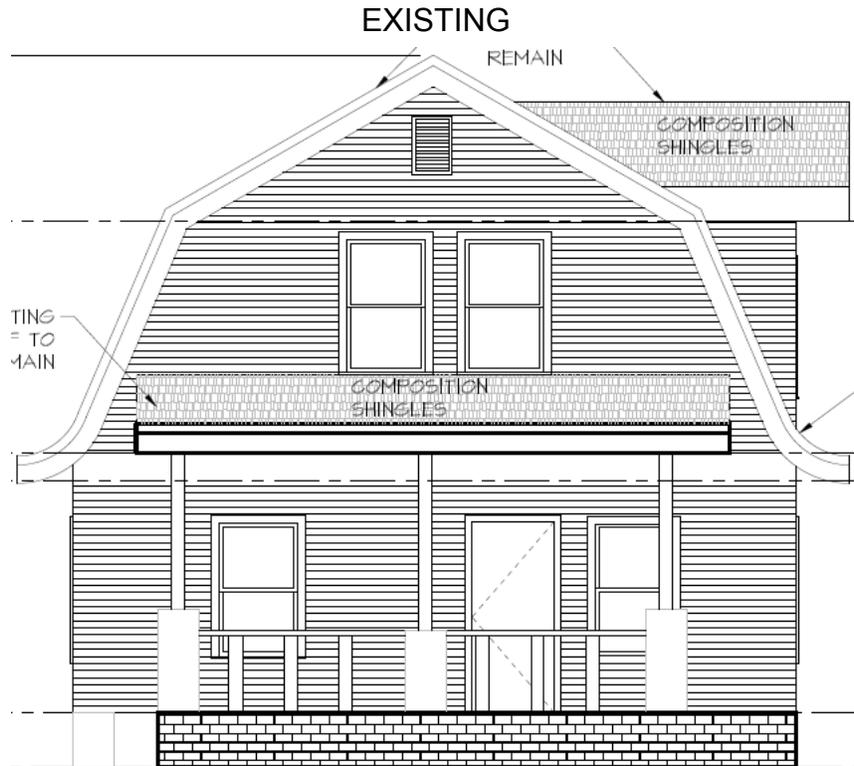


1225 Tulane – Contributing – 1920 (across street)



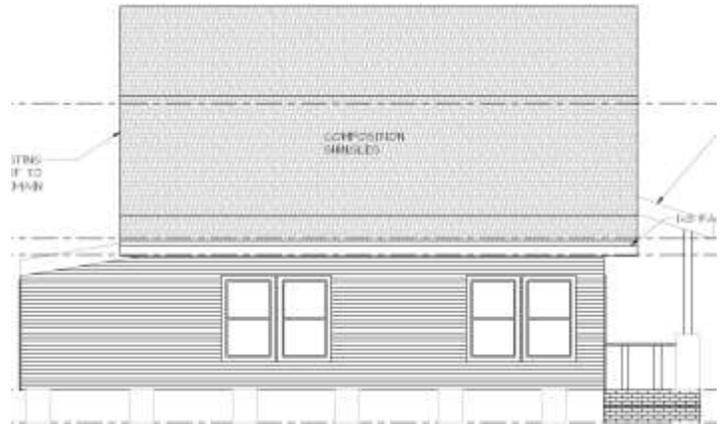
1229 – Contributing – 1920 (across street)

WEST ELEVATION – FRONT FACING TULANE STREET



NORTH SIDE ELEVATION

EXISTING



PROPOSED

SOUTH SIDE ELEVATION

EXISTING

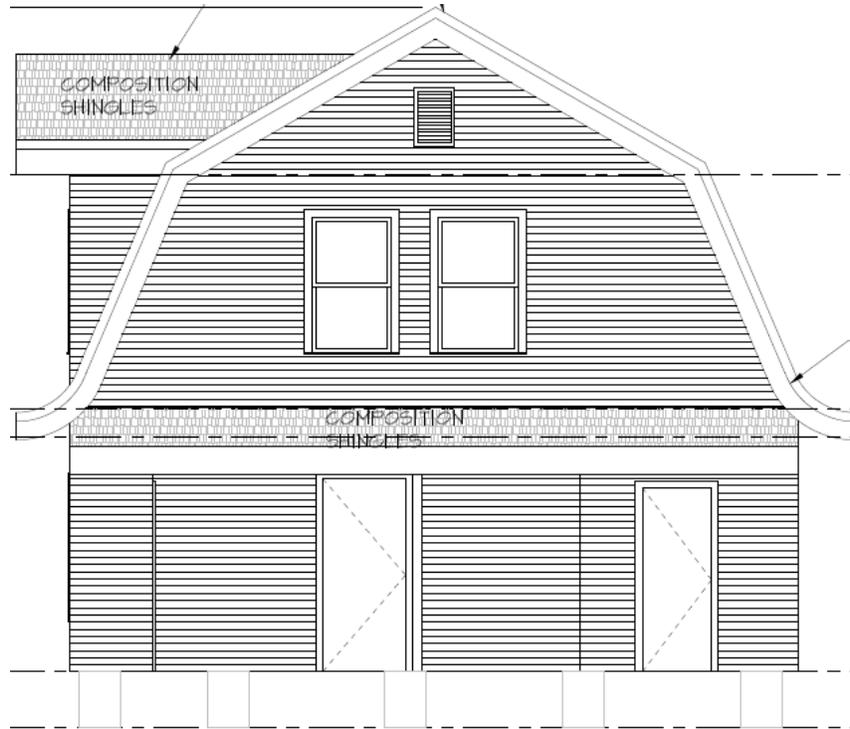


PROPOSED

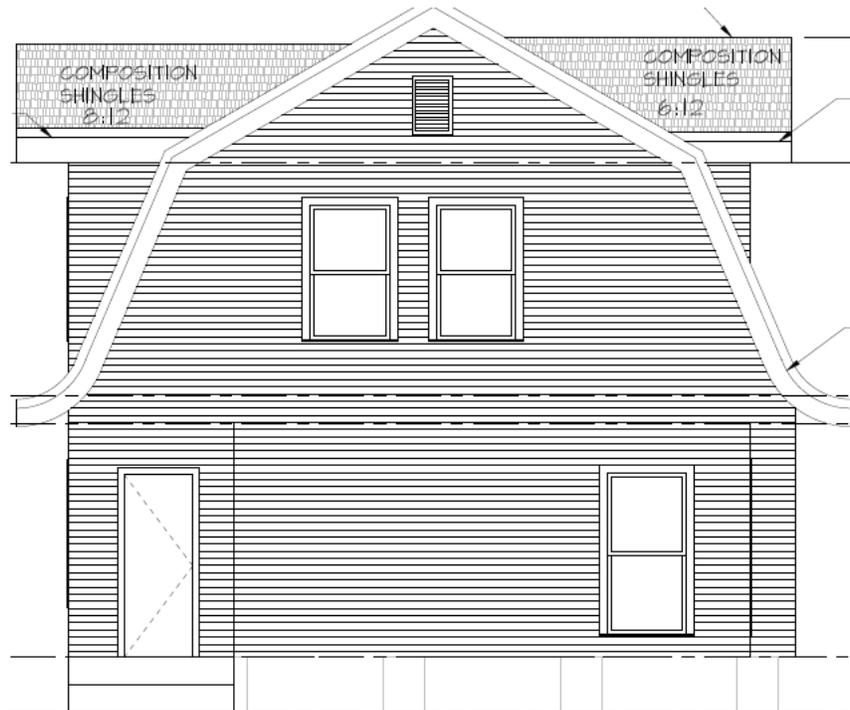


EAST (REAR) ELEVATION

EXISTING



PROPOSED



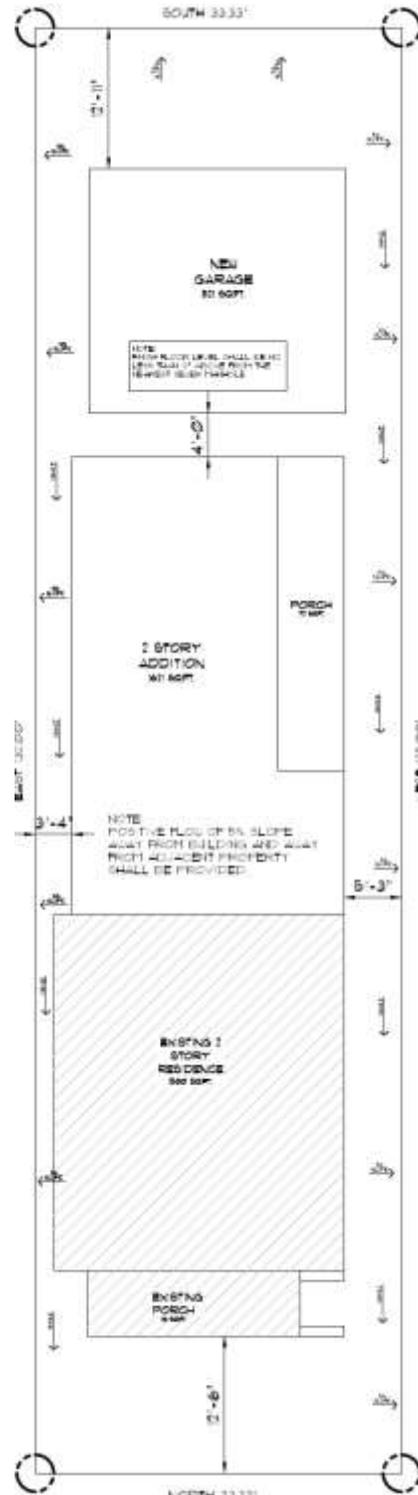
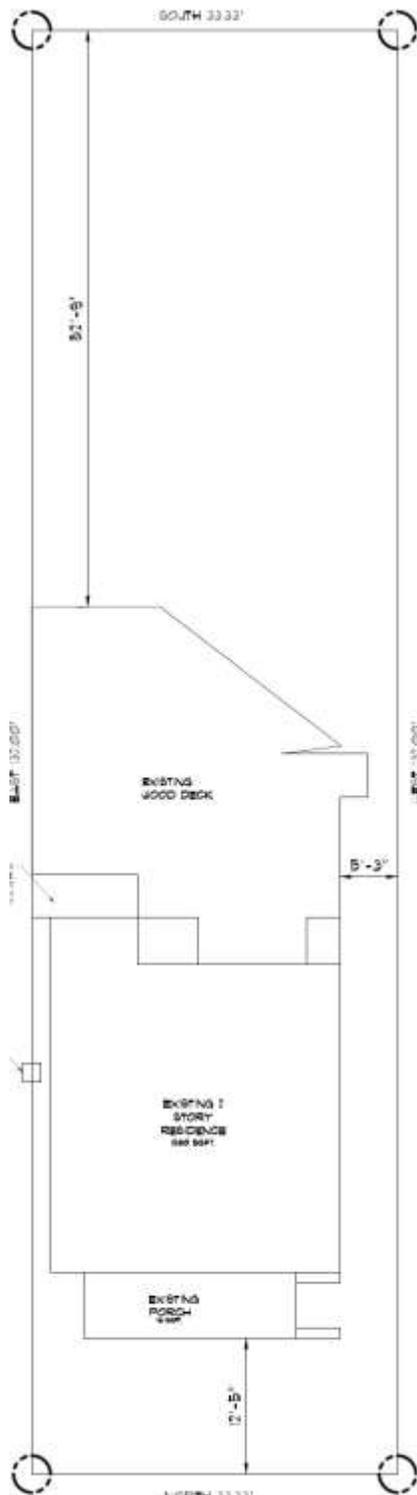


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SITE PLAN

EXISTING

PROPOSED

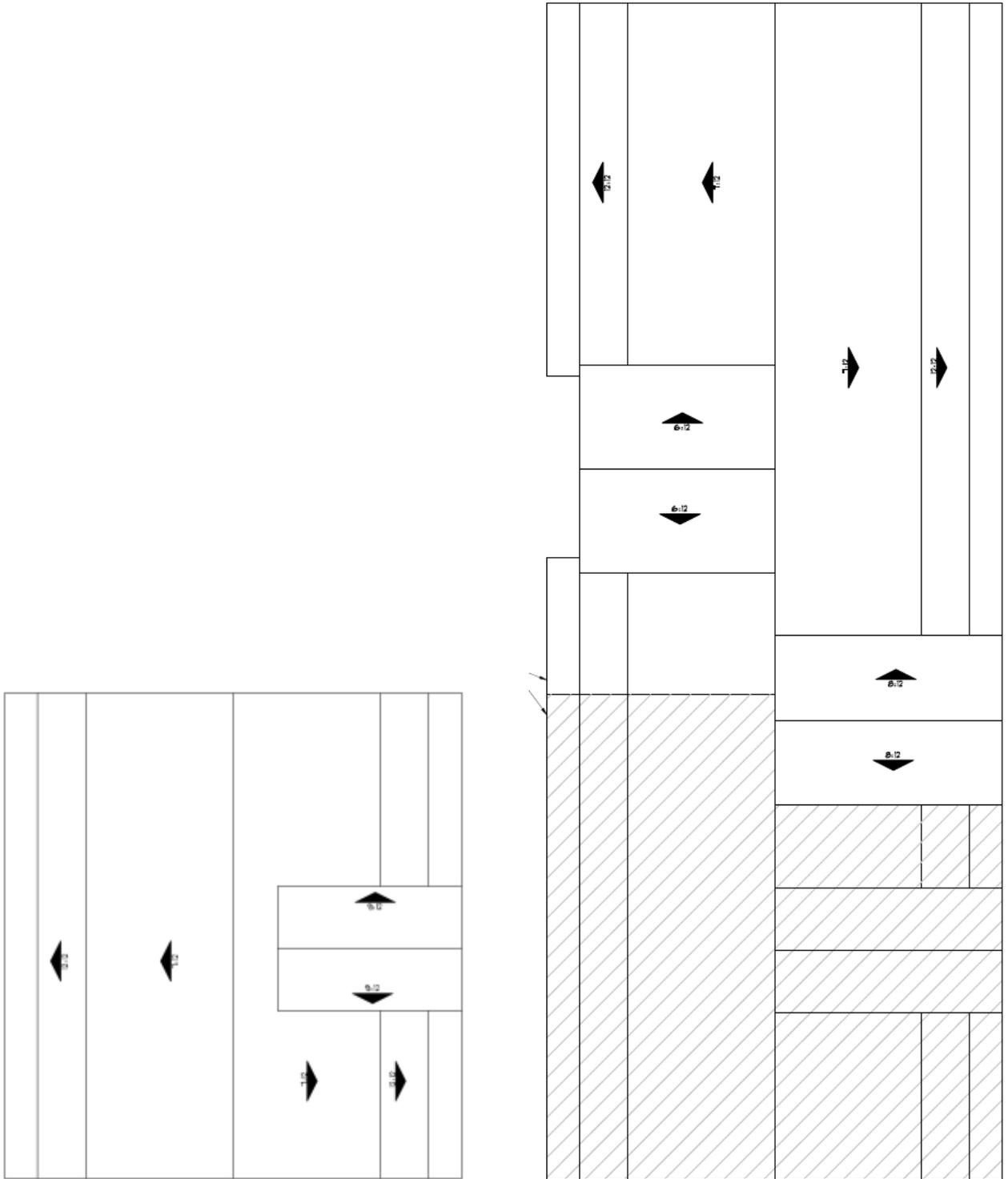




ROOF PLAN

EXISTING

PROPOSED

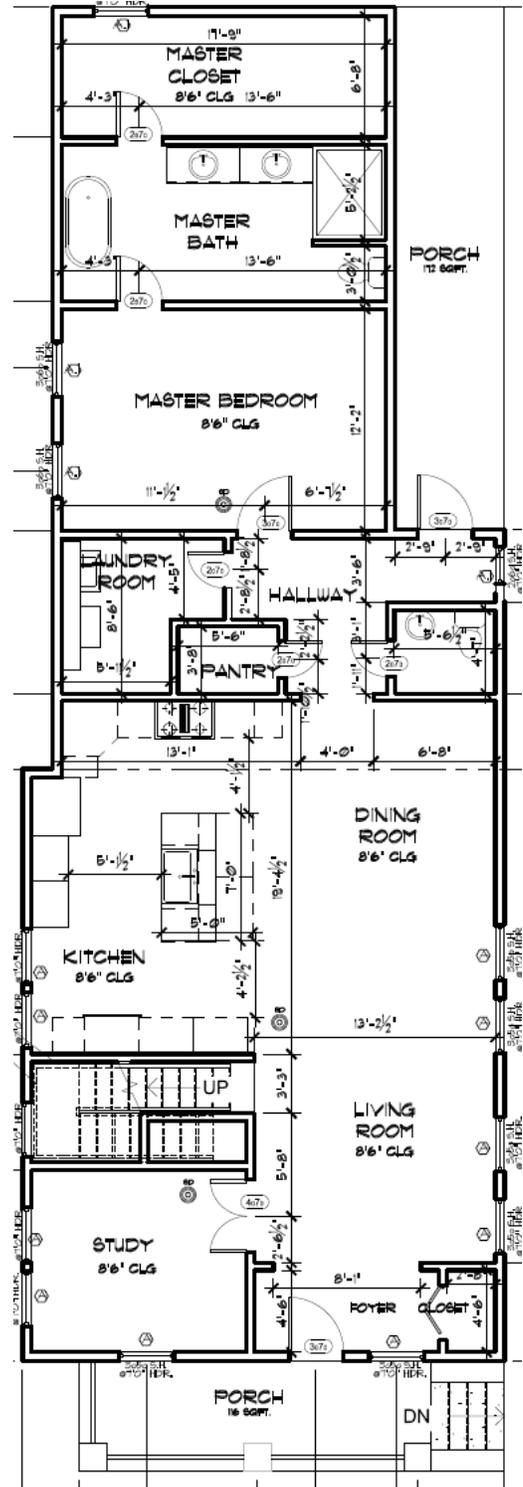
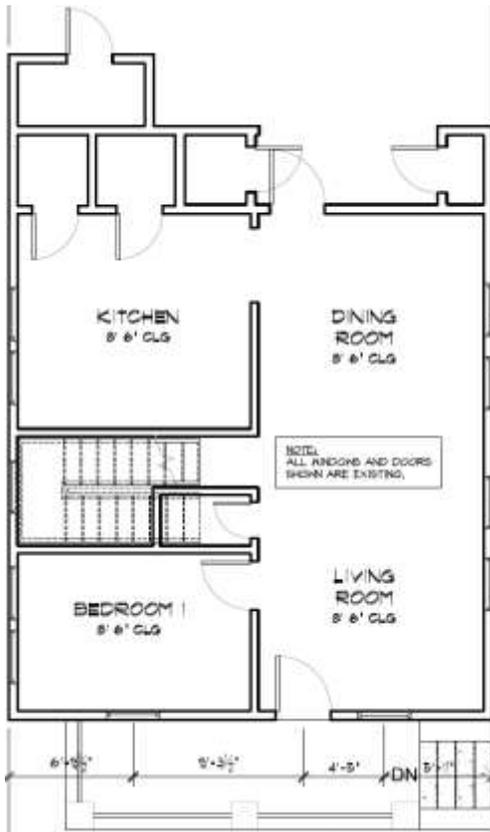




FIRST FLOOR PLAN

EXISTING

PROPOSED



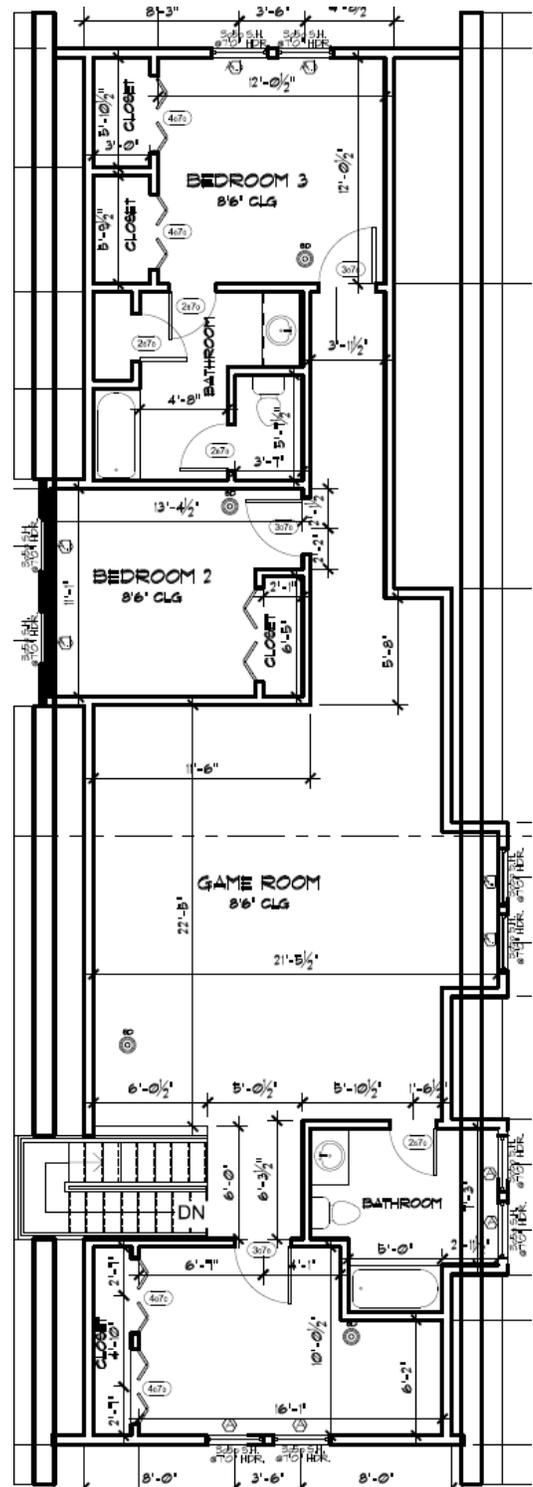
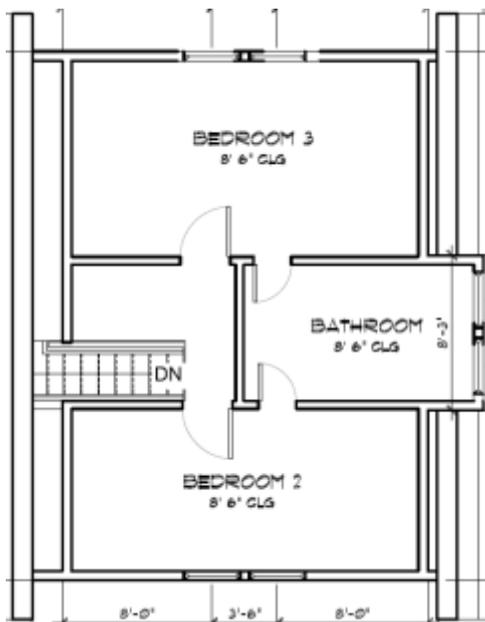


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SECOND FLOOR PLAN

EXISTING

PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

MARK	SIZE	DESCRIPTION	REMARKS
	RE. FLOOR PLAN	DOUBLE HUNG	EXISTING WINDOW TO REMAIN
	RE. FLOOR PLAN	DOUBLE HUNG	VINYL FRAME NEW WINDOW

PHOTOS SUBMITTED BY APPLICANT

FRONT (WEST) ELEVATION



SIDE (NORTH) ELEVATION



FRONT PORCH DETAIL



SOUTHWEST CORNER



REAR (EAST) ELEVATION



PROJECT DETAILS

Shape/Mass: The residence measures 26'-3" wide, 36'-5" deep, 10'-6" to the eave, and 26'-1" to the ridge. The addition will begin 32'-6" back from the front wall at the original rear wall; a non-original addition measuring 3'-11" deep will be removed. The addition will measure 24'-3" wide, 41'-10" deep, 10'-6" to the eave and 26'-1" to the ridge.

Setbacks: The residence is setback 12'-5" from the front property line, 1'-6" from the north property line, 5'-3" from the south property line, and 83'-4" from the rear property line. The addition will be setback 48'-8" from the front property line, 3'-4" from the north property line, 5'-3" from the south property line, and 39'-3" from the rear property line.

Foundation: The residence is built on a pier and beam foundation with a 2' foundation height. The addition will be built on a pier and beam foundation with a 2' foundation height.

Windows/Doors: The residence features wood 1-over-1 sash windows, a single lite fixed window, and a single lite wood paneled entry door; the windows will be retained and repaired. The addition will feature 1-over-1 sash windows and an entry door.

Exterior Materials: The residence is clad with wood 117 siding; the siding will be retained and repaired. The residence features a front porch with concrete steps, brick wing walls, and brick piers topped with square columns. The addition will be clad with wood 117 siding to match the residence.

Roof: The residence features a gambrel roof with a 7/12 pitch and closed soffits. The roof features a gable dormer with a 9/12 pitch. The addition will feature a gambrel roof with a 7/12 pitch and closed soffits. The addition will feature two gable dormers with 6/12 and 8/12 pitches.

Front Elevation: See elevations pg. 6
(West)

Side Elevation: See elevations pg. 7
(North)

Side Elevation: See elevations pg. 8
(South)

Rear Elevation: See elevations pg. 9
(East)

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.