

CERTIFICATE OF APPROPRIATENESS

Application Date: October 1, 2014

Applicant: Steven Tyler Crabtree, owner

Property: 1528 Allston Street, Lot 19, Block 142, Houston Heights Subdivision. The property includes a historic 1,949 square foot house situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Folk Victorian style residence, constructed circa 1910, located in the Houston Heights Historic District West.

Proposal: Alteration – Construct a 1,092 square foot addition on top of and to the rear of a 1,949 square foot 1½ story contributing residence.

- Second floor will encroach over the rear 18'-8" of the existing 46' deep residence.
- Install three new windows on the north elevation of the existing structure while removing four non-original windows.
- The proposed altered residence will feature an eave height of 18'-11" and a ridge height of 31'-11". It currently features an eave height of 12'-11" and a ridge height of 25'-11".

See enclosed application materials and detailed project description on p. 6-16 for further details.

Public Comment: Two opposed. See attachment A.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria

HAHC Action: Denied

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 type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>(1) The proposed activity must retain and preserve the historical character of the property;
<i>The addition of a second level on top of the rear 18'-8" of the existing home alters the character of the residence from a modest one story home to a larger two story structure.</i></p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p> |
| <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>The house's one story stature is a character defining quality of early 20th Century Folk Victorian residences. Constructing a second story over a large portion of the existing home undermines this distinguishing quality of both the house and the historic district.</i></p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p> |
| <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>(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;
<i>The proposed second floor addition will result in the loss of the rear 18'-8" of the existing residence's roof structure. In addition, the placement of a second floor jeopardizes the essential form and integrity of the structure, as the historic wall framing is often heavily altered or replaced in order to carry the added weight of the second floor.</i></p> |
| <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>(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;
<i>The proposed second floor addition is incompatible with the one story character of the existing home. In addition, the placement of the addition on top of the existing structure results in the removal of the existing roof structure, as well as jeopardizes the integrity of the existing structural wall material.</i></p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);</p> |

- (11) The proposed activity will comply with any applicable deed restrictions.

Staff finds that if the proposed addition were revised to move back the encroachment on the existing house by 9' it would satisfy criteria 1, 4, 8, and 9. The addition would be less visible from the street and would result in a loss of less historic fabric.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT WEST

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



NEIGHBORING PROPERTIES



1532 Allston – Contributing – 1910 (neighbor)



1524 Allston – Contributing – 1910 (neighbor)



1523 Allston– Contributing – 1915 (across street)



1529 Allston – Contributing – 1915 (across street)



1531 Allston– Contributing – 1925 (across street)



1535 Allston– Contributing – 1925 (across street)

3D RENDERING – FRONT FACING ALLSTON STREET

EXISTING



PROPOSED

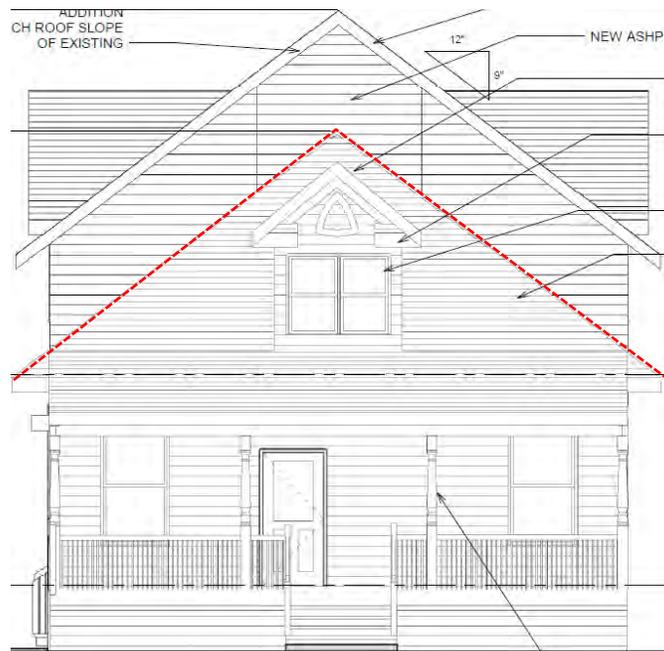


WEST ELEVATION – FRONT FACING ALLSTON STREET

EXISTING



PROPOSED

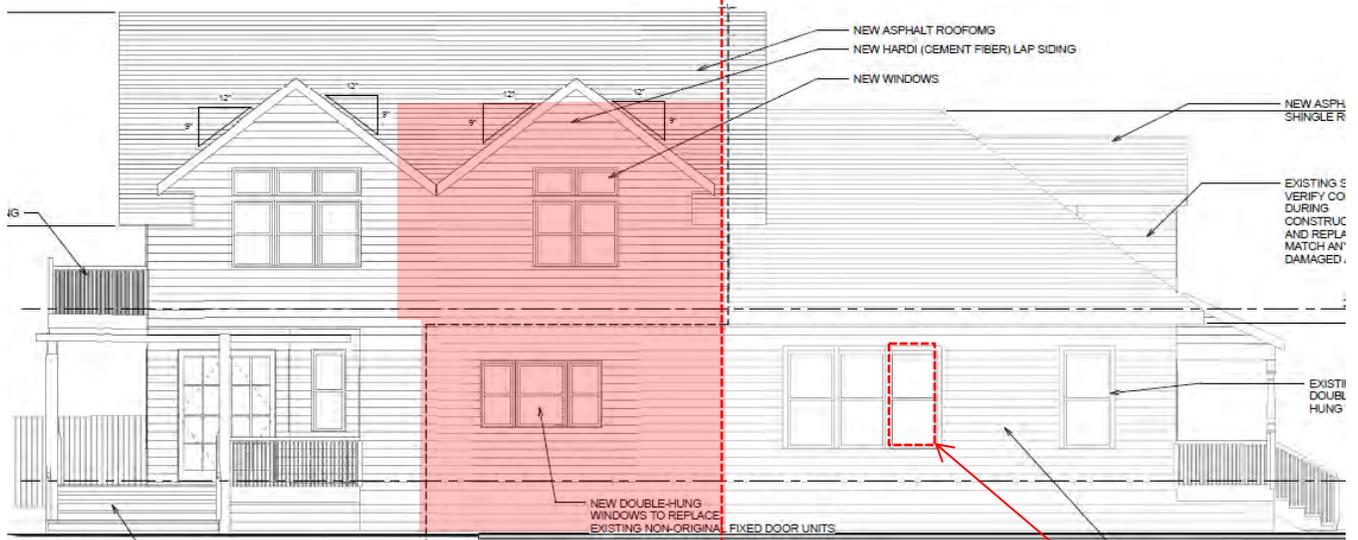


NORTH SIDE ELEVATION

EXISTING



PROPOSED



Shaded area indicates proposed encroachment over the existing structure

Start of proposed addition

Proposed new window

SOUTH SIDE ELEVATION

EXISTING



PROPOSED

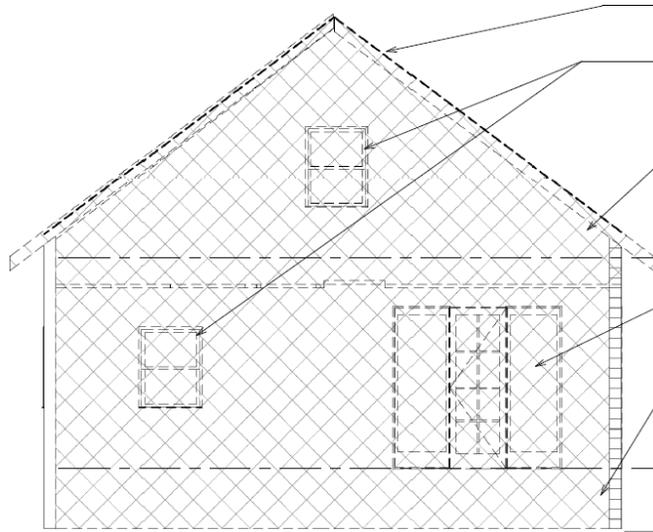


Start of proposed addition

**Shaded area indicates
proposed encroachment
over the existing structure**

EAST (REAR) ELEVATION

EXISTING



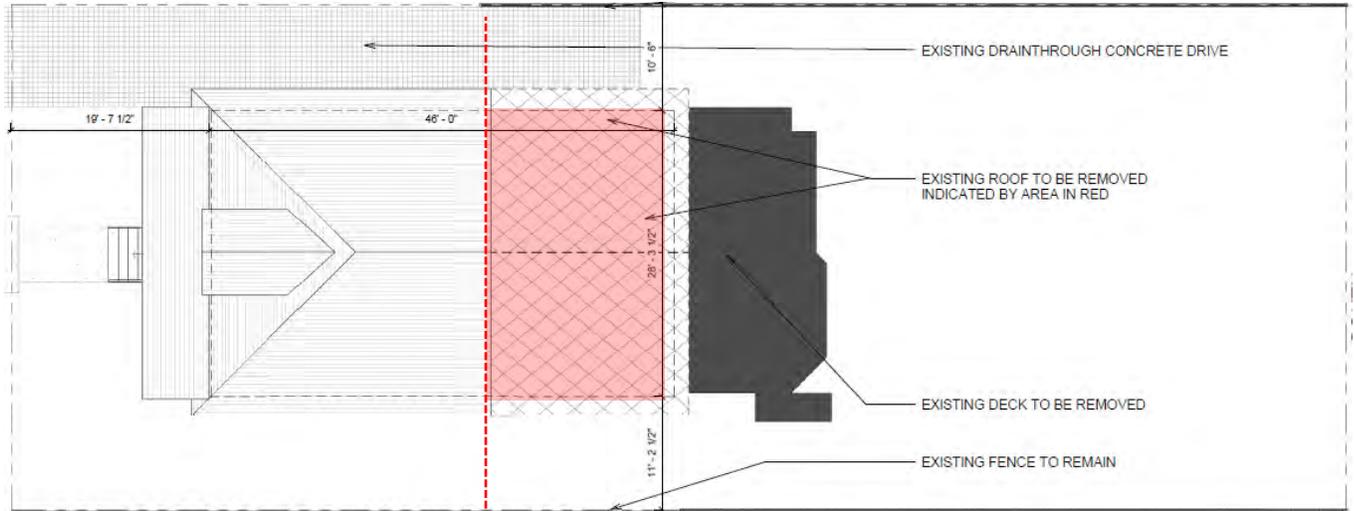
PROPOSED



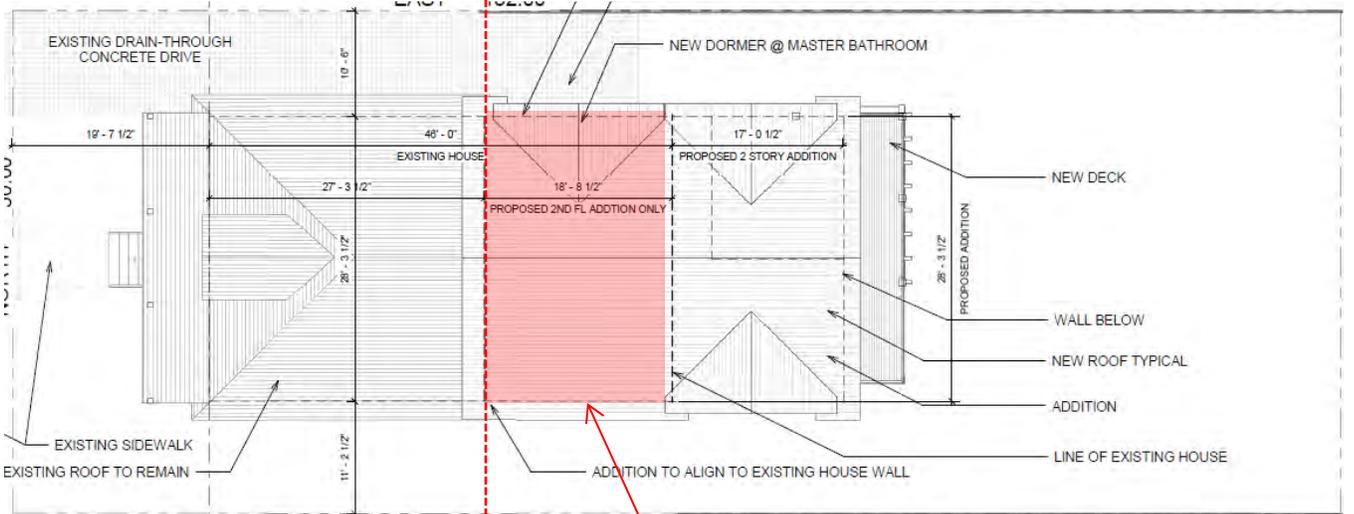


SITE PLAN/ROOF PLAN

EXISTING



PROPOSED



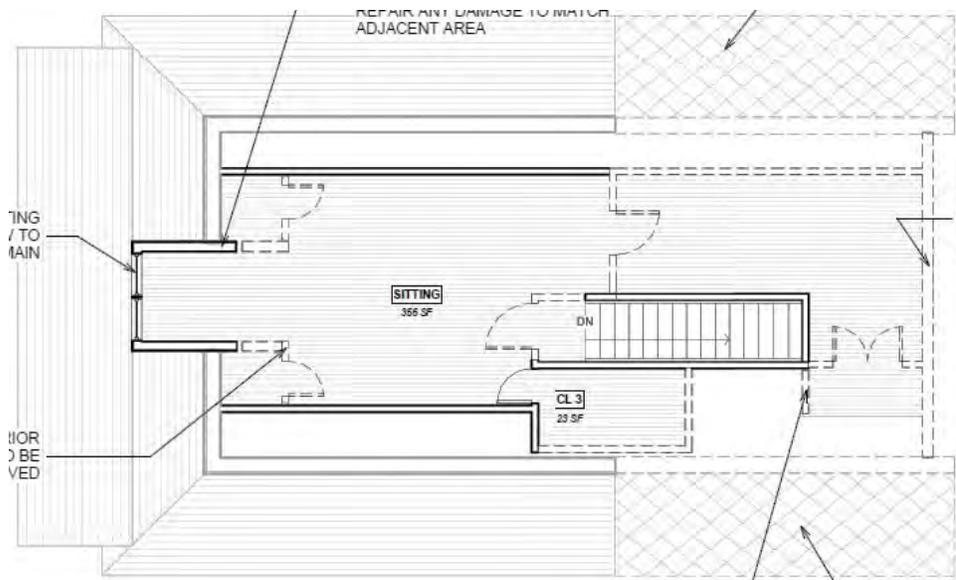
Start of proposed addition

Shaded area indicates proposed encroachment over the existing structure

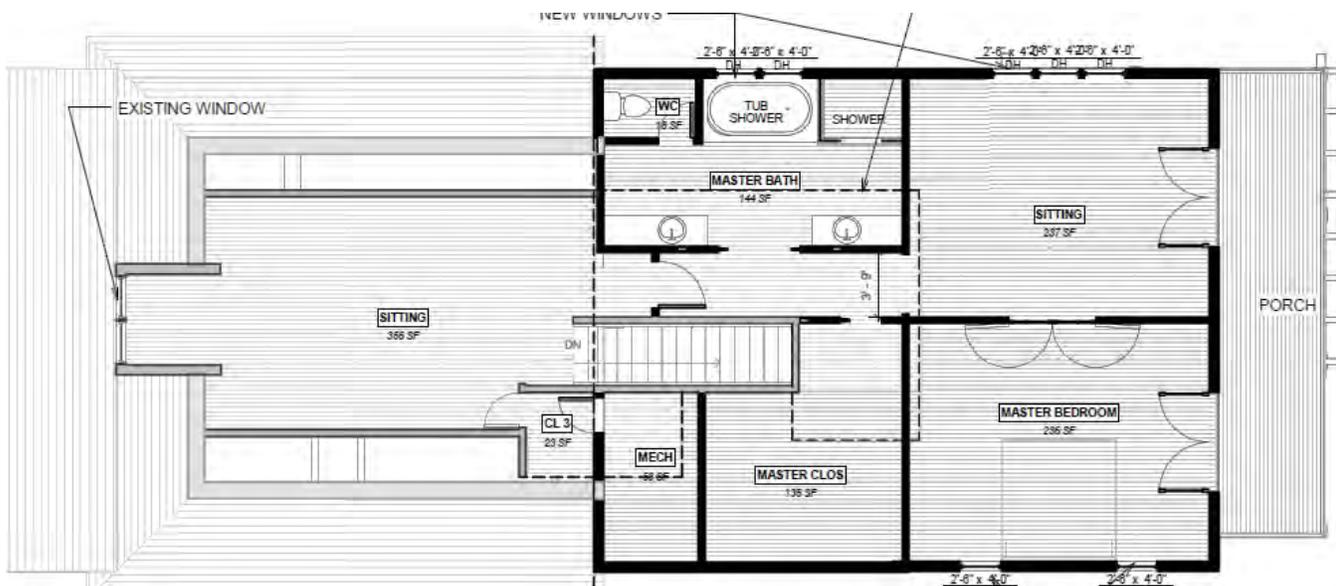


SECOND FLOOR PLAN

EXISTING



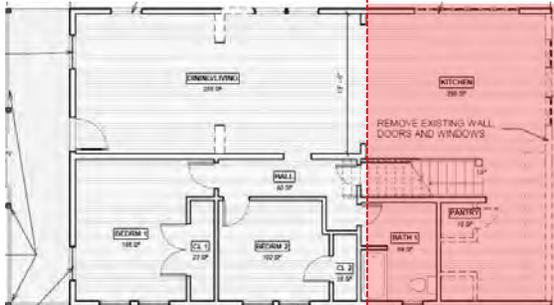
PROPOSED



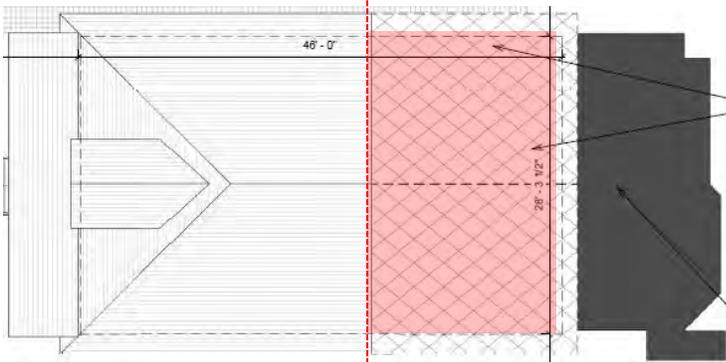
SANBORN MAP COMPARISON

SHADED AREA INDICATES ENCROACHMENT OF THE ADDITION

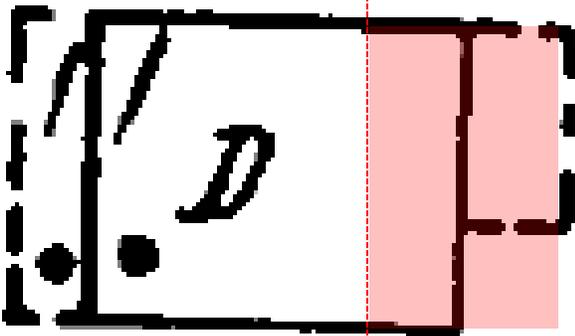
EXISTING FLOOR PLAN



PROPOSED ADDITION



SANBORN MAP 1924-51



WINDOW / DOOR SCHEDULE

Window Schedule 1st Floor						
Level	Room Name	Width	Height	Operation	Phase	Comments
1st Floor	ENTRY	3' - 4"	6' - 0"	Double-Hung	Existing	
1st Floor	DINING/LIVING	3' - 0"	6' - 0"	Double-Hung	Existing	
1st Floor	DINING/LIVING	3' - 0"	6' - 0"	Double-Hung	Existing	
1st Floor	BEDRM 1	3' - 4"	6' - 0"	Double-Hung	Existing	
1st Floor	BEDRM 2	3' - 0"	4' - 0"	Double-Hung	Existing	
1st Floor	BEDRM 2	3' - 0"	4' - 0"	Double-Hung	Existing	
1st Floor	BEDRM 1	3' - 0"	4' - 0"	Double-Hung	Existing	
1st Floor	BEDRM 1	3' - 0"	4' - 0"	Double-Hung	Existing	
1st Floor	KITCHEN	2' - 8"	8' - 0"	Fixed	Existing	Remove Existing - Replace
1st Floor	KITCHEN	2' - 8"	8' - 0"	Fixed	Existing	Remove Existing - Replace
1st Floor	BANQUETTE	3' - 0"	5' - 0"	Double-Hung	New Construction	
1st Floor	BANQUETTE	2' - 0"	5' - 0"	Double-Hung	New Construction	
1st Floor	BANQUETTE	2' - 0"	5' - 0"	Double-Hung	New Construction	
1st Floor	FAMILY ROOM	3' - 4"	6' - 0"	Double-Hung	New Construction	
1st Floor	FAMILY ROOM	3' - 4"	6' - 0"	Double-Hung	New Construction	
1st Floor	FAMILY ROOM	3' - 4"	6' - 0"	Double-Hung	New Construction	
1st Floor	BANQUETTE	2' - 0"	5' - 0"	Double-Hung	New Construction	
1st Floor	ENTRY	3' - 0"	6' - 0"	Double-Hung	Existing	Existing
1st Floor	BATH 1	2' - 0"	4' - 0"	Double-Hung	Existing	
1st Floor	DINING/LIVING	3' - 0"	6' - 0"	Double-Hung	New Construction	New to match existing
1st Floor	KITCHEN	3' - 0"	4' - 0"	Double-Hung	New Construction	
1st Floor	KITCHEN	2' - 0"	4' - 0"	Double-Hung	New Construction	
1st Floor	KITCHEN	2' - 0"	4' - 0"	Double-Hung	New Construction	
1st Floor: 23						
Grand total: 23						

Window Schedule 2nd Floor						
Level	Room Name	Width	Height	Operation	Phase Created	Comments
2nd Floor	SITTING	2' - 6"	4' - 0"	Double-Hung	Existing	
2nd Floor	SITTING	2' - 6"	4' - 0"	Double-Hung	Existing	
2nd Floor	SITTING	2' - 6"	4' - 0"	Double-Hung	New Construction	
2nd Floor	SITTING	2' - 6"	4' - 0"	Double-Hung	New Construction	
2nd Floor	SITTING	2' - 6"	4' - 0"	Double-Hung	New Construction	
2nd Floor	SITTING	2' - 6"	1' - 8"	Fixed-Awning	New Construction	
2nd Floor	SITTING	2' - 6"	1' - 8"	Fixed-Awning	New Construction	
2nd Floor	SITTING	2' - 6"	1' - 8"	Fixed-Awning	New Construction	
2nd Floor	MASTER BEDROOM	2' - 6"	4' - 0"	Double-Hung	New Construction	
2nd Floor	MASTER BEDROOM	2' - 6"	4' - 0"	Double-Hung	New Construction	
2nd Floor	MASTER BEDROOM	2' - 6"	1' - 8"	Fixed-Awning	New Construction	
2nd Floor	MASTER BEDROOM	2' - 6"	1' - 8"	Fixed-Awning	New Construction	
2nd Floor	MASTER BATH	2' - 6"	4' - 0"	Double-Hung	New Construction	
2nd Floor	MASTER BATH	2' - 6"	4' - 0"	Double-Hung	New Construction	
2nd Floor	MASTER BATH	2' - 6"	1' - 8"	Fixed-Awning	New Construction	
2nd Floor	MASTER BATH	2' - 6"	1' - 8"	Fixed-Awning	New Construction	
2nd Floor: 16						

PROJECT DETAILS

Shape/Mass: The existing house measures 28'-3" wide by 46' deep. It features an eave height of 12'-11" and a ridge height of 25'-11". The proposed addition will add an additional 17'-2" of depth and will encroach on the rear 18'-8" of the existing structure. The addition will not be wider than the existing structure. The addition will feature an eave height of 18'-11" and a ridge height of 31'-11".

Setbacks: The existing structure is set back 13'-6" from the street, 10'-2" from the north side and 11' from the south side. These setbacks will not change as a result of the proposed alteration.

Foundation: Existing house is situated on a pier and beam foundation with a 3'-8" finished floor height. The addition will be built on a matching foundation.

Windows/Doors: Remove four non-original 2'-8" wide by 8' tall fixed window units along the north elevation of the original house. These will be replaced with three 2'-6" wide by 4'-9" tall wood double hung windows. Install a 2'-6" wide by 4'-9" window next to a pair of historic windows on the north elevation of the original house.

All of the existing historic windows and the front door will remain. See window schedule and floor plans for specifications for new windows on the addition.

Exterior Materials: Existing house is clad in horizontal lap wood siding with a 3" reveal. The addition will feature cementitious siding at a profile matching the existing siding.

Roof: The existing structure features a 9:12 hipped roof with a front facing dormer. The addition will feature a front facing gable roof with a matching pitch.

Front Elevation: The front elevation of the existing home will remain unchanged. The addition will encroach over the rear 18'-8" of the existing home and will feature a front facing gable and no windows.
(West)

Side Elevation: Replace 4 non-original fixed lite windows and replace with three wood double hung windows.
(North) Install a wood double hung window next to a pair of existing historic windows.

The addition will encroach over the rear 18'-8" of the existing home. The north elevation of the addition will feature a pair of gables on second floor and a side/rear facing porch on the first. The second floor gables will feature 5 windows with transom lites.

Side Elevation: The addition will encroach over the rear 18'-8" of the existing home. The addition will feature a single side facing gable with two windows with transom lites.
(South)

Rear Elevation: Rear elevation is not visible from the right of way.
(East)

ATTACHMENT A
PUBLIC COMMENT
Kent Marsh

COMMENTS REGARDING COA APPLICATIONS IN THE HOUSTON HEIGHTS WEST HISTORIC DISTRICT

J. KENT MARSH, AICP CUD
1538 ARLINGTON STREET

AGENDA ITEM #B27 – 1528 Allston Street – OBJECT

1. No compelling reason for encroachment into the existing structure. The proposed addition can be located so that the existing structure would not be impacted. The repetition of the roof angle of the existing structure for the proposed structure serves to reduce and negatively impact the visual definition between the existing structure and the proposed addition.
2. The proposed addition does not satisfy Approval Criteria # 1, #4, #8, and #9.

Joy Tober

Dear Commission Members,

My name is Joy Tober and I am writing to express my opposition to 1528 Allston Street.

The purpose of this ordinance is to maintain the historic integrity and characteristic of our neighborhood. In accordance with that, additions should always be subordinate to historic structures and material loss should be minimized.

This proposed two-story addition located on top of the existing historic residence competes with the size and scale of both the individual building itself as well as the district as a whole. It significantly alters the historic character of the one-story home and blurs the lines between old and new. An addition should always be recognizable as new in order to avoid a false architectural history.

The placement of the proposed addition will damage and destroy significant historic materials that characterize the property. Altering the roof structure in such a way not only compromises the original form but also puts the structural integrity of the residence in jeopardy.

I ask that you deny this Certificate of Appropriateness and ask the applicant to create a more balanced and historically sensitive approach.

Thank you,
Joy Tober
Houston Heights East Historic District