

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** October 29, 2014

**Applicant:** Suzanne Labarthe, Rogers & Labarthe Architects for Linda Price & Matt Grove, owners

**Property:** 1234 Allston, lot 21, block 185, Houston Heights Subdivision. The property includes a historic 4,122 square foot, one and half story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Contributing Queen Anne residence, constructed circa 1910, located in the Houston Heights Historic District West.

**Proposal:** Alteration – Construct a rear one-story, 19' by 16' addition to a two-story residence connecting the residence to the existing garage. Raise the existing two-story garage 5' and construct a two-story addition. The two-story garage addition will measure 14' wide at the front and 11' wide at the rear, 31' deep, 20' to the eave and 26'-6" to the ridge.

See enclosed application materials and detailed project description on p. 6-24 for further details.

**Public Comment:** One in favor; 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:** November 20, 2014



**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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <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



1234 Allston St

INVENTORY PHOTO



**CURRENT PHOTO**



**WEST ELEVATION – FRONT FACING ALLSTON STREET**

EXISTING

RESIDENCE

GARAGE



PROPOSED

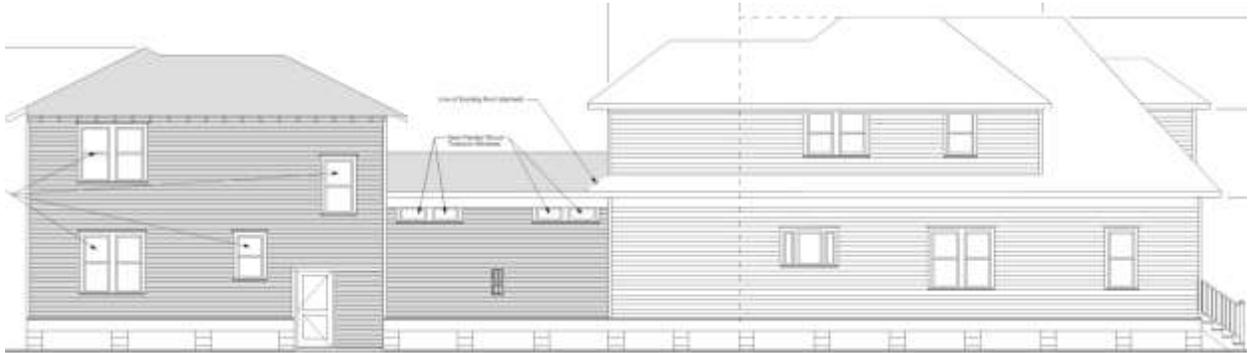


**NORTH SIDE ELEVATION**

EXISTING



PROPOSED



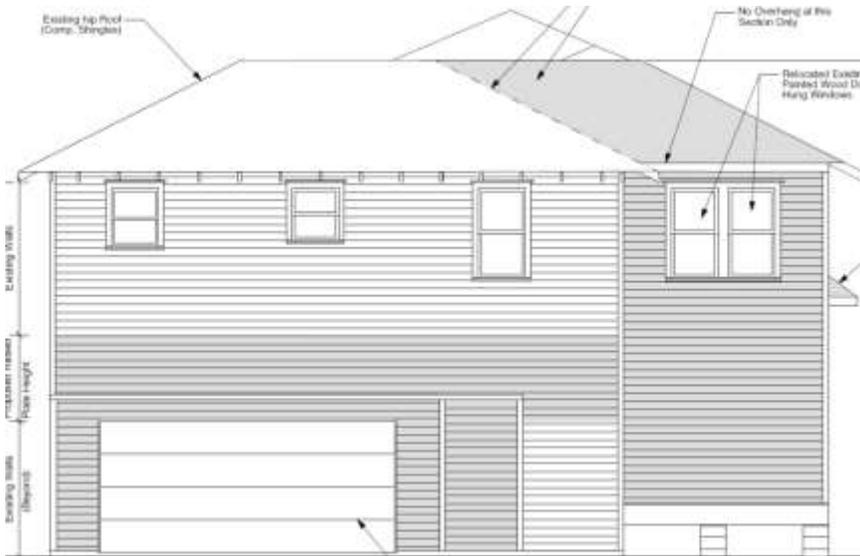


**EAST (REAR) ELEVATION**

EXISTING



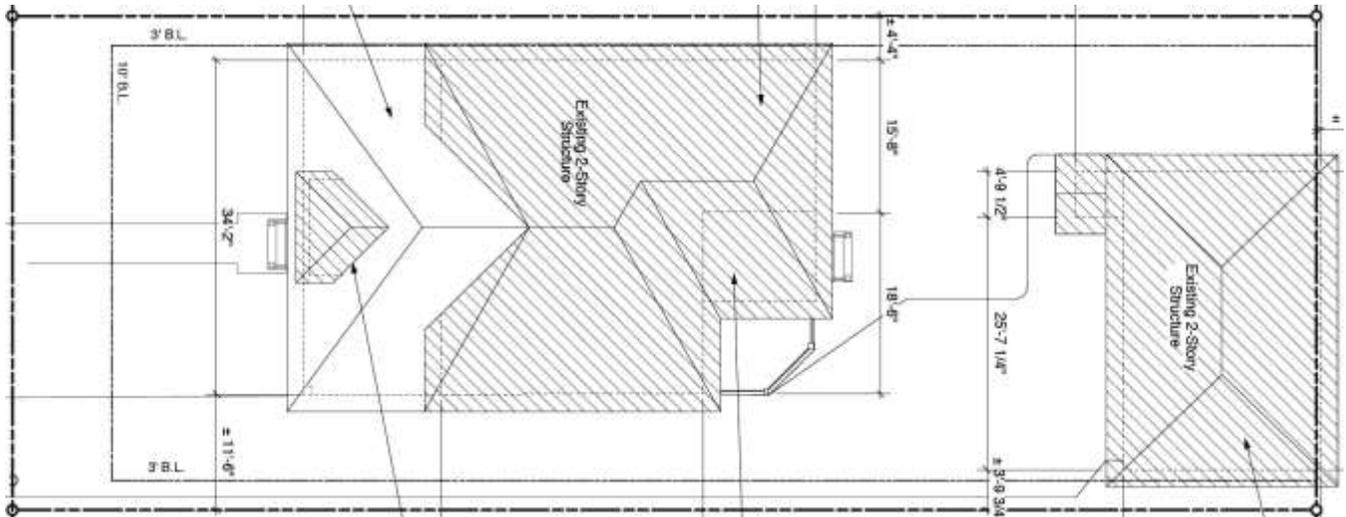
**PROPOSED**



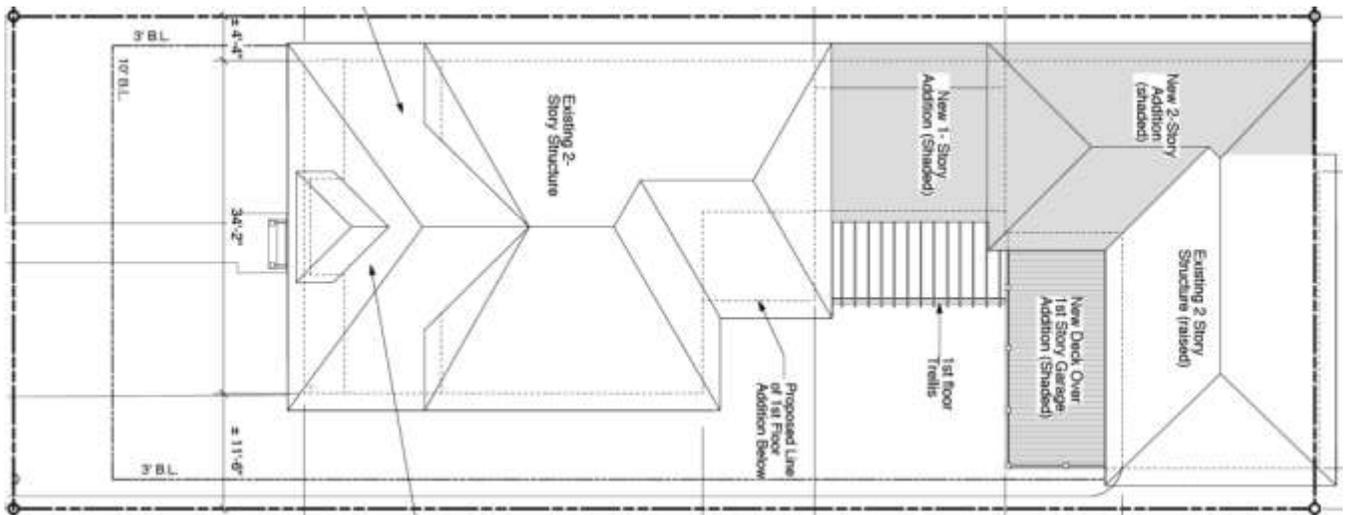


SITE PLAN

EXISTING



PROPOSED



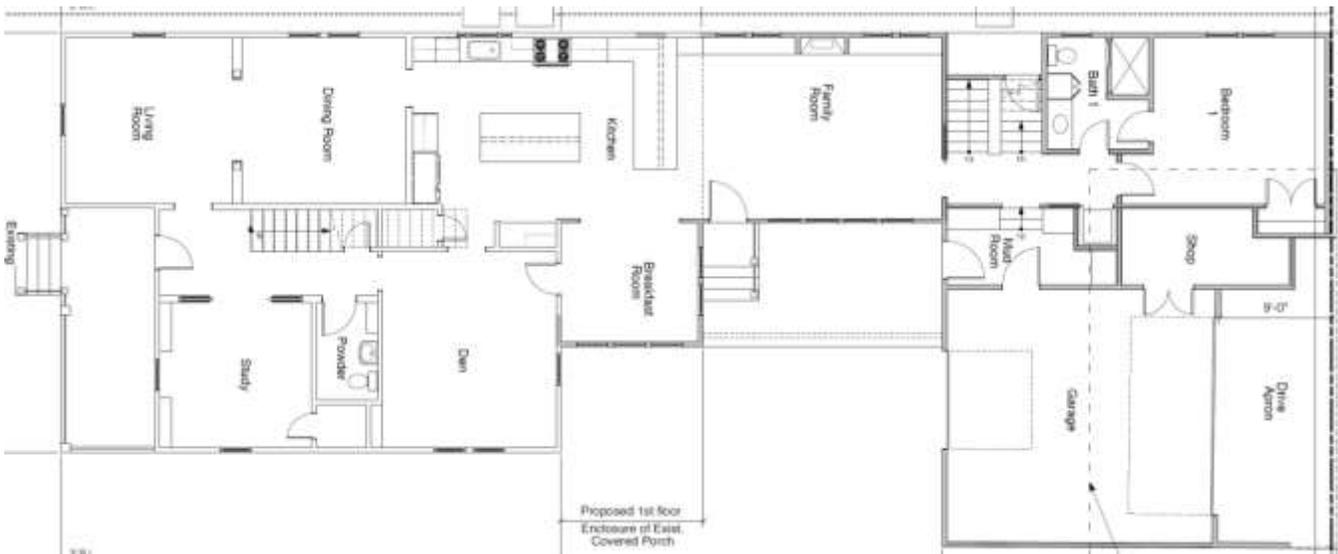


### FIRST FLOOR PLAN

#### EXISTING



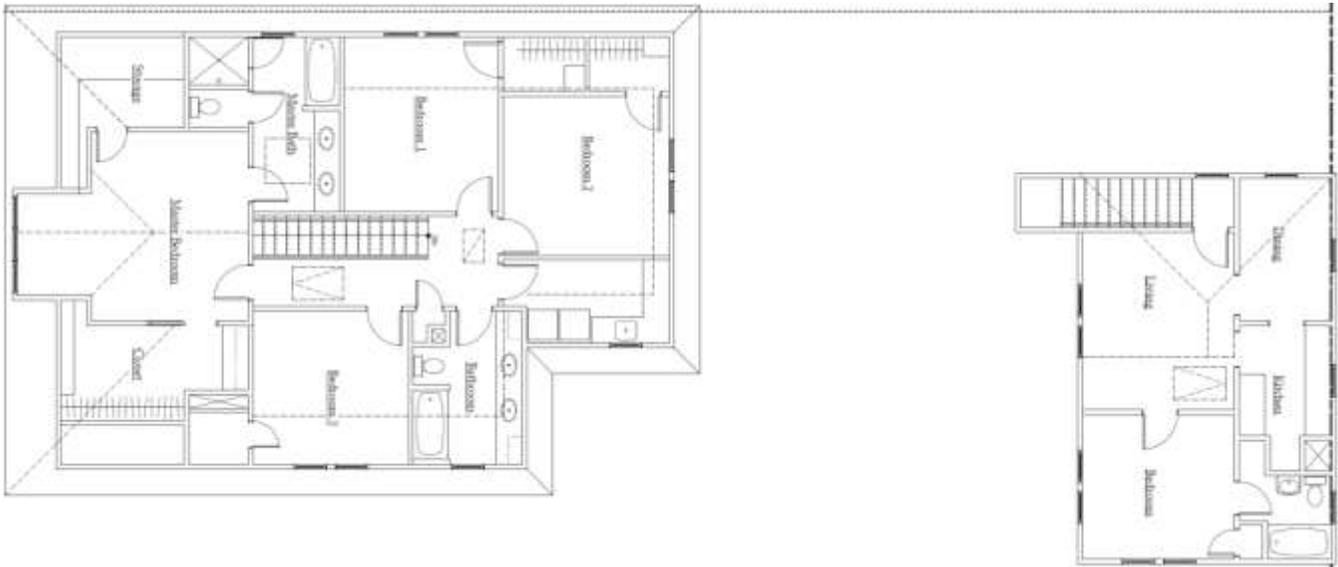
#### PROPOSED



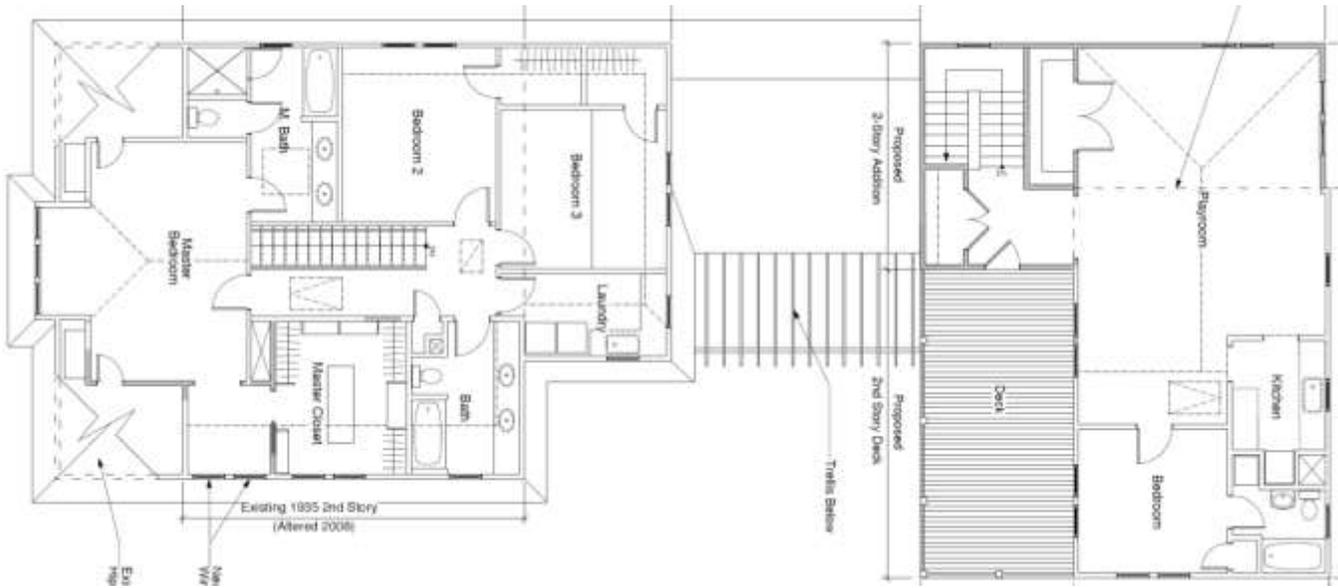


### SECOND FLOOR PLAN

EXISTING



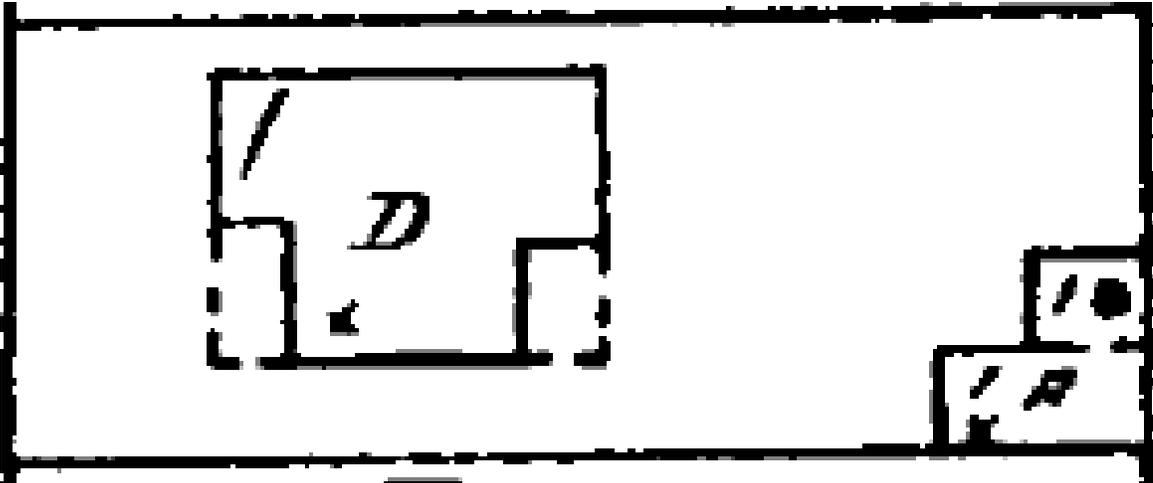
PROPOSED



SANBORN FIRE INSURANCE MAP

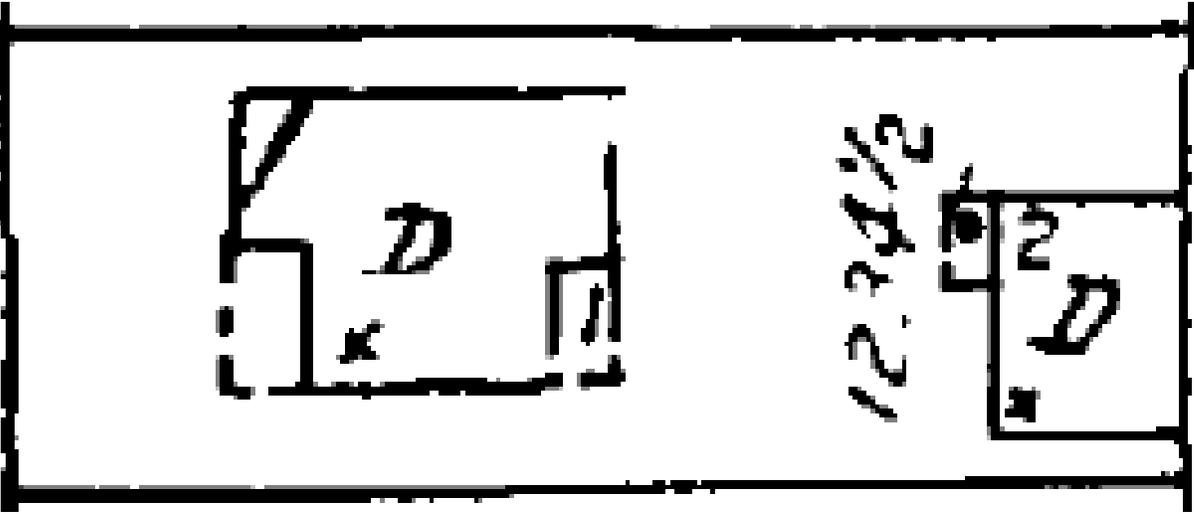
1924-1950

1234



1924-1951

1234



1234 1/2

PHOTOS SUBMITTED BY APPLICANT

1967 TAX PHOTO

10



2004



2008



SIDE DORMERS 2004



SIDE DORMERS 2008



REAR ELEVATION 2004



REAR ELEVATION 2008



**WEST ELEVATION OF GARAGE 2004**



**WEST ELEVATION OF GARAGE 2008**



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**PROJECT DETAILS**

**Shape/Mass:** The residence measures 34'-2" wide, 51'-9" deep, 21'-1" to the eave, and 29' to the ridge. The existing two-story garage measures 30'-5" wide, 20'-5" deep, 15' to the eave, and 21'-4" to the ridge. The proposed one-story rear addition will begin at the existing rear wall, 51'-9" back from the front wall and will measure 15'-8" wide, 19'-4" deep, 13'-5" to the eave and approximately 17'-6" to the ridge. A rear covered porch on the first measuring 9' wide and 12' deep will be enclosed. The two-story garage will be raised 5'; the proposed eave height will be 19'-11" and the proposed ridge height will be 26'-6". The two-story garage addition will connect to the garage to the rear one-story addition. The addition will measure approximately 18' wide at the front and 11'-3" wide at the rear, and 31'-3" deep.

**Setbacks:** The residence is setback 29'-6" from the front property line, 4'-4" from the north property line, 11'-6" from the south property line, and 51'-2" from the rear property line. The two-story garage is setback 112' from the front property line, 19'-7" from the north property line, 3'-10" from the south property line, and 4" over the rear property line. The one-story addition will be setback 4'-4" from the north property line and 29'-10" from the south property line. The garage addition will be setback 4'-4" from the north property line, and 2" from the rear property line.

**Foundation:** The residence is built on a pier and beam foundation with a 3' foundation height. The one-story rear addition and two-story garage addition will be built on a pier and beam foundation with a 3' foundation height. The two-story garage is constructed on a slab foundation; the slab foundation will be maintained.

**Windows/Doors:** The residence features 4-over-1 wood sash windows, 1-over-1 wood sash and casement windows, single lite fixed wood windows, single lite wood paneled doors, and single lite french doors. The garage features, 1-over-1 wood sash windows, a single lite wood paneled entry door, a metal entry door, and sectional overhead garage doors. The one-story addition will feature 1-over-1 wood sash windows, 1-over-1 wood sash windows with single lite transoms, single lite fixed wood windows, and a single lite wood paneled door. The garage addition will feature 1-over-1 wood sash windows, single lite entry doors, and sectional overhead garage doors.

**Exterior Materials:** The residence and garage are clad with wood 117 siding; the siding on the residence and garage will be retained. The residence features a partial width front porch with wood steps, handrails, guardrails and wood tapered columns with wood bases. The one-story addition and two-story garage addition will be clad with wood 117 siding. The one-story addition will feature a porch with a wood trellis cover, wood steps, handrails and guardrails. The garage will feature a balcony with wood guardrails.

**Roof:** The residence features a hip roof with three hip dormers. The roof features closed eaves with a 21" overhang and a 1/9 pitch. The garage features a hip roof with exposed rafter tails, 18" overhang, and a 6.5/12 pitch. The one-story rear addition will feature a gable roof with closed eaves with a 1' overhang and a 1/9 pitch on the north elevation and a 3/12 pitch on the south elevation. The garage addition will feature a hip roof with exposed rafter tails, 18" overhang, and a 6.5/12 pitch.

**Front Elevation:** The residence features two 4-over-1 windows and single lite wood paneled entry door with a transom on the first floor. The hip dormer features three 4-over-1 sash windows. The garage features a single lite wood paneled entry door, a metal entry door, and two sectional overhead garage doors on the first floor. The second floor features four 1-over-1 sash windows. The single lite entry door on the first floor will be relocated to the south of the existing opening; the two sectional overhead garage doors will be replaced with a new sectional overhead garage door. The second floor will feature a balcony with a wood guardrail measuring 24' wide and 11'-11" deep.

**Side Elevation:** The residence features four 1-over-1 sash windows and a ribbon of three 1-over-1 sash windows.

**(North)** The second floor features a 1-over-1 sash window, two 1-over-1 casement windows, and a single lite fixed window. The garage features two 1-over-1 sash windows. The one-story addition will feature four single lite fixed windows. The first floor of the garage will feature a single lite entry door, and three 1-over-1 sash windows. The second floor of the garage will feature three 1-over-1 sash windows.

**Side Elevation:** The residence features three 1-over-1 sash windows and a set of single lite french doors on the

**(South)** first floor. The second floor features two 1-over-1 casement windows, a 1-over-1 sash window, and a single lite casement window. The one-story addition will feature a ribbon of three 1-over-1 sash windows, a ribbon of four 1-over-1 sash windows, and an entry door. The garage will feature two 1-over-1 sash windows and a single lite entry door on the second floor.

**Rear Elevation:** The first floor of the residence features two 1-over-1 sash windows, a ribbon of three 1-over-1

**(East)** sash windows, and single lite entry door. The second floor features two 1-over-1 casement windows and a single lite casement window. The second floor of the garage features three 1-over-1 sash windows. The rear one-story addition will feature two 1-over-1 sash windows. The garage will feature a sectional overhead garage door and the second floor will feature two 1-over-1 sash windows.

ATTACHMENT A  
PUBLIC COMMENT

## November 2014 HAHC Meeting

Comments Regarding Certificate of Appropriateness  
Applications Submitted for the Houston Heights West Historic  
District

Agenda Item #36 - 1234 Allston – I **support** this application. The one-story connection between the existing two-story structure and the proposed two-story garage is sufficiently articulated, supported by the proposed clerestory windows, so that there is an evident visual distinction between the two main structures. This articulation will provide a reduction in the visual massing of the north wall and, as such, will bring the proposed structure in line with the typical massing pattern evidenced in the district.

Agenda Item #37 – 417 W 12<sup>th</sup> St. – I **object** to the granting of this CofA. The encroachment of the proposed 2-story addition over more than 50% of the existing structure should not be allowed and the addition should begin at the back wall of the existing structure. Granted, the lot size is smaller than the typical lot size found in the HHWHD but over-sizing the structure to a mass-to-site relationship is should not be allowed. This lot/house relationship has existed for a long time and the removal of a significant portion of the existing roof structure and possible wall support characteristics required by the addition of a second floor on a single floor wall structure should not be approve.

Agenda Item #38 - 1411 Ashland – I **object** to the granting of this CofA. The only significant positive part of this application is that the existing suburban style non-period house was removed previously. The proposed house maximum width, front width, and height are all greater than the typical found for contributing structures found in the HHWHD. The resulting proposed mass in not in context with typical HHWHD contributing 2-story structures. The exterior elements of new construction should be in character with the context of the HHWHD. The proposed large brackets, the tapered stone front columns, and the number of windows placed in a ribbon pattern are not supported by typical elements found on contributing structures in the HHWED. The company name of the applicant – 2Scale, is certainly not the case with this application.

J. Kent Marsh, AICP CUD  
1538 Arlington