

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** October 29, 2014

**Applicant:** Jason Ritchmond of Tuscan Homes for Lauren Friese of Antebellum Development, owner

**Property:** 417 West 12<sup>th</sup> Street, tract 19a, 20a, and 21a, block 183, Houston Heights Subdivision. The property includes a historic 1,007 square foot residence situated on a 4,100 square foot (41' x 100') interior lot.

**Significance:** Contributing Craftsman style residence, constructed circa 1920, located in the Houston Heights Historic District West.

**Proposal:** Alteration – Construct a two story 1,498 square foot addition on top of and to the rear of a one story 1,007 square foot Contributing residence.

- Addition will encroach over the rear 20' 4" of the original structure. The addition will also necessitate the removal of a non-original 10' deep by 10' wide rear addition.
- Addition will feature a ridge height of 27' 2" and an eave height of 19' 9". The existing house features a ridge height of 19' and an eave height of 10'5".
- Install new hand railings on the front porch. The porch currently features no hand railings.

See enclosed application materials and detailed project description on p. 5-18 for further details.

**Public Comment:** One opposed. See Attachment A

**Civic Association:** No comment received.

**Recommendation:** Denial – Does not satisfy criteria 1, 4, 8, and 9.

**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:

- | <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 type="checkbox"/>   | <input checked="" type="checkbox"/> | <input type="checkbox"/> |                      |                             |                            |
| (1) The proposed activity must retain and preserve the historical character of the property;<br><i>The addition of a second level on top of more than half of the existing home alters the character of the residence from a modest one story home to a larger two story structure.</i>  |                                     |                          |                      |                             |                            |
| <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 type="checkbox"/>   | <input checked="" 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;<br><i>The house's one story stature is a character defining quality of circa 1920s bungalows. Constructing a second story over more than half of the existing home undermines this distinguishing quality of both the house and the historic district.</i>   |                                     |                          |                      |                             |                            |
| <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 checked="" type="checkbox"/>  | <input type="checkbox"/>            | <input 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 type="checkbox"/>   | <input checked="" 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;<br><i>The proposed second floor addition will result in the loss of over half of the existing home's roof structure and a 10' deep rear addition. Furthermore, the placement of a second floor over the existing residence jeopardizes the essential form and integrity of the structure, as the exterior walls are often heavily altered or replaced in order to carry the added weight of the second floor.</i> |                                     |                          |                      |                             |                            |
| <input type="checkbox"/>   | <input checked="" 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;<br><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 loss of significant historical material, as well as jeopardizes the integrity of the existing exterior walls.</i>                       |                                     |                          |                      |                             |                            |
| <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);   |                                     |                          |                      |                             |                            |

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



**INVENTORY PHOTO**



**CURRENT PHOTO**



NEIGHBORING PROPERTIES



**AERIAL VIEW**



**SITE MAP**



3D RENDERING

PROPOSED



**SOUTH ELEVATION – FRONT FACING WEST 12<sup>TH</sup> STREET**

**EXISTING**



**PROPOSED**



**EAST SIDE ELEVATION**

EXISTING



PROPOSED



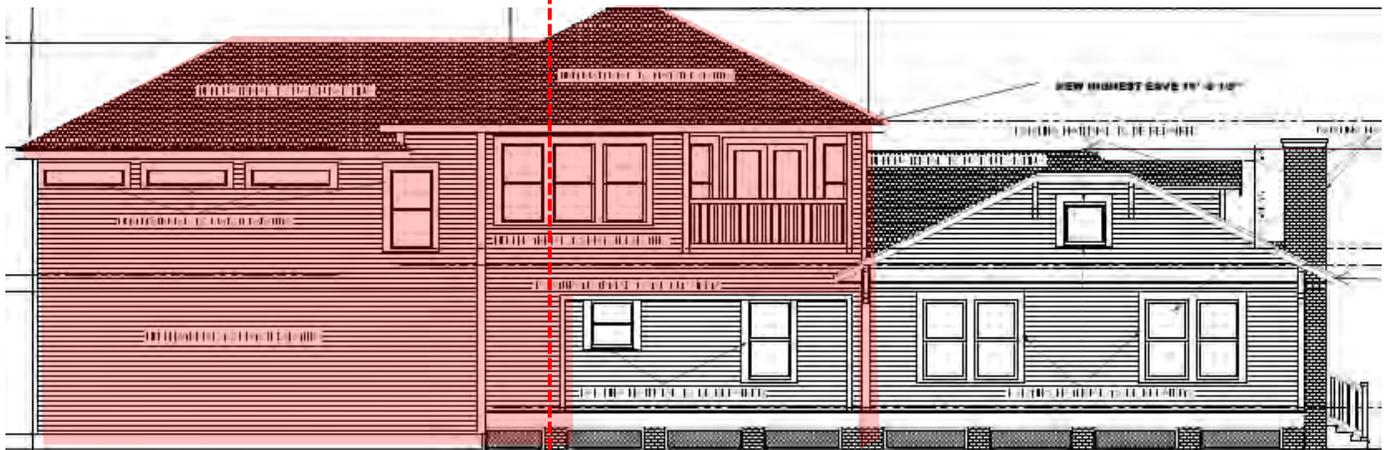
Red Dashed Line indicates the original rear wall of the existing house

**WEST SIDE ELEVATION**

EXISTING



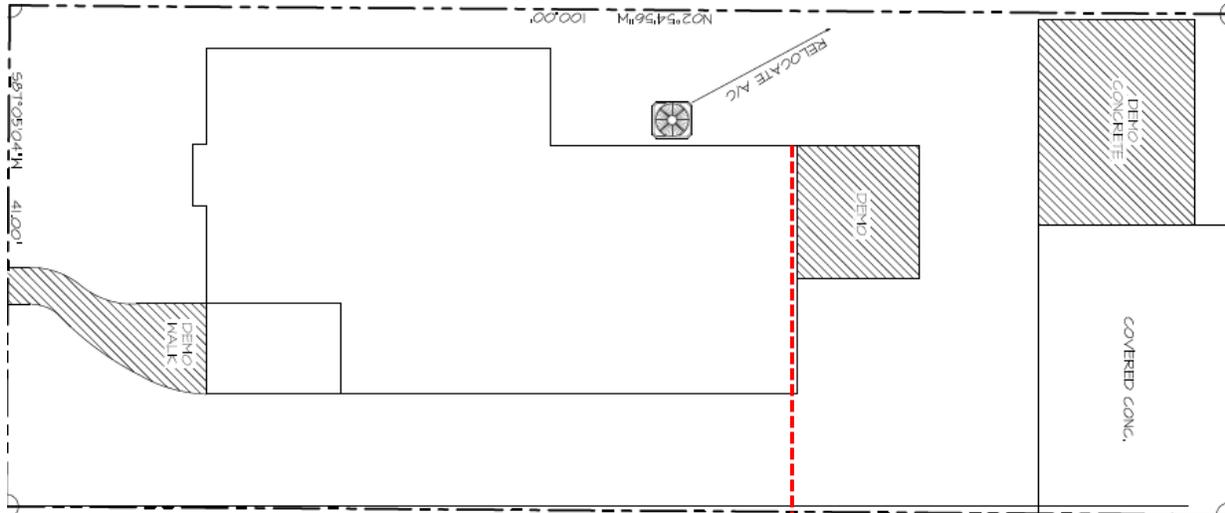
PROPOSED



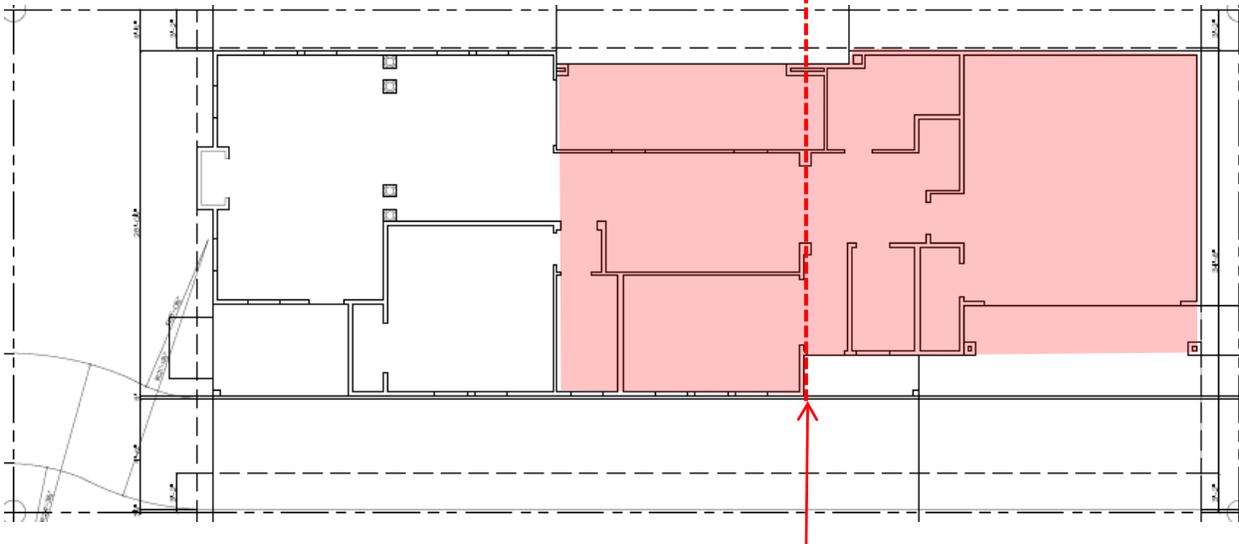
**Red Dashed Line indicates the original  
rear wall of the existing house**



**SITE PLAN  
EXISTING**



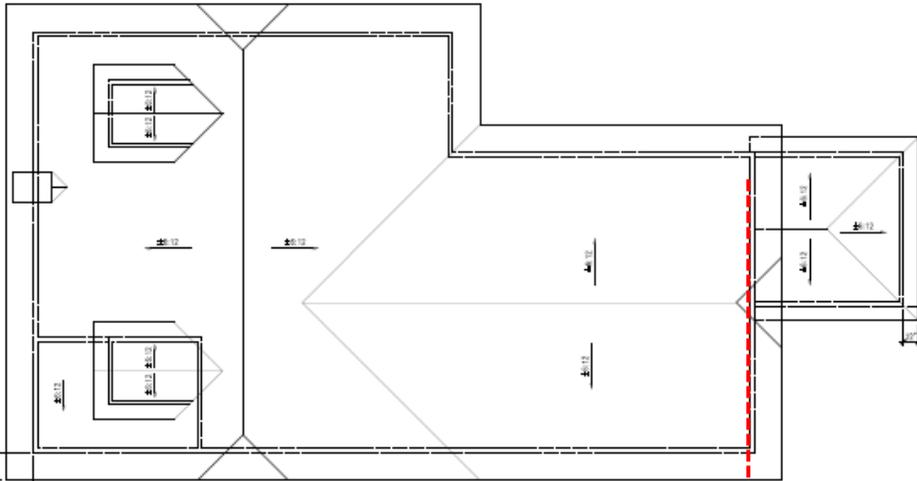
**PROPOSED**



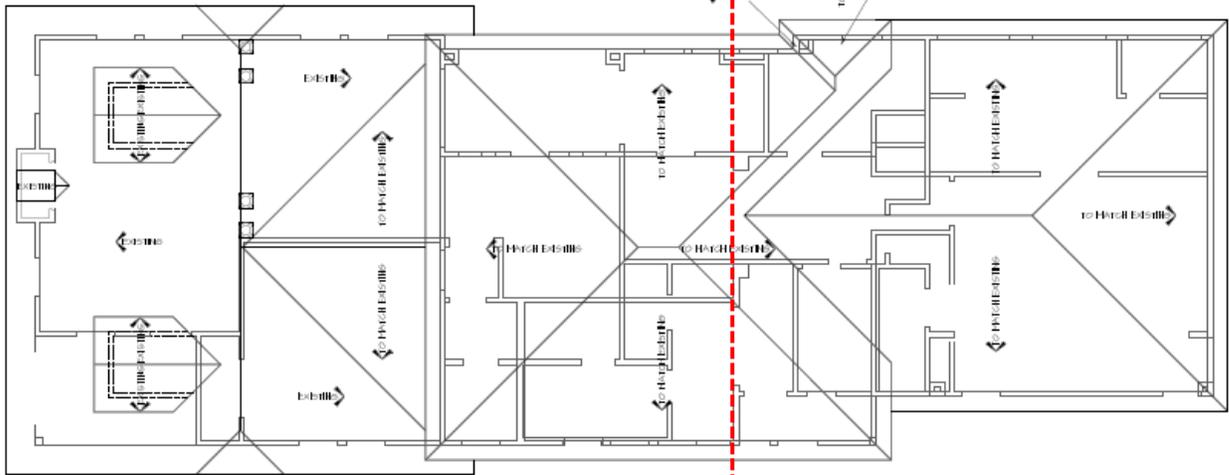
**Red Dashed Line indicates the original  
rear wall of the existing house**



**ROOF PLAN  
EXISTING**



**PROPOSED**

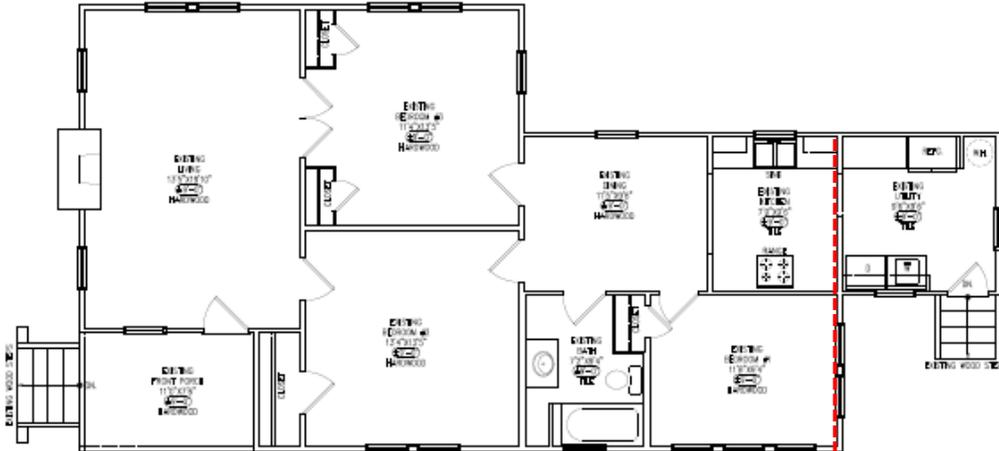


**Red Dashed Line indicates the original  
rear wall of the existing house**

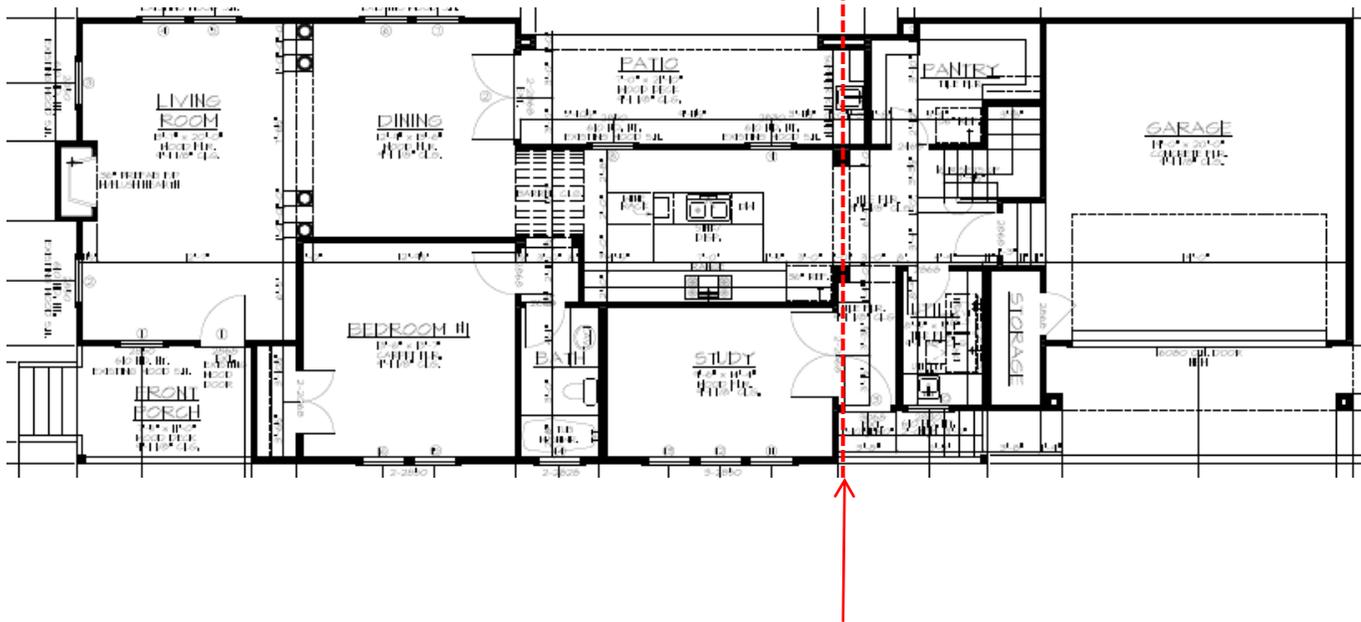


FIRST FLOOR PLAN

EXISTING



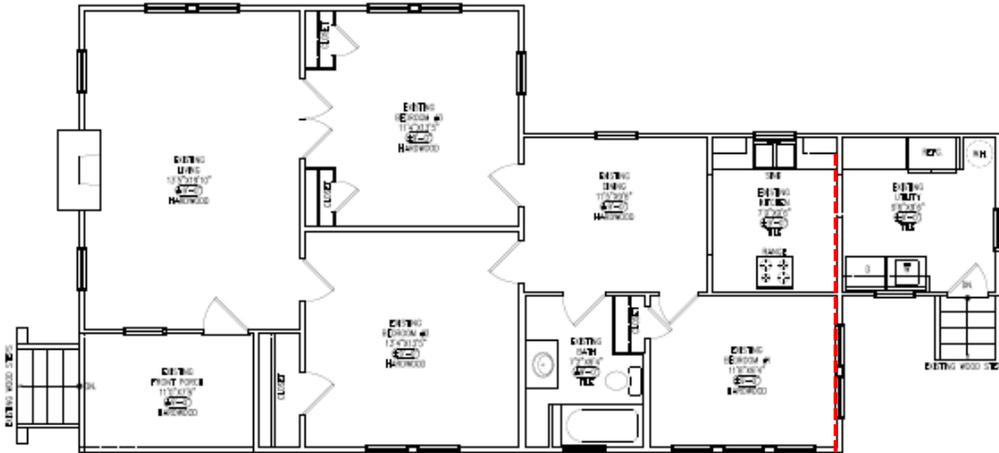
PROPOSED



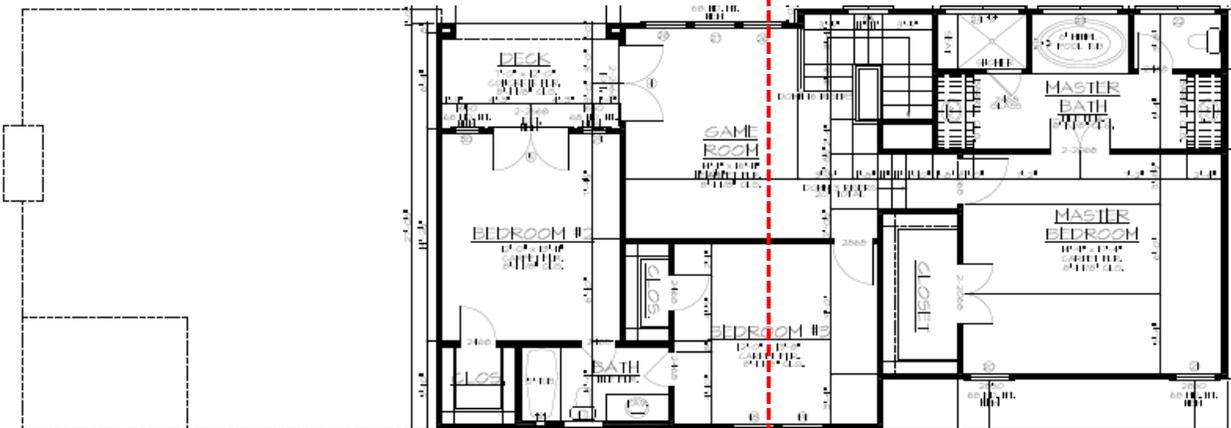
Red Dashed Line indicates the original rear wall of the existing house



**SECOND FLOOR PLAN**  
**EXISTING FIRST FLOOR**



**PROPOSED**



**Red Dashed Line indicates the original rear wall of the existing house**

WINDOW / DOOR SCHEDULE

1	EXISTING	REPLACE	CRAFTSMAN STYLE DOOR	2'8"X6'8"
2	EXISTING	DEMO		2'6"X6'8"

ii) ALL SINGLE HUNG EXISTING WINDOW SCHEDULE

Ⓐ ORIGINAL WINDOWS

1	EXISTING	REPAIR	OVER	SASH STYLE WOOD WDW.	2'8"X5'0"	Repair
2	EXISTING	REPAIR	OVER	SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR
3	EXISTING	REPAIR	OVER	SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR
4	EXISTING	REPAIR	OVER	SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR
5	EXISTING	REPAIR	OVER	SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR
6	EXISTING	REPAIR	OVER	SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR
7	EXISTING	REPAIR	OVER	SASH STYLE WOOD WDW.	2'8"X5'0"	Repair
8	EXISTING	DEMO	OVER	SASH STYLE WOOD WDW.	2'8"X5'0"	Repair
9	EXISTING	REPAIR	OVER	SASH STYLE WOOD WDW.	2'8"X5'0"	Repair Repair
10	EXISTING	REPAIR	OVER	SASH STYLE WOOD WDW.	2'8"X3'0"	Repair
11	EXISTING	REPAIR	OVER	SASH STYLE WOOD WDW.	2'8"X3'0"	Repair
12	EXISTING	DEMO	OVER	SASH STYLE WOOD WDW.	2'8"X5'0"	Repair Repair
13	EXISTING	DEMO	OVER	SASH STYLE WOOD WDW.	2'8"X5'0"	Repair Repair
14	EXISTING	REPAIR	OVER	SASH STYLE WOOD WDW.	2'8"X5'0"	Repair Repair
15	EXISTING	REPAIR	OVER	SASH STYLE WOOD WDW.	2'8"X5'0"	Repair Repair
16	EXISTING	REPAIR	OVER	SASH STYLE WOOD WDW.	2'8"X5'0"	Repair
17	EXISTING	REPAIR	OVER	SASH STYLE WOOD WDW.	2'8"X2'8"	Repair
18	EXISTING	REPAIR	OVER	SASH STYLE WOOD WDW.	2'8"X5'0"	Repair
19	EXISTING	REPAIR	OVER	SASH STYLE WOOD WDW.	2'8"X5'0"	Repair Repair

**FRONT DOOR**

**EXISTING NON-ORIGINAL FRONT DOOR**



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**PROJECT DETAILS**

**Shape/Mass:** The existing residence measures 58' deep by 28' wide, features an eave height of 10' 5" and a ridge height of 19'. The proposed addition will begin 27' from the front wall encroaching on 20' 4" of the original structure and necessitating the removal of a 10' deep rear addition. It will measure 52' 10" deep by 28' wide, will feature an eave height of 19' 9" and a ridge height of 27' 2". The addition will feature an attached garage facing the east side property line.

**Setbacks:** The existing residence is situated 14' 6" from the front property line, 9' 3" from the east, and 3' 2" from the west. The proposed addition will not exceed any of these setbacks.

**Foundation:** The existing residence is situated on a pier and beam foundation with a finished floor height of 2' 8". The addition will feature a matching foundation for the living space with a slab on grade for the attached garage.

**Windows/Doors:** The existing house features historic 1 over 1 wood windows. These will be retained. The addition will feature interior sash mounted 1 over 1 vinyl windows. The applicant proposes to replace a non-original steel door with a wood craftsman style door within the existing opening.

**Exterior Materials:** The existing structure features historic 117 wood siding which will remain. The addition will feature a combination of wood shingles and 117 wood siding.

**Roof:** The existing house features a side open gable roof on the front portion and a hipped roof on the rear portion. Both pitches are 6:12. The addition will feature a matching pitch.

**Front Elevation:** Add square wood hand railings and balustrades to the existing front porch. The rest of the front elevation of the existing structure will remain unchanged. The roof structure of the addition will be all that is visible from the front elevation.  
**(South)**

**Side Elevation:** The addition will begin approximately 27' from the front wall, encroaching over the rear 19' of the original structure. A 10' deep non-original rear addition will also be removed in order to incorporate the new addition. The portion of the addition encroaching over the house will be clad in wood shingles and will feature three windows. The side facing attached two story garage will be inset 7' from the rest of the house. This portion of the addition will feature new wood 117 siding and two windows.  
**(East)**

**Side Elevation:** The addition will begin approximately 27' from the front wall, encroaching over the rear 19' of the original structure. A 10' deep non-original rear addition will also be removed in order to incorporate the new addition. The portion of the existing home behind the side gable is inset 7' from the front portion of the house. The addition will preserve this condition on the first floor but will build second story living space above the inset area. The result will be a covered side porch facing the west side property line. The second story of the addition will feature a side facing upstairs balcony directly above the first floor porch.  
**(West)**

**Rear Elevation:** The rear of the house will not be visible from the public right of way.  
**(North)**

**ATTACHMENT A**  
**PUBLIC COMMENT**  
**KENT MARSH**

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.

J. Kent Marsh, AICP CUD  
1538 Arlington