

CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Luke Fry, Sun Collective Design Group for Will Rallis, Olympic REI – owner

Property: 536 Harvard Street, lot 21, block 289, Houston Heights Subdivision. The property includes a historic 2,808 square foot four-plex apartment building and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing brick apartment residence, constructed circa 1935, located in the Houston Heights Historic District South.

Proposal: Alteration – Construct a 576 square foot rear addition to the rear of a contributing four-plex as part of converting the property to a single family home. Revise the front façade to replace three existing doors with two windows and a single glass panel door. Replace existing round porch columns with new square columns.

- Addition will necessitate the removal of an existing rear addition not visible from the right of way.
- Two of the existing three apartment entrances will be replaced with 7' by 3' 9 lite fixed windows. These windows will match the size of the existing door openings. The existing 12 lite front door will be replaced by a new single glass panel front door. The existing door is in good condition.
- Replace 2 existing round front porch columns with new square columns. The existing columns are in good condition.

See enclosed application materials and detailed project description on p. 5-20 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Conditional Approval: Approved on the condition that the applicant retains the center front door and both porch columns.**

HAHC Action: **Approved with Conditions: Retain the center front door and both porch columns.**

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: August 28, 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:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) The proposed activity must retain and preserve the historical character of the property;
The replacement of historic round columns with square columns, and the replacement of a historic wood grid divided lite front door with a new glass panel door, undermines the historic character of the property. Both the existing columns and door are character defining historic fabric and are in good condition.
- (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- (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;
- (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
The existing round columns and front door are in good condition and are components of the existing apartment building's character. Replacing them discards these distinguishing qualities.
- (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;
The proposal to replace the existing center front door and columns fails to maintain these distinctive exterior features.
- (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;
- (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;
- (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;
- (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;
The proposal to replace the center front door and porch columns represent a loss of significant historical material. These materials are in good condition. In addition, the use of a proposed glass panel door and square columns in place of the original divided lite door and round columns, is not compatible with the character of the existing apartment building.
- (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.



Building Classification

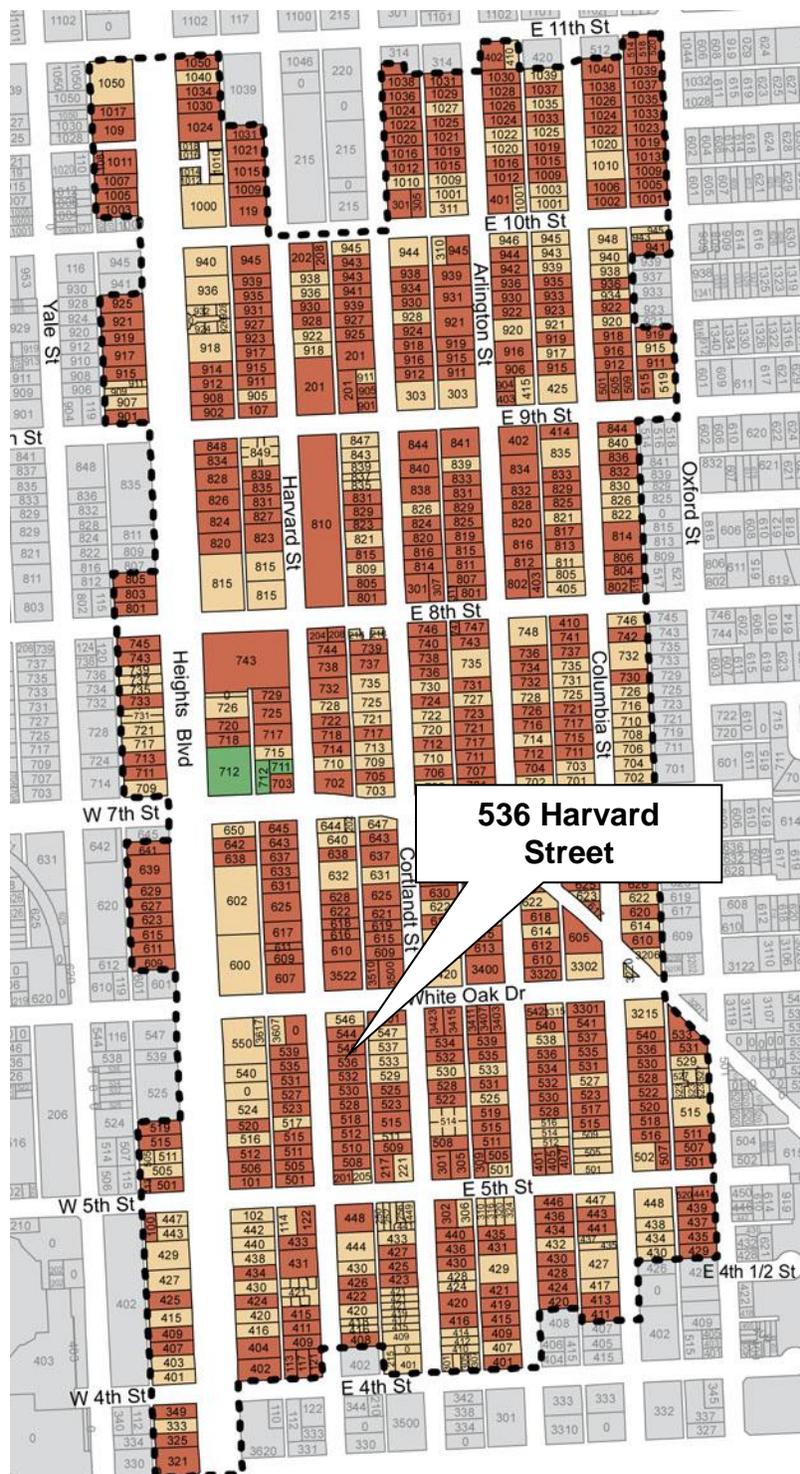
 Contributing

 Non-Contributing

 Park

PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



INVENTORY PHOTO



3D RENDERING – FRONT FACING HARVARD STREET

PROPOSED



WEST ELEVATION – FRONT FACING HARVARD STREET

EXISTING



PROPOSED



Replace existing round porch columns with square columns

Replace three existing front doors with a new center front door and two fixed windows

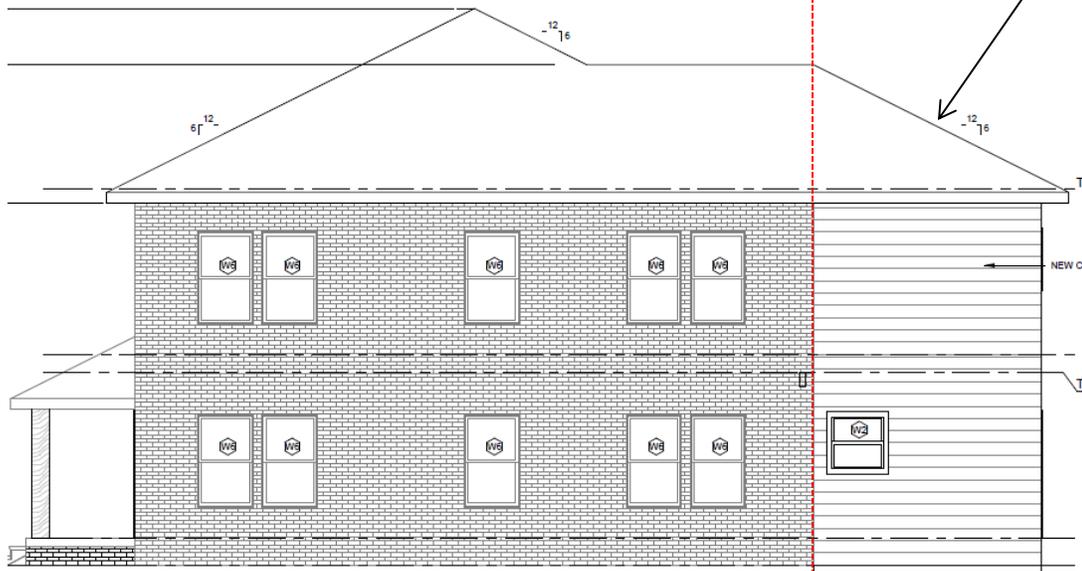
SOUTH SIDE ELEVATION

EXISTING



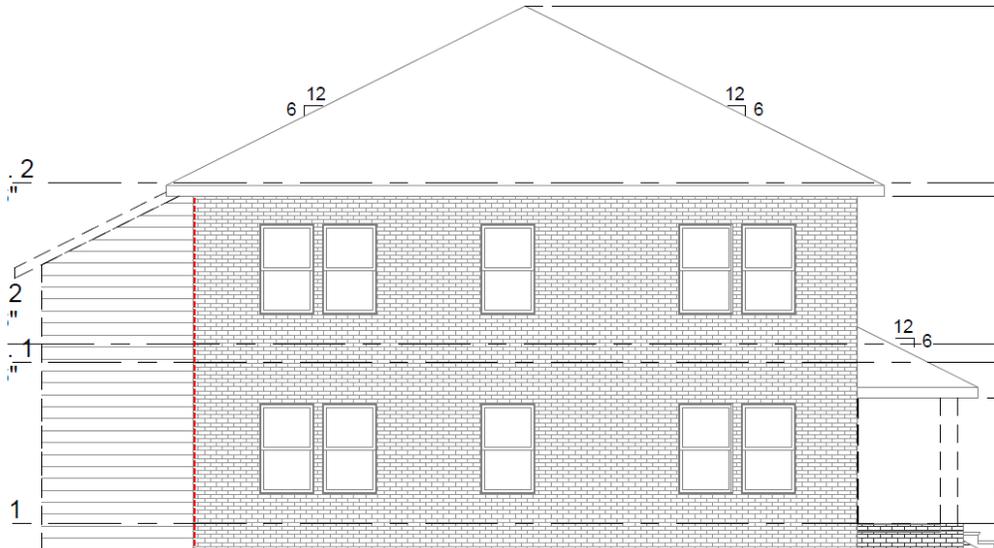
PROPOSED

Proposed Rear Addition

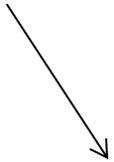


NORTH SIDE ELEVATION

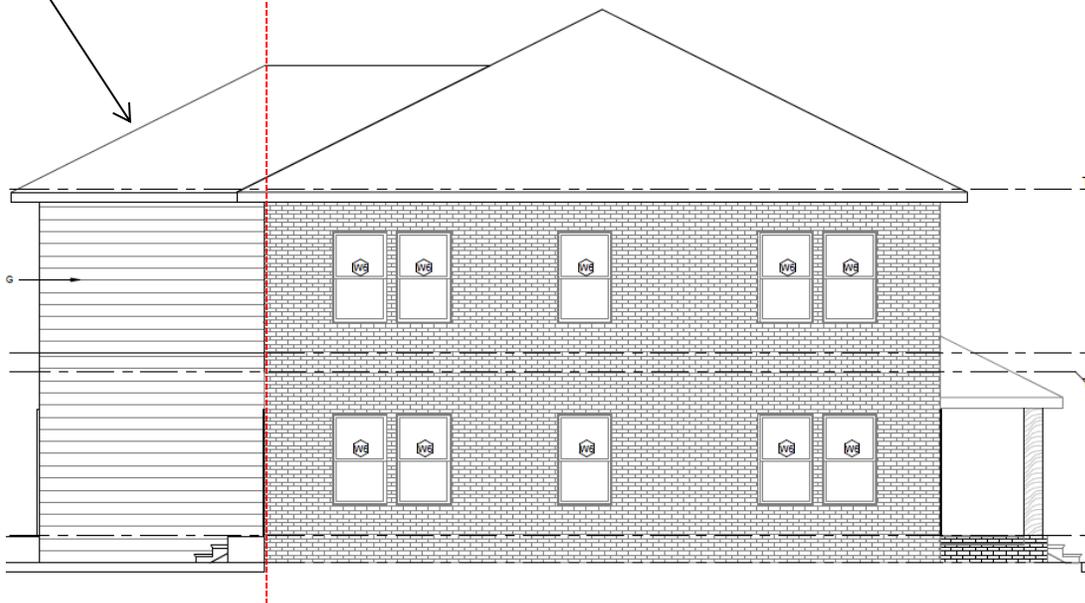
EXISTING



Proposed Rear Addition



PROPOSED



EAST (REAR) ELEVATION

EXISTING

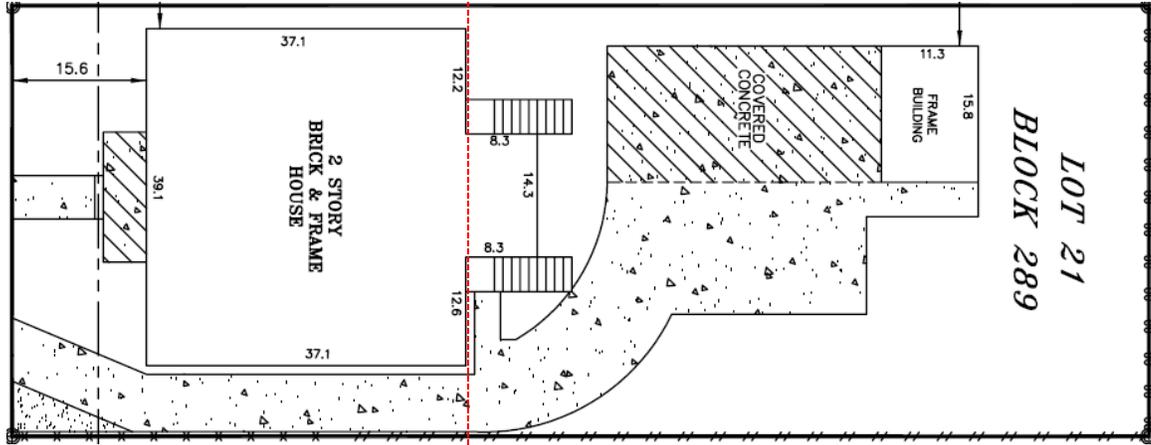


PROPOSED

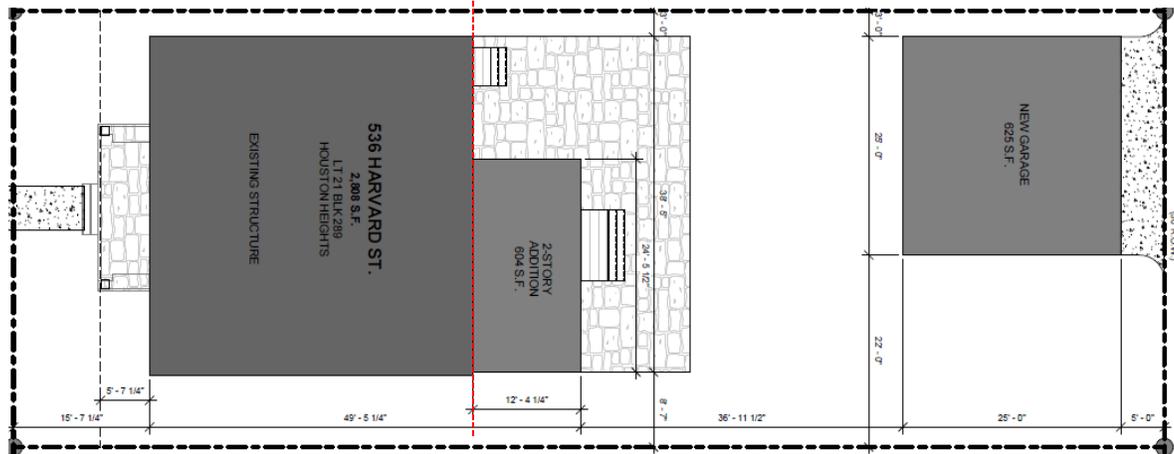




SITE PLAN
EXISTING

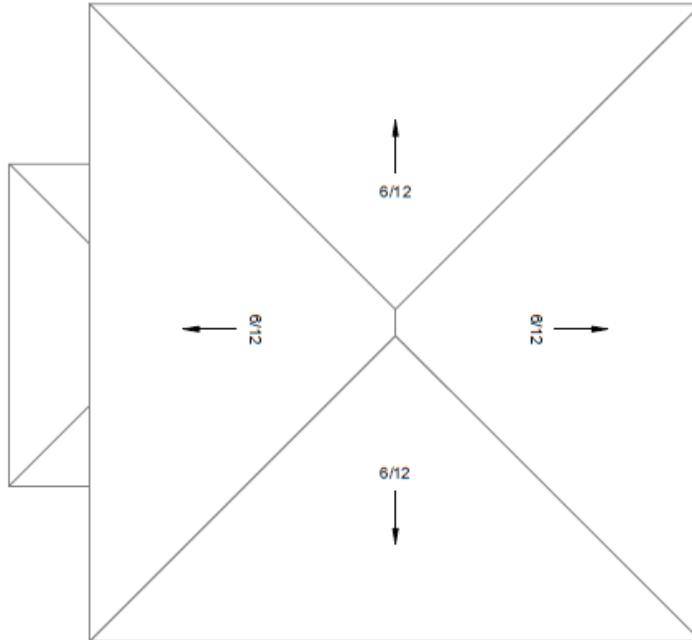


PROPOSED

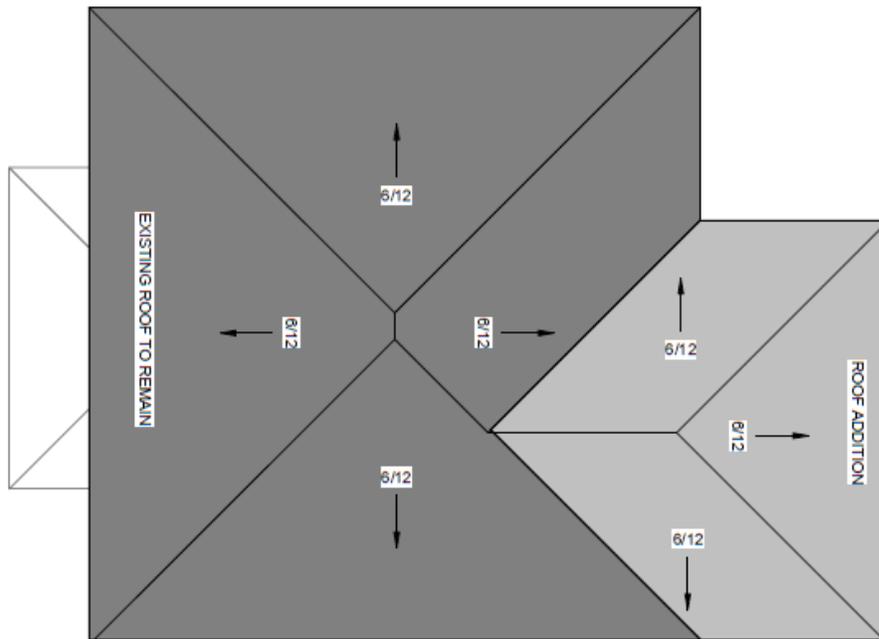




**ROOF PLAN
EXISTING**



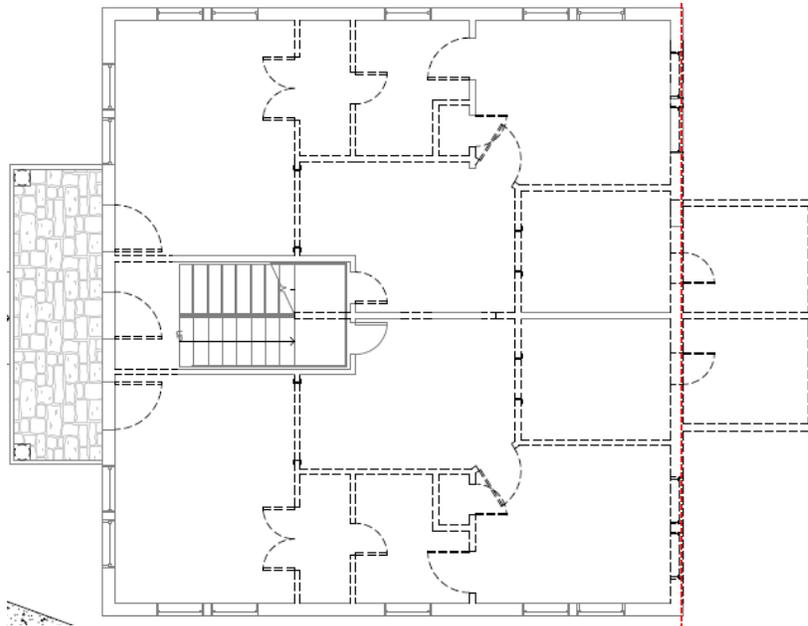
PROPOSED



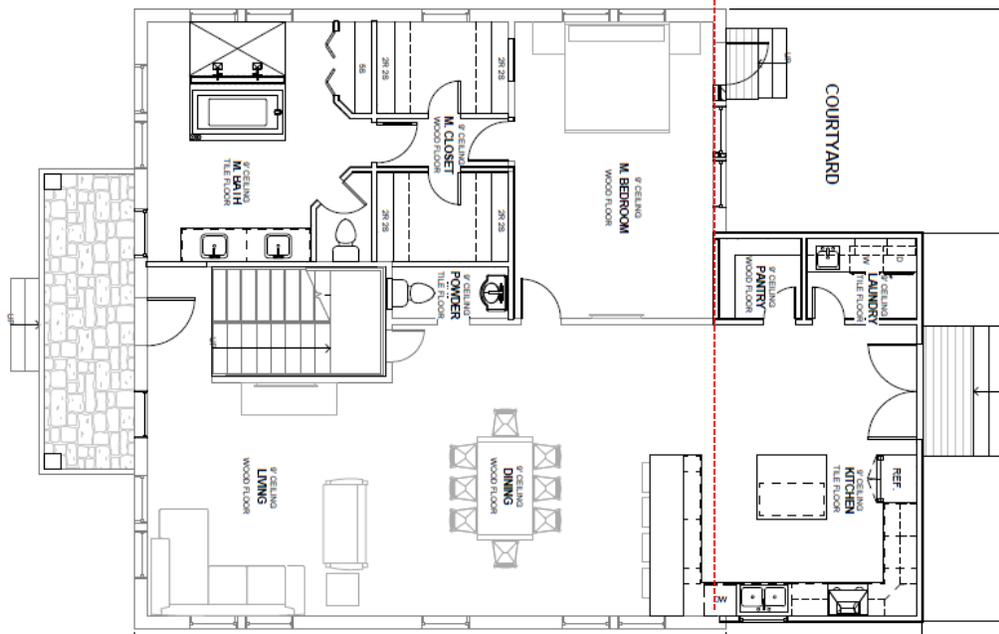


FIRST FLOOR PLAN

EXISTING



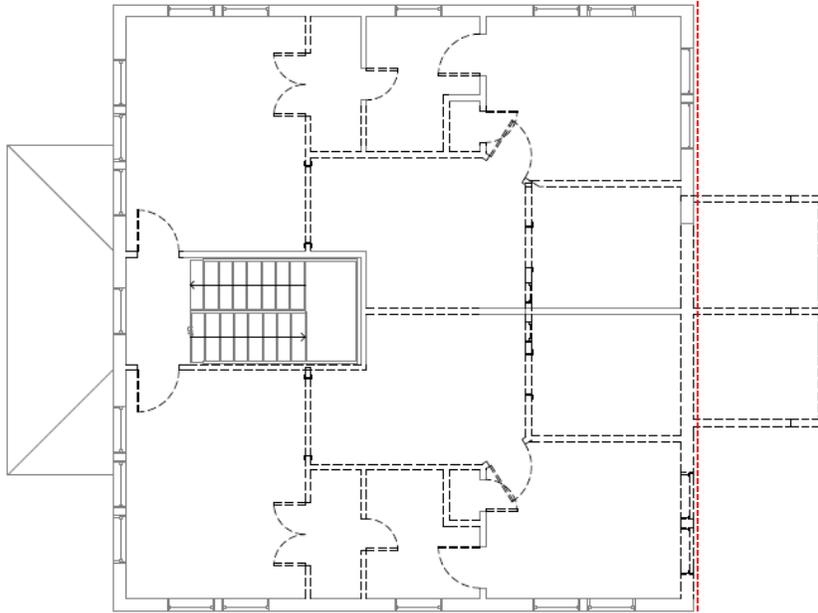
PROPOSED



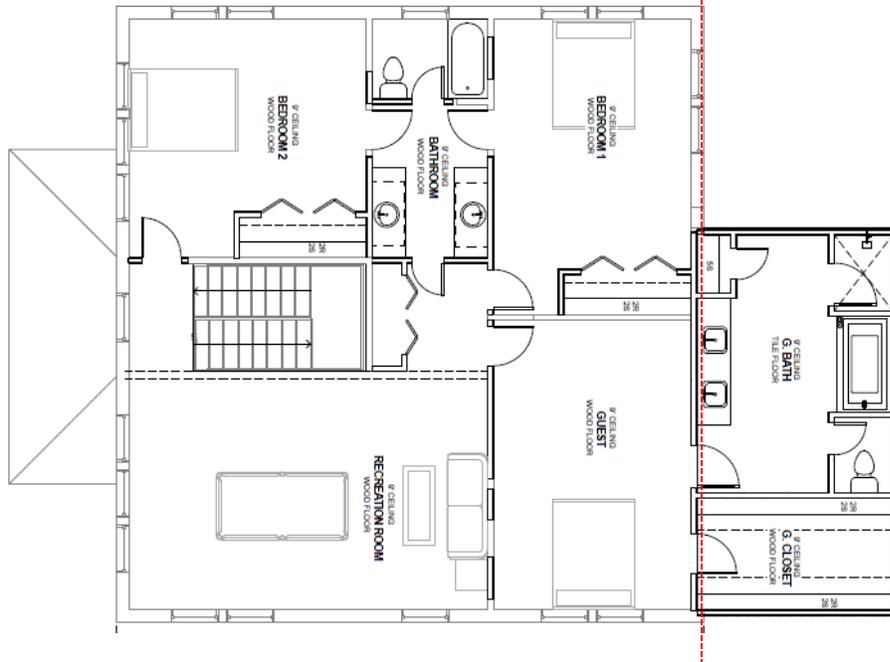


SECOND FLOOR PLAN

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

Model Column Symbols Correspond to Symbols on Elevation Drawings

Existing Windows to Remain....Schedule						
Model	Height	Width	Family	Head Height	Count	Comments
W6	5' - 0"	3' - 0"	Double Hung, Wood	6' - 8"	33	Existing to remain

New Window Schedule						
Model	Height	Width	Family	Head Height	Count	Comments
W1	6' - 8"	3' - 0"	Fixed, Wood	6' - 8"	2	
W2	3' - 0"	3' - 0"	Double Hung	6' - 8"	2	
W3	2' - 6"	5' - 0"	Fixed, Vinyl	6' - 8"	1	
W4	3' - 0"	3' - 0"	Fixed, Vinyl	6' - 8"	1	
W5	5' - 0"	3' - 0"	Double Hung	6' - 8"	2	

New Door Schedule						
Model	Height	Width	Family	Head Height	Count	Comments
	6' - 8"	2' - 0"	Single-Panel	6' - 8"	10	Interior
	6' - 8"	2' - 6"		6' - 8"	9	Interior
	6' - 8"	2' - 8"	Single-Glass1	6' - 8"	2	Interior
	6' - 8"	4' - 0"	Bifold-4 Panel	6' - 8"	1	Interior
	6' - 8"	5' - 0"	Bifold-4 Panel	6' - 8"	1	Interior
	6' - 8"	6' - 0"	Bifold-4 Panel	6' - 8"	2	Interior
D1	6' - 8"	3' - 0"	Single-Glass Panel	6' - 8"	1	Exterior
D2	6' - 8"	2' - 8"	Single-Panel	6' - 8"	1	Exterior
D3	6' - 8"	6' - 0"	Double-Glass	6' - 8"	1	Exterior
D4	6' - 8"	3' - 0"	Single-Panel	5' - 2"	1	Exterior
D5	6' - 6"	14' - 0"	Overhead-Sectional	6' - 6"	1	Exterior

STAFF PHOTOS OF PORCH AND FAÇADE ELEMENTS

EXISTING FRONT PORCH AND DOORS



EXISTING PORCH COLUMNS



EXISTING FRONT DOORS

Front Door to Unit #1



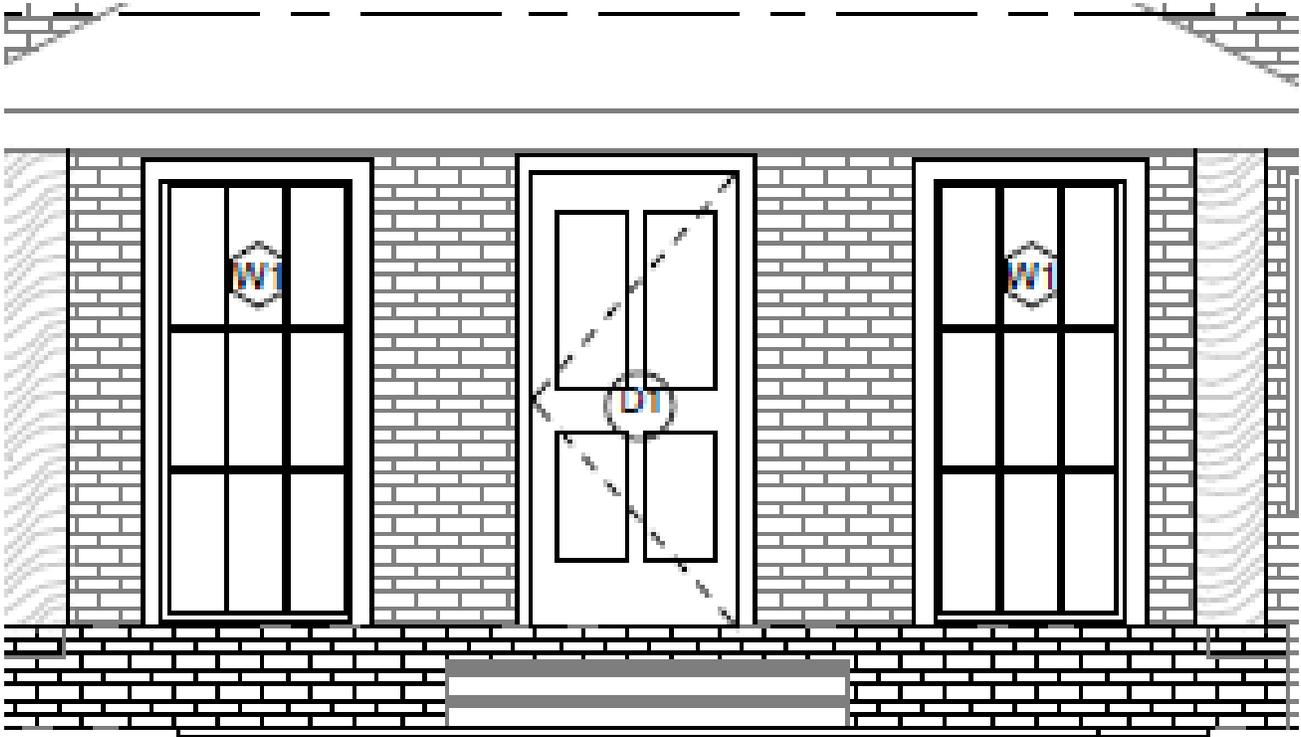
Center Front Door



Front Door to Unit #2



PROPOSED CENTER FRONT DOOR AND FLANKING WINDOWS



CENTER FRONT DOOR HARDWARE



Front

LOCATION OF PROPOSED ADDITON

Rear



PROJECT DETAILS

Shape/Mass: The existing apartment building measures 39' wide by 45' deep and features an eave height of 19' and a ridge height of 30'. The existing porch eave height is 8' 6". The existing house features a two-story 14' wide by 8' deep rear addition, at the center of the rear elevation, not visible from the right of way. The applicant proposes to remove the existing rear addition and construct a new two story rear addition at the south side of the rear elevation. The new addition will measure 24' wide by 12' deep and will feature a ridge height of 27'. The addition's eave height will match that of the existing house. The porch eave height will not be changed.

Setbacks: The existing house features a front setback 10' from the street, measuring from the front of the front porch to the front property line. The house is set back 3' from the north property line and 9' from the south. None of these setbacks will be changed as a result of this alteration.

Foundation: The existing home features a pier and beam foundation, with brick skirting, with a 1' 6" finished floor height. The foundation will not be altered as a result of this alteration.

Windows/Doors: The existing structure features wood double hung windows throughout. These windows will remain in their existing location, with the exception of the windows on the rear elevation needed to be removed to incorporate the rear addition.

The existing structure features 3 front doors, a wood 9 lite door flanked by a pair of solid wood doors. The applicant proposes to remove all three of these doors and replace the center door with a solid single glass lite door flanked by a pair of wood stationary 9 lite windows. The new windows and doors will not result in any changes to the existing door openings.

Exterior Materials: The existing house is sided in brick. The addition will be clad in horizontal lap cementitious siding. The existing front porch features two wood round columns. The applicant proposes to replace these with two square columns of matching height and width. None of the existing structure's structural wall material will be removed or altered except for the rear elevation where the addition is proposed.

Roof: The existing house features a 6 over 12 pitched hipped roof. The addition will feature a hipped roof with a matching pitch.

Front Elevation: Replace the existing round porch columns with square columns. Replace the three existing front doors. The center door will be replaced with a single lite glass panel door and the two side doors will be replaced with two wood framed 9 lite stationary windows. Remove 5 unoriginal aluminum awnings from the façade.

Side Elevation: The side elevation of the existing apartment building will remain unchanged. The rear addition will start at the existing rear wall and will extend 12' towards the rear property line. The addition will feature 1 south facing window on the first floor.

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Rear Elevation: The rear elevation will not be visible from the right of way.