

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Genevieve Fox of Spencer Howard Design for Sam and Connie Steele, owner

Property: 400 Cordell Street, Lot 5 and 6, Tract 1, Block 26, Brooke Smith Subdivision. The property includes a historic one-story wood frame 1,209 square foot single-family residence and a detached garage situated on a 5,000 square foot (50' x 100') corner lot.,

Significance: Whitaker-Graliano-Brown House is a City of Houston Protected Landmark designated in September of 2013. The Bungalow-style one-story historic residence was constructed circa 1918.

Proposal: Alteration – *Revision* The applicant was granted a Certificate of Appropriateness in May of 2014 to construct a two story addition to the rear of a one story Protected Landmark. The applicant now proposes the following revisions:

- The applicant originally proposed to restore a rear covered porch on the south side (facing Melwood Street) elevation. This would delineate the addition from the historic structure. The applicant now proposes to keep this area enclosed but inset the wall by 1' to delineate the addition from the existing structure.

See enclosed application materials and detailed project description on p. 5-11 for further details.

Public Comment: No public comment received.

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:

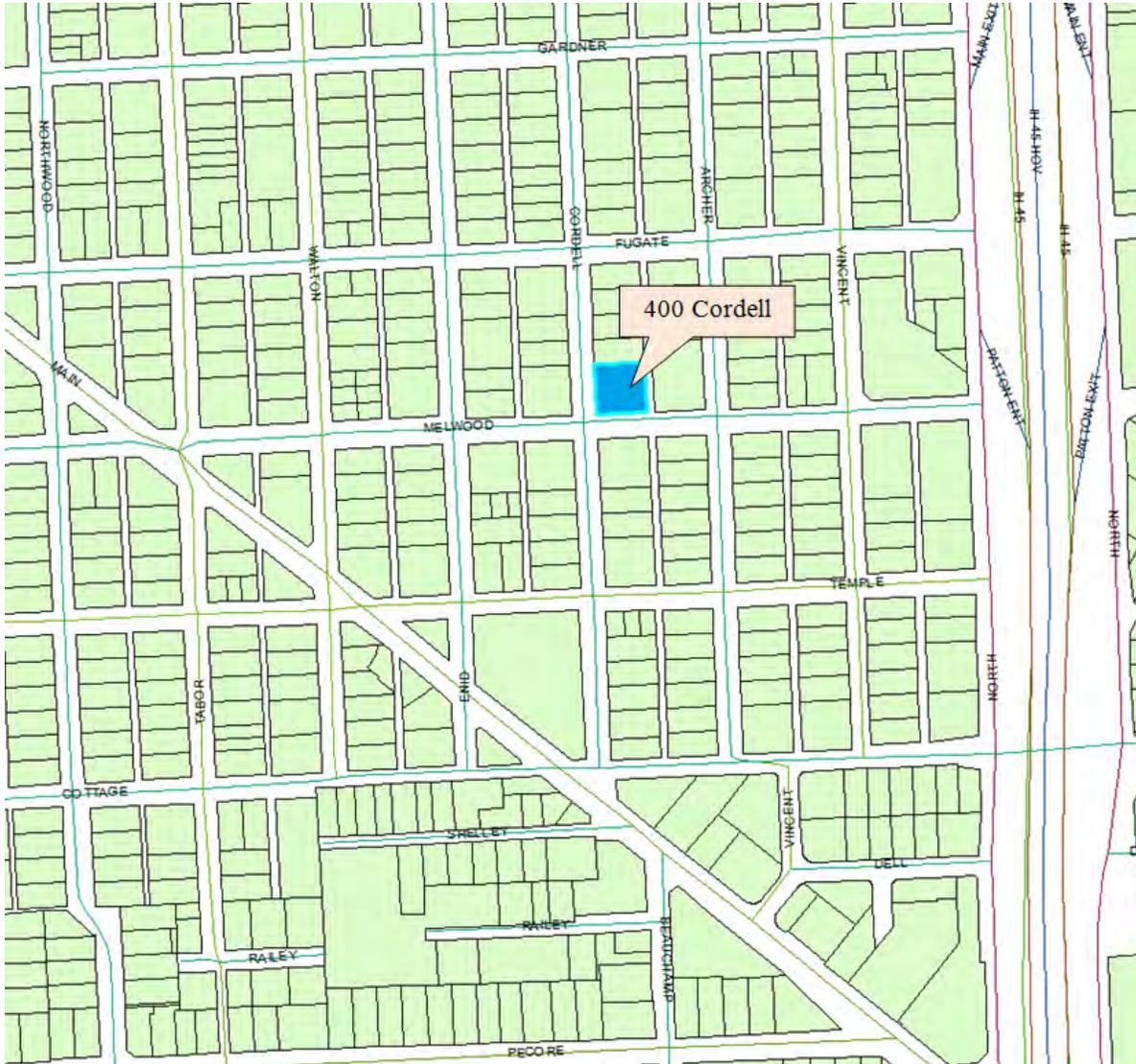
S D NA**S - satisfies D - does not satisfy NA - not applicable**

- | S | D | NA | |
|-------------------------------------|--------------------------|-------------------------------------|---|
| <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 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 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 checked="" type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |



PROPERTY LOCATION

Whitaker-Graliano-Brown House



CURRENT PHOTO

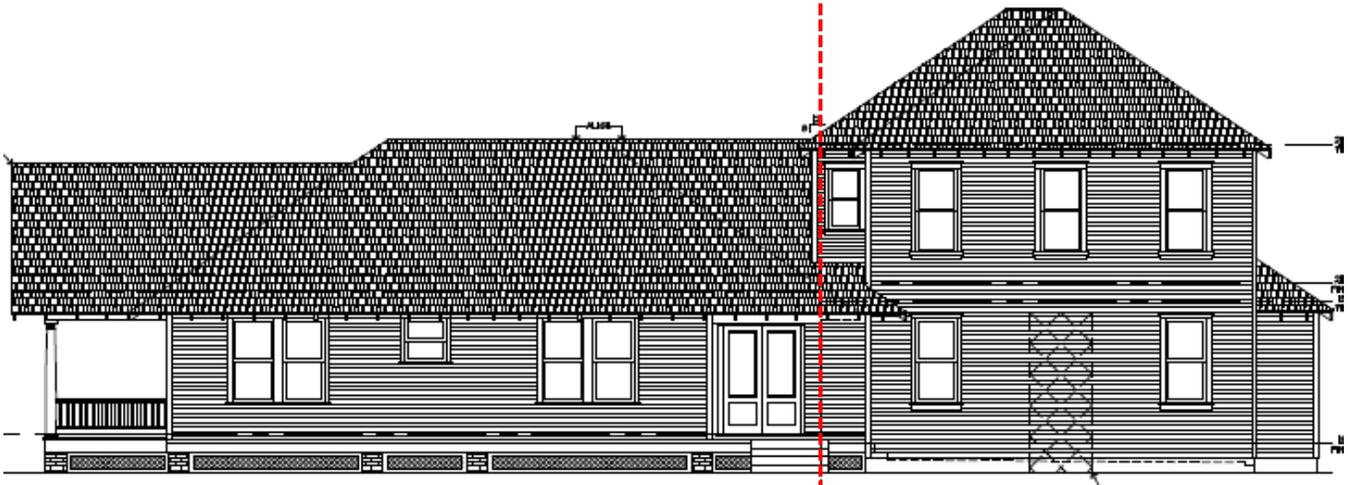


SOUTH SIDE ELEVATION

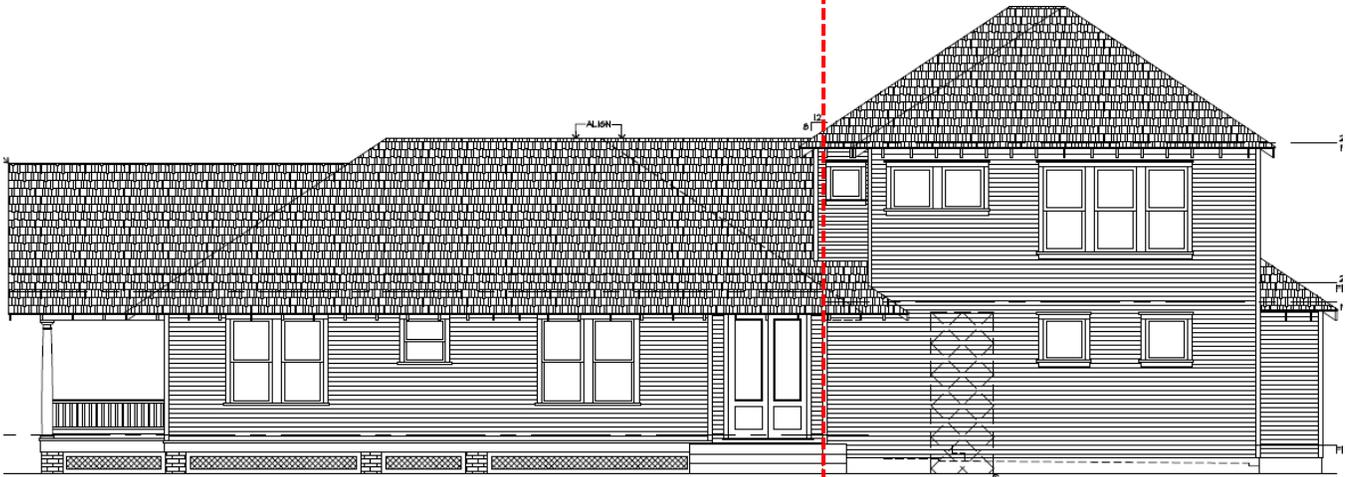
EXISTING



APPROVED – 5/22/14



PROPOSED

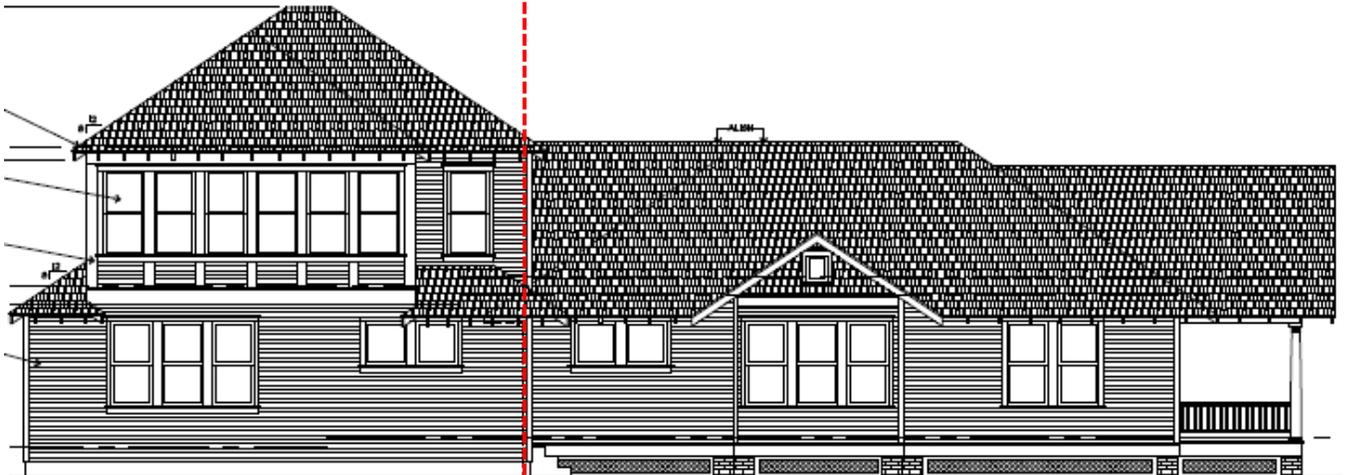


NORTH SIDE ELEVATION

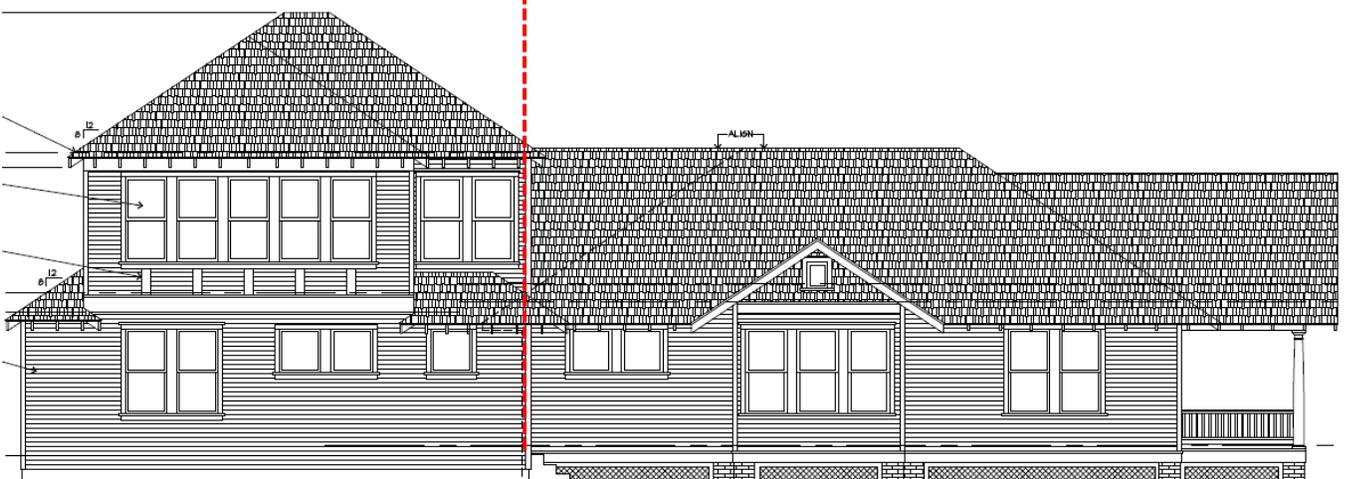
EXISTING



APPROVED - 5/22/14

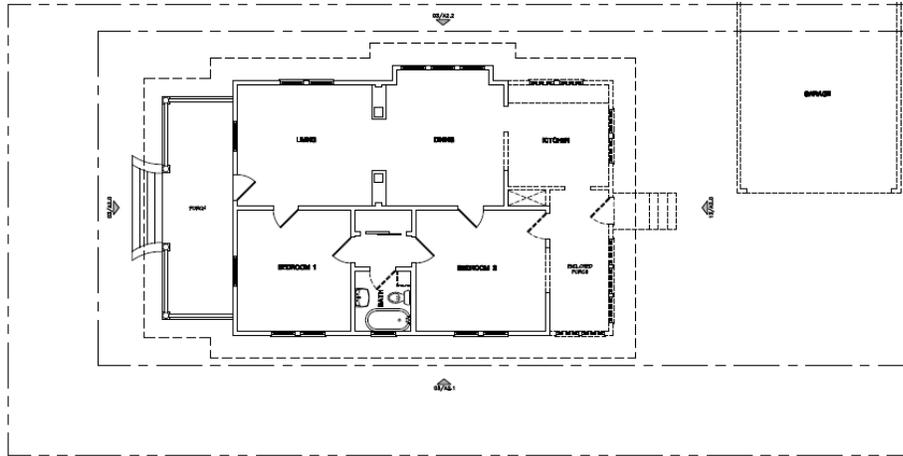


PROPOSED

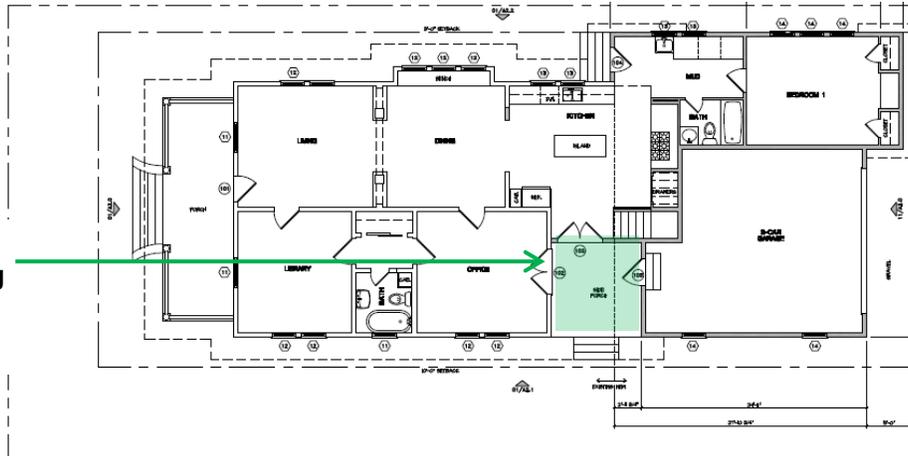




**FIRST FLOOR PLAN
EXISTING**

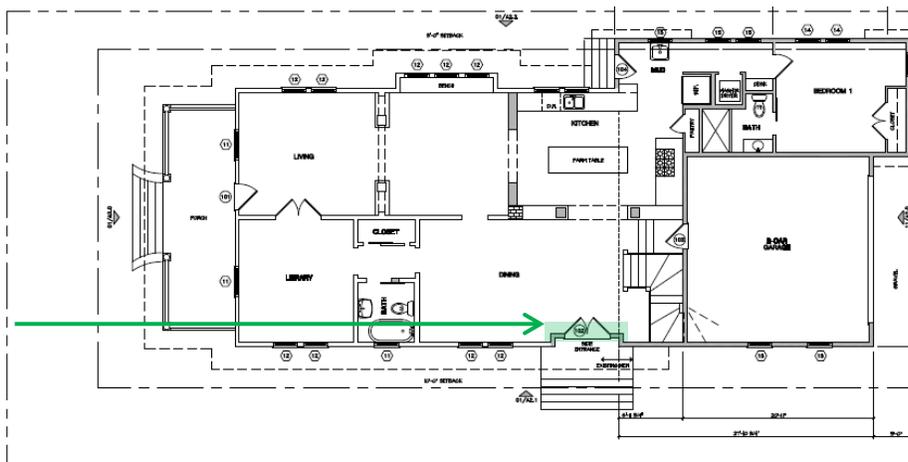


APPROVED – 5/22/14



Approved: open porch separating addition from existing home

PROPOSED

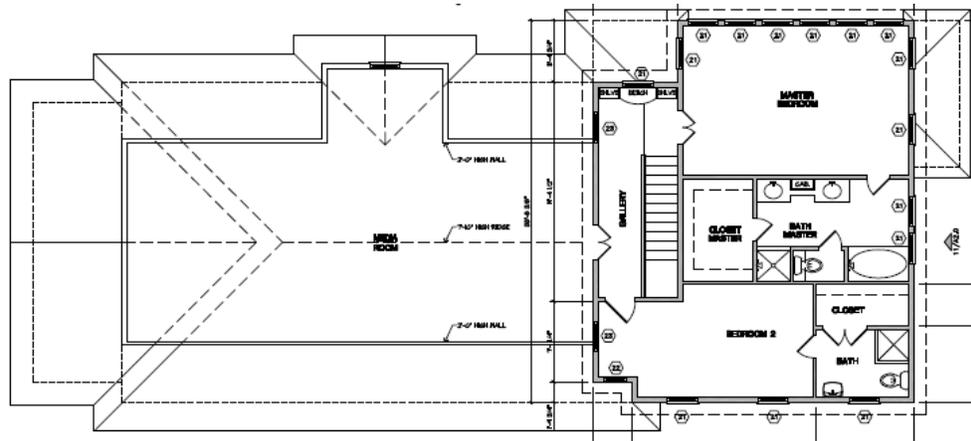


Proposed: dining room expanded to encompass the previously proposed porch area.

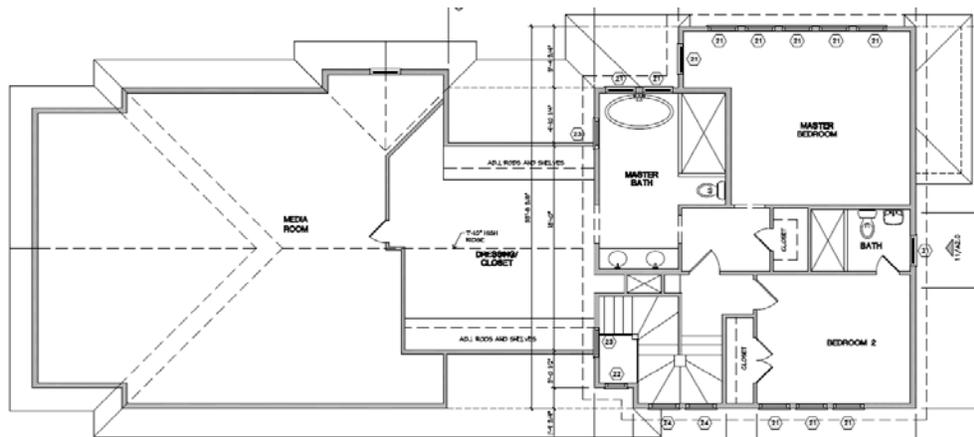


SECOND FLOOR PLAN

APPROVED – 5/22/14



PROPOSED



WINDOW / DOOR SCHEDULE

FIRST FLOOR

WINDOW SCHEDULE							
MARK	LOCATION	TYPE	MANUFACTURER	WIDTH	HEIGHT	EGRESS	NOTES
11	VARIOUS	DOUBLE-HUNG	EXISTING	3'-4"	5'-5"	YES	EXISTING, TO REMAIN
12	VARIOUS	DOUBLE-HUNG	EXISTING	2'-8"	5'-5"	YES	EXISTING, TO REMAIN, # MATCHED
13	KITCHEN	ANNING	EXISTING	2'-8"	2'-8"	NO	EXISTING, TO BE SALVAGED, REUSED
14	VARIOUS	DOUBLE-HUNG	CUSTOM	2'-8"	5'-5"	YES	NEW, MATCH WINDOW 12
15	VARIOUS	FIXED	CUSTOM	2'-8"	2'-8"	NO	RECLAIMED, OR APPROVED EQUAL
VERIFY EXISTING DIMENSIONS IN FIELD. CONFIRM FINAL SELECTIONS WITH SPENCER HOWARD & OWNER.							

DOOR SCHEDULE							
MARK	LOCATION	TYPE	MANUFACTURER	WIDTH	HEIGHT	EGRESS	NOTES
101	LIVING	WOOD / GLASS	EXISTING	2'-10"	7'-0"		EXISTING, TO REMAIN, REPAIR, AS REQ'D.
102	SIDE ENTRY	WOOD / GLASS	CUSTOM	3'-0"	8'-0"		OR APPROVED EQUAL
103	GARAGE	STEEL / PANEL	T.B.D.	2'-8"	7'-0"		OR APPROVED EQUAL
104	MUD	WOOD / GLASS	CUSTOM	2'-8"	8'-0"		OR APPROVED EQUAL
VERIFY EXISTING DIMENSIONS IN FIELD. CONFIRM FINAL SELECTIONS WITH SPENCER HOWARD & OWNER.							

SECOND FLOOR

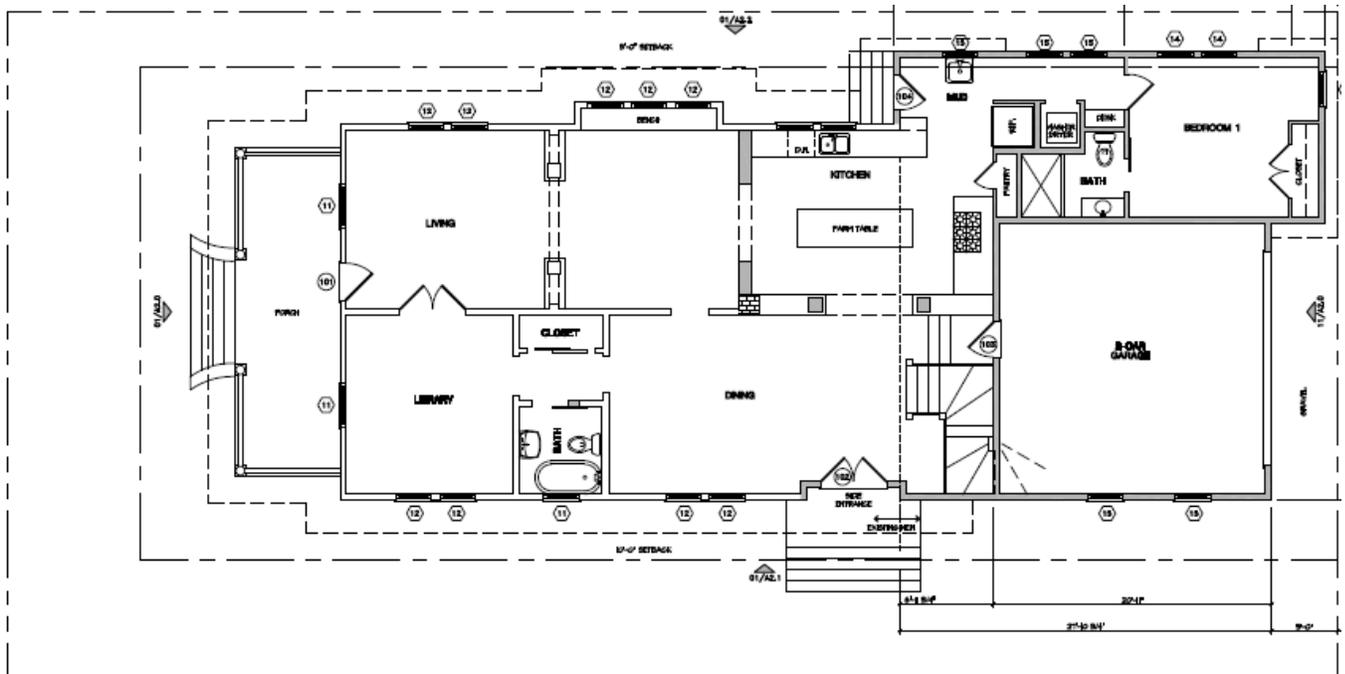
WINDOW SCHEDULE							
MARK	LOCATION	TYPE	MANUFACTURER	WIDTH	HEIGHT	EGRESS	NOTES
21	VARIOUS	DOUBLE-HUNG	CUSTOM	2'-8"	5'-5"	YES	NEW, MATCH WINDOW 12
22	BEDROOM 2	DOUBLE-HUNG	CUSTOM	2'-0"	4'-0"	NO	NEW, OR APPROVED EQUAL
23	BED 2 / STAIR	ANNING	CUSTOM	2'-8"	1'-6"	NO	NEW, OR APPROVED EQUAL
24	STAIR	ANNING	CUSTOM	2'-8"	2'-8"	NO	NEW, OR APPROVED EQUAL
VERIFY EXISTING DIMENSIONS IN FIELD. CONFIRM FINAL SELECTIONS WITH SPENCER HOWARD & OWNER.							

DOOR SCHEDULE							
MARK	LOCATION	TYPE	MANUFACTURER	WIDTH	HEIGHT	EGRESS	NOTES
201	BEDROOM 2	WOOD / GLASS	CUSTOM	4'-0"	7'-0"		OR APPROVED EQUAL
VERIFY EXISTING DIMENSIONS IN FIELD. CONFIRM FINAL SELECTIONS WITH SPENCER HOWARD & OWNER.							

SANBORN MAP 1924



PROPOSED FLOOR PLAN



PROJECT DETAILS

Shape/Mass: Approved 5/22/14: *Existing 1,209 square foot house measures 50' deep by 30' wide and features a ridge height of 21' 5" and an eave height of 10'. The addition will begin at the rear of the existing house. The proposed 1,872 square foot addition will measure 32' deep by 34' wide and will feature a ridge height of 30' and an eave height of 20'.*

Proposed Revision: The applicant now proposes to keep the south facing porch enclosed. The new porch enclosure will be inset 1' from the existing wall to delineate the break between the historic home and the new addition/

Setbacks: The existing house features a front (east) setback of 17', a south side setback of 13' and a north side setback of 3'. The proposed addition will be built to within 13' of the south side property line and will not encroach on the existing front and north side setbacks. A 14' wide portion of the addition will be built to within 1' of the rear alley facing setback.

Foundation: The existing house features a brick pier and beam foundation with wood lattice and a 2' 6" finished floor height. The addition will feature a matching foundation. The existing foundation will not be raised as a part of this alteration.

Windows/Doors: The house's existing wood windows will remain. The addition will feature wood windows of varying size. Please see window schedule and proposed floor plans for details.

Exterior Materials: The existing house features horizontal lap wood siding with a 4" exposure that will be retained. The addition will feature horizontal lap cementitious siding with a 4" exposure.

Roof: The existing home features an 8-over-12 pitch hipped roof with a front facing gable. The addition will feature a hipped roof with a matching pitch.

Front Elevation: The addition will be 4' wider than the existing home on the north. The addition will feature 3 windows on the front elevation.
(West Facing Cordell Street)

Side Elevation: The addition will begin at approximately the rear of the existing house. The addition's alley loading attached garage will feature two 1-over-1 windows. The second floor will start above the proposed side porch. The second floor will feature three 1-over-1 windows.
(South Facing Melwood)

Side Elevation: The first floor will feature a side door and three 1-over-1 windows. The second will feature a 1-over-1 window next to a row of six 1-over-1 windows.
(North)

Rear Elevation: The first floor will feature a steel carriage garage door. The second floor will feature four 1-over-1 windows.
(East)