

CERTIFICATE OF APPROPRIATENESS

Application Date: November 25, 2014

Applicant: Laura Michaelides, Four Square Design for Elizabeth D. Darby, owner

Property: 408 Highland Street, Tracts 2 & 3A, Block 15, Woodland Heights Subdivision. The property includes a historic 1,279 square foot, one-story wood frame single family residence and detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Craftsman residence, constructed circa 1915, located in the Woodland Heights Historic District.

Proposal: Alteration – Construct a rear enclosed porch, relocate an existing sash window, and install new sash windows

- Install new 6-over-1 and 9-over-1 wood sash windows and 6-lite fixed windows.
- Relocate two existing 9-over-1 sash window

See enclosed application materials and detailed project description on p. 5-22 for further details.

Public Comment: No public comment received at this time.

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 torquing, 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: December 17, 2014



**PLANNING &
DEVELOPMENT
DEPARTMENT**

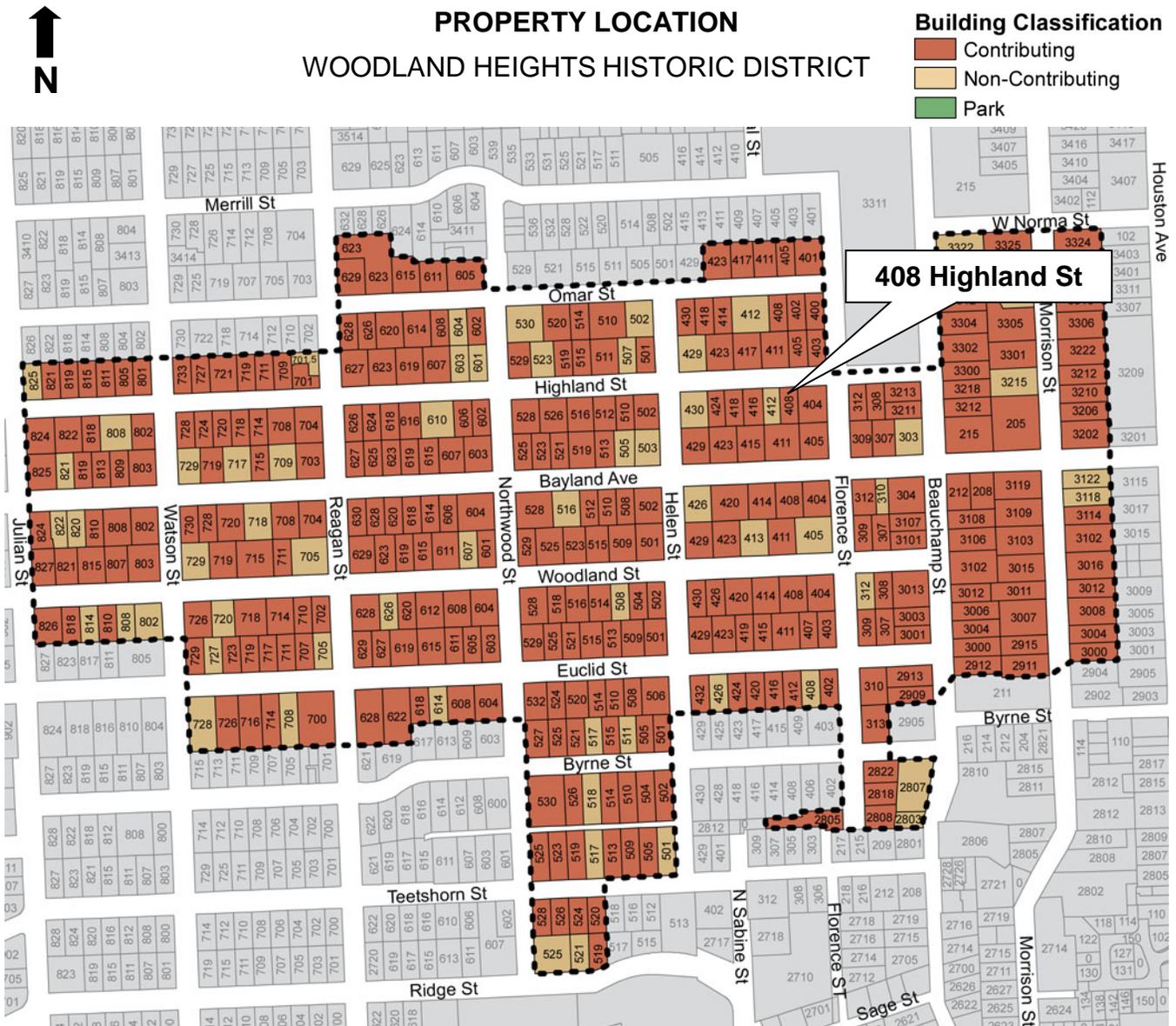
COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved 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 |
| <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 type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |



INVENTORY PHOTO



NORTH ELEVATION – FRONT FACING HIGHLAND

EXISTING

No Proposed Changes

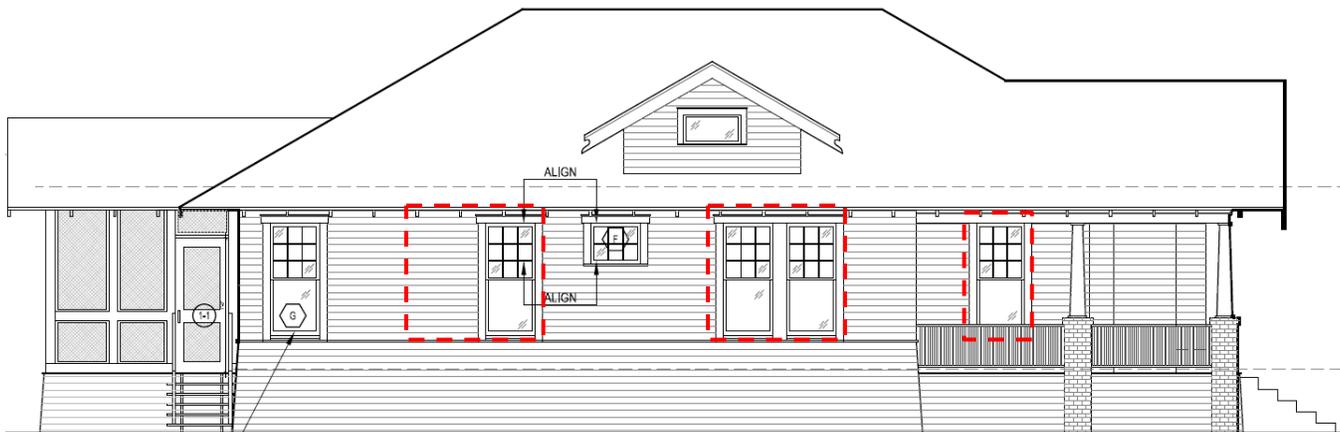


EAST SIDE ELEVATION

EXISTING

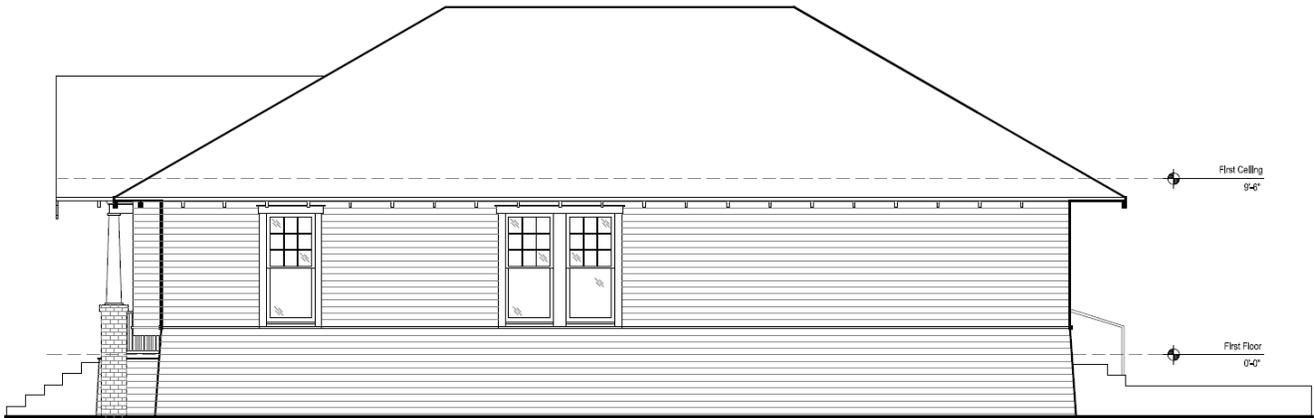


PROPOSED

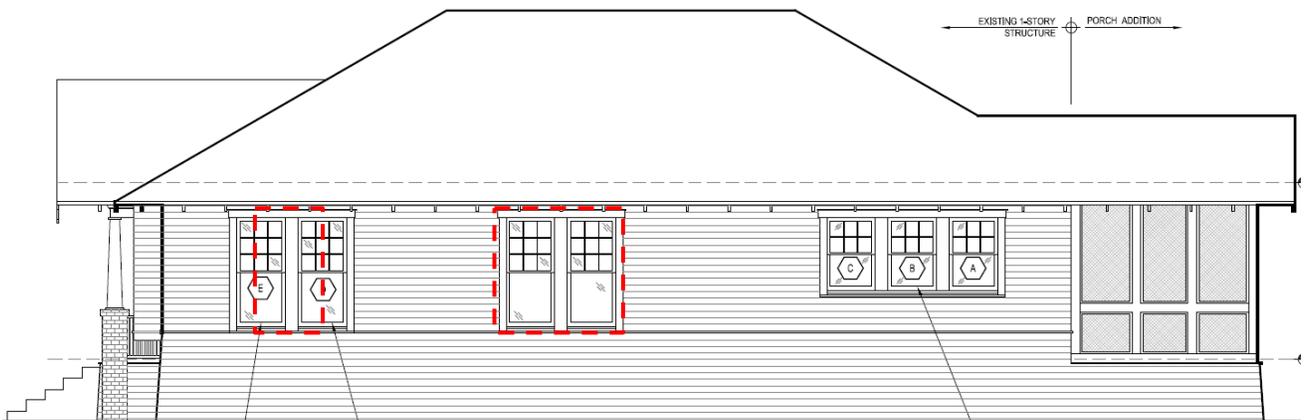


WEST SIDE ELEVATION

EXISTING

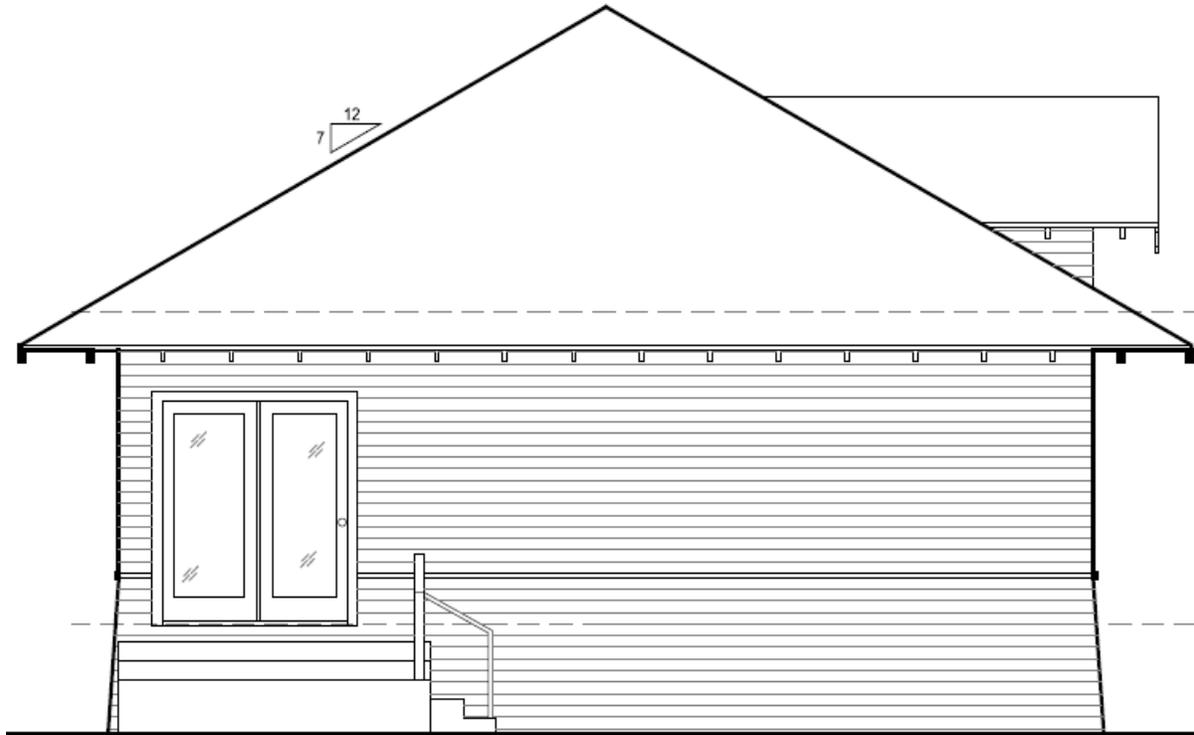


PROPOSED

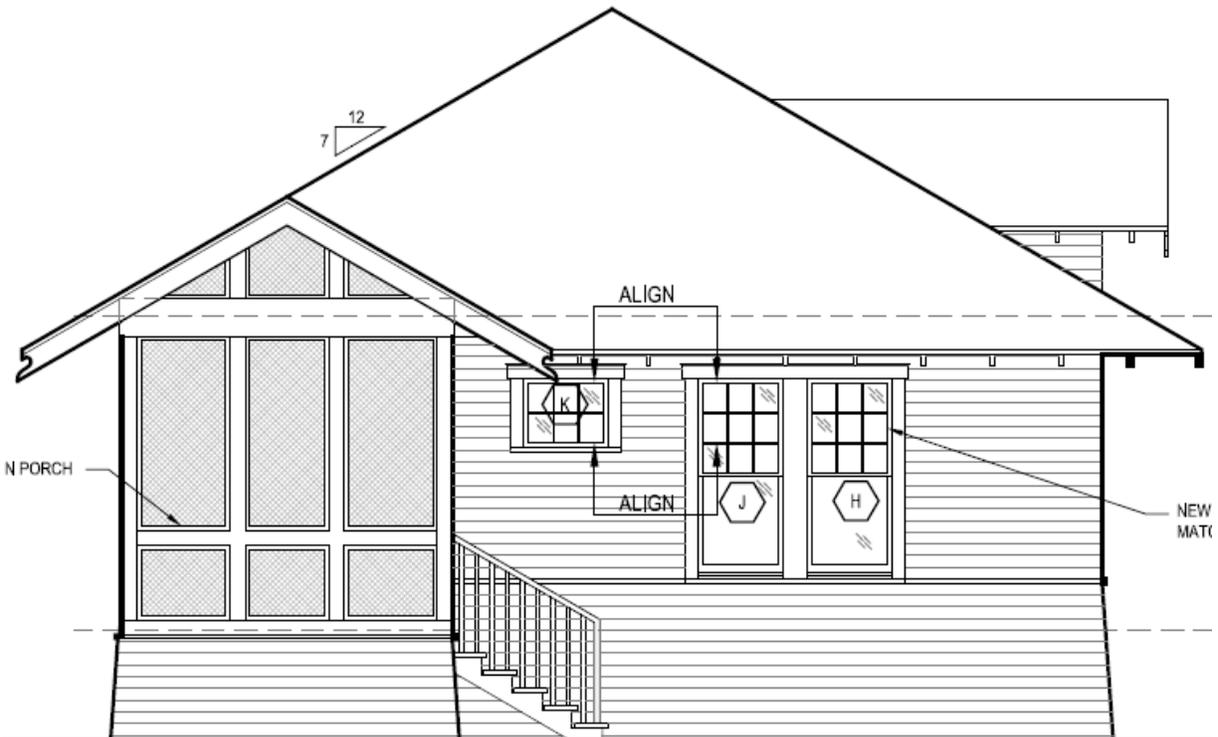


SOUTH (REAR) ELEVATION

EXISTING



PROPOSED

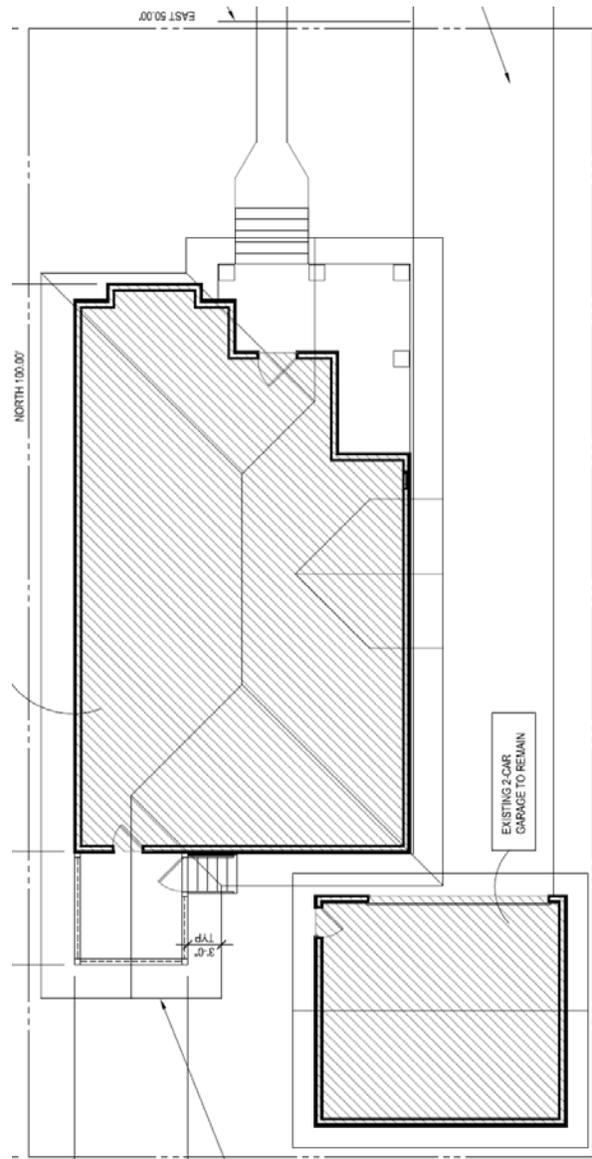
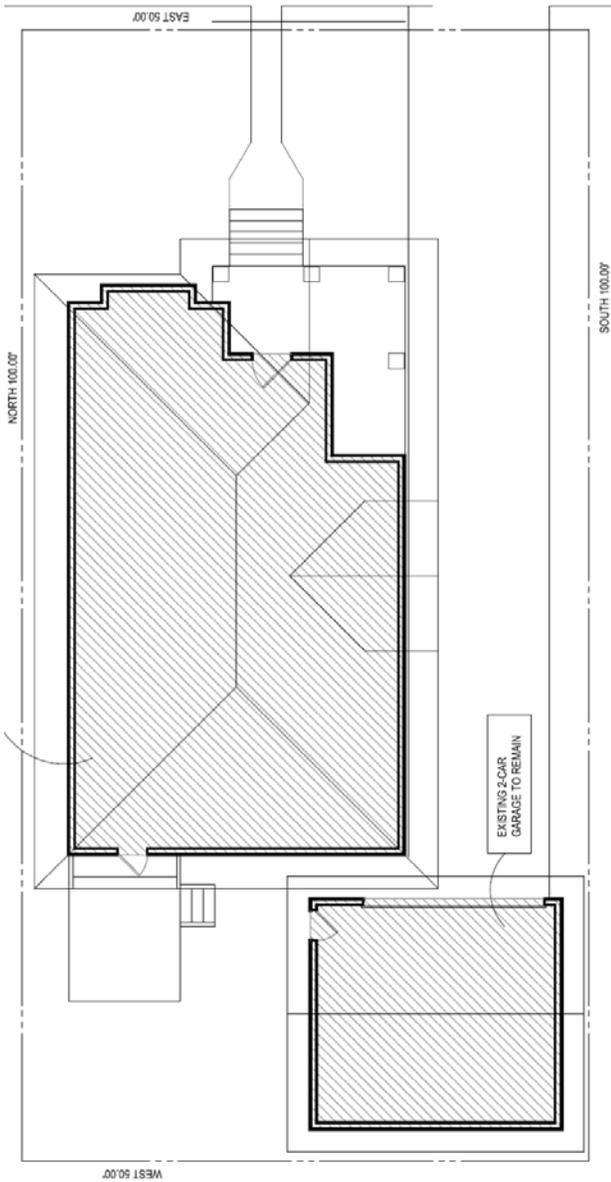




SITE PLAN

EXISTING

PROPOSED

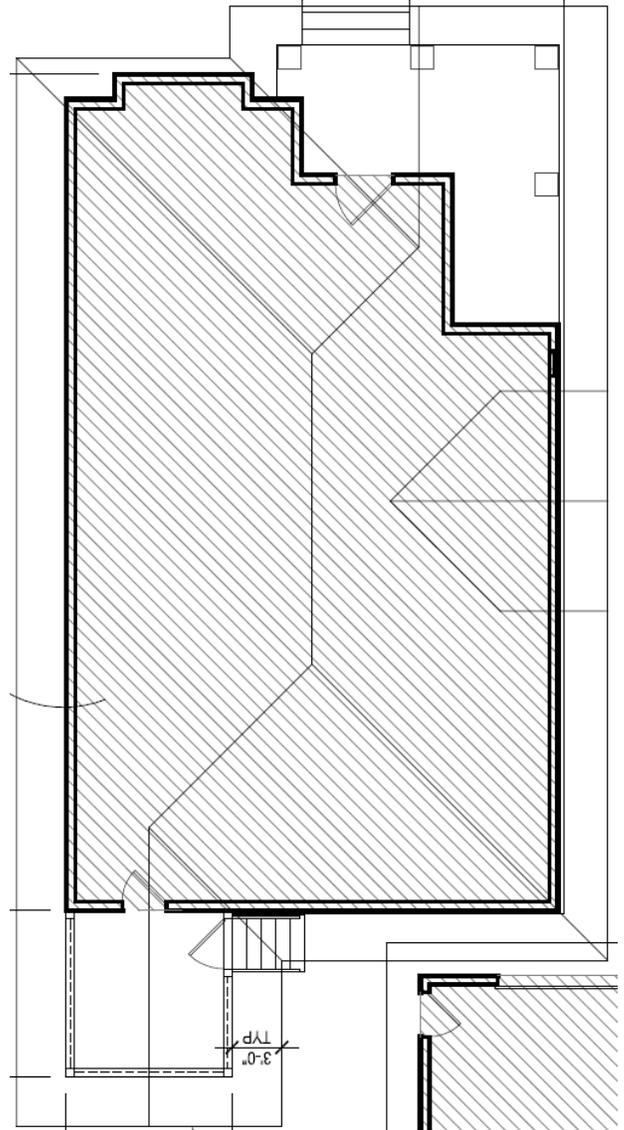
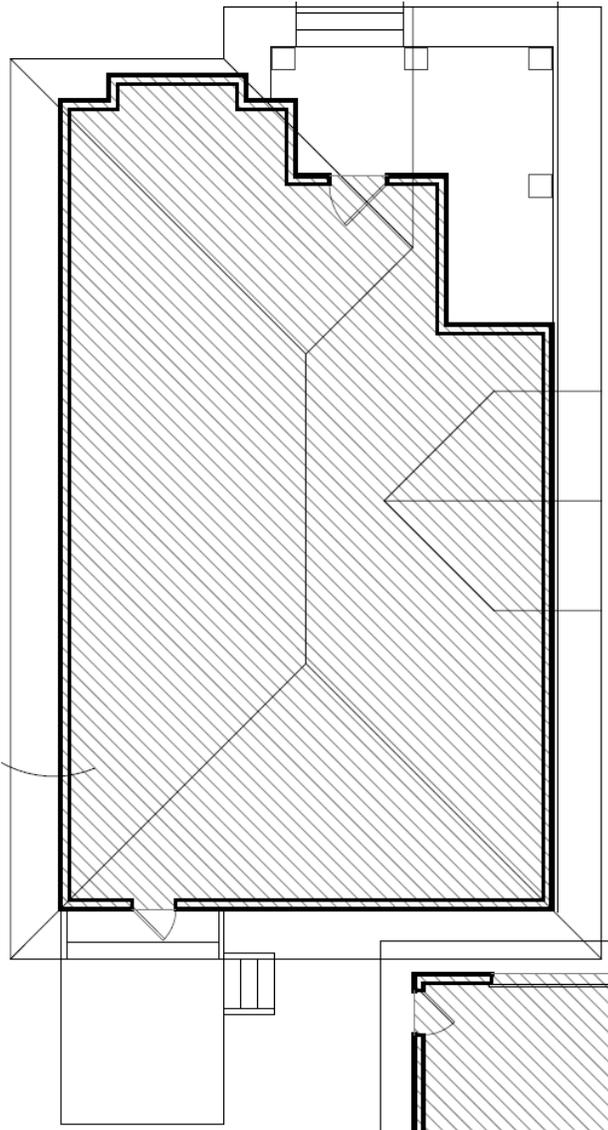




ROOF PLAN

EXISTING

PROPOSED

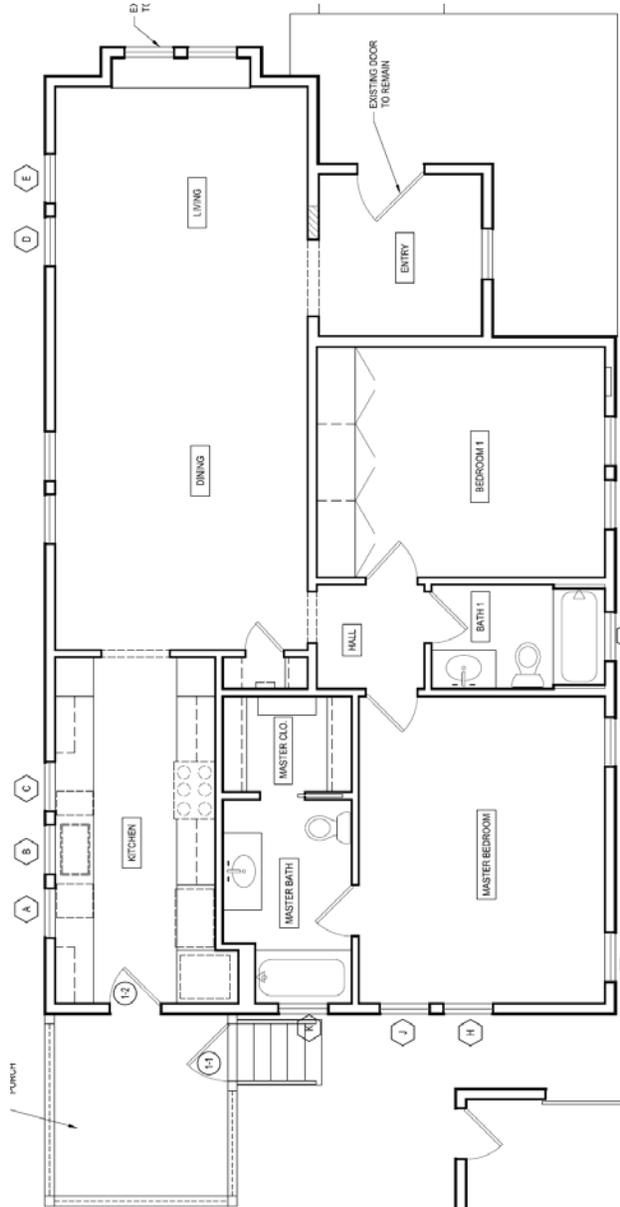
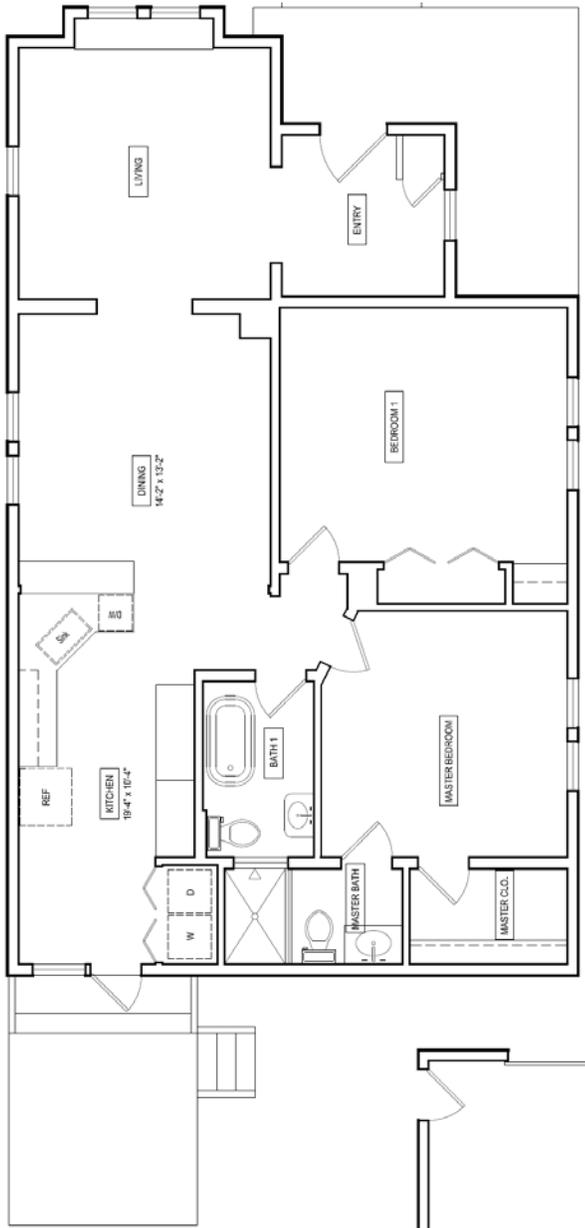




FIRST FLOOR PLAN

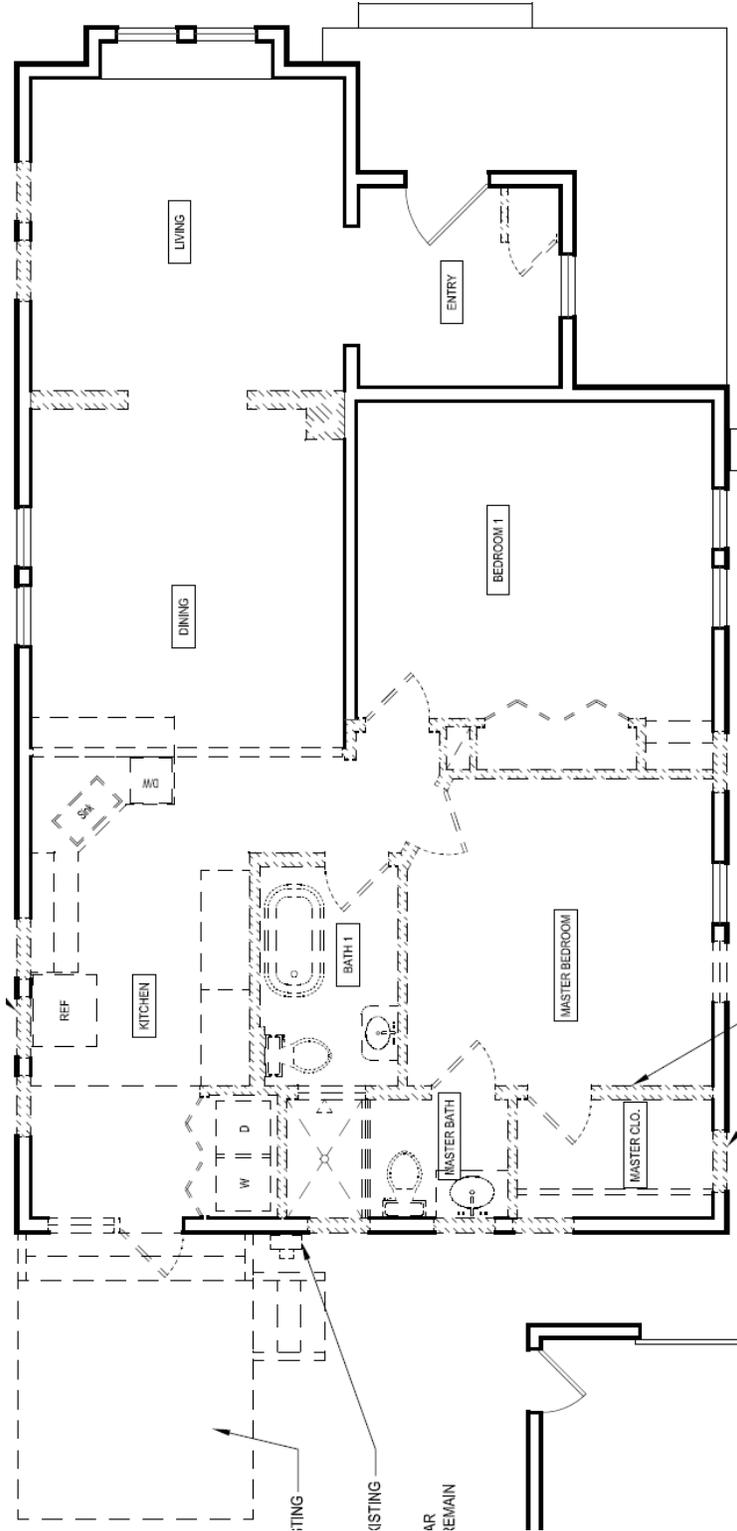
EXISTING

PROPOSED





DEMO PLAN



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

WINDOW SCHEDULE

Darby Residence: 408 Highland St, Houston, TX 77009

December 15, 2014

- Notes:
1. All windows are Jeld-Wen Tradition Plus All Wood Double Hung Units, unless noted otherwise
 2. All dimensions are from inside face of window trim to inside face of window trim.
 3. Rough opening to be determined per manufacturer
 4. Verify all dimensions with designer prior to placing window order

SYMBOL	LOCATION	TYPE	WIDTH	HEIGHT	Top of sill, A.F.F.	NOTES
A	Kitchen	Double Hung	2'-7"	3'-10 1/4"	3'-9"	Similar to existing, 6/1 panes
B	Kitchen	Double Hung	2'-7"	3'-10 1/4"	3'-9"	Similar to existing, 6/1 panes
C	Kitchen	Double Hung	2'-7"	3'-10 1/4"	3'-9"	Similar to existing, 6/1 panes
D	Living Room	Double Hung	2'-7"	5'-9 1/2"	1'-9 3/4"	Match existing - V.I.F.
E	Living Room	Existing				Relocate existing window
F	Bath 1	Fixed	2'-7"	2'-1"	5'-6"	New custom built clerestory window with safety glazing
G	Master Bedroom	Existing				Relocate existing window
H	Master Bedroom	Double Hung	2'-7"	5'-9 1/2"	1'-9 3/4"	Match existing - V.I.F.
J	Master Bedroom	Double Hung	2'-7"	5'-9 1/2"	1'-9 3/4"	Match existing - V.I.F.
K	Master Bath	Fixed	2'-7"	2'-1"	5'-6"	New custom built clerestory window with safety glazing

PHOTOS SUBMITTED BY APPLICANT

FRONT ELEVATION



NORTH AND EAST ELEVATIONS



EAST ELEVATION



REAR CORNER OF EAST ELEVATION



REAR ELEVATION



REAR ELEVATION



SOUTH ELEVATION



WEST ELEVATION



WEST ELEVATION



NORTH AND WEST ELEVATIONS



PROJECT DETAILS

Shape/Mass: Demolish an existing rear wood deck; construct a rear enclosed porch. The porch will measure 10' wide and deep. The porch will have a ridge height of approximately 13'.

Setbacks: The existing residence is setback 22'-8" from the front property line, 4'-1" from the west property line, 16'-3" from the east property line, and 28'-1" from the rear property line. The proposed porch will be setback 4'-1" from the west property line and 17'-1" from the rear property line.

Foundation: The porch will be built on a pier and beam foundation with a 3' foundation height. The porch will feature beveled lap flared foundation skirting.

Windows/Doors: The residence features wood 9-over-1 sash windows, a single lite wood paneled entry doors and a non-original single lite entry door. An existing 9-over-1 window on the east elevation will be relocated to the rear corner of the elevation. New 6-over-1, 9-over-1 and 6- lite fixed windows will be installed.

Exterior Materials: The residence is clad with wood beveled lap siding and the front gable features wood shingle shakes; the existing beveled lap siding and shingles will be retained. The rear porch will wood beveled lap siding, wood shingle shakes, and screen panels. The porch will feature wood steps and wood handrails.

Roof: The residence features a gable on hip roof with a 7/12 pitch and a 3' overhang. The proposed porch will feature a gable roof with a 7/12 pitch and 3' overhang. The roof will be clad with composite shingles.

Side Elevation (East): The residence features two sets of two 9-over-1 windows, the southern set of windows will be split and one window will be relocated to the southeast corner. Install a new 6- lite fixed window.

Side Elevation (West): The residence features three 9-over-1 windows. Install a new 9-over-1 window on the south side of an existing 9-over-1 window located on the northwest corner. Install a ribbon of three 6-over-1 windows on the southwest corner.

Rear Elevation (South): Install two 9-over-1 windows and a 6- lite fixed window.