

CERTIFICATE OF APPROPRIATENESS

Application Date: November 24, 2015

Applicant: Alexander Ridgeway of Brickmoon Design for Jerry and Mary Nelle Sinitiere, owner

Property: 1418 Ashland Street, Lot 25, Tract 24 and 26A, Block 152, Houston Heights Subdivision. The property includes a historic 1,194 square foot single family residence situated on a 8,712 square foot (66' x 132') interior lot.

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

Proposal: Alteration – Addition

The applicant proposes to construct a two-story 2,613 square foot addition to the rear of a one-story 1,194 square foot Contributing residence.

The applicant was denied a Certificate of Appropriateness at the October 22, 2015 HAHC meeting for not meeting Criteria 1, 4, 8, and 9 for alterations to Contributing structures. Staff found that the proposed large massing situated in close proximity to the existing home undermined the character of the structure and of the Historic District. In addition, the use of tapered porch columns was inappropriate since no evidence was submitted to indicate that this structure ever featured Craftsman style exterior features.

The applicant has since revised the design to situate the addition’s massing towards the rear of the property. In addition, the second story portion of the addition has been reduced in width so that it does not visually envelope the existing structure. The intent of the design is to have the altered house appear as a historic home with an accessory structure at the rear of the lot, a typical condition in Houston Heights Historic District West. In addition, the proposed tapered columns have been replaced with square porch columns.

See enclosed application materials and detailed project description on p. 4-23 for further details.

Public Comment: No 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: December 16, 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: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements 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 proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area. | | |



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT WEST

- Building Classification**
- Contributing
 - Non-Contributing
 - Park



INVENTORY PHOTO



NEIGHBORING PROPERTIES



1414 Ashland – Noncontributing – 2012 (neighbor to the South)



1424 Ashland – Contributing – 1920 (neighbor to the north)



1428 Ashland– Noncontributing – 2005 (neighbor two doors to the north)



1423 Ashland– Contributing – 1920 (across street)



1419 Ashland – Contributing – 1920 (across street)



1415 Ashland– Contributing – 1920 (across street)

3D RENDERING – FRONT FACING ASHLAND STREET

DENIED 10/22/2015



3D RENDERING – FRONT FACING ASHLAND STREET

PROPOSED



NORTH ELEVATION – FRONT FACING ASHLAND STREET

EXISTING



DENIED 10/22/15



PROPOSED



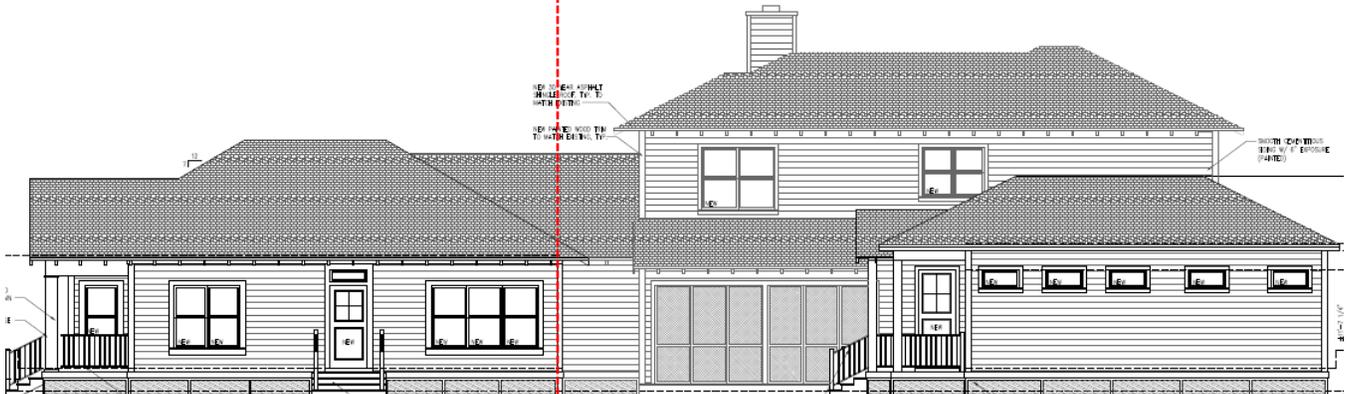
SOUTH SIDE ELEVATION
EXISTING



DENIED 10/22/15

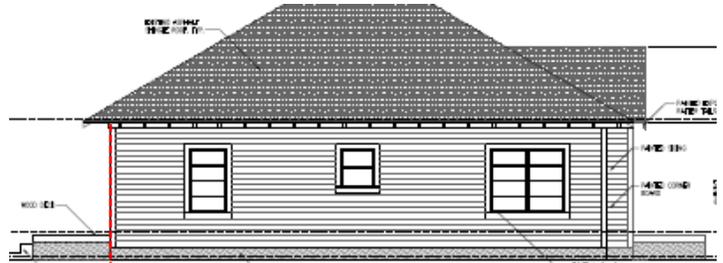


PROPOSED

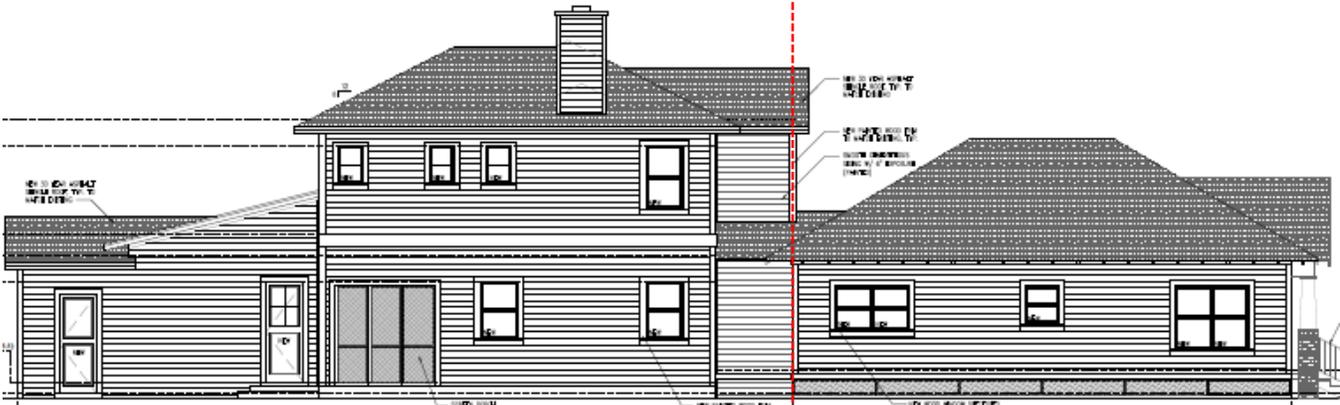


NORTH SIDE ELEVATION

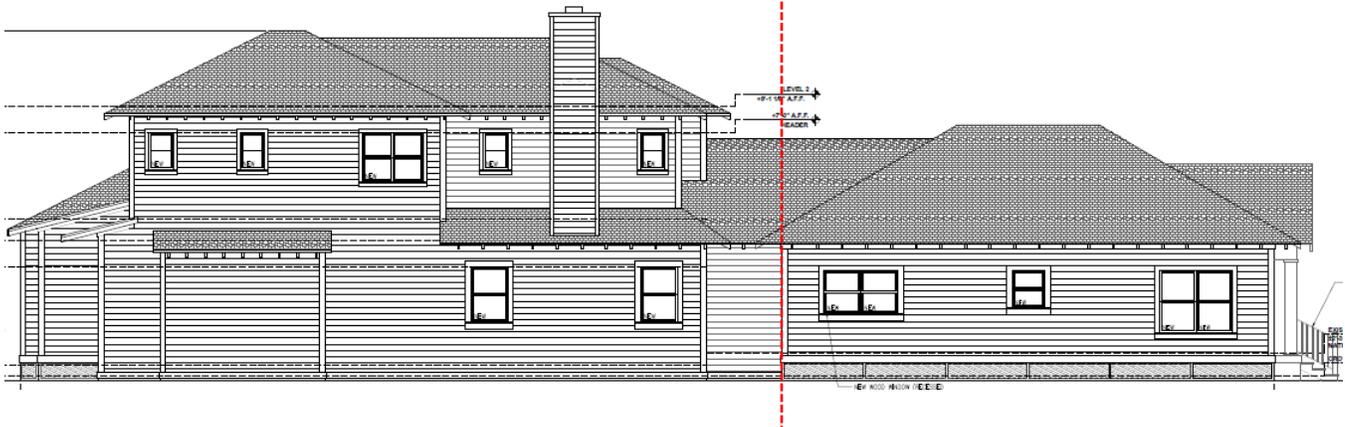
EXISTING



DENIED 10/22/15



PROPOSED



EAST (REAR) ELEVATION

EXISTING



DENIED 10/22/15



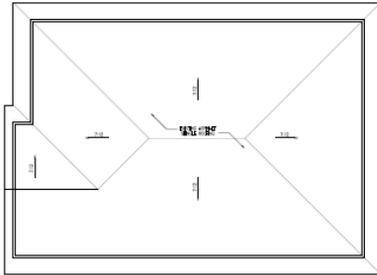
PROPOSED



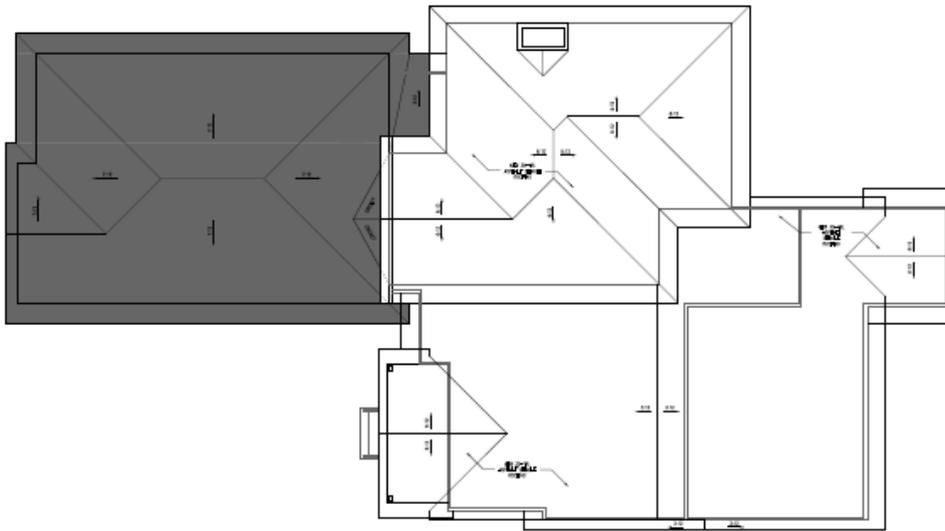


ROOF PLAN

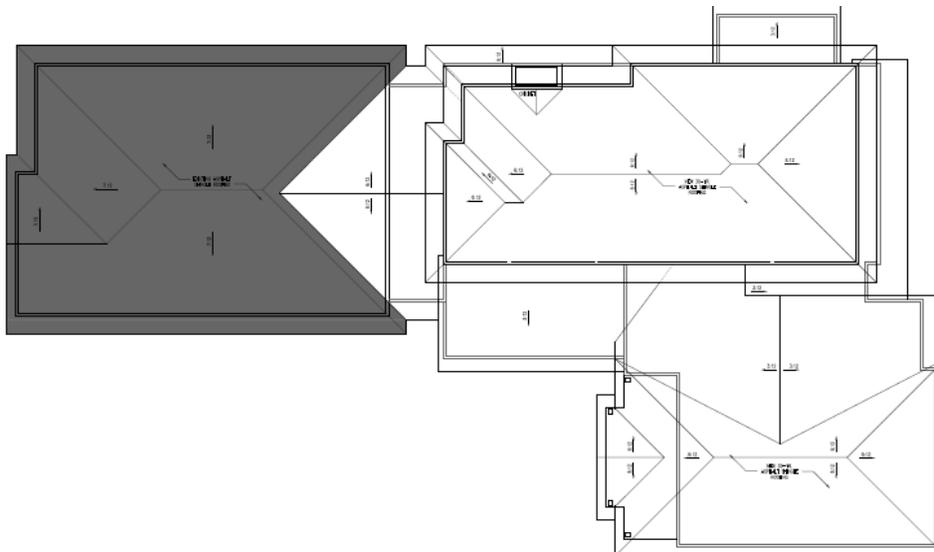
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DENIED 10/22/15

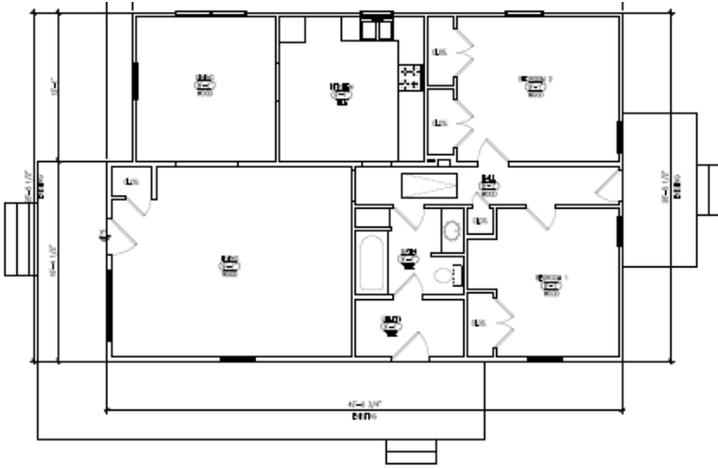


PROPOSED

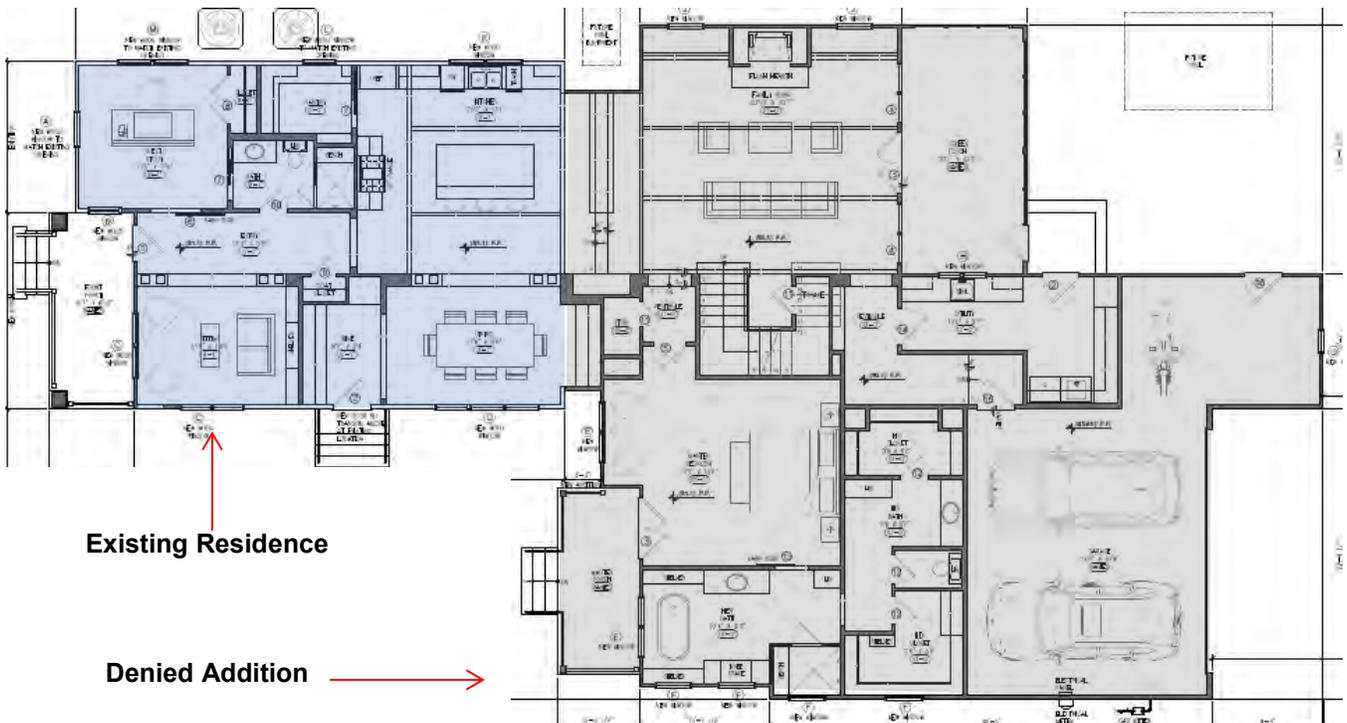


FIRST FLOOR PLAN

EXISTING



DENIED 10/22/15

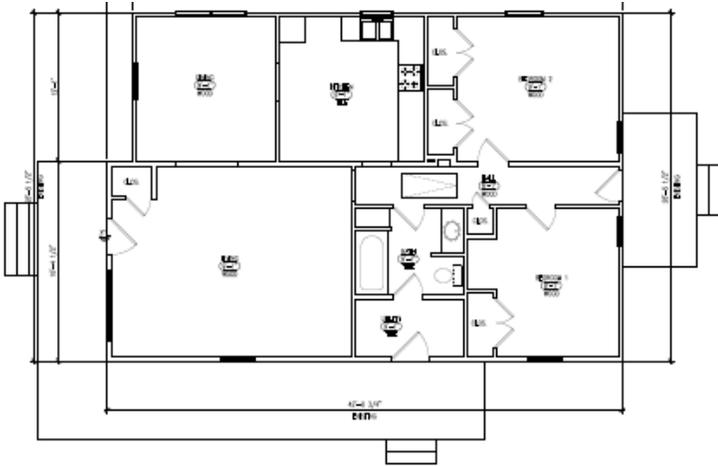


Existing Residence

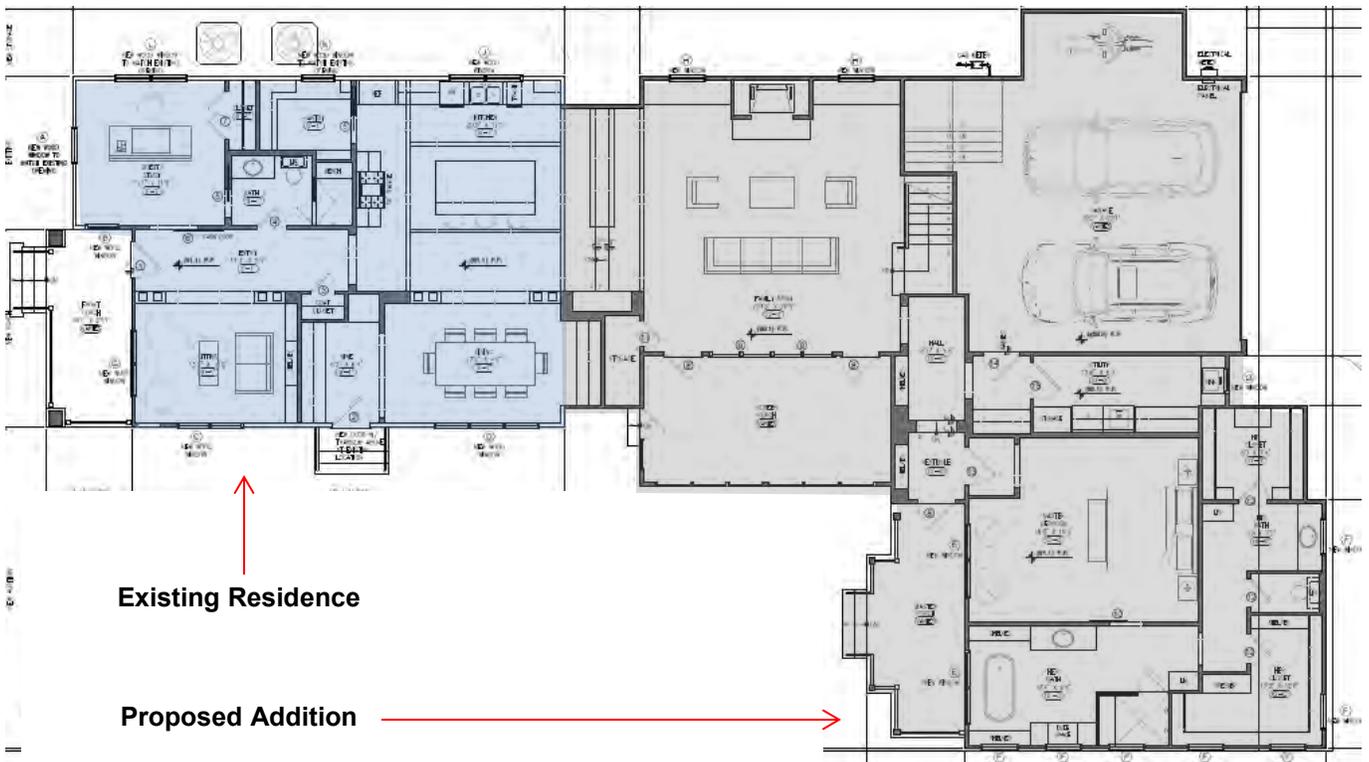
Denied Addition

FIRST FLOOR PLAN

EXISTING



PROPOSED



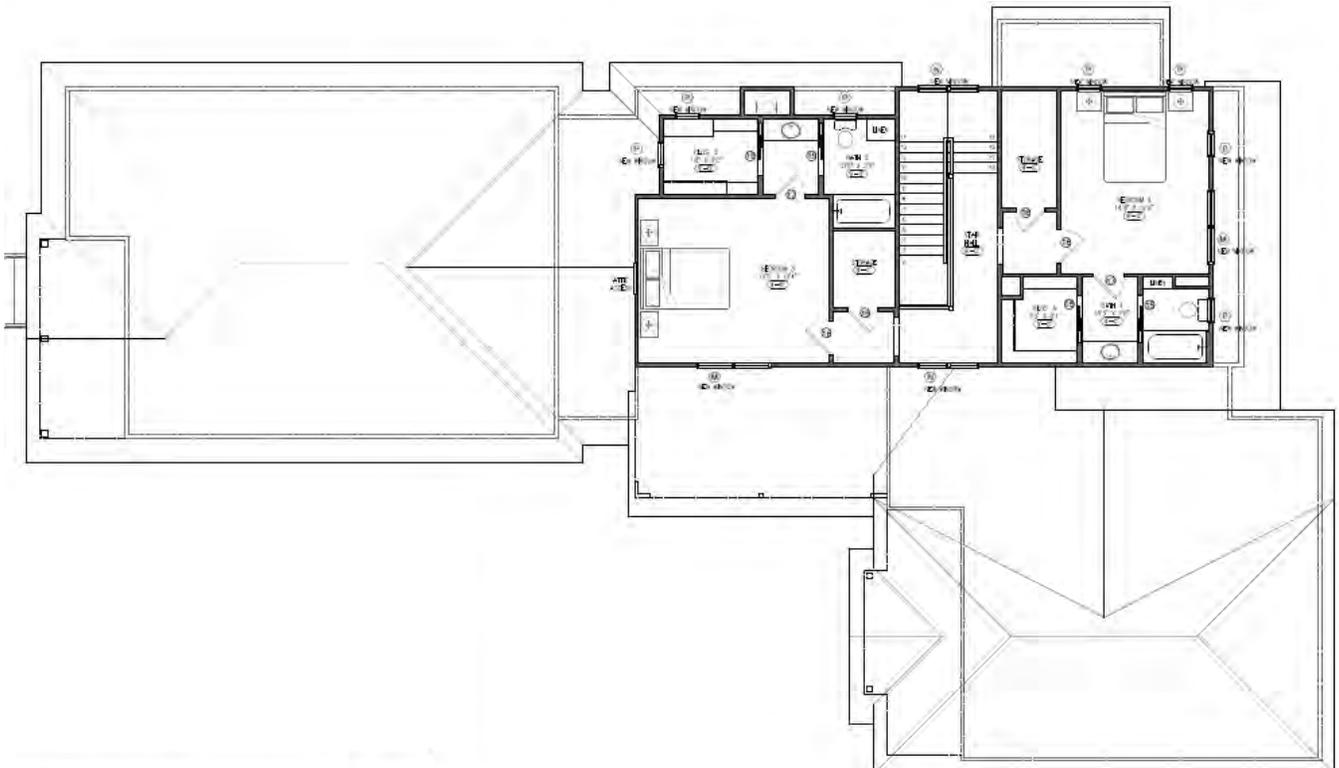


SECOND FLOOR PLAN

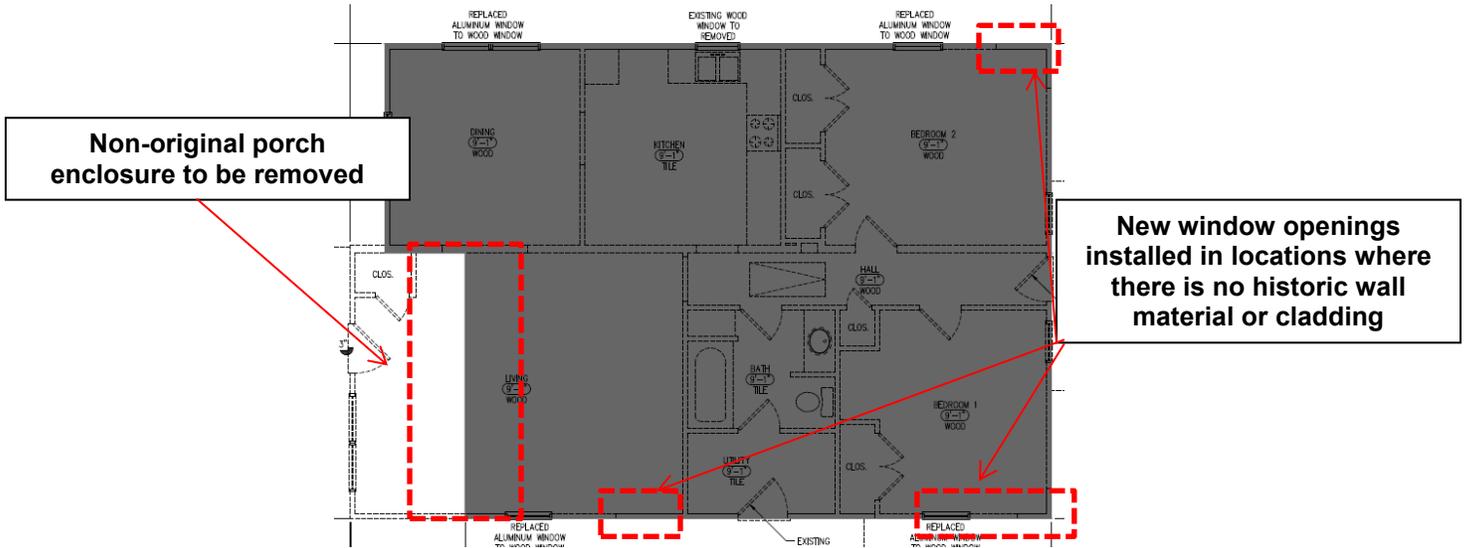
DENIED 10/22/15



PROPOSED



DEMOLITION PLAN



WINDOW SCHEDULE

EXISTING

EXISTING WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	1	EXISTING SIZE		EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(B)	1			EXISTING WINDOW TO REMOVED
(C)	1	EXISTING SIZE		EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(D)	1	EXISTING SIZE		EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(E)	1			EXISTING WINDOW TO REMOVED
(F)	1			EXISTING WINDOW TO REMOVED
(G)	1	3'-0"	3'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(H)	1			EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(I)	1	EXISTING SIZE		EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED

PROPOSED

WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	1			DOUBLE HUNG MATCH EXISTING OPENING (GUEST/STUDY)
(B)	1	2'-8"	5'-0"	DOUBLE HUNG (GUEST/STUDY)
(C)	2	(2)2'-8"	5'-0"	DOUBLE HUNG (SITTING)
(D)	1	(3)2'-8"	5'-0"	DOUBLE HUNG (DINING)
(E)	2	(2)2'-6"	6'-0"	DOUBLE HUNG (MASTER BEDROOM, MASTER BATH)
(F)	7	3'-0"	1'-6"	FIXED WINDOW (MASTER BATH, HER CLOSET)
(G)	1	2'-0"	3'-0"	DOUBLE HUNG (UTILITY)
(H)	2	3'-0"	4'-6"	DOUBLE HUNG (MASTER BATH)
(J)	1	(2)3'-0"	3'-6"	DOUBLE HUNG (KITCHEN)
(K)	1			DOUBLE HUNG MATCH EXISTING OPENING (PANTRY)
(L)	1			DOUBLE HUNG MATCH EXISTING OPENING (PANTRY)
(M)	2	(2)3'-0"	5'-0"	DOUBLE HUNG (BEDROOM 3, 4)
(N)	2	(2)2'-6"	4'-0"	DOUBLE HUNG (STAIR HALL)
(P)	7	2'-0"	3'-0"	FIXED WINDOW (BEDROOM 4, CLOSET 3, BATH 3, 4)

DOOR SCHEDULE

EXISTING

EXISTING EXTERIOR DOOR SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
①	1	3'-0"	6'-8"	ENTRY DOOR TO BE REMOVED (NOT ORIGINAL)
②	1	2'-8"	6'-8"	REAR DOOR TO BE REMOVED (NOT ORIGINAL)
②	1	2'-8"	1'-0"	TRANSOM ABOVE REAR DOOR TO REMOVED (NOT ORIGINAL)
③	1	3'-0"	6'-8"	SIDE DOOR TO BE REPLACED (NOT ORIGINAL)
③	1	3'-0"	1'-0"	TRANSOM ABOVE SIDE DOOR TO REPLACED (NOT ORIGINAL)

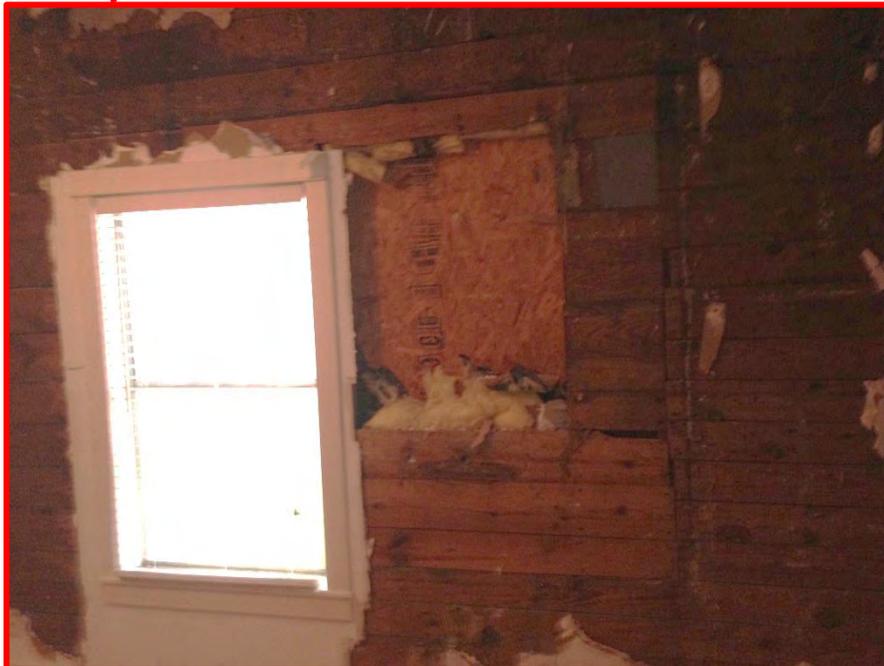
PROPOSED

DOOR SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
①	1	3'-0"	6'-8"	EXTERIOR DOOR (ENTRY)
②	2	3'-0"	6'-8"	EXTERIOR DOOR (WINE ROOM)
	1	3'-0"	1'-0"	TRANSOM
③	1	2'-0"	6'-8"	INTERIOR PANELED DOOR (COAT CLOSET)
④	1	2'-4"	6'-8"	INTERIOR PANELED DOOR (BATH 1)
⑤	2	2'-4"	6'-8"	INTERIOR PANELED POCKET DOOR (PANTRY, BATH 1)
⑥	1	4'-0"	7'-0"	BARN DOOR (GUEST/STUDY)
⑦	1	(2)2'-0"	6'-8"	INTERIOR PANELED DOOR (GUEST CLOSET)
⑧	3	3'-0"	8'-0"	FRENCH DOOR (FAMILY ROOM, MASTER VESTIBULE)
⑨	2	(2)2'-6"	8'-0"	FIXED FRENCH DOOR (FAMILY ROOM)
⑩	1	2'-8"	8'-0"	BARN DOOR (MASTER BATH)
⑪	1	2'-0"	8'-0"	INTERIOR PANELED DOOR (STORAGE)
⑫	3	2'-4"	8'-0"	INTERIOR PANELED DOOR (MASTER BATH, MASTER CLOSETS)
⑬	2	3'-0"	8'-0"	INTERIOR PANELED DOOR (MASTER BEDROOM, UTILITY)
⑭	1	3'-0"	8'-0"	EXTERIOR PANELED DOOR FIRE RATED (GARAGE)
⑮	4	2'-4"	7'-0"	INTERIOR PANELED POCKET DOOR (CLOS. 3, 4, BATH 3, 4)
⑯	2	2'-4"	7'-0"	INTERIOR PANELED DOOR (STORAGE)
⑰	2	2'-6"	7'-0"	INTERIOR PANELED DOOR (BATH 3, 4)
⑱	2	2'-8"	7'-0"	INTERIOR PANELED DOOR (BEDROOM 3, 4)

**HISTORIC STRUCTURAL WALL MATERIAL PREVIOUSLY REMOVED AT PROPOSED
NEW WINDOW OPENINGS**
EXISTING WINDOWS C AND D



**HISTORIC STRUCTURAL WALL MATERIAL PREVIOUSLY ALTERED AT PROPOSED
NEW WINDOW OPENING
EXISTING WINDOW G**



PROJECT DETAILS

Shape/Mass: The existing residence measures 28' 5" wide by 42' deep with an eave height of 11' and a ridge height of 20' 8". The existing residence features a 9' plate height.

Denied 10/22/15: *The addition will be constructed to the rear of the existing structure and will be connected by a 6' deep hyphen that will be inset on both sides of the existing residence. To the rear of the hyphen, the addition will stand one story taller than the existing structure and will be wider on both sides. The addition will measure 60' 8" wide by 62' deep with an eave height of 21' 1" and a ridge height of 28' 6". The addition will feature a 10' plate height on the first floor and a 9' plate height on the second.*

Proposed: The addition has been revised so that more of the mass is located at the rear of the property behind the existing structure. On the north side, the addition has been reduced in width by approximately 3' so that the north facing wall is parallel with the existing north facing wall behind the proposed hyphen. On the south side, the addition has been moved back approximately 25' from the front of the street. This gives the south side portion of the addition the appearance of a one-story secondary structure at the rear of the lot. The revised addition will measure 59' wide by 55' 5" deep with an eave height of 21' 1" and a ridge height of 28' 6".

All height dimensions are taken from existing natural grade, which is approximately 4" lower than the crown of Ashland Street.

Setbacks: The existing residence is set back 24' 6" from the front property line 8' 10" from the north side property line, and 29' 3" from the south side property line. The addition will be constructed to within 5' 11" of the north side property line, 5' 5" of the south side property line, and will not impact the front setback.

Foundation: The existing residence features a pier and beam foundation with a finished floor height of 2' 3" from existing natural grade. Existing natural grade is situated approximately 4" lower than the crown of Ashland Street. The applicant will not alter the existing grade or the finished floor height of the existing residence. The existing foundation is clad with non-original pressure treated wood lattice.

The applicant proposes to replace the existing lattice with new wood lattice. The proposed addition will feature a concrete slab on grade foundation with a finished floor height of 1' 3" above existing natural grade.

Windows/Doors: The existing residence features non-original wood and aluminum windows. The applicant proposes to replace all of these windows with wood 1-over-1 double hung windows. Three of the proposed windows will be installed in enlarged window openings. The applicant has removed sections of interior drywall around the proposed new window openings to reveal that the historic wall material has been altered or removed entirely, so no historic material will be lost as a result of the new openings.

The addition will feature wood 1-over-1 and casement windows. A new craftsman style 6-lite front door will be installed at the restored front porch and a non-original recessed panel wood side door will be replaced with a 4-lite wood door.

Exterior Materials: The existing residence is clad with non-original horizontal lap cementitious siding with a 6" reveal throughout. The addition will be clad in matching siding.

Roof: The existing residence features a hipped roof with a 7:12 pitch and a front facing gable over an enclosed porch. The addition will feature a hipped roof with a 6:12 pitch and a front facing gable and a side facing gable roof with a 3:12 pitch.

Front Porch: The house originally featured a 7' deep by 16' 4" wide open front porch. This porch has been enclosed at some point in the house's history and most of the porch elements have been lost.

The applicant proposes to remove the porch enclosure and install new tapered columns and brick piers. The new porch will feature wood steps and square wood railings. The existing historic porch canopy will remain.

Front Elevation: A non-original front porch enclosure will be removed and a half width front porch will be restored.
(West) A non-original louvered vent on the porch canopy will be replaced with one of a slightly smaller size. An L-shaped circa 1998 pressure treated wood deck will be removed from the front and south sides of the structure. The addition will feature a two story section behind the structure and a one story component to the side of the two story addition. The one story portion will feature a front porch with a gabled canopy and square columns and two pairs of 1-over-1 windows. The two-story portion will feature a gable and four 1-over-1 windows.

Side Elevation: The applicant proposes to replace two non-original aluminum windows with an adjoining pair of wood windows and an adjoining trio of wood windows. Staff inspection found that the historic studs and shiplap have long since been removed at these locations so the enlarged window openings will not result in a loss of any historic materials. A non-original side door will be replaced by a new 4-lite wood door. A set of wood steps and wood square railings will be installed to access the side entrance. The addition will feature four single-lite casement windows at the first floor and a row of three adjoining single-lite casement windows on the second floor.

Side Elevation: The applicant proposes to replace four non-original aluminum windows with five wood 1-over-1 windows. The window opening at the rear of the north elevation will be widened to convert the window opening from single to double. Staff inspection found that the structural wall material at the proposed opening has long since been removed meaning the enlarged opening will not result in the loss of historic materials.

The addition will start at the rear of the existing structure. The addition will feature a pair of windows and a side screened porch on the first floor and 4 windows on the second floor.

Rear Elevation: The east elevation will not be visible from the right of way.
(East)