

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** February 4, 2015

**Applicant:** Steven Carruba, SC Design LLC for Alan Hopkins, 1407 Tulane LLC, owner

**Property:** 1407 Tulane Street, lot 15, tract 14, block 152, Houston Heights Subdivision. The property includes a historic 1,370 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

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

**Proposal:** Alteration – Construct a 2,152 square foot two story addition and attached garage at the original rear wall of the contributing one story house.

- The addition will feature a ridge height of 27'-8" and an eave height of 20'-7".
- One existing original window behind a bump-out on the south wall will be removed and replaced with a smaller wood window.

See enclosed application materials and detailed project description on p. 7-17 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:** February 26, 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:

- | <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 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**  
HOUSTON HEIGHTS HISTORIC DISTRICT WEST

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



INVENTORY PHOTO



**NEIGHBORING PROPERTIES**



1405 Tulane – Noncontributing – 2007 (neighbor)



1409 Tulane – Contributing – 1920 (neighbor)



1412 Tulane – Contributing – 1920 (across street)



1418 Tulane – Contributing – 1920 (across street)



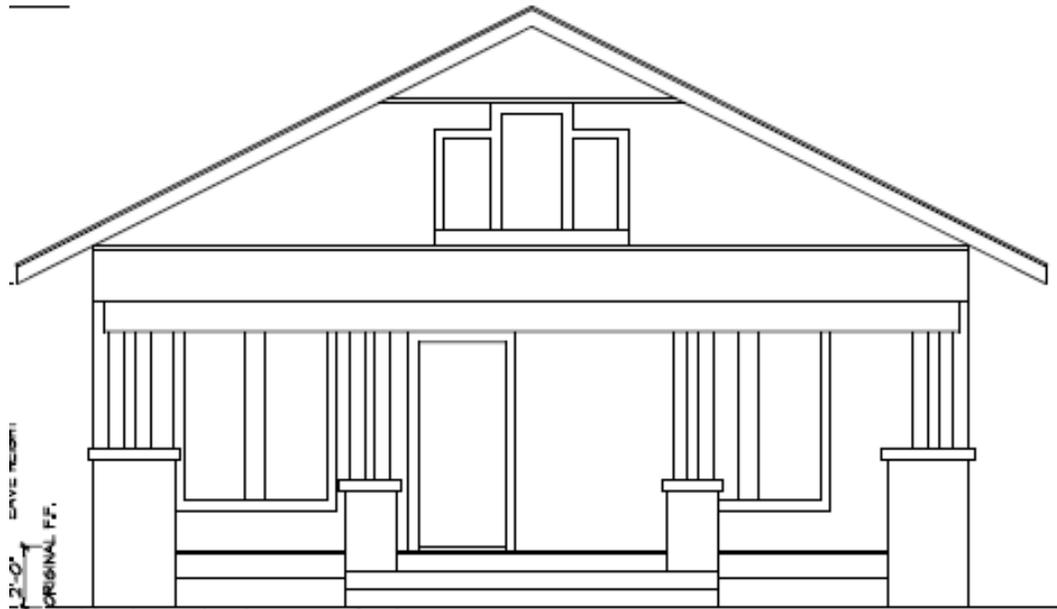
1408 Tulane – Noncontributing – 2007 (across street)



1400 Tulane – Contributing / Noncontributing – year (across street)

**EAST ELEVATION – FRONT FACING TULANE**

EXISTING

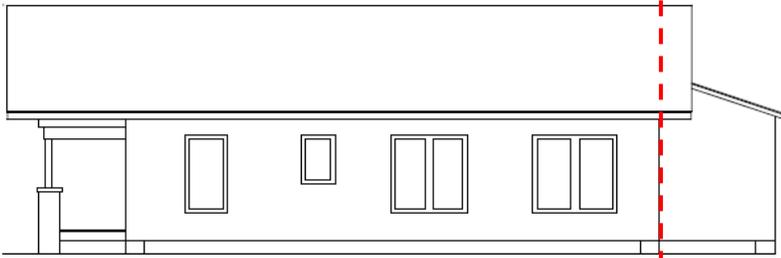


PROPOSED

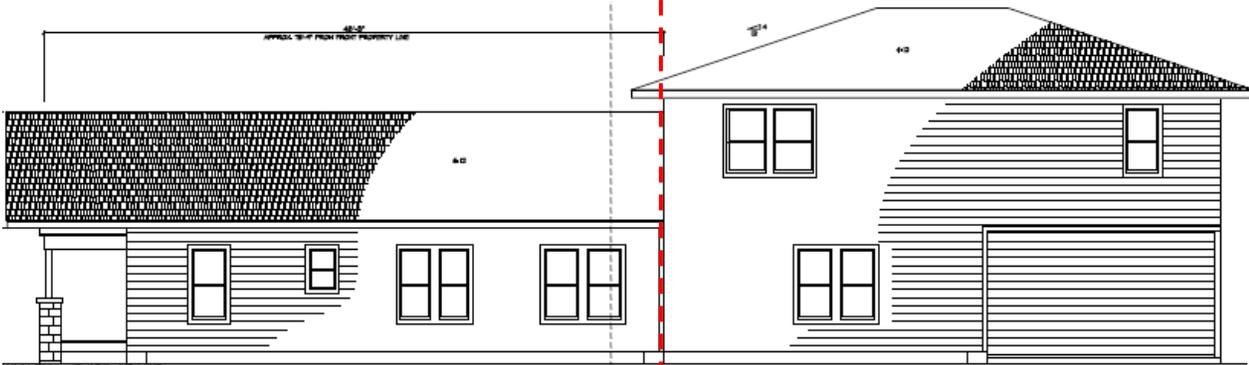


**NORTH SIDE ELEVATION**

EXISTING

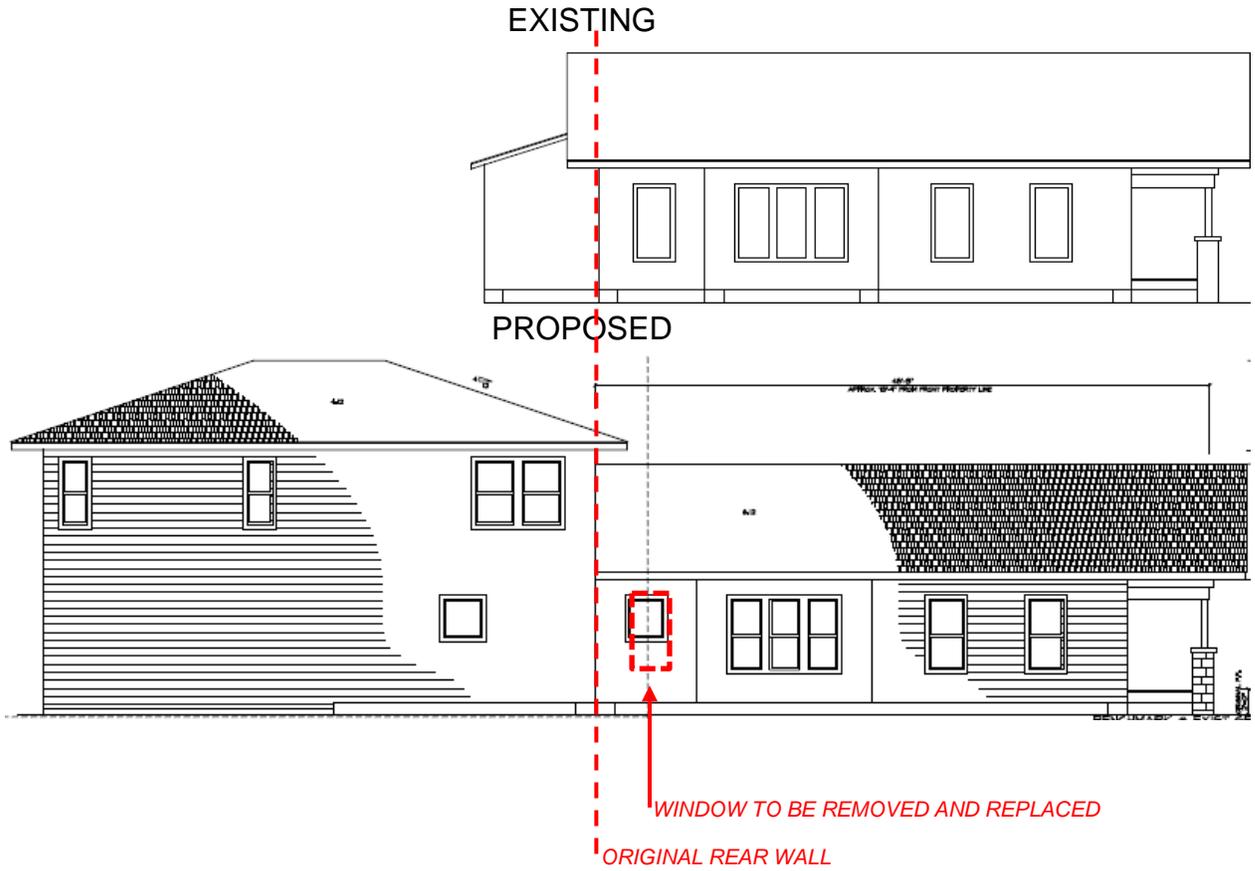


PROPOSED



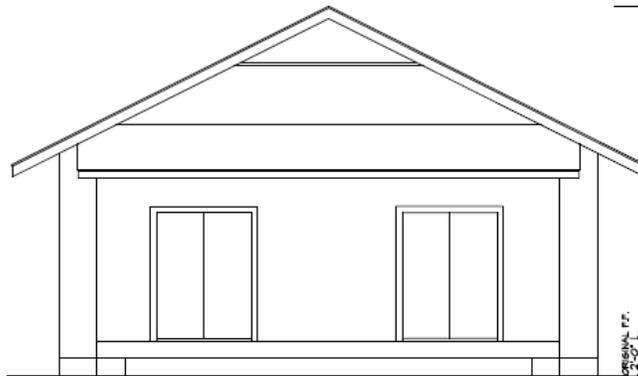
*ORIGINAL REAR WALL*

**SOUTH SIDE ELEVATION**



**WEST (REAR) ELEVATION**

EXISTING



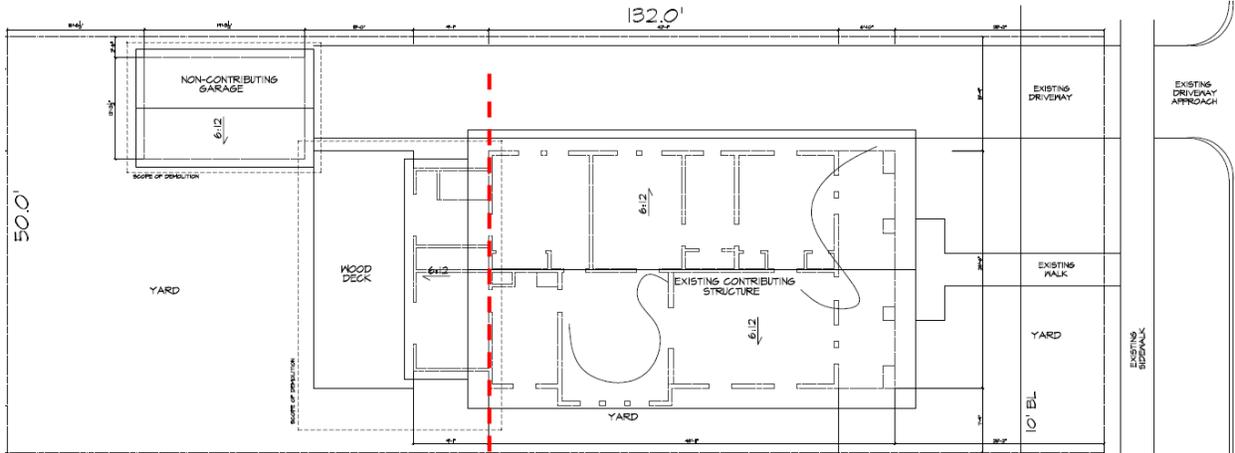
PROPOSED



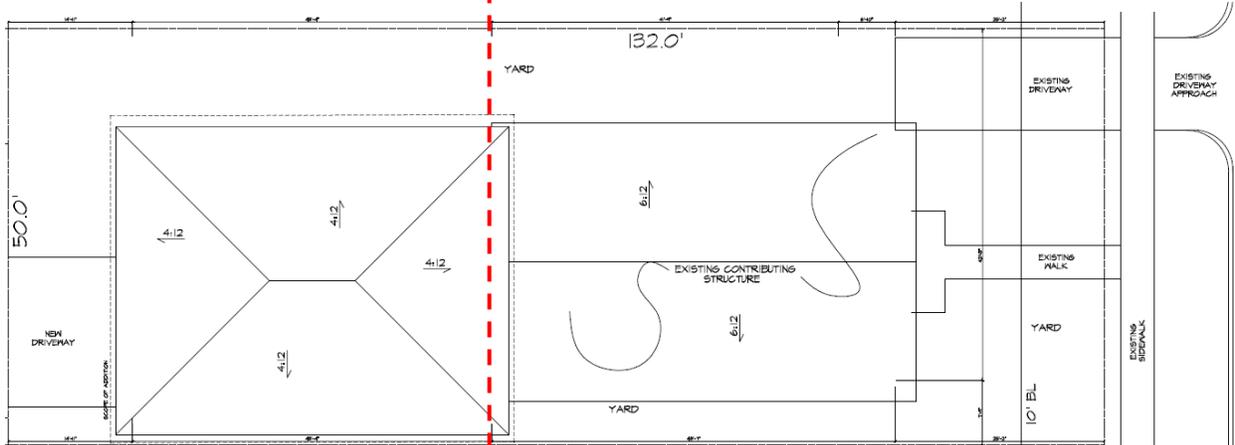


**SITE PLAN**

**EXISTING**



**PROPOSED**

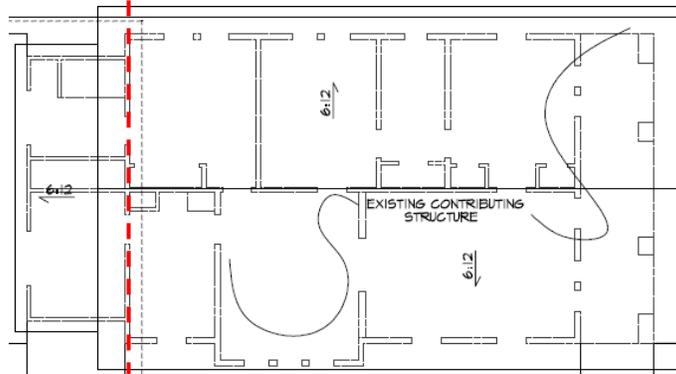


**ORIGINAL REAR WALL**

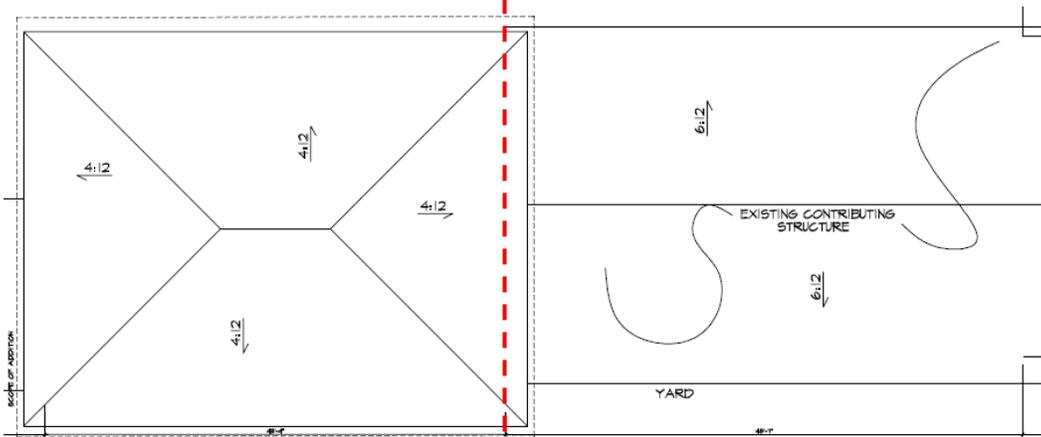


ROOF PLAN

EXISTING



PROPOSED

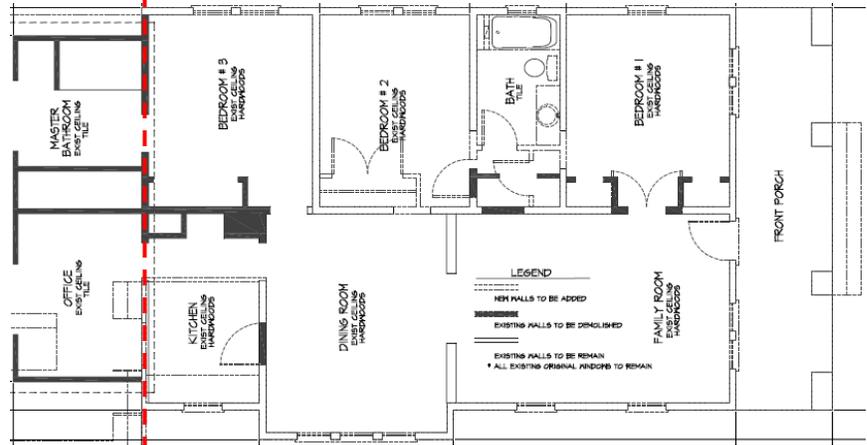


ORIGINAL REAR WALL

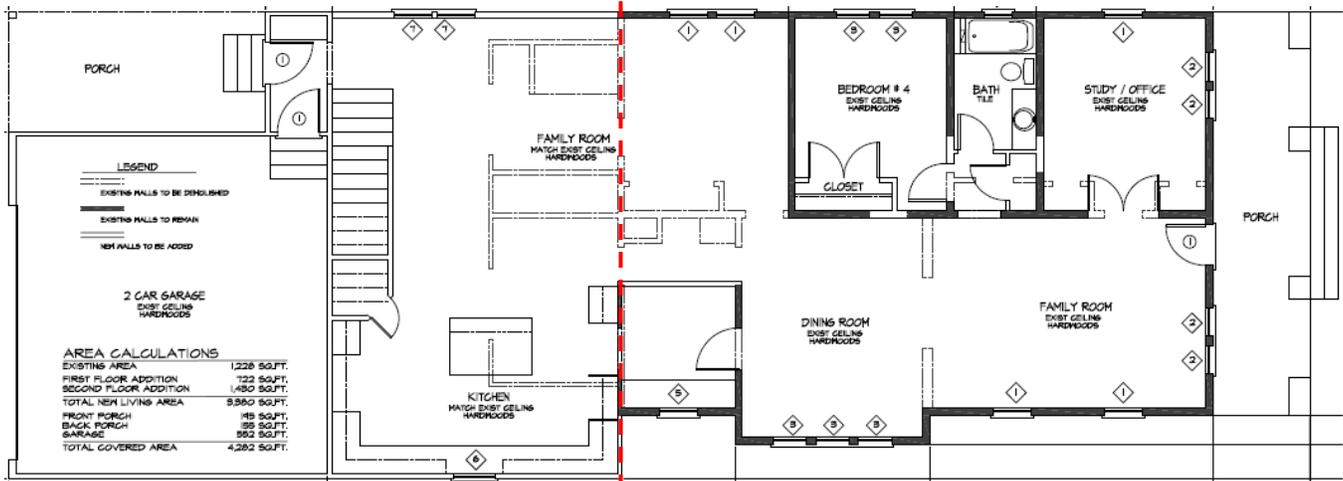


FIRST FLOOR PLAN

EXISTING



PROPOSED

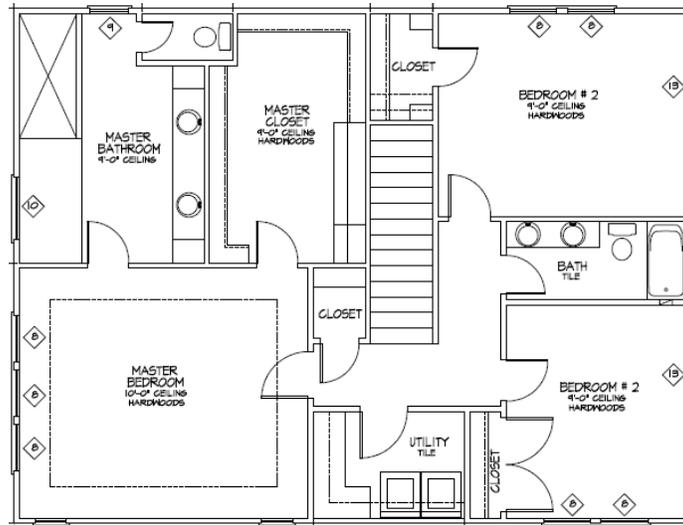


ORIGINAL REAR WALL



**SECOND FLOOR PLAN**

PROPOSED



**WINDOW / DOOR SCHEDULE**

WINDOW SCHEDULE

#	CNT	SIZE	TYPE	HANG	LITES	MOUNT	NOTES
1	5	2856	WOOD	DH	1/1	INT SASH	EXISTING TO REMAIN
2	4	2056	WOOD	DH	1/1	INT SASH	EXISTING TO REMAIN
3	5	2456	WOOD	DH	1/1	INT SASH	EXISTING TO REMAIN
4	1	2820	WOOD	DH	1/1	INT SASH	EXISTING TO REMAIN
5	1	2830	WOOD	DH	1/1	INT SASH	NEW - REPLACE 2856
6	1	3030	WOOD	SH	1/1	INT SASH	NEW WOOD WINDOW
7	2	2856	WOOD	SH	1/1	INT SASH	NEW WOOD WINDOW
8	7	3050	WOOD	SH	1/1	INT SASH	NEW WOOD WINDOW
9	1	2650	WOOD	SH	1/1	INT SASH	NEW WOOD WINDOW
10	1	4040	WOOD	PICT	1	INT SASH	NEW WOOD WINDOW
11	1	2040	WOOD	PICT	1	INT SASH	EXISTING TO REMAIN
12	2	2026	WOOD	PICT	1	INT SASH	EXISTING TO REMAIN
13	3	2020	WOOD	PICT	1	INT SASH	NEW WOOD WINDOW

DOOR SCHEDULE

#	CNT	SIZE	TYPE	SWING	LITES	NEW/ORIG	NOTES
1	1	21068	WOOD	LH	6	NEW	EXISTING TO REMAIN
2	1	3068	WOOD	LH	1	NEW	
3	1	3068	WOOD/FP	RH	0	NEW	GARAGE BACK DOOR

**CURRENT PHOTOS**





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**PROJECT DETAILS**

**Shape/Mass:** The residence measures 30'-7" wide with a 2'-1" deep south bump-out by 42'-4" deep. A previously enclosed rear porch measures 9'-1" deep and will be removed. The ridge height is 19'-7" and the eave height is 10'-7". The proposed addition will begin at the original rear wall and measure 33' wide by 43'-4" deep with a 20'-7" eave height and a 27'-8" ridge height.

**Setbacks:** The residence features a 25'-2" inch front (east) setback (32' to the front wall,) a 13'-9" north setback and a 5'-8" south setback. The proposed addition will feature a 13'-9" north setback, a 3'-3" south setback and a 14'-11" rear (west) setback.

**Foundation:** The residence features a pier and beam foundation with a 2' finished floor height from existing grade to remain. The proposed addition will feature a pier and beam foundation with a matching finished floor height and a slab on grade for the attached garage.

**Windows/Doors:** The existing residence features double hung wood windows with a 1/1 lite pattern to remain. One existing window on the south wall will be removed and replaced with a partial height window of the same width. The existing wood front door will remain. The addition will feature wood double hung windows with a 1/1 lite pattern.

**Exterior Materials:** The existing residence features wood bevel lap siding and wood shingles in the gable to remain. The proposed addition will feature cementitious horizontal lap siding with a matching profile. The existing concrete front porch floor will be removed and replaced with wood. Existing front porch columns feature concrete plinths to remain with paired square wood columns to remain.

**Roof:** The residence features a front gable roof with a 6/12 pitch clad with composition shingles. The proposed addition will feature a hipped roof with a 4/12 pitch clad in composition shingles.

**Front Elevation:** The residence features two pairs of windows on the first floor and a bank of three windows in the gable, all of which will remain. The existing wood front door will remain. The full width front porch features four columns, each of which consists of a pair of wood columns on single concrete plinths, all of which will remain. The proposed addition will feature three fixed windows at the second floor.

**Side Elevation:** The residence features two single windows and two pairs of windows, all of which will remain. The existing enclosed rear porch will be removed and the addition, starting at the original rear wall, will feature a pair of windows on the first floor and one pair of windows and one single window on the second floor. A piece of vertical wood trim will delineate the addition from the original house.

**Side Elevation:** The residence features a bump-out with a bank of three windows to remain. Two windows are to the east of the bump-out and will remain. One window west of the bump-out will be removed and replaced. The existing enclosed rear porch will be removed and the addition, starting at the original rear wall, will feature one fixed window on the first floor and one pair of windows and two single windows on the second floor.

**Rear Elevation:** Not visible from public right of way. See elevation drawings for details.  
(West)