

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** June 30, 2015

**Applicant:** Darin Brooks, Brooks Design Works, LLC for Rebecca and George Burdette, owners

**Property:** 939 Harvard Street, Lot 3, Block 230, Houston Heights Subdivision. The property includes a historic 704 square foot, two-story wood frame garage apartment situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Contributing Bungalow, constructed circa 1920, located in the Houston Heights Historic District South. In March of 2015 the HAHC approved a Certificate of Appropriateness for demolition of the structure. This work has not yet commenced.

**Proposal:** New Construction – Construct a two story residence and attached garage.

- The residence will feature a 22'-11" eave height and a 31'-10" ridge height
- The two story garage will be attached to the rear wall of the residence with a 20'-10" wide by 23'-2" deep breezeway

See enclosed application materials and detailed project description on p. 6-14 for further details.

**Public Comment:** One opposed. See Attachment A, p. 15.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval

**Effective:** July 22, 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**

**NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

**S D NA**

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

- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.



PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

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



INVENTORY PHOTO



**NEIGHBORING PROPERTIES**



935 Harvard Street – Contributing – 1920 (neighbor)



945 Harvard Street – Contributing – 1908 (neighbor)



930 Harvard Street – Contributing – 1920 (across street)



936 Harvard Street – Noncontributing – 2005 (across street)



938 Harvard Street – Noncontributing – 1997 (across street)



202 E 10<sup>th</sup> Street – Contributing – 1920 (across street)

EAST ELEVATION – FRONT FACING HARVARD STREET

PROPOSED



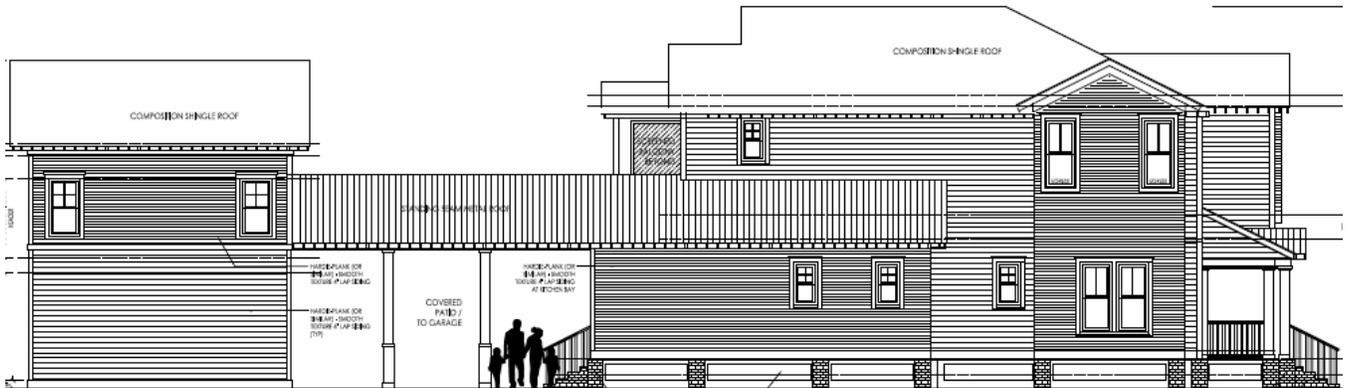
**NORTH SIDE ELEVATION**

PROPOSED



**SOUTH SIDE ELEVATION**

PROPOSED



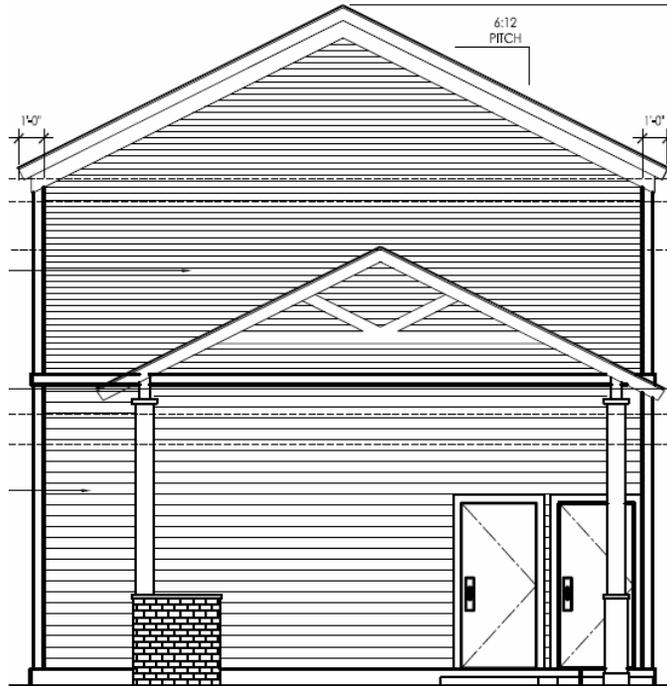
WEST (REAR) ELEVATION

PROPOSED



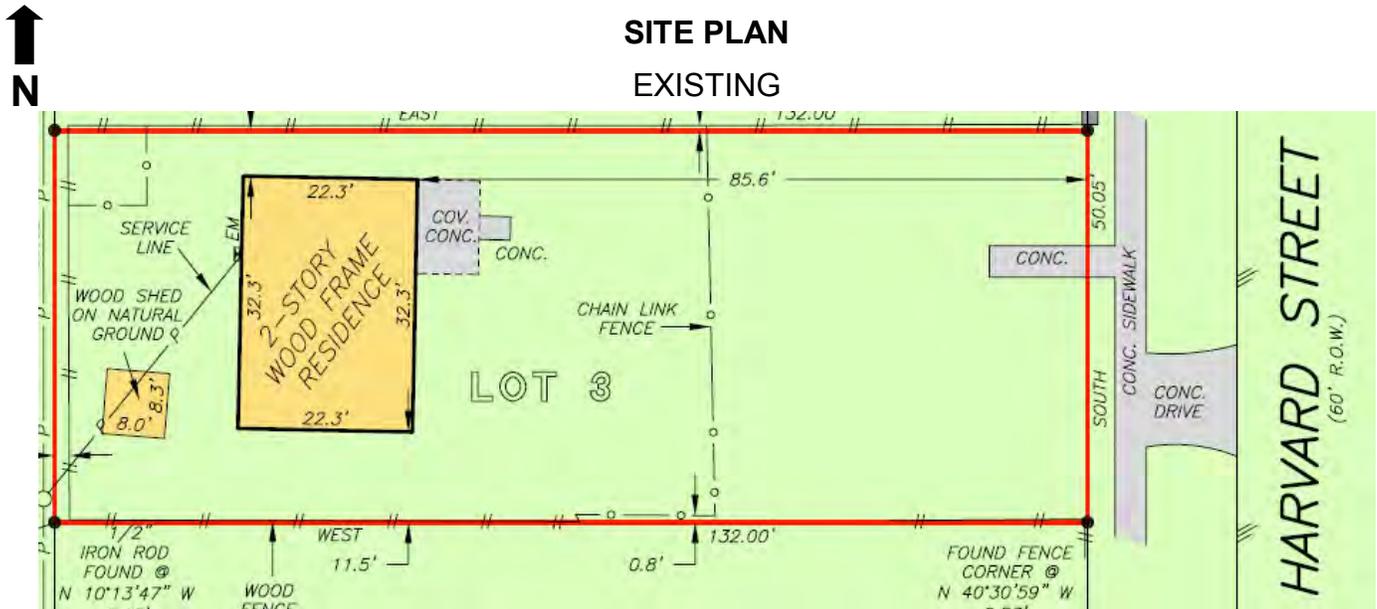
**GARAGE ELEVATION**

**EAST ELEVATION**

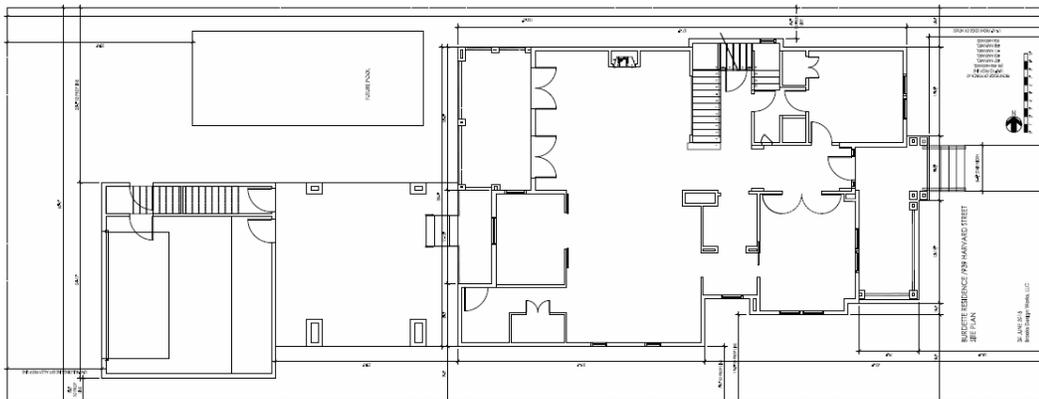


**WEST ELEVATION**



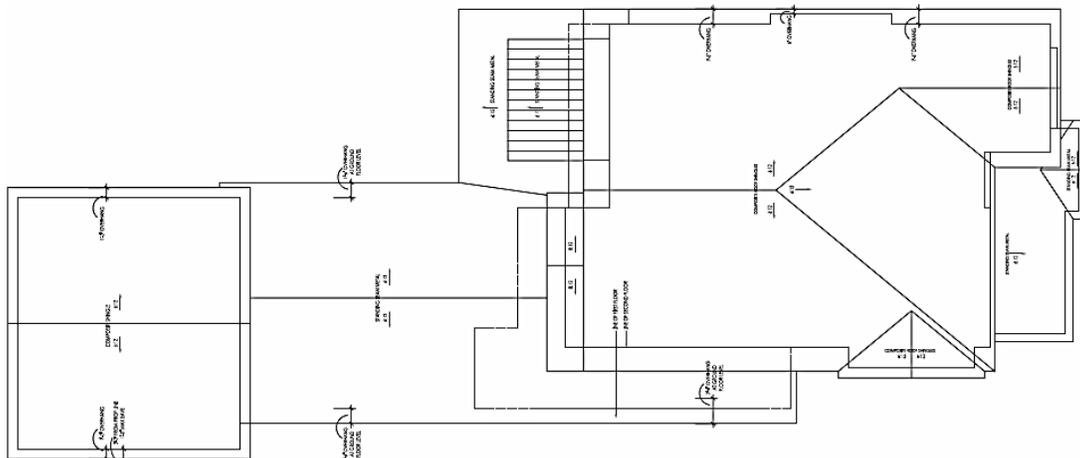


PROPOSED



ROOF PLAN

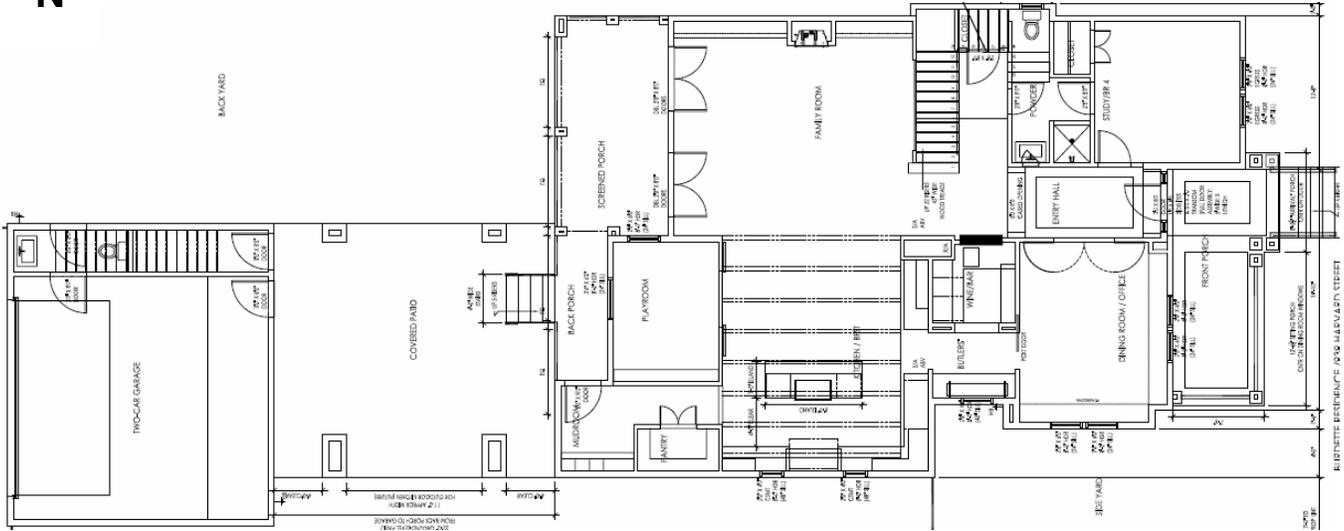
PROPOSED





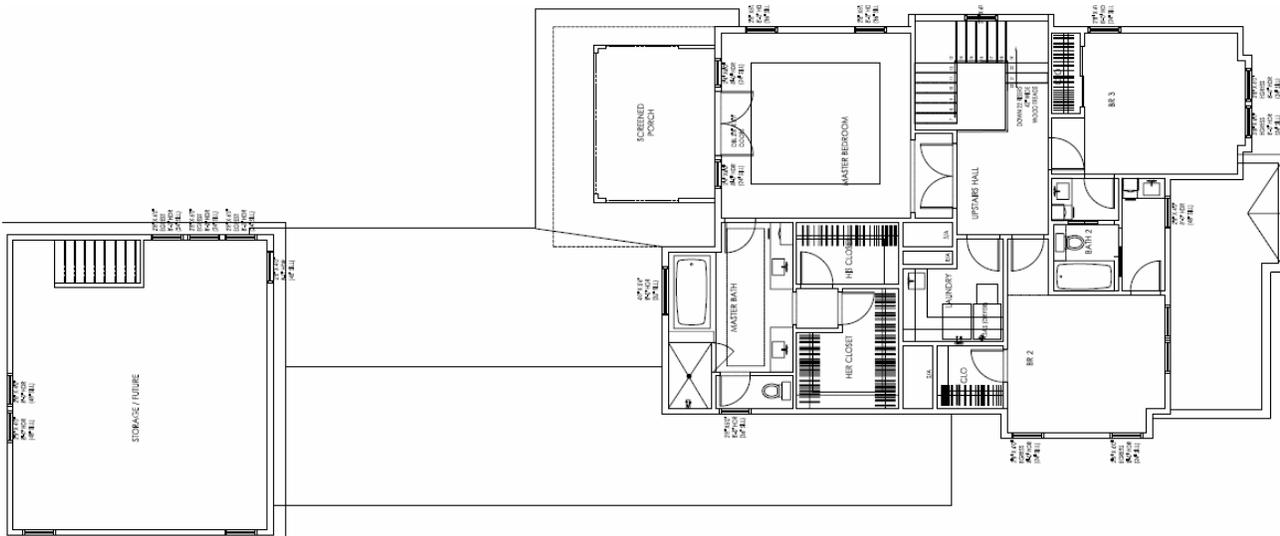
**FIRST FLOOR PLAN**

PROPOSED



**SECOND FLOOR PLAN**

PROPOSED

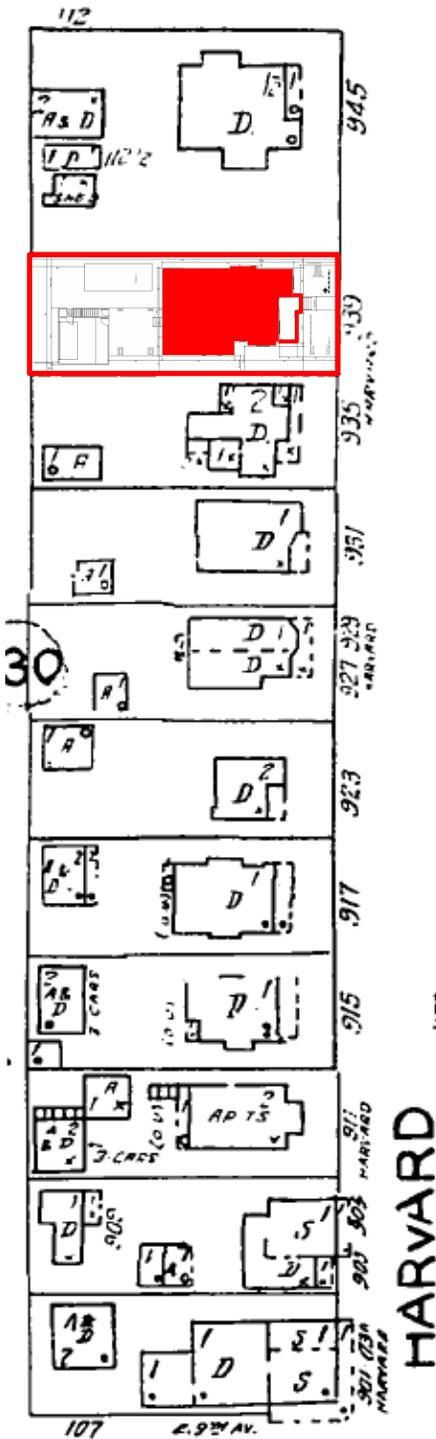


TYPICAL DETAILS DATA HEIGHTS SOUTH

MAX WIDTH	RIDGE HT	EAVE HT	PORCH EAVE HT
902 Heights 45	425 Heights 39	917 Heights 26	122 E 5th 22
840 Cortlandt 43	828 Heights 39	943.5 Cortlandt 25	938 Cortlandt 18
935 Harvard 41	119 E 10th 38	122 E 5th 25	848 Heights 13
609 Cortlandt 39	122 E 5th 38	1005 Heights 24	1015 Heights 13
536 Harvard 38	917 Heights 38	1007 Heights 24	941 Cortlandt 13
<b>939 Harvard 38</b>	943.5 Cortlandt 36	828 Heights 24	840 Cortlandt 12
848 Heights 37	921 Heights 35	119 E 10th 23	828 Heights 12
1050 Heights 36	1005 Heights 35	921 Heights 23	1011 Heights 12
122 E 5th 35	1011 Heights 35	941 Cortlandt 23	119 E 10th 12
505 Harvard 35	532 Harvard 34	425 Heights 23	935 Harvard 11
202 E 10th 34	1015 Heights 34	1011 Heights 23	202 E 10th 11
805 Heights 34	1007 Heights 33	1015 Heights 23	919 Heights 11
828 Heights 33	<b>939 Harvard 32</b>	<b>939 Harvard 23</b>	917 Heights 11
1015 Heights 33	840 Cortlandt 32	919 Heights 22	425 Heights 11
919 Heights 33	902 Heights 32	402 E 11th 22	717 Harvard 11
802 Columbia 33	919 Heights 32	840 Cortlandt 21	1005 Heights 11
732 Harvard 33	202 E 10th 31	848 Heights 21	1035 Oxford 11
917 Heights 32	732 Harvard 31	532 Harvard 21	1007 Heights 11
941 Cortlandt 31	1015 Harvard 31	404 Heights 20	1015 Harvard 11
532 Cortlandt 31	609 Cortlandt 30	528 Harvard 20	921 Heights 11
425 Heights 30	941 Cortlandt 30	349 Heights 20	402 E 11th 11
1011 Heights 30	717 Harvard 30	609 Cortlandt 19	532 Harvard 11
404 Heights 30	848 Heights 30	536 Harvard 19	702 Harvard 11
528 Harvard 30	1050 Heights 30	802 Columbia 19	<b>939 Harvard 11</b>
717 Harvard 30	505 Harvard 29	902 Heights 19	902 Heights 10
1005 Heights 29	528 Harvard 29	532 Cortlandt 19	609 Cortlandt 10
1035 Oxford 28	536 Harvard 29	733 Heights 19	802 Columbia 10
943.5 Cortlandt 27	805 Heights 29	732 Arlington 19	732 Harvard 10
1007 Heights 27	813 Cortlandt 28	935 Harvard 19	404 Heights 10
1015 Harvard 27	938 W 15th 28	911 Harvard 19	349 Heights 10
...	...	...	...

**BLOCKFACE SETBACKS**

**SANBORN FIRE INSURANCE MAP 1924-1951**



16'-2" PORCH/ FRONT WALL SETBACK EXISTING

15' PORCH SETBACK PROPOSED

14'-11" PORCH SETBACK EXISTING

14'-1" PORCH SETBACK EXISTING

11'-10" PORCH SETBACK EXISTING

15'-3" PORCH/ FRONT WALL SETBACK EXISTING

19'-0" PORCH SETBACK EXISTING

19'-8" PORCH SETBACK EXISTING

19'-10" FRONT WALL SETBACK EXISTING (NOT INCLUDING NON-ORIGINAL PORCH)

ALL MEASUREMENTS ESTIMATED BY SUBTRACTING 3'-10" FROM SETBACK TO EXISTING SIDEWALK; 901-909 ASSUMED TO BE ZERO LOT LINE, MEASURED AT 3'-10" FROM SIDEWALK.

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**PROJECT DETAILS**

**Shape/Mass:** The residence will measure 38' wide by 59'-10" deep with a 22'-11" eave height and a 31'-10" ridge height. The two story garage will be attached to the rear wall of the residence with a gabled breezeway measuring 20'-10" wide by 23'-2" deep. It will measure 24'-10" wide by 22' deep with a 19'-9" eave height and a 27'-3" ridge height.

**Setbacks:** The residence will be set back 15' from the front (east) property line to the front porch, 17'-10" to the front wall and 23'-10" to the rear of the porch, 4' from the north side property line and 7' from the south side property line. The alley-loading garage will be attached by a breezeway and set back 3' from the south side property line, 22'-2" from the north side property line and 12' from the rear property line.

**Foundation:** The residence will feature a pier and beam foundation with a 2'-6" finished floor height from existing natural grade. The garage will feature a slab on grade foundation.

**Windows/Doors:** The residence will feature a wood front door with side lites and transom and wood recessed sash windows with a 2 over 1 lite pattern. The garage will feature an overhead garage door facing the alley.

**Exterior Materials:** The residence and garage will feature horizontal lap cementitious siding with a 6" or 4" reveal and 12" square wood porch columns with a wood railing and brick steps with wing walls.

**Roof:** The residence will feature a hipped roof with a 6/12 pitch clad with composition shingles. The garage will feature a front gable roof with a 6/12 pitch clad with composition shingles.

**Front Elevation:** The residence will feature a partially inset front porch measuring 21'-1" wide extending 1'-6" closer (East) to the front property line than the front wall. An 8'-2" wide gable portion of the porch will extend an additional 1'-4" closer to the front property line and overlap the front wall by 1'-6". The front wall will measure 12'-9" wide and feature two windows each on the first and second floor. The primary, 32'-6" wide hipped form of the residence will be set back 6' from the front wall and feature a pair of windows and a front door with side lites and transom on the first floor and three windows on the second floor. The garage will be located behind the residence and feature two entry doors. See elevation drawings for details.

**Side Elevation:** The residence will feature three windows on the first floor and four on the second floor. The (North) garage will attach to the rear wall with a 23'-2" breezeway and feature a door on the first floor and three windows on the second floor. See elevation drawings for details.

**Side Elevation:** The residence will feature five windows on the first floor and three windows on the second floor. A (South) popped out one story portion will begin 26'-6" back from the front wall and extend 12'-6" to the south. The garage will attach to the rear wall with a 23'-2" breezeway and feature two windows on the second floor. See elevation drawings for details.

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

**ATTACHMENT A**  
**PUBLIC COMMENT**

**From:** Kent Marsh [REDACTED]  
**Sent:** Tuesday, July 21, 2015 4:50 PM  
**To:** DuCroz, Diana - PD  
**Subject:** July Meeting HAHC - Comments Regarding the Houston Heights South Historic Distric CofA Applications

My comments regarding the applications for the HSHSD:

Agenda # 21 – 613 Arlington – I OBJECT to the granting of a Certificate of Appropriateness for this property. The proposed massing volume is not compatible with typical contributing structures in the district. The proposed addition is more than 2 times the volume of the existing historic structure and is proportionally out of scale.

Agenda # 22 – 802 Arlington – I SUPPORT the granting of a Certificate of Appropriateness for this property.

Agenda # 23 – 1016 Heights – I SUPPORT the granting of a Certificate of Appropriateness for this property.

Agenda # 24 – 1020 Columbia – I SUPPORT the granting of a Certificate of Appropriateness for this property.

Agenda # 25 – 939 Harvard – I OBJECT to the granting of a Certificate of Appropriateness for this property. The proposal includes removal of the existing historic structure and the resulting massing volume is not compatible with typical contributing structures in the district and is proportionally out of scale.

J. Kent Marsh, AICP CUD  
Vice President



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