

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** June 30, 2015

**Applicant:** Benjamin Thomas Coffey, owner

**Property:** 518 W. 12<sup>th</sup> Street, Tracts 34A, 35A, and 36A, Block 205, Houston Heights Subdivision. The property includes a historic 980 square foot, one-story wood frame single-family residence and a detached garage situated on a 4,400 square foot (44' x 100') interior lot.

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

**Proposal:** Alteration – Construct a rear 1 and 2-story addition to a contributing one-story residence

- The addition will begin at the rear wall 39'-4" back from the front wall. The one-story will measure 11'-2" wide, 14'-5" deep, 11'-1" to the eave, and 15'-3" to the ridge. The 2-story portion will measure 25' deep, 26'-10" wide, 20'-8" to the eave, and 26'-3" to the ridge.
- Raise the house 8" increasing the foundation height from 2'-3" to 2'-11"
- The existing original 1-over-1 sash windows and wood 117 siding will be retained and repaired.

See enclosed application materials and detailed project description on p. 6-29 for further details.

**Public Comment:** One opposed. See Attachment A, p. 30.

**Civic Association:** No comment received.

**Recommendation:** Approval with conditions: The foundation remains at 2'-3" and not be raised 8" to 2'-11".

**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:** 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**

**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 type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | (1)                  | The proposed activity must retain and preserve the historical character of the property;<br><i>The proposed raising of the foundation 8" alters the character of the existing partial width front porch by increasing the height of the original square brick columns and brick wing walls.</i>  |                            |  |
| <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 type="checkbox"/>            | <input checked="" 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;<br><i>The raising of the foundation 8" alters the proportions of the existing square brick columns and brick wing walls which alters the character of the distinguishing porch features.</i>   |                            |  |
| <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 type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" 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 type="checkbox"/>            | <input checked="" 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;<br><i>The proposed raising of the foundation 8" alters that the scale of the historic residence; the 8" increased height alters the proportions of the existing brick columns, and wings walls which impacts the character of the residence.</i> |                            |  |
| <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.   |                            |  |



PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT WEST

**Building Classification**

- Contributing
- Non-Contributing
- Park



**CURRENT PHOTO**



**NEIGHBORING PROPERTIES**



522 W. 12<sup>th</sup> – Contributing – 1920 (neighbor)



1147 Tulane – Contributing – 1910 (neighbor)



524 W. 12<sup>th</sup> – Contributing – 1920 (blockface)



507 W. 12<sup>th</sup> – Contributing – 1920 (across street)



1202 Ashland– Contributing – 1920 (across street)



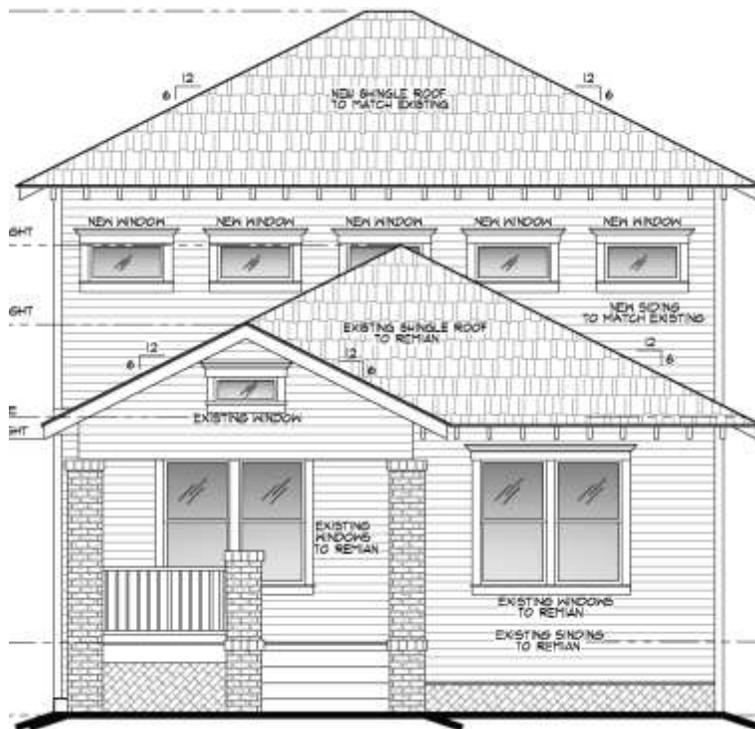
1201 Tulane– Contributing – 1920 (across street)

**NORTH ELEVATION – FRONT FACING W.12<sup>th</sup> Street**

EXISTING

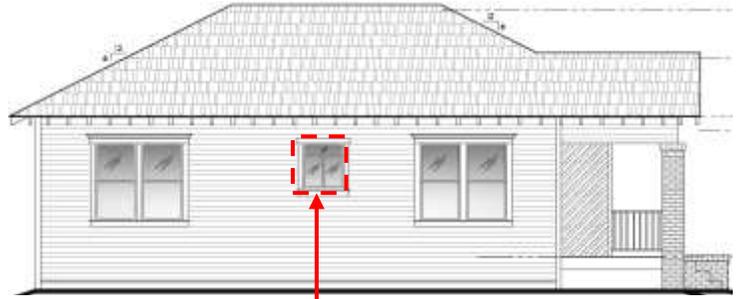


PROPOSED



**EAST SIDE ELEVATION**

EXISTING



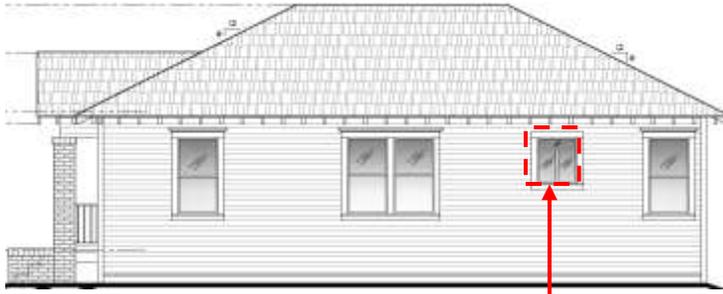
*Non-original aluminum box window*

PROPOSED



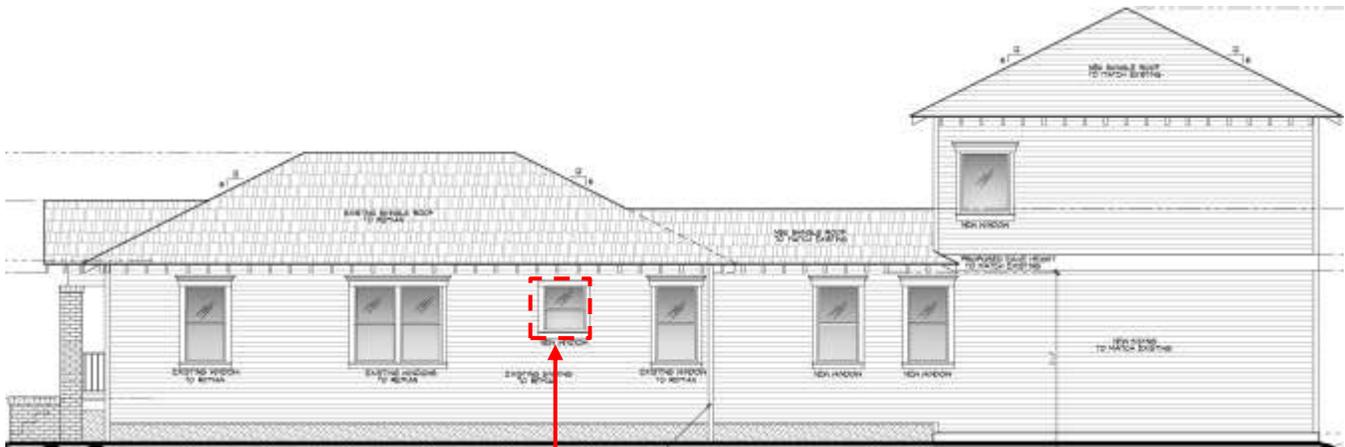
*Proposed 1-over-1 wood sash window*

**WEST SIDE ELEVATION**  
EXISTING



*Non-original aluminum box window*

**PROPOSED**



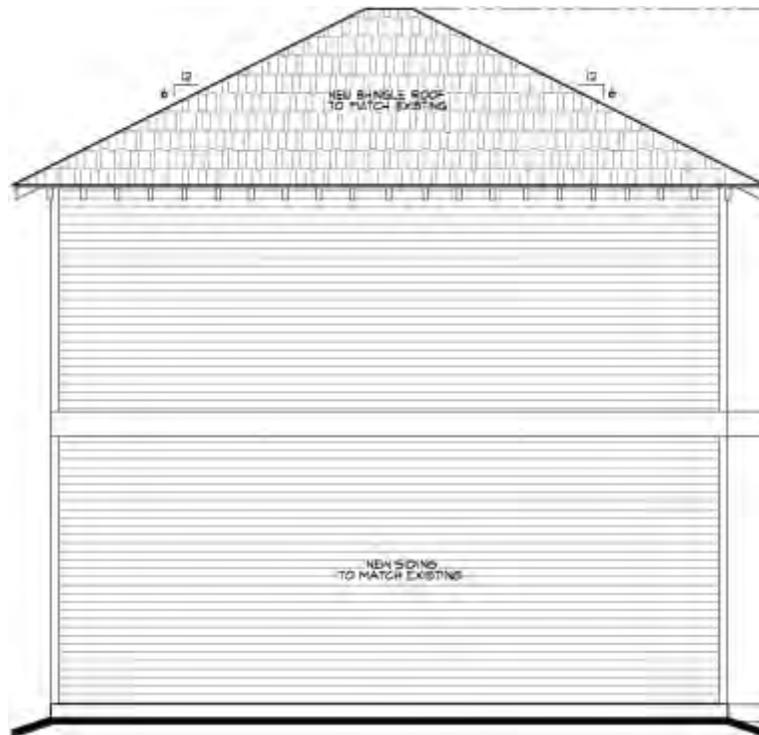
*Proposed 1-over-1 wood sash window*

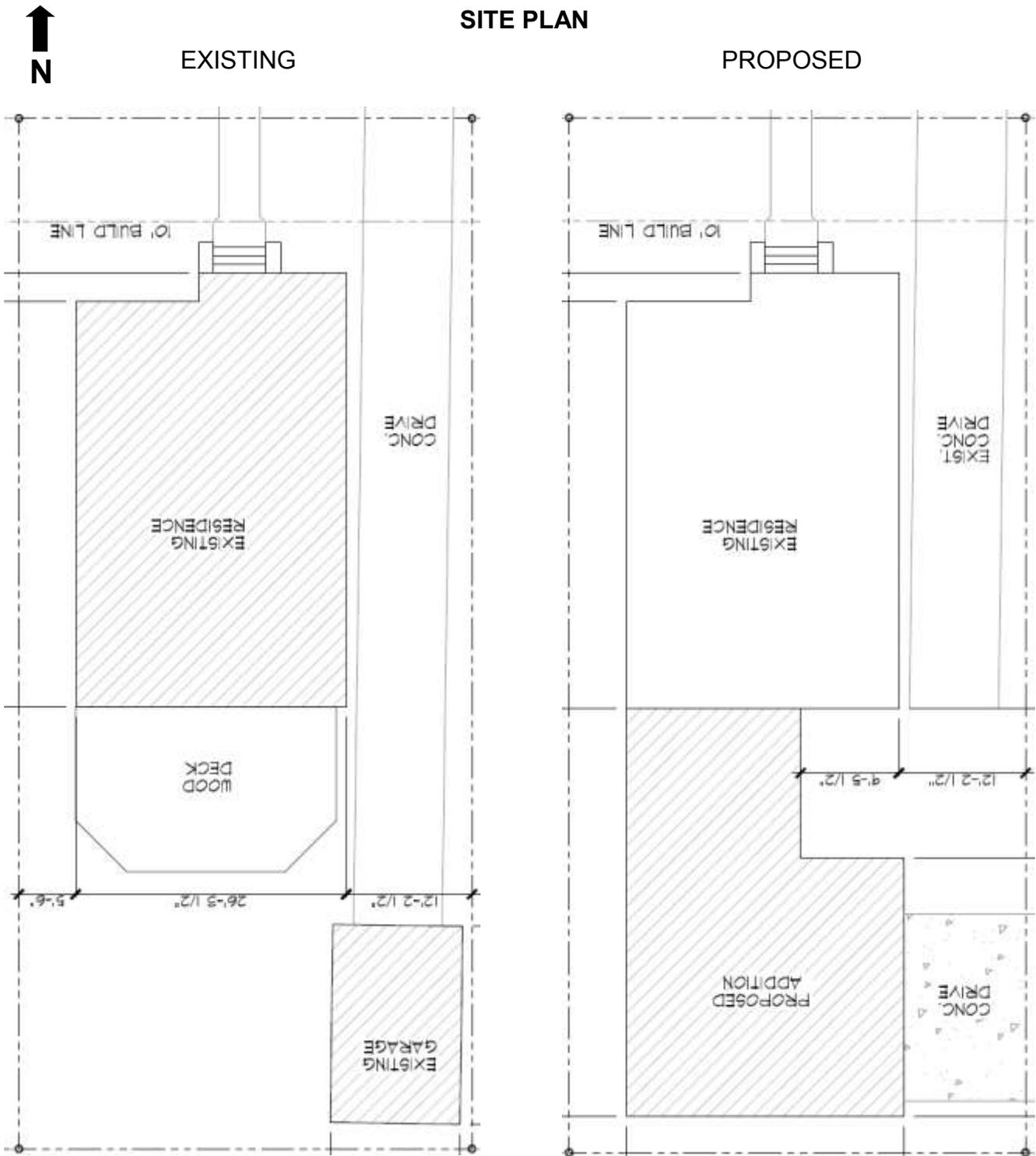
**SOUTH (REAR) ELEVATION**

EXISTING



PROPOSED

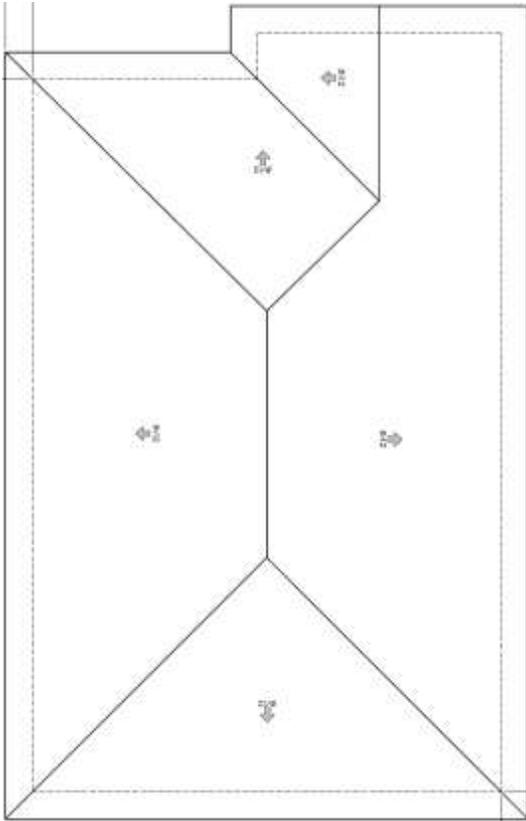




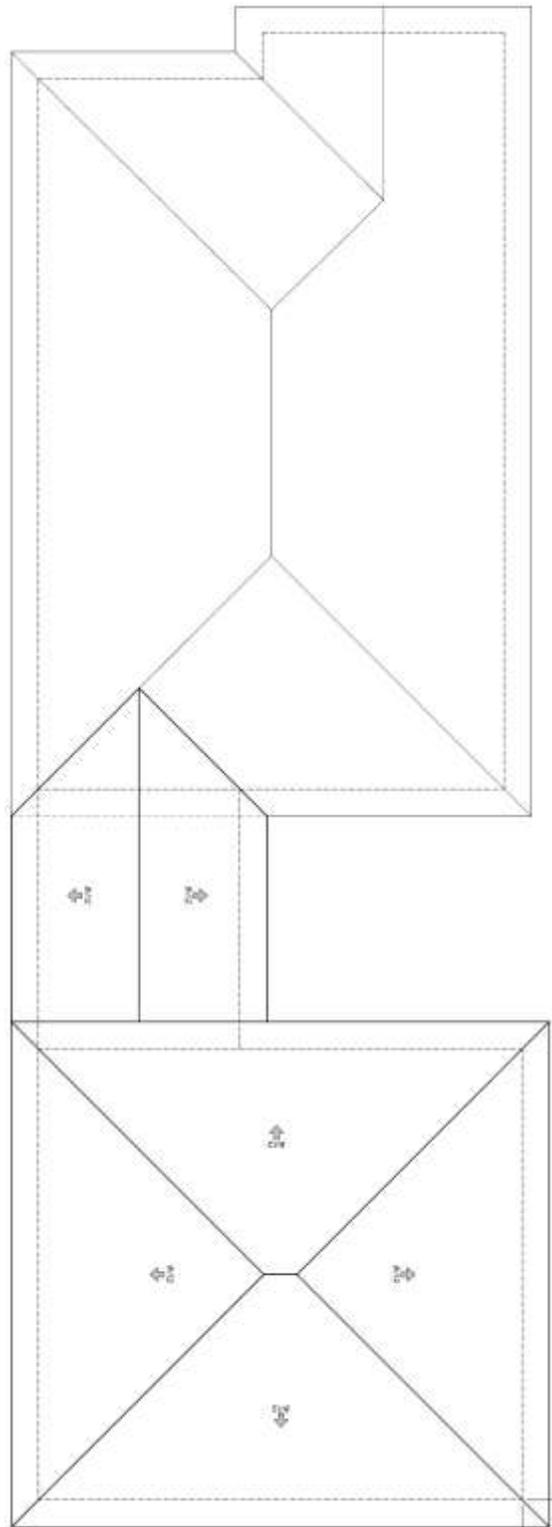


ROOF PLAN

EXISTING

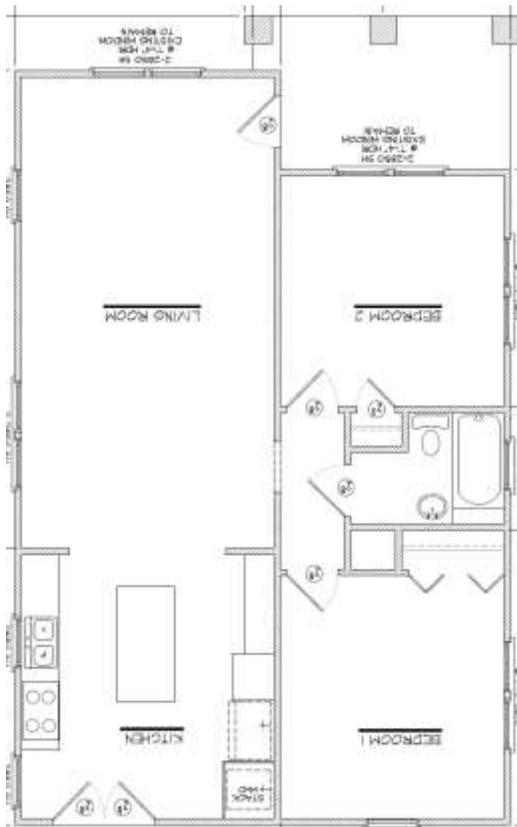


PROPOSED





**FIRST FLOOR PLAN  
EXISTING**



**PROPOSED**





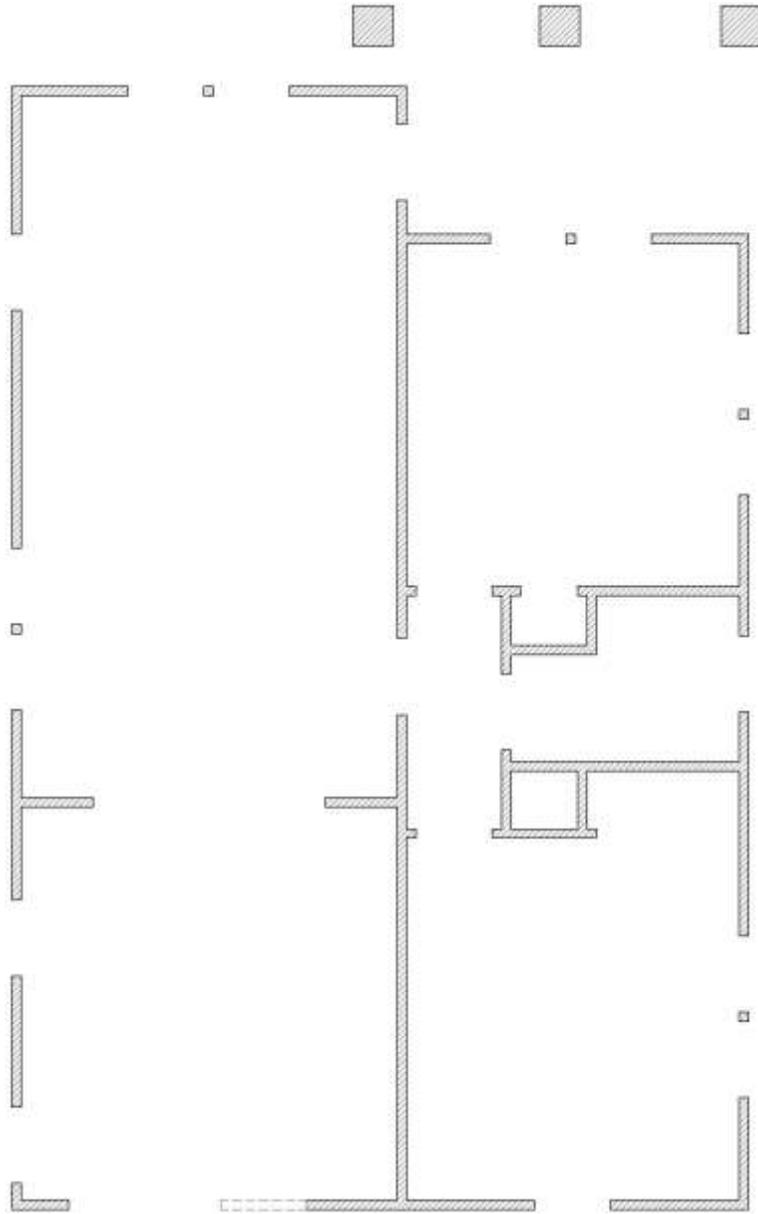
**SECOND FLOOR PLAN**

PROPOSED





DEMO PLAN



**WINDOW / DOOR SCHEDULE**

**WINDOW SCHEDULE**

NEW WINDOW SCHEDULE				
SIZE	TYPE	DIV LITE	REMARKS	QUAN.
32' x 36'	DOUBLE PANE / SINGLE HUNG	1 / 1	-	2
32' x 60'	DOUBLE PANE / SINGLE HUNG	1 / 1	-	4
36' x 18'	DOUBLE PANE / SINGLE HUNG	1 / 1	-	5
58" x 48"	DOUBLE PANE / FIXED	-	-	1
38" x 56"	DOUBLE PANE / SINGLE HUNG	1 / 1	-	4

**DOOR SCHEDULE**

NEW DOOR SCHEDULE				
SIZE	TYPE	REMARKS	CORE	QUAN.
24" x 80"	PRE HUNG / INTERIOR	WOOD FRAME	HOLLOW	3
32" x 80"	PRE HUNG / INTERIOR	WOOD FRAME	HOLLOW	2
32" x 80"	DOUBLE PRE HUNG / EXTERIOR	PAIR	HOLLOW	2
32" x 80"	PRE HUNG / INTERIOR	1 HR RATED	SOLID	1
32" x 80"	PRE HUNG / EXTERIOR	WOOD FRAME	SOLID	1

**LINE OF SIGHT**



**PHOTOS SUBMITTED BY APPLICANT**

**FRONT (NORTH) ELEVATION**



SIDE (EAST) ELEVATION



FRONT (NORTH) ELEVATION



SIDE (WEST) ELEVATION



EXISTING GARAGE



507 W.12<sup>TH</sup> STREET- CONTRIBUTING



522 W. 12<sup>TH</sup> STREET- CONTRIBUTING



1130 ASHLAND STREET- NONCONTRIBUTING



1135 ASHLAND STREET- CONTRIBUTING



1137-1147 ASHLAND STREET- NONCONTRIBUTING



1138 ASHLAND STREET- NONCONTRIBUTING



1202 ASHLAND STREET- CONTRIBUTING



1204-1206 TULANE STREET- NONCONTRIBUTING



1212 TULANE STREET- CONTRIBUTING



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**PROJECT DETAILS**

**Shape/Mass:** The existing residence measures 26'-3 ½" wide, 39'-4" deep, 10'-5" to the eave, and 18'-2 ½" to the ridge. The residence features a partial width front porch measuring 14'-4" wide, and 8' deep. The residence will be raised 8" resulting in a new eave height of 11'-1" and a ridge height of 18'-10 ½". The addition will begin 39'-4" back from the front wall; the 1-story portion will measure 11'-2" wide, 14'-4 ¾" deep, 11'-1" to the eave and 15'-2 ½" to the ridge. The 2-story portion will measure 26'-10" wide, 25' deep, 20'-8" to the eave, and 28'-3" to the ridge.

**Setbacks:** The residence is setback 17'-9 ½" from the front property line, 12'-2 ½" from the side, east property line, 5'-6" from the side, west property line, and 42'-10 ½" from the rear property line. The addition will be setback 57'-1 ½" from the front property line, 11'-8" from the side, east property line, 5'-6" from the side, west property line, and 3'-5 ½" from the rear property line.

**Foundation:** The residence is built on a pier and beam foundation and features a 2'-3" finished floor height. The foundation will be raised 8" resulting in a finished floor height of 2'-11". The addition will be built on a pier and beam foundation with a finished floor height of 2'-11". The attached garage will be built on a slab foundation.

**Windows/Doors:** The residence features original wood 1-over-1 sash windows and two non-original aluminum box windows. The original wood sash windows will be retained and repaired. The two box windows will be replaced with two wood 1-over-1 sash windows, the openings will not be modified. The residence features a non-original paneled front door, the door will be retained and a set of divided lite french doors. The addition will feature wood 1-over-1 sash windows, wood single lite fixed windows, a set of divided lite french doors, a paneled entry door, and a sectional overhead garage door.

**Exterior Materials:** The residence is clad with wood 117 horizontal lap siding, the siding will be retained and repaired. The addition will be clad with wood 117 horizontal lap siding to match the existing original 117 siding. The front porch features concrete steps, full height square columns, square brick pier, and brick wing walls. As a result of the increased foundation the height of the columns will be increased 8" and the height of the brick wing walls will be increased.

**Roof:** The residence features a gable on hip roof with an 8/12 pitch and 1'-6" overhang. The roof is clad with composite shingles. The addition will feature a hip roof with an 8/12 pitch and 1'-6" overhang. The roof will be clad with composite shingles.

**Front Elevation:** Please see elevation drawings on pg.  
**(North)**

**Side Elevation:** Replace an existing non-original aluminum box window with a 1-over-1 wood sash window; the opening will not be modified.  
**(East)**

**Side Elevation:** Replace an existing non-original aluminum box window with a 1-over-1 wood sash window; the opening will not be modified.  
**(West)**

**Rear Elevation:** Please see elevation drawings on pg.  
**(South)**

**ATTACHMENT A**

**PUBLIC COMMENT**

My comments regarding proposed applications for Certificates of Appropriateness for the Houston Heights West Historic District.

Agenda # 32 – 518 W 12<sup>th</sup> – I OBJECT to the granting of a Certificate of Appropriateness for this property. The existing structure does not need 8 inches additional height and the number of windows shown on the addition that faces the street is too great for the addition to visually be a backdrop for the existing structure. The large number of windows instills a competing visually element that reduces the visual character of the existing structure to a reduced priority less than the visual character of the proposed addition.

J. Kent Marsh, AICP CUD  
Vice President



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