CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Adam Wells, Ethos Design Group, LLC, for Megan Huber, owner

Property: 302 West 13th Street, Tracts 1B & 2B, Block 184, Houston Heights Subdivision. The property includes a historic 1,294 one-story single family residence and a two-story garage-apartment situated on a 4,400 square foot (44' x 100') corner lot.

Significance: Contributing Queen Anne style residence, constructed circa 1905, located in the Houston Heights Historic District West.

Proposal: Alteration – Addition *Revision*

The applicant was granted a COA to Construct a two-story addition 805 square foot at the rear and on top of a one-story contributing residence by the HAHC on May 21, 2015. The applicant is now seeking a revised COA to add a 56 square foot west side addition to the proposed scope of work.

- Side addition will measure 5' 6" wide by 18' 11" deep.
- Side addition will be situated behind an existing 5' 6" wide by 8' deep side addition.
- The proposed side addition will feature a ridge height of 13' above existing natural grade.

See enclosed application materials and detailed project description on p. 5-14 for further details.

Public Comment: One writing in opposition. Please see Attachment A.

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: 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.

Planning Official **Date**

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 - satisfies D - does not satisfy NA - not applicable

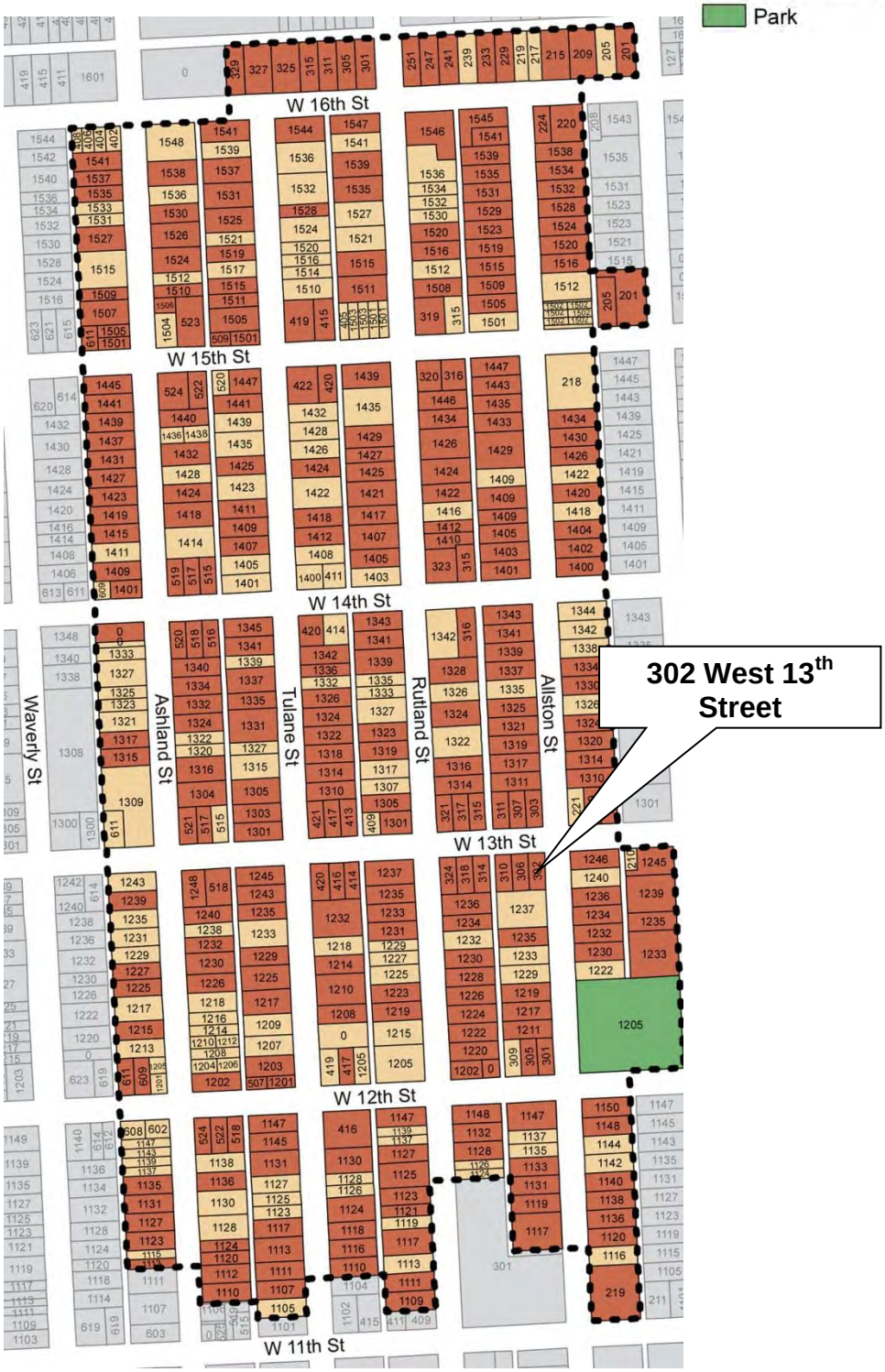
S	D	NA		
☒	☐	☐	(1)	The proposed activity must retain and preserve the historical character of the property;
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
☒	☐	☐	(3)	The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
☒	☐	☐	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
☒	☐	☐	(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;
☒	☐	☐	(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;
☒	☐	☐	(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;
☒	☐	☐	(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;
☒	☐	☐	(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;
☒	☐	☐	(10)	The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
☐	☐	☒	(11)	The proposed activity will comply with any applicable deed restrictions.

N

PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT WEST

Building Classification
- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

CURRENT PHOTO

NEIGHBORING PROPERTIES

1237 Allston – Noncontributing – 1915 (neighbor to the south)

1246 Allston – Contributing – 1910 (neighbor to the east across Allston Street)

303 West 13th – Contributing – 1935 (across W 13th Street)

306 West 13th – Contributing – 1915 (neighbor to the west)

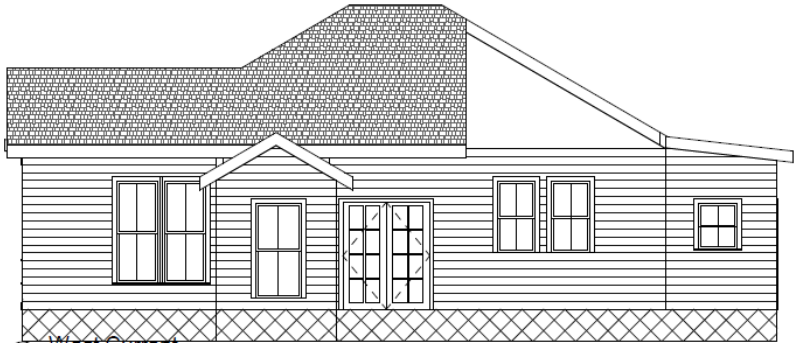
307 West 13th – Contributing – 1915 (across the street)

310 West 13th – Contributing – 1915 neighbor two doors to the west)

BLOCFACE PHOTOS

WEST SIDE ELEVATION

EXISTING



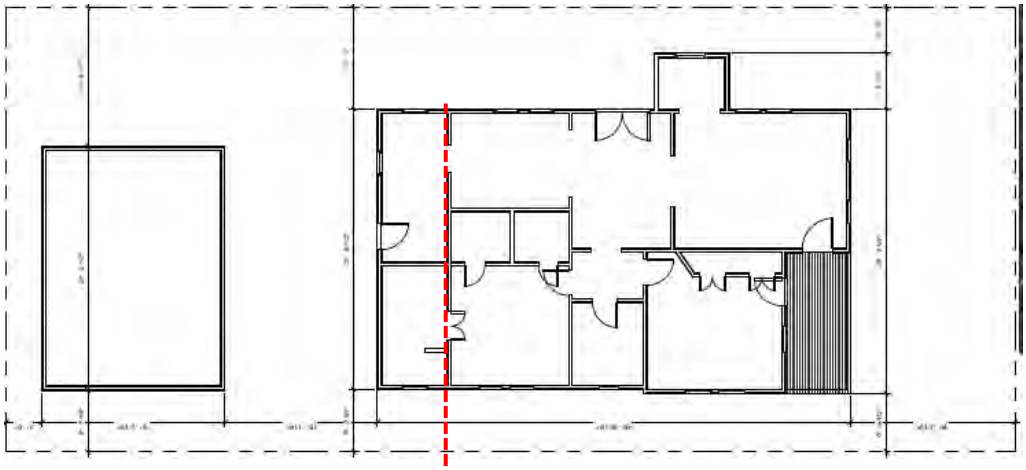
APPROVED 5/21/15

PROPOSED

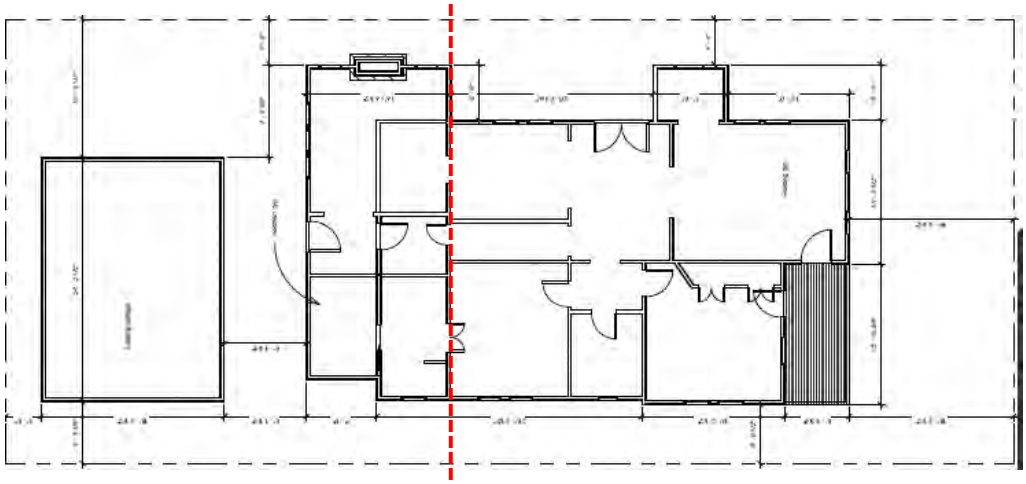
N

SITE PLAN

EXISTING

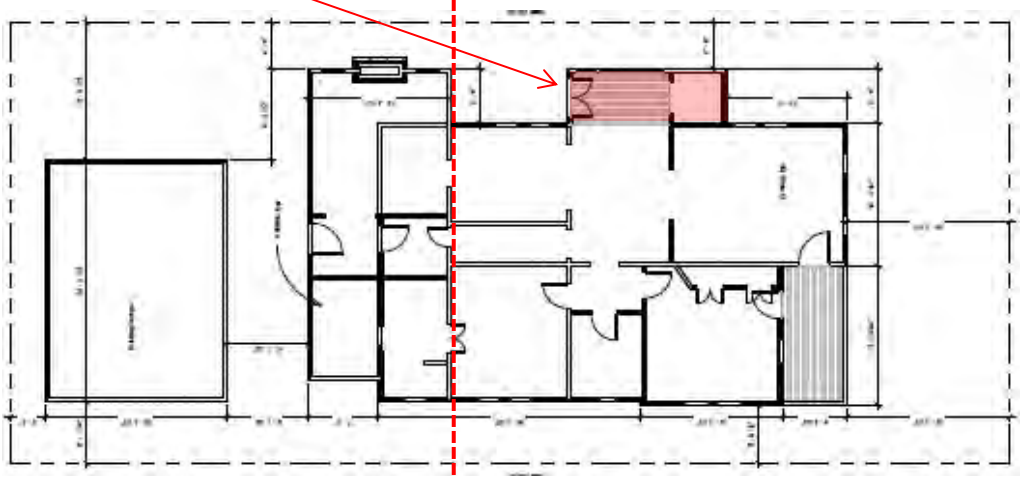


APPROVED 5/21/15



Proposed Side Addition

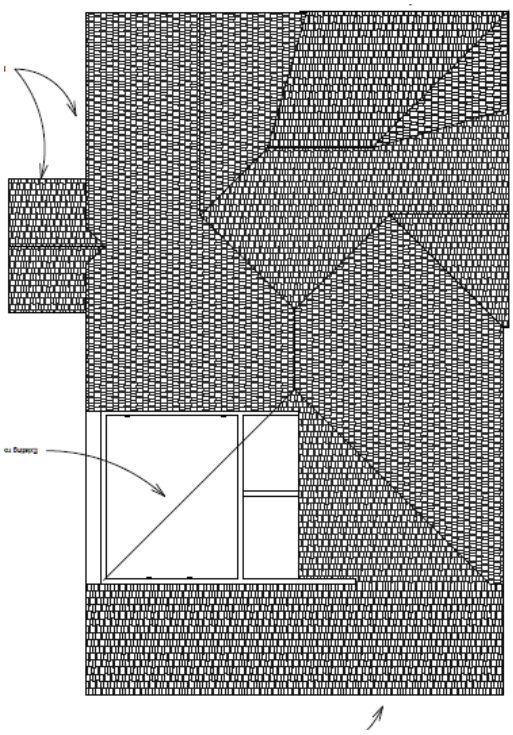
PROPOSED



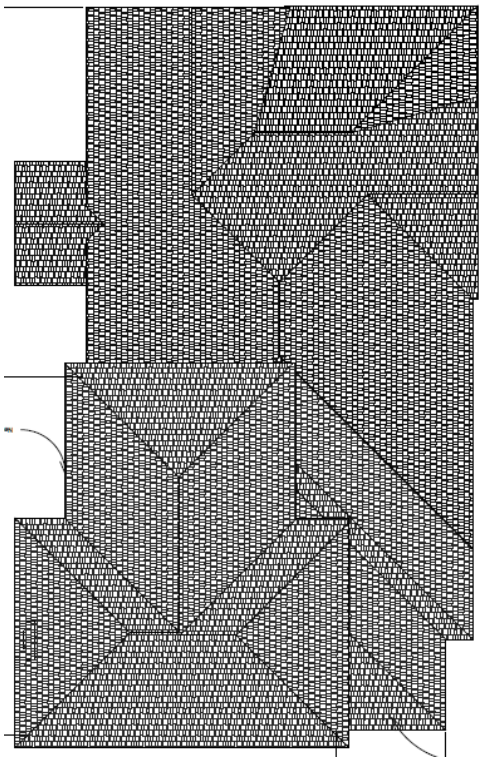
ROOF PLAN

N

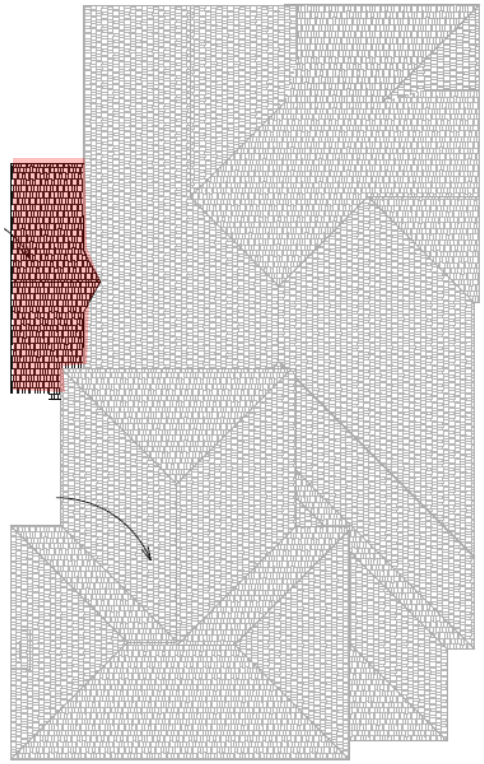
EXISTING



APPROVED 5/21/15



PROPOSED



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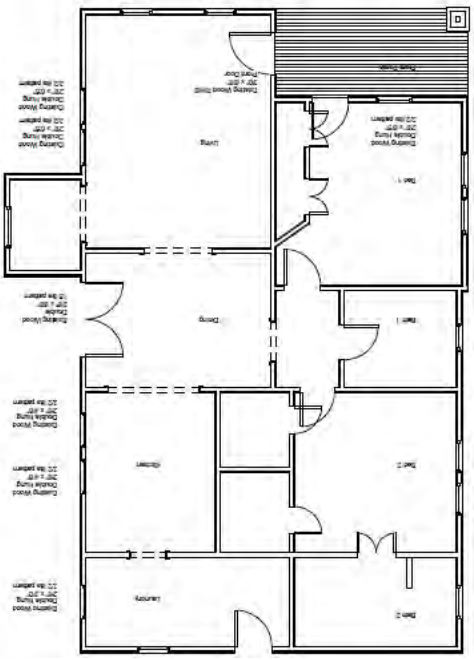
FIRST FLOOR PLAN

EXISTING



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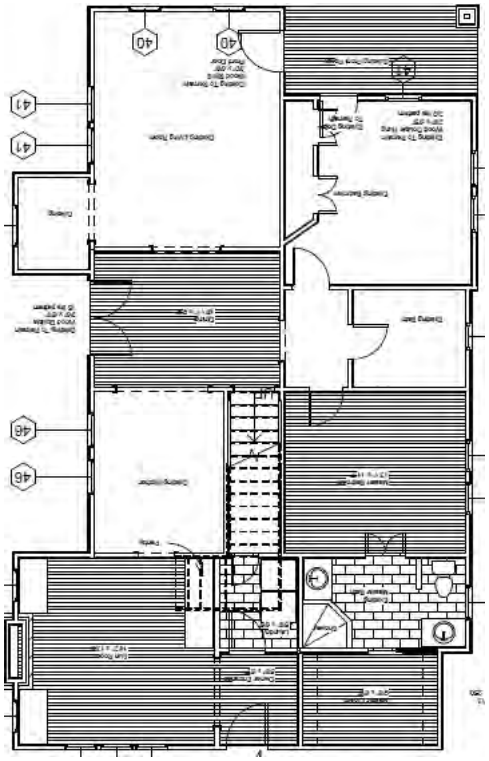

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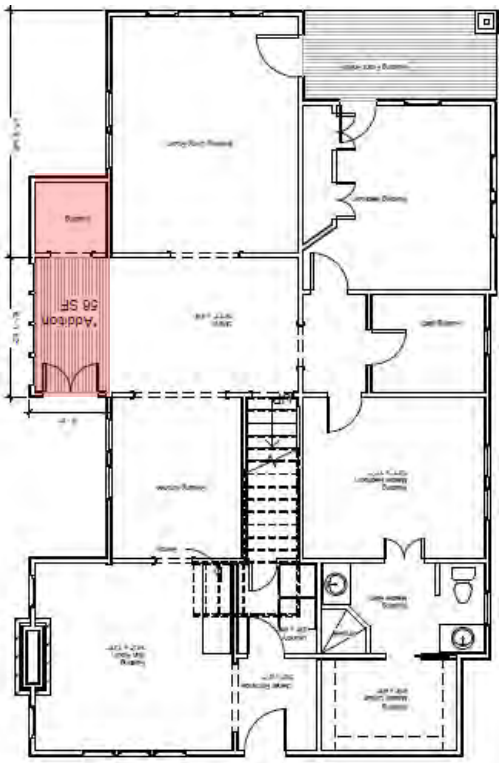
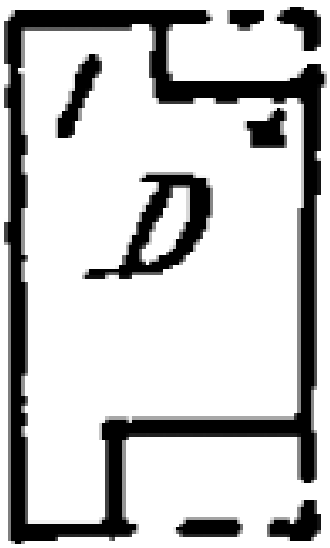


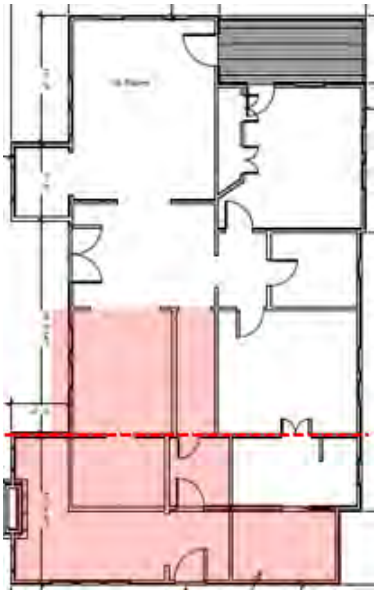
SANBORN MAP COMPARISON

1919

1924



APPROVED 5/21/15



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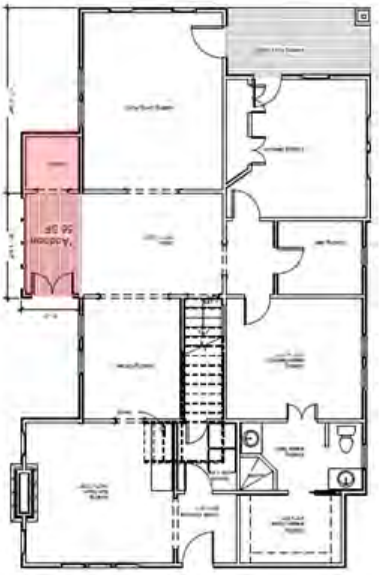
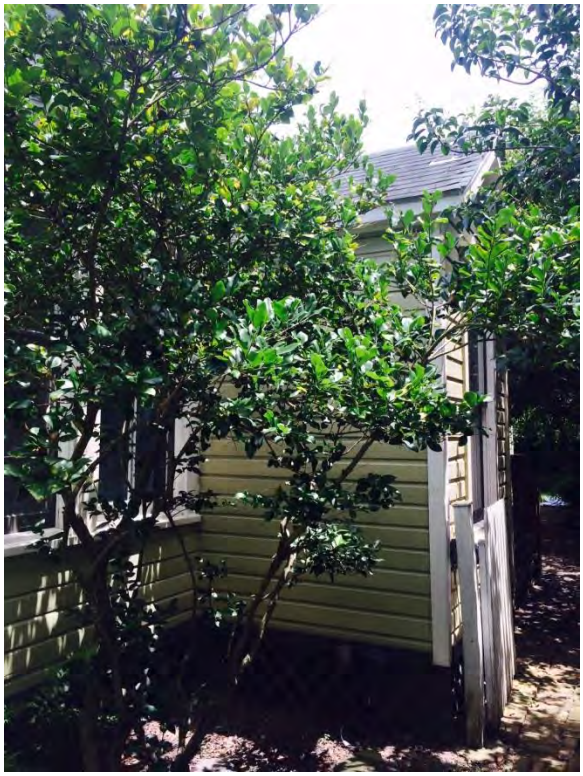


EXISTING SIDE ADDITION

VIEWED FROM 13th St.



VIEWED FROM REAR PROPERTY LINE

PROJECT DETAILS

Shape/Mass: **Approved 5/21/15:** *This corner property features a one-story Contributing residence facing west 13th and a two-story Noncontributing accessory structure facing Allston Street. The residences measures 46' 10" deep by 33' 8" wide and features an eave height of 12' 7" and a ridge height of 21'. The rear 6' 11" deep section of the structure is a later addition.*

The applicant proposes to construct a two story addition behind and on top of the existing residence. The addition will encroach upon a 19' 6" deep by 15' 10" wide section of the southwest corner of the existing structure. 11' 7" of this encroachment will be over the original structure. The applicant states that the rear 11' 7" deep section of the original west facing wall under the added second floor will be retained. The added load of the addition will be carried through a reinforced foundation.

The addition will feature a T-Shape and will measure 27' 8" deep by 23' 9" wide with an eave height of 21' and a ridge height of 26' 4". The addition will feature a second story that cantilever 1' 4" over the rear wall and 1' 8" over the west wall.

Proposed Revision: Construct a 5' 6" wide by 10' 11" deep side addition on the north side of the existing structure. The addition will be situated 17' 9" from the front wall of the structure, behind an existing 5' 6" wide by 8' deep non-original side addition. The altered side addition will measure 5' 6" wide by 18' 11" deep and will feature a ridge height of 13'. The existing addition was built between 1951 and 2002 based on Sanborn and historic aerial image records.

Setbacks: The existing residence features a 16' 3" north setback, a 5' 9" east side setback, and a 4' 6" west side setback. The rear of the existing residence is situated 15' 1" from the existing garage/apartment. The addition will encroach 7' towards the garage and will not impact the front or side setbacks.

Foundation: Residence is situated on a pier and beam foundation with a 2' finished floor height. The addition will feature a matching foundation.

Windows/Doors: **Approved 5/21/15:** *The existing residence features historic 1-over-1, 2-over-2, and 4-over-4 double hung wood windows. The existing residence also features single lite windows within both the front and east facing gables. All of the existing windows on the north, east, and west elevations will remain. The addition will feature new wood, double hung, recessed mounted 2-over-2 windows.*

The existing residence features two front doors, one facing north and the other facing east, with single lite transom windows above. The doors and transoms will remain.

Proposed Revisions: The existing side addition features a 2-over-2 wood sash window. The west facing wall behind the addition features a pair of non-original French doors. The applicant proposes to remove the window and French doors and construct a side addition behind the existing one. The new side addition will feature new pair of 2' wide by 6' 8" tall French doors.

Exterior Materials: The existing residence features horizontal wood siding on the first floor and shake shingle siding within the north and east facing gables. The existing siding will remain.

The addition will feature new horizontal wood siding to match existing.

Roof: **Approved 5/21/15:** *The existing structure features a hipped roof with a 7:12 pitch. The existing rear addition features a shed roof. The proposed second story addition will feature a matching hipped roof. The shed roof above the existing rear addition will be changed to hipped*.

Proposed Revisions: The existing west side addition features a 13' tall pitched gable roof spanning the 8' depth of the structure. The applicant proposes to install a gable roof over the existing and proposed side addition with a ridge height of 13' .

Front Elevation: (North) The front elevation of the existing residence will not change. The proposed addition will stand approximately 5' taller than the existing structure. The addition will feature two 2-over-2 windows facing the street.

Side Elevation: (East) The east elevation of the existing residence will not be changed. The addition will start at the rear wall and will be inset by approximately 2'. The second story of the addition will cantilever 1' 2" over the 1st floor of the addition towards the rear property line. The second story will feature two windows facing Allston Street.

Side Elevation: (West) **Approved 5/21/15:** *The addition will begin over the rear 19' 6" deep section of the existing residence. The second floor will cantilever 1' 8" over the rear 11' 7" deep section of the original west facing wall. This section of the original wall will be retained and the load of the second floor will be supported by a reinforced foundation.*

Proposed Revisions: Remove an existing window on the non-original side addition and replace with wood siding. Remove a set of existing French doors on the west elevation behind this addition. Increase the depth of this addition by 10' 11". This new addition will feature a new pair of French doors.

Rear Elevation: (South) The rear elevation of the addition will feature a pedestrian door and three windows on the first floor and a single window on the second.

ATTACHMENT A

PUBLIC COMMENT

From: Kent Marsh
Sent: Tuesday, July 21, 2015 4:59 PM
To: DuCroz, Diana - PD
Subject: July Meeting HAHC - Comments Regarding Houston Heights West Historic District Applications

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

Agenda # 34 – 302 W 13th - I OBJECT to the granting of a Certificate of Appropriateness for this property. The addition of the side bump-out significantly changes the character of the existing historical structure and should not be allowed.