

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** July 22, 2015

**Applicant:** Mark Van Doren, APD Design for Rod Proto, Proto Enterprises, owner

**Property:** 1409 Ashland Street, Lot 16, Tract 17A, Block 151, Houston Heights Subdivision. The property includes a historic 1,114 square foot, one-story wood frame single-family residence and a detached secondary structure 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 – Resubmittal

The applicant was denied in June 2015 for the following work: *Construct a 2,595 square foot two story addition behind and on top of the existing residence. The addition will begin behind the original rear wall as determined by Sanborn map and exterior details observed by staff. The addition will extend 3' wider than the residence on both floors on the north side. The second floor will be inset 2'-11" on the south side. All existing wood siding on the south wall will be removed and replaced with new wood siding with a matching profile. The addition will feature a ridge height of 28'-8" and an eave height of 21'-2" at the front and 22'-2" at the rear. Existing non-original front porch floor, railings and columns will be removed and replaced. New columns will be 8" paired square fiberglass. The residence's foundation will be leveled and raised 4". Three non-original aluminum windows will be removed and replaced with wood windows. Two wood windows on the non-original portion of the south wall will be removed and the openings covered with siding. One original wood window on the north wall will be removed and replaced with a pair of wood windows.*

The applicant has resubmitted the application with the following changes:

- The addition will be 2,513 square feet
- The addition's rear eave height will decrease to 21'-2"
- The addition will extend 1' wider (rather than 3') and maintain the existing roof line on the north side and will inset 1'-6" on the south side
- All existing original wood windows and siding will be retained

See enclosed application materials and detailed project description on p. 6-28 for further details.

**Public Comment:** One opposed. See Attachment A, p. 29.

**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.

**APPROVAL CRITERIA**

**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

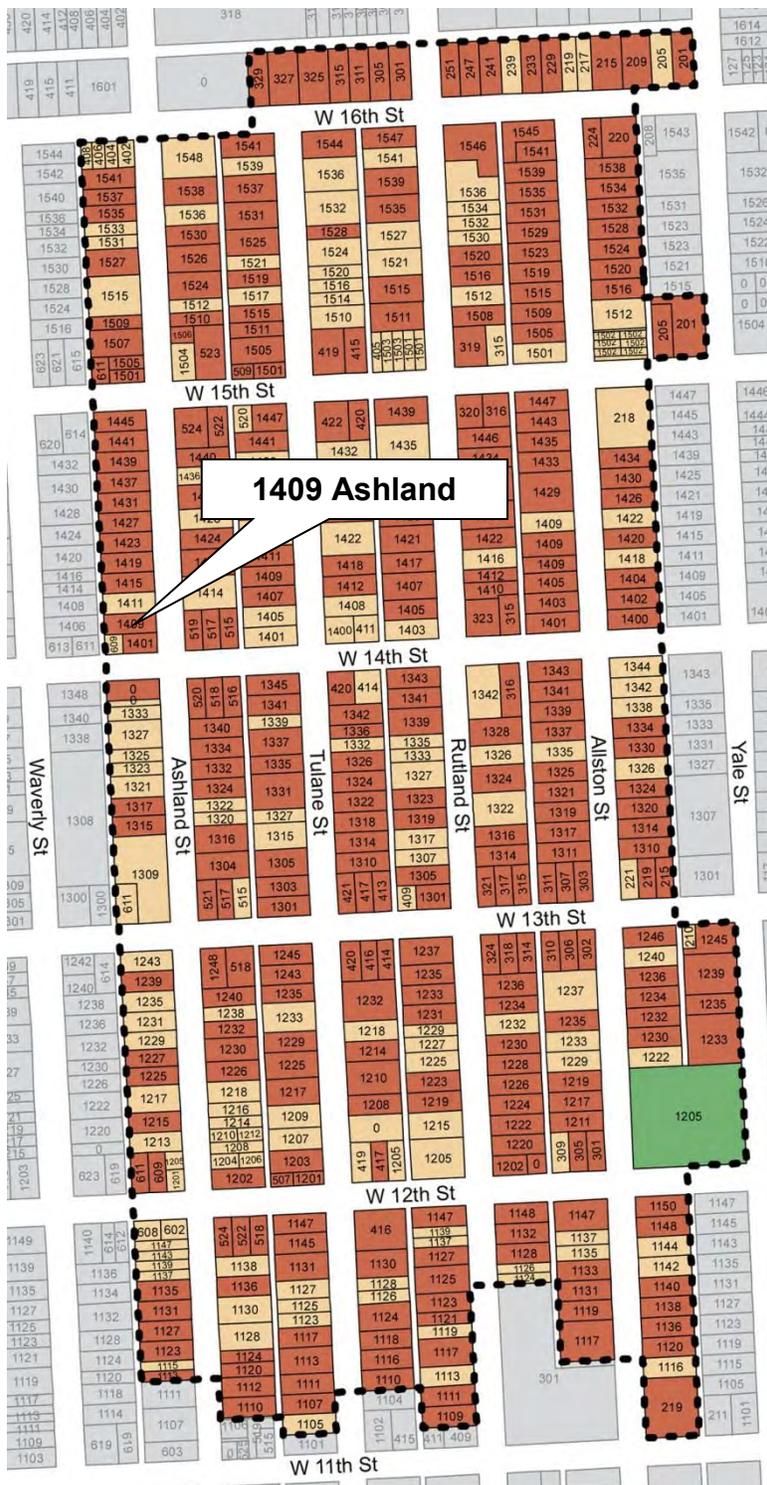
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure 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**



1401 Ashland Street – Contributing – 1920 (neighbor)



1411 Ashland Street – Noncontributing – 2015 (neighbor)



519 W 14<sup>th</sup> Street – Contributing – 1915 (across street)



1414 Ashland Street – Noncontributing – 2012 (across street)



1418 Ashland Street – Contributing – 1920 (across street)



1424 Ashland Street – Contributing – 1920 (across street)

**3D RENDERING – FRONT FACING ASHLAND STREET**

PROPOSED

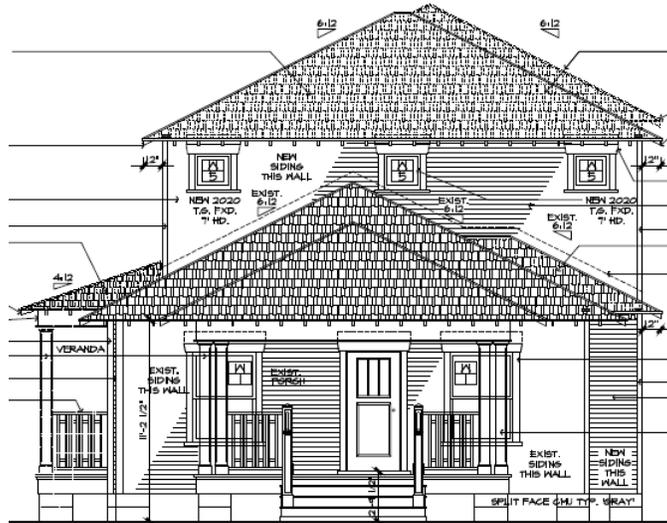


EAST ELEVATION – FRONT FACING ASHLAND STREET

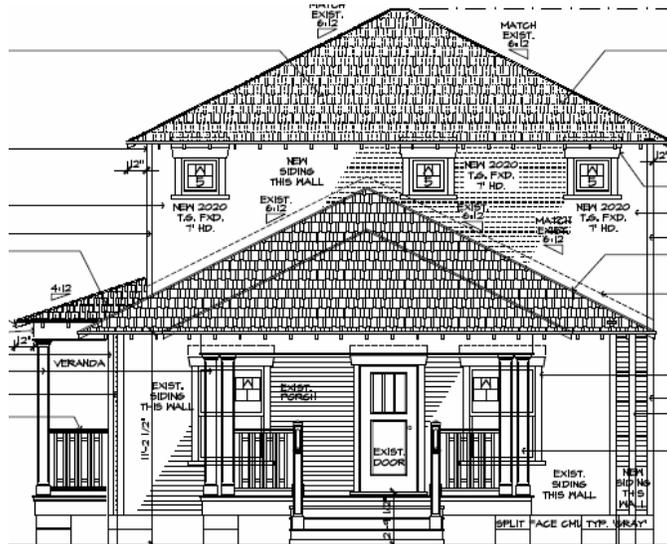
EXISTING



DENIED – 6/18/15

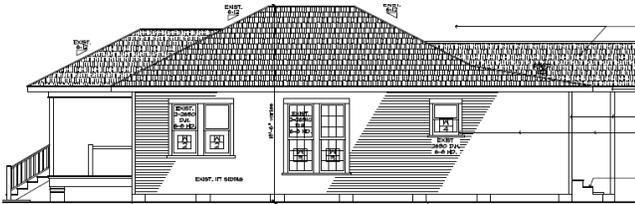


PROPOSED

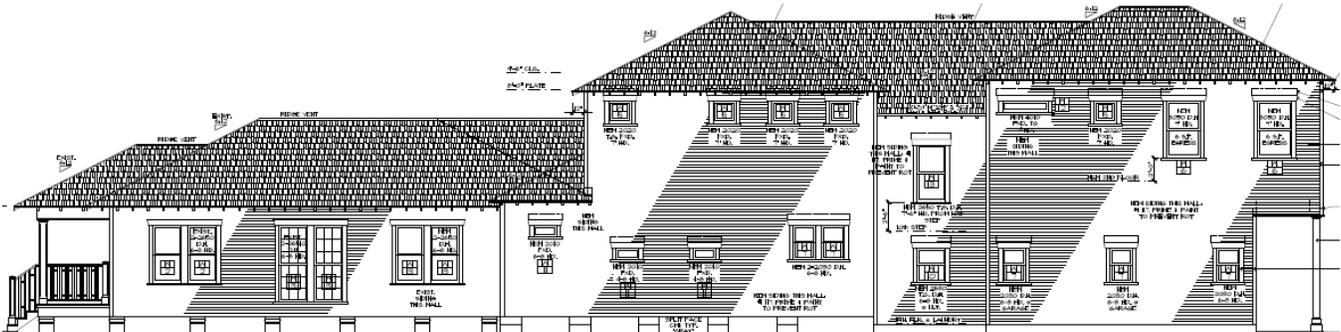


**NORTH SIDE ELEVATION**

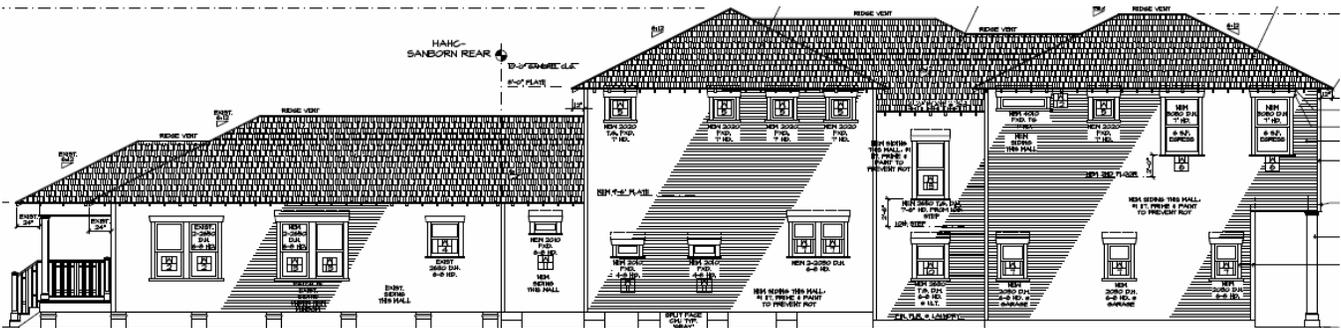
**EXISTING**



**DENIED – 6/18/15**

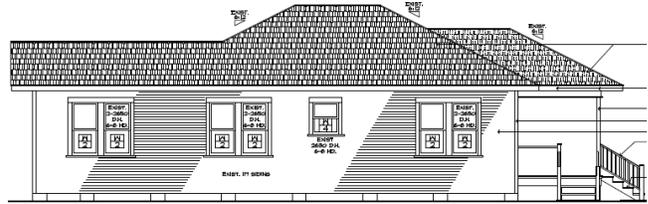


**PROPOSED**



**SOUTH SIDE ELEVATION**

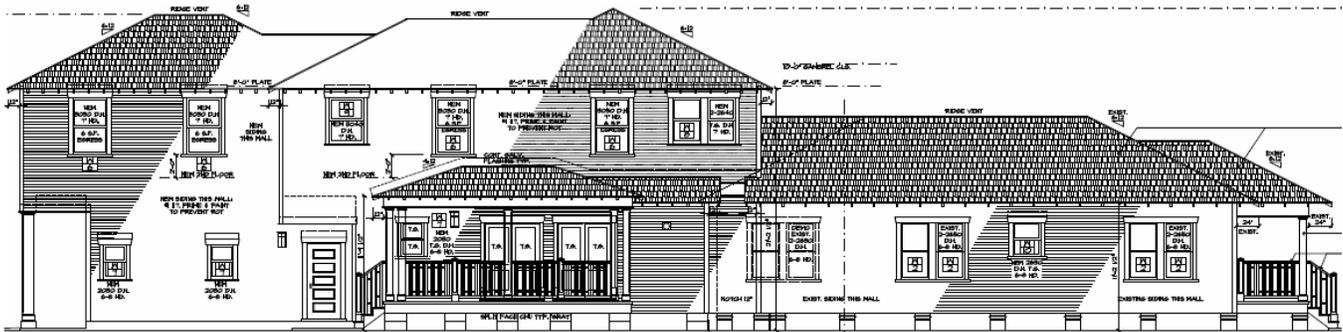
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DENIED - 6/18/15



PROPOSED

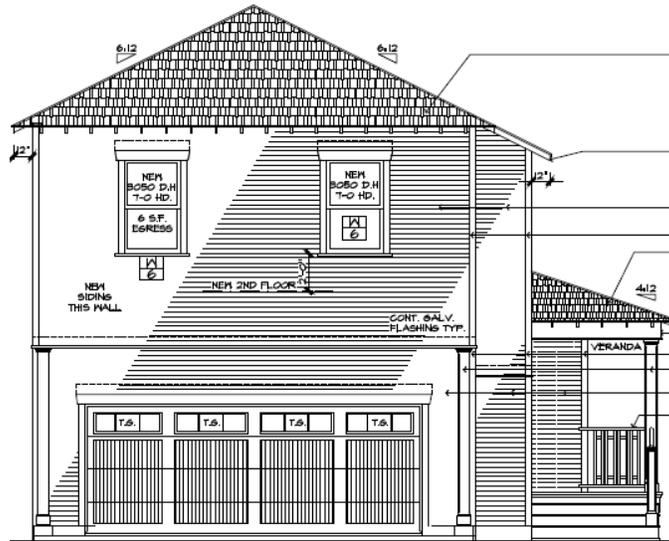


WEST (REAR) ELEVATION

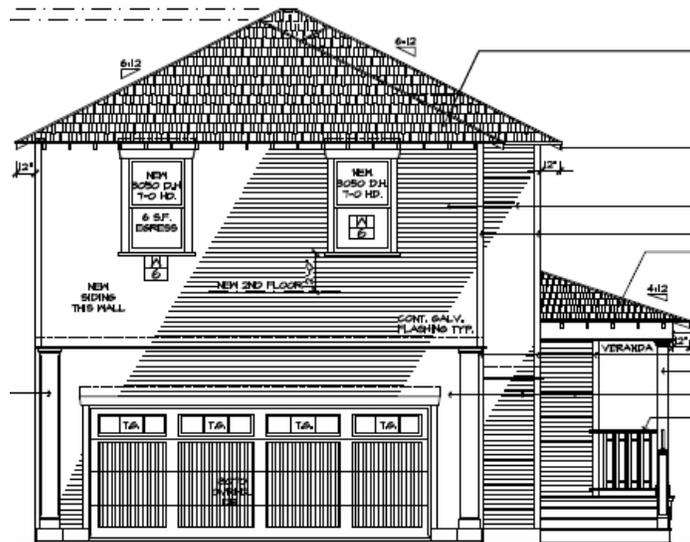
EXISTING



DENIED - 6/18/15

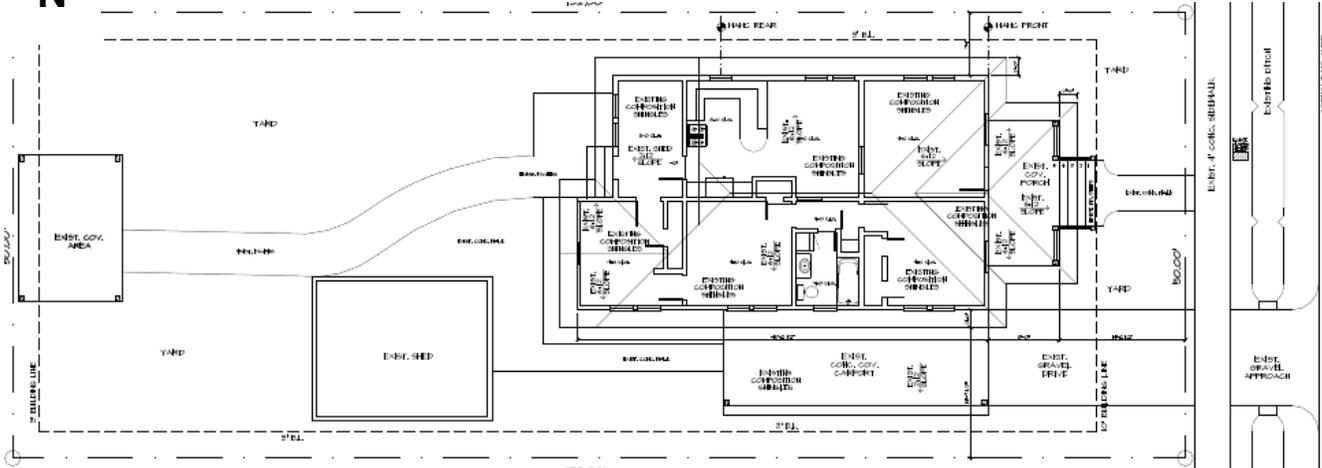


PROPOSED

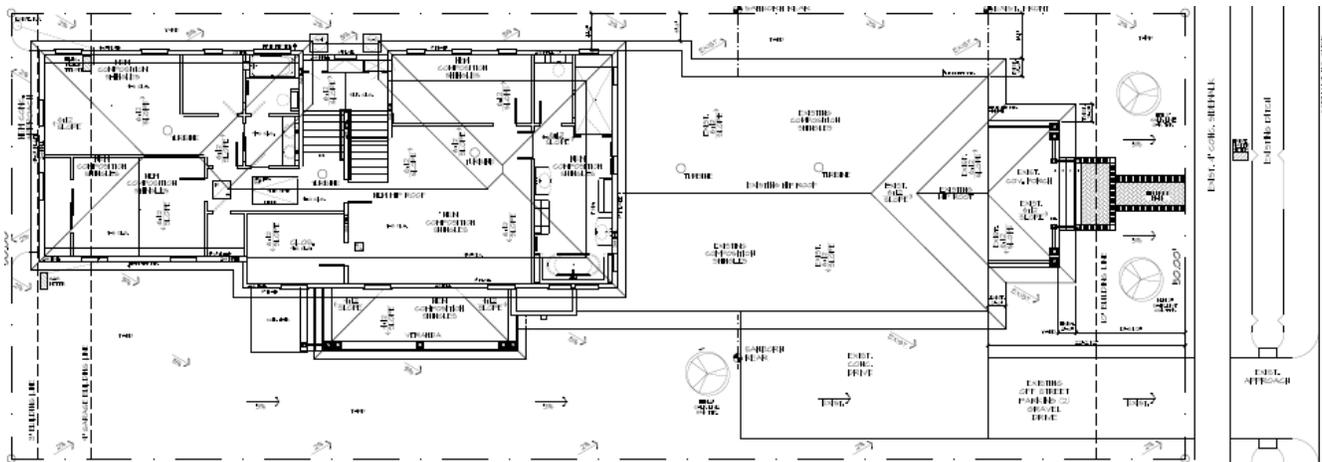




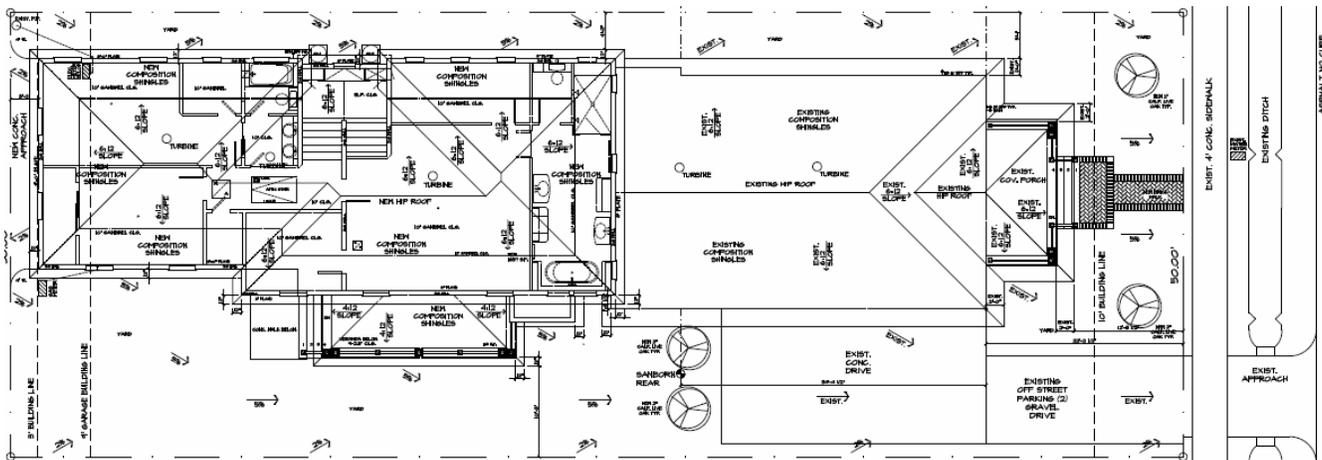
SITE PLAN  
EXISTING



DENIED - 6/18/15



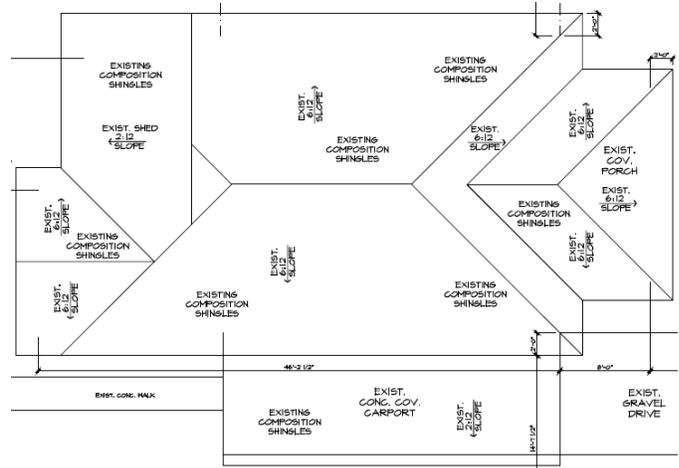
PROPOSED



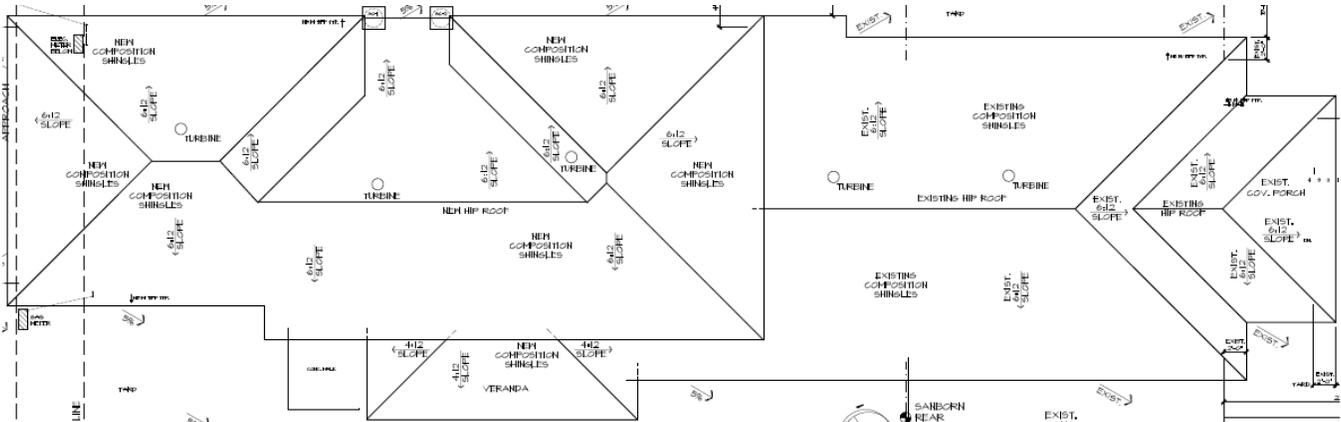


ROOF PLAN

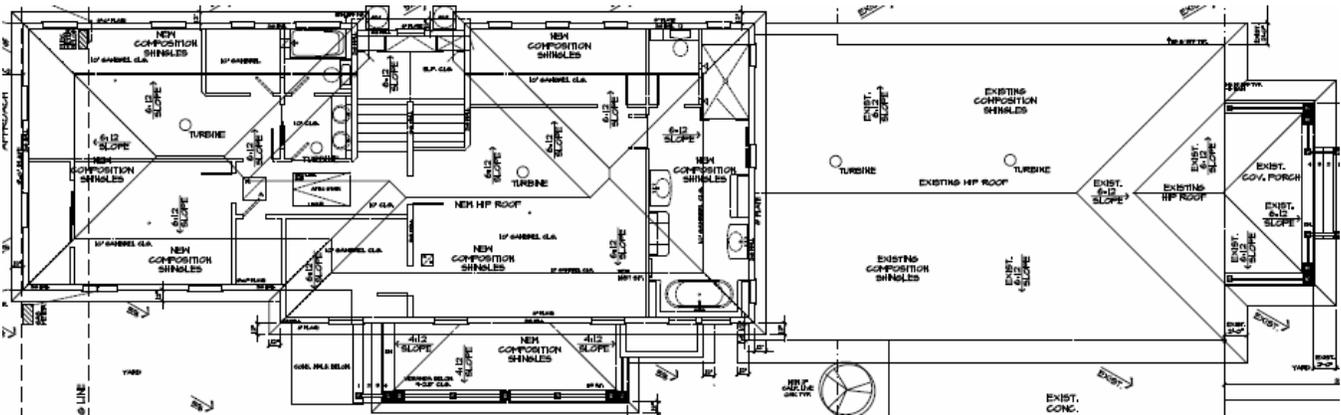
EXISTING



DENIED - 6/18/15



PROPOSED





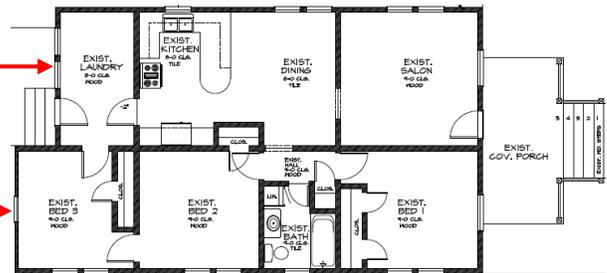
FIRST FLOOR PLAN  
SANBORN MAP 1924-1951



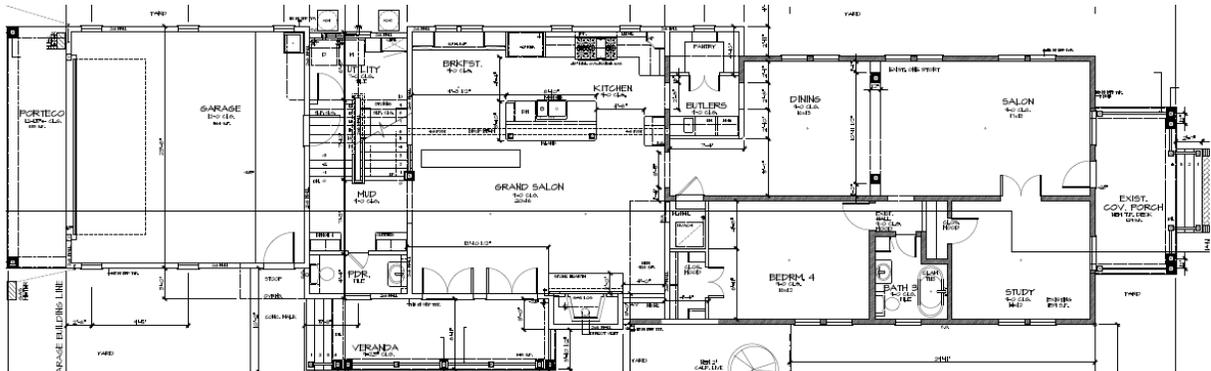
EXISTING

EXISTING SHED ADDITION

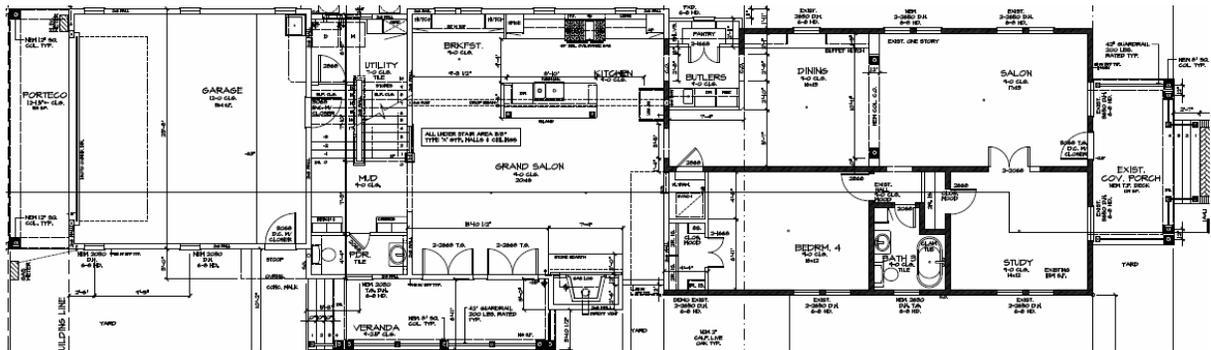
EXISTING GABLE ADDITION



DENIED - 6/18/15

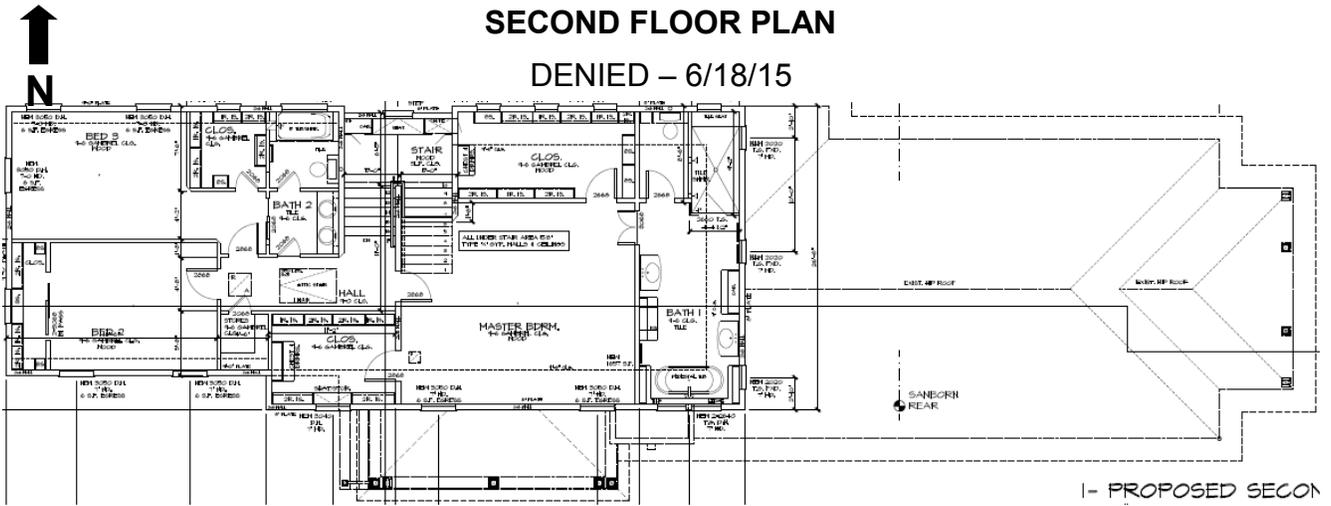


PROPOSED

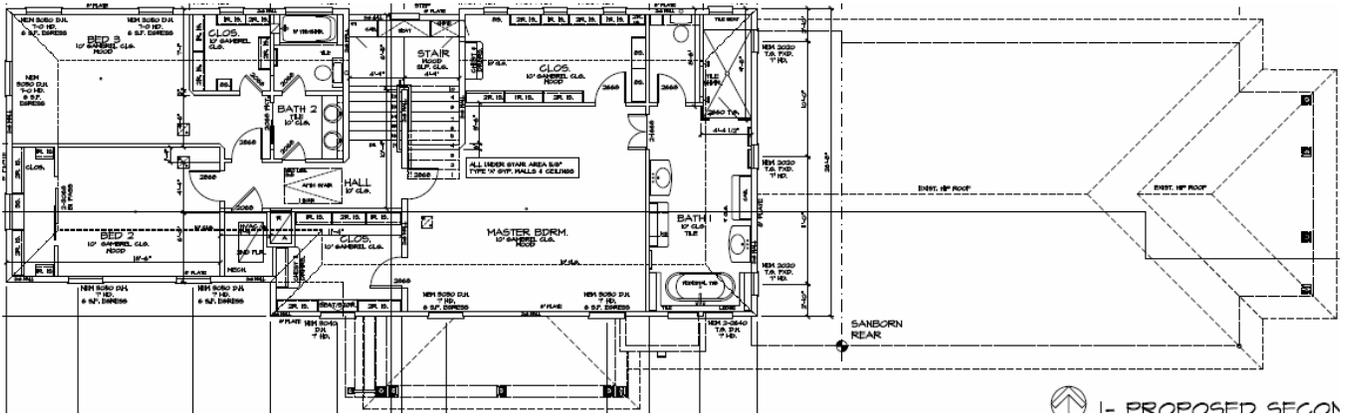


SECOND FLOOR PLAN

DENIED - 6/18/15



PROPOSED



## WINDOW / DOOR SCHEDULE

## WINDOW SCHEDULE

NO.	WINDOW TYPE	FINISH	SILL	WEATHER PROOF	HARDWARE INSTRUCTIONS	HEAD JAMB	FINISH	REMARKS
01	EXIST. 3'-0" X 5'-0" WOOD; 1-OVER-1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
02	EXIST. 2'-6" X 5'-0" WOOD; 1-OVER-1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
03	EXIST. 2'-6" X 5'-10" ALUM.; 1-OVER-1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
04	EXIST. 2'-6" X 3'-0" WOOD; 1-OVER-1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
05	NEW 2'-0" X 2'-0" FIXED; ALUMINUM GLAD; WOOD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
06	NEW 3'-0" X 5'-0" WOOD DBL. HUNG; ALUMINUM GLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
07	NEW 2'-0" X 3'-0" WOOD DBL. HUNG; ALUMINUM GLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
08	NEW 2'-6" X 4'-0" WOOD DBL. HUNG; ALUMINUM GLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
09	NEW 3'-0" X 4'-0" WOOD DBL. HUNG; ALUMINUM GLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
10	NEW 2'-6" X 3'-0" WOOD DBL. HUNG; ALUMINUM GLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
11	NEW 2'-0" X 1'-0" FIXED; ALUMINUM GLAD; WOOD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
12	NEW 4'-0" X 1'-0" FIXED; ALUMINUM GLAD; WOOD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.
13	NEW 2'-6" X 5'-0" WOOD DBL. HUNG; ALUMINUM GLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROVED EQ.

STAFF PHOTOS

ORIGINAL REAR WALL LOCATION ON SOUTH WALL



SEAM IN SIDING CORRESPONDS TO SEAM IN PIER



SEAM IN SIDING CORRESPONDS TO CHANGE IN ROOF DECKING

STAFF PHOTOS

ORIGINAL REAR WALL LOCATION ON SOUTH WALL



SEAM IN PIER SUGGESTS ORIGINAL REAR CORNER



CHANGE IN DECKING

**STAFF PHOTOS**

**ORIGINAL REAR WALL LOCATION ON NORTH WALL**



REAR SHED ROOF  
ATTACHED TO MAIN HIP



**STAFF PHOTOS**

**CURRENT PORCH CONDITION**



PHOTOS PROVIDED BY APPLICANT

EAST (FRONT) SIDE



**PHOTOS PROVIDED BY APPLICANT**

**EAST (FRONT) SIDE**



PHOTOS PROVIDED BY APPLICANT

NORTH SIDE



PHOTOS PROVIDED BY APPLICANT

SOUTH SIDE



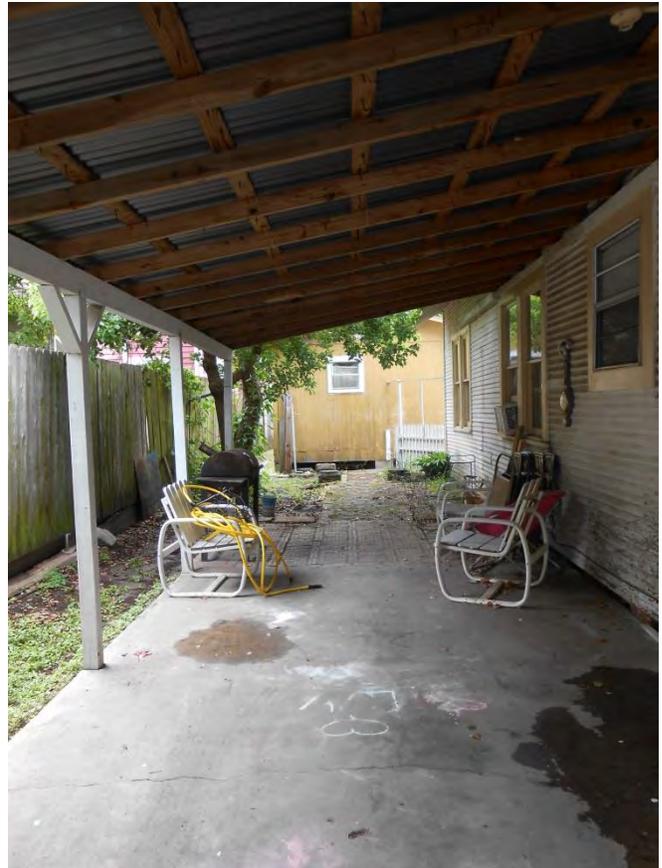
PHOTOS PROVIDED BY APPLICANT

SOUTH SIDE



PHOTOS PROVIDED BY APPLICANT

SOUTH SIDE



PHOTOS PROVIDED BY APPLICANT

WEST (REAR) SIDE



EXISTING  
SHED  
ADDITION

EXISTING  
GABLE  
ADDITION



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**PROJECT DETAILS**

**Shape/Mass:** The residence measures 26'-3" by 46'-2" deep with a 10' eave height and an 18'-6" ridge height. The foundation will be raised 4", increasing the eave height to 10'-4" and the ridge height to 18'-10". An existing non-original carport attached to the south wall will be removed. The addition will begin 34'-4" from the front wall on the north side, step out 1' and extend back 7'-10" before stepping out 11" and extending back 106'-6" with the final 5'-9" an open portico on the first floor supporting conditioned space on the second floor. The addition will feature a 28'-8" ridge height and a 21'-2" eave height.

**Setbacks:** The residence is set back 14'-2" from the east (front) property line, 7'-1" from the north property line, and 14'-7" from the south property line. The addition will be set back 4'-2" from the north property line and 3'-3" from the rear property line. The side porch will be set back 11'-3" from the south property line. The rear facing garage door will be inset and feature a 9' setback.

**Foundation:** The residence features a pier and beam foundation with a 2'-5" finished floor height. The foundation will be leveled and increased in height by 4" to 2'-9" from existing natural grade. The addition will feature a pier and beam foundation with a 2'-9" finished floor and a slab on grade.

**Windows/Doors:** The residence feature double hung wood windows with a 1/1 lite pattern and a wood front door to be retained and three non-original aluminum windows to be removed and replaced with double hung wood 1/1 windows. One pair of wood windows on the non-original portion of the south wall will be removed. The addition will feature wood double hung 1/1 windows.

**Exterior Materials:** The residence features wood siding with a 117 profile to be retained. The addition will feature wood 117 siding.

**Roof:** The residence features a hipped roof with a 6/12 pitch and a 2' eave overhang clad with composition shingles. An existing non-original rear facing gable and rear shed roof will be removed. The addition will feature a hipped roof with a 6/12 pitch and a 1' eave overhang clad with composition shingles.

**Front Elevation:** The residence features two windows and a front door to be retained. Existing non-original porch floor, stairs and railings will be removed and replaced. Existing non-original square columns will be removed and replaced with two pairs of 8" square fiberglass columns. The addition will feature three windows on the second floor and will extend 1'-11" from the existing north wall on both floors. The second floor will be inset 1' from the south wall on the second floor. A direct vent wood-sided chimney will extend 6" out to the south from the south wall. See elevation drawings for details.

**Side Elevation:** The residence features a pair of wood windows to be retained, a pair of aluminum windows to be removed and replaced with wood windows and a single wood window to be retained. An existing rear shed addition will be removed and the addition will begin at the original rear wall and feature nine windows on the first floor and nine windows on the second floor. See elevation drawings for details.

**Side Elevation:** The residence features, from east to west, a pair of wood windows to be retained, an aluminum window to be removed and replaced with a wood window, a pair of wood windows to be retained and a pair of wood windows on an existing addition to be removed. The addition will retain a portion of the existing addition's wall and start 7'-10" behind the original rear wall, inseting 1' for 3'-4" before popping back put 2'-6" to a 7'-4" wide direct vent chimney on the first floor. The addition will then extend back 23'-10", step back and extend a final 29'-1" including a 5'-9" portico covered by conditioned space on the second floor. The second floor will feature seven windows. The first floor will feature two windows and a door at the rear garage portion. A side porch

measuring 21'-9" wide by 6'-10" deep will begin after the direct vent chimney. The wall behind it will feature two pairs of doors and a window. 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 4:59 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 # 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.

Agenda # 33 – 409 W 13<sup>th</sup> - I OBJECT to the granting of a Certificate of Appropriateness for this property. 2-lite entrance doors are not typical for contributing structures in this district. Either single or triple lite doors are typical.

Agenda # 34 – 302 W 13<sup>th</sup> - 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.

Agenda # 35 – 1409 Ashland - I OBJECT to the granting of a Certificate of Appropriateness for this property. The proposed massing volume is excessive and the resulting visual character of the property is degraded by the lack of typical volume massing found in the district.

Agenda # 36 – 1148 Allston – I have NO OBJECTION to the granting of a Certificate of Appropriateness for this property.

J. Kent Marsh, AICP CUD  
Vice President



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