

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Nick Eronko, Bungalow Revival for Burton D. Cole, owner

Property: 1148 Allston Street, Lot 23, Block 202, Houston Heights Subdivision. The property includes a historic 2,179 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 Queen Anne residence, constructed circa 1930, located in the Houston Heights Historic District West. Since classification staff has determined that the residence was constructed in 1995.

Proposal: Alteration – Construct a 320 square foot unconditioned screened porch at the existing rear wall of the residence in the footprint of existing rear uncovered porch to be removed. An existing rear chimney will be removed and replaced with a direct vent fireplace.

See enclosed application materials and detailed project description on p. 5-15 for further details.

Public Comment: One with no objection. See Attachment A, p. 16.

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:

- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <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 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 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 checked="" 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

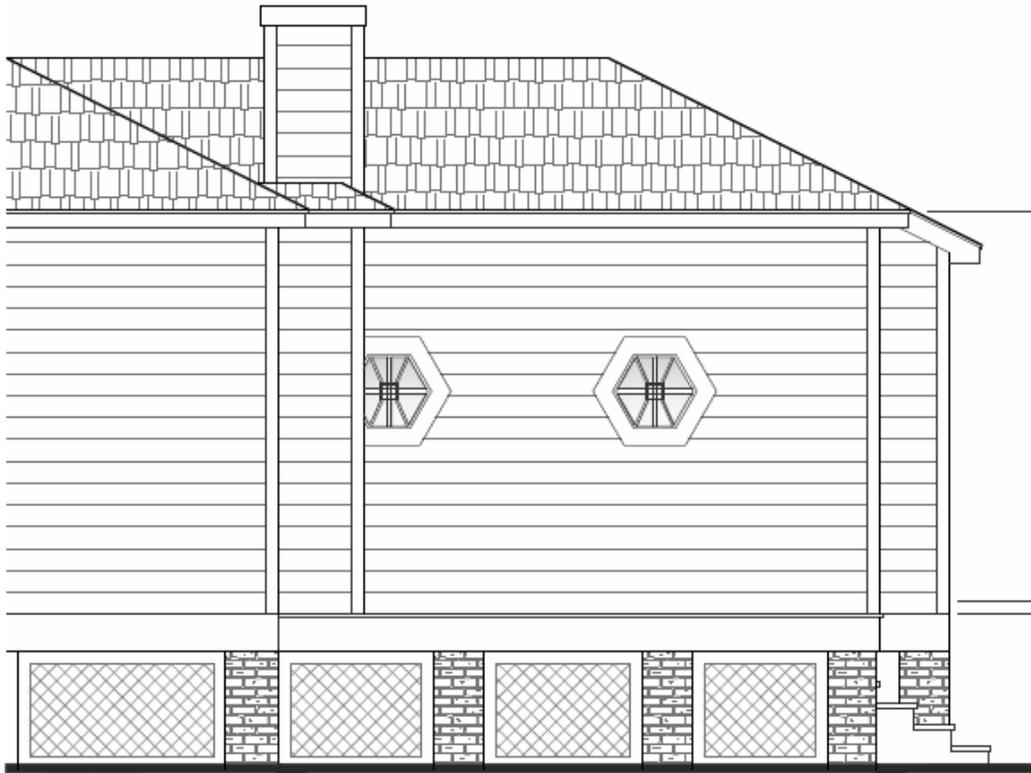


INVENTORY PHOTO



SOUTH SIDE ELEVATION (EXTENT TO BE ALTERED)

EXISTING

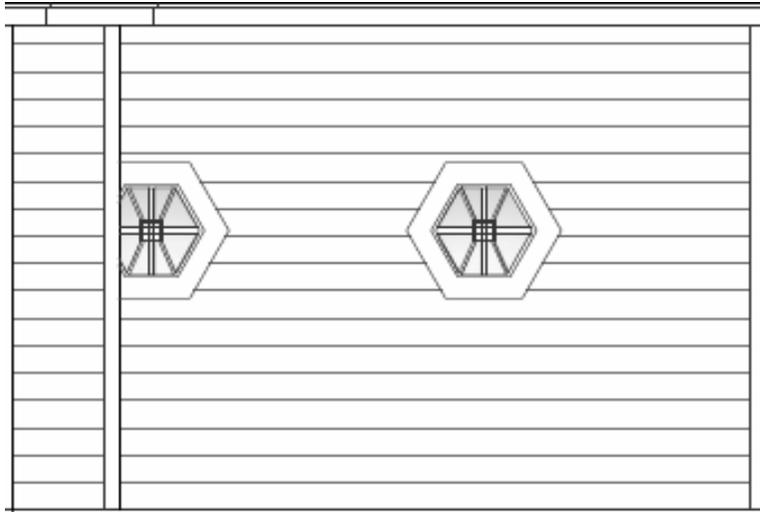


PROPOSED

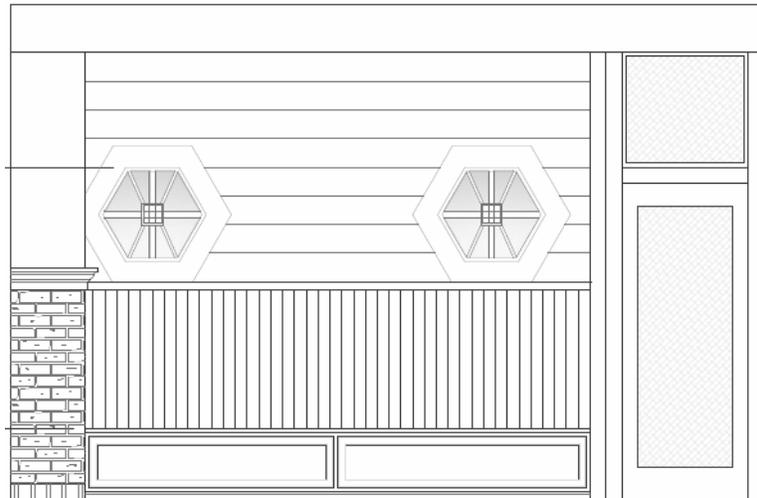


SOUTH SIDE ELEVATION (INTERIOR OF PORCH)

EXISTING



PROPOSED



EAST (REAR) ELEVATION (EXTENT TO BE ALTERED)

EXISTING



PROPOSED

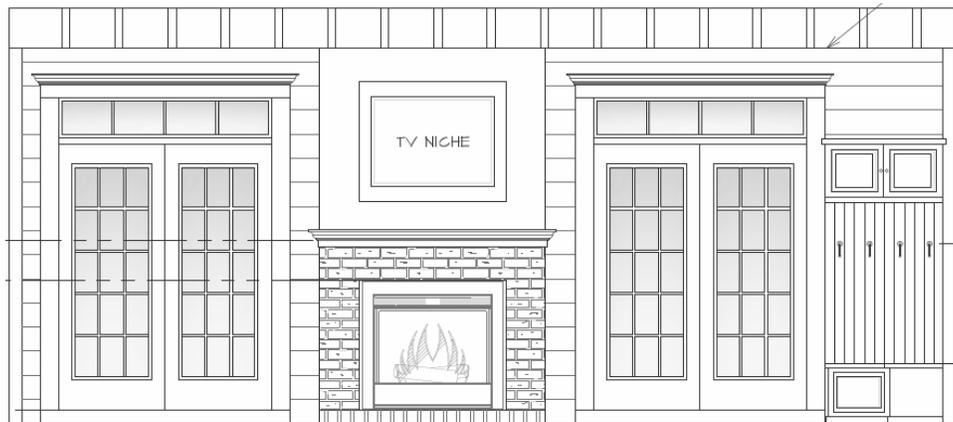


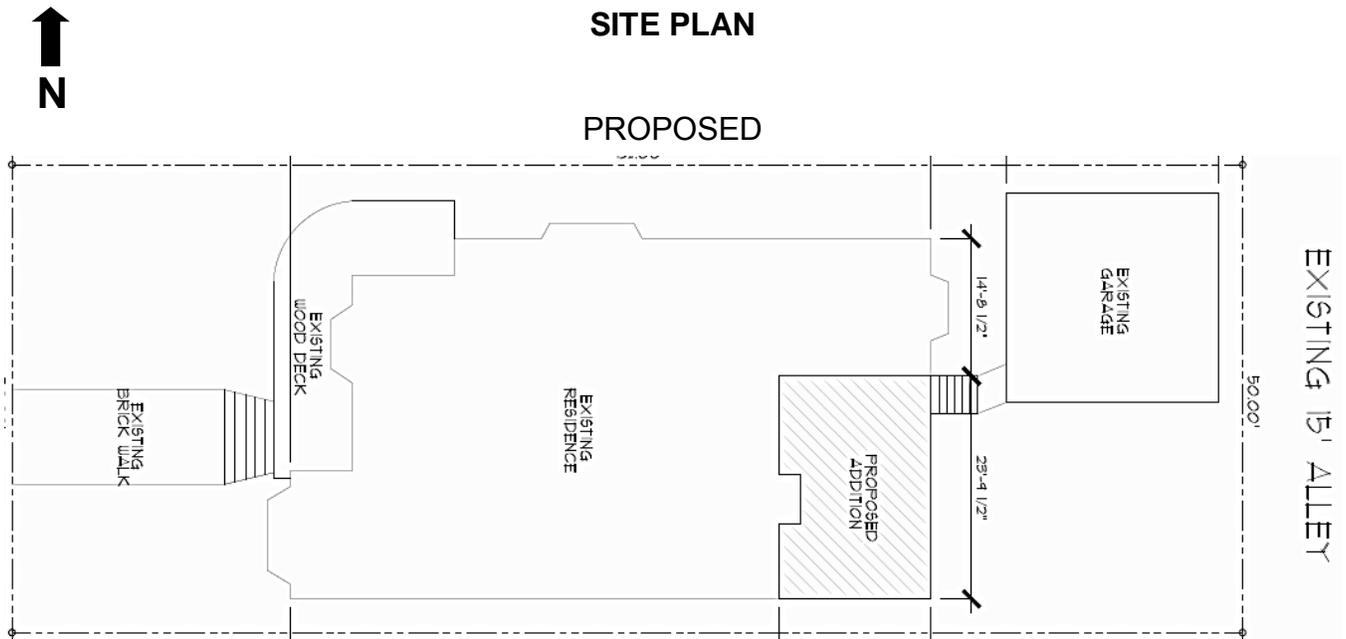
EAST (REAR) ELEVATION (INTERIOR OF PORCH)

EXISTING



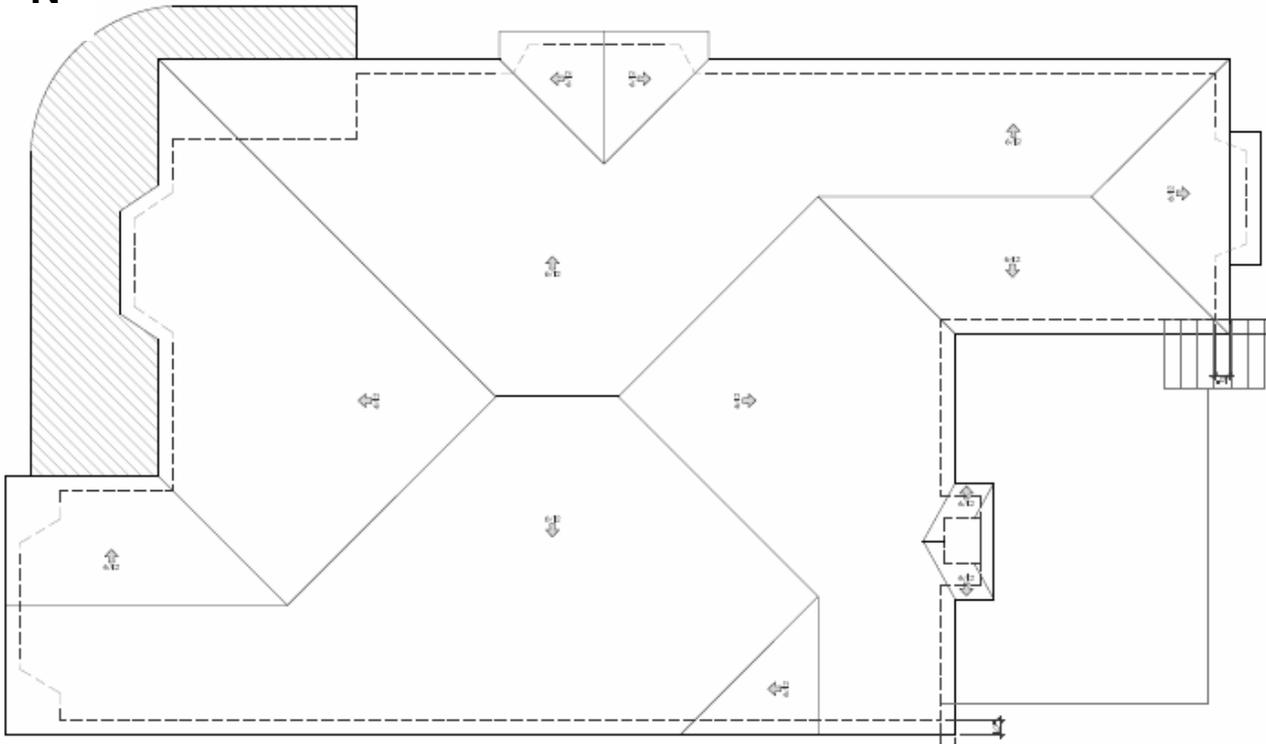
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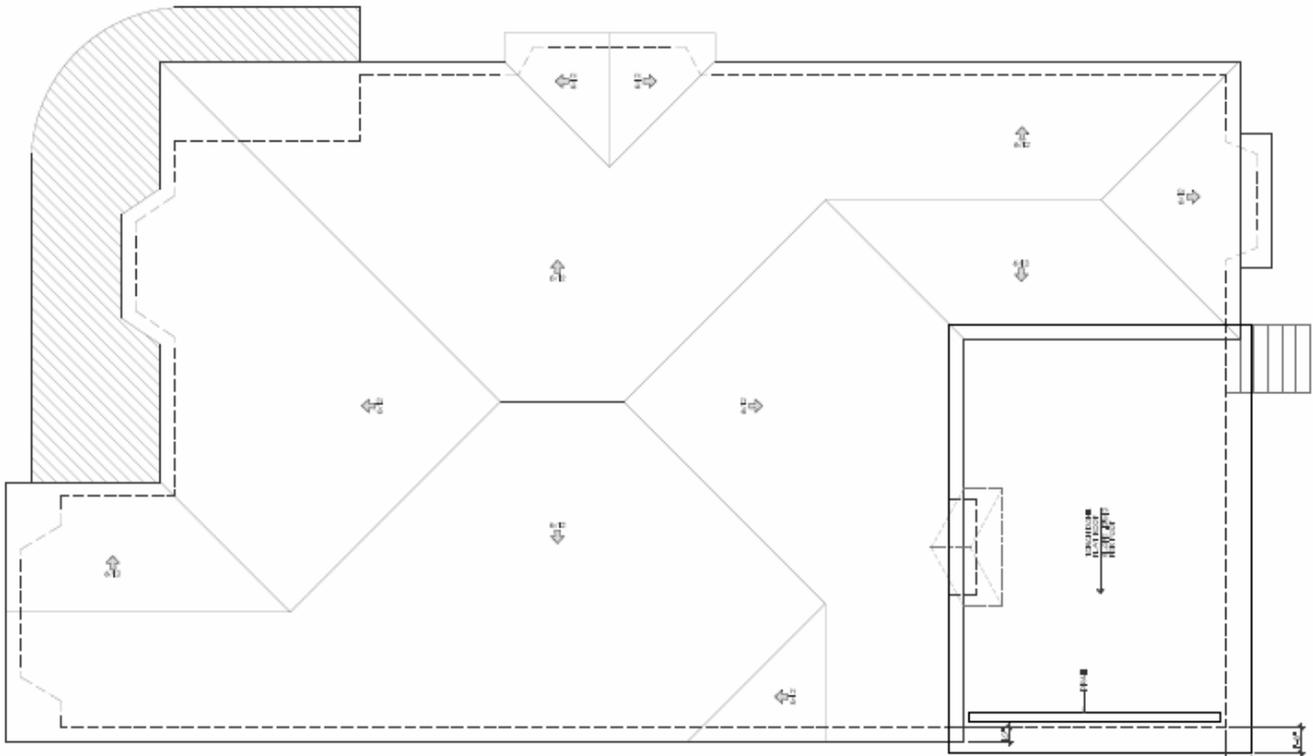




ROOF PLAN
EXISTING



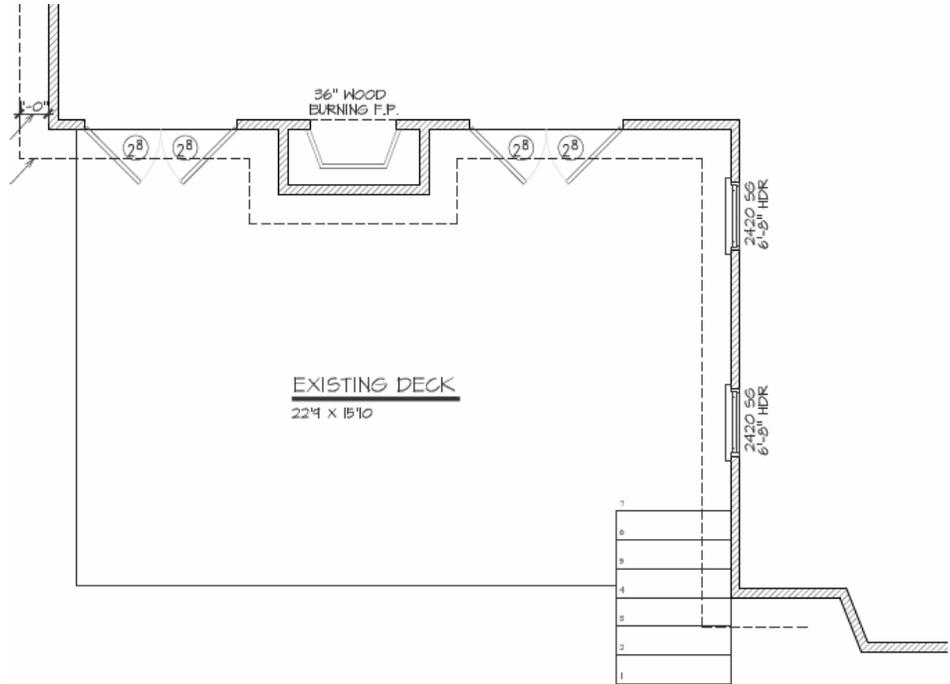
PROPOSED



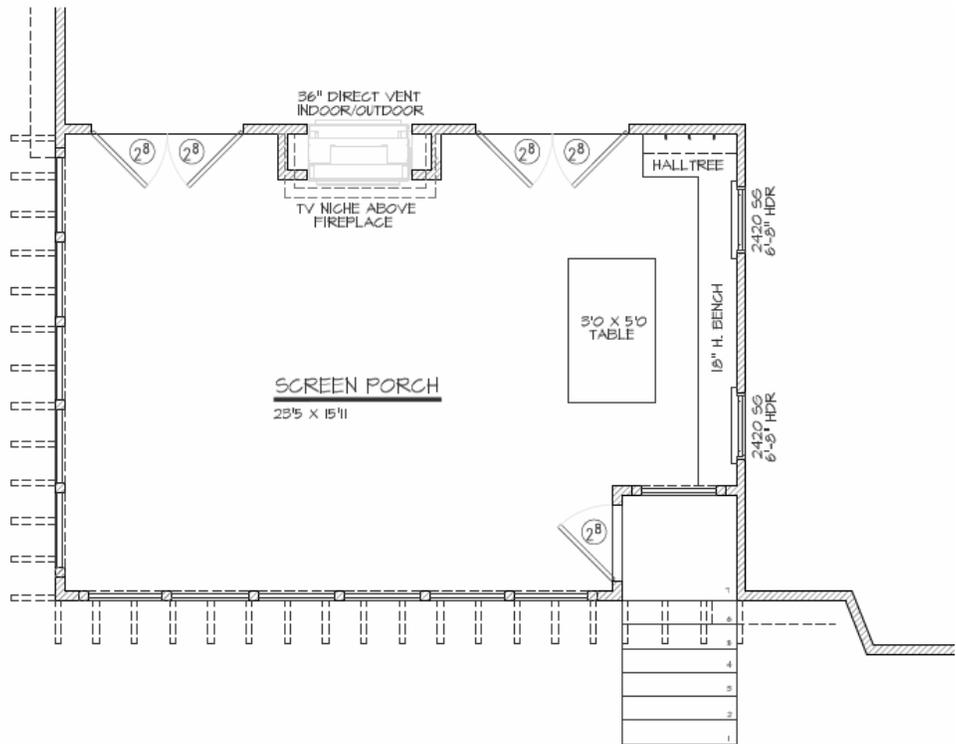


FIRST FLOOR PLAN (EXTENT TO BE ALTERED)

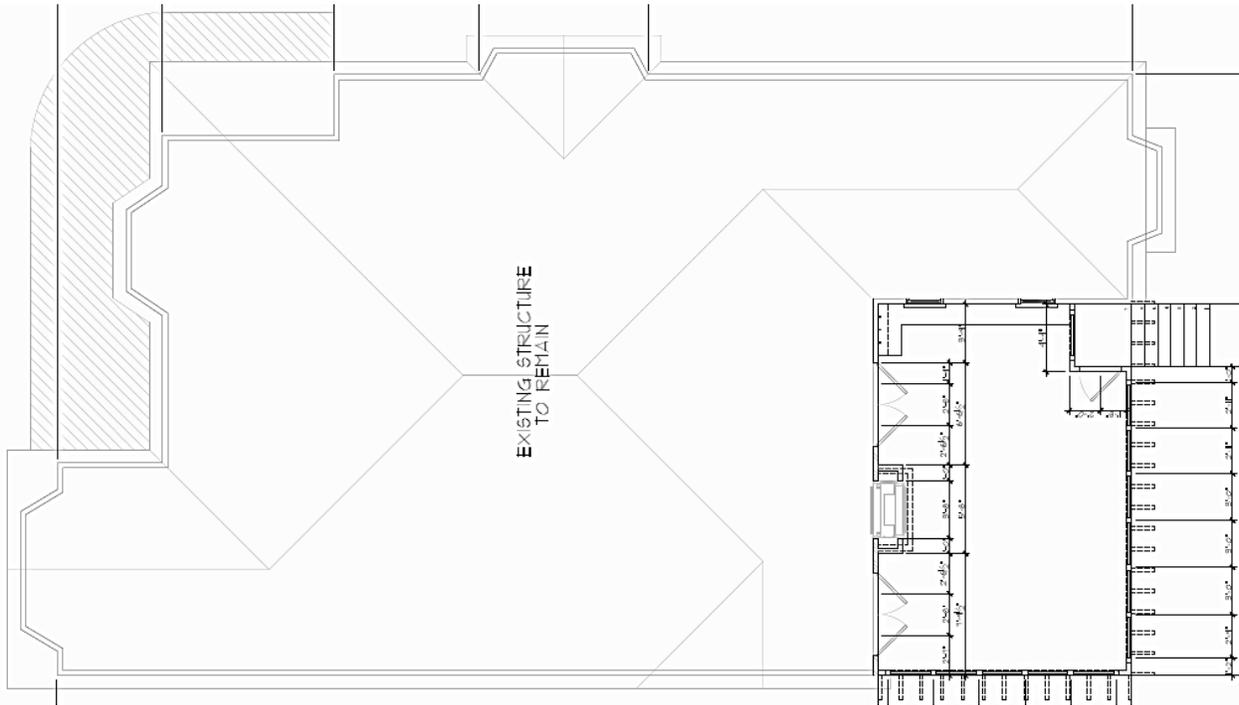
EXISTING



PROPOSED



DEMOLITION PLAN

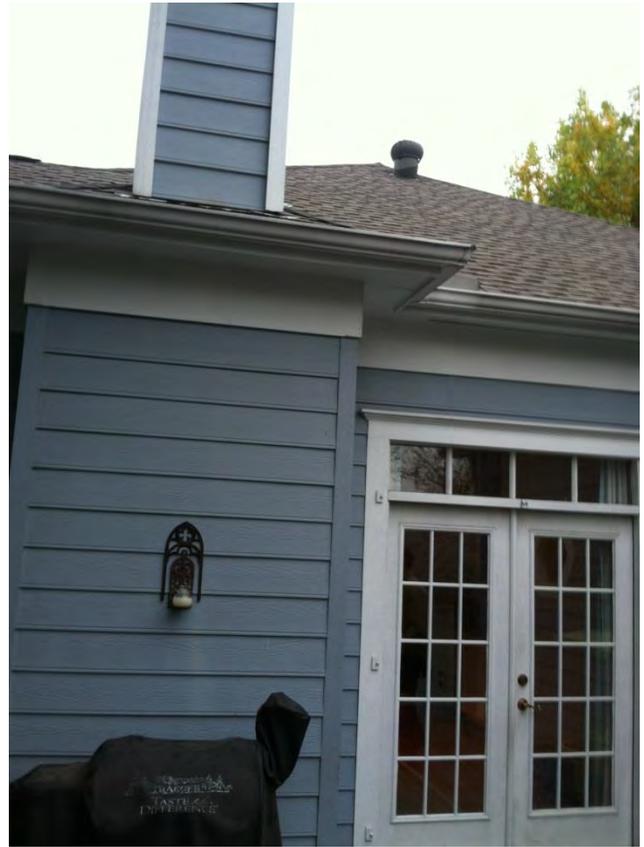


LEGEND:

-  EXISTING STUD WALLS TO BE DEMOLISHED
-  EXISTING STUD WALLS TO REMAIN
-  NEW STUD WALLS

EXTERIOR PHOTOS
PROVIDED BY APPLICANT





PROJECT DETAILS

Shape/Mass: The porch will measure 16'-3" deep by 23'-9" wide and feature a maximum height of 14'-7", below the house's existing eave.

Foundation: The residence features a pier and beam foundation with a finished floor height of 4'-6" to be retained. The proposed porch will feature a pier and beam foundation with a finished floor height of 4'-2".

Exterior Materials: An existing chimney featuring cementitious siding will be removed.

Roof: The proposed rear porch will feature a flat roof with exposed rafter tails.

Side Elevation: The porch will measure 16'-3" wide and feature five screened wood panels.
(South)

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

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 12th – 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 13th - 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 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.

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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