CERTIFICATE OF APPROPRIATENESS

Application Date: May 27, 2015

Applicant: Katherine Peterson Langston, owner

Property: 1227 Harvard Street, Lot 5, Block 187, Houston Heights Subdivision. The property includes a 2,190 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: Noncontributing bungalow residence, constructed circa 1920, located in the Houston Heights Historic District East.

Proposal: Alteration – Construct a 116 square foot one story addition at the rear of the residence.

See enclosed application materials and detailed project description on p. 5-16 for further details.

Public Comment: Four in favor and One with no objection. See Attachment A, p. 17-19.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **Approved**

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: June 18, 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 TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

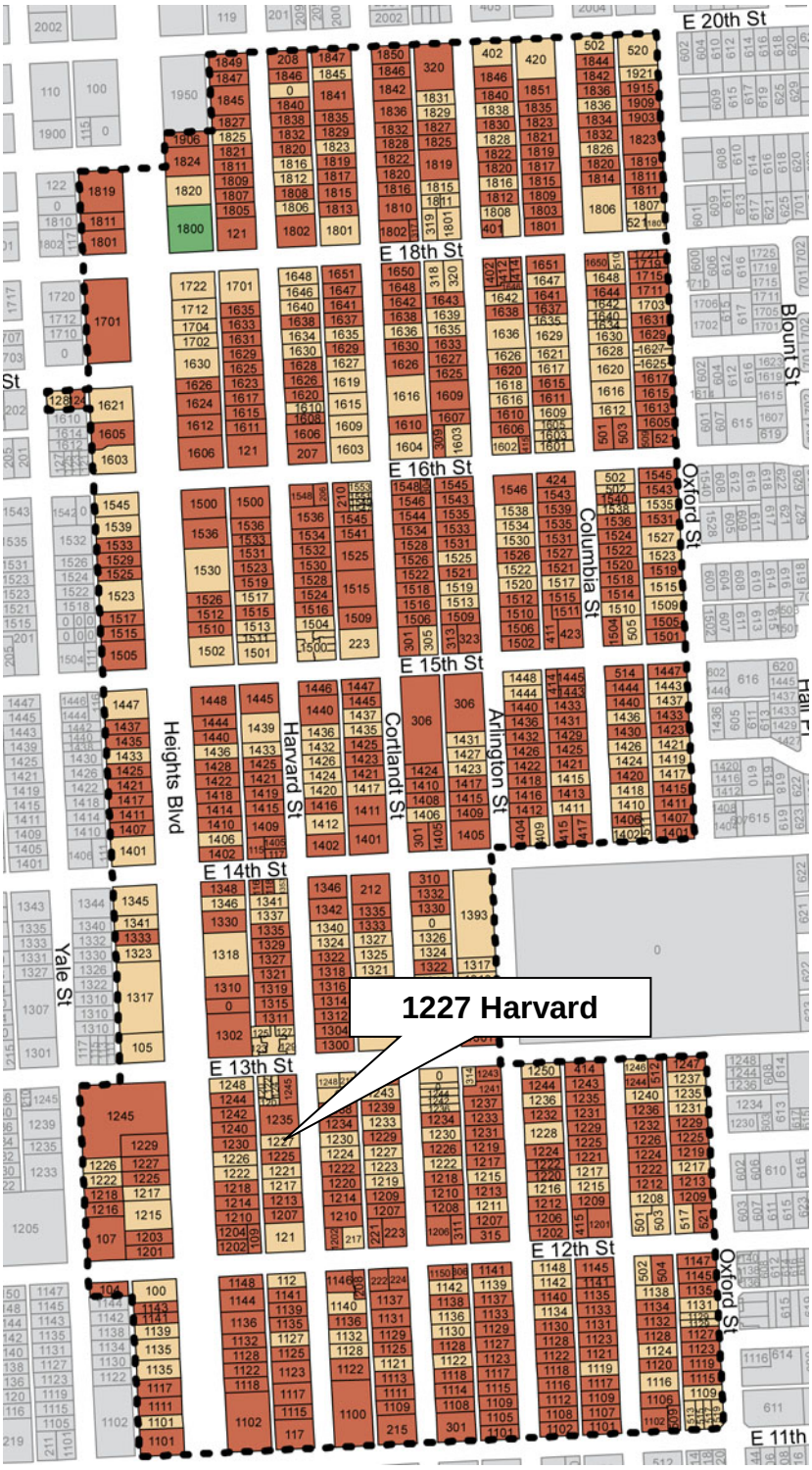
S	D	NA		**S - satisfies D - does not satisfy NA - not applicable**
☒	☐	☐	(1)	The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance
			(2)	For an addition to a noncontributing structure:
☒	☐	☐	(a)	The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
☒	☐	☐	(b)	The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
☐	☐	☒	(c)	The height of an addition to a noncontributing structure used or intended for use for commercial purposes is not taller than the height of the existing structure.

N

PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification
- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

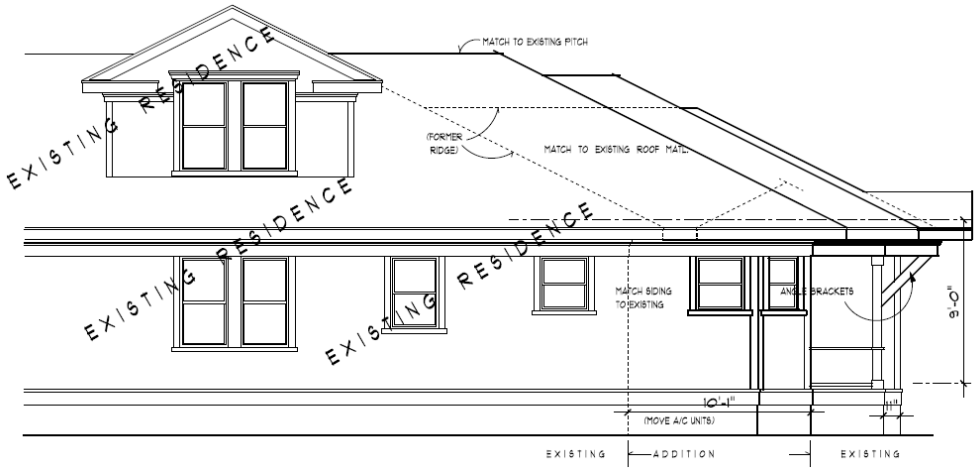
EAST ELEVATION – FRONT FACING HARVARD STREET

EXISTING (NO CHANGE)

NORTH SIDE ELEVATION

EXISTING

PROPOSED



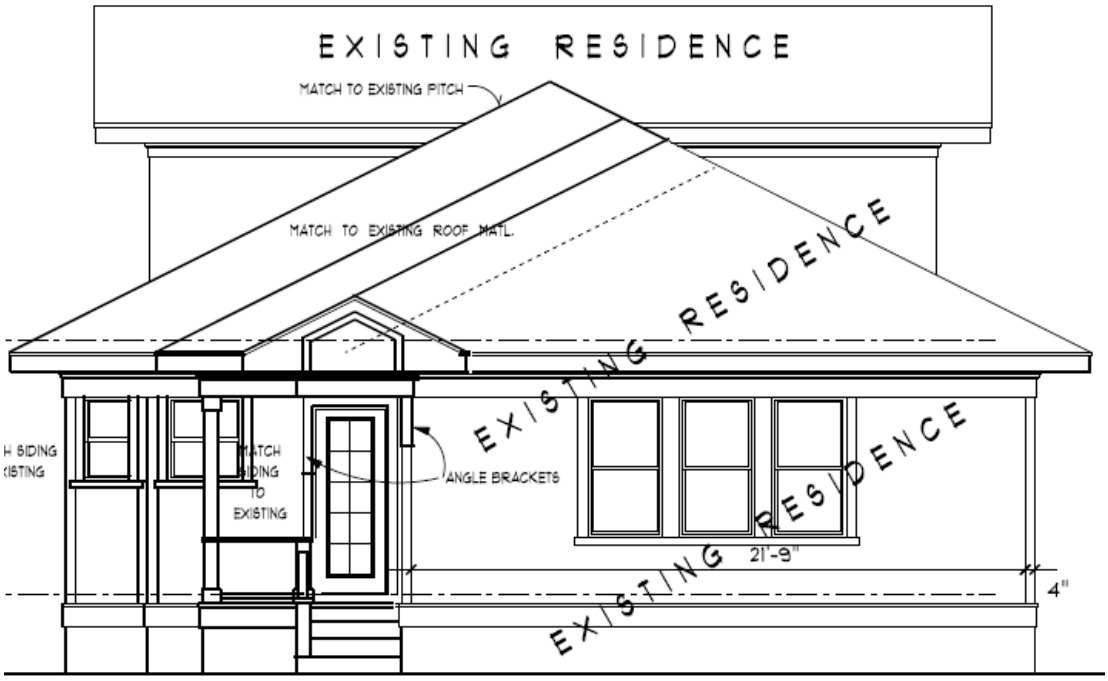
NORTH SIDE ELEVATION

EXISTING (NO CHANGE)

WEST (REAR) ELEVATION

EXISTING

PROPOSED



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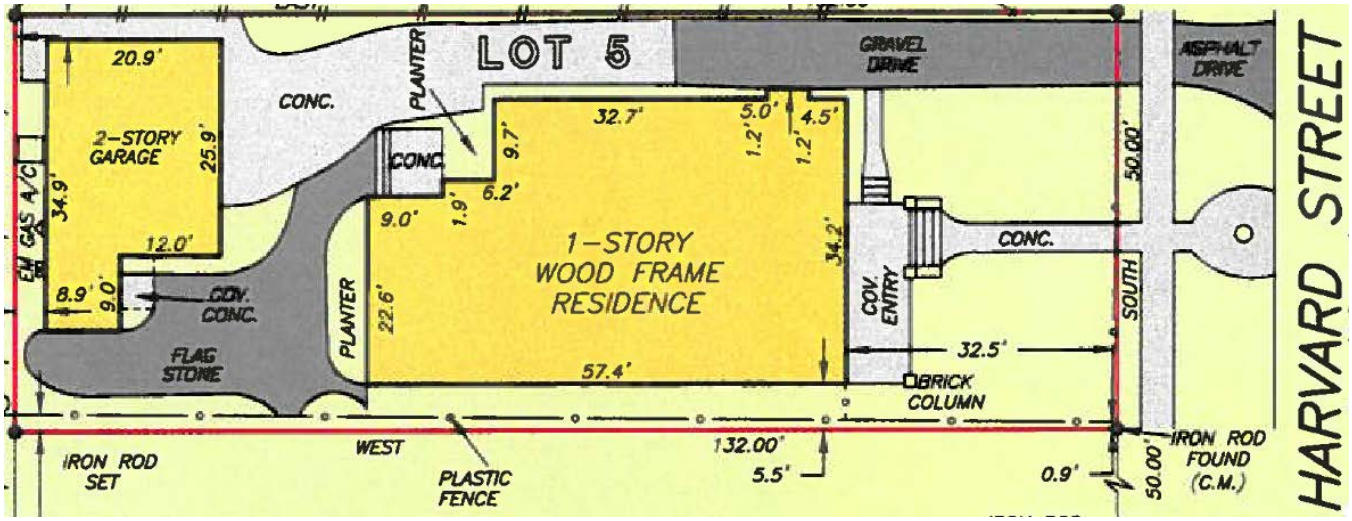
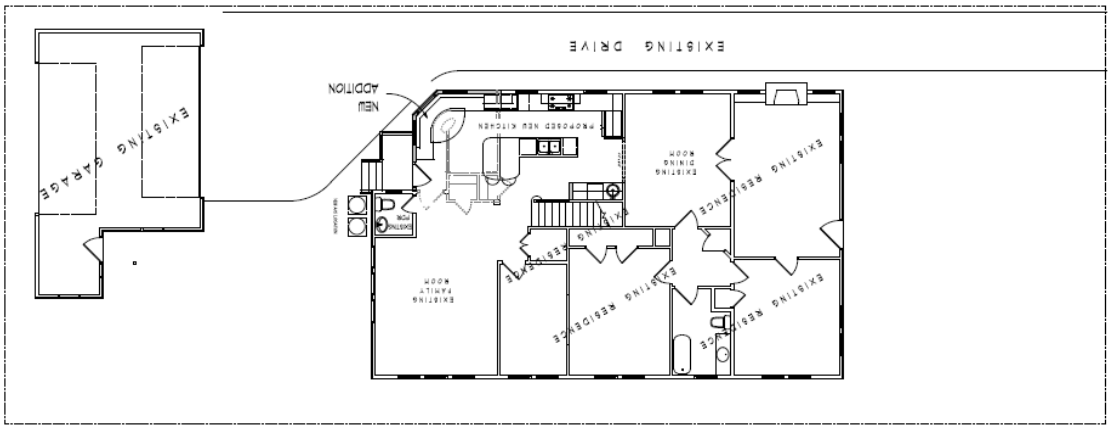
SITE PLAN

EXISTING



PROPOSED



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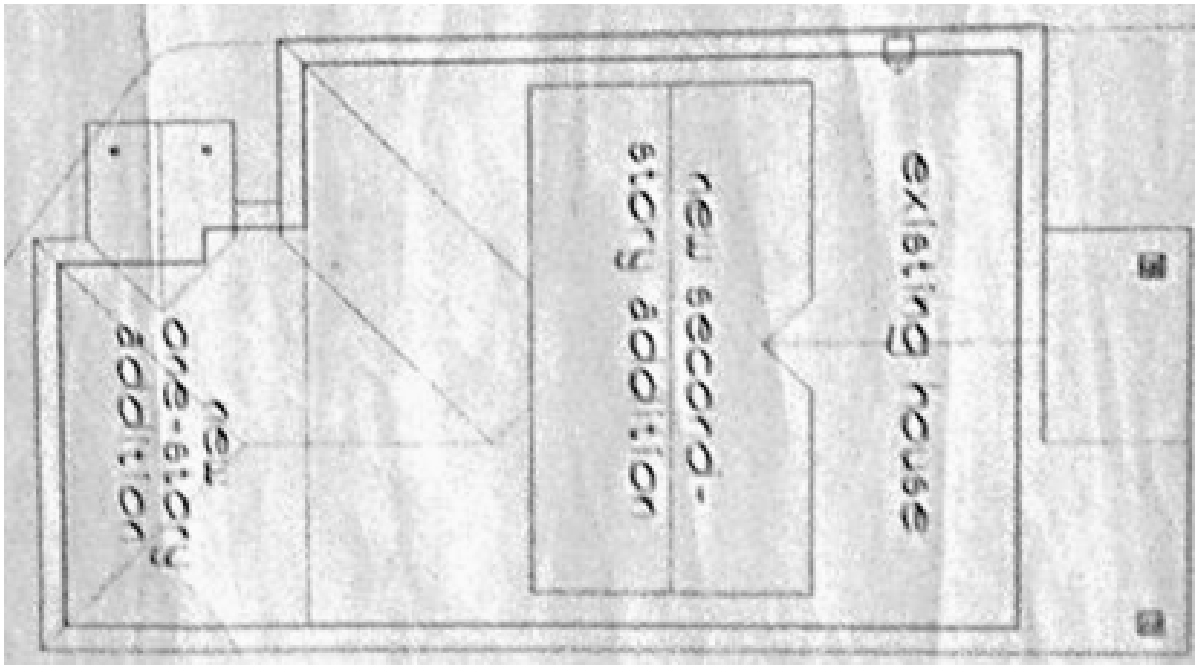
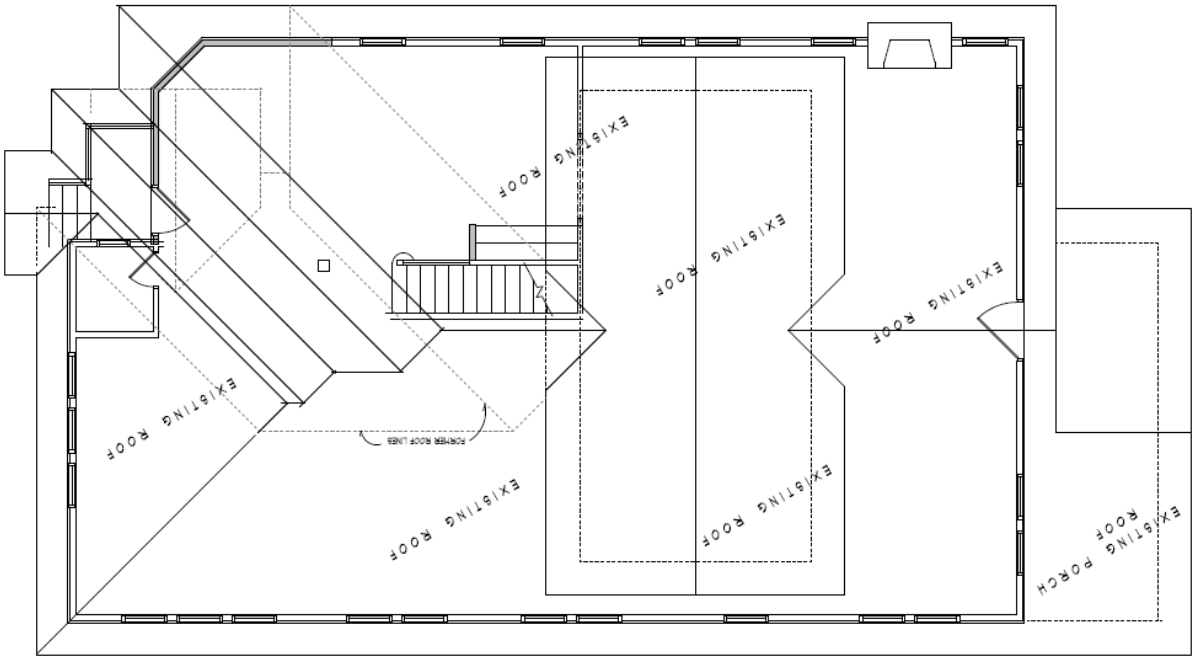
ROOF PLAN

EXISTING



PROPOSED



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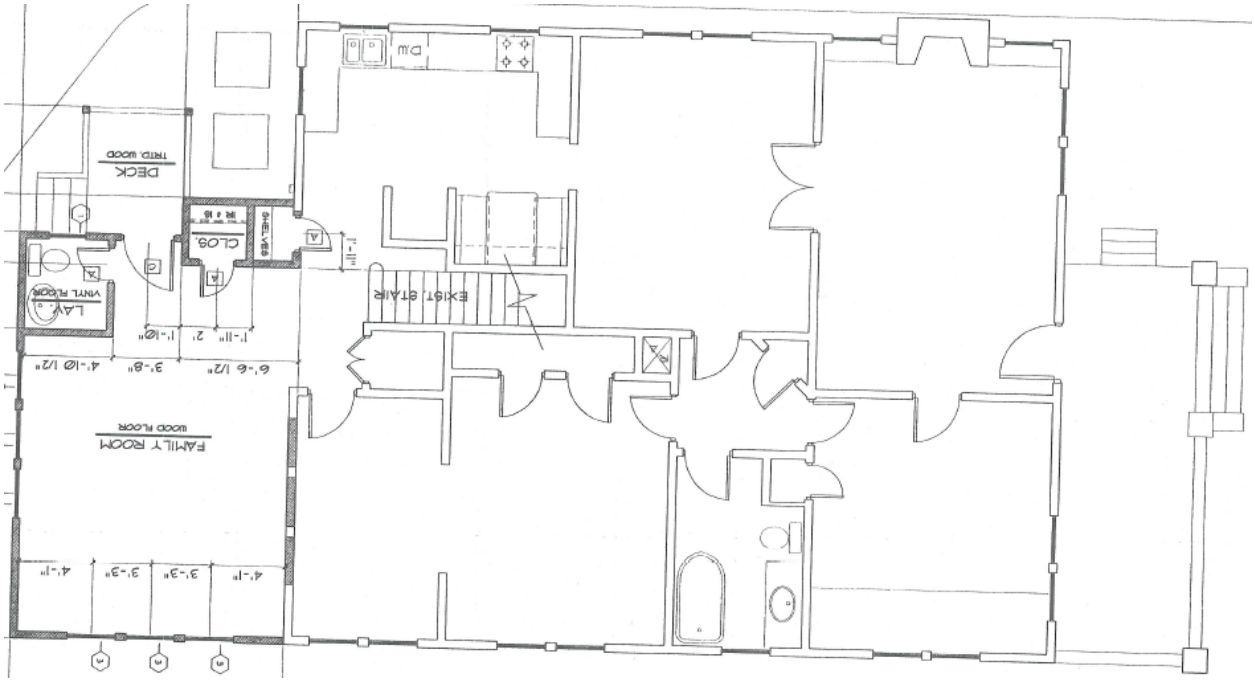
FIRST FLOOR PLAN

EXISTING



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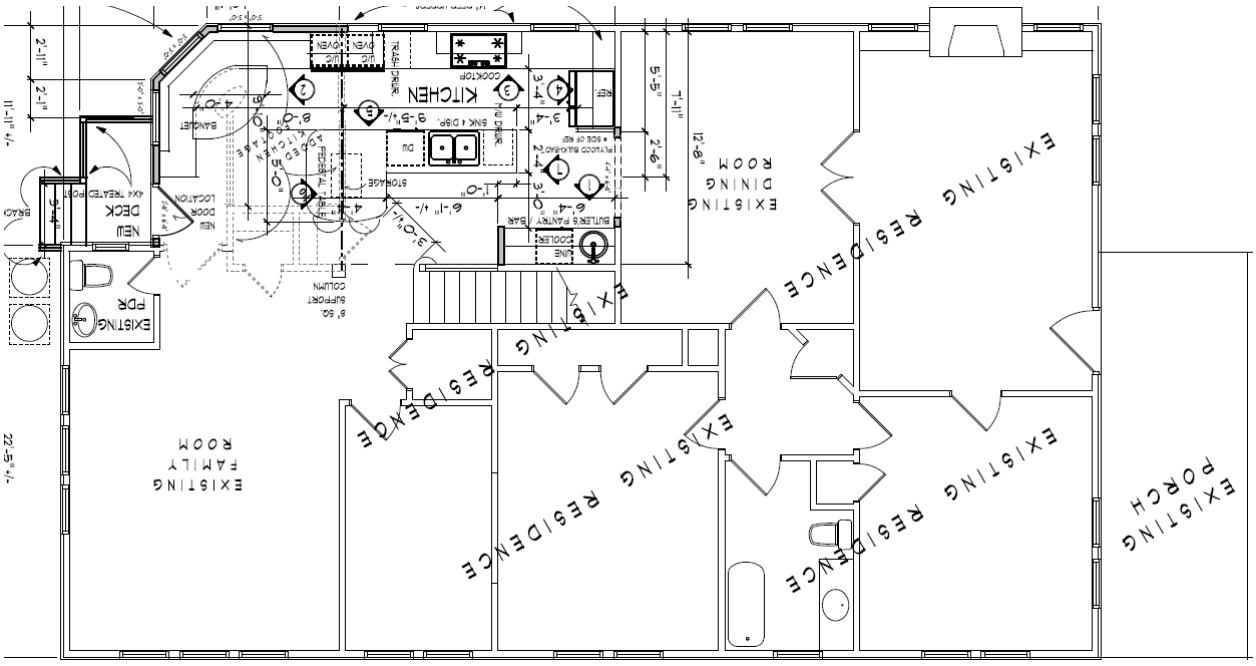

PHOTOS PROVIDED BY APPLICANT

EAST ELEVATION

SOUTH ELEVATION

PHOTOS PROVIDED BY APPLICANT

WEST ELEVATION

NORTH ELEVATION

PHOTOS PROVIDED BY APPLICANT

AREA OF ADDITION

PHOTOS PROVIDED BY APPLICANT

AREA OF ADDITION

PROJECT DETAILS

Shape/Mass: The residence measures 34'-2" wide by 57'-3" deep with a 10'-4" eave height and a 21' ridge height. The rear wall is offset, beginning 41'-4" from the front wall on the north side and 57'-3" on the south side. The proposed addition will begin at the rear wall on the north side and will measure 11'-11" wide, extending back 10'-1" with eave and ridge height matching existing. A rear porch will measure 4' deep by 6'-11" wide.

Setbacks: The residence features a 32'-6" setback to the front wall, a 9'-1" north setback, a 5'-6" south setback and a 44' rear setback, none of which will be altered or decreased.

Foundation: The residence features a pier and beam foundation with a 2'-6" finished floor from existing natural grade height. The addition will feature a pier and beam foundation with a matching finished floor height.

Windows/Doors: The residence features double hung wood windows with a 1/1 lite pattern and a wood front door to be retained. The addition will feature double hung wood windows with a 1/1 lite pattern.

Exterior Materials: The residence is clad with horizontal wood siding with a 117 profile. The addition will be clad with matching wood 117 siding.

Roof: The residence features a hipped roof with a 6/12 pitch clad with composition shingles. The addition will extend the ridge rearward and feature a matching pitch.

Side Elevation: (North) The residence features six windows on the first floor and two on the second floor to be retained. The addition will begin at the existing rear wall, delineated by a vertical piece of trim, and extend back 10'-1" featuring two visible windows. An attached rear porch will extend a further 4'.

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

ATTACHMENT A

PUBLIC COMMENT

Houston Heights East Historic District Development Review Committee (ad-hoc)

Monthly Review Report

The DRC report for Certificate of Appropriateness Applications is as follows:

Month: Jun-15 Date of Report: 16-Jun-15

HAHC Action	Site Addresss	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote
	1227 Harvard	Katherine Peterson Langston	NA	Alteration - Addition Non-contributing	**Support** **No Object** **Object**	4 1
	1518 Columbia	Alexander Ridgway	Brickmoon Design	Addition/Foundation Revision	**Support** **No Object** **Object**	4 1
	1620 Arlington	Nick Eronko	Bungalow Revival	Alteration-Addition	**Support** **No Object** **Object**	4 1
	1534 Cortlandt	Darcie Durham	NA	Alteration - Porch	**Support** **No Object** **Object**	4 1
	1123 Oxford	Emiliano J Zazueta	Echelon Interest Group	Alteration-Addition	**Support** **No Object** **Object**	2 3
	1115 Arlington	Ronald Shane Brown	Cowside Properties	Alteration-Addition Revision	**Support** **No Object** **Object**	 1 3*

* This application is supported with the staff recommendation if the new siding is replaced with original salvage material

See Attached Detailed Response

From: Jonathan Smulian
Sent: Monday, June 15, 2015 11:17 AM
To: Kent Marsh
Subject: Re: June HAHC Meeting

1227 Harvard -no objection
~~1518 Columbia- no objection~~
1620 Arlington -no objection
1534 Cortlandt-no objection
1341 Cortlandt - no report ?
1123 Oxford -Object
1115 Arlington - no objection if conditional approval implemented

From: Charlie
Sent: Monday, June 15, 2015 8:55 AM
To: Kent Marsh
Subject: Re: June HAHC Meeting

1227 Harvard - Approve
1518 Columbia - Approve
1620 Arlington - Approve
1534 Cortlandt - Approve
1341 Cortlandt - no app
1123 Oxford - too big addition - Deny
1115 Arlington - Approve

From: Zucker, Jim
Sent: Saturday, June 13, 2015 12:38 PM
To: Kent Marsh; McFarland, D. Mitchell; Mark R. Williamson; Jonathan Smulian;
Subject: RE: June HAHC Meeting

1227 Harvard—Recommend approval.

1518 Columbia—Recommend approval.

1620 Arlington—Recommend approval.

1534 Cortlandt—Recommend approval.

1341 Cortlandt—No report is linked.

1123 Oxford—I recommend approval except for the gable on the one-story addition. The two story addition should not have to be inset any more than depicted on the proposed plans.

From: Brie Kelman
Sent: Monday, June 15, 2015 2:32 PM
To: Zucker, Jim
Cc: Kent Marsh; McFarland, D. Mitchell; Mark R. Williamson; Jonathan Smulian;
Subject: Re: June HAHC Meeting

1227 Harvard—Support

1518 Columbia—Support

1620 Arlington—Support

1534 Cortlandt— Support. Although I'm surprised that Staff is recommending approval for this. I am glad they are recommending approval.

1341 Cortlandt—No report is linked.

1123 Oxford— Support as drawn. I like the small 1-st story gable on the North wall because that helps the addition meet criteria 5: "*the proposed activity must maintain or replicate distinctive stylistic exterior features or example of skilled craftsmanship that characterize the building, structure, object or site.*" This small detail makes the final product MUCH better looking that the boring boxes the commission/staff is forcing people to build. I like Criteria 5, and think that recommending the owner to remove this great architectural detail is directly counter to Criteria 5. If the Ordinance was supposed to force people to build boring boxes, then it needs to say that. This addition starts at the back of the original structure, so I do not understand the basis for which they are being recommended for denial.

1115 Arlington - No objection. I would be interested to hear the owner's defense to the accusations. They claim there was termite damage beyond repair.

June 18, 2015 HAHC Meeting
Houston Heights East Historic District
Comments by J. Kent Marsh, 1538 Arlington HHEHD
Agenda item #17 – 1227 Harvard

I SUPPORT the granting of a Certificate of Appropriateness for this application. The proposed modification will be within an addition to the existing original structure. The modification is at the rear of the existing addition and not seen from the street.4