CERTIFICATE OF APPROPRIATENESS

Application Date: May 27, 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 – 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. Based on staff's inspection, the siding on the south wall appears to be in good condition.
- 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

See enclosed application materials and detailed project description on p. 6-27 for further details.

Public Comment: One opposed. See Attachment A, p. 28.

Civic Association: No comment received.

Recommendation: **Denial - does not satisfy criteria 1, 4, 8 & 9**

HAHC Action: **Denied**

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

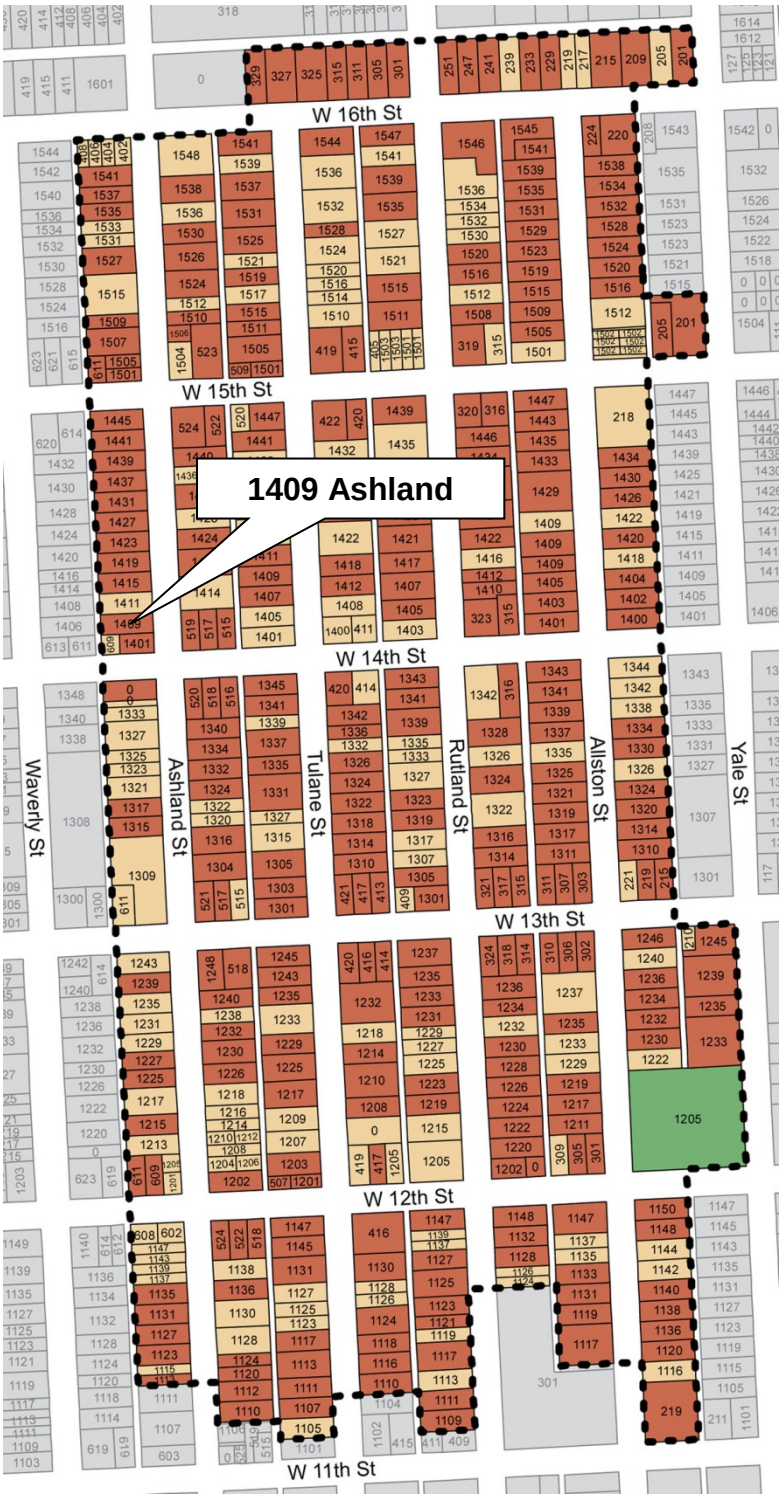
S	D	NA		
☐	☒	☐	(1)	The proposed activity must retain and preserve the historical character of the property; *The mass of the proposed addition visually overwhelms the existing residence and property.*
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a 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; *The proposed addition will visually overwhelm the historic residence as seen from the public right of way. The addition will not delineate, but further obscure the location of the original rear wall. The proposed addition should be inset on either side before expanding outward.*
☒	☐	☐	(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; *Though the proposed addition begins behind the original rear wall, any remaining evidence of that rear wall would be removed and the distinction between original house and additions would be eliminated.*
☐	☒	☐	(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; *The applicant proposes to remove the existing wood siding on the south wall, which is in good condition. The removal of all existing wood siding on the south wall and one window on the north wall without evidence of irreparable damage destroys significant historic material. The proposed addition is out of scale with the historic residence and is visually overwhelming as seen from the public right of way.*
☒	☐	☐	(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

NEIGHBORING PROPERTIES

1401 Ashland Street – Contributing – 1920 (neighbor)

1411 Ashland Street – Noncontributing – 2015 (neighbor)

519 W 14th Street – Contributing – 1915 (across street)

1414 Ashland Street – Noncontributing – 2012 (across street)

1418 Ashland Street – Contributing – 1920 (across street)

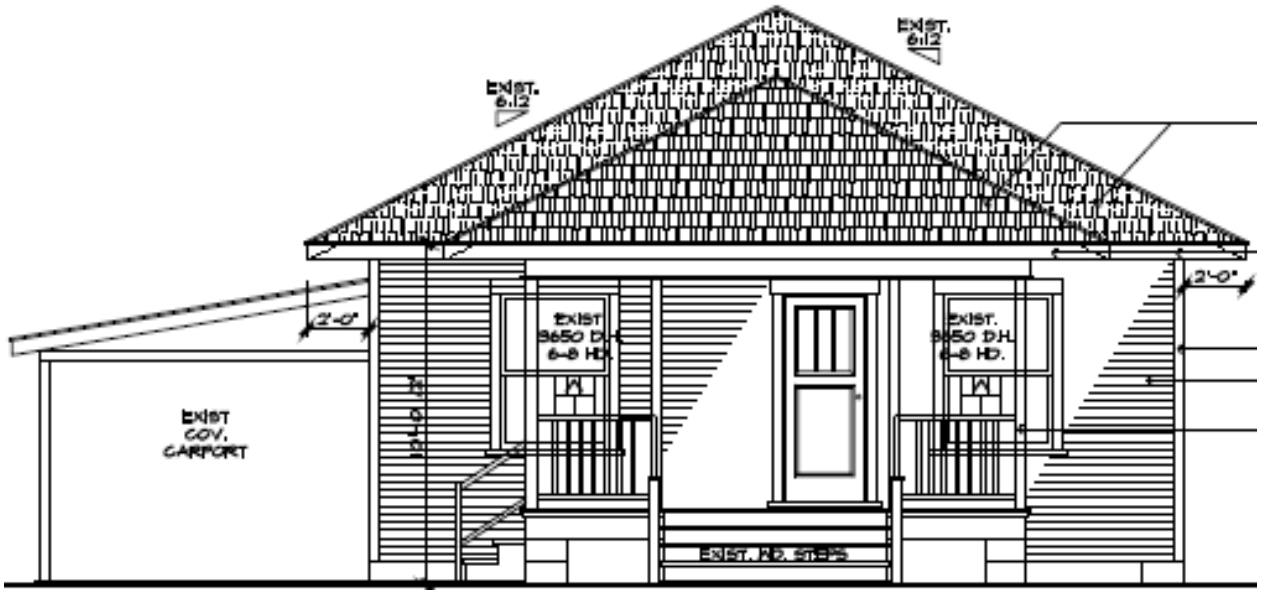
1424 Ashland Street – Contributing – 1920 (across street)

3D RENDERING – FRONT FACING ASHLAND STREET

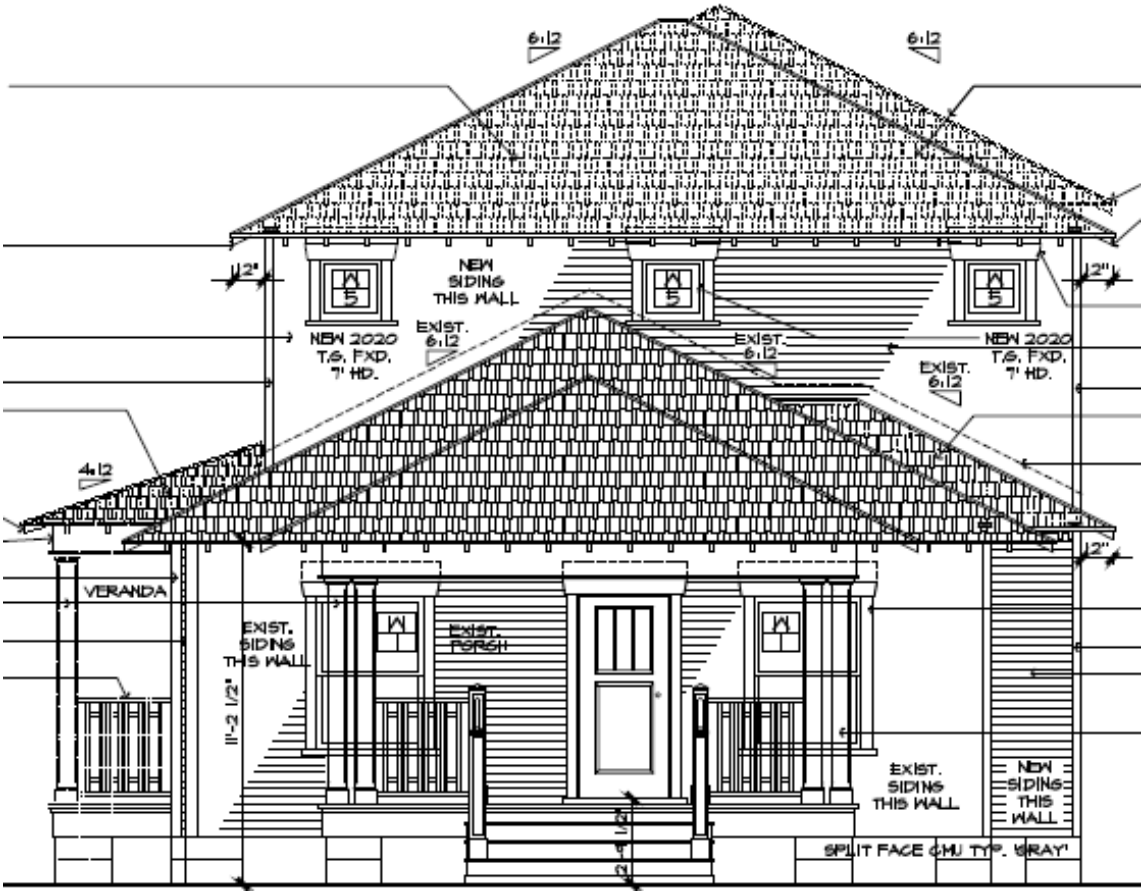
PROPOSED

EAST ELEVATION – FRONT FACING ASHLAND STREET

EXISTING

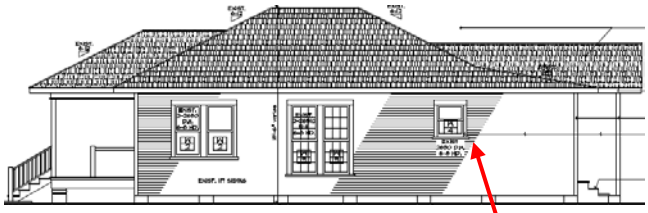


PROPOSED



NORTH SIDE ELEVATION

EXISTING



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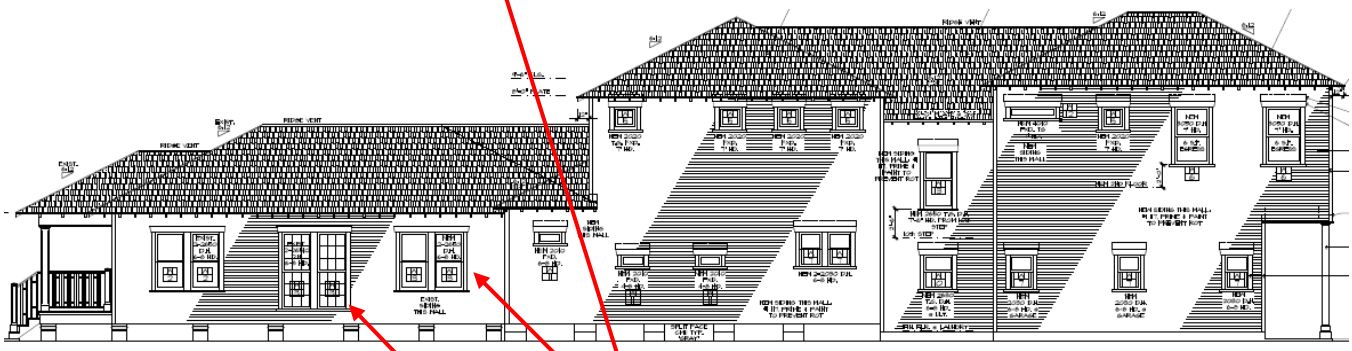
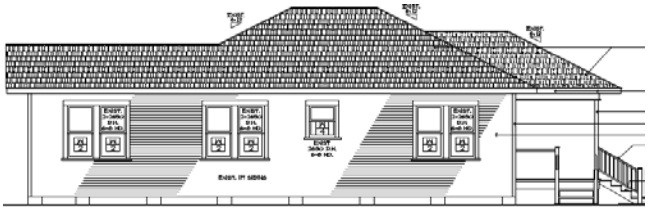


SINGLE WOOD WINDOW WILL BE REMOVED AND REPLACED WITH PAIR OF WOOD WINDOWS

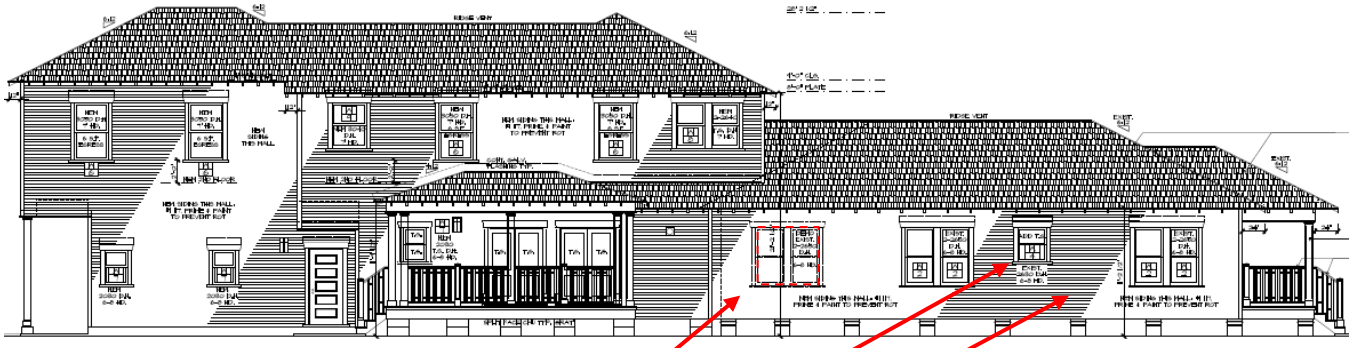
ALUMNIUM WINDOWS TO BE REPLACED WITH WOOD WINDOWS; WINDOW OPENINGS WILL BE REDUCED TO MATCH EXISTING WOOD WINDOWS; SIDING WILL BE PATCHED

SOUTH SIDE ELEVATION

EXISTING



PROPOSED



WOOD WINDOWS TO BE REMOVED AND PATCHED WITHJ SIDING

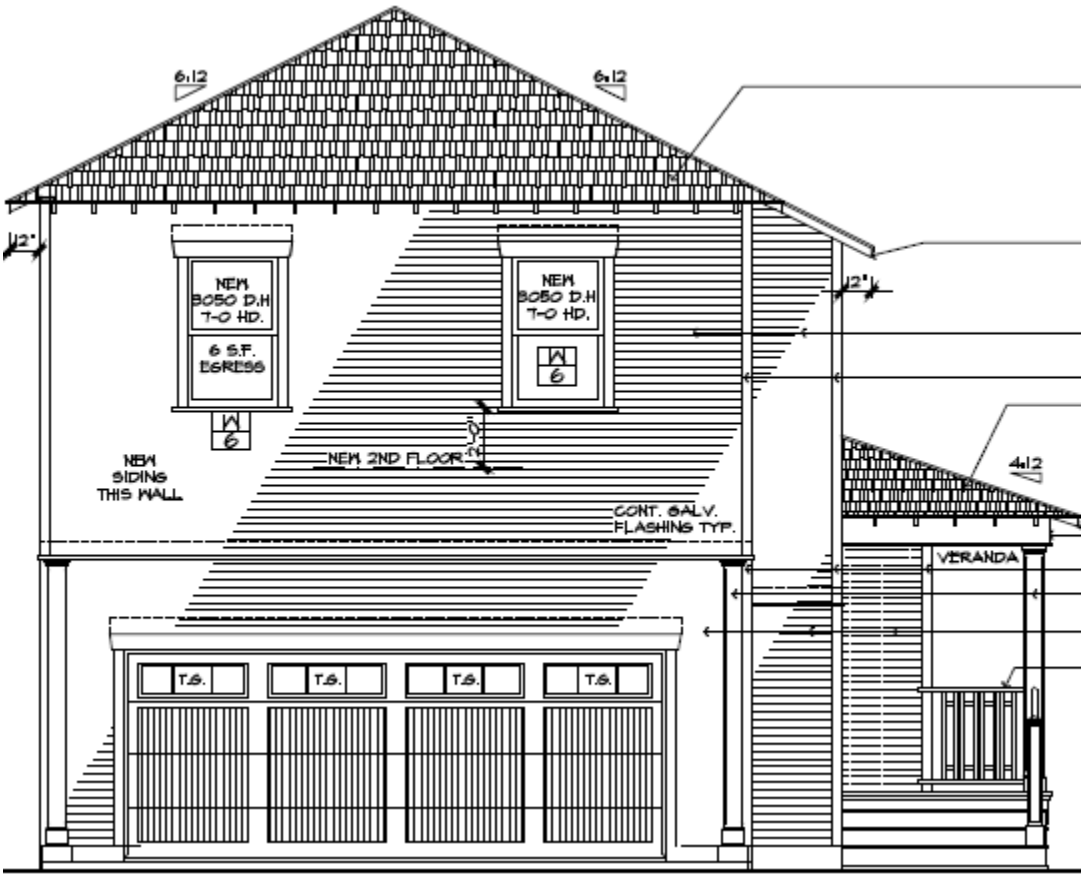
ALUMNIUM WINDOW TO BE REPLACED WITH WOOD WINDOW

THE APPLICANT PROPOSES TO REPLACE ALL EXISTING WOOD SIDING ON THIS WALL

WEST (REAR) ELEVATION

EXISTING

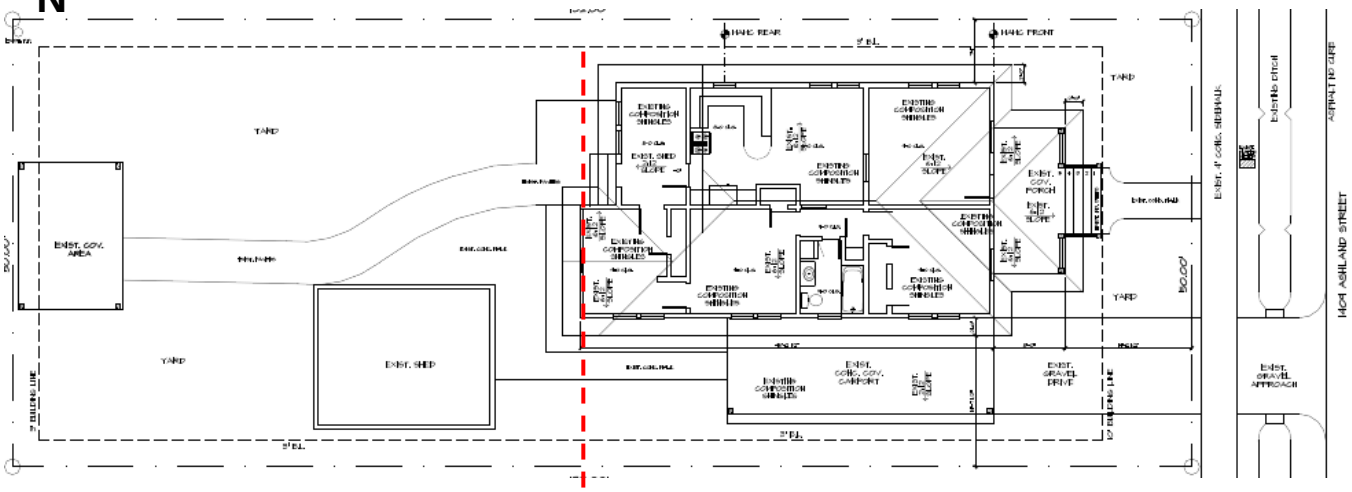
PROPOSED



SITE PLAN

N

EXISTING



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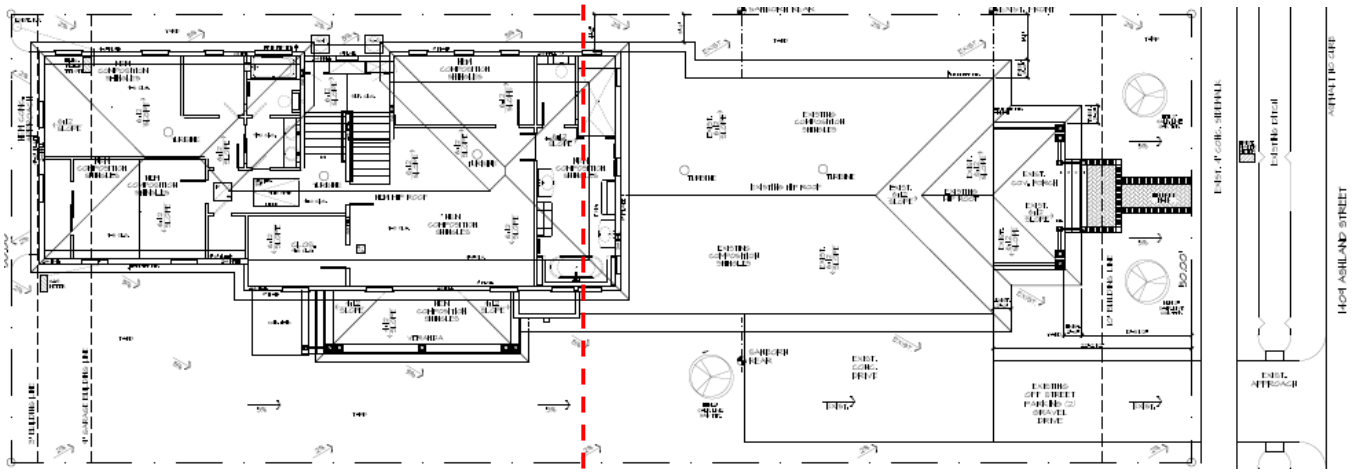
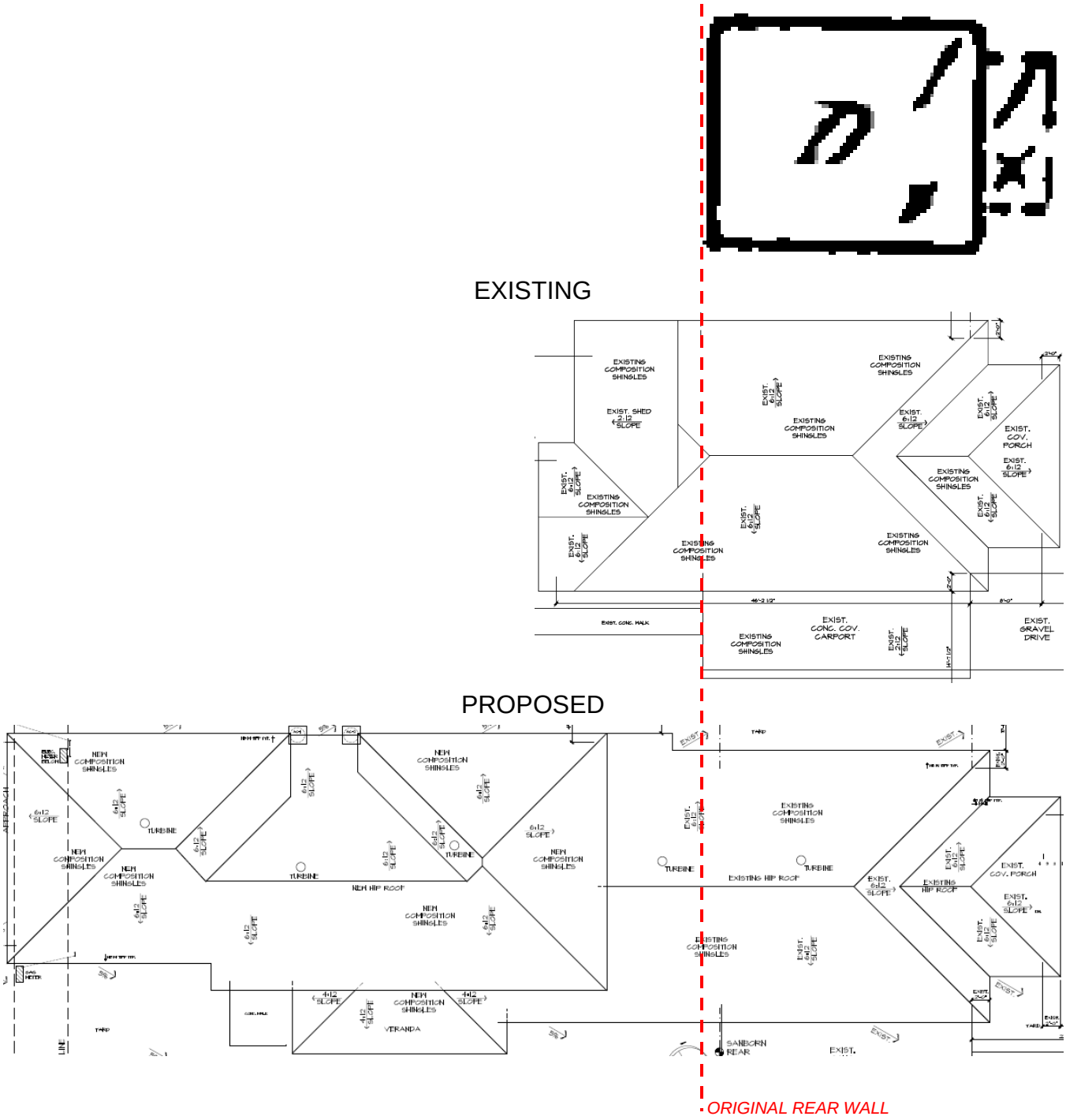


EXISTING PARTIAL REAR WALL

N

ROOF PLAN

SANBORN MAP 1924-1951



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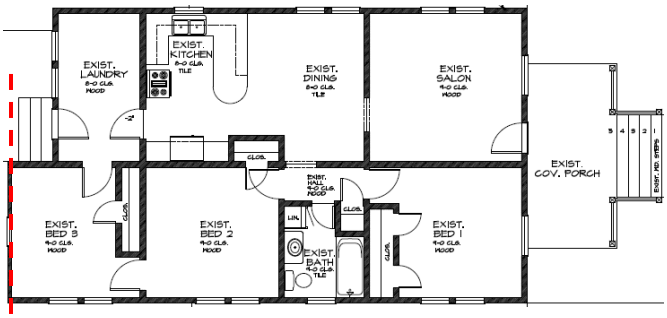
FIRST FLOOR PLAN

EXISTING



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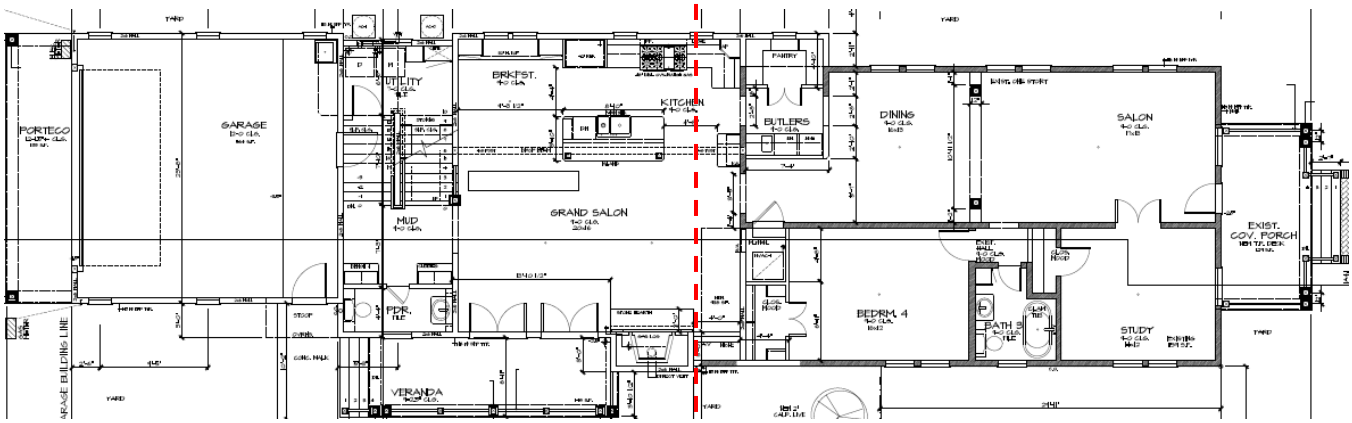
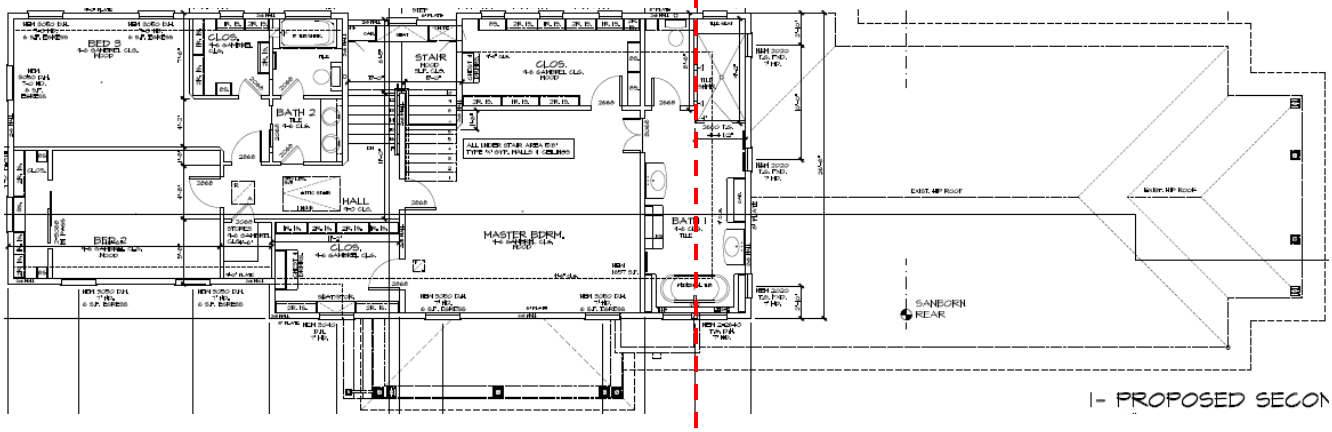


SECOND FLOOR PLAN

PROPOSED



EXISTING PARTIAL REAR WALL

WINDOW SCHEDULE

WINDOW SCHEDULE

W NO.	WINDOW TYPE	FINISH	SILL	WEATHER PROOF	HARDWARE INSTRUCTIONS	HEAD JAMB	FINISH	REMARKS
W 1	EXIST. 3'-0" X 5'-0" WOOD; 1-OVER-1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
W 2	EXIST. 2'-6" X 5'-0" WOOD; 1-OVER-1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
W 3	EXIST. 2'-6" X 5'-10" WOOD; 4-OVER-4	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
W 4	EXIST. 2'-6" X 3'-0" WOOD; 1-OVER-1	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.
W 5	NEW 2'-0" X 2'-0" FIXED; ALUMINUM CLAD; WOOD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROPVED EQ.
W 6	NEW 3'-0" X 5'-0" WOOD DBL. HUNG; ALUMINUM CLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROPVED EQ.
W 7	NEW 2'-0" X 3'-0" WOOD DBL. HUNG; ALUMINUM CLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROPVED EQ.
W 8	NEW 2'-6" X 4'-0" WOOD DBL. HUNG; ALUMINUM CLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROPVED EQ.
W 9	NEW 3'-0" X 4'-0" WOOD DBL. HUNG; ALUMINUM CLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROPVED EQ.
W 10	NEW 2'-6" X 3'-0" WOOD DBL. HUNG; ALUMINUM CLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROPVED EQ.
W 11	NEW 2'-0" X 1'-0" FIXED; ALUMINUM CLAD; WOOD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROPVED EQ.
W 12	NEW 4'-0" X 1'-0" FIXED; ALUMINUM CLAD; WOOD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROPVED EQ.
W 13	NEW 2'-6" X 5'-0" WOOD DBL. HUNG; ALUMINUM CLAD	FACT. FIN. ALUM.	PT. WD.	YES	PER MANUFACTURER	WD.	PTD.	JELDWIN OR APPROPVED 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

SEAM IN SIDING SUGGESTS END POINT OF ORIGINAL SIDING

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

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 2'-11" and extend back 71'-4" with the final 5'-9" an open portico on the first floor supporting conditioned space on the second floor. The addition will begin at the existing rear wall, 45'-6" from the from the front wall, and extend back in line 8" before stepping out 6" for a direct vent chimney measuring 7'-4". The addition will then step back in 3', extend 23'-10", step back in 3', and extend a final 29'-1" including the portico. The addition will feature a 28'-8" ridge height, a 21'-2" eave height at the front of the addition and a 22'-2" eave height at the rear of the addition.

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 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 original wood window on the north wall will be removed and replaced with a pair of 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. Siding on the front and north walls will be retained. Siding on the south wall will be removed and replaced with new wood 117 siding. 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: (East) 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 features three windows on the second floor and will extend 2'-11" from the existing north wall on both floors. The second floor will be inset 3' 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.

Side Elevation: (North) 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 removed and replaced with a pair of wood windows. The addition will feature nine windows on the first floor and nine windows on the second floor.

Side Elevation: (South) 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 to be removed. Existing wood siding will be removed and replaced in kind. The addition will start at the existing back wall and extend back in line 8" 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 begin 10'-11" forward of the existing non-original rear wall and 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.

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

ATTACHMENT A

PUBLIC COMMENT

June 18, 2015 HAHC Meeting
Houston Heights West Historic District
Comments by J. Kent Marsh

Agenda item #26 – 1409 Ashland

I OBJECT to granting a Certificate of Appropriateness for this application. The proposed addition both higher and on both sides of the existing historic structure results in a visual relationship from the fronting street that favors the addition and renders the existing historic structure as subservient. The addition of elements such as windows with similar trim patterns and a veranda on the side help support the addition as a visually competing element rather than as a backdrop to a more-prominent existing historic structure. I also object to the replacement of a single existing window on the historic structure to a double window as the single window most likely is original and the replacement without cause would remove historic material from the existing historic structure.