

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: Aaron Mendias, Cusimano Architects for Michael and Deborah Loreman, owners

Property: 1812 Harvard Street, Lot 18, Block 105, Houston Heights Subdivision. The property includes a contemporary 4,146 square foot two-story residence and attached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Noncontributing Contemporary style residence, constructed circa 1993, located in the Houston Heights Historic District East.

Proposal: Alteration – Addition

Construct a 528 square foot two-story story rear addition with attached alley loading garage to the rear of an existing Noncontributing residence.

- Addition will be setback approximately 100' from the front property line.
- Existing residence features an eave height of 22' 7" and a ridge height of 37' 1".
- The addition will feature a matching eave height and a ridge height of 35' 9".
- Existing residence features a 12-over-12 roof pitch and the addition will feature a hipped roof with a matching pitch.

See enclosed application materials and detailed project description on p. 4-17 for further details.

Public Comment: One in favor and two have expressed no objection. See Attachment A.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: May 21, 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 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 of intended for use for commercial purposes is not taller than the height of the existing structure.



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



CURRENT PHOTO



NEIGHBORING PROPERTIES



1816 Harvard – Noncontributing – 1993 (neighbor to the north)



1808 Harvard – Contributing – 1920 (neighbor to the south)



1802 Harvard– Contributing – 1893 (neighbor two doors to the south)



1807 Harvard– Contributing – 1920 (across street)



1809 Harvard – Contributing – 1920 (across street)



1811 Harvard– Contributing – 1920 Altered in 2014 (across street)

BLOCKFACE PHOTOS

BLOCKFACE

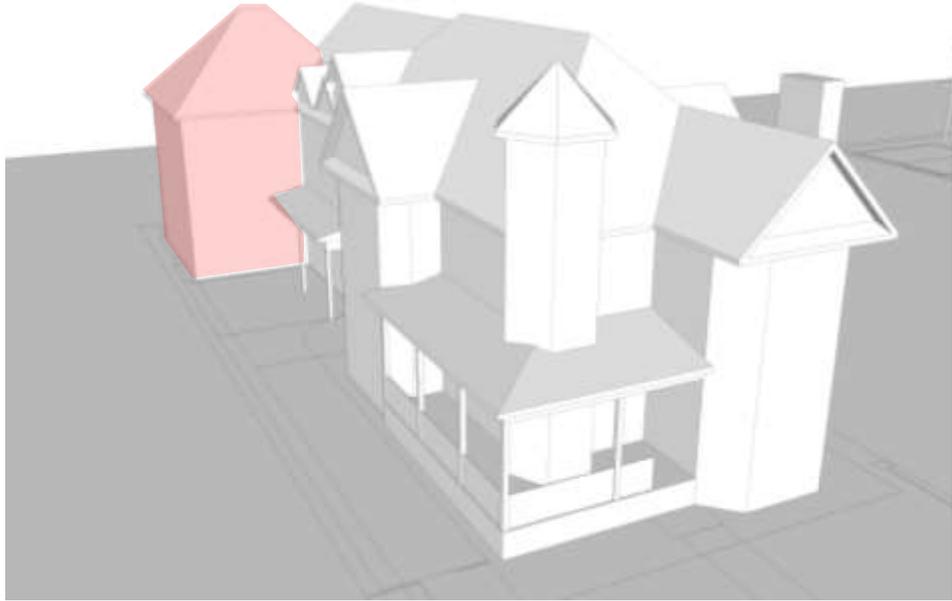


OPPOSING BLOCKFACE



3-DIMENSIONAL RENDERINGS

BIRD'S EYE VIEW



NORTHSIDE VIEW FROM THE STREET



WEST ELEVATION – FRONT FACING HARVARD STREET

EXISTING



PROPOSED



NORTH SIDE ELEVATION
EXISTING



PROPOSED



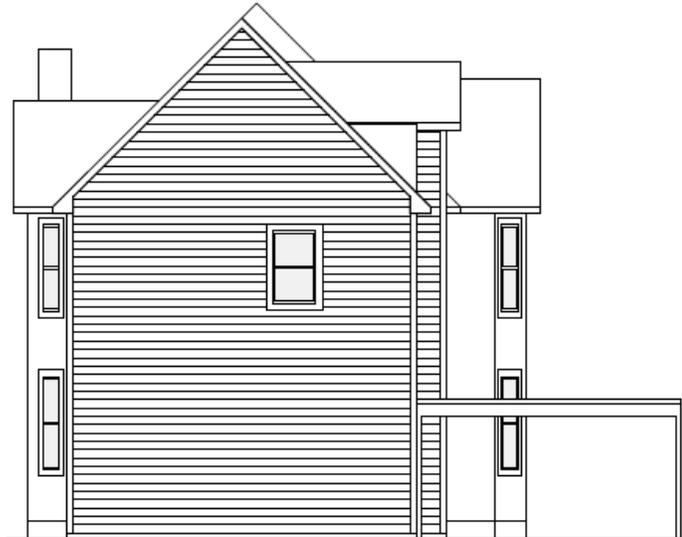
SOUTH SIDE ELEVATION
EXISTING



PROPOSED



EAST (REAR) ELEVATION
EXISTING

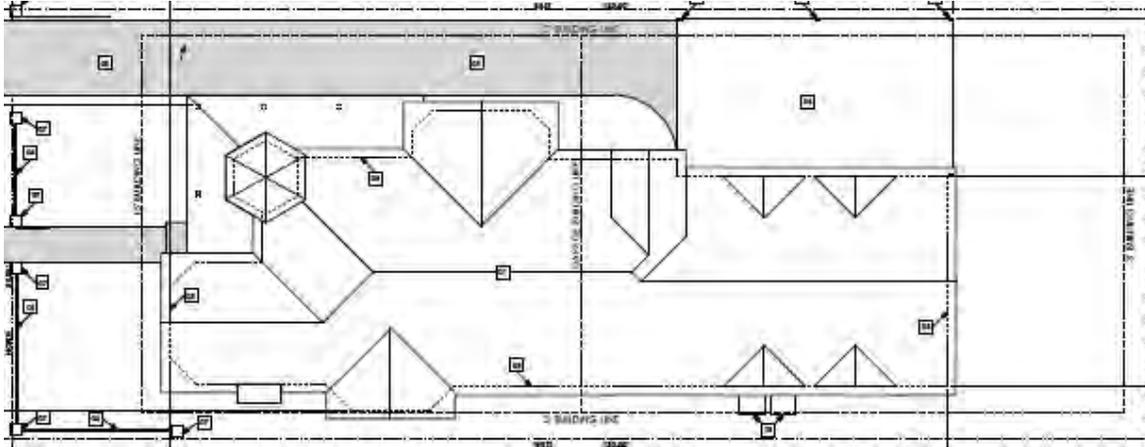


PROPOSED

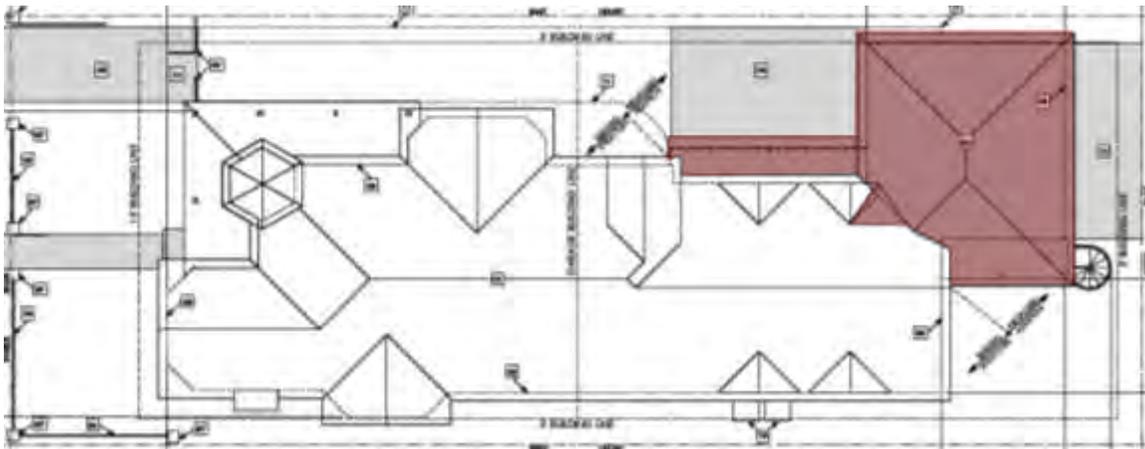




SITE PLAN
EXISTING



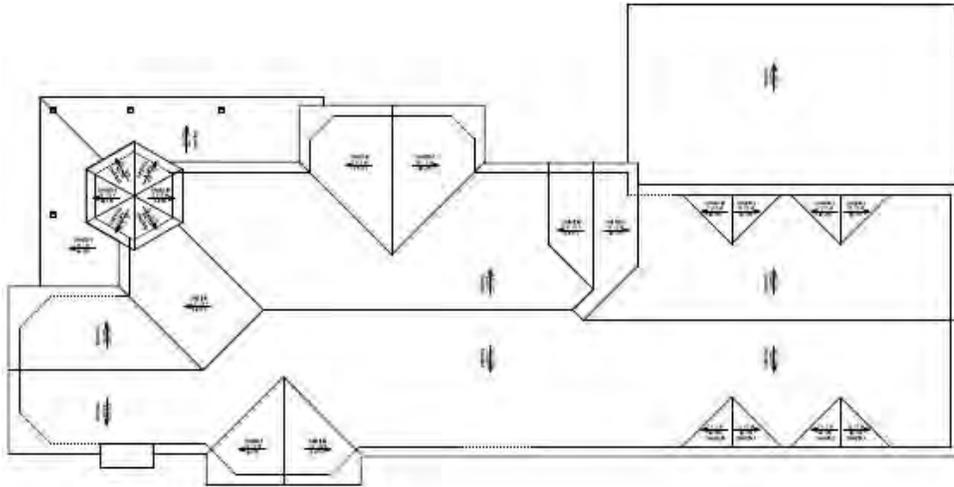
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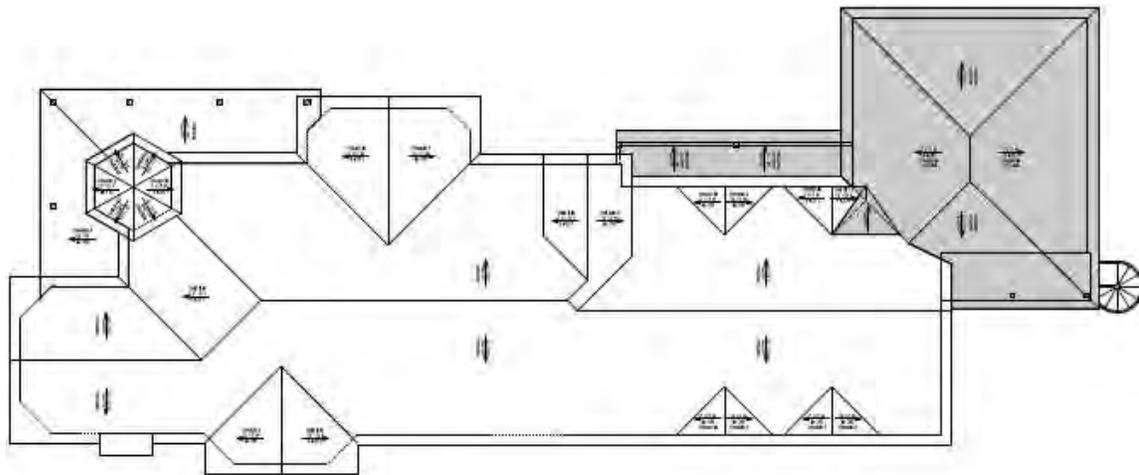


ROOF PLAN

EXISTING



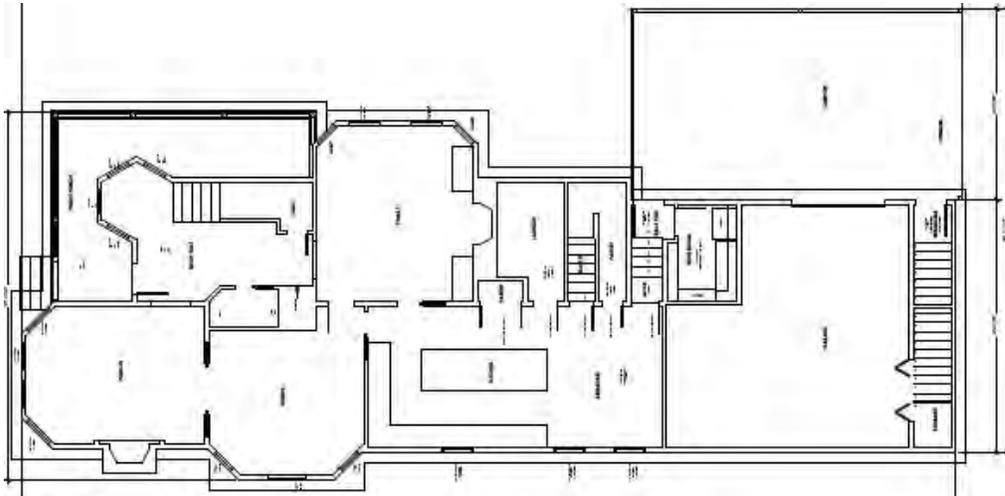
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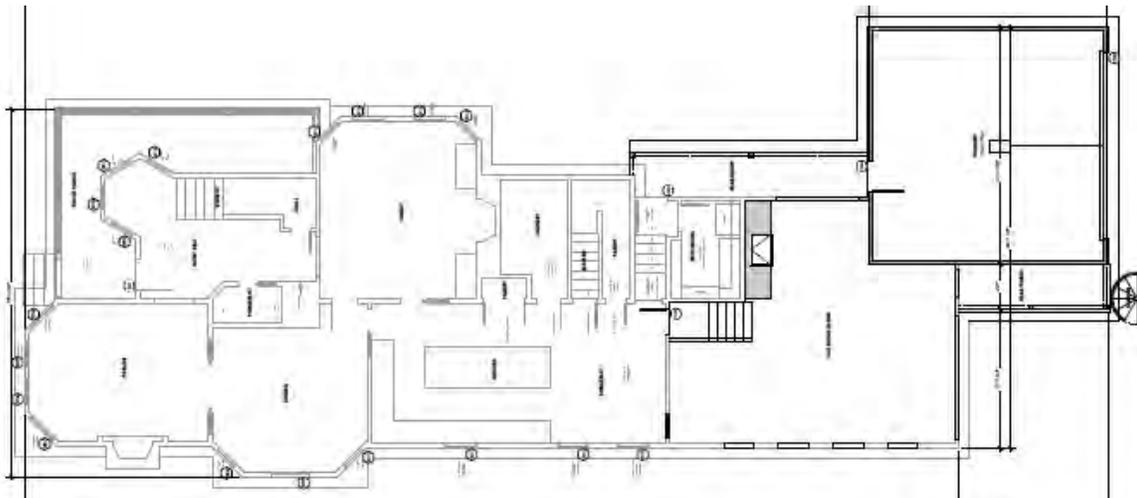


FIRST FLOOR PLAN

EXISTING



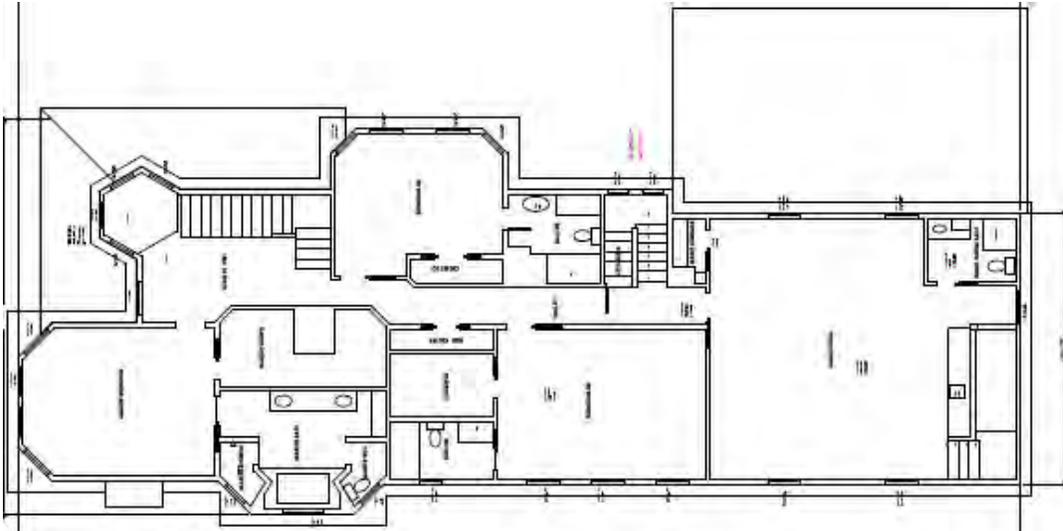
PROPOSED



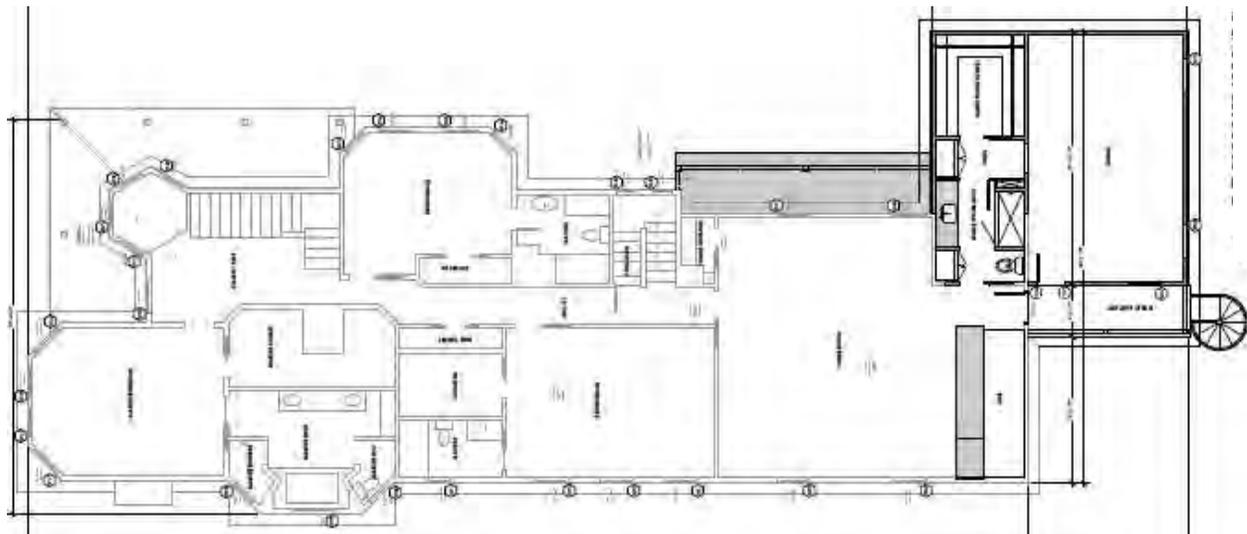


SECOND FLOOR PLAN

EXISTING

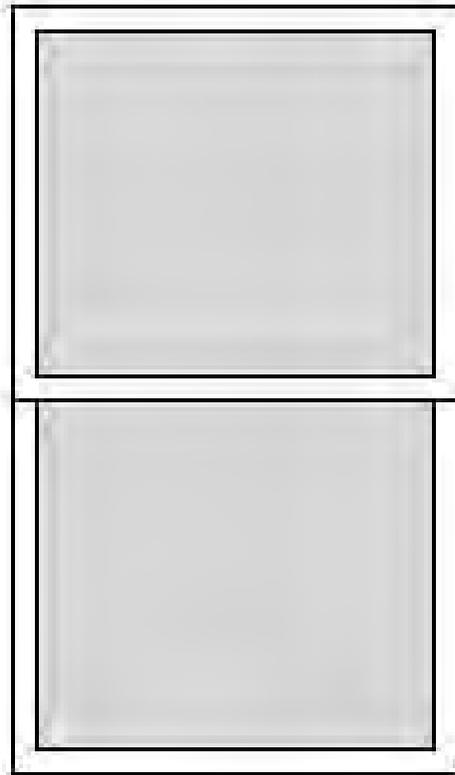


PROPOSED



WINDOW SPECIFICATION

SECOND FLOOR OF THE FRONT ELEVATION



NEW WINDOW
PAINTED WOOD
3'- 0" X 5- 1" DOUBLE HUNG

PROJECT DETAILS

Shape/Mass: The existing Noncontributing residence measures 35' 6" wide by 90' 11" deep and features an eave height of 22' 7" and a ridge height of 37' 1". The proposed two-story addition will begin at the rear 9' of the north side of the structure and will measure 23' deep by 22' 10" wide and will feature an eave height of 22' 7" and a ridge height of 35' 9".

The residence currently features a rear attached north facing garage with upstairs living space. The addition will involve removing portions of the exterior wall of the existing garage to create a first floor semi-enclosed outdoor space covered by the second story.

Setbacks: The existing structure features an 18' 2" front (east) setback, a 3' south setback and an 11' north setback. The proposed addition will be constructed 99' 10" from the front property line and to within 3' 11" inches of the north property line.

Foundation: The existing residence features a pier and beam foundation with a 3' 1" finished floor height. The addition will feature a concrete slab-on-grade foundation.

Windows/Doors: The house's existing windows will remain. The addition will feature one 3' wide by 5' tall wood, recessed mounted, double hung 1-over-1 window facing the street on the second floor.

Exterior Materials: Existing residence features horizontal lap cementitious siding. The addition will feature matching siding.

Roof: The existing residence features a 12-over-12 pitched roof with a turret and a north and south facing gable. The addition will feature a hipped roof with a matching 12-over-12 pitch.

Front Elevation: The addition will begin at the rear 9' of the north side of the structure, or 99' 10" from the front (West) property line. The addition will feature a single window at the second floor.

Side Elevation: The existing garage door will be removed as part of the proposed conversion of the existing north (North) facing garage into covered outdoor living space. The two story garage will begin to the rear of the existing garage door. The addition will feature a side facing gable and will not feature any fenestration.

Side Elevation: Four openings will be cut into the rear of the south elevation as part of the proposal to convert the (South) existing garage into semi-enclosed outdoor living space. These openings will be windowless voids with cementitious trim.

Rear Elevation: The proposed addition will feature an alley loading rear garage. (East)

ATTACHMENT A
PUBLIC COMMENT
Kent Marsh

1812 Harvard – House structure is overbuilt on lot. Already over volume. Proposed addition makes the condition worse. Not a typical context in the existing district.

J. Kent Marsh

Brie Kelman

From: Brie Kelman
Sent: Monday, May 18, 2015 1:48 PM
To: Kent Marsh
Subject: Re: May HAHC HHEHD applications

Houston Heights East

17. 1812 Harvard St, Alteration-Addition *Noncontributing - Support*

Mark Williamson

From: Mark R. Williamsor
Sent: Tuesday, May 19, 2015 11:59 AM
To: Kent Marsh
Subject: Re: May HAHC HHEHD applications

1812 Harvard — Object — Already overbuilt for the district