

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** April 29, 2015

**Applicant:** Adam Wells, Ethos Design Group, LLC, for Megan Huber, owner

**Property:** 302 West 13<sup>th</sup> Street, Tracts 1B & 2B, Block 184, Houston Heights Subdivision. The property includes a historic 1,294 one-story single family residence and a two-story garage-apartment situated on a 4,400 square foot (44' x 100') corner lot.

**Significance:** Contributing Queen Anne style residence, constructed circa 1905, located in the Houston Heights Historic District West.

**Proposal:** Alteration – Addition

Construct a two-story addition 805 square foot at the rear of a one-story contributing residence.

- Addition will encroach upon an 11' 7" deep by 15' 10" wide section on the rear southwest corner of the original structure. The original windows and exterior wall underneath this encroachment will be retained.
- All existing original windows and siding will remain on the north, west, and east elevations.
- Addition will feature horizontal siding and recessed mounted double hung windows matching those on the existing residence.

See enclosed application materials and detailed project description on p. 4-16 for further details.

**Public Comment:** Two opposed. See Attachment A

**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:** 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, 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

- (1) The proposed activity must retain and preserve the historical character of the 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;
(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;
(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;
(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.



PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT WEST

**Building Classification**

- Contributing
- Non-Contributing
- Park



302 West 13<sup>th</sup> Street

**INVENTORY PHOTO**



**CURRENT PHOTO**



**NEIGHBORING PROPERTIES**



1237 Allston – Noncontributing – 1915 (neighbor to the south)



1246 Allston – Contributing – 1910 (neighbor to the east across Allston Street)



303 West 13<sup>th</sup> – Contributing – 1935 (across W 13<sup>th</sup> Street)



306 West 13<sup>th</sup> – Contributing – 1915 (neighbor to the west)



307 West 13<sup>th</sup> – Contributing – 1915 (across the street)



310 West 13<sup>th</sup> – Contributing – 1915 neighbor two doors to the west)

**3D RENDERING – FRONT FACING WEST 13<sup>th</sup> AND ALLSTON STREETS**  
PROPOSED



**BLOCFACE PHOTOS**

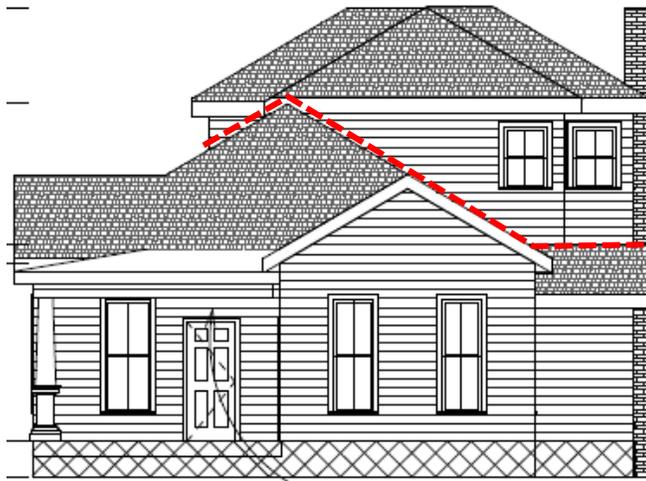


**NORTH ELEVATION – FRONT FACING WEST 13<sup>th</sup> STREET**

EXISTING



PROPOSED

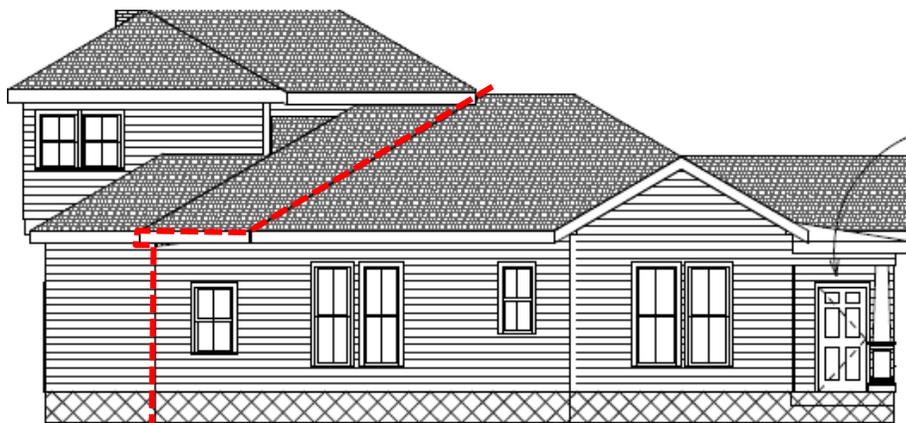


**EAST SIDE ELEVATION FACING ALLSTON STREET**

EXISTING



PROPOSED



**WEST SIDE ELEVATION**  
EXISTING



PROPOSED



**SOUTH (REAR) ELEVATION**

EXISTING



PROPOSED

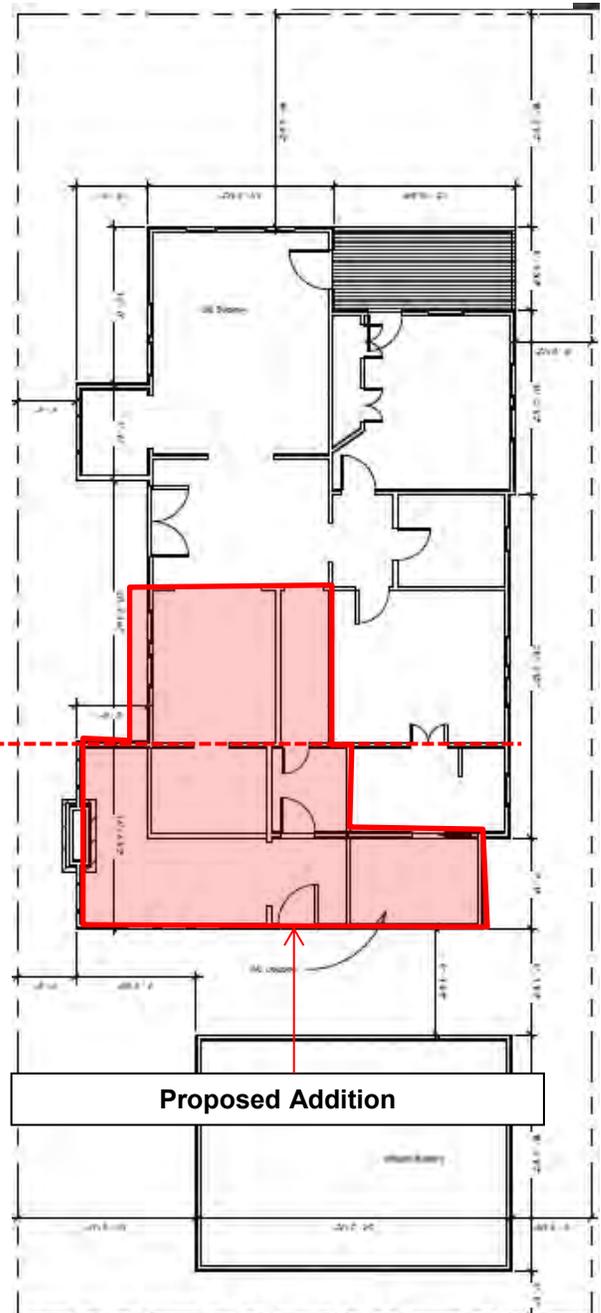
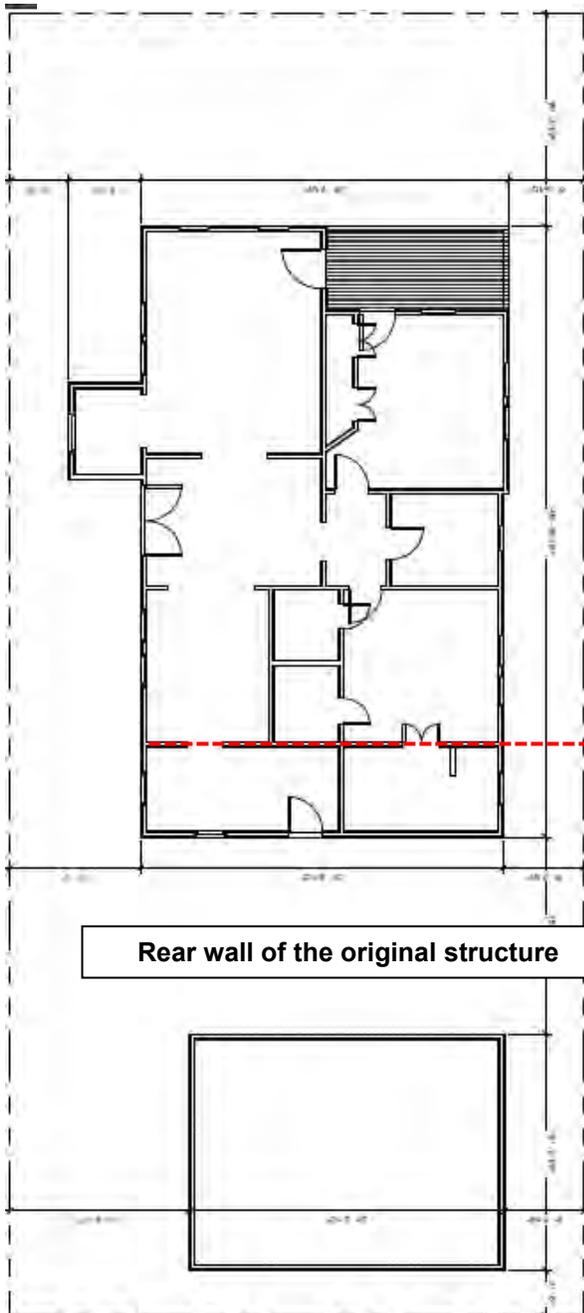




**SITE PLAN**

**EXISTING**

**PROPOSED**



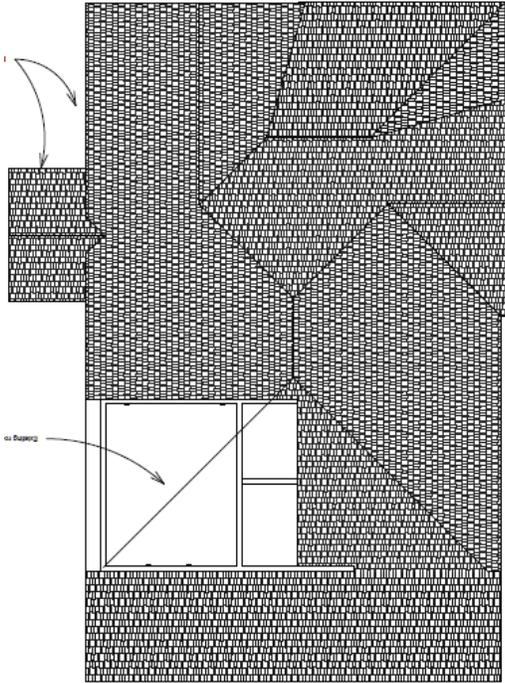
**Rear wall of the original structure**

**Proposed Addition**

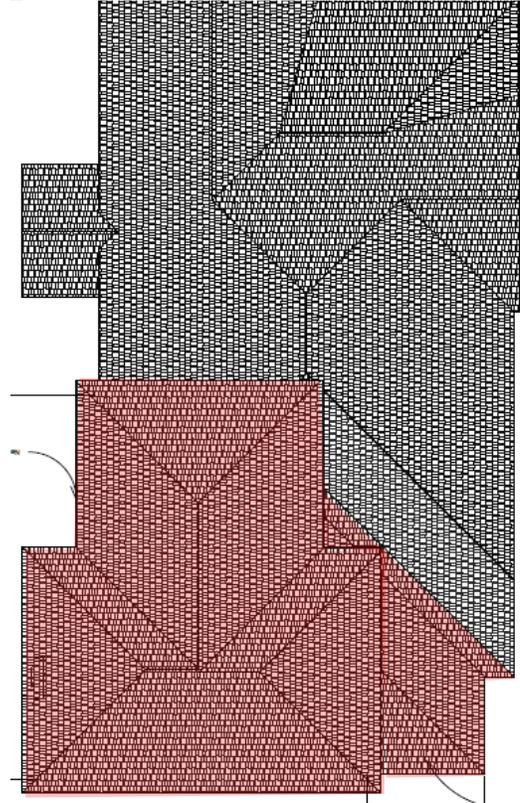


ROOF PLAN

EXISTING



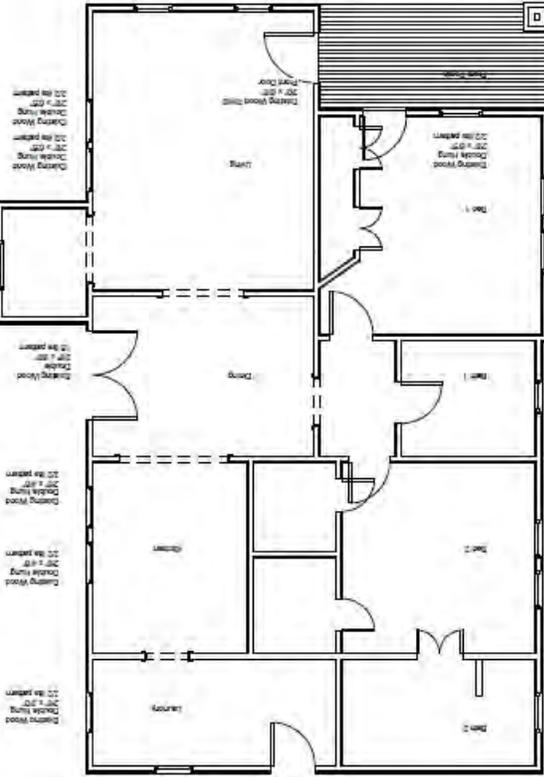
PROPOSED



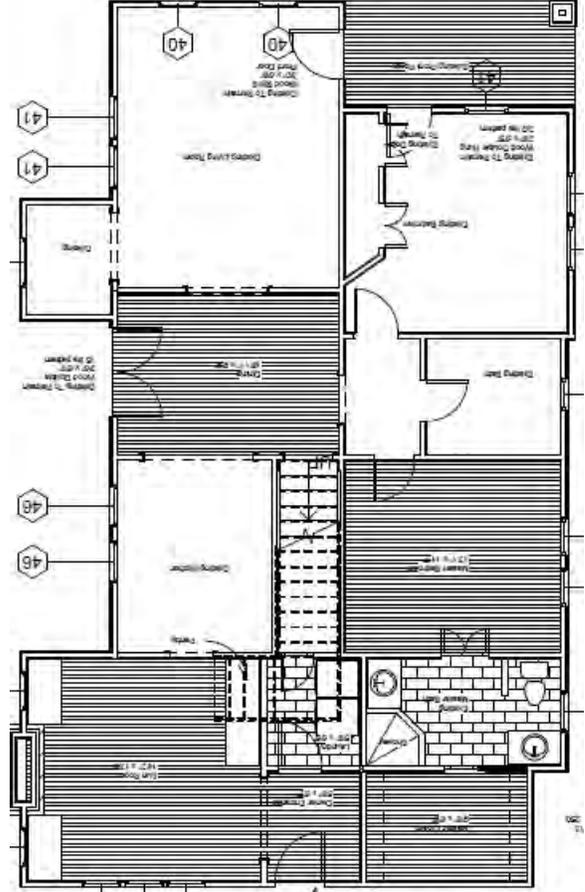


### FIRST FLOOR PLAN

EXISTING



PROPOSED



### PROPOSED SECOND FLOOR



**WINDOW / DOOR SCHEDULE**

ALL NEW WINDOWS WILL FEATURE A RECESSED PROFILE TO MATCH EXISTING

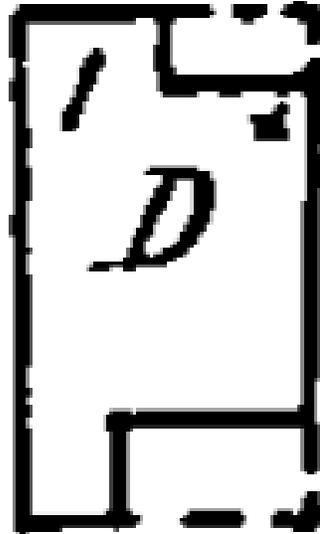
Window Schedule				
Type Mark	Comments	Width	Height	Head Height
38	Existing to Remain-Living Alcove Wood Double Hung 2/2 Lite Pattern	3' - 0"	6' - 0"	6' - 8"
40	Existing to Remain-Living Wood Double Hung 2/2 Lite Pattern	2' - 4"	6' - 5"	8' - 0"
40	Existing to Remain-Living Wood Double Hung 2/2 Lite Pattern	2' - 4"	6' - 5"	8' - 0"
41	Existing to Remain-Living Wood Double Hung 2/2 Lite Pattern	2' - 8"	6' - 5"	8' - 0"
41	Existing to Remain-Living Wood Double Hung 2/2 Lite Pattern	2' - 8"	6' - 5"	8' - 0"
41	Existing to Remain-Front Bedroom Wood Double Hung 2/2 Lite Pattern	2' - 8"	6' - 5"	8' - 0"
41	Existing to Remain-Front Bedroom Wood Double Hung 2/2 Lite Pattern	2' - 8"	6' - 5"	8' - 0"
41	Existing to Remain-Front Bedroom Wood Double Hung 2/2 Lite Pattern	2' - 8"	6' - 5"	8' - 0"
42	Existing to Remain-Hall Bathroom Wood Double Hung 2/2 Lite Pattern	2' - 0"	4' - 4"	8' - 0"
40	Existing to Remain-Mid Bedroom Wood Double Hung 2/2 Lite Pattern	2' - 4"	6' - 5"	8' - 0"
40	Existing to Remain-Mid Bedroom Wood Double Hung 2/2 Lite Pattern	2' - 4"	6' - 5"	8' - 0"
43	Existing to Remain-2nd Bathroom Wood Double Hung 2/2 Lite Pattern	2' - 6"	4' - 3"	6' - 8"
44	Demo-Utility Room	2' - 4"	5' - 5"	6' - 8"
45	Demo-Utility Room	2' - 6"	3' - 0"	6' - 8"
46	Existing to Remain-Kitchen Wood Double Hung 2/2 Lite Pattern	2' - 6"	4' - 6"	8' - 0"
46	Existing to Remain-Kitchen Wood Double Hung 2/2 Lite Pattern	2' - 6"	4' - 6"	8' - 0"
47	New-Upstairs Front Bedroom Wood Double Hung 2/2 Lite Pattern	2' - 6"	3' - 6"	6' - 8"
47	New-Upstairs Landing Wood Double Hung 2/2 Lite Pattern	2' - 6"	3' - 6"	6' - 8"
47	New-Upstairs Rear Bedroom Wood Double Hung 2/2 Lite Pattern	2' - 6"	3' - 6"	6' - 8"
47	New-Upstairs Rear Bedroom Wood Double Hung 2/2 Lite Pattern	2' - 6"	3' - 6"	6' - 8"
47	New-Upstairs Rear Bedroom Wood Double Hung 2/2 Lite Pattern	2' - 6"	3' - 6"	6' - 8"
47	New-Upstairs Front Bedroom Wood Double Hung 2/2 Lite Pattern	2' - 6"	3' - 6"	6' - 8"
47	New-Upstairs Front Bedroom Wood Double Hung 2/2 Lite Pattern	2' - 6"	3' - 6"	6' - 8"
48	New-Upstairs Bath Fixed Window	4' - 0"	1' - 4"	6' - 8"
47	New-Upstairs Landing Wood Double Hung 2/2 Lite Pattern	2' - 6"	3' - 6"	6' - 8"
40	New-Family Room Wood Double Hung 2/2 Lite Pattern	2' - 4"	6' - 5"	7' - 5"
40	New-Family Room Wood Double Hung 2/2 Lite Pattern	2' - 4"	6' - 5"	7' - 5"
40	New-Family Room Wood Double Hung 2/2 Lite Pattern	2' - 4"	6' - 5"	7' - 5"
40	New-Family Room Wood Double Hung 2/2 Lite Pattern	2' - 4"	6' - 5"	7' - 5"
40	New-Family Room Wood Double Hung 2/2 Lite Pattern	2' - 4"	6' - 5"	7' - 5"

SANBORN MAP COMPARISON

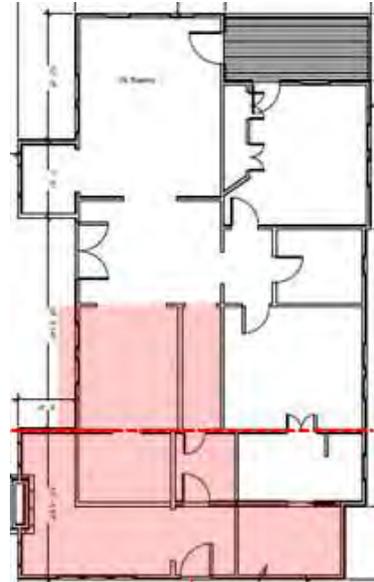
1919



1924



PROPOSED



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**PROJECT DETAILS**

**Shape/Mass:** This corner property features a one-story Contributing residence facing west 13<sup>th</sup> and a two-story Noncontributing accessory structure facing Allston Street. The residences measures 46' 10" deep by 33' 8" wide and features an eave height of 12' 7" and a ridge height of 21'. The rear 6' 11" deep section of the structure is a later addition.

The applicant proposes to construct a two story addition behind and on top of the existing residence. The addition will encroach upon a 19' 6" deep by 15' 10" wide section of the southwest corner of the existing structure. 11' 7" of this encroachment will be over the original structure. The applicant states that the rear 11' 7" deep section of the original west facing wall under the added second floor will be retained. The added load of the addition will be carried through a reinforced foundation.

The addition will feature a T-Shape and will measure 27' 8" deep by 23' 9" wide with an eave height of 21' and a ridge height of 26' 4". The addition will feature a second story that cantilever 1' 4" over the rear wall and 1' 8" over the west wall.

**Setbacks:** The existing residence features a 16' 3" north setback, a 5' 9" east side setback, and a 4' 6" west side setback. The rear of the existing residence is situated 15' 1" from the existing garage/apartment. The addition will encroach 7' towards the garage and will not impact the front or side setbacks.

**Foundation:** Residence is situated on a pier and beam foundation with a 2' finished floor height. The addition will feature a matching foundation.

**Windows/Doors:** The existing residence features historic 1-over-1, 2-over-2, and 4-over-4 double hung wood windows. The existing residence also features single lite windows within both the front and east facing gables. All of the existing windows on the north, east, and west elevations will remain. The addition will feature new wood, double hung, recessed mounted 2-over-2 windows.

The existing residence features two front doors, one facing north and the other facing east, with single lite transom windows above. The doors and transoms will remain.

**Exterior Materials:** The existing residence features horizontal wood siding on the first floor and shake shingle siding within the north and east facing gables. The existing siding will remain.

The addition will feature new horizontal wood siding to match existing.

**Roof:** The existing structure features a hipped roof with a 7:12 pitch. The existing rear addition features a shed roof. The proposed second story addition will feature a matching hipped roof. The shed roof above the existing rear addition will be changed to hipped.

**Front Elevation:** The front elevation of the existing residence will not change. The proposed addition will stand approximately 5' taller than the existing structure. The addition will feature two 2-over-2 windows facing the street.

**(North)**

**Side Elevation:** The east elevation of the existing residence will not be changed. The addition will start at the rear wall and will be inset by approximately 2'. The second story of the addition will cantilever 1' 2" over the 1<sup>st</sup> floor of the addition towards the rear property line. The second story will feature two windows facing Allston Street.

**(East)**

**Side Elevation:** The addition will begin over the rear 19' 6" deep section of the existing residence. The second floor will cantilever 1' 8" over the rear 11' 7" deep section of the original west facing wall. This section of the original wall will be retained and the load of the second floor will be supported by a reinforced foundation.

**(West)**

**Rear Elevation:** The rear elevation of the addition will feature a pedestrian door and three windows on the first

**(South)** floor and a single window on the second.

**ATTACHMENT A**  
**PUBLIC COMMENT**  
**Kent Marsh**

302 W 13<sup>th</sup> St. – Question need for overlap of proposed second story onto existing structure.

J. Kent Marsh

**Kelsey Trom**

Hi, please pass along these comments for 302 W 13th St's proposed addition:

Currently the south 300 block of W 13th St features a blockface composed of 1-story original Queen Anne cottage homes without any 2 story structures or new construction. I believe this second story addition compromises the original Queen Anne cottage character of the home and would be incompatible with the existing blockface.

Based on the plans, it does not appear to meet criteria #1, #4, and #8 primarily since the historical character of the home is a 1 story cottage and this addition over the existing 1 story building would be irreversible and impair the existing essential building form.

I'm excited that 302 W 13th wants to remodel and expand; however I don't believe that a second story addition that is on top of so much of the original 1 story structure is the compatible with the Historic Criteria or the existing blockface. If the addition started further back and was less visible from the street or if the addition did not extend beyond the original roof height, then I think it would be compatible. Unfortunately, neither of these situations exists in the current plan.

Thanks,

Kelsey Trom  
314 W 13<sup>th</sup>