CERTIFICATE OF APPROPRIATENESS

Application Date: September 30, 2015

Applicant: Nick Eronko, Bungalow Revival LLC, for Brian and Cara Stewart, owners

Property: 301 E. 10th Street, Tracts 13 & 14, Block 219, Houston Heights Subdivision. The property includes a historic 1,748 square foot, one-story wood frame single-family residence and attached garage situated on a 8,200 square foot (82' x 100') corner lot.

Significance: Contributing Queen Anne residence, constructed circa 1910, located in the Houston Heights Historic District South.

Proposal: Alteration – Construct an 881.5 square foot second-story addition over the existing new garage.

- The addition will be 41'-0" wide, 21'-5" deep, and have a ridge height of 30'-3" to match existing
- The addition will extend 3'-9" to the west over the garage trellis and 11'-7" to the east over the existing yard
- The existing pyramid roof will be extruded towards the rear in order to connect with the addition.

A COA was previously granted in August 2010 for an attached garage, which has since been constructed.

See enclosed application materials and detailed project description on p. 4-15 for further details.

Public Comment: One opposed. See Attachment A.

Civic Association: No comment received.

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

HAHC Action: **Approved with Conditions: That the proposed connecting roof is offset on the west to match what is currently proposed on the east side (in order to maintain the existing roofline).**

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: October 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.

Planning Official **Date**

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; *Because of the corner condition of this lot, the alterations to the unique pyramid roof are clearly visible. Constructing a second-story addition on top the previously constructed garage structure and connecting to the proposed second-story addition by extruding the existing roof towards the rear does not retain the historic 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; *The unique pyramid shaped roof of the original structure is a distinguishing characteristic of this building. Constructing a second-story addition on top the previously constructed garage structure and connecting to the proposed second-story addition by extruding the existing roof towards the rear does not preserve this distinguishing characteristic. The alteration of the pyramid roof also eliminates the distinction between the original structure and the proposed addition.*
☒	☐	☐	(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; *Constructing a second-story addition on top the previously constructed garage structure and connecting to the proposed second-story addition by extruding the existing roof towards the rear will impair the essential form and integrity of the original unique pyramid roof form. Additionally, the walls will have to be reframed in order to support the added load of a second-story. This will not only lead to the removal of interior shiplap, but to the removal of the studs and portions of exterior siding, and roofing material. The alteration of the pyramid roof also eliminates the distinction between the original structure and the proposed addition.*

☐ ☒ ☐ (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;
Constructing a second-story addition on top the previously constructed garage structure and connecting to the proposed second-story addition by extruding the existing roof towards the rear destroys the unique pyramid roof shape of this structure and replaces it with a wide single plane roof which is out of scale. Additionally, the walls will have to be reframed in order to support the added load of a second-story and roof framing. This will not only lead to the removal of interior shiplap, but to the removal of the studs and portions of exterior siding, and roofing material. The alteration of the pyramid roof also eliminates the distinction between the original structure and the proposed addition.

☒ ☐ ☐ (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.

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PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTOS

CURRENT PHOTOS

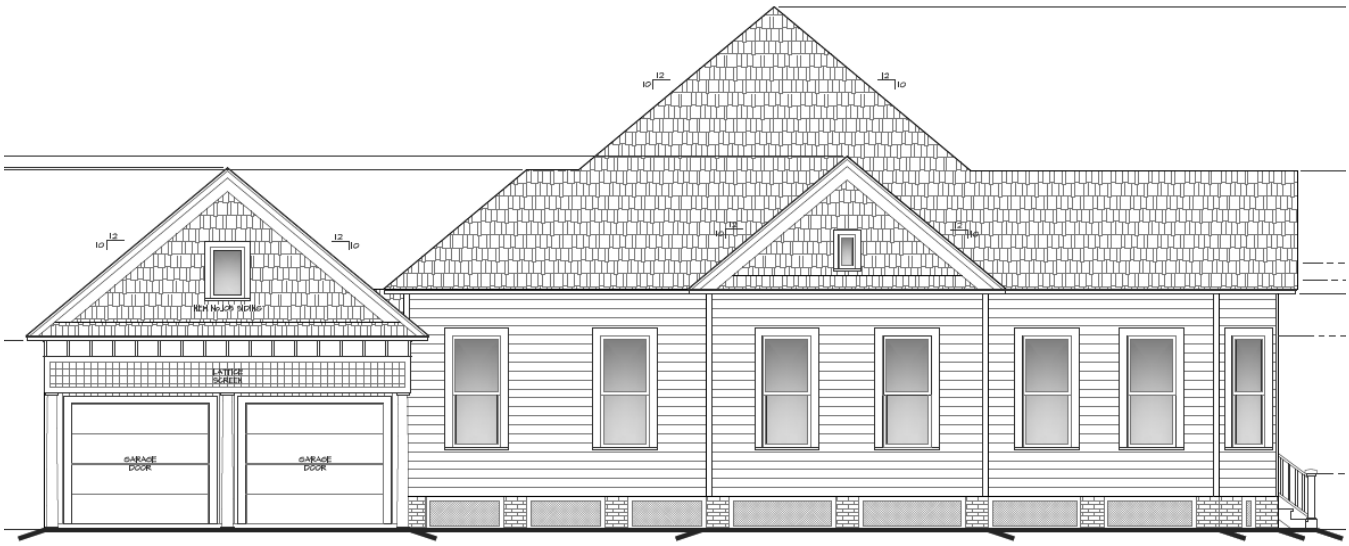
SOUTH ELEVATION – FRONT FACING E 10TH STREET

EXISTING

PROPOSED

WEST SIDE ELEVATION

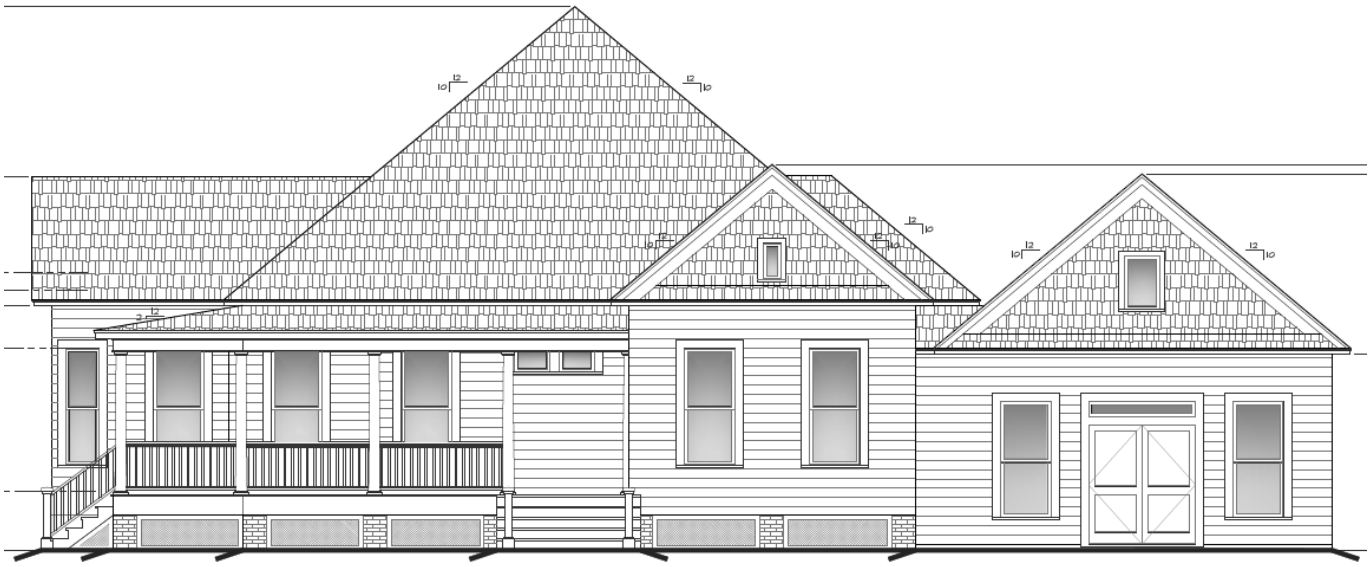
EXISTING



PROPOSED

EAST SIDE ELEVATION

EXISTING

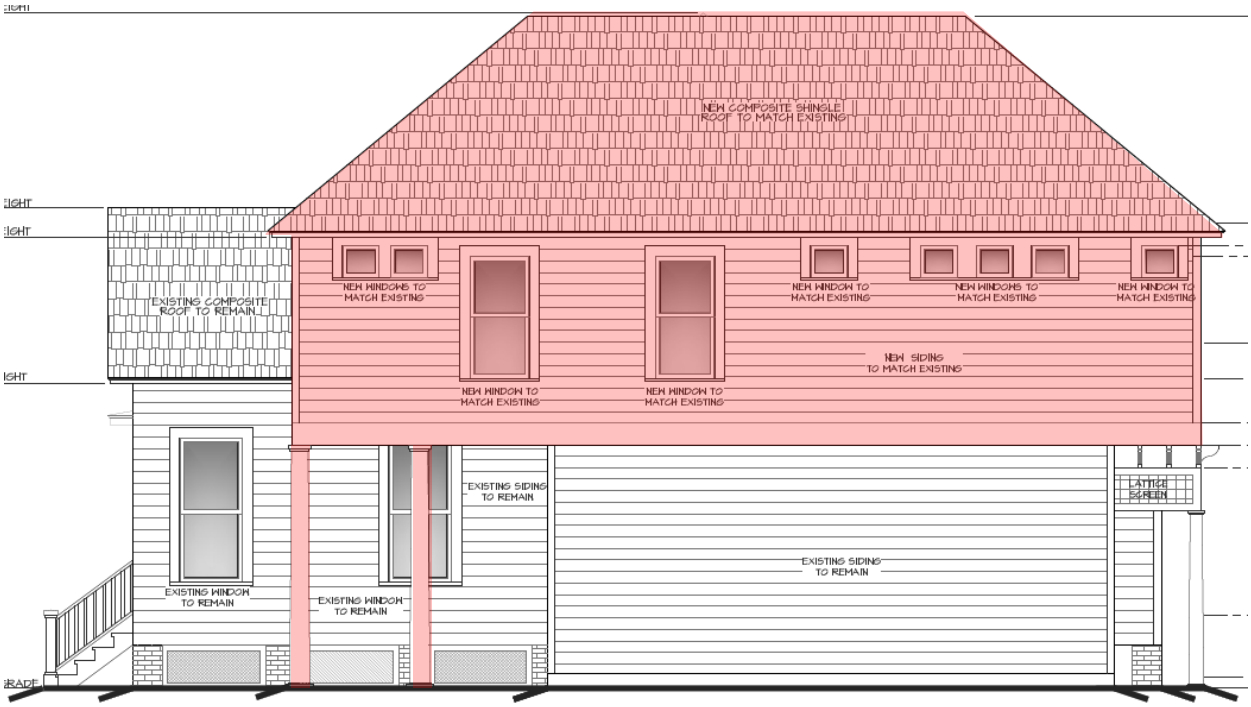


PROPOSED

NORTH (REAR) ELEVATION

EXISTING

PROPOSED



SITE PLAN

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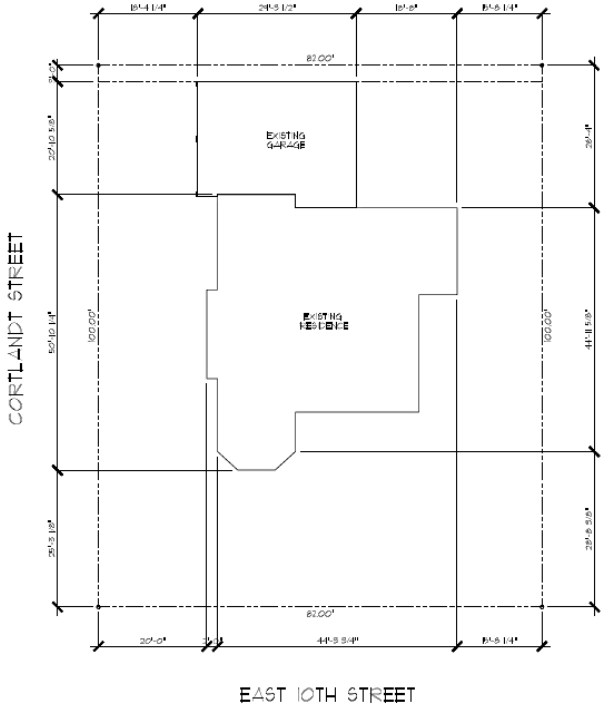
EXISTING



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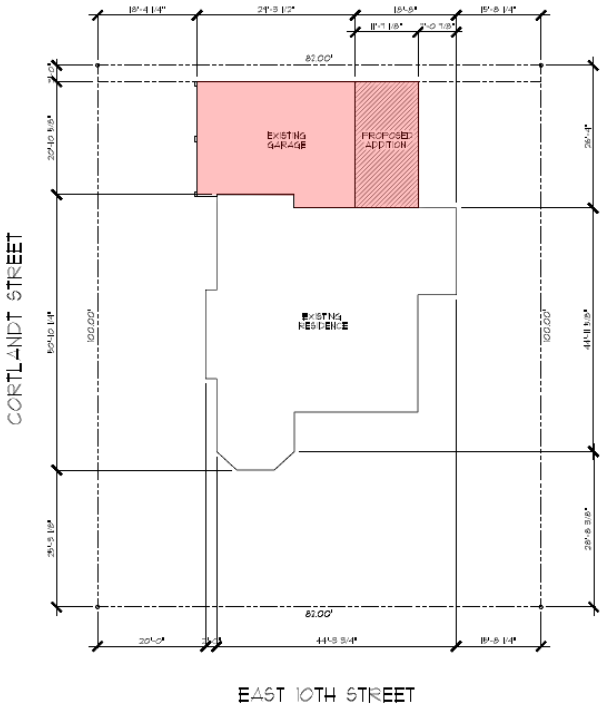

ROOF PLAN

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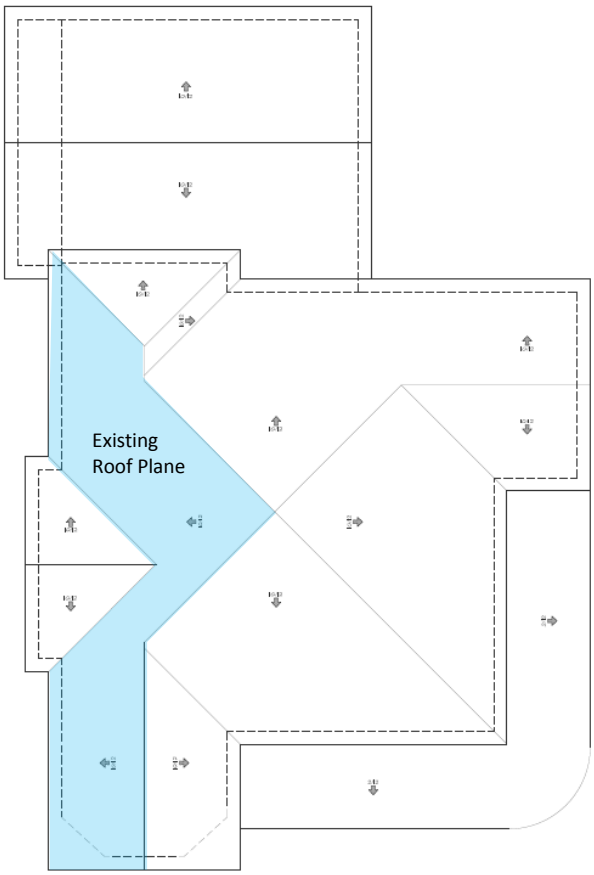
EXISTING



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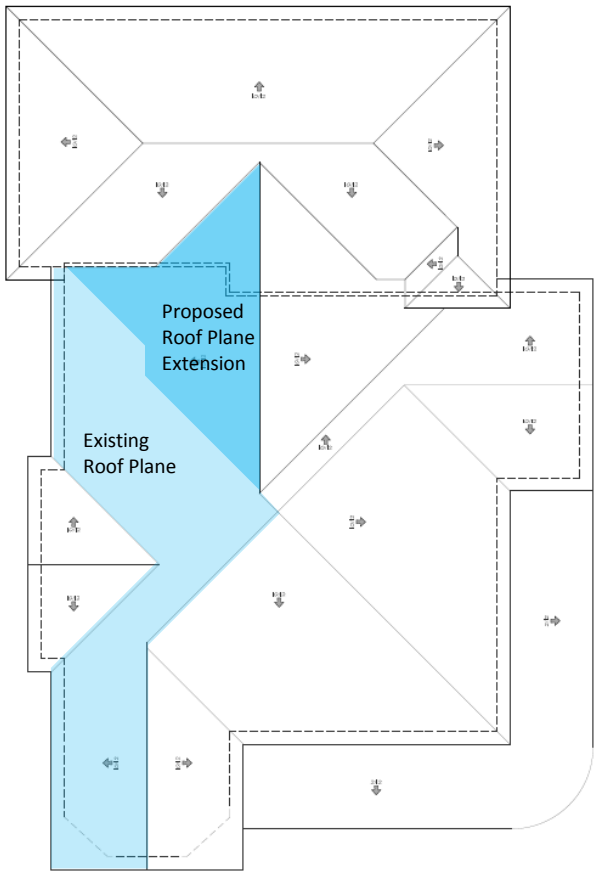

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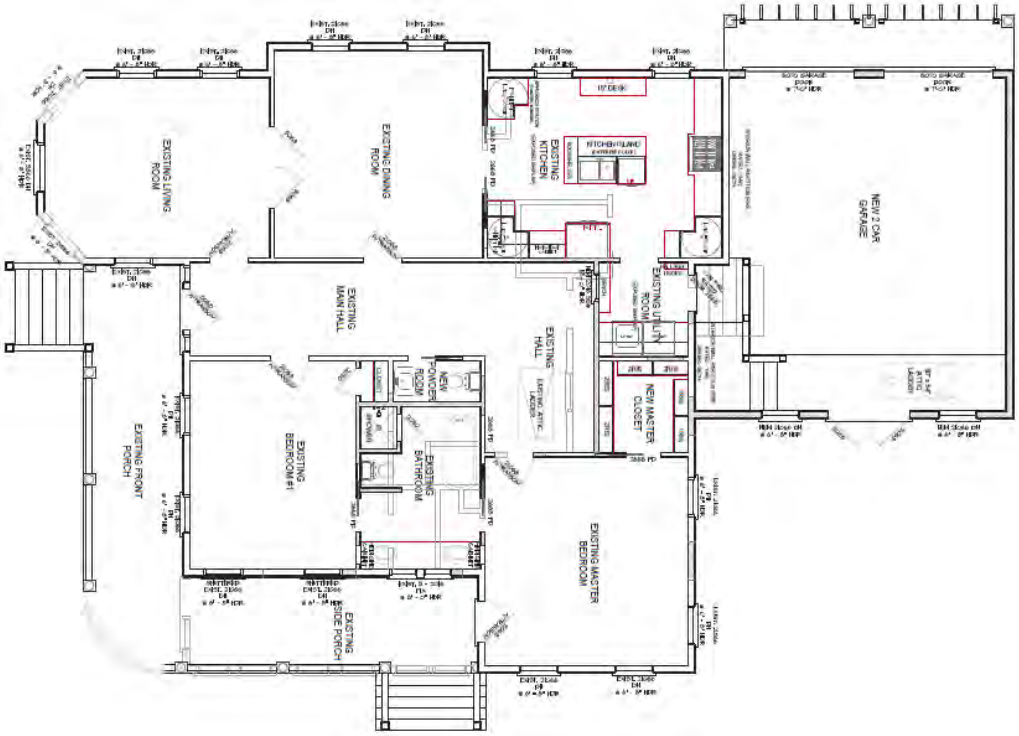
FIRST FLOOR PLAN

EXISTING



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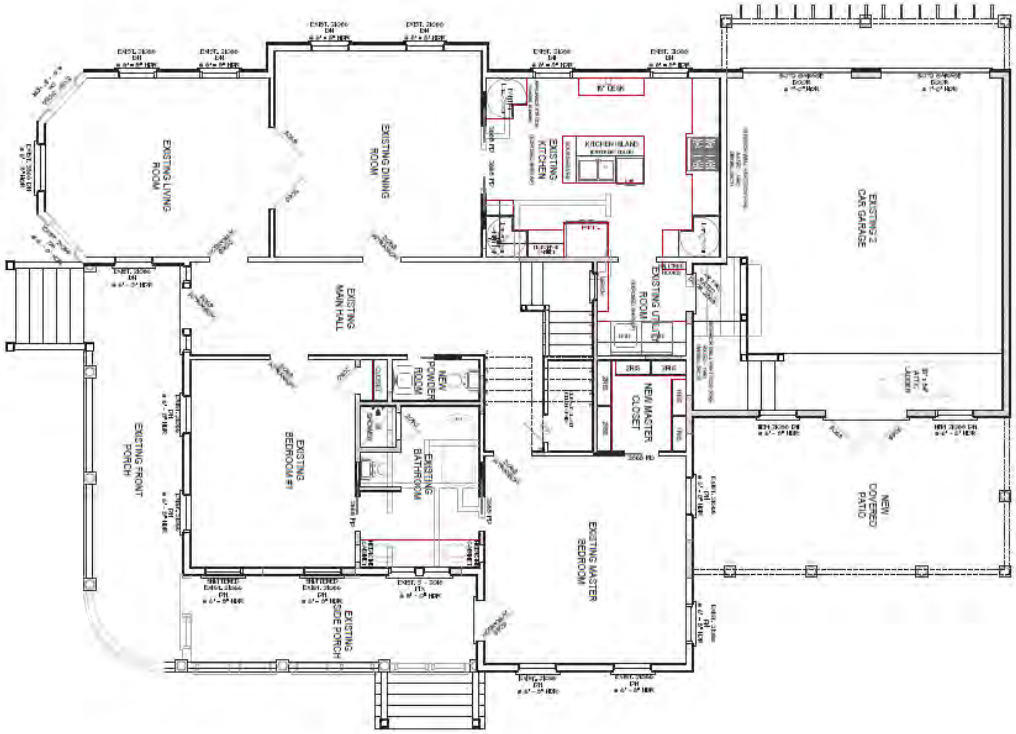

SECOND FLOOR PLAN

PROPOSED

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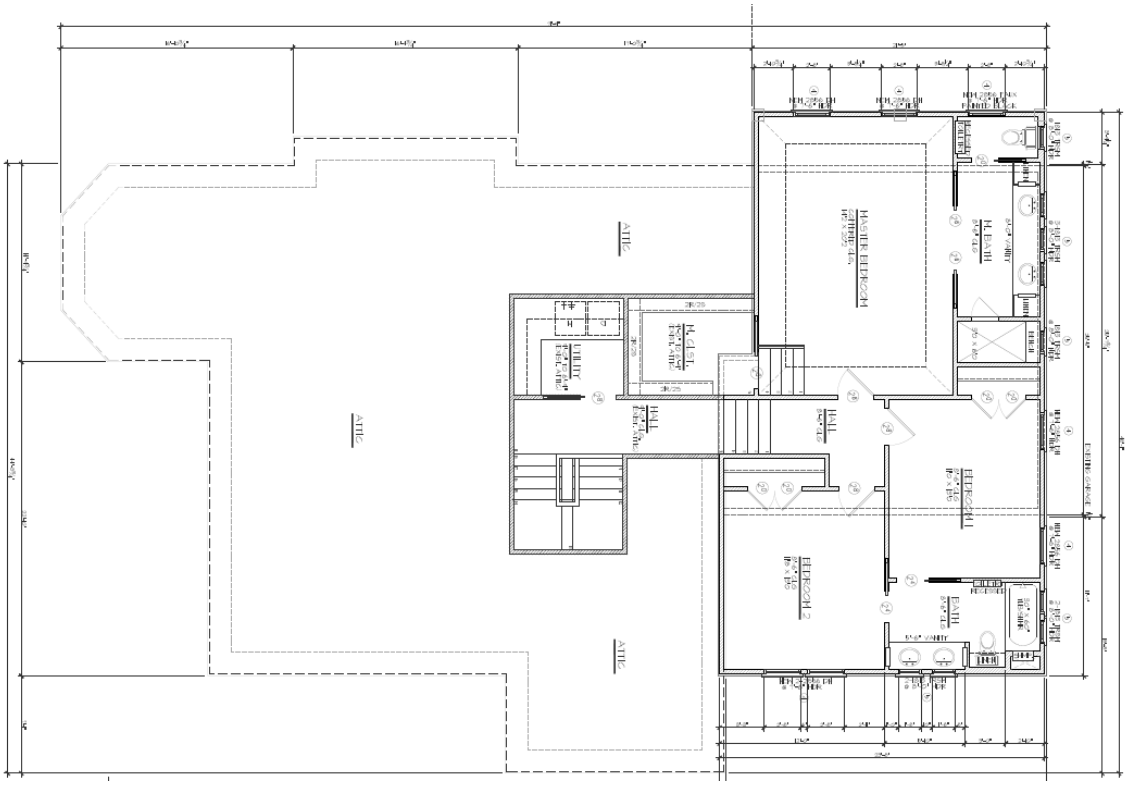

WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE						
TAG	SIZE	QTY	TYPE	MATERIAL	GLAZING	TRIM
1	3866	1	DOUBLE HUNG	WOOD SASH	SINGLE PANE	ORIGINAL
2	21066	19	DOUBLE HUNG	WOOD SASH	SINGLE PANE	ORIGINAL
3	2016	2	DOUBLE HUNG	WOOD SASH	SINGLE PANE	ORIGINAL
4	2856	7	DOUBLE HUNG	WOOD SASH	SINGLE PANE	TO MATCH ORIGINAL
5	1813	9	FIXED	WOOD SASH	SINGLE PANE	TO MATCH ORIGINAL

PROJECT DETAILS

Shape/Mass: The existing structure has a maximum width of 48'-1", a maximum depth of 71'-9", and a ridge height of 30'-4½". The residence has a 14'-4¾" wide front wall and a 7'-3¼" deep partial wrap-around porch spanning 30' along the front and 28'-1½" along the east elevation. A 25'-7¾" wide and 21'-0" deep one-story attached garage with a gable roof and 3'-9¼" overhanding trellis was added to the rear of the existing structure in 2010.

All of the existing structure below the roof will be retained. Nothing on the existing structure will be altered. The roof of the attached garage will be removed. The addition will be constructed above the attached garage. The second-story will extend 3'-9¼" over the trellis to the west and extend 11'-7" over the back yard to the east. The proposed addition will have a ridge height of 30'-4½" to match existing. This ridge will be connected to the existing ridge by extruding the existing roof. The connecting ridge will have a height of 28'-10½". See drawings for more detail.

Setbacks: The existing structure has a front (south) setback of 25'-3 1/8"; a west side setback of 20'-0" (18'-4¼" to the garage trellis); an east side setback of 15'-8¼"; and a rear (north) setback of 3'-0".

With the proposed addition, the structure will maintain the front (south) setback of 25'-3 1/8"; have a west side setback of 18'-4¼"; an east side setback of 22'-9 ¼" (15'-8¼" existing house (to be maintained)); and a rear (north) setback of 3'-0". See drawings for more detail.

Foundation: The existing structure has a pier and beam foundation with a finished floor height of 3'-3¼". The garage has concrete slab on grade foundation.

The existing foundation will not be altered. The addition will be constructed above the existing garage. See drawings for more detail.

Windows/Doors: The existing residence features 1-over-1 wood sash windows. The front door features sidelites and is topped by a transom. A window on the front wall features a decorative top sash. All existing windows and doors are to remain.

The proposed addition will contain 1-over-1 double-hung wood sash windows. See window schedule and drawings for more detail.

Exterior Materials: The existing house is clad in wood lap siding. The gables feature shingle siding. All existing cladding is to remain.

The addition will be clad in wood siding to match existing. See drawings for more detail.

Roof: The existing structure has a gable and hipped composition shingle roof with a pitch of 10:12 and an eave height of 14'-6¼". The existing porch roof has a pitch of 2:12 and an eave height of approximately 11'-3¼".

The existing roof of the one story attached garage will be removed to accept the second-story addition. The proposed addition has a hipped composition shingle roof with a pitch of 10:12 and an eave height of 20'-3½". The main ridge will be extruded back to connect to the roof of the addition. The existing ridge will be maintained. See drawings for more detail.

Front Elevation: (South) The existing front elevation features a semi-octagonal front wall featuring three segments each with a single window. To the east is the front entry set behind a partial wrap-around porch. The front door is flanked by sidelites and topped by a transom. Two additional windows and a door is located along the remainder of the front elevation. The front wall is topped by a gable roof while the rest of the structure is topped by a hipped roof. Towards the rear, a lower side gable rood crosses through the hip. The westernmost portion of the structure is the later constructed garage and attached trellis.

The addition rises up from behind the existing structure. Only the roof of the addition can be seen from the front elevation, with the exception of a portion of the second-story that overhangs the garage trellis. See drawings for more detail.

Side Elevation: (West) The existing west elevation features three bays including the side profile of the semi-octagonal front wall. The first bay features three windows, the second bay features two windows, and the third bay features two windows. At the rear of the original structure is the later constructed garage. The garage includes two garage doors and is topped by a gable roof. The main structure is topped by a pyramid rood with lower cross gables.

The proposed addition will be constructed above the existing garage and trellis. The west elevation of the addition will include three windows and will be topped by a hipped roof. A portion of the existing pyramid roof will be extruded and connected to the addition. The peak of the original pyramid roof will be maintained. See drawings for more detail.

Side Elevation: (East) The existing east elevation features the side profile of the semi-octagonal front wall behind the partial wraparound porch. Four windows are followed by a pair of smaller horizontal windows. The rear portion of the original structure features two additional windows. At the rear of the original structure is the later constructed garage. The garage includes a centered double door flanked by windows and is topped by a gable roof. The main structure is topped by a pyramid rood with lower cross gables.

The proposed addition will be constructed above the existing garage. The east elevation of the addition will include a pair of windows followed by a second pair of smaller horizontal windows will be topped by a multifaceted hipped roof. A portion of the existing pyramid roof will be extruded and connected to the addition. The peak of the original pyramid roof will be maintained. Since the addition will extend into the yard, a new trellis system will be constructed to support the second-story. The addition will be supported by four columns. See drawings for more detail.

Rear Elevation: (North) The rear elevation of the residence and addition is not visible from the public Right-of-Way. See drawings for more detail.

ATTACHMENT A

PUBLIC COMMENT

From: Kent Marsh
Sent: Monday, October 19, 2015 11:10 AM
To: DuCroz, Diana - PD
Cc: CNL District C
Subject: October 2015 Houston Heights South Historic District Certificate of Appropriateness Applications

Next Last

The following are my comments regarding proposed Certificates of Appropriateness for the HHSHD:

301 E. 10th St. – OBJECT – The historic character of the existing structure is significantly reduced with the proposed 2nd floor addition to the attached garage. The historic form is severely changed to a higher volume massing and less visual differentiation between the existing and the addition. This proposal results in the un-necessary removal of historic structural elements. The building volume to ground surface ratio is much greater than is typically found in the District.

415 E 9th St. – NO OBJECTION

426 Arlington St. – NO OBJECTION

511 Arlington St. – DEFER TO CITY BUILDING INSPECTOR DETERMINATION/RECOMMENDATION

612 Arlington St. – NO OBJECTION

716 Arlington St. – NO OBJECTION

1020 Arlington St. – OBJECT – The proposed addition makes a bad condition even worse. The resulting building volume of 4819 SF will provide a building volume to land surface ratio much greater than typically found in the District and the proposal is not in context with the historic character of the District.

J. Kent Marsh, AICP CUD
Vice President

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