

CERTIFICATE OF APPROPRIATENESS

Application Date: September 30, 2015

Applicant: 1407 Tulane LLC, owner

Property: 1407 Tulane Street, lot 15, tract 14, block 152, Houston Heights Subdivision. The property includes a historic 1,370 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: Contributing Bungalow residence, constructed circa 1920, located in the Houston Heights Historic District West.

Proposal: Alteration – Revision. Replace non-original porch columns, door and gable windows.

- Square wood columns (paired at the ends, single at the center) will be installed on top of the existing concrete plinths
- Non-original door will be replaced with a divided lite and wood panel door
- Non-original gable windows will be replaced with single-hung 1-over-1 wood windows

In February 2015, HAHC granted approval for the construction of a 2,152 square foot two story addition and attached garage at the original rear wall of the contributing one story house.

- The addition featured a ridge height of 27'-8" and an eave height of 20'-7"
- One existing original window behind a bump-out on the south wall was to be removed and replaced with a smaller wood window
- The existing porch columns and door were to remain

See enclosed application materials and detailed project description on p. 4-23 for further details.

Public Comment: One who has expressed no objection. 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: 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.

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

INVENTORY PHOTO



NEIGHBORING PROPERTIES



1405 Tulane – Noncontributing – 2007 (neighbor)



1409 Tulane – Contributing – 1920 (neighbor)



1412 Tulane – Contributing – 1920 (across street)



1418 Tulane – Contributing – 1920 (across street)



1408 Tulane – Noncontributing – 2007 (across street)



1400 Tulane – Contributing / Noncontributing – year (across street)

EAST ELEVATION – FRONT FACING TULANE

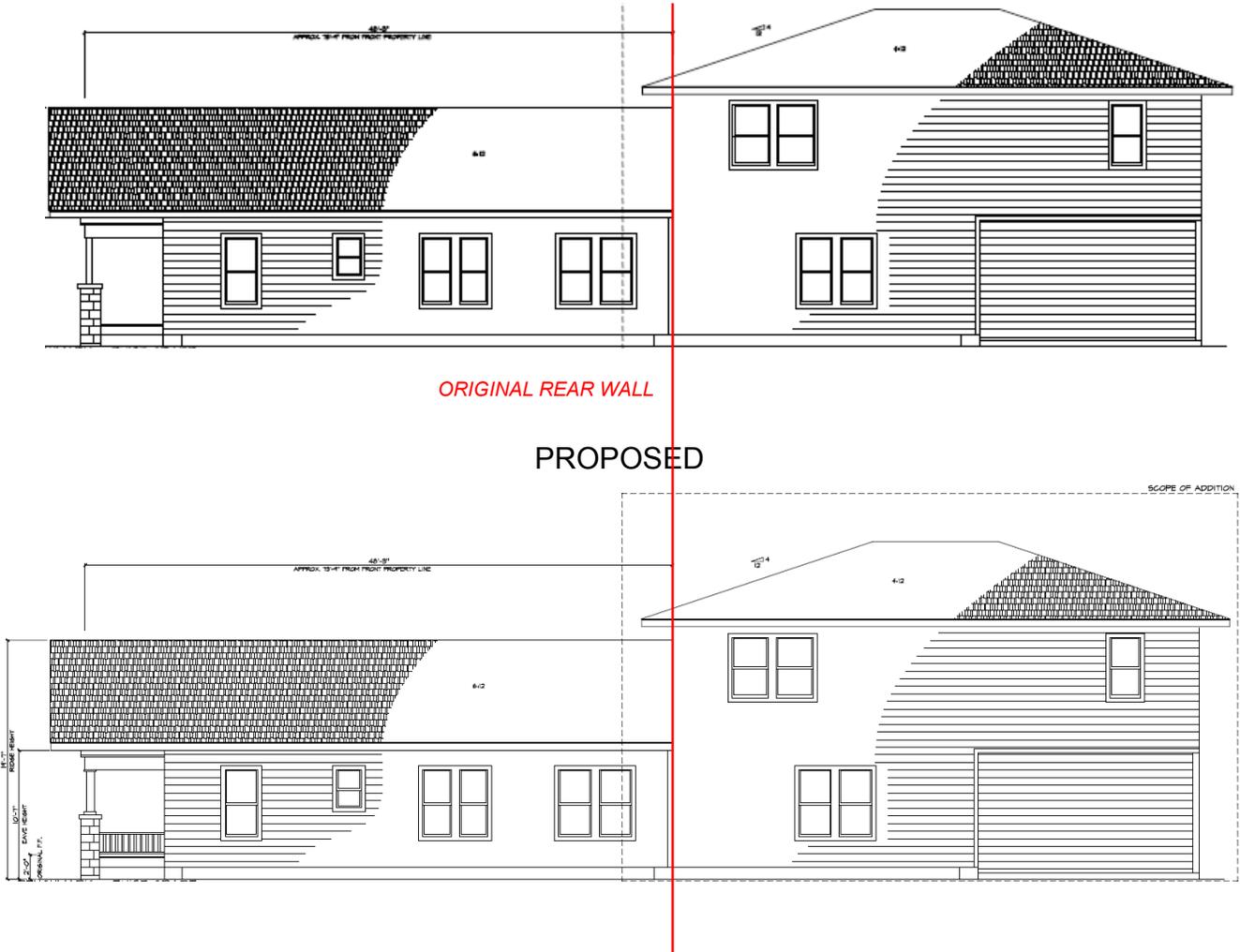
APPROVED FEBRUARY 2015



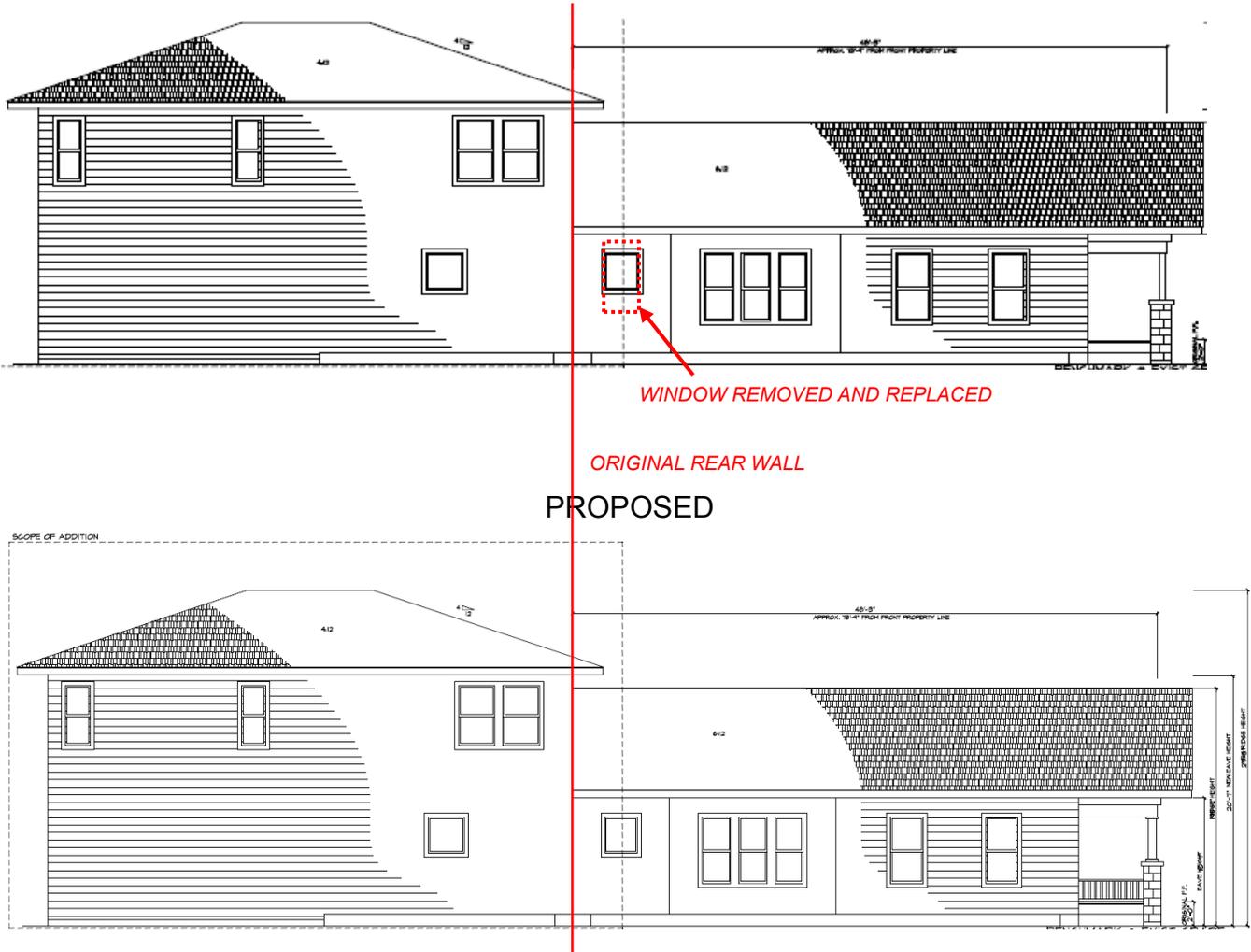
PROPOSED



NORTH SIDE ELEVATION
APPROVED FEBRUARY 2015



SOUTH SIDE ELEVATION
APPROVED FEBRUARY 2015



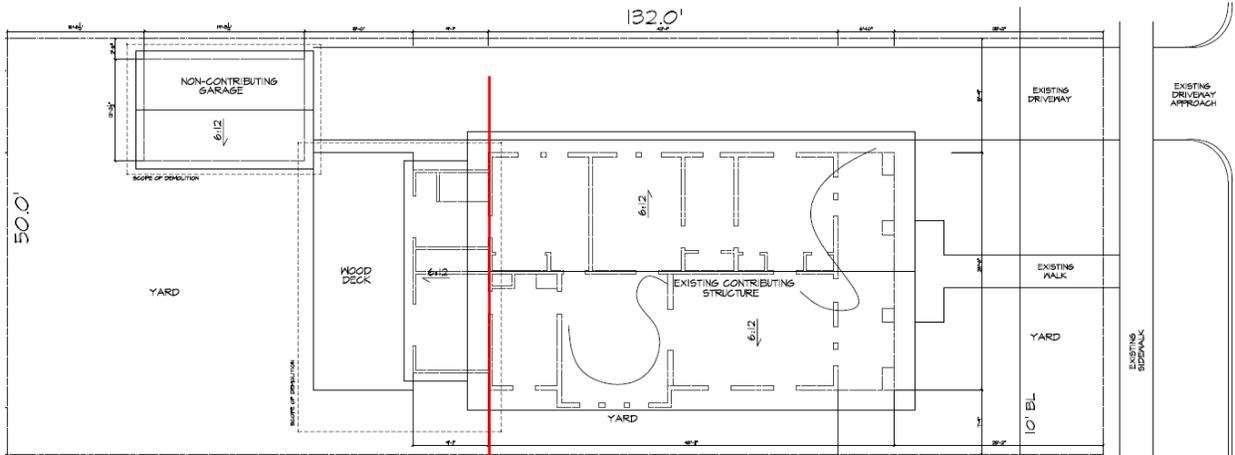
WEST (REAR) ELEVATION
(NO CHANGE)
APPROVED FEBRUARY 2015



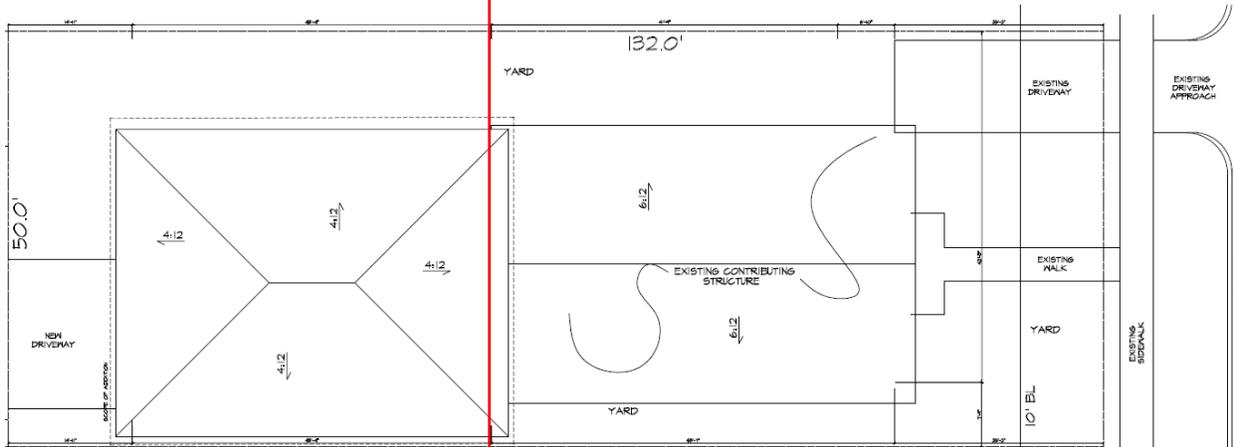


SITE PLAN
(NO CHANGE)

EXISTING

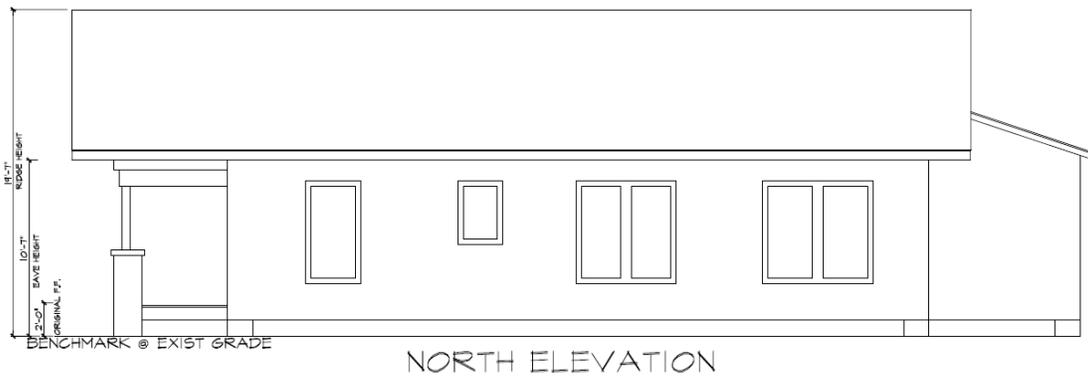
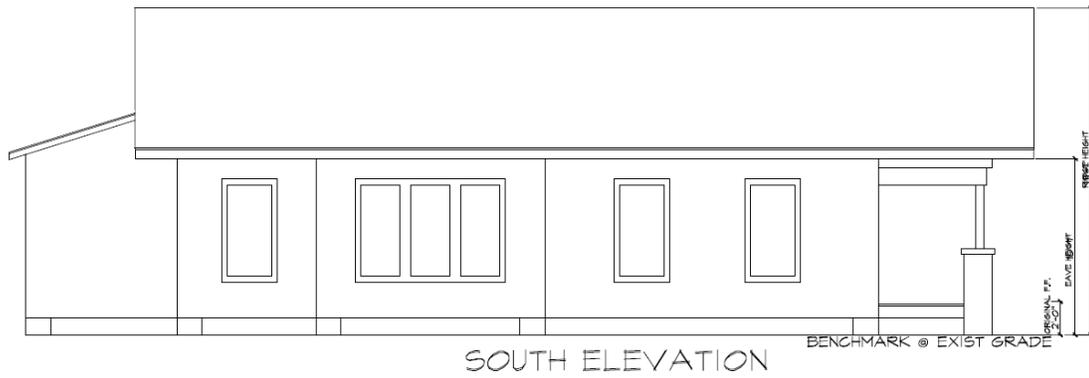
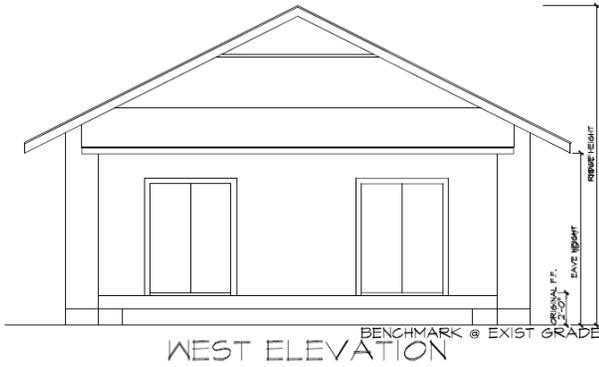


PROPOSED



ORIGINAL REAR WALL

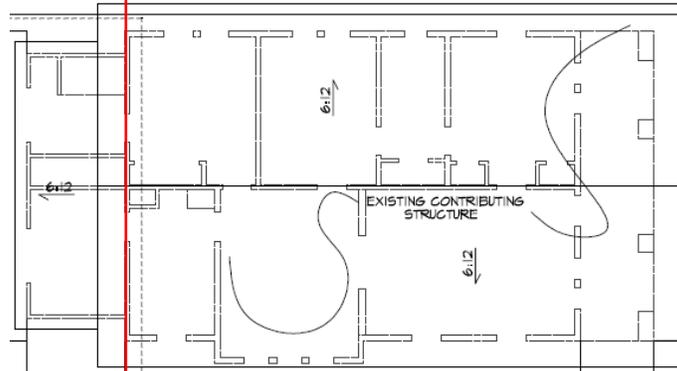
EXISTING ELEVATIONS



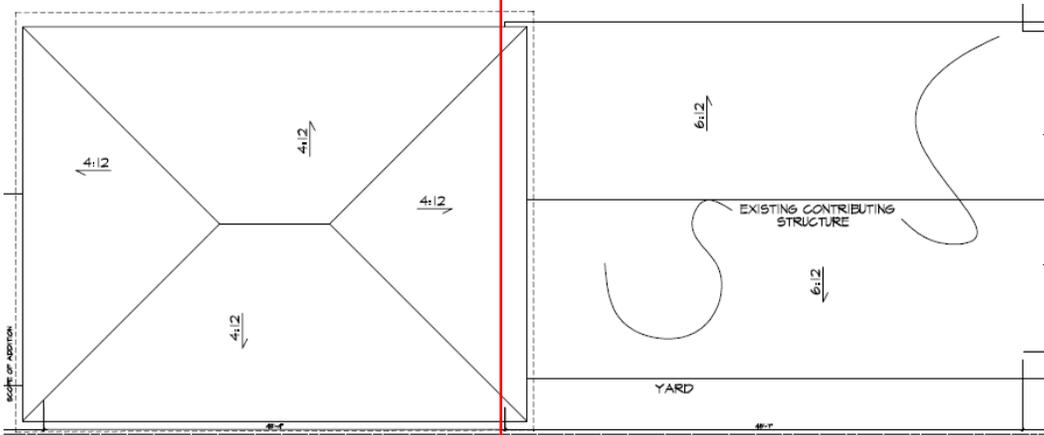


ROOF PLAN
(NO CHANGE)

EXISTING



APPROVED FEBRUARY 2015

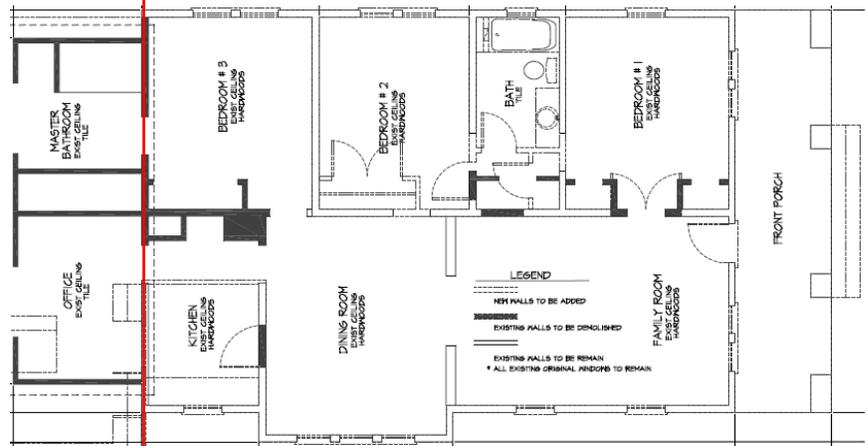


ORIGINAL REAR WALL

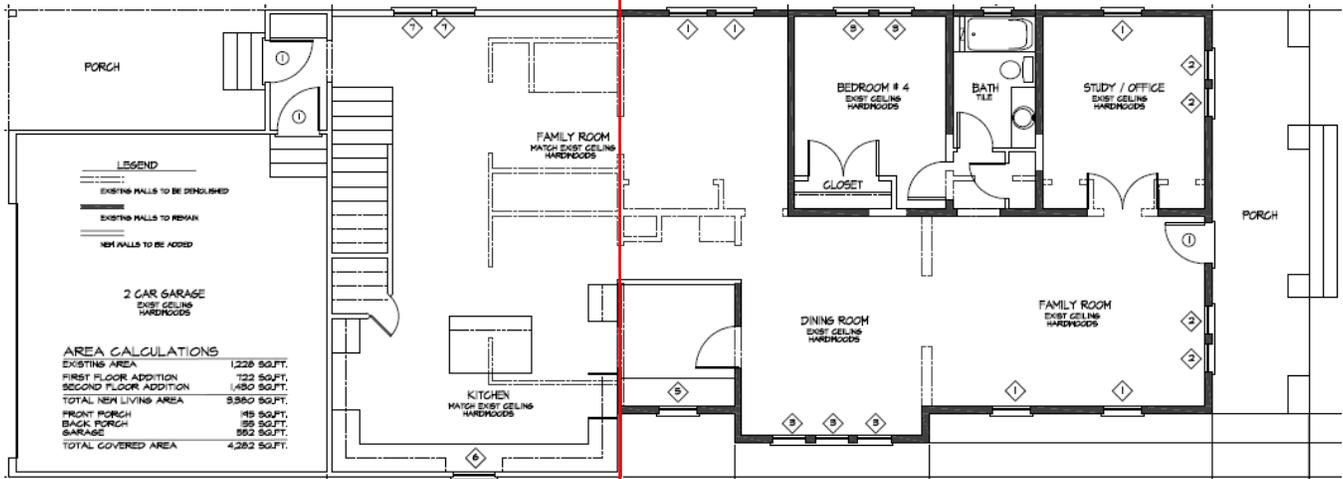


FIRST FLOOR PLAN
(NO CHANGE)

EXISTING



APPROVED FEBRUARY 2015



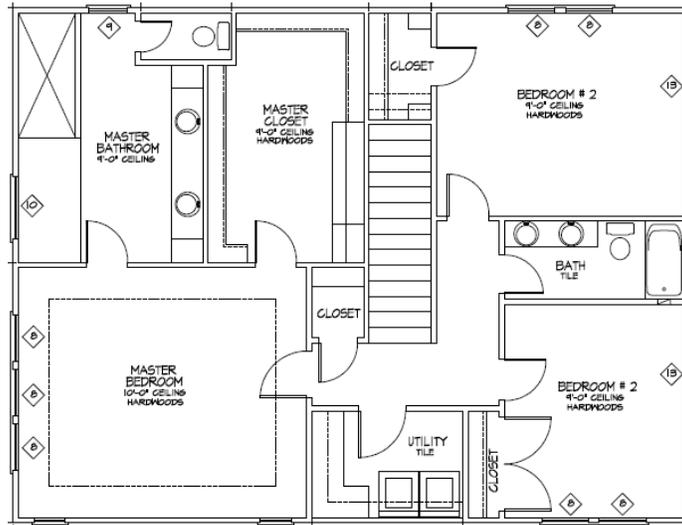
ORIGINAL REAR WALL



SECOND FLOOR PLAN

(NO CHANGE)

APPROVED FEBRUARY 2015



WINDOW / DOOR SCHEDULE

APPROVED FEBRUARY 2015

WINDOW SCHEDULE

#	CNT	SIZE	TYPE	HANG	LITES	MOUNT	NOTES
1	5	2856	WOOD	DH	1/1	INT SASH	EXISTING TO REMAIN
2	4	2056	WOOD	DH	1/1	INT SASH	EXISTING TO REMAIN
3	5	2456	WOOD	DH	1/1	INT SASH	EXISTING TO REMAIN
4	1	2820	WOOD	DH	1/1	INT SASH	EXISTING TO REMAIN
5	1	2830	WOOD	DH	1/1	INT SASH	NEW - REPLACE 2856
6	1	3030	WOOD	SH	1/1	INT SASH	NEW WOOD WINDOW
7	2	2856	WOOD	SH	1/1	INT SASH	NEW WOOD WINDOW
8	7	3050	WOOD	SH	1/1	INT SASH	NEW WOOD WINDOW
9	1	2650	WOOD	SH	1/1	INT SASH	NEW WOOD WINDOW
10	1	4040	WOOD	PICT	1	INT SASH	NEW WOOD WINDOW
11	1	2040	WOOD	PICT	1	INT SASH	EXISTING TO REMAIN
12	2	2026	WOOD	PICT	1	INT SASH	EXISTING TO REMAIN
13	3	2020	WOOD	PICT	1	INT SASH	NEW WOOD WINDOW

DOOR SCHEDULE

#	CNT	SIZE	TYPE	SWING	LITES	NEW/ORIG	NOTES
1	1	21068	WOOD	LH	6	NEW	EXISTING TO REMAIN
2	1	3068	WOOD	LH	1	NEW	
3	1	3068	WOOD/FP	RH	0	NEW	GARAGE BACK DOOR

WINDOW / DOOR SCHEDULE

PROPOSED

WINDOW SCHEDULE

#	CNT	SIZE	TYPE	HANG	LITES	MOUNT	NOTES
1	5	2856	WOOD	DH	1/1	INT SASH	EXISTING TO REMAIN
2	4	2056	WOOD	DH	1/1	INT SASH	EXISTING TO REMAIN
3	5	2456	WOOD	DH	1/1	INT SASH	EXISTING TO REMAIN
4	1	2820	WOOD	DH	1/1	INT SASH	EXISTING TO REMAIN
5	1	2830	WOOD	DH	1/1	INT SASH	NEW - REPLACE 2856
6	1	3030	WOOD	SH	1/1	INT SASH	NEW WOOD WINDOW (TEMP)
7	2	2856	WOOD	SH	1/1	INT SASH	NEW WOOD WINDOW
8	7	3050	WOOD	SH	1/1	INT SASH	NEW WOOD WINDOW
9	1	2650	WOOD	SH	1/1	INT SASH	NEW WOOD WINDOW (TEMP)
10	1	4040	WOOD	PICT	1	INT SASH	NEW WOOD WINDOW (TEMP)
11	1	2040	WOOD	SH	1/1	INT SASH	NEW WOOD WINDOW
12	2	2026	WOOD	SH	1/1	INT SASH	NEW WOOD WINDOW
13	3	2020	WOOD	PICT	1	INT SASH	NEW WOOD WINDOW

DOOR SCHEDULE

#	CNT	SIZE	TYPE	SWING	LITES	NEW/ORIG	NOTES
1	1	21068	WOOD	LH	6	NEW	EXISTING TO REMAIN
2	1	3068	WOOD	LH	1	NEW	
3	1	3068	WOOD/FP	RH	0	NEW	GARAGE BACK DOOR

DOOR DETAIL

EXISTING



PROPOSED



CURRENT PHOTOS



CURRENT PHOTOS



APPLICANT PHOTOS



Photograph 2 - Shadow outline and anchor point of original column



Photographs 3 and 4 - Showing existing columns off-center from column base

APPLICANT PHOTOS



Photograph 5 - Plywood Used to Form Concrete Cap



PROJECT DETAILS

Shape/Mass: February 2015: The residence measures 30'-7" wide with a 2'-1" deep south bump-out by 42'-4" deep. A previously enclosed rear porch measures 9'-1" deep and will be removed. The ridge height is 19'-7" and the eave height is 10'-7". The proposed addition will begin at the original rear wall and measure 33' wide by 43'-4" deep with a 20'-7" eave height and a 27'-8" ridge height.

October 2015: The existing front porch features four sets of non-original, wood, square paired columns installed on top of original concrete plinths. The two end plinths are 2'-9" wide by 5'-3" tall while the two interior plinths are 1'-7" wide and 4'-2" tall. The existing concrete plinths are to remain. The two end plinths will be topped with a pair of wood square columns. The columns will have a combined total width of 1'-8" and will have a height of 3'-9". The pair of columns will be inset 9" on the interior side and 8" on the exterior side. The interior plinths will be topped by a single 10" wide by 4'-10" tall wood square column. The column will be centered 6½" from the edge. See drawings for more detail.

Setbacks: The residence features a 25'-2" front (east) setback (32' to the front wall); a 13'-9" north setback; and a 5'-8" south setback. The proposed addition will feature a 13'-9" north setback; a 3'-3" south setback; and a 14'-11" rear (west) setback. See drawings for more detail.

Foundation: The residence features a pier and beam foundation with a 2' finished floor height from existing grade to remain. The proposed addition will feature a pier and beam foundation with a matching finished floor height and a slab on grade for the attached garage. See drawings for more detail.

Windows/Doors: February 2015: The existing residence features double hung wood windows with a 1/1 lite pattern to remain. One existing window on the south wall will be removed and replaced with a partial height window of the same width. The existing wood front door will remain. The addition will feature wood double hung windows with a 1/1 lite pattern.

October 2015: The existing non-original windows in the gable will be removed and replaced with 1-over-1 single-hung wood windows. The window openings will not be altered. The existing front door is not original. The front door will be removed and replaced with a divided-lite and wood panel door. See window/door schedule, drawings, and photos for more detail.

Exterior Materials: February 2015: The existing residence features wood bevel lap siding and wood shingles in the gable to remain. The proposed addition will feature cementitious horizontal lap siding with a matching profile. The existing concrete front porch floor will be removed and replaced with wood. Existing front porch columns feature concrete plinths to remain with paired square wood columns to remain.

October 2015: The existing square wood front porch columns will be removed and replaced with new square wood columns. The two end plinths will be topped by paired columns while the interior plinths will be topped by single columns. The existing concrete plinths are to remain. A new 30" high wood guardrail with 2" balusters will be installed between the plinths. All existing siding is to remain. See drawings for more detail.

Roof: The residence features a front gable roof with a 6/12 pitch clad with composition shingles. The proposed addition will feature a hipped roof with a 4/12 pitch clad in composition shingles. See drawings for more detail.

Front Elevation: February 2015: The residence features two pairs of windows on the first floor and a bank of three windows in the gable, all of which will remain. The existing wood front door will remain. The full width front porch features four columns, each of which consists of a pair of wood columns on single concrete plinths, all of which will remain. The proposed addition will feature three fixed windows at the second floor.

October 2015: The residence features a full width front porch. The columns that support the roof are situated on top of concrete plinths. The two end plinths will be topped by paired columns while the interior plinths will be topped by single columns. Three 1-over-1 windows will replace the fixed windows previously installed in the front gable. See drawings for more detail.

Side Elevation: (North) The residence features two single windows and two pairs of windows, all of which will remain. The existing enclosed rear porch will be removed and the addition, starting at the original rear wall, will feature a pair of windows on the first floor and one pair of windows and one single window on the second floor. A piece of vertical wood trim will delineate the addition from the original house. See drawings for more detail.

Side Elevation: (South) The residence features a bump-out with a bank of three windows to remain. Two windows are to the east of the bump-out and will remain. One window west of the bump-out will be removed and replaced. The existing enclosed rear porch will be removed and the addition, starting at the original rear wall, will feature one fixed window on the first floor and one pair of windows and two single windows on the second floor. See drawings for more detail.

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

ATTACHMENT A
PUBLIC COMMENT

From: Kent Marsh [REDACTED]
Sent: Monday, October 19, 2015 11:19 AM
To: DuCroz, Diana - PD
Cc: CNL District C
Subject: October 2015 HAHC Houston Heights West Historic District Certificates of Appropriateness Applications

The following are my comments regarding the Applications submitted for the Houston Heights West Historic District:

1205 Rutland – NO OBJECTION

1409 Ashland – NO OBJECTION – Recommend original approved 3 windows on 2nd floor addition on the East elevation be maintained.

1407 Tulane – NO OBJECTION

1418 Ashland – OBJECT – The massing of the proposed addition is out of context with the typical massing building volume to land surface ratio found in the HHWHD and reduces the visual relevance of the original historic structure to being subservient to the addition which is not typical in the District. The proposed columns should reflect the typical type found in the District, usually round but in a few cases square in cross section.

J. Kent Marsh, AICP CUD
Vice President



8955 Katy Freeway, Suite 215
Houston, Texas 77024
tel 713.647.9880, ext. 301 | fax 713.647.6448
cell 832.444.4132
www.marshdarcypartners.com