

CERTIFICATE OF APPROPRIATENESS

Application Date: September 30, 2015

Applicant: 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 – Addition *Resubmittal*

The applicant was approved to construct a two-story rear addition to a one-story Contributing residence on July 22, 2015. The applicant now proposes the following revisions to their design:

- Remove a proposed south facing chimney bump out on the proposed addition.
- Extend the approved south facing side porch to extend over the previously proposed bump out.
- Adjust the fenestration pattern on the front and side elevations of the proposed addition.
- No revisions are being proposed that would further alter the existing original structure.

See enclosed application materials and detailed project description on p. 5-14 for further details.

Public Comment: One offering no objection. Please 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

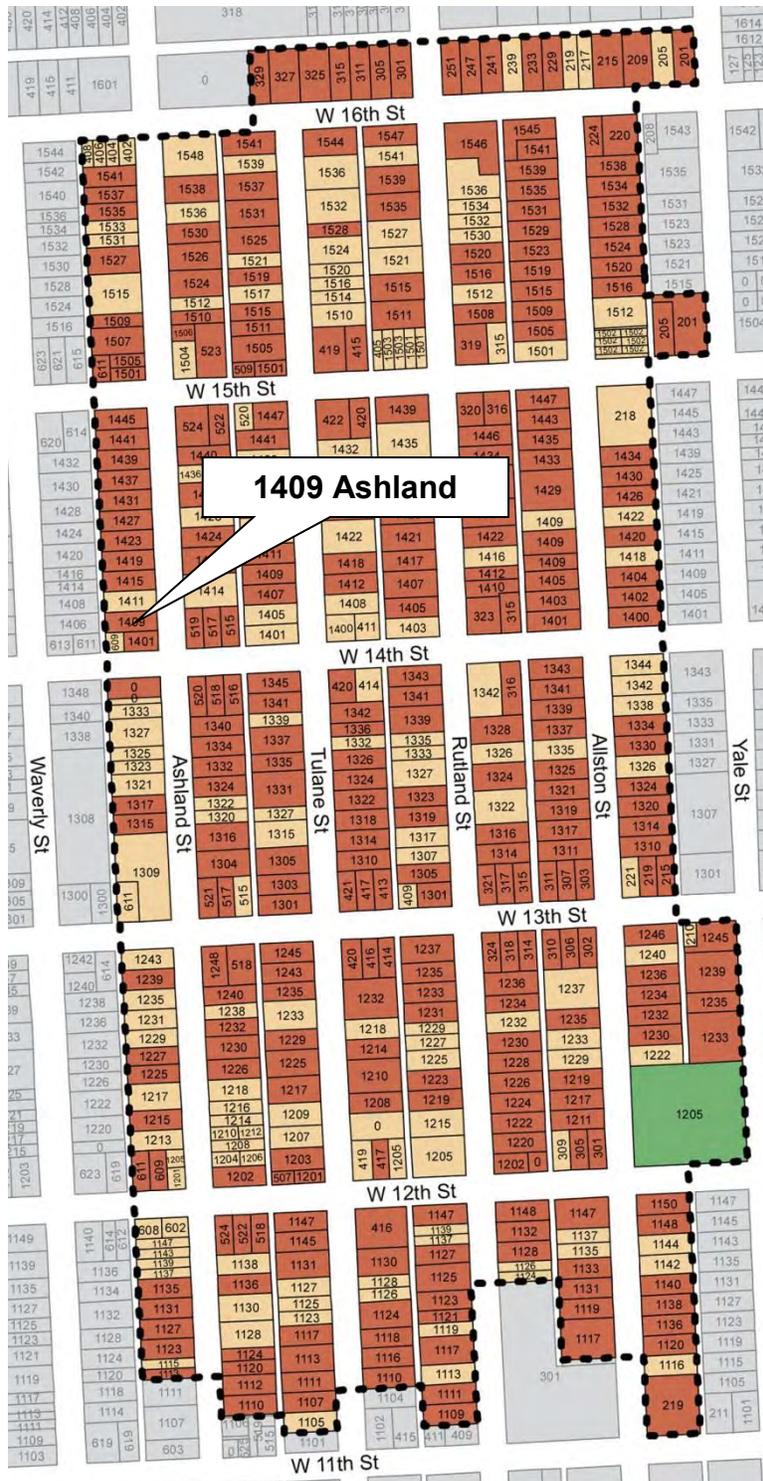
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure 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 |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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



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)



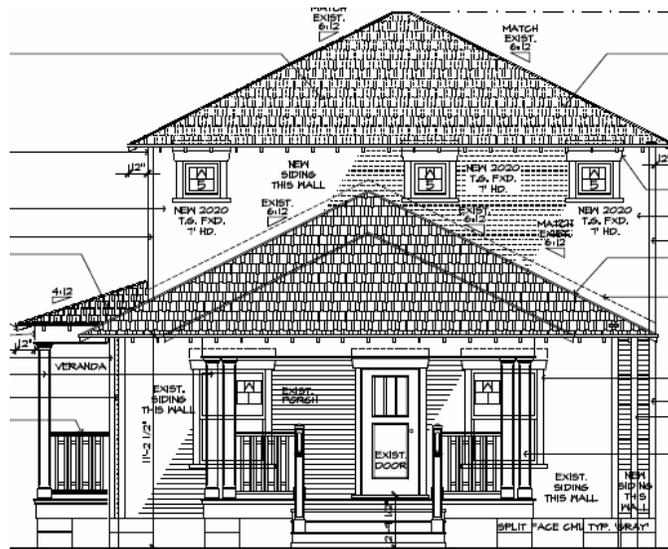
1424 Ashland Street – Contributing – 1920 (across street)

EAST ELEVATION – FRONT FACING ASHLAND STREET

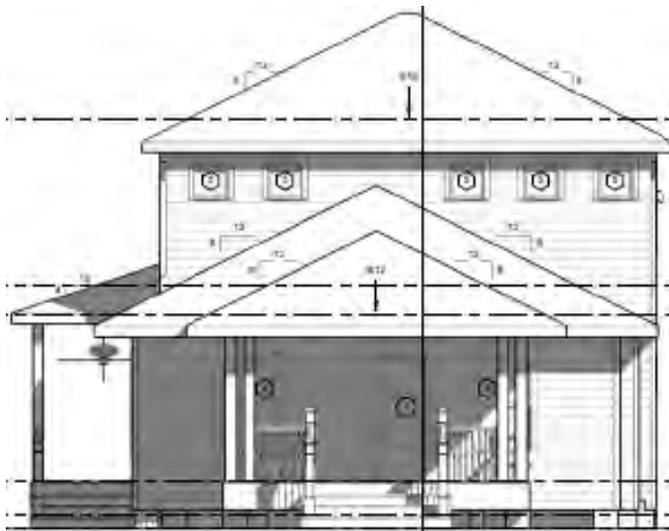
EXISTING



APPROVED – 7/22/15

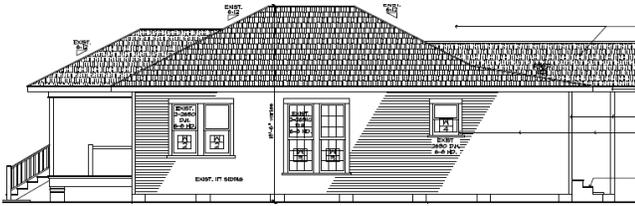


PROPOSED

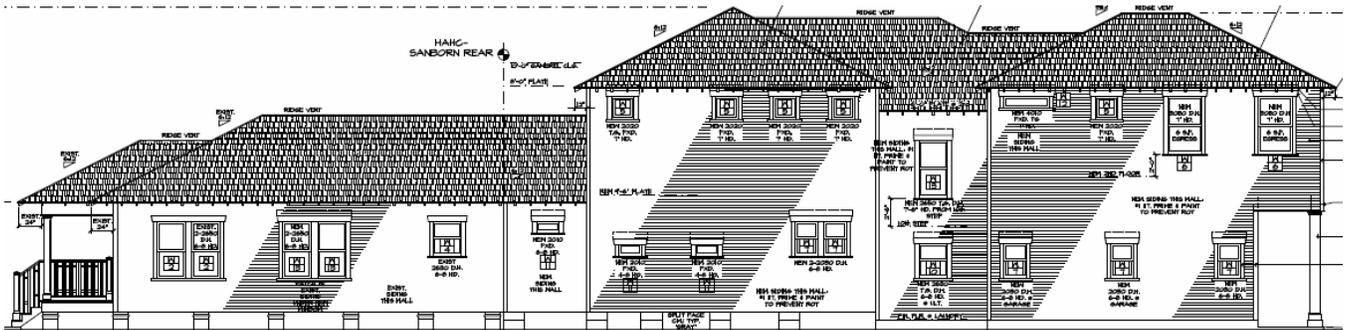


NORTH SIDE ELEVATION

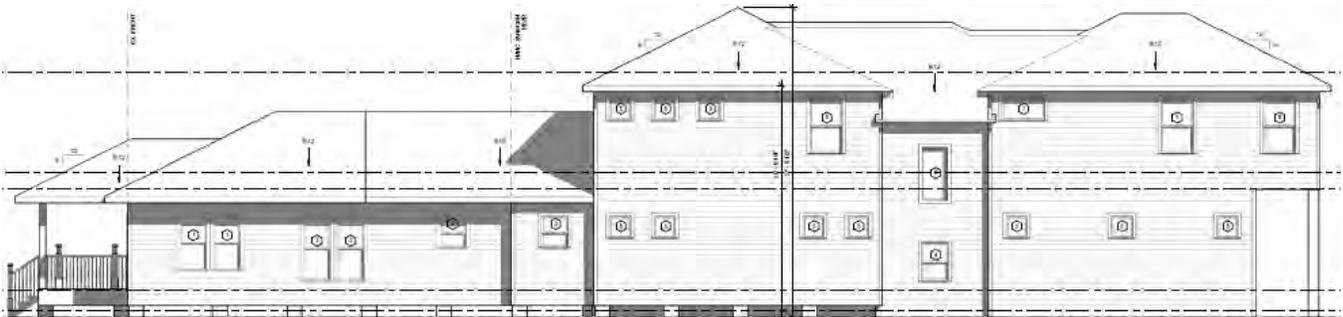
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APPROVED - 7/22/15

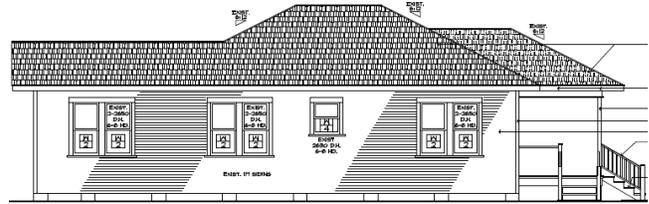


PROPOSED

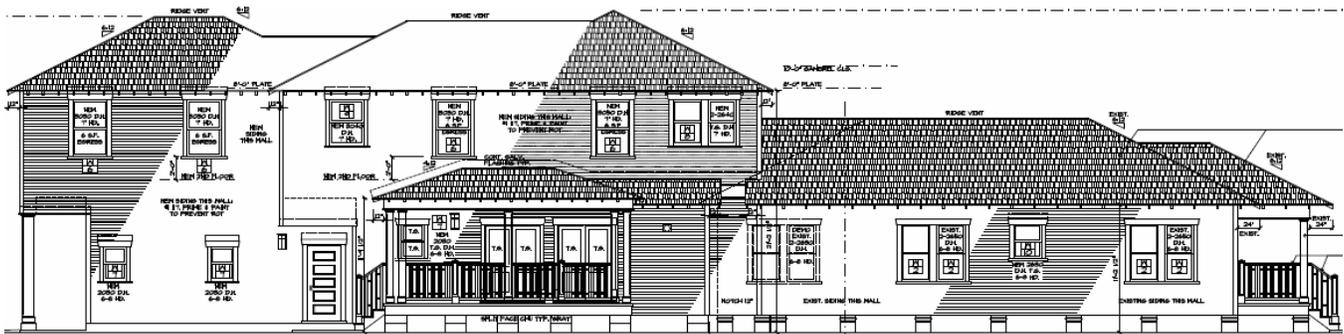


SOUTH SIDE ELEVATION

EXISTING



APPROVED – 7/22/15



PROPOSED

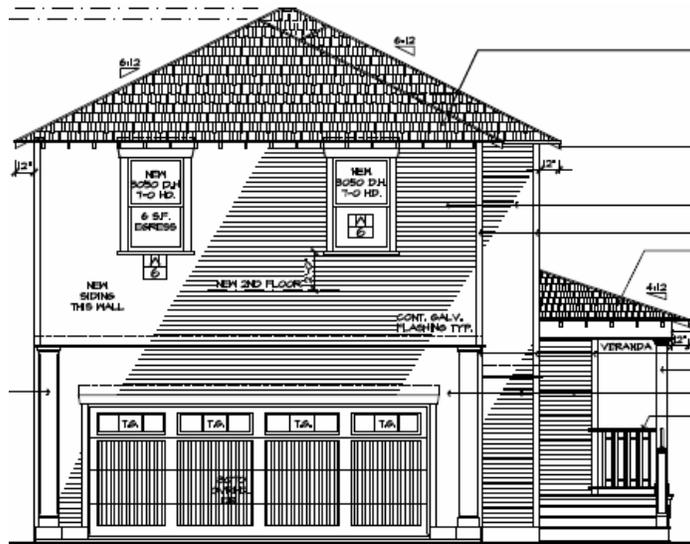


WEST (REAR) ELEVATION

EXISTING

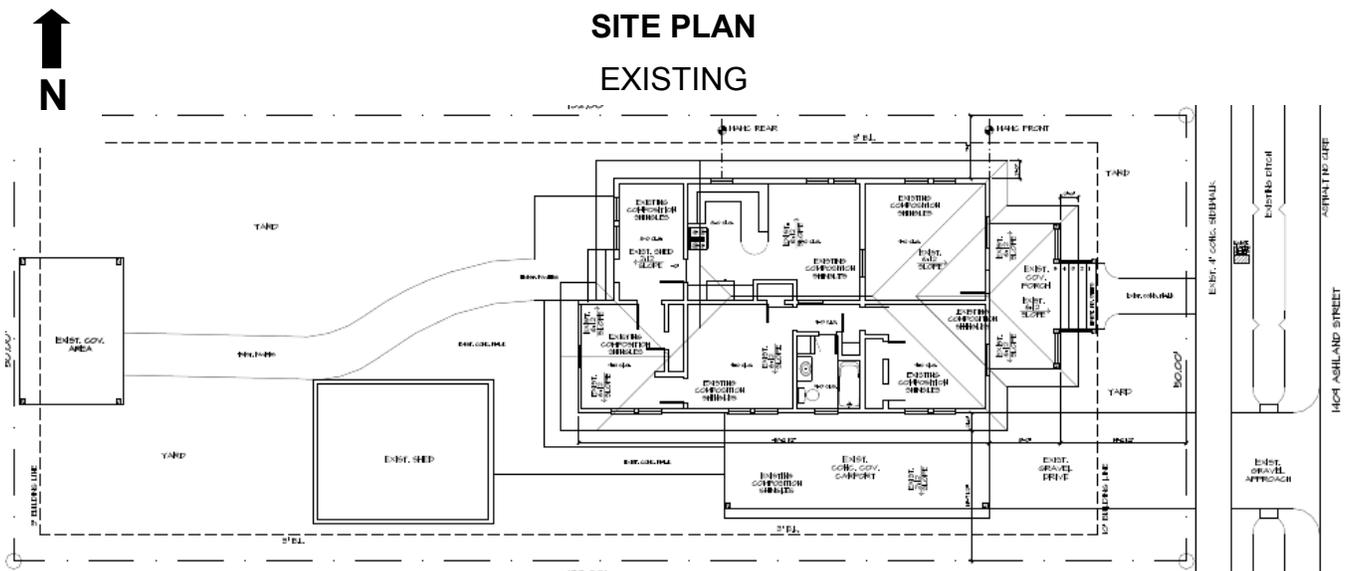


APPROVED - 7/22/15

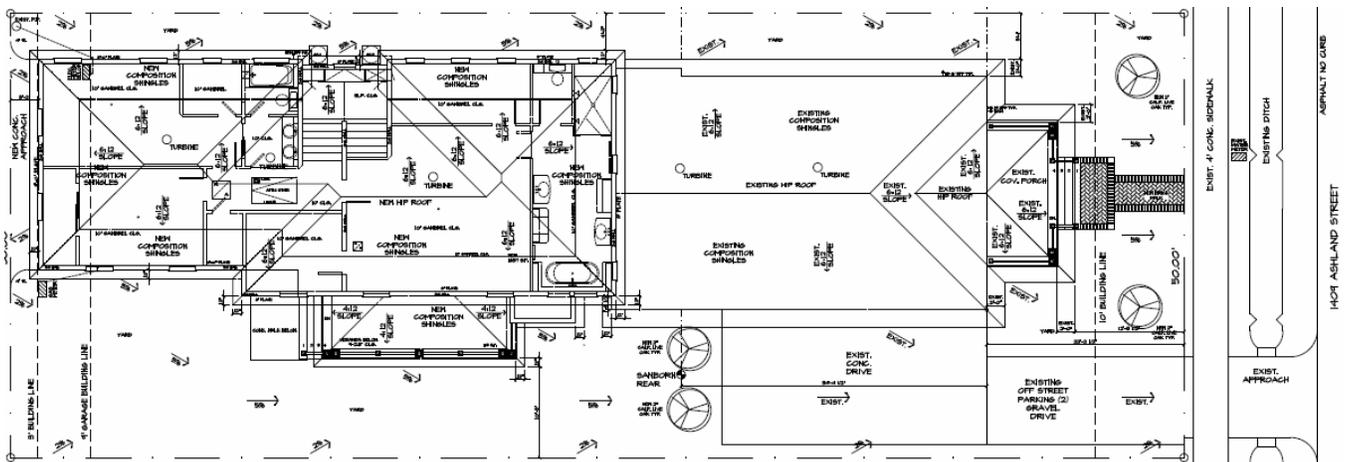


PROPOSED





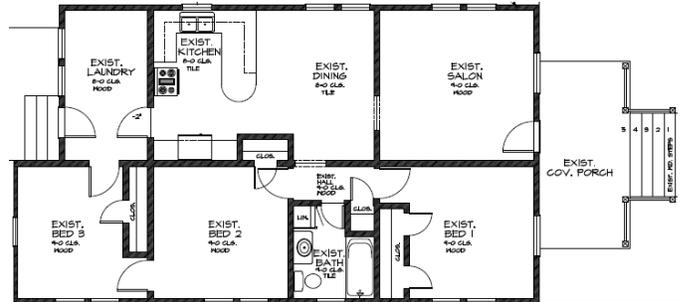
APPROVED - 7/22/15



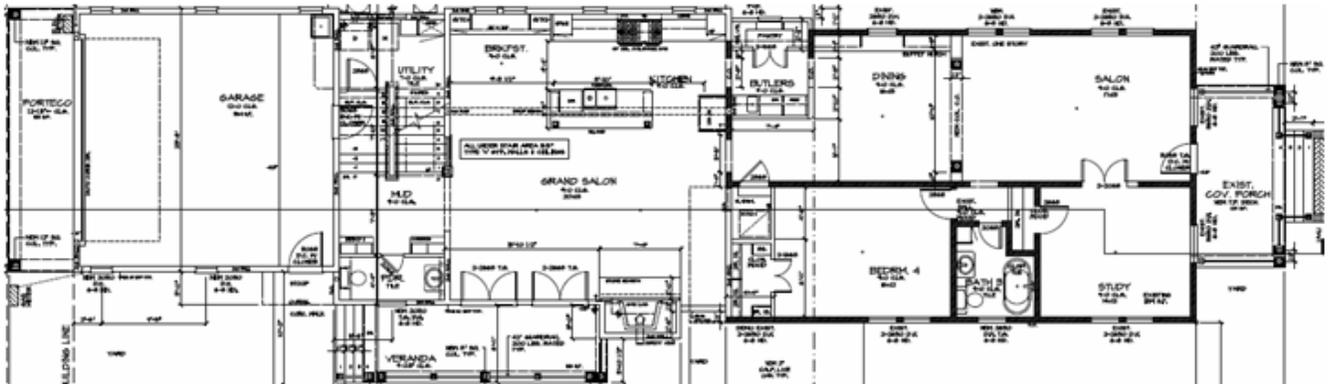


FIRST FLOOR PLAN

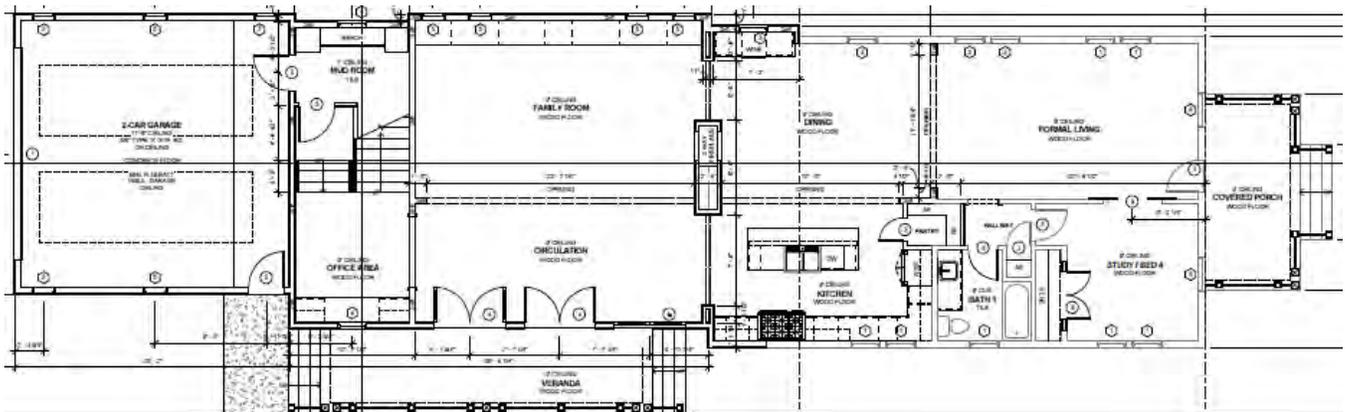
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APPROVED - 7/22/15



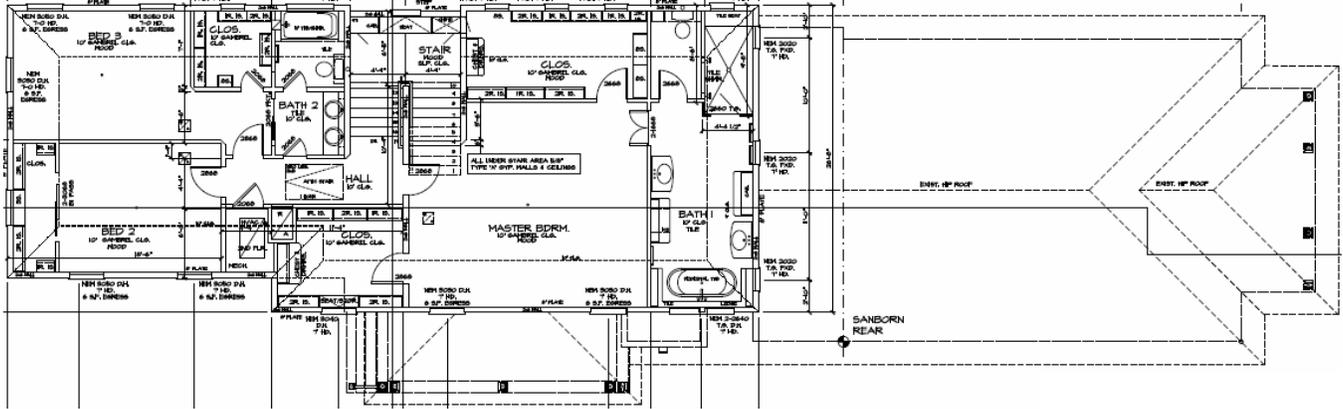
PROPOSED



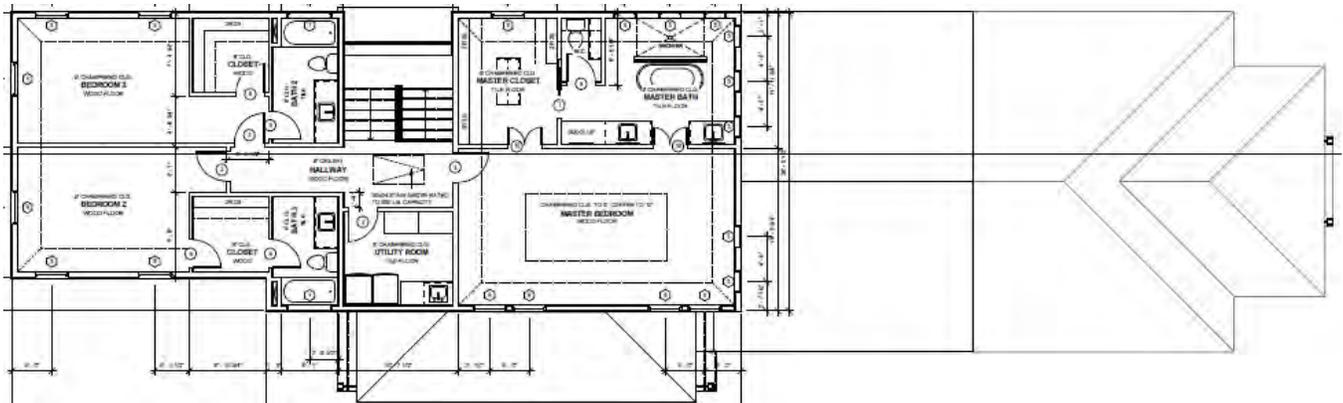


SECOND FLOOR PLAN

APPROVED – 7/22/15



PROPOSED



WINDOW / DOOR SCHEDULE

Model	Phase Created	Width	Height	Family	Type	Count	Comments
1	New Construction	18' - 0"	7' - 0"	Overhead-Sectional	18x7	1	
2		2' - 0"	6' - 8"	Single - Panel	2068	2	
3		2' - 8"	6' - 8"	Single - Panel	2888	6	
4	New Construction	6' - 0"	6' - 8"	Double-Glass 1	8068	2	
4a	New Construction	6' - 0"	6' - 8"	Double-Glass 1 - Fixed	8068	1	
5	New Construction	3' - 0"	6' - 8"	Single - Panel	3068	3	
6	New Construction	2' - 6"	6' - 8"	Single - Panel	2888	6	
7	New Construction	2' - 6"	8' - 0"	Pocket - Flush	2680	1	
8	New Construction	4' - 0"	6' - 8"	Double-Panel 1	4068	1	
9	New Construction	5' - 0"	6' - 8"	Sliding Door - Barn Style	(2)2'-6" x 6'-8"	1	
10	New Construction	3' - 0"	6' - 8"	Double-Panel 1	3068	2	

Model	Phase Created	Width	Height	Family	Head Height	Count	Comments
1	Existing	2' - 6"	5' - 0"	Single Hung with Trim	6' - 8"	7	Existing to remain
2	Existing	2' - 6"	6' - 0"	Single Hung with Trim	6' - 8"	2	Existing to remain
3	Existing	2' - 6"	3' - 0"	Single Hung with Trim	6' - 8"	1	Existing to remain
4	Existing	3' - 0"	5' - 0"	Single Hung with Trim	6' - 8"	2	Existing to remain
5	New Construction	2' - 0"	2' - 0"	Fixed with Trim	6' - 8"	17	
6	New Construction	2' - 6"	3' - 6"	Single Hung with Trim	6' - 8"	2	
7	New Construction	4' - 0"	2' - 0"	Fixed with Trim	6' - 8"	2	
8	New Construction	2' - 6"	5' - 0"	Fixed with Trim	12' - 11"	1	
9	New Construction	2' - 6"	3' - 0"	Single Hung with Trim	6' - 8"	1	
10	New Construction	3' - 0"	5' - 0"	Single Hung with Trim	6' - 8"	11	

PROJECT DETAILS

Shape/Mass: **Approved 7/22/15:** *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 1' and extend back 7'-10" before stepping out 11" and extending back 106'-6" with the final 5'-9" an open portico on the first floor supporting conditioned space on the second floor. The addition will feature a 28'-8" ridge height and a 21'-2" eave height.*

Proposed: An approved south facing chimney bump out on the rear addition will be removed. The approved south facing side porch will be extended over this area.

Front Elevation (East) On the front elevation, the applicant proposes to add two casement windows on the addition to go along with the approved three.

Side Elevation: (North) **Approved 7/22/15:** *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 retained. An existing rear shed addition will be removed and the addition will begin at the original rear wall and feature nine windows on the first floor and nine windows on the second floor.*

Proposed: (Viewing the drawings left to right) on the first floor of north elevation, the applicant proposes to shift a pair of casement windows towards the front of the structure, replace a pair of adjoining double hung windows with a pair of separated casement windows, and replace three double hung windows with casement windows at the attached rear garage. On the second floor, the applicant proposes to shift three approved casement windows towards the front of the structure, replace an approved double hung window with a casement window and omit an approved casement window on the second story of the attached garage.

Side Elevation: (South) **Approved 7/22/15:** *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 on an existing addition to be removed. The addition will retain a portion of the existing addition's wall and start 7'-10" behind the original rear wall, inseting 1' for 3'-4" before popping back put 2'-6" 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 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.*

Proposed: On the first floor of the south elevation, the applicant proposes to add a third sliding door to face the side porch that is proposed to be expanded, and replacing a pair of double hung windows on the attached garage with casement windows. On the second floor, the applicant proposes to replace a pair of adjoining double hung windows and two separate double hung windows, with two pairs of adjoining double hung windows. An approved double hung window will be replaced with a casement window.

Rear Elevation: (West) Not visible from public right of way.

ATTACHMENT A

PUBLIC COMMENT

Kent Marsh

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