CERTIFICATE OF APPROPRIATENESS

Application Date: September 30, 2015

Applicant: Alexander Ridgeway of Brickmoon Design for Jerry and Mary Nelle Sinitiere, owner

Property: 1418 Ashland Street, Lot 25, Tract 24 and 26A, Block 152, Houston Heights Subdivision. The property includes a historic 1,194 square foot single family residence situated on a 8,712 square foot (66' x 132') interior lot.

Significance: Contributing Craftsman style residence, constructed circa 1920, located in the Houston Heights Historic District West.

Proposal: Alteration – Addition

- Addition will measure 60' 8" wide by 62' deep with an eave height of 21' 1" and a ridge height of 28' 6", standing taller and wider on both sides than the existing structure.
- The non-original front porch enclosure will be removed and a pair of tapered columns on brick piers will be installed.
- The structure's original windows, siding, trim, and most of the original studs and shiplap have been replaced at some point in the house's history.
- The existing structure's non-original metal windows will be replaced with wood 1-over-1 windows. In areas where the existing window openings have been enlarged, the historic structural wall material has been replaced.

See enclosed application materials and detailed project description on p. 4-21 for further details.

Public Comment: One writing in opposition. Please see Attachment A.

Civic Association: No comment received.

Recommendation: **Denial - does not satisfy criteria**

HAHC Action: **Denied**

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; *The proposed addition visually overwhelms the character of the original structure. The taller and wider mass of the addition, and the location of this mass so close to the public right-of-way, diminishes the appearance of the shorter and narrower existing structure.*
☒	☐	☐	(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 existing structure's modest stature and massing are character defining features of this house and other similar Contributing structures of Houston Heights Historic District West. These features are diminished by the proposal to construct an addition that is much larger and much more complex.*
☒	☐	☐	(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; *The proposed use of tapered columns on brick piers for the front porch restoration is not substantiated by any historical, physical, or pictorial evidence. If there is no evidence demonstrating what porch columns previously existed, a more appropriate column choice would be a simpler square or round column.*
☒	☐	☐	(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; *The proposed taller and substantially wider addition is of an incompatible scale than the existing historic residence. This is compounded by the fact that the second story mass and south side of the addition are situated relatively close to the public right-of-way. This condition can be alleviated by locating the front of the side portion of the addition at the rear of the lot and locating the proposed south side addition to the northeastern corner of the lot,*

which is currently proposed to be open space.

☒ ☐ ☐ (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

N

Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

NEIGHBORING PROPERTIES

1414 Ashland – Noncontributing – 2012 (neighbor to the South)

1424 Ashland – Contributing – 1920 (neighbor to the north)

1428 Ashland– Noncontributing – 2005 (neighbor two doors to the north)

1423 Ashland– Contributing – 1920 (across street)

1419 Ashland – Contributing – 1920 (across street)

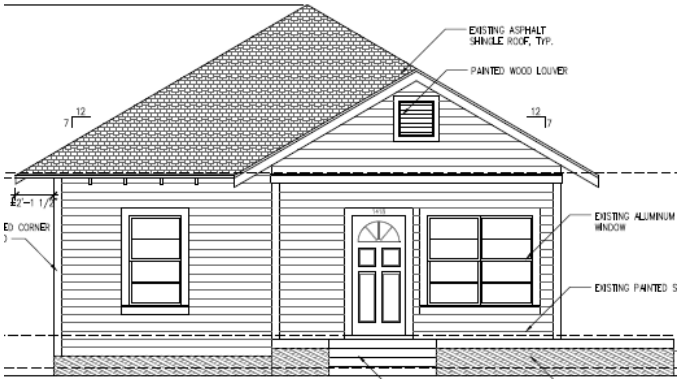
126 Street– Contributing – 1920 (across street)

3D RENDERING – FRONT FACING ASHLAND STREET

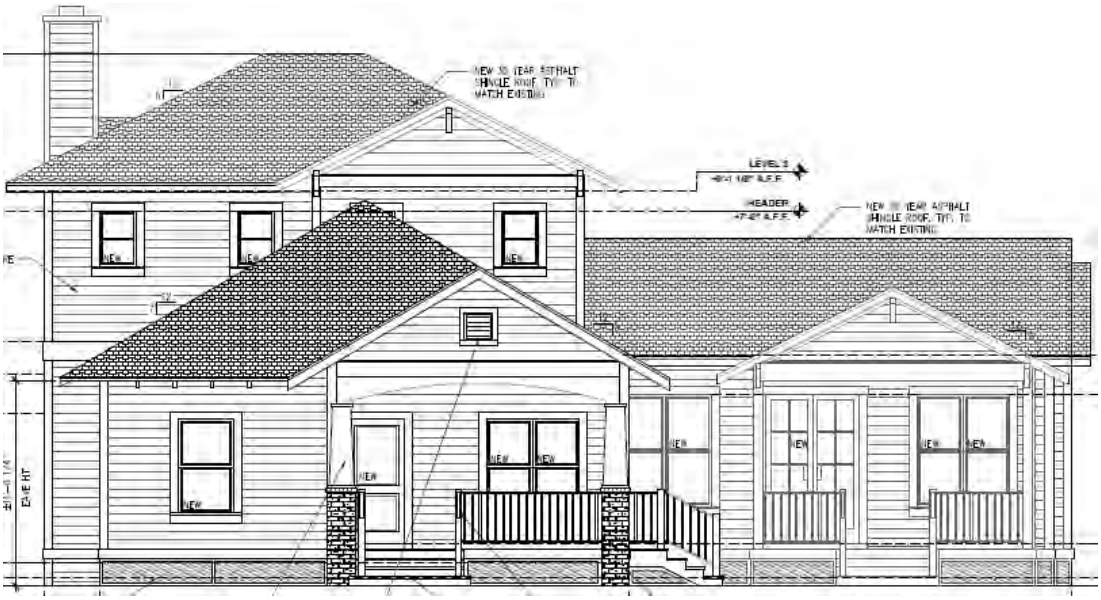
PROPOSED

NORTH ELEVATION – FRONT FACING ASHLAND STREET

EXISTING

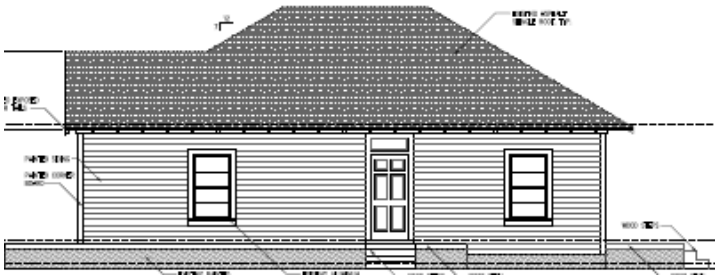


PROPOSED



SOUTH SIDE ELEVATION

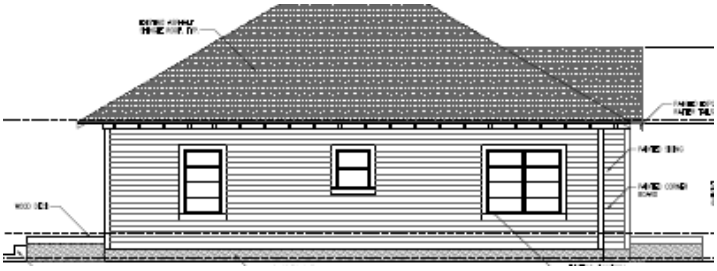
EXISTING



PROPOSED

NORTH SIDE ELEVATION

EXISTING



PROPOSED

EAST (REAR) ELEVATION

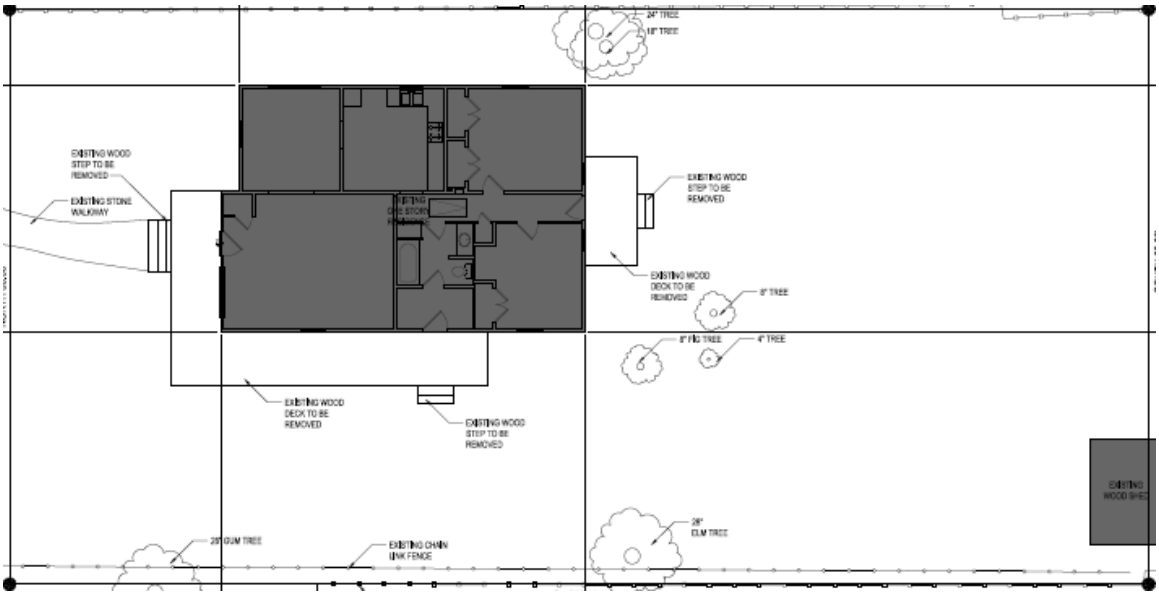
EXISTING

PROPOSED

N

SITE PLAN

EXISTING

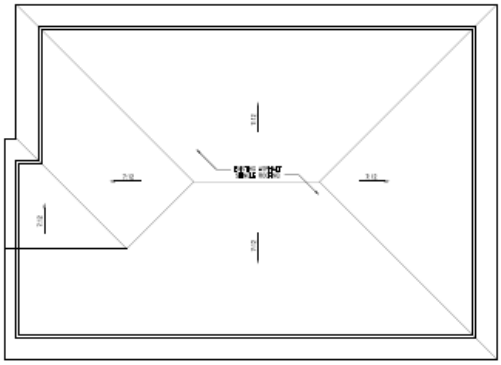


PROPOSED

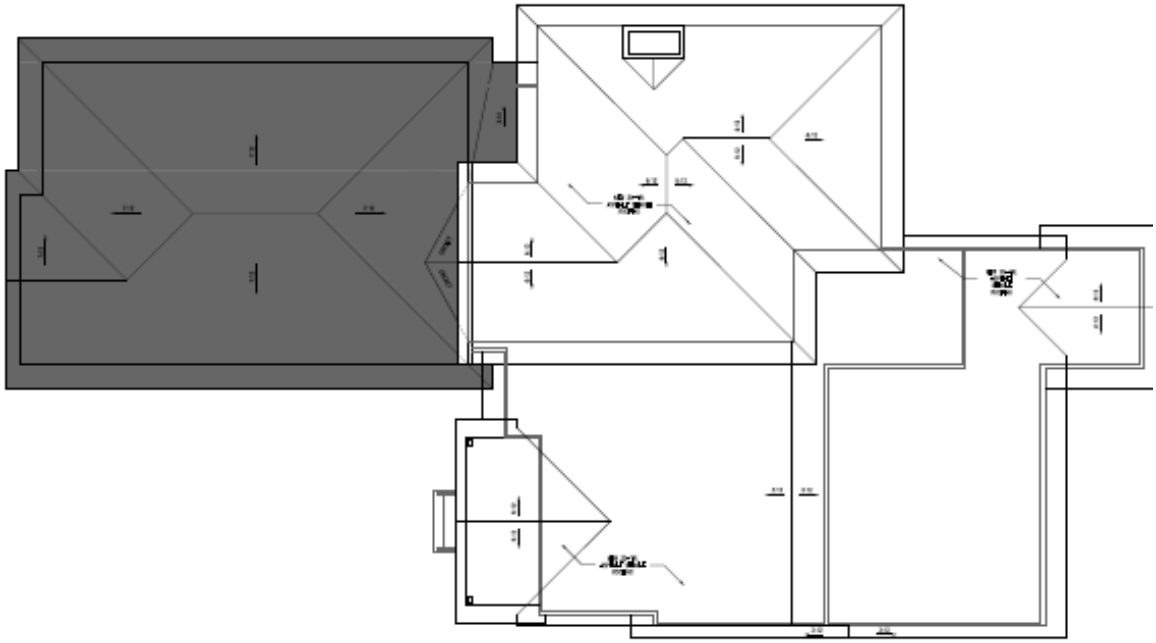
N

ROOF PLAN

EXISTING

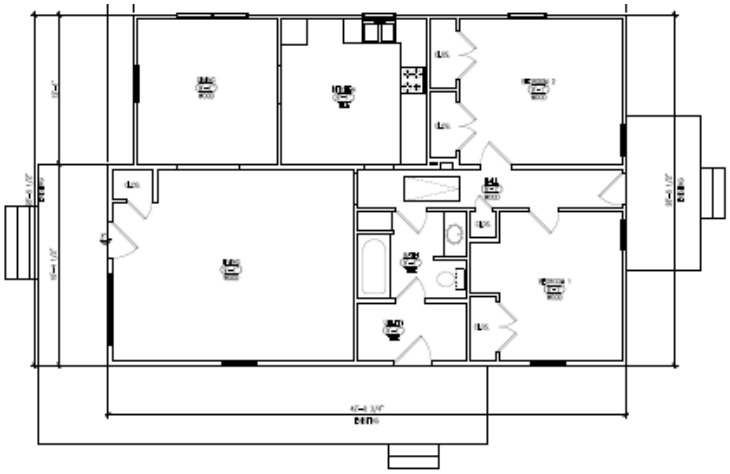


PROPOSED

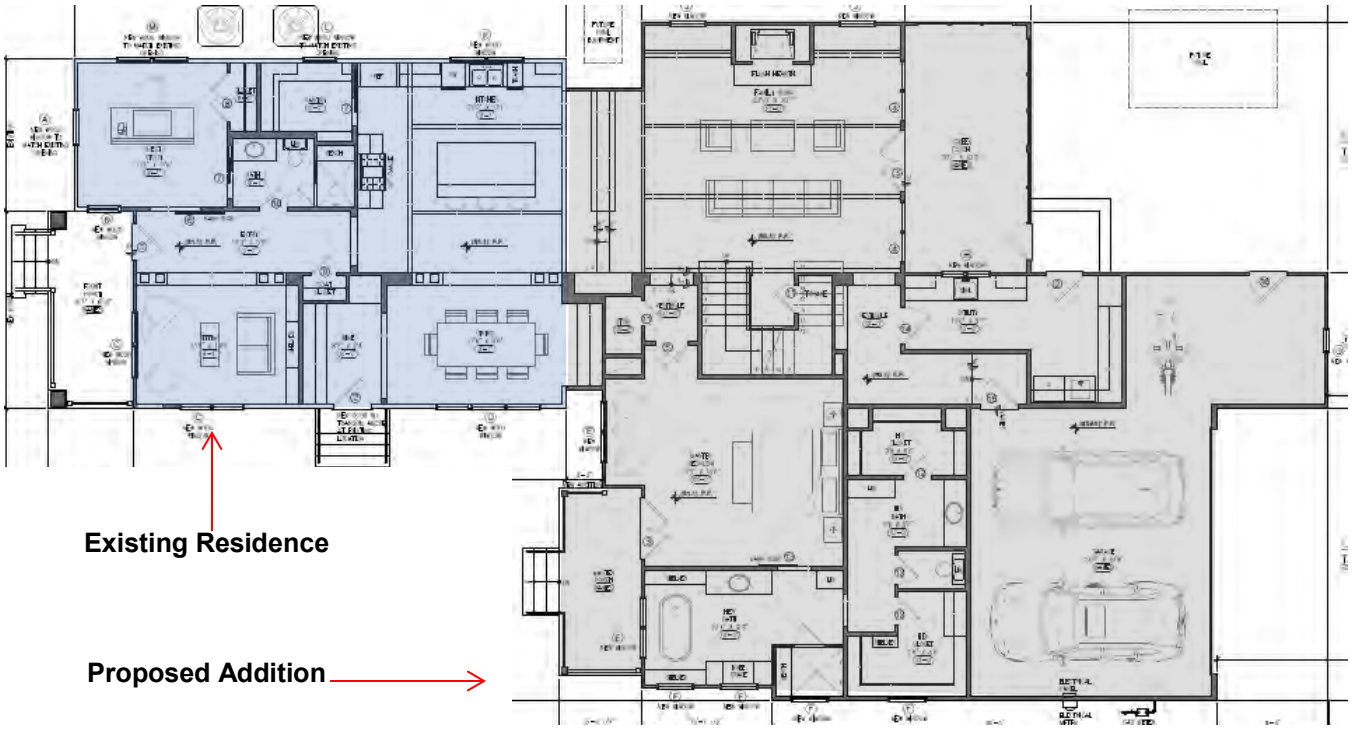


FIRST FLOOR PLAN

EXISTING



PROPOSED



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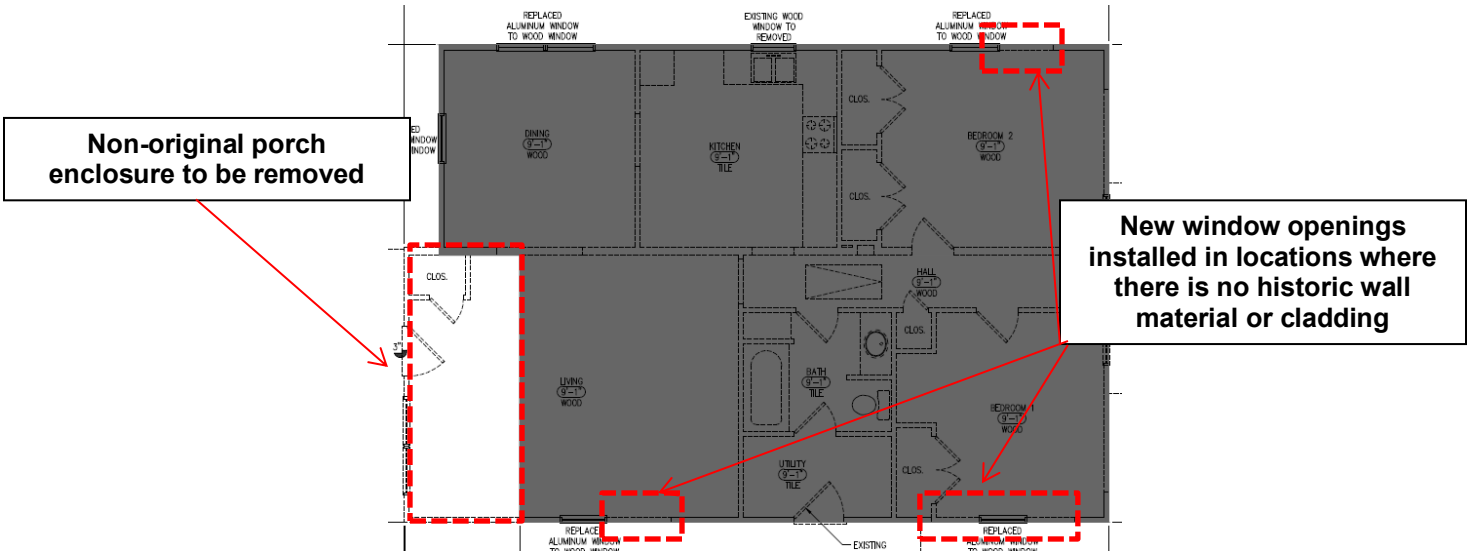
SECOND FLOOR PLAN

PROPOSED

DEMOLITION PLAN



WINDOW SCHEDULE

EXISTING

EXISTING WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
A	1	EXISTING SIZE		EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
B	1			EXISTING WINDOW TO REMOVED
C	1	EXISTING SIZE		EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
D	1	EXISTING SIZE		EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
E	1			EXISTING WINDOW TO REMOVED
F	1			EXISTING WINDOW TO REMOVED
G	1	3'-0"	3'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
H	1			EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
I	1	EXISTING SIZE		EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED

PROPOSED

WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
A	1			DOUBLE HUNG MATCH EXISTING OPENING (GUEST/STUDY)
B	1	2'-8"	5'-0"	DOUBLE HUNG (GUEST/STUDY)
C	2	(2)2'-8"	5'-0"	DOUBLE HUNG (SITTING)
D	1	(3)2'-8"	5'-0"	DOUBLE HUNG (DINING)
E	2	(2)2'-6"	6'-0"	DOUBLE HUNG (MASTER BEDROOM, MASTER BATH)
F	4	3'-0"	1'-6"	FIXED WINDOW (MASTER BATH, HER CLOSET)
G	1	2'-0"	3'-0"	FIXED WINDOW (GARAGE)
H	1	(2)2'-0"	4'-0"	DOUBLE HUNG (MUD ROOM)
J	2	3'-0"	4'-6"	DOUBLE HUNG (MASTER BATH)
K	1	(2)3'-0"	3'-6"	DOUBLE HUNG (KITCHEN)
L	1			DOUBLE HUNG MATCH EXISTING OPENING (PANTRY)
M	1			DOUBLE HUNG MATCH EXISTING OPENING (PANTRY)
N	9	2'-0"	3'-0"	FIXED WINDOW (BEDROOM 3, 4, CLOSET 3, 4, BATH 3, 4)
P	1	(3)3'-0"	2'-0"	FIXED WINDOW (STAIRS)
Q	1	(2)3'-0"	5'-0"	DOUBLE HUNG (BEDROOM 4)
R	1	3'-0"	5'-0"	DOUBLE HUNG (BEDROOM 3)

DOOR SCHEDULE

EXISTING

EXISTING EXTERIOR DOOR SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
1	1	3'-0"	6'-8"	ENTRY DOOR TO BE REMOVED (NOT ORGINAL)
2	1	2'-8"	6'-8"	REAR DOOR TO BE REMOVED (NOT ORGINAL)
2'	1	2'-8"	1'-0"	TRANSOM ABOVE REAR DOOR TO REMOVED (NOT ORGINAL)
3	1	3'-0"	6'-8"	SIDE DOOR TO BE REPLACED (NOT ORGINAL)
3'	1	3'-0"	1'-0"	TRANSOM ABOVE SIDE DOOR TO REPLACED (NOT ORGINAL)

PROPOSED

DOOR SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
1	1	3'-0"	6'-8"	EXTERIOR DOOR (ENTRY)
2	2	3'-0"	6'-8"	EXTERIOR DOOR (WINE ROOM)
	1	3'-0"	1'-0"	TRANSOM
3	2	(2)2'-6"	8'-0"	FRENCH DOOR (FAMILY ROOM, MASTER BEDROOM)
4	2	(2)2'-6"	8'-0"	FIXED FRENCH DOOR (FAMILY ROOM)
5	1	2'-8"	8'-0"	INTERIOR PANELED DOOR (MASTER BEDROOM)
6	1	4'-0"	7'-0"	BARN DOOR (GUEST/STUDY)
7	2	2'-4"	6'-8"	INTERIOR PANELED POCKET DOOR (PANTRY)
8	1	(2)2'-0"	6'-8"	INTERIOR PANELED DOOR (GUEST CLOSET)
9	1	2'-0"	6'-8"	INTERIOR PANELED DOOR (COAT CLOSET)
10	1	2'-4"	6'-8"	INTERIOR PANELED DOOR (BATH 1)
11	2	2'-0"	8'-0"	INTERIOR PANELED DOOR (STORAGES)
12	3	2'-4"	8'-0"	INTERIOR PANELED DOOR (MASTER BATH, MASTER CLOSETS)
13	1	2'-8"	8'-0"	BARN DOOR (MASTER BATH)
14	1	3'-0"	8'-0"	INTERIOR PANELED DOOR (UTILITY)
15	1	3'-0"	8'-0"	EXTERIOR PANELED DOOR FIRE RATED (GARAGE)
16	1	3'-0"	8'-0"	EXTERIOR PANELED DOOR (GARAGE)
17	5	2'-4"	7'-0"	INTERIOR PANELED DOOR (BATH 3,,4, CLOSET 3,4)
18	3	2'-8"	7'-0"	INTERIOR PANELED DOOR (BEDROOM 3, 4, STORAGE)

HISTORIC STRUCTURAL WALL MATERIAL PREVIOUSLY REMOVED AT PROPOSED NEW WINDOW OPENINGS

EXISTING WINDOWS C AND D

HISTORIC STRUCTURAL WALL MATERIAL PREVIOUSLY ALTERED AT PROPOSED NEW WINDOW OPENING

EXISTING WINDOW G

PROJECT DETAILS

Shape/Mass: The existing residence measures 28' 5" wide by 42' deep with an eave height of 11' and a ridge height of 20' 8". The existing residence features a 9' plate height.

The addition will be constructed to the rear of the existing structure and will be connected by a 6' deep hyphen that will be inset on both sides of the existing residence. To the rear of the hyphen, the addition will stand one story taller than the existing structure and will be wider on both sides. The addition will measure 60' 8" wide by 62' deep with an eave height of 21' 1" and a ridge height of 28' 6". The addition will feature a 10' plate height on the first floor and a 9' plate height on the second. All height dimensions are taken from existing natural grade, which is approximately 4" lower than the crown of Ashland Street.

Setbacks: The existing residence is set back 24' 6" from the front property line 8' 10" from the north side property line, and 29' 3" from the south side property line. The addition will be constructed to within 5' 11" of the north side property line, 5' 5" of the south side property line, and will not impact the front setback.

Foundation: The existing residence features a pier and beam foundation with a finished floor height of 2' 3" from existing natural grade. Existing natural grade is situated approximately 4" lower than the crown of Ashland Street. The applicant will not alter the existing grade or the finished floor height of the existing residence. The existing foundation is clad with non-original pressure treated wood lattice.

The applicant proposes to replace the existing lattice with new wood lattice. The proposed addition will feature a concrete slab on grade foundation with a finished floor height of 1' 3" above existing natural grade.

Windows/Doors: The existing residence features non-original wood and aluminum windows. The applicant proposes to replace all of these windows with wood 1-over-1 double hung windows. Three of the proposed windows will be installed in enlarged window openings. The applicant has removed sections of interior drywall around the proposed new window openings to reveal that the historic wall material has been altered or removed entirely, so no historic material will be lost as a result of the new openings.

The addition will feature wood 1-over-1 and casement windows. A new craftsman style 6-lite front door will be installed at the restored front porch and a non-original recessed panel wood side door will be replaced with a 4-lite wood door.

Exterior Materials: The existing residence is clad with non-original horizontal lap cementitious siding with a 6" reveal throughout. The addition will be clad in matching siding.

Roof: The existing residence features a hipped roof with a 7:12 pitch and a front facing gable over an enclosed porch. The addition will feature a hipped roof with a 6:12 pitch and a front facing gable and a side facing gable roof with a 3:12 pitch.

Front Porch: The house originally featured a 7' deep by 16' 4" wide open front porch. This porch has been enclosed at some point in the house's history and most of the porch elements have been lost. The applicant proposes to remove the porch enclosure and install new tapered columns and brick piers. The new porch will feature wood steps and square wood railings. The existing historic porch canopy will remain.

Front Elevation: (West) A non-original front porch enclosure will be removed and a half width front porch will be restored. A non-original louvered vent on the porch canopy will be replaced with one of a slightly smaller size. An L-shaped circa 1998 pressure treated wood deck will be removed from the front and south sides of the structure. The addition will feature a two story section behind the structure and a one story component to the side of the two story addition. Both sections are proposed to be

wider than the existing structure. The one story portion will feature a front porch with a gabled canopy and square columns, two pairs of 1-over-1 windows and a pair of French doors. The two-story portion will feature a gable and four 1-over-1 windows.

Side Elevation: (South) The applicant proposes to replace two non-original aluminum windows with an adjoining pair of wood windows and an adjoining trio of wood windows. Staff inspection fond that the historic studs and shiplap have long since been removed at these locations so the enlarged window openings will not result in a loss of any historic materials. A non-original side door will be replaced by a new 4-lite wood door. A set of wood steps and wood square railings will be installed to access the side entrance. The addition will feature four single-lite casement windows at the first floor and a row of three adjoining single-lite casement windows on the second floor.

Side Elevation: (North) The applicant proposes to replace four non-original aluminum windows with five wood 1-over-1 windows. The window opening at the rear of the north elevation will be widened to convert the window opening from single to double. Staff inspection found that the structural wall material at the proposed opening has long since been removed meaning the enlarged opening will not result in the loss of historic materials.

The addition will start at the rear of the existing structure. The addition will feature a pair of windows and a side screened porch on the first floor and 4 windows on the second floor.

Rear Elevation: (East) The east elevation will not be visible from the right of way.

ATTACHMENT A

PUBLIC COMMENT

Kent Marsh

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.