

CERTIFICATE OF APPROPRIATENESS

Application Date: September 28, 2016

Applicant: Adam Wells, Ethos Design Group for Laura and Chad Hesters, owners

Property: 419 W 12th Street, Tracts 19, 20, 21, Block 183, Houston Heights Subdivision. The property includes a 1,994 square foot, two-story wood frame single-family residence with an attached garage situated on a 5,000 square foot (50' x 100') corner lot.

Significance: Noncontributing bungalow residence, constructed circa 1920, located in the Houston Heights Historic District West.

Proposal: Alteration – Addition

Construct a 567 square foot second-story addition at the rear of a previous second floor addition.

- The proposed addition will be built on top of a previous garage addition and behind an existing second floor addition.
- The proposed addition will be 31' deep by 18' wide, located behind an existing 26' deep by 19' wide addition for an overall depth of 57' and width of 22'.
- The proposed addition will retain the same 19' eave height as well as the 23' – 5" ridge height.

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

Public Comment: No public comment received at this time.

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 20, 2016



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years 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 TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a **noncontributing structure in an historic district** upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

(1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

(a) 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; and

(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.

(2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

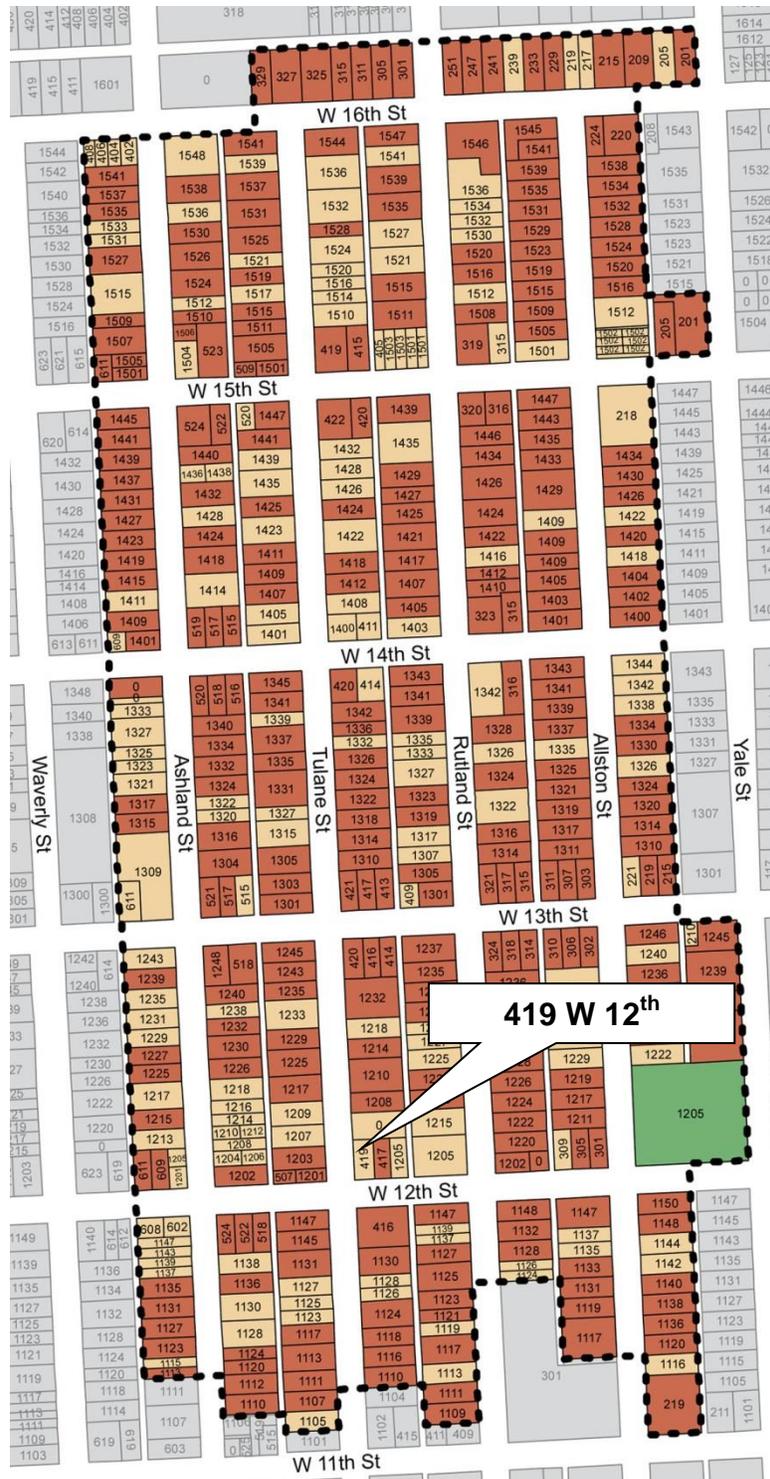
(3) For an addition to a noncontributing structure:

(a) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; and

(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.



PROPERTY LOCATION
HOUSTON HEIGHTS WEST HISTORIC DISTRICT



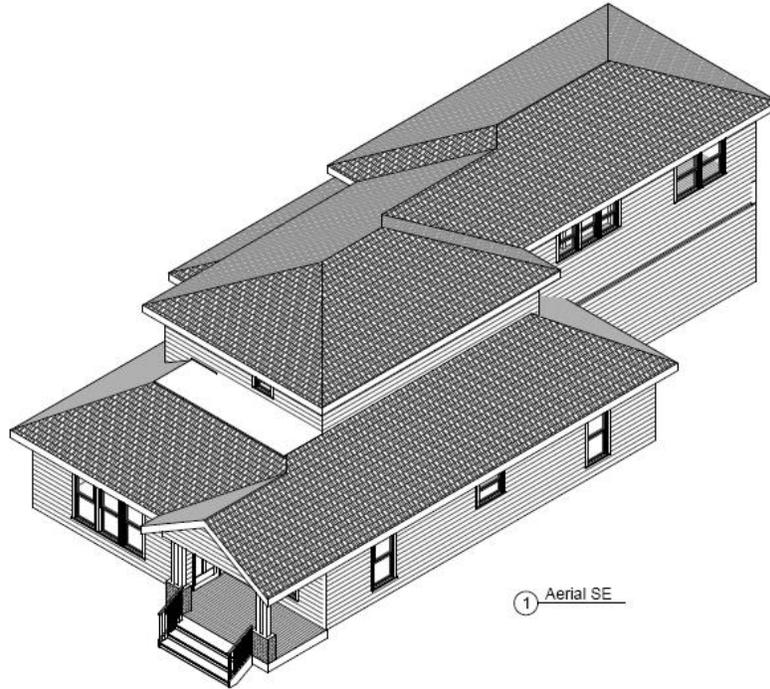
- Building Classification**
- Contributing
 - Non-Contributing
 - Park

INVENTORY PHOTO

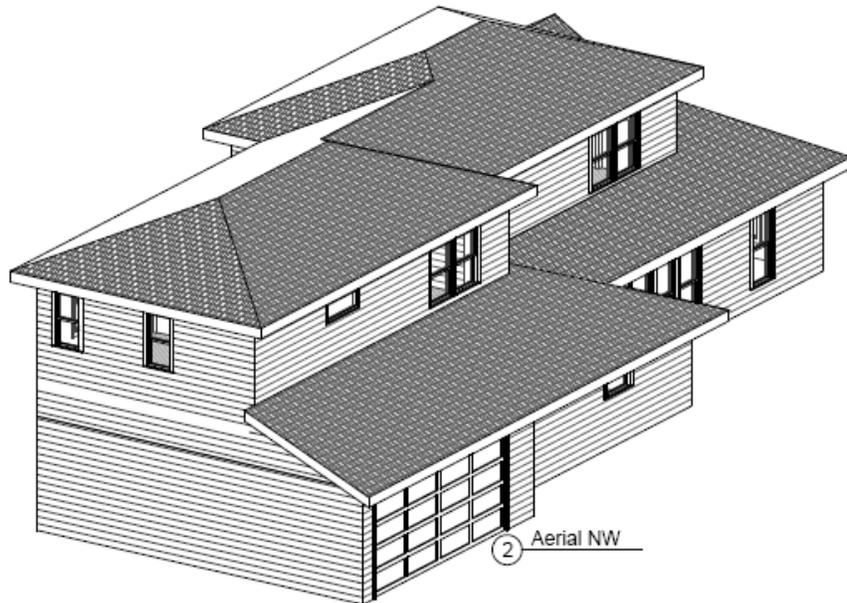


3D RENDERING – FRONT FACING W 12TH

PROPOSED

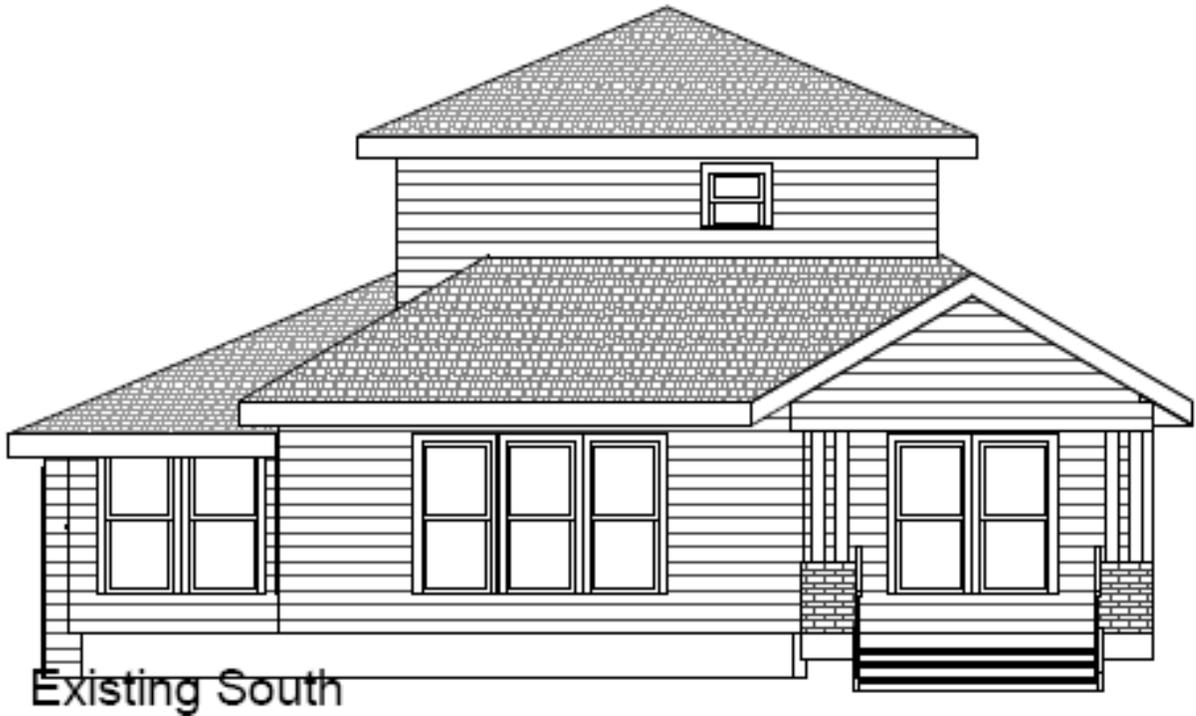


3D RENDERING – SIDE FACING W 12TH



SOUTH ELEVATION – FRONT FACING W 12TH

EXISTING



PROPOSED



WEST SIDE ELEVATION

EXISTING



PROPOSED



EAST SIDE ELEVATION

EXISTING



PROPOSED



NORTH (REAR) ELEVATION

EXISTING

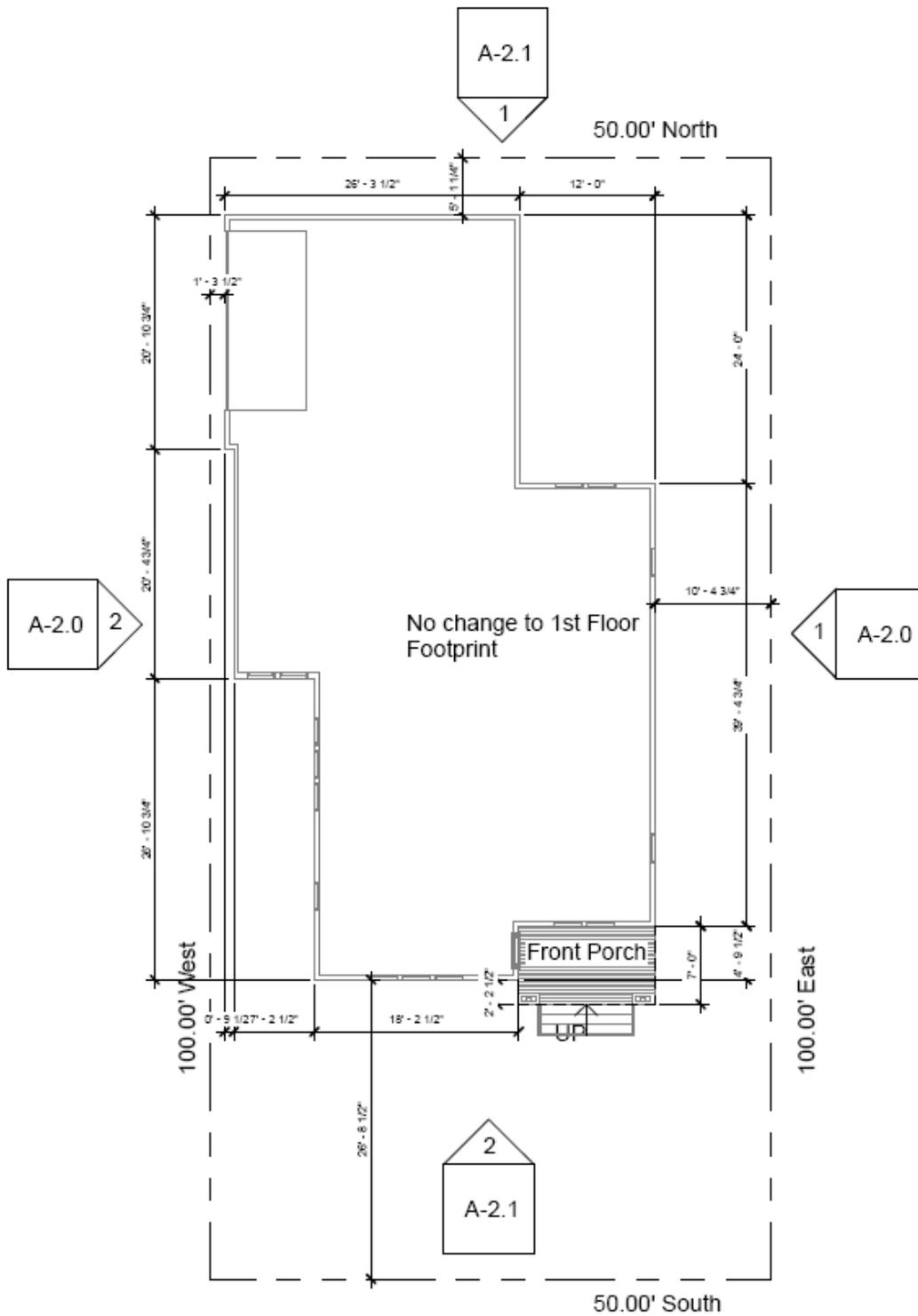


PROPOSED





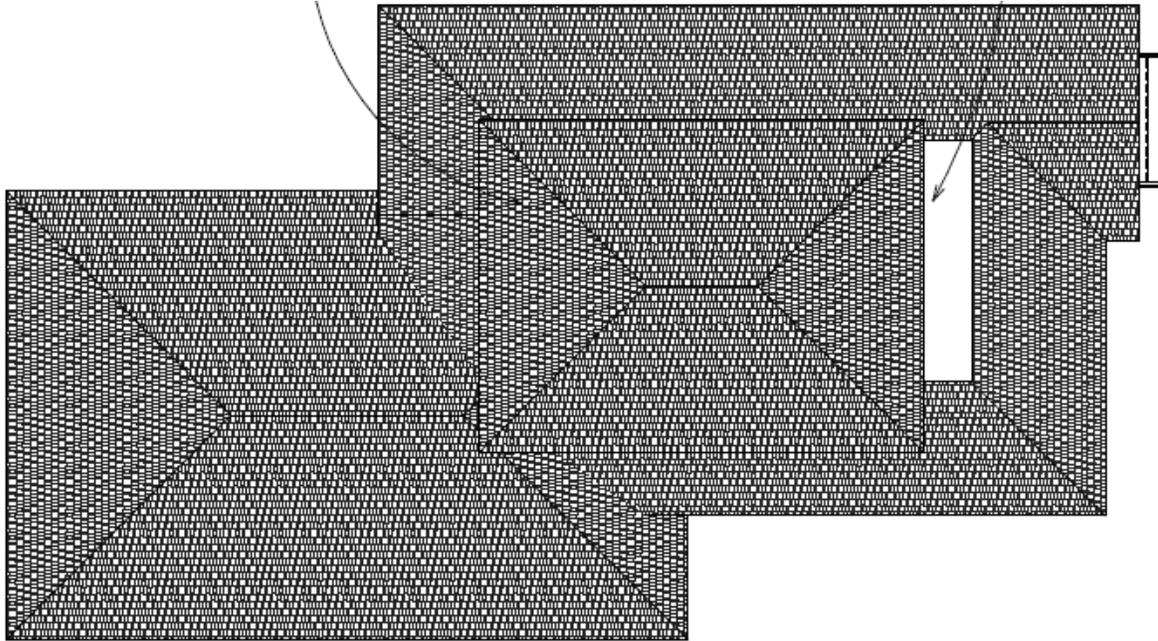
SITE PLAN
EXISTING / PROPOSED



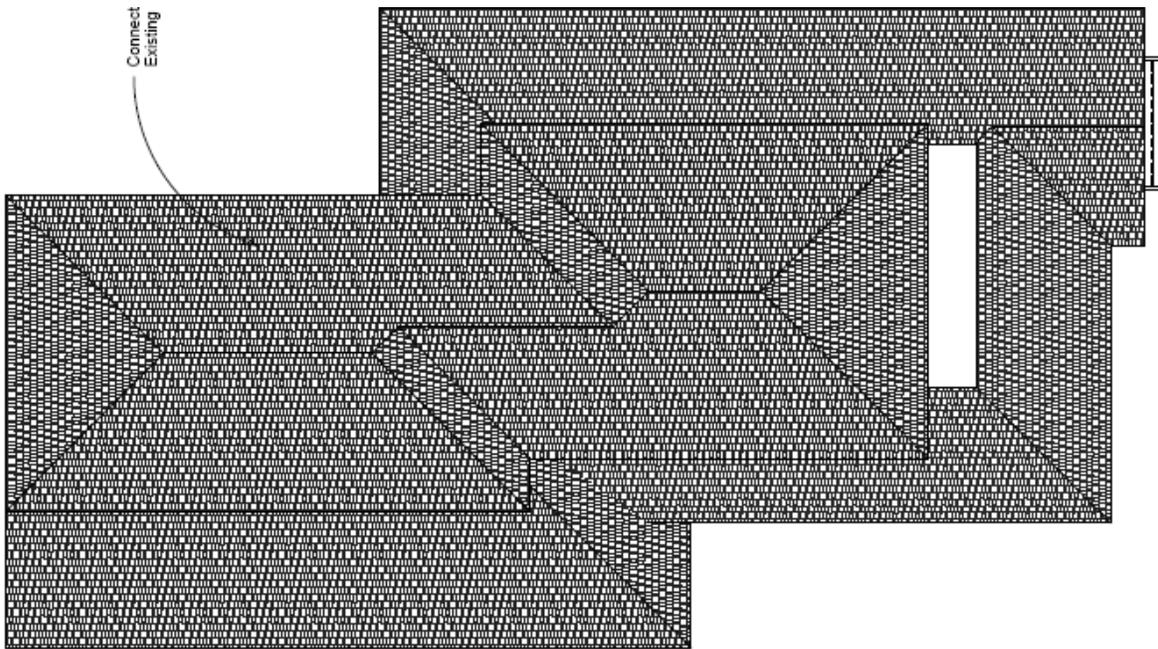


ROOF PLAN

EXISTING

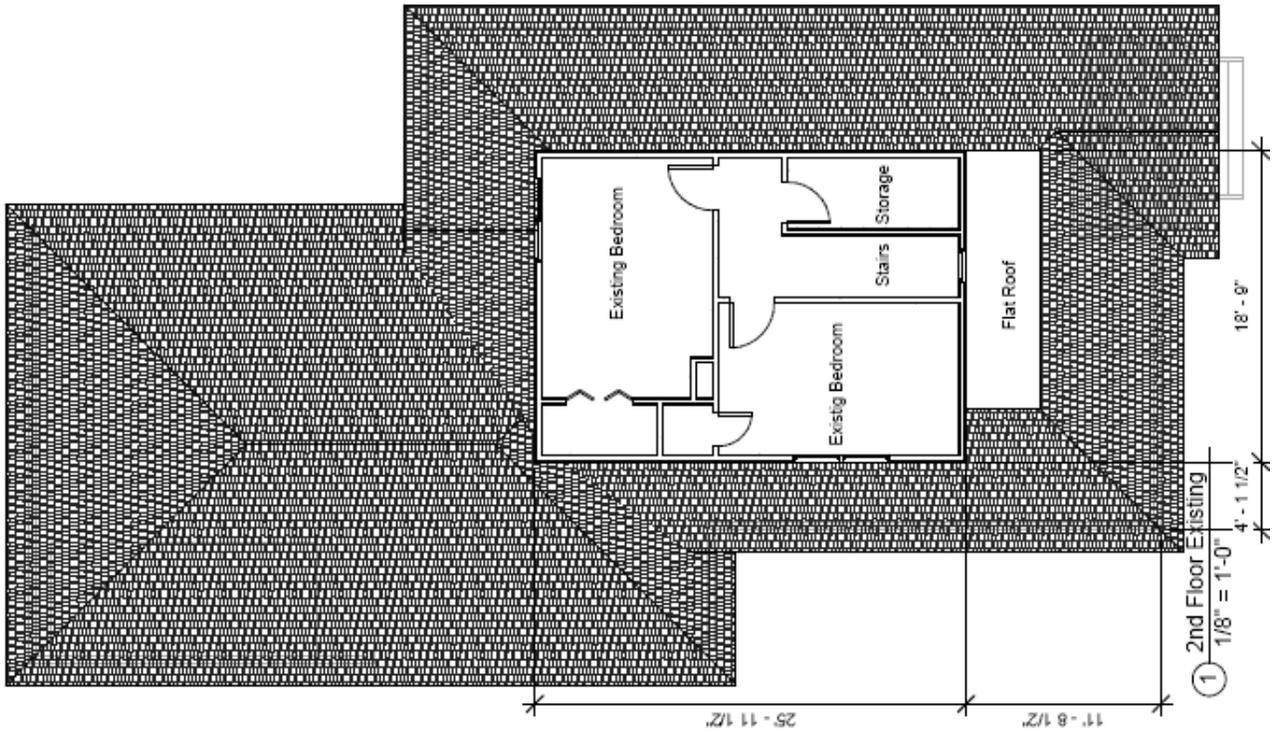


PROPOSED

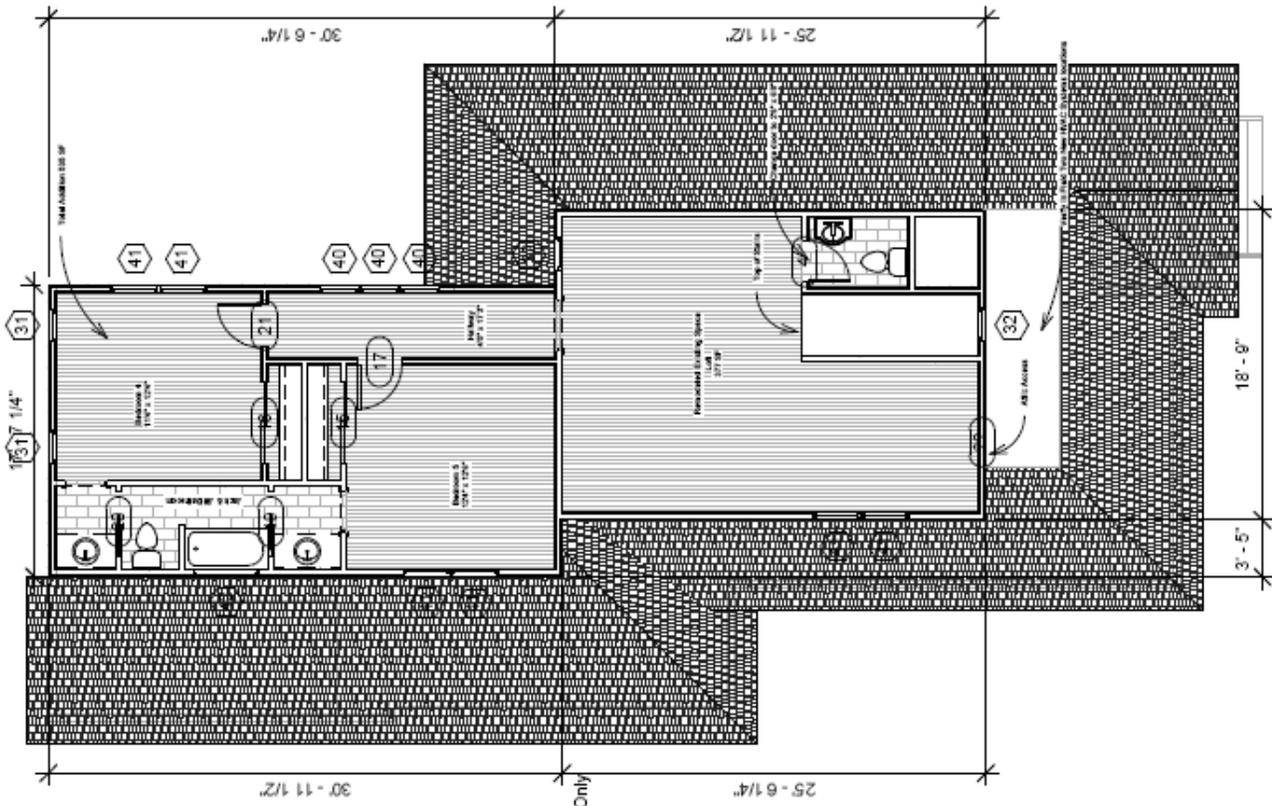


SECOND FLOOR PLAN

EXISTING



PROPOSED



PROJECT DETAILS

Shape/Mass: The existing structure is 38' – 3 ½" wide, 68' – 2 ¼" deep and features a ridge height of 23' – 5". The proposed 30' – 1 ½" wide by 17' – 7 ¼" addition sits on top of a previous garage addition located at the rear of the original structure and will feature a ridge height of 23' – 5".

Setbacks: The existing structure is setback 26' – 8 ½" from the south (front); 1' – 3 ½" from the west (side); 10' – 4 ¾" from the east (side); and 5' – 1 ¼" from the north (rear). The proposed addition is being constructed on top of the existing structure and will not alter the setbacks.

Foundation: The existing structure features a pier and beam foundation on the original portion of the structure with a finished floor height of 2' as well as a slab foundation for the garage addition. The proposed addition will not alter the existing foundation conditions.

Windows/Doors: The existing structure features double hung, wood 1-over-1 windows; a wood entry door; and a metal garage door. The proposed addition will also feature double hung, wood 1-over-1 windows.

Exterior Materials: The existing structure features 117 wood siding and double hung wood windows. The proposed addition will feature siding and windows to match the existing conditions.

Roof: The existing hipped roof features an eave height of 19', a ridge height of 23' – 5" and is clad in asphalt composite shingles. The existing roof features a 5:12 pitch. The proposed addition will feature a hipped roof, with the eave and ridge heights to match existing along with the same pitch and will be clad in asphalt composite shingles.

Front Elevation: The existing south elevation features a pair of 1-over-1 windows on the garage, a trio of 1-over-1 windows next to a protruding front facing jerkinhead porch supported by four wood columns supported by two brick piers. A pair of 1-over-1 windows is present in the porch facing the street. The second story features a hipped roof and a small, 1-over-1 window.
(South) The proposed addition will be visible over the previous garage. Please see drawings for more detail.

Side Elevation: The existing east elevation features a profile of the front porch and the front door. Two 1-over-1 windows along with a smaller 1-over-1 window are present on the original portion of the house. The second story addition features no windows.
(East) The proposed addition features a trio of smaller 1-over-1 windows as well as a 1-over-1 window. Please see drawings for more detail.

Side Elevation: The existing west elevation features a paneled steel garage door and a small 1-over-1 window on the previous garage addition. The original portion of the first floor features a trio of 1-over-1 windows along with another 1-over-1 window and a side profile of the front porch. The existing second story features a pair of 1-over-1 windows.
(West) The proposed addition features a rectangular fixed lite window and a pair of 1-over-1 windows. Please see drawings for more detail.

Rear Elevation: The existing north elevation features a pair of 1-over-1 windows on the first floor and a horizontal sliding window on the second floor.
(North) The proposed addition will retain the first floor windows. A small 1-over-1 window will be installed on the existing second story addition and two 1-over-1 windows will be located on the proposed addition. Please see drawings for more detail.