

CERTIFICATE OF APPROPRIATENESS

Application Date: September 27, 2016

Applicant: David Popken, Cascade Enterprises for Elizabeth Dennis, owner

Property: 224 E 12th Street, Lot 1 & 2, Block 2, Houston Heights East Subdivision. The property includes a historic 2,016 square foot, two-story wood frame single-family residence and a detached garage situated on a 5,400 square foot (90' x 75') corner lot.

Significance: Contributing American Foursquare residence, constructed circa 1920, located in the Houston Heights Historic District East.

Proposal: Alteration – Addition. Remove a non-historic addition from the rear of the house and construct a one-story 100 square foot addition that will be connected to the existing garage with an enclosed hallway.

- Addition will have a shed roof, with ridge height of 17', an eave height of 13' and a roof pitch of 5:12.
- Existing house is approximately 25' wide by 45' long, with a 34' tall ridge height.
- Convert the existing garage into new master suite.
- Addition will be clad in 117 wood siding to match existing house.
- Remove garage door and install three sets of wood panel doors for storage space on the north elevation.
- Construct an 18' long by 14' wide carport, which will be attached to the front of the existing garage.

See enclosed application materials and detailed project description on p. 3-15 for further details.

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, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a 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 | |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|--|
| <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements. | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | 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 to the property line of similar elements of existing contributing structures in the context area. | | |



PROPERTY LOCATION HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

Contributing

Non-Contributing

Park



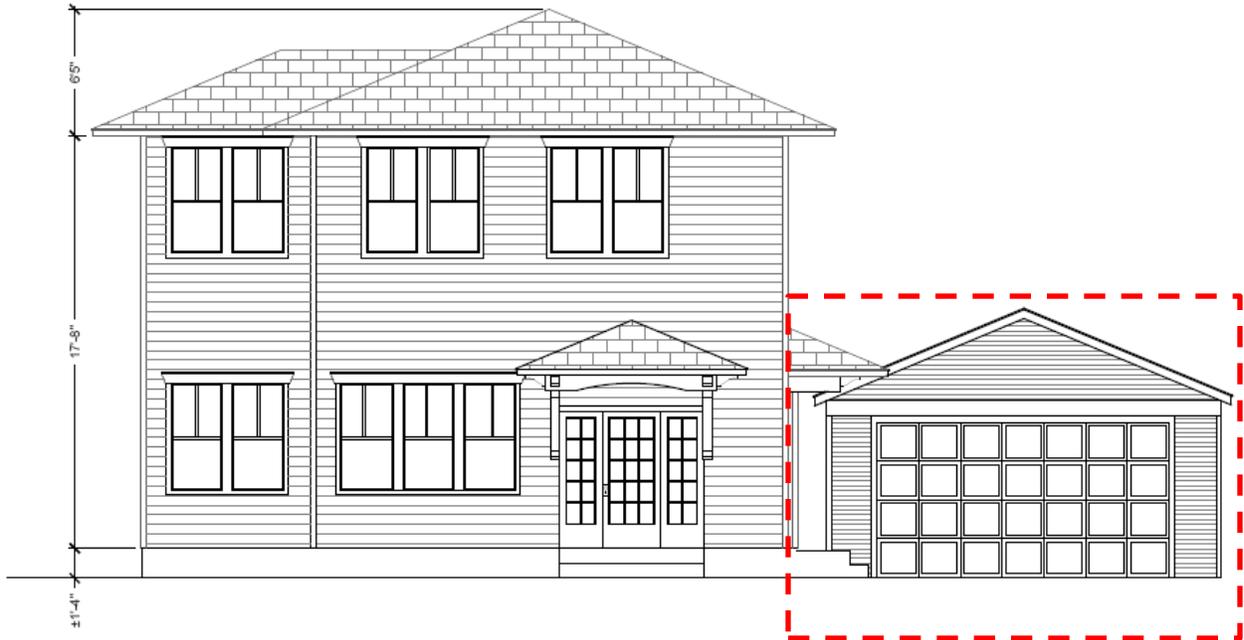
224 E. 12TH

INVENTORY PHOTO

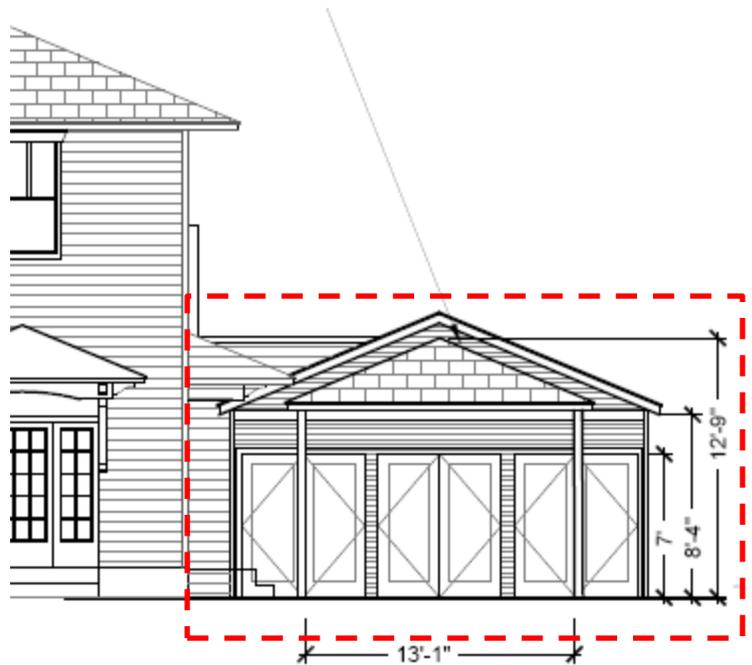


NORTH ELEVATION – FRONT FACING E. 12TH STREET

EXISTING

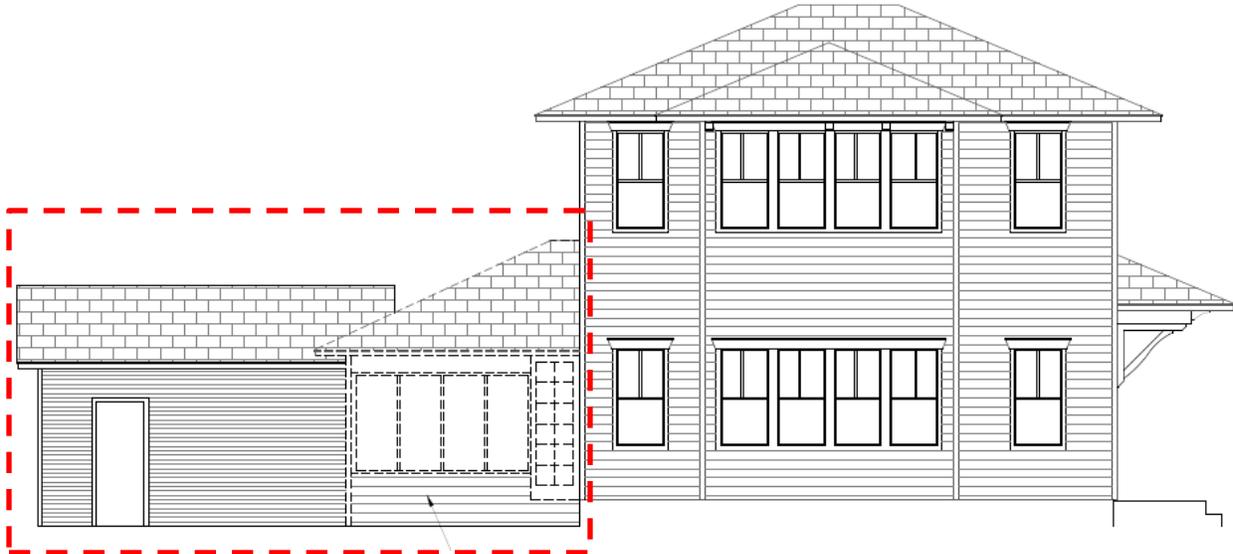


PROPOSED

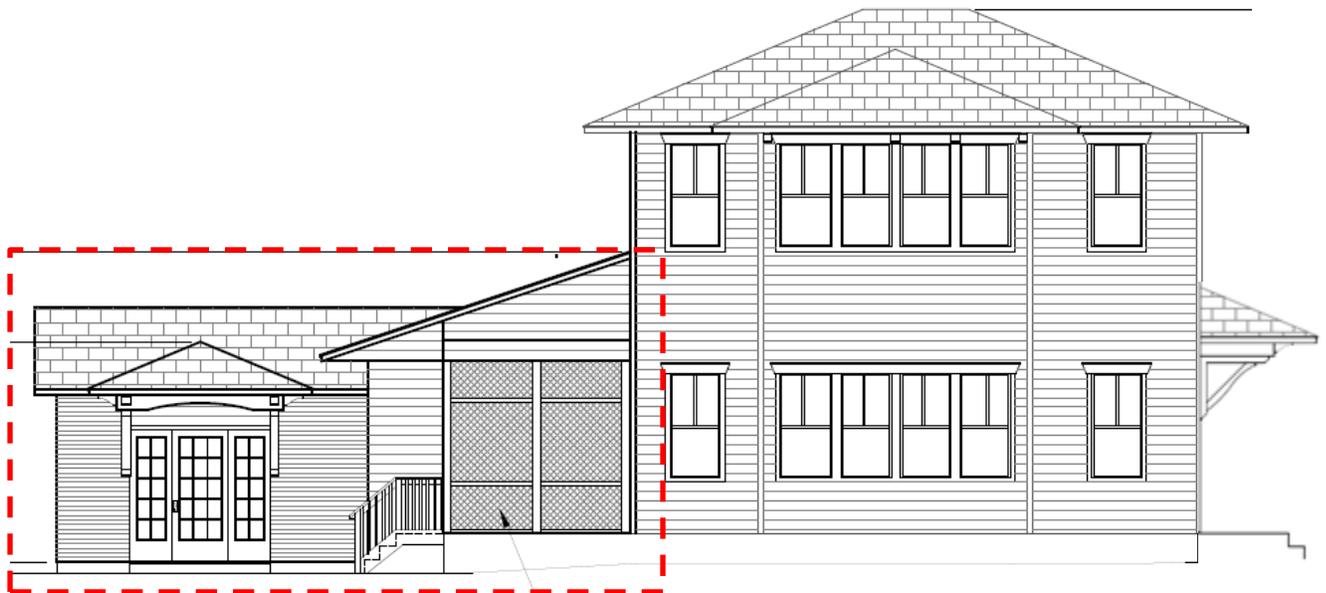


EAST SIDE ELEVATION FACING CORTLANDT

EXISTING

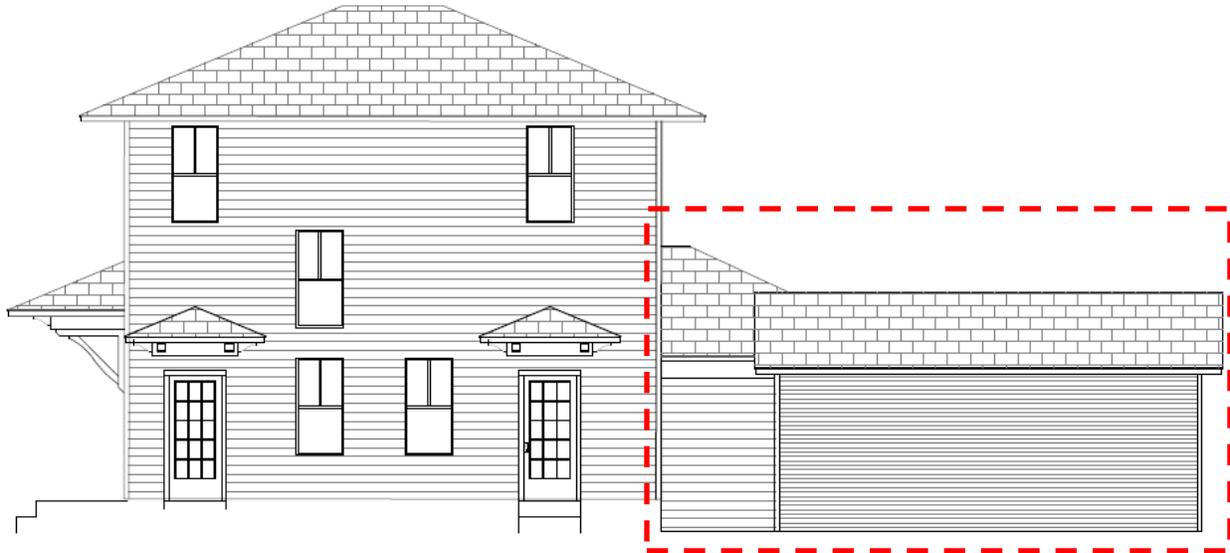


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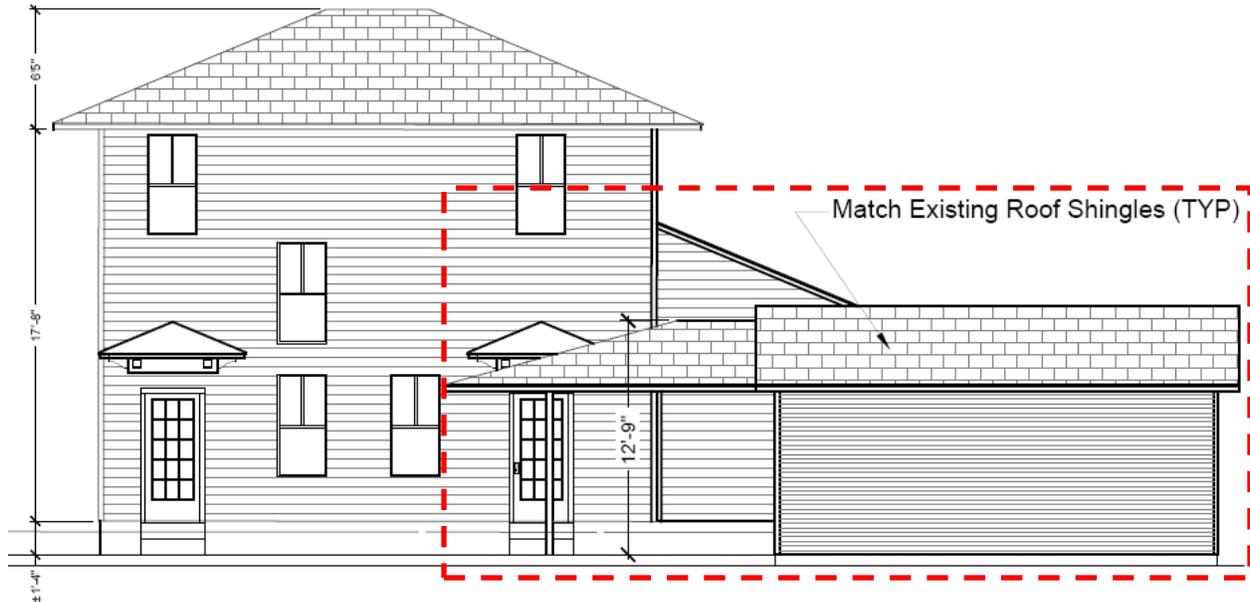


WEST SIDE ELEVATION

EXISTING

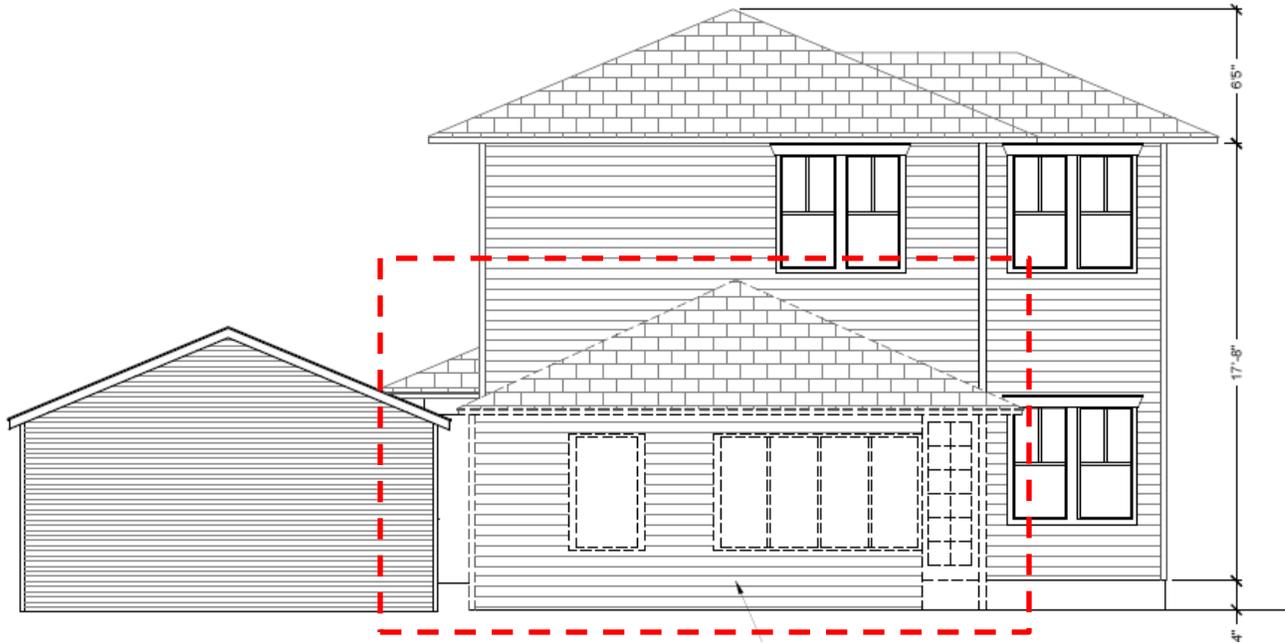


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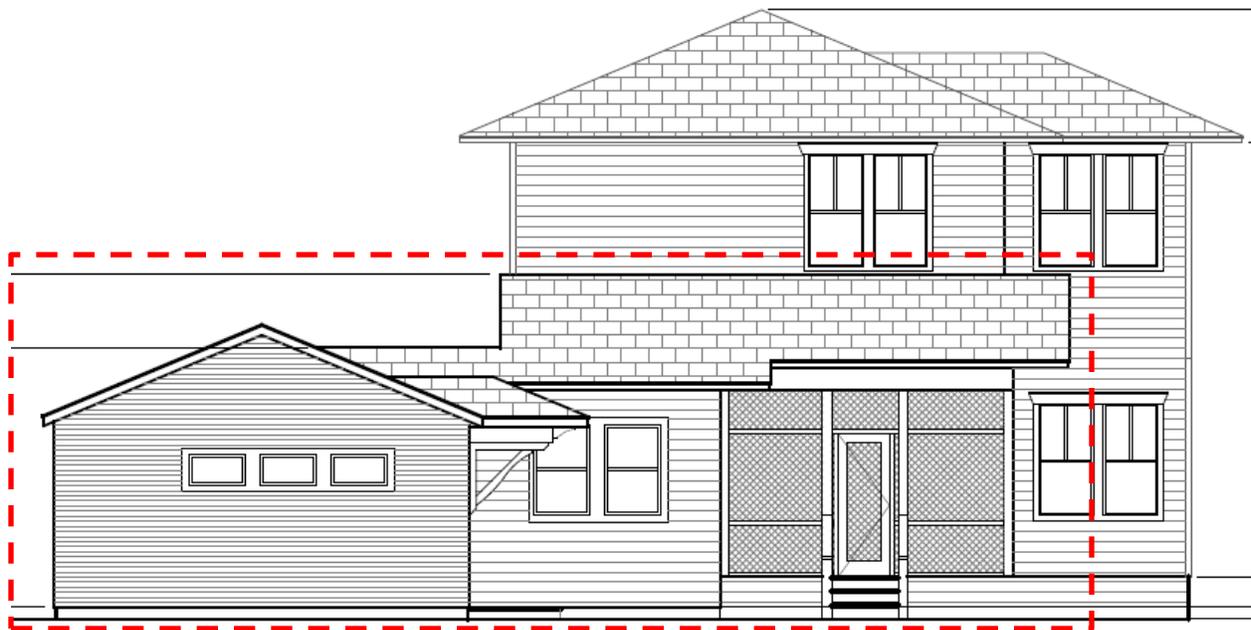


SOUTH (REAR) ELEVATION

EXISTING



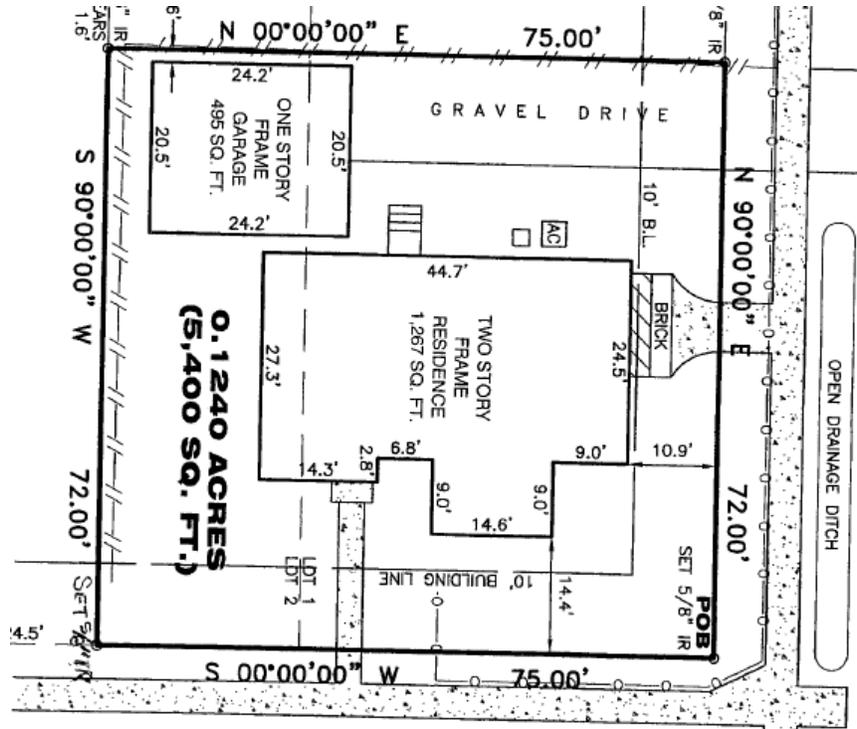
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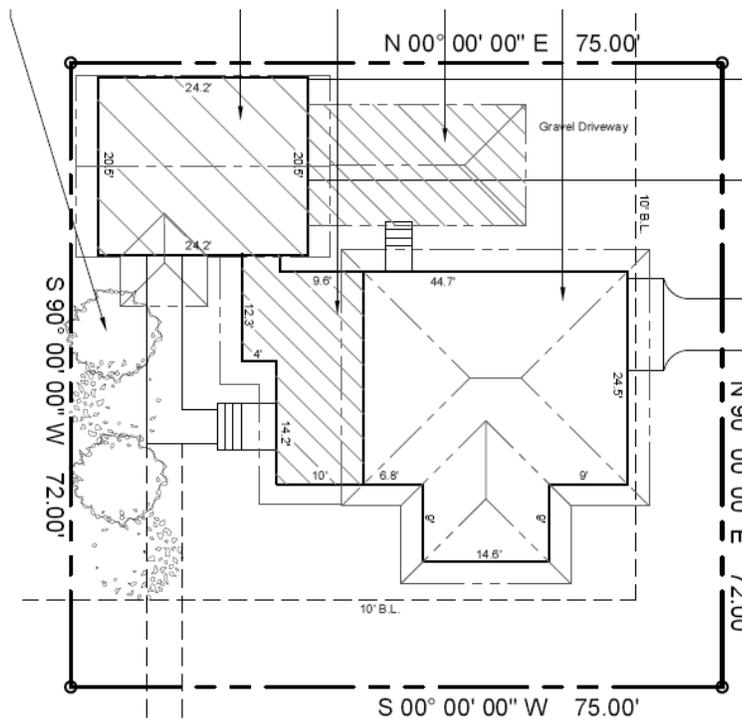


SITE PLAN

EXISTING



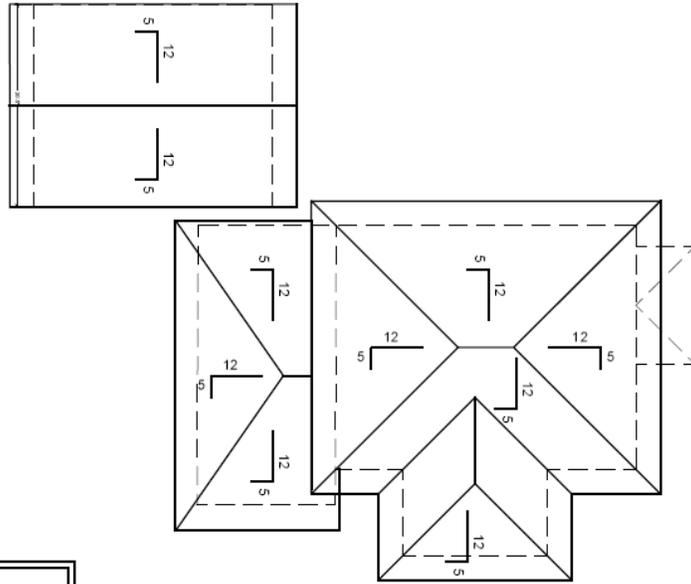
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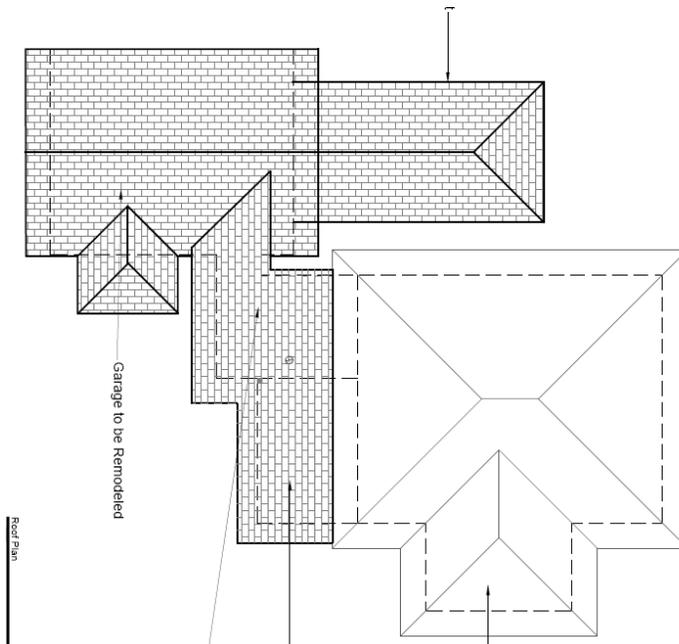


ROOF PLAN

EXISTING



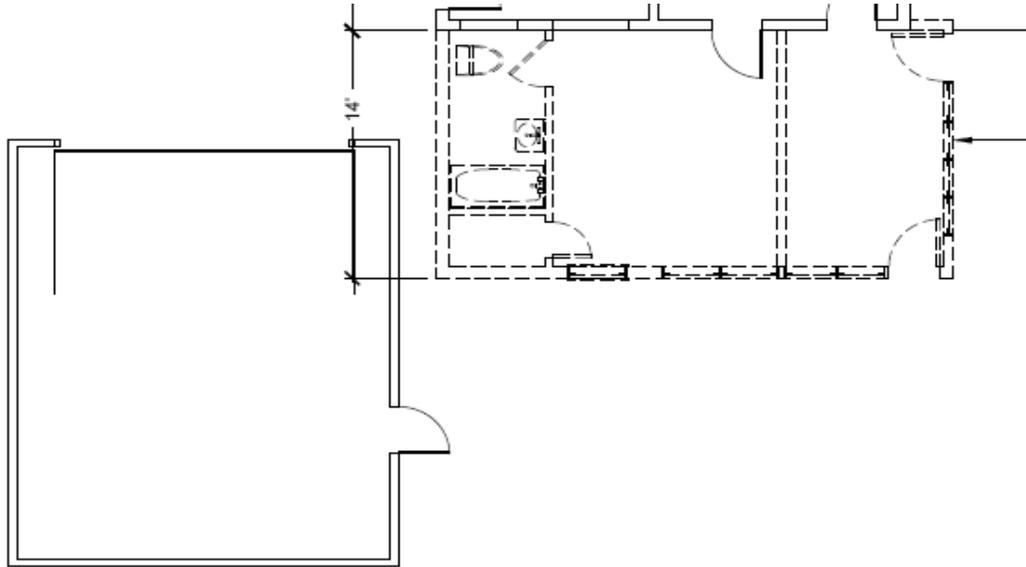
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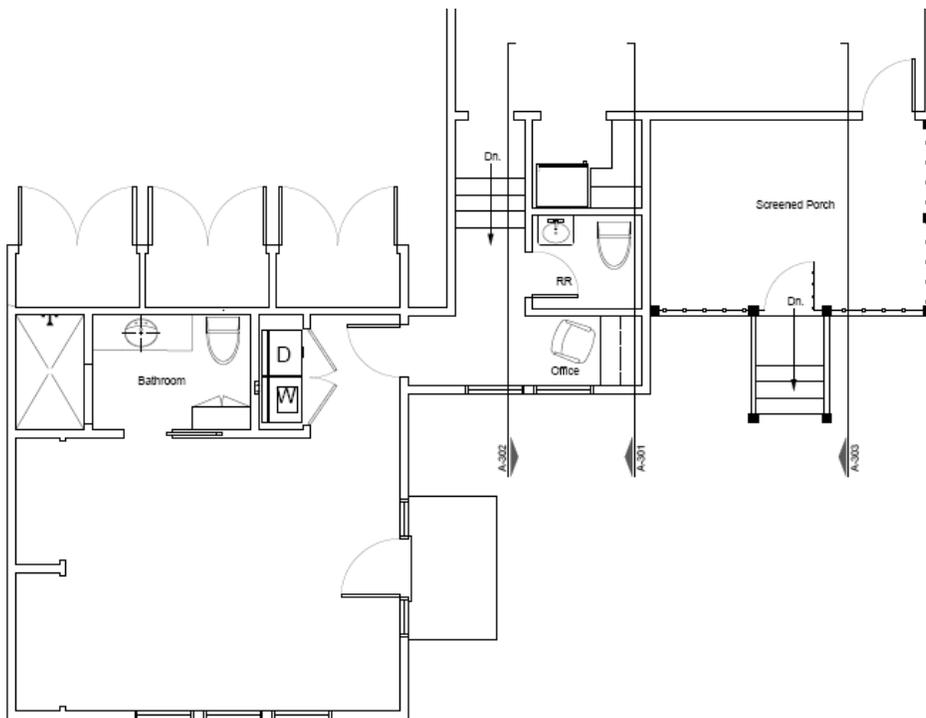


FIRST FLOOR PLAN

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

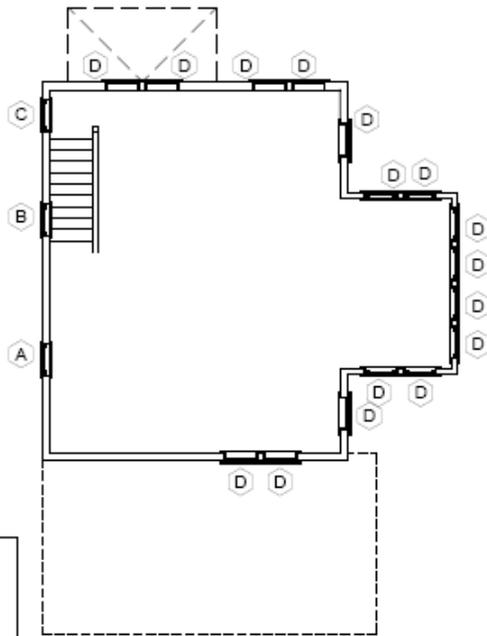
EXISTING

Existing Windows

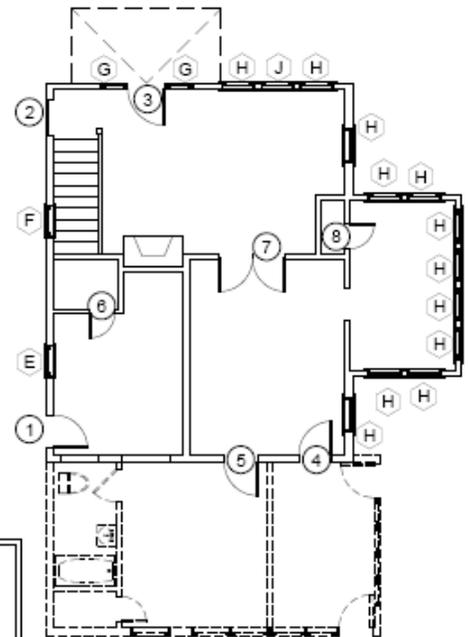
- A 2'4" x 3'10" DH
- B 1'11" x 3'10" DH
- C 2' x 3'10" DH
- D 2'8" x 4'10" DH
- E 2'5" x 2'10" DH
- F 1'10" x 2'1" DH
- G 1'4-1/2" x 6'7" Side Lite
- H 2'8" x 5'1" DH
- J 3'10" x 5'1" DH

Existing Doors

- 1 2'8" x 6'7"
- 2 2'8" x 6'8"
- 3 3' x 6'7"
- 4 2'8" x 6'7", 15 Lite
- 5 2'8" x 6'7" (Remove door and in-fill wall.)



Existing Second Floor Window & Door Schedule 2
Scale: 1/8" = 1'-0"



Existing Doors

- 6 2' x 6'7"
- 7 PR 2'6" x 6'8"
- 8 2' x 6'7"
- 9 3' x 6'8"

Existing First Floor Window & Door Schedule 1
Scale: 1/8" = 1'-0"

WINDOW / DOOR SCHEDULE

EXISTING

Existing Windows

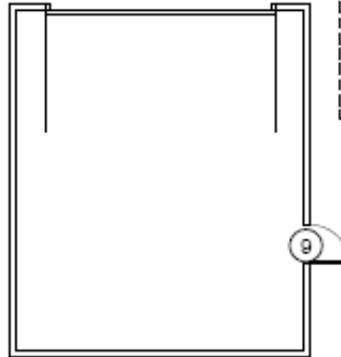
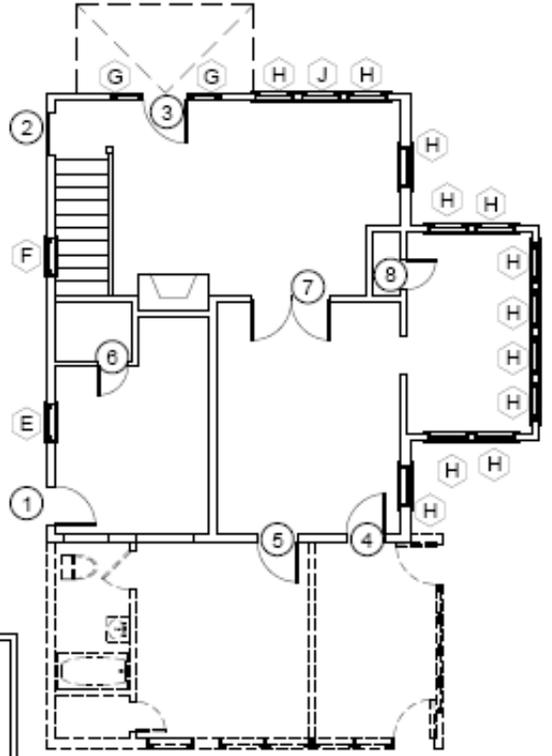
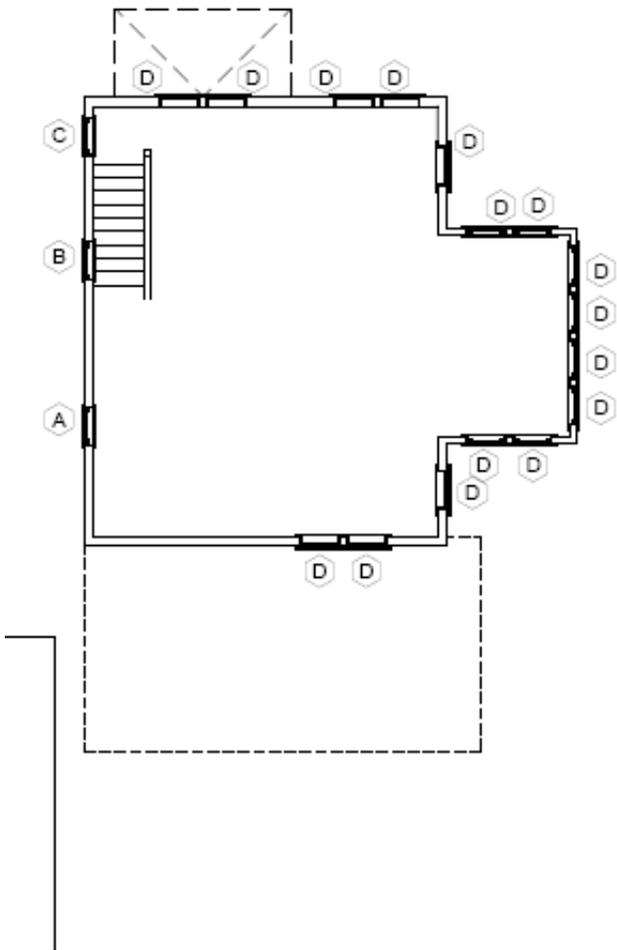
- A 2'4" x 3'10" DH
- B 1'11" x 3'10" DH
- C 2' x 3'10" DH
- D 2'8" x 4'10" DH
- E 2'5" x 2'10" DH
- F 1'10" x 2'1" DH
- G 1'4-1/2" x 6'7" Side Lite
- H 2'8" x 5'1" DH
- J 3'10" x 5'1" DH

Existing Doors

- 1 2'8" x 6'7"
- 2 2'8" x 6'8"
- 3 3' x 6'7"
- 4 2'8" x 6'7", 15 Lite
- 5 2'8" x 6'7" (Remove door and in-fill wall.)

Existing Doors

- 6 2' x 6'7"
- 7 PR 2'8" x 6'8"
- 8 2' x 6'7"
- 9 3' x 6'8"



WINDOW / DOOR SCHEDULE

PROPOSED

Windows

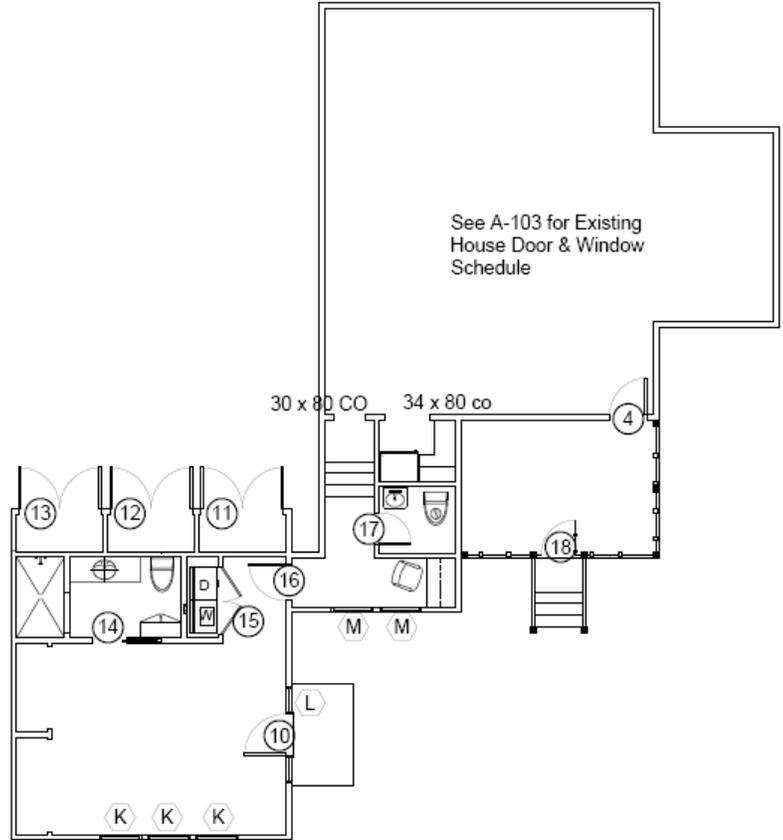
- Ⓚ 3' x 1'6" Awning Windows, Dbl Pane, Low E
- Ⓛ 2' x 6'8" Dbl Pane, Low E, Side Lites
- Ⓜ 3' x 4'6" DH, Dbl Pane, Low E

Doors

- ④ Existing 2'9" X 6'7"
- ⑩ 2'9" x 6'8" SC, WD, Dbl Pane Lites
- ⑪ PR 3' x 6'8" SC, WD
- ⑫ PR 3' x 6'8" SC, WD
- ⑬ PR 3' x 6'8" SC, WD
- ⑭ Pocket Door, 2'8" x 6'8" SC, WD
- ⑮ PR 2'6" x 6'8" SC, WD
- ⑯ 2'8" 6'8" SC, WD
- ⑰ 2'4" x 6'8" SC, WD
- ⑱ 2'8" x 6'8" Solid Wd Frame Screen Door

Hardware

- Lockset
- Lockset
- Lockset
- Lockset
- Lockset
- Privacy Set
- Passage Set
- Privacy Set
- Privacy Set
- Lockset



PROJECT DETAILS

Shape/Mass: Existing: The property includes a historic 2,016 square foot, two-story wood frame single-family residence and an attached garage. The existing house is approximately 24'-5" wide by 44'-7" deep, and approximately 25'-7" ridge height.

Proposed: The alteration adds 100 square feet on the rear of the house and will measure 30'-5" wide by 10' deep by 16'-6" ridge height. A proposed carport will be attached to the front of the existing garage. It will measure 18' deep by 14' wide with a ridge height of 12'-9".

Setbacks: Existing: The house is situated 10.9' from the front (north), 14.4' from the east, and 10' from the south property lines.

Proposed: The addition will be situated 44.7' from the front (north), 14.4' from the east, and 10' from the south property lines.

Foundation: The existing house has a pier and beam foundation, with a finished floor height of 1'-4". The addition will match the existing.

Windows/Doors: The existing house has all original 1-over-1 wood single hung windows that will remain. Windows in proposed addition will be 1-over-1 single hung wood windows. The proposed doors will consist of wood panel doors on the north elevation of the garage, a wood screened door on the rear (south) elevation and a wood 15 divided lite wood door on the east elevation of the garage. Please refer to window and door schedule.

Exterior Materials: The existing house is clad in 117 original wood siding. The proposed addition will also be clad in 117 wood siding.

Roof: The existing house has a hipped roof with a side hip, with ridge height of 25'-7", an eave height of 19'-2" and a roof pitch of 5:12. The proposed addition will have a shed roof, with ridge height of 16'-6", an eave height of approximately 10' and a roof pitch of 5:12. The proposed carport will also have a hipped roof with a 5:12 roof pitch.

Front Elevation: No changes to the north elevation on the existing house. A proposed 18' deep by 14' wide carport (North) will be attached to the front of the existing garage. Remove garage door and install three sets of doors on the front elevation of the garage. Please refer to elevation plans.

Side Elevation: No changes to the east elevation on the existing house. Two, new screened windows will added (East) to the proposed addition. One new covered door opening will be added to the east elevation to the garage. Add one new door opening with a 15 divided lite wood door, which is flanked by two, ten lite side windows. The door opening will match the existing door opening on the north elevation of the house. Please refer to elevation plans.

Side Elevation: No changes to the west elevation of the existing house and garage. Please refer to elevation (West) plans.

Rear Elevation: Construct a 100 square foot one story addition on the rear of the house, which will connect to the (South) existing garage by using an enclosed hallway. The addition will measure 30'-5" wide by 10' deep by 16'-6" ridge height. Two new 1-over-1, wood windows will be installed on the rear addition. Three, grouped, fixed windows will be added on the rear elevation of the garage. Please refer to elevation plans.