

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** September 2, 2015

**Applicant:** Jessica L Wilson, owner

**Property:** 1507 Ashland Street, Lots 15 & 16, Block 146, Houston Heights Subdivision. The property includes a historic 1,380 square foot, one-story wood frame single-family residence situated on a 8,800 square foot (66' x 132') interior lot.

**Significance:** Contributing Gable-front Cottage residence, constructed circa 1910, located in the Houston Heights Historic District West.

**Proposal:** Alteration – The applicant received a COA at the January 2015 HAHC meeting to construct a 1½ story addition to the existing one-story residence. The applicant has revised the approved addition and now request approval for a rear one-story addition.

- The addition will begin 46'-4" back from the front wall and will measure 12'-9" wide, 19'-6" deep, 11'-5" to the eave, and 15'-9" to the ridge.
- Clad with wood beveled lap siding
- Gable roof with a 6/12 pitch
- Wood single lite casement and fixed windows

See enclosed application materials and detailed project description on p. 6-18 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

**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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |  |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|--|
| <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 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 type="checkbox"/>            | (11)                 | The proposed activity will comply with any applicable deed restrictions.  |                            |  |



PROPERTY LOCATION

Building Classification

- Contributing
- Non-Contributing
- Park

HOUSTON HEIGHTS HISTORIC DISTRICT WEST



INVENTORY PHOTO



**NEIGHBORING PROPERTIES**



*1505 Ashland – Contributing – 1920 (neighbor)*



*1509 Ashland – Contributing – 1920 (neighbor)*



*1501 Ashland – Contributing – 1920 (blockface)*



*1504 Ashland – Noncontributing – New (across street)*



*1506 Ashland– Contributing – 1920 (across street)*



*1510 Ashland– Contributing – 1920 (across street)*

**3D RENDERING – FRONT FACING ASHLAND STREET**

APPROVED – 1/29/15

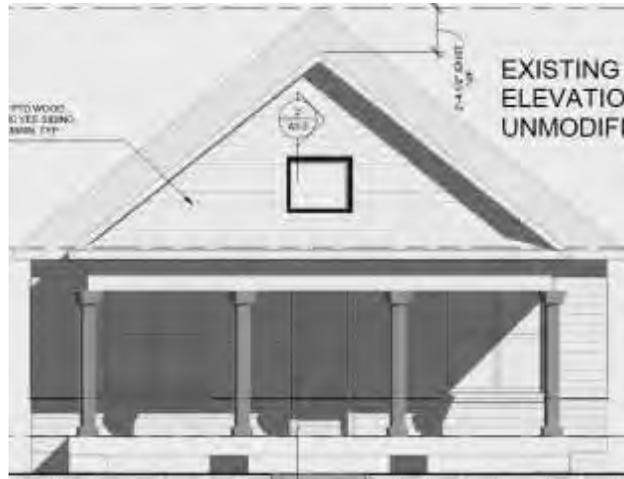


**REAR (WEST) ELEVATION**



**EAST ELEVATION – FRONT FACING ASHLAND STREET**

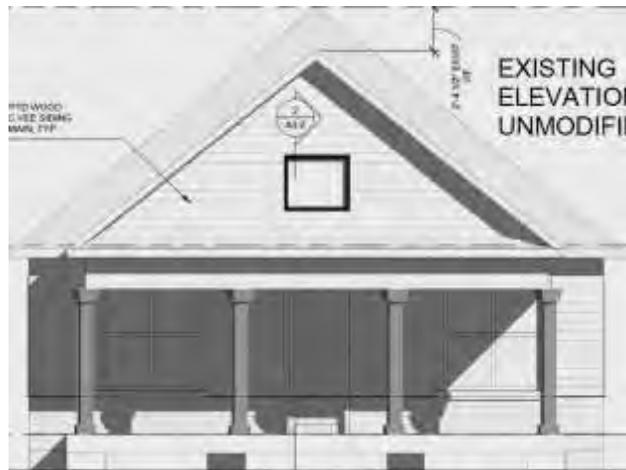
EXISTING



APPROVED – 1/29/15



PROPOSED

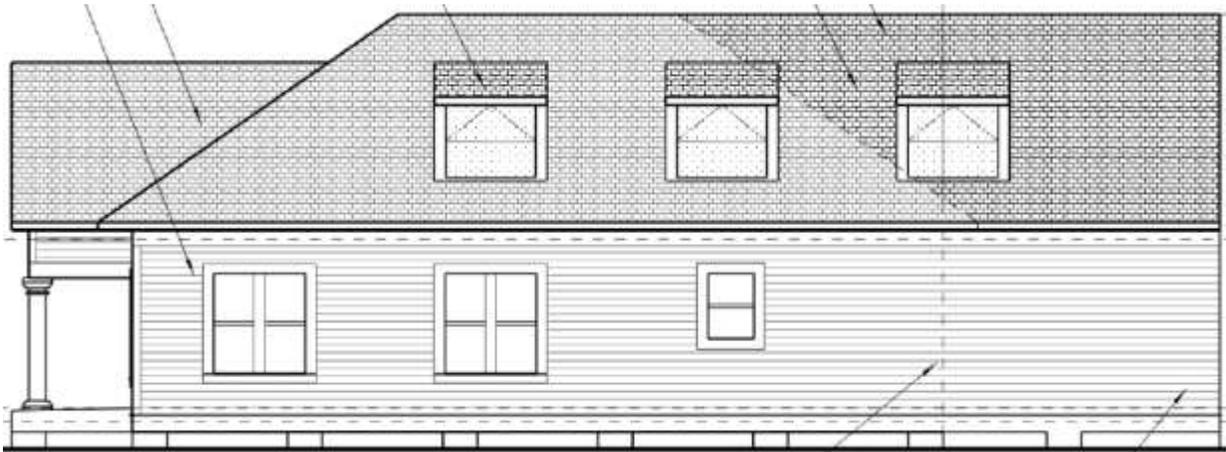


**NORTH SIDE ELEVATION**

EXISTING



APPROVED – 1/29/15



PROPOSED



**SOUTH SIDE ELEVATION**

EXISTING



APPROVED – 1/29/15



PROPOSED



**WEST (REAR) ELEVATION**

EXISTING



APPROVED – 1/29/15



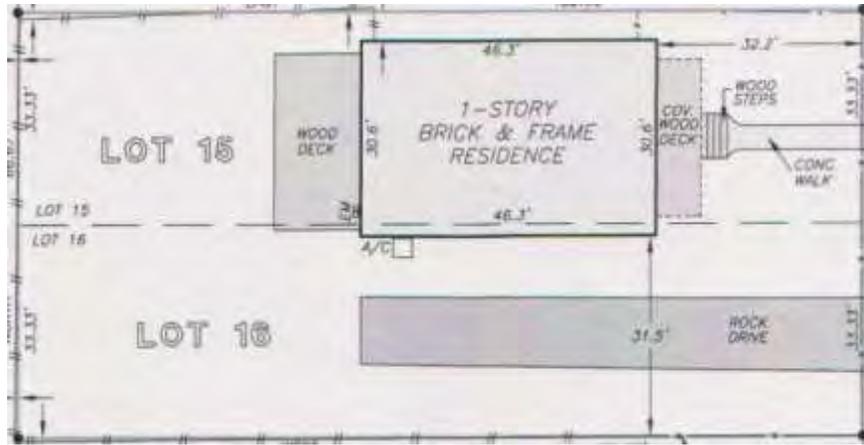
PROPOSED



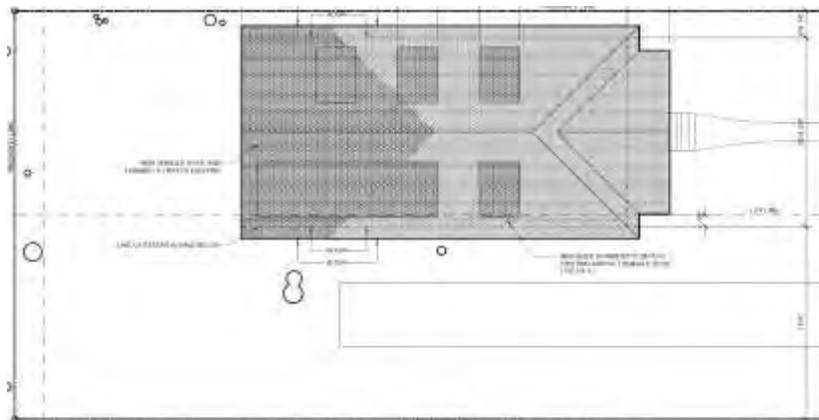


**SITE PLAN**

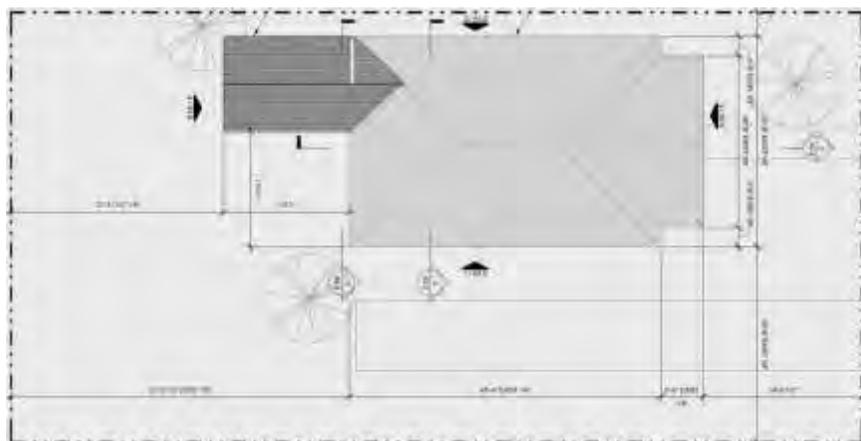
EXISTING



APPROVED – 1/29/15



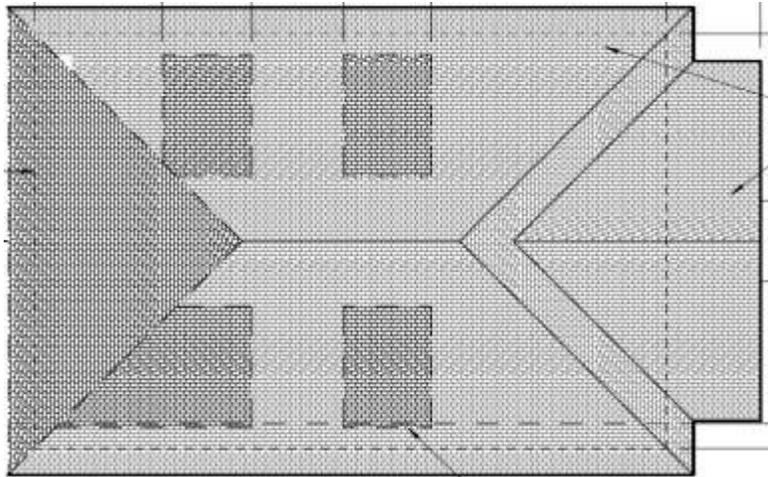
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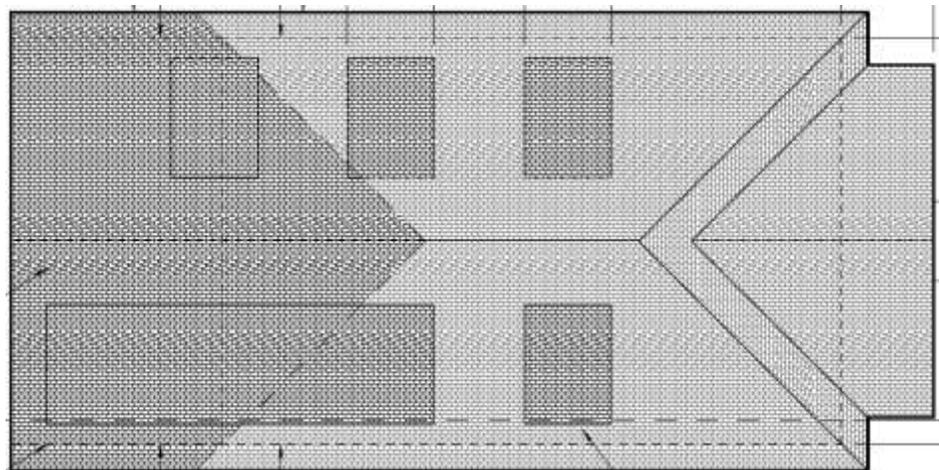


**ROOF PLAN**

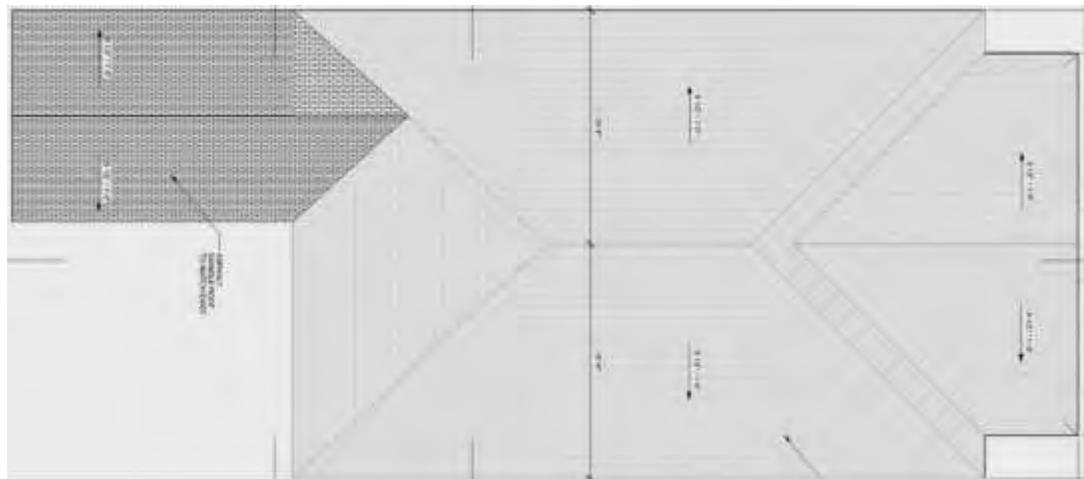
EXISTING



APPROVED – 1/29/15



PROPOSED





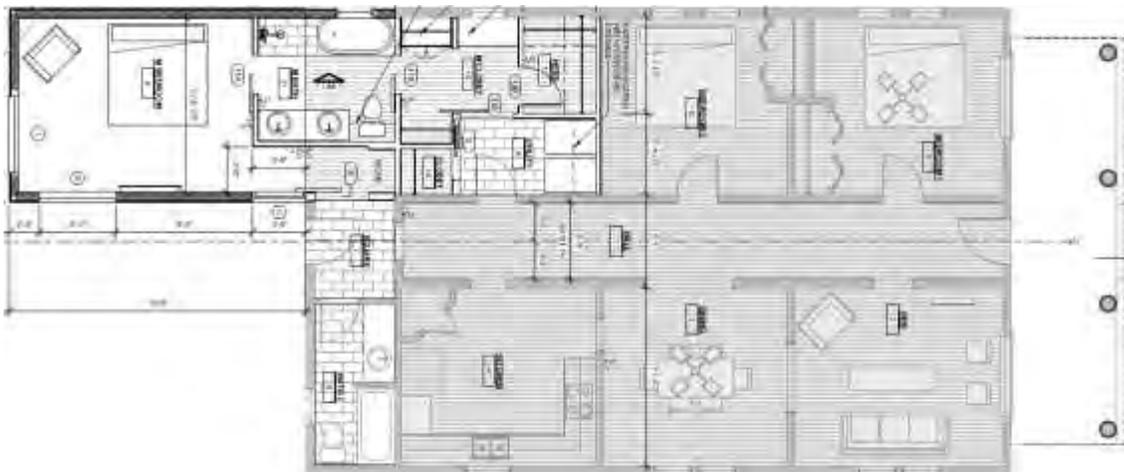
**FIRST FLOOR PLAN  
EXISTING**



APPROVED – 1/29/15

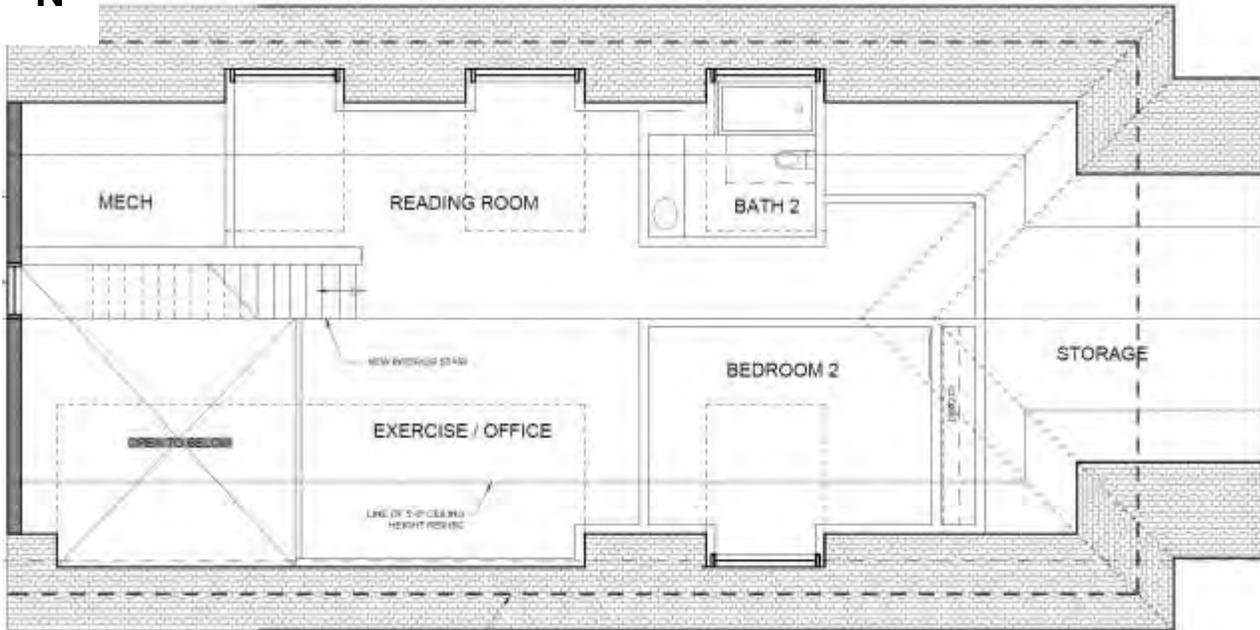


PROPOSED



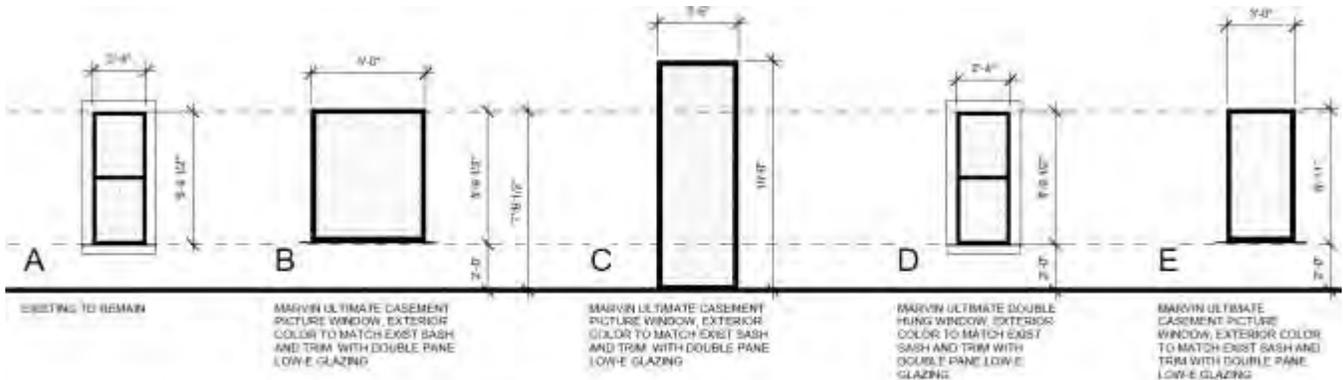
**SECOND FLOOR PLAN**

APPROVED – 1/29/15



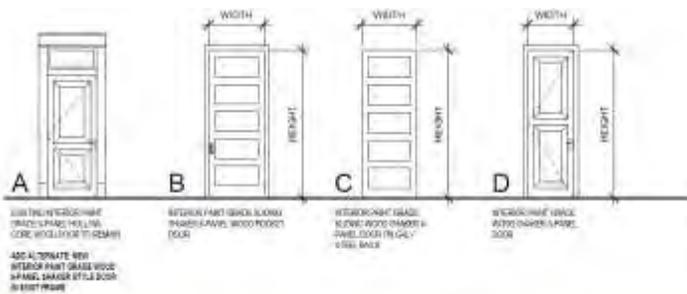
WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE



ALL WINDOWS "MARVIN" WOOD ULTIMATE PRODUCT LINE OR BETTER, OR OTHER MANUFACTURER FROM EQUAL OR BETTER PRODUCT LINE  
 TYPICAL ALL WINDOWS: SHGC 0.28 & U VALUE 0.31 UNLESS NOTED OTHERWISE  
 UNLESS NOTED OTHERWISE ON PLANS, MOUNT 1ST FLOOR WINDOWS TO MATCH EXISTING WINDOW HEAD HEIGHTS

DOOR SCHEDULE



DOOR SCHEDULE											
DOOR #	ROOM NAME	DOOR				FRAME					HOW REMARKS
		TYPE	WIDTH	HEIGHT	MAT	GLASS TY.	MAT	JAMB	HEAD	SILL	
LEVEL 1											
B	MASTER BEDROOM	C	3'-0"	6'-0"							HAFELE TRITEC BARN DOOR HARDWARE SYSTEM
B	UTILITY CLOSET	B	2'-0"	6'-0"	HC		WD				
11A	MASTER BATH	C	2'-6"	6'-0"							HAFELE TRITEC BARN DOOR HARDWARE SYSTEM
11B	MASTER BATH	C	2'-6"	7'-0"							HAFELE TRITEC BARN DOOR HARDWARE SYSTEM
12A	MASTER CLOSET	C	3'-0"	6'-0"							HAFELE TRITEC BARN DOOR HARDWARE SYSTEM
12B	CLOSET (SINGLE SWINGS)	D	2'-6"	6'-0"	HC		WD				

**PHOTOS SUBMITTED BY APPLICANT**

**EXISTING SOUTH-EAST PERSPECTIVE**



EXISTING SOUTH-WEST PERSPECTIVE



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**PROJECT DETAILS**

**Shape/Mass:** The residence measures 32'-8" wide by 46'-4" deep with an 11'-5" eave and a 22'-10" ridge height. The addition will begin at the rear wall, 46'-4" back from the front wall and will measure 12'-9" wide, 19'-6" deep, 11'-5" to the eave, and 15'-9" to the ridge. *(Previously approved the addition will begin at the existing back wall and measure 30'-8" wide by 16' deep with an eave and ridge height matching the existing house).*

**Setbacks:** The residence is setback 31'-3" from the front property line, 3'-8" from the side, north property line, 30'-4" from the side, south property line, and 52'-6" from the rear property line; all setbacks will remain unchanged. The addition will be setback 3'-8" from the side, north property line, 48'-3" from the side, south property line, and 33' from the rear property line.

**Foundation:** The residence features a pier and beam foundation with a 2' finished floor height to remain. The addition will be built on a pier and beam foundation with a 2' finished floor height.

**Windows/Doors:** The residence features a wood front door and wood 1-over-1 sash windows; the front entry door and all sash windows will be retained. The addition will feature wood 1-over-1 sash and single lite casement and fixed windows. *(Previously approved the addition will feature aluminum fixed and casement windows).* A 1-over-1 sash window will be installed at the rear corner of the residence on the north elevation.

**Exterior Materials:** The residence feature wood beveled lap siding; all existing siding is to be retained. The addition will be clad with wood beveled lap siding to match the existing beveled lap siding. *(Previously approved the addition will feature wood beveled lap siding and a wood rain screen).* A vertical 1" wide strip of aluminum will be used to delineate the addition from the original house.

**Roof:** The residence features a hipped roof with a 6/12 pitch clad in composition shingles. The addition will feature a gable roof with a 6/12 pitch and will be clad with composite shingles. *(Previously approved the addition will extend the roof rearward with a rear gable and feature a 6/12 pitch and be clad in composition shingles).*

**Front Elevation:** Please see elevation drawings on pg. 7  
(East)

**Side Elevation:** Please see elevation drawings on pg. 8  
(North)

**Side Elevation:** Please see elevation drawings on pg. 9  
(South)

**Rear Elevation:** Please see elevation drawings on pg. 10  
(West)