

CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Steven Benavides for Ramiro Benavides, owner

Property: 1811 Shearn Street, Tract 9, Block 304, Shearn Subdivision. The property includes a historic 880 square foot, one-story wood frame single-family residence and a detached garage situated on a 3,333 square foot (33'-4" x 100') interior lot.

Significance: Contributing vernacular residence with Craftsman alterations, constructed circa 1900, located in the High First Ward Historic District.

Proposal: Alteration – Deferral *Revision* - Construct a 1,032 square foot two story addition at the original rear wall of the residence.

In August 2015, the applicant proposed a two-story addition to the rear of a one-story contributing residence. The HAHC expressed concerns over the lack of delineation between the original structure and the addition, the use of windows on the addition with more horizontally oriented proportions than those on the existing structure, windows on the second floor of the addition that did not align with those on the first floor, and a depth difference between the first and second floors of a proposed rear side porch. The HAHC moved to defer this item to allow the applicant time to make appropriate changes

The applicant has since consulted with staff and made the following revisions to their proposal:

- Clarified that roof shingles are proposed to be used to visually separate the first and second floors of the addition.
- Added taller and narrower windows to the proposed addition.
- Aligned a pair of windows on the first and second floor of both sides of the addition.
- Adjusted the depth of the proposed second floor balcony so that the exterior wall aligns with the corresponding wall of the proposed outdoor kitchen on the first floor when viewed from the west.

Proposed August 27, 2015

- *Two non-original vinyl windows will be removed and replaced with wood windows*
- *Two existing rear additions will be removed with the exception of the west wall which overlaps the side property line and will be retained*
- *Existing non-original front porch columns will be removed and replaced*
- *The foundation will be raised from a 1'-7" finished floor height to 2'-6"*
- *An existing non-contributing detached metal shed and non-contributing detached garage*

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: September 24, 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.

will be demolished

- *Non-original shed porch extensions and carport will be removed*
- *The addition will feature a ridge height of 29' and a 21'-11" eave*

See enclosed application materials and detailed project description on p. 5-19 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

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CURRENT PHOTO

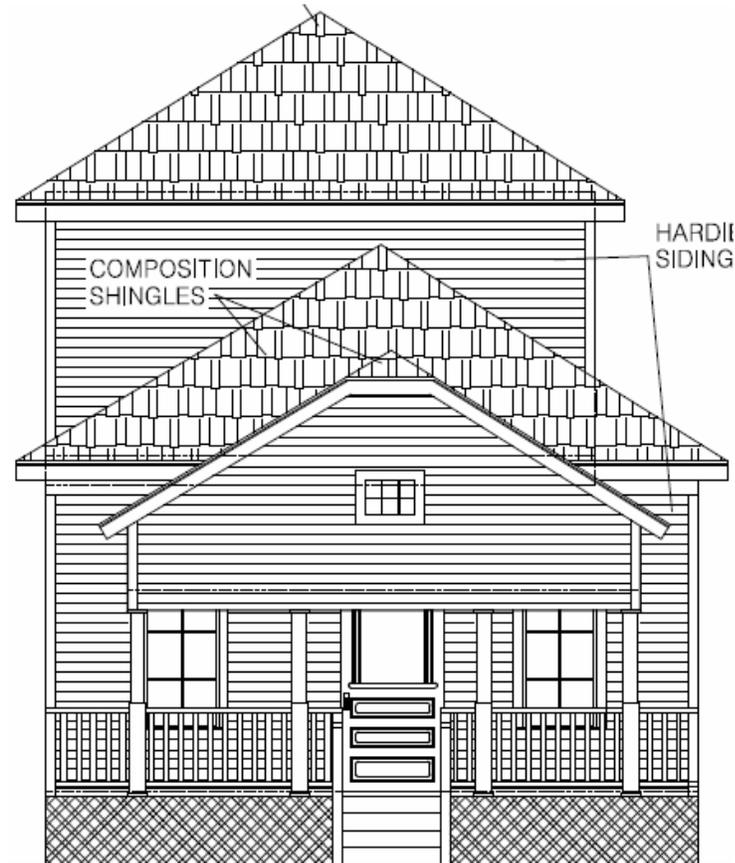


NORTH ELEVATION – FRONT FACING SHEARN STREET

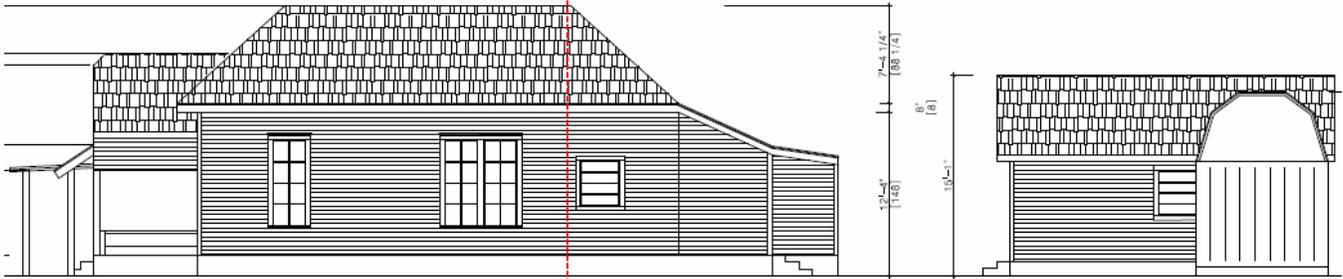
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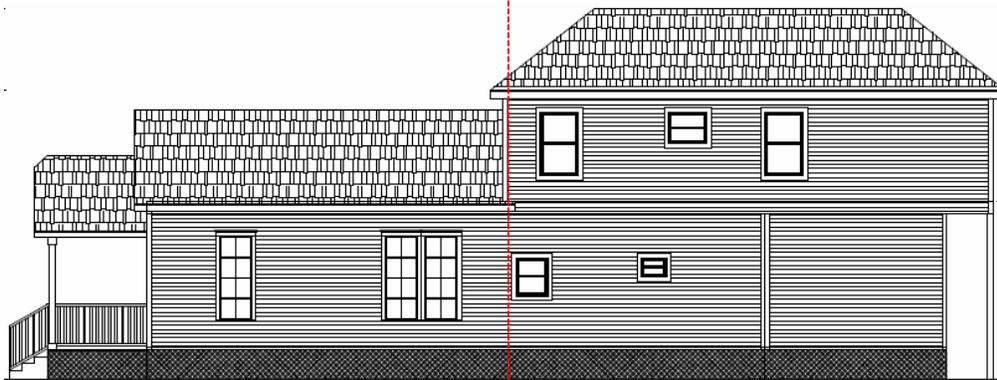
PROPOSED (NO CHANGES)



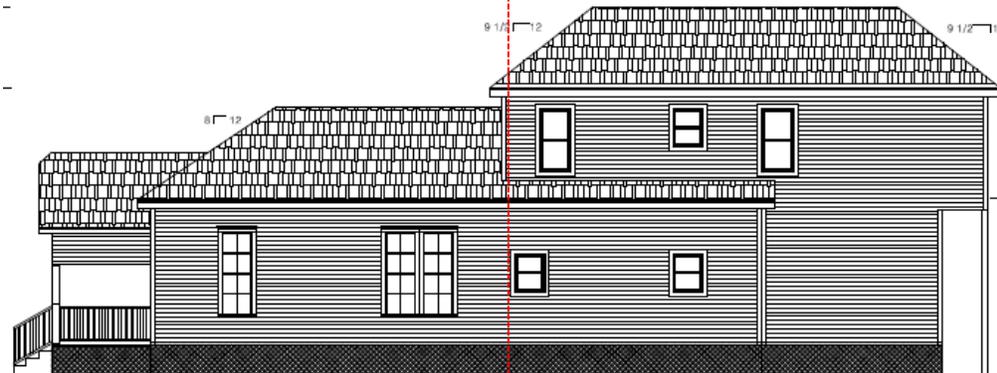
WEST SIDE ELEVATION
EXISTING



DEFERRED 8/24/2015



PROPOSED

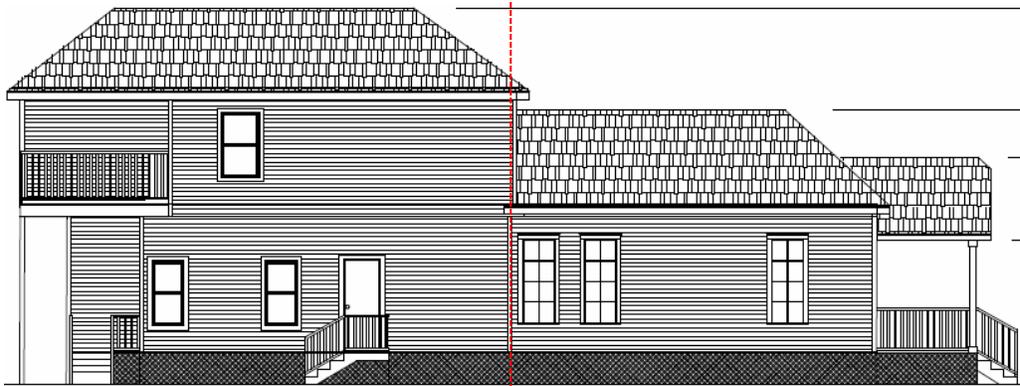


EAST SIDE ELEVATION

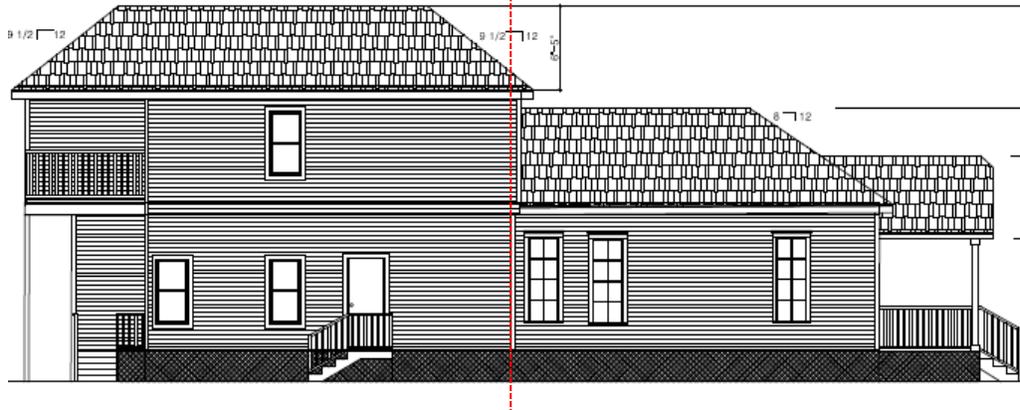
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DEFERED 8/24/2015



PROPOSED



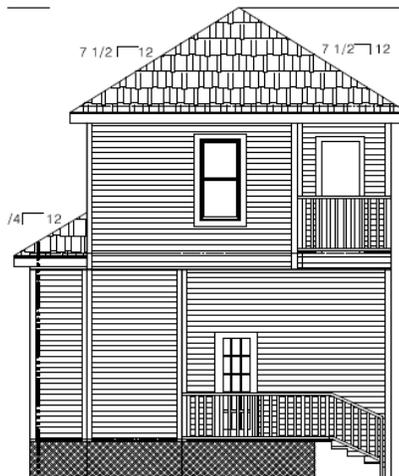
SOUTH (REAR) ELEVATION
EXISTING

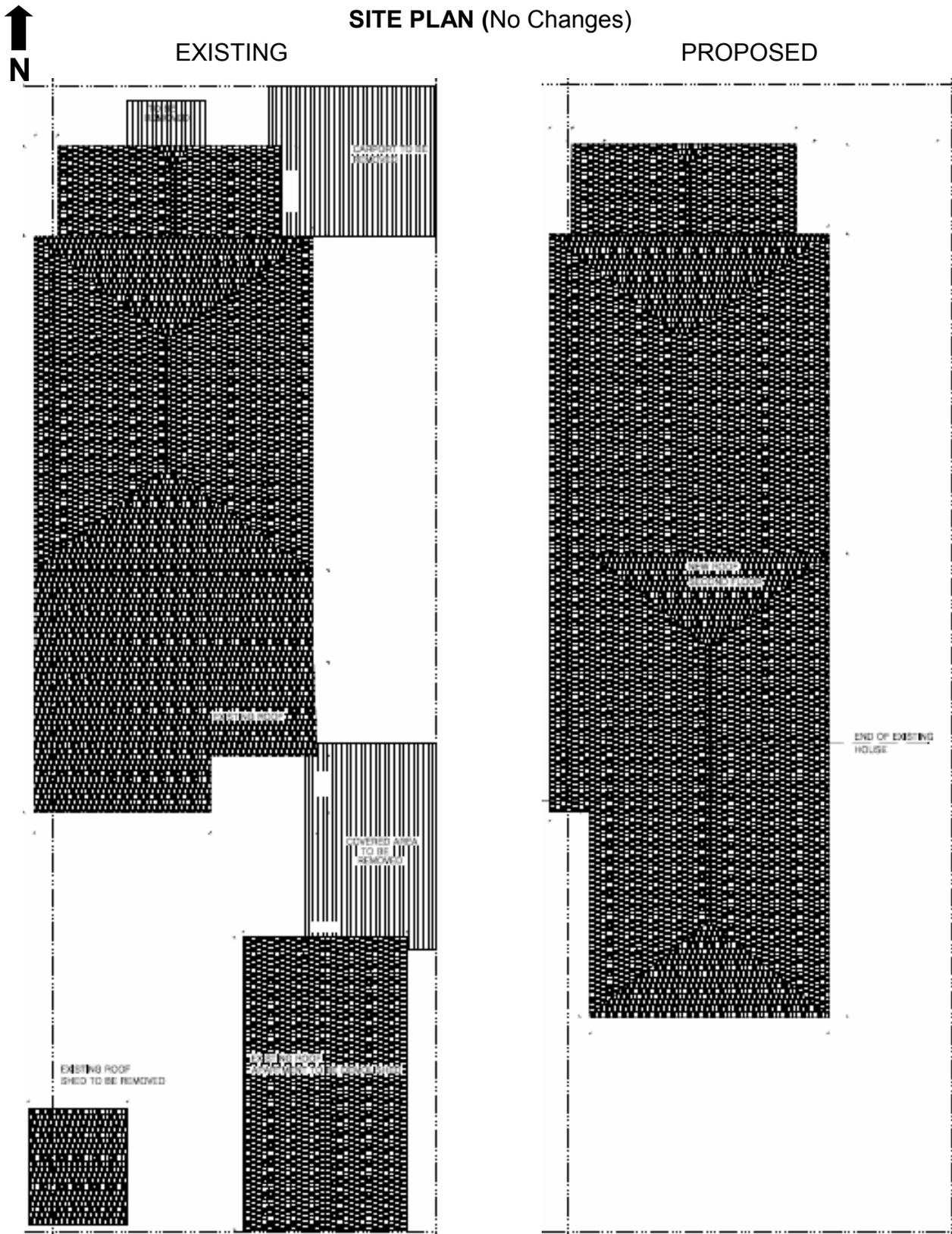


DEFERRED 8/24/2015



PROPOSED



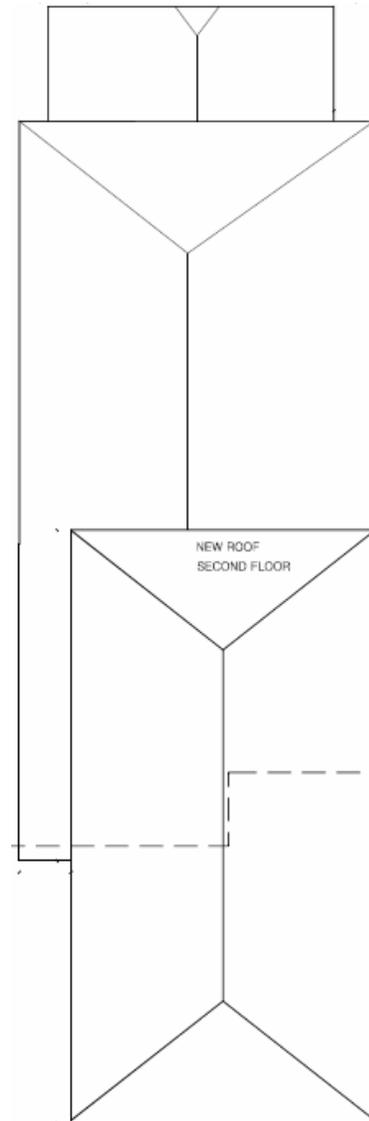
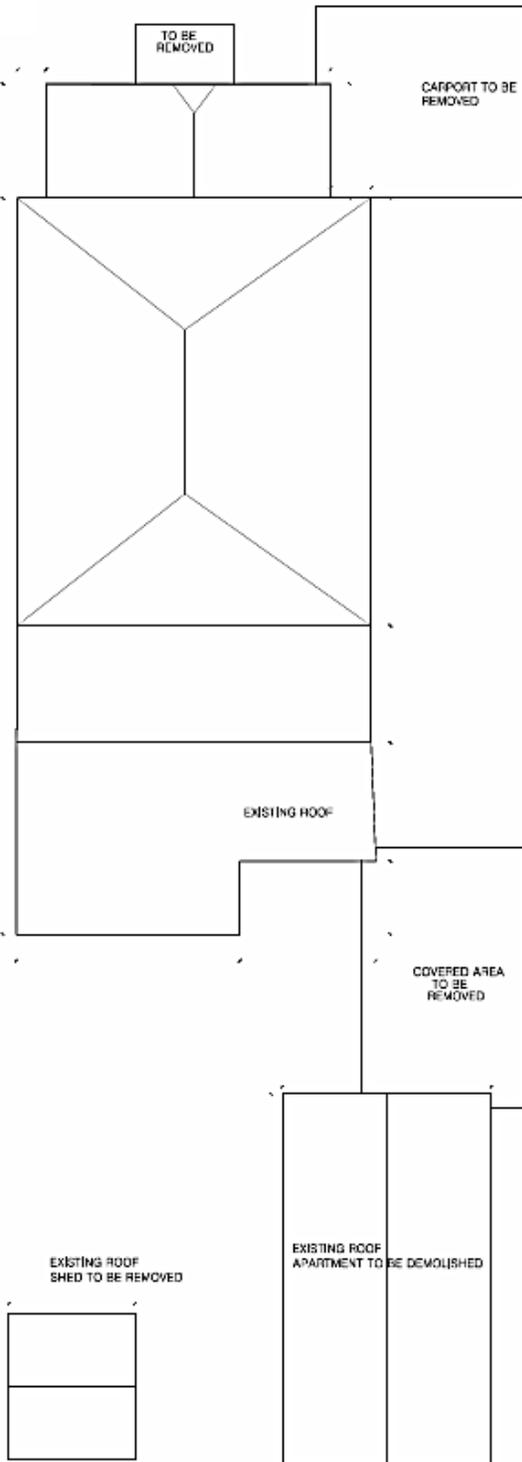




ROOF PLAN (No Changes)

EXISTING

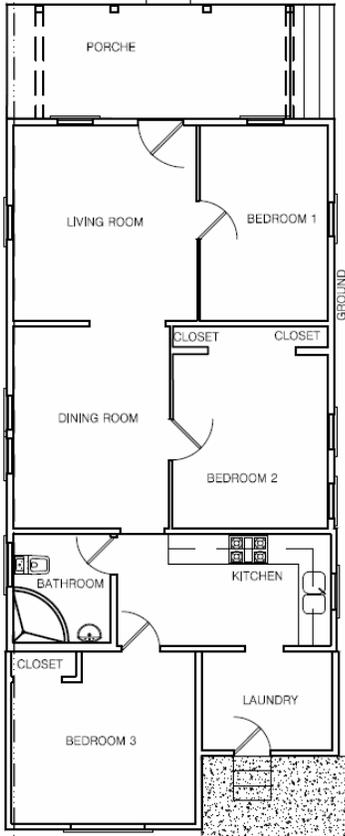
PROPOSED



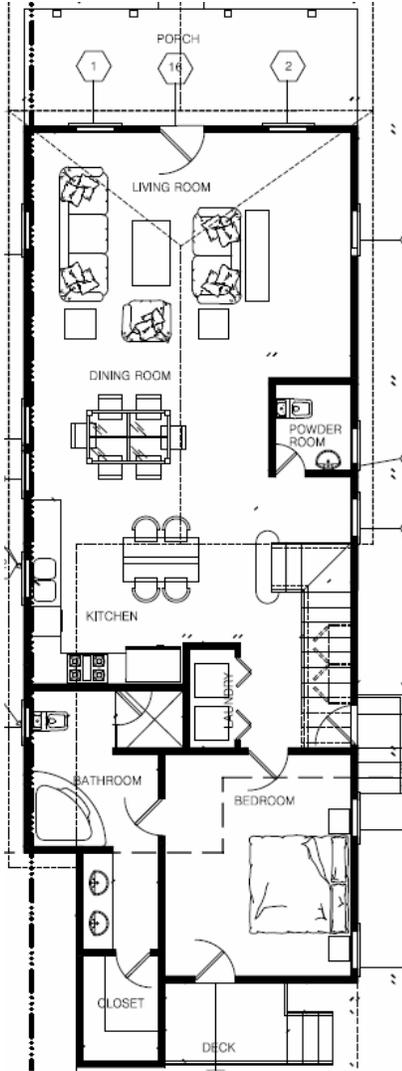
FIRST FLOOR PLAN



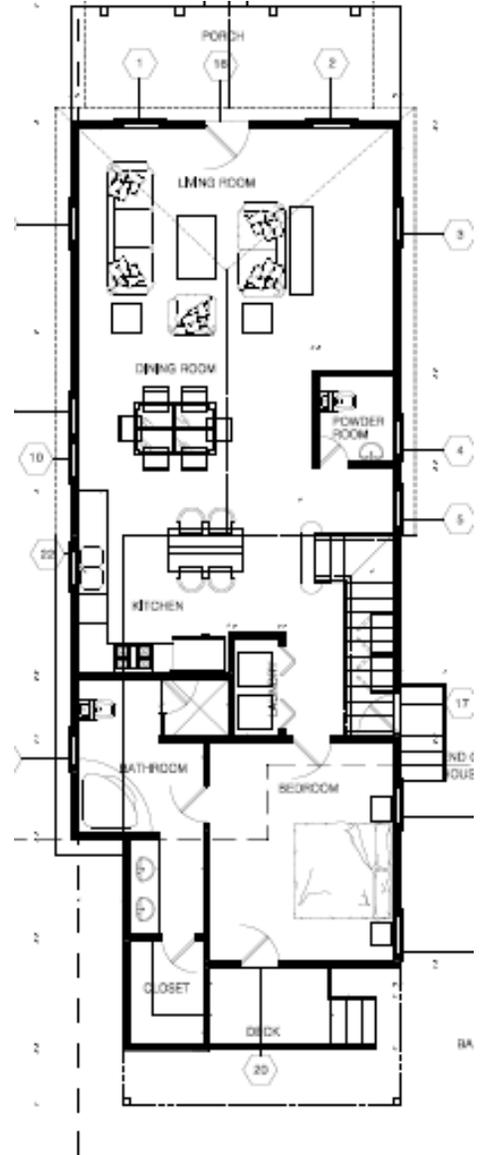
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DEFERRED 8/27/15



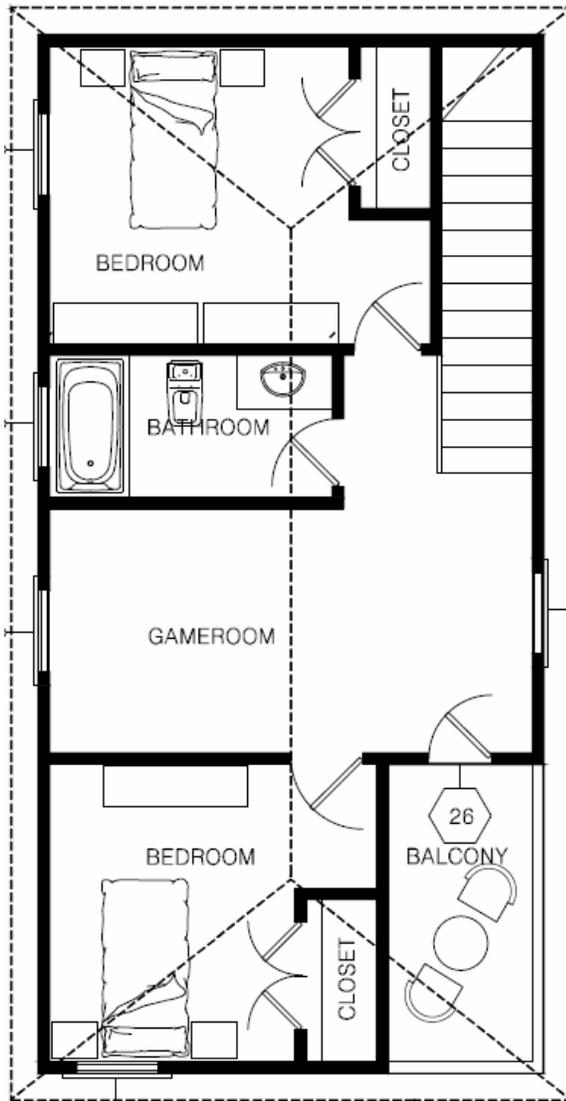
PROPOSED



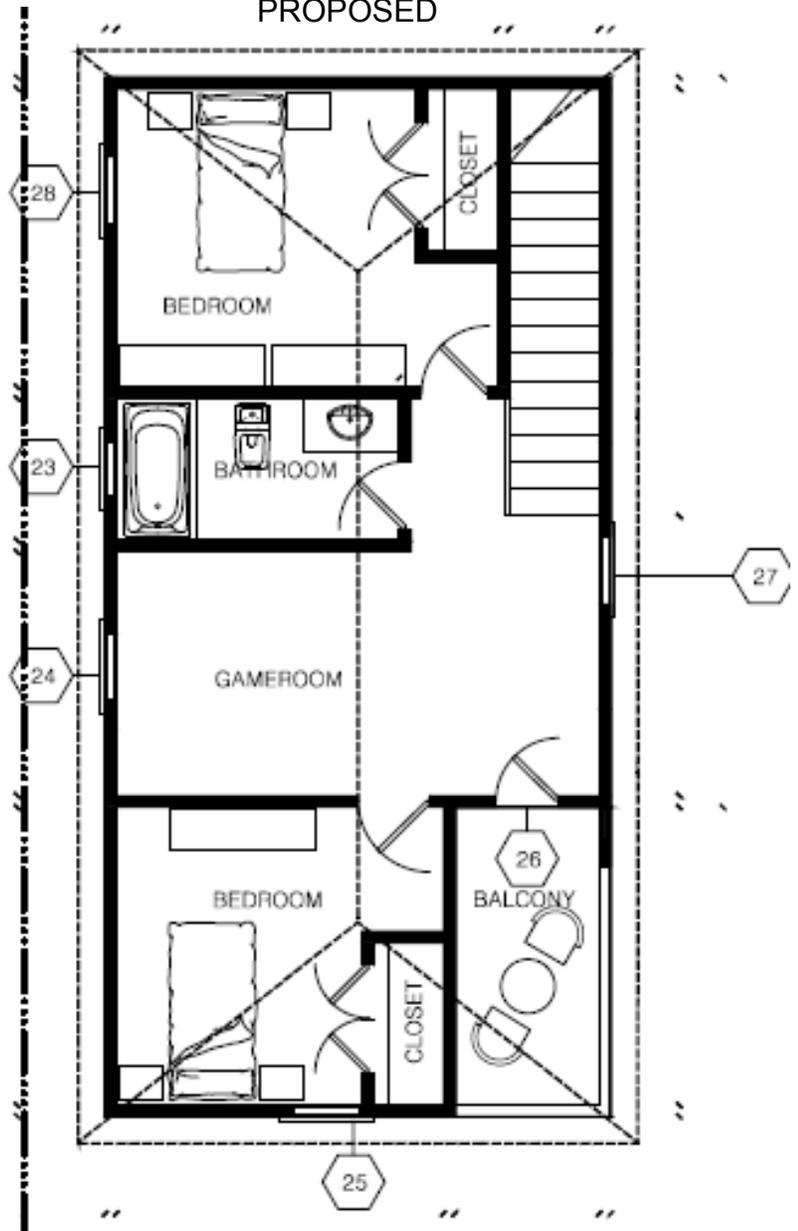
SECOND FLOOR PLAN



DEFERRED 8/27/15



PROPOSED



WINDOW / DOOR SCHEDULE

MARK	WIDTH	HEIGHT	DESCRIPTION	PROPOSED
1	2'-4"	5'-10"	EXISTING VINYL WINDOW SINGLE HUNG	TO BE REMOVED AND REPLACED FOR A NEW WOOD WINDOW W-2500 JELD WEN FROM GROGAN BUILDING SUPPLY SINGLE HUNG, SAME DIMENSIONS.
2	2'-4"	5'-10"	EXISTING VINYL WINDOW SINGLE HUNG	TO BE REMOVED AND REPLACED FOR A NEW WOOD WINDOW W-2500 JELD WEN FROM GROGAN BUILDING SUPPLY SINGLE HUNG, SAME DIMENSIONS.
3	2'-4"	6'-6"	EXISTING WOOD WINDOW SINGLE HUNG	TO BE REPAIRED
4	2'-4"	6'-6"	EXISTING WOOD WINDOW SINGLE HUNG	TO BE REPAIRED
5	2'-4"	6'-6"	EXISTING WOOD WINDOW SINGLE HUNG	TO BE REPAIRED
6	2'-6"	3'-0"	EXISTING NATURAL ALUMINUM WINDOW SINGLE HUNG	TO BE REMOVED
7	2'-6"	6'-8"	EXISTING PANEL DOOR, PAINTED.	TO BE REMOVED
8	3'-0"	4'-0"	EXISTING ALUMINUM WINDOW SINGLE HUNG	TO BE REMOVED
9	3'-0"	2'-0"	EXISTING ALUMINUM WINDOW SINGLE HUNG	TO BE REMOVED
10	2'-4"	6'-6"	EXISTING WOOD WINDOW SINGLE HUNG	TO BE REPAIRED
11	2'-4"	6'-6"	EXISTING WOOD WINDOW SINGLE HUNG	TO BE REPAIRED
12	2'-4"	6'-6"	EXISTING WOOD WINDOW SINGLE HUNG	TO BE REPAIRED
13	3'-0"	6'-8"	EXISTING PANEL DOOR, PAINTED.	TO BE REMOVED
14	3'-0"	4'-0"	EXISTING ALUMINUM WINDOW SINGLE HUNG	TO BE REMOVED
15	2'-6"	6'-8"	EXISTING PANEL DOOR, PAINTED.	TO BE REMOVED
16	3'-0"	6'-8"	EXISTING PANEL DOOR, PAINTED.	TO BE REMOVED AND REPLACED FOR A WOOD DOOR SAME DIMENSIONS.
17	2'-6"	6'-8"	NEW PANEL DOOR	NEW
18	2'-6"	5'-0"	NEW WHITE ALUMINUM WINDOW SINGLE HUNG	NEW
19	2'-6"	5'-0"	NEW WHITE ALUMINUM WINDOW SINGLE HUNG	NEW
20	3'-0"	6'-8"	NEW PANEL DOOR	NEW
21	2'-4"	3'-0"	NEW WHITE ALUMINUM WINDOW SINGLE HUNG	NEW
22	2'-4"	3'-0"	NEW WHITE ALUMINUM WINDOW SINGLE HUNG	NEW
23	2'-4"	3'-0"	NEW WHITE ALUMINUM WINDOW SINGLE HUNG	NEW
24	2'-6"	5'-0"	NEW WHITE ALUMINUM WINDOW SINGLE HUNG	NEW
25	2'-6"	5'-0"	NEW WHITE ALUMINUM WINDOW SINGLE HUNG	NEW
26	3'-0"	6'-8"	NEW PANEL DOOR	NEW
27	2'-6"	5'-0"	NEW WHITE ALUMINUM WINDOW SINGLE HUNG	NEW
28	2'-6"	5'-0"	NEW WHITE ALUMINUM WINDOW SINGLE HUNG	NEW

PHOTOS SUBMITTED BY APPLICANT



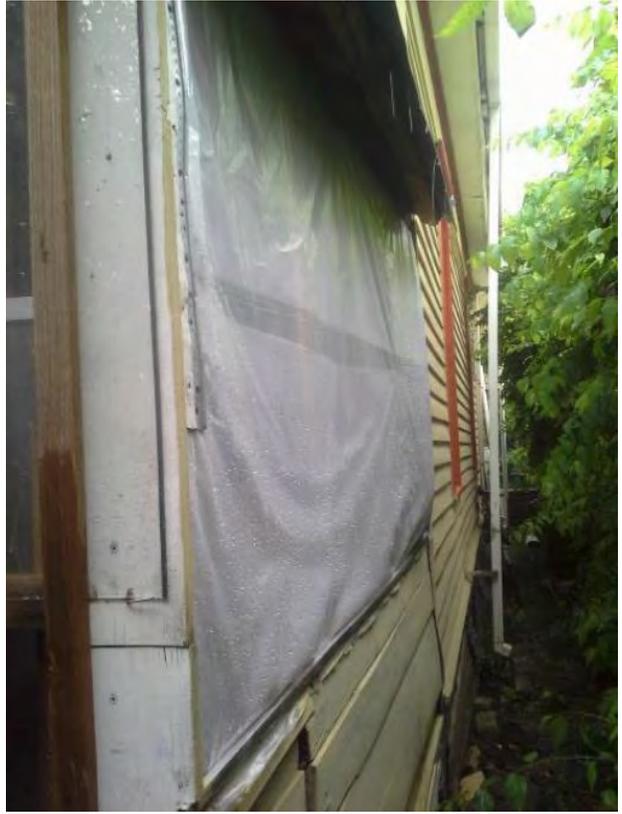
PHOTOS SUBMITTED BY APPLICANT



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STAFF PHOTOS
EXISTING FRONT DOOR



PROJECT DETAILS

Shape/Mass: **Deferred 8/27/15:** *The original residence measures 24'-1" wide by 28'-2" deep. An existing rear addition extends back a further 21'-1" and its west wall will be retained. The existing eave of 12'-4" and ridge of 20'-4" will increase to 13'-3" and 21'-3" respectively as a result of raising the foundation. The proposed addition will inset 3'-7" from the existing west wall and extend back 17'-10" toward the rear property line. The addition will feature an eave height of 21'-11" and a ridge height of 29'.*

Proposed: The rear wall of the proposed addition's second floor balcony has been adjusted to line up with the rear wall of the proposed outdoor kitchen on the first floor. The applicant has also added a strip of roofing material to delineate the first and second floor of the addition.

Setbacks: The residence features a 6'-4" front (north) setback and an 11'-8" east side setback. The west side of the house is 7" over the side property line. The addition will be set back 3' from the west property line and 19'-9" from the rear property line.

Foundation: The residence features a pier and beam foundation with a finished floor height of 1'-7" to be raised to 2'-6". The addition will feature a pier and beam foundation with a finished floor height of 2'-6".

Windows/Doors: **Deferred 8/27/15:** *The residence features wood windows with a 4/4 lite pattern to be retained. Two vinyl windows will be removed and wood windows with a 4/4 lite pattern will be installed. The addition will feature aluminum windows with a 4/4 lite pattern. The existing non-original metal front door will be removed and replaced with a wood front door.*

Proposed: Adjusted the window of a the proposed second story game room so that it aligned with a first floor bedroom on the east elevation and aligned a first and second floor bedroom window on the west elevation.

Replaced the proposed horizontally oriented windows with taller windows more in keeping with the proportions of the historic windows on the original house.

Exterior Materials: The residence features wood horizontal lap siding and window trim to remain. The addition will feature smooth cementitious horizontal lap siding with a matching reveal.

Roof: The residence features a hipped roof with an 8/12 pitch clad with composition shingles. The addition will feature a hipped roof with an 8/12 pitch clad with composition shingles.

Front Elevation: The residence features a non-original carport, non-original front porch shed extension, and non-original front porch side extension to be removed. Existing square wood columns will be removed and replaced with square wood columns on square wood bases. A wood balustrade will be installed. The existing non-original front door will be removed and replaced. Two non-original partial height windows will be removed and replaced with full-height wood windows in the original openings.

Side Elevation: The residence features three original wood windows to be retained. One existing non-original window will be removed and replaced. A new window will be installed in the existing addition, and the proposed second floor will feature three windows.

Side Elevation: The residence features three original wood windows to be retained. One window in the existing addition will be removed. The proposed addition will feature a door and two windows at the first floor and one window at the second floor.

Rear Elevation: Not visible from public right of way.

Houston Archaeological & Historical Commission

September 24, 2015

HPO File No. 150917

ITEM A.4

1811 Shearn Street

High First Ward
