CERTIFICATE OF APPROPRIATENESS

Application Date: May 24, 2017

Applicant: Katie Lance, Bungalow Revival for Jonathan Bowman, owner

Property: 439 Oxford, Lot 2, Block 305, Houston Heights South Subdivision. The property includes a historic 1,723 square foot, one-story wood frame single-family residence and detached garage apartment situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing bungalow residence, constructed circa 1924, located in the Houston Heights Historic District South.

Proposal: Alteration – Addition – *Revision*

The applicant was approved by the HAHC in October 2016 to construct a one-story addition consisting of 270 square feet of conditioned space and 304 square feet of unconditioned space. The applicant now proposes the following revisions:

- Construct an additional 108 conditioned square feet at the rear of the addition.
- Construct a gabled dormer at the rear of the residence to allow the attic to be habitable space.

See enclosed application materials and detailed project description on p. 3-13 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: 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**
☒	☐	☐	(1)	The proposed activity must retain and preserve the historical character of the property;
☐	☐	☐	(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;
☒	☐	☐	(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;
☒	☐	☐	(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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements.
☒	☐	☐	(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
☒	☐	☐	(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.

N

PROPERTY LOCATION

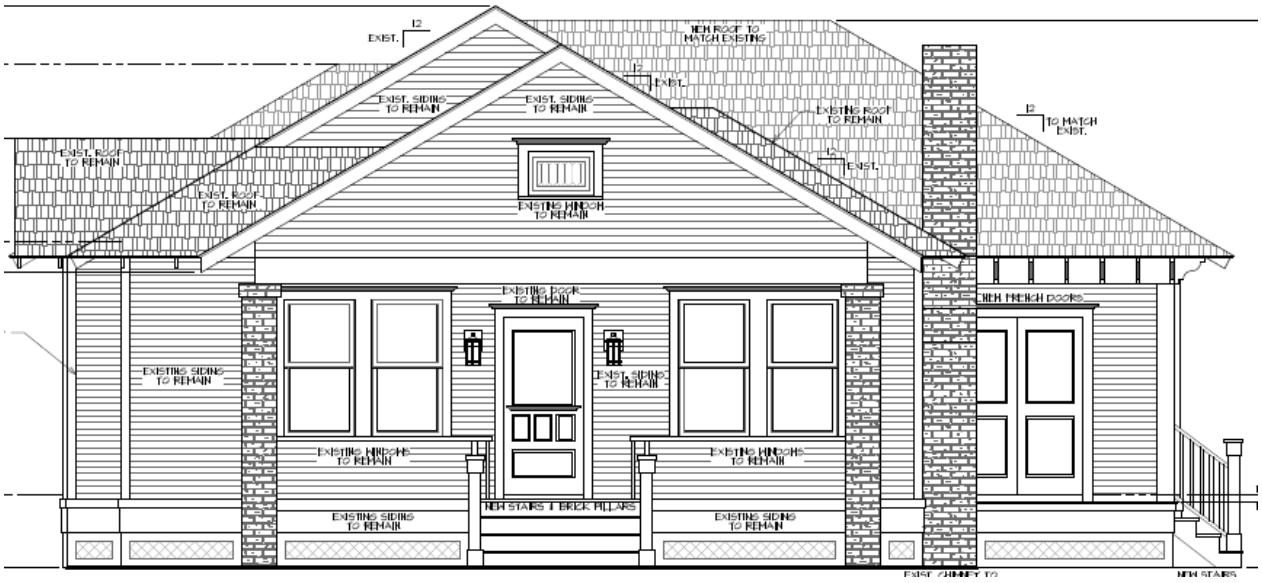
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

INVENTORY PHOTO

EAST ELEVATION – FRONT FACING OXFORD STREET

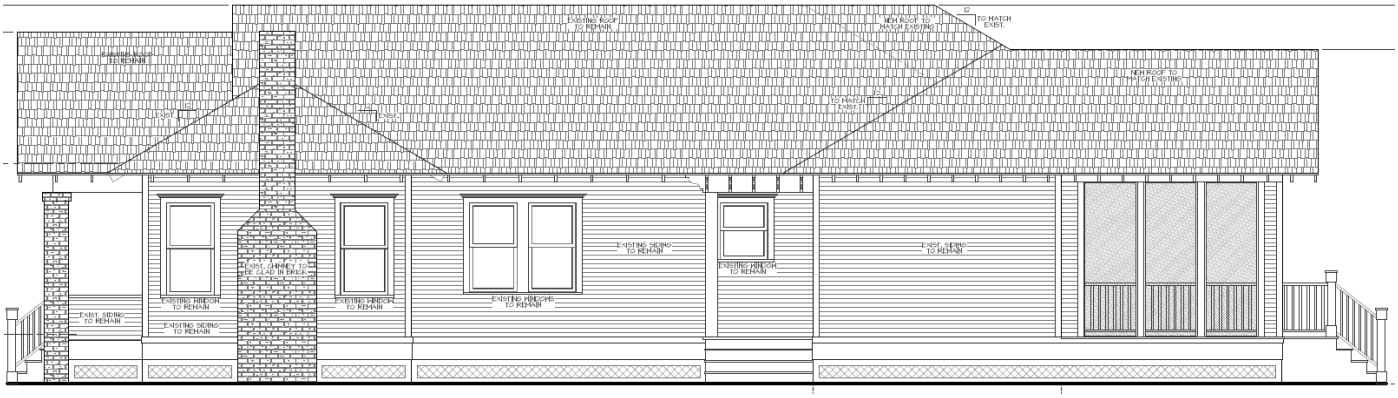
APPROVED 10/20/2016

PROPOSED

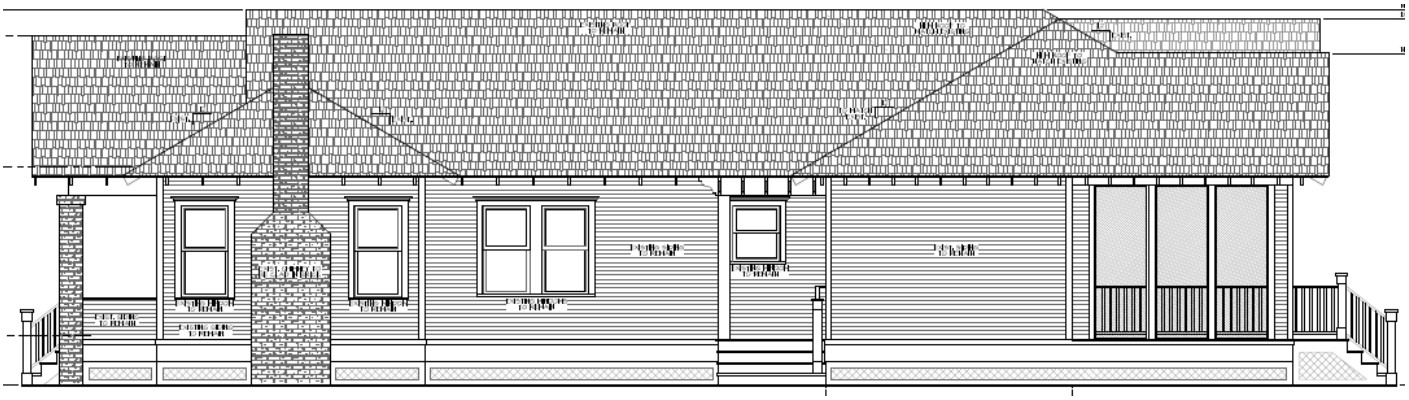


NORTH SIDE ELEVATION

APPROVED 10/20/2016

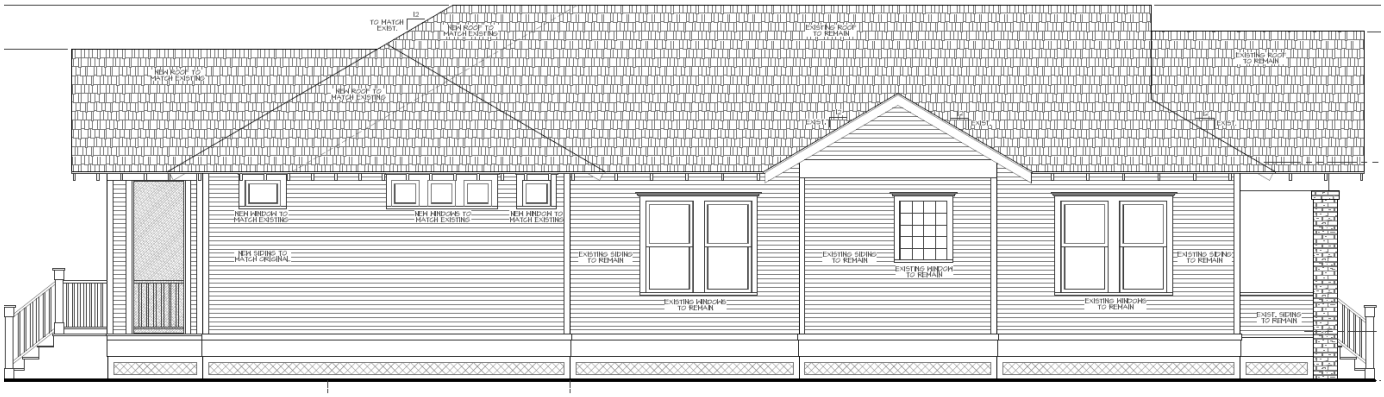


PROPOSED



SOUTH SIDE ELEVATION

APPROVED 10/20/2016



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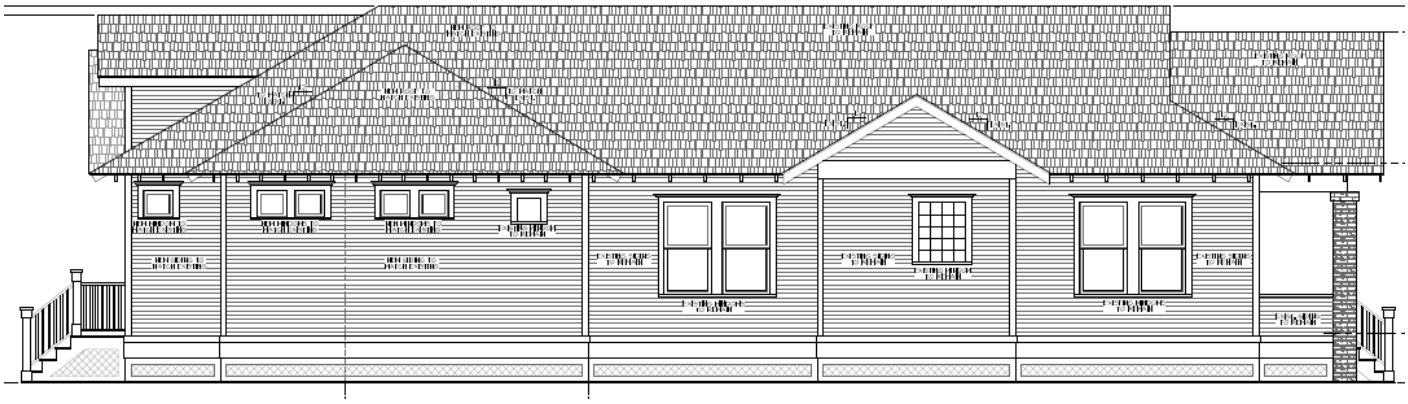

WEST (REAR) ELEVATION

APPROVED 10/20/2016

PROPOSED

SITE PLAN

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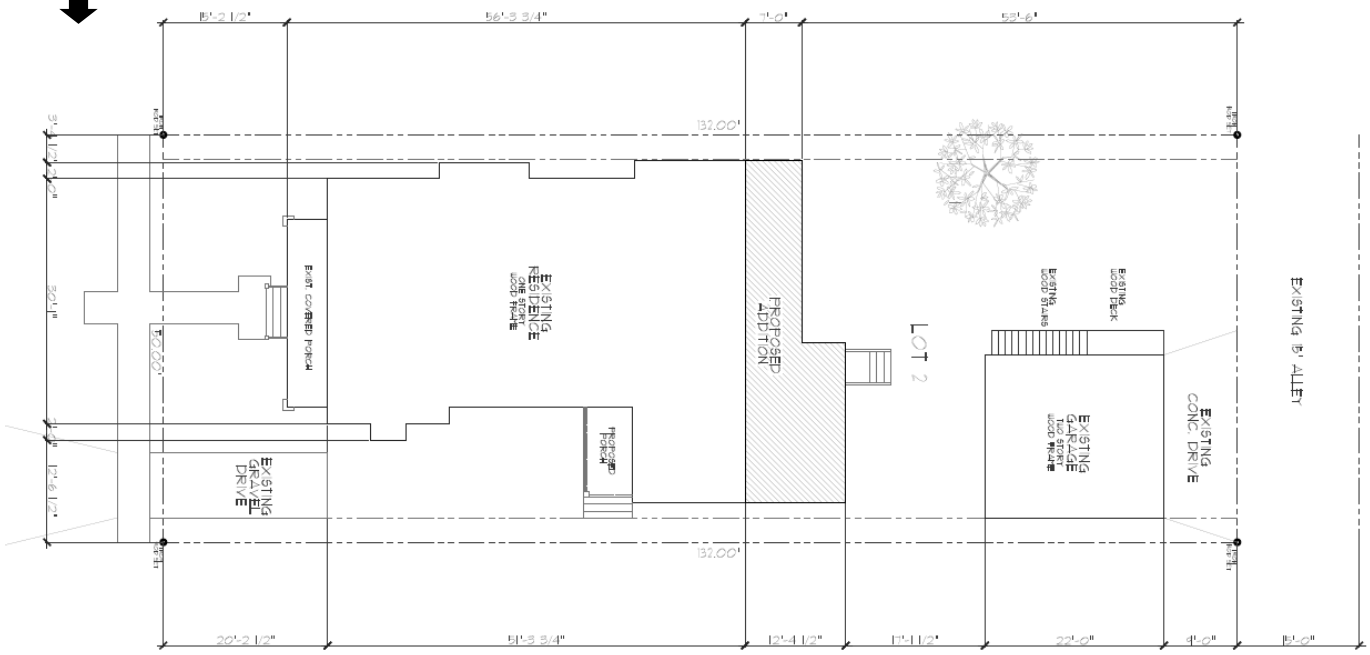
APPROVED 10/2016



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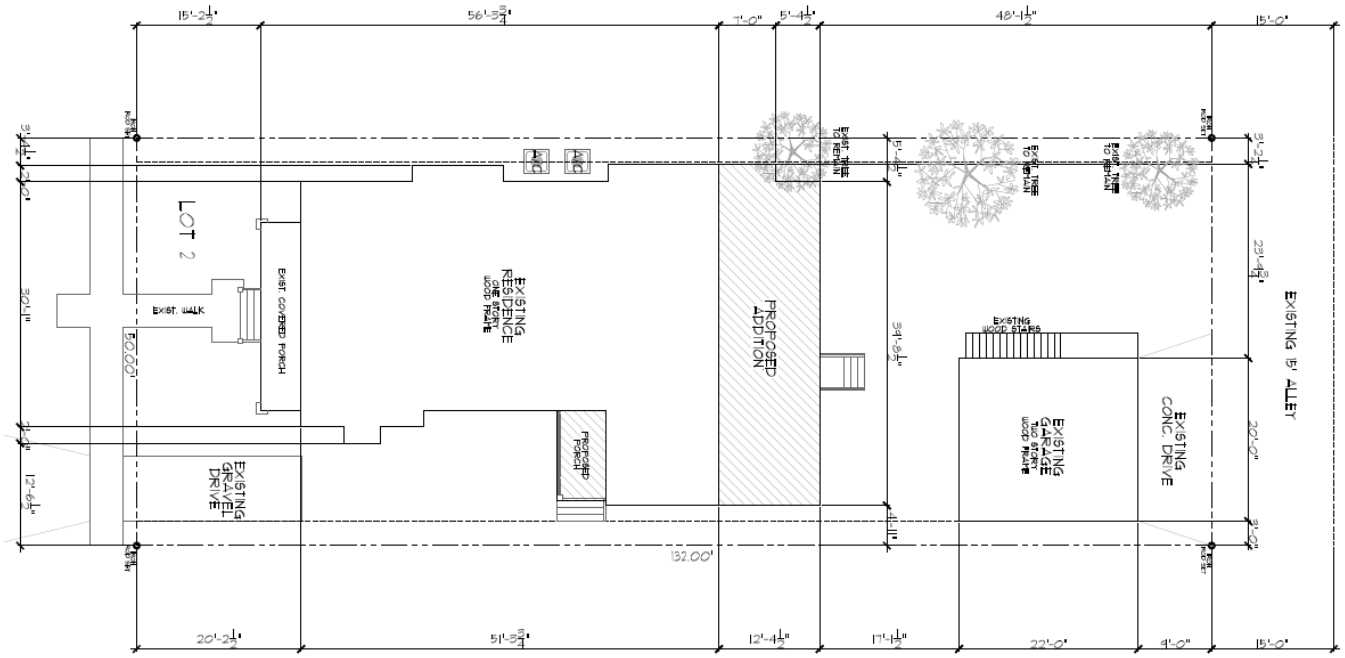

ROOF PLAN

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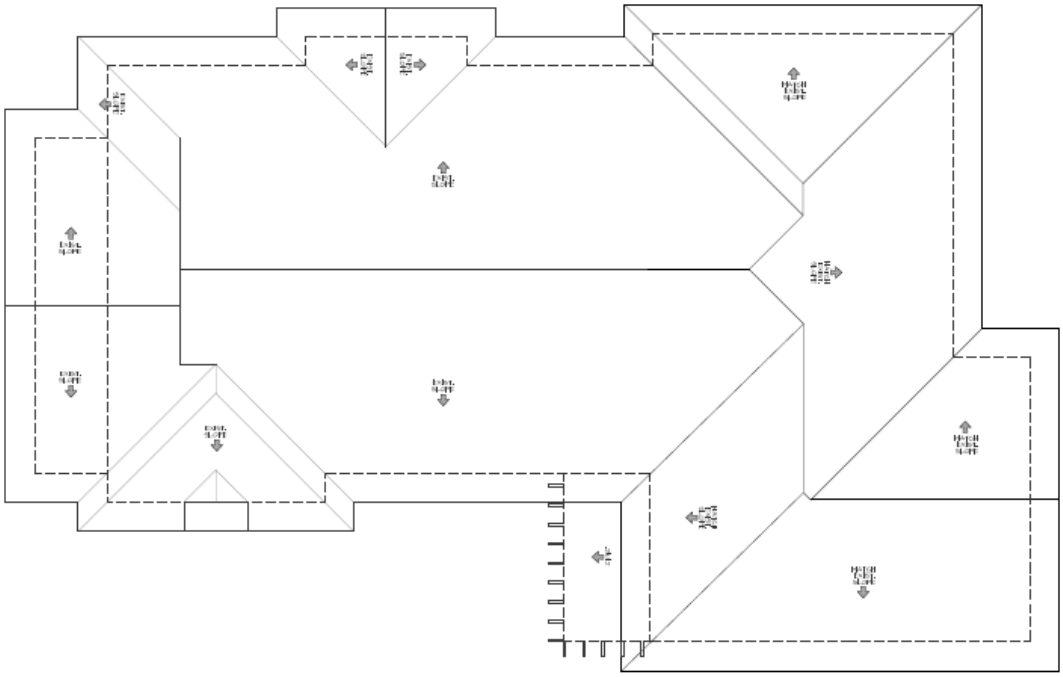
APPROVED 10/2016



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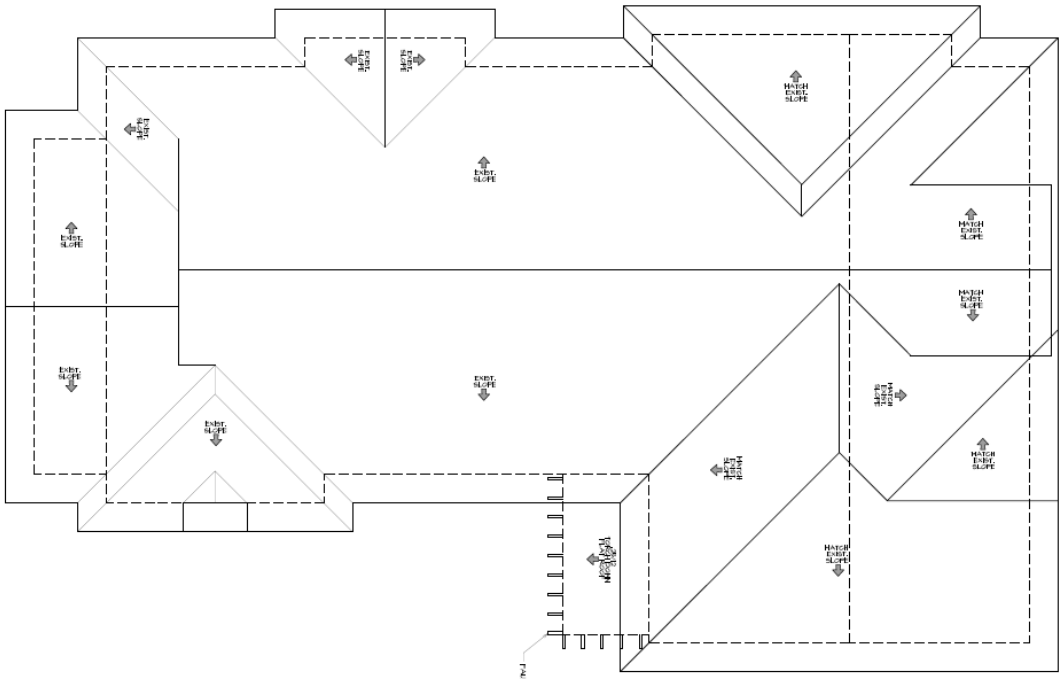

FIRST FLOOR PLAN

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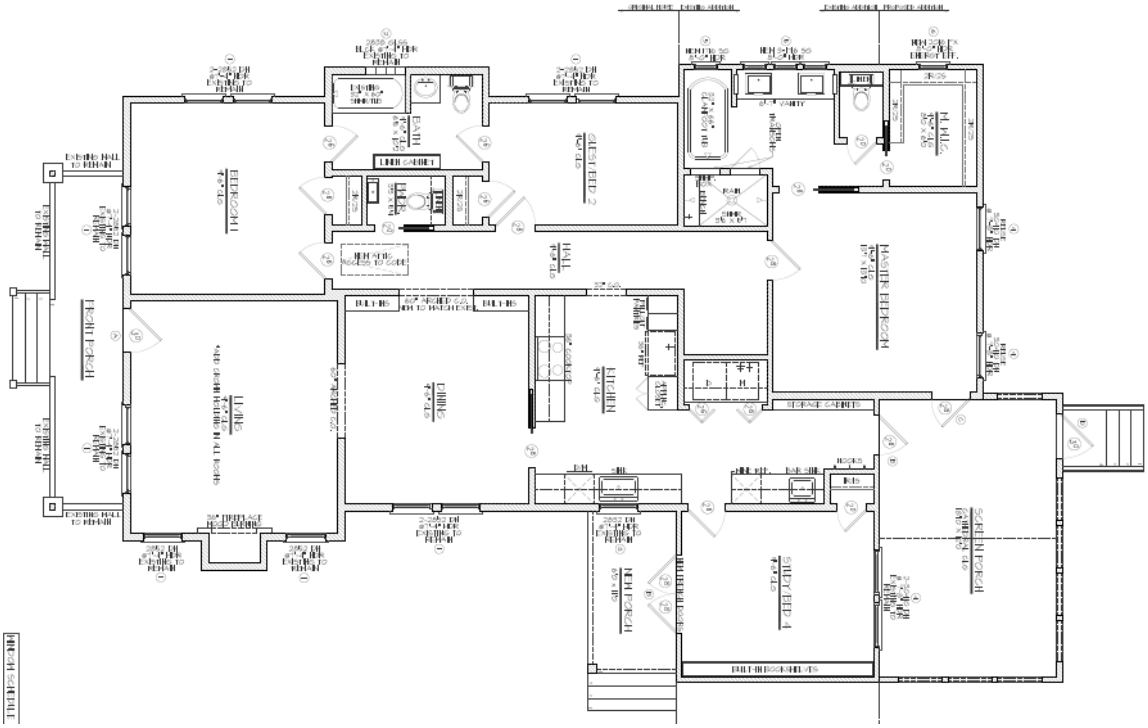
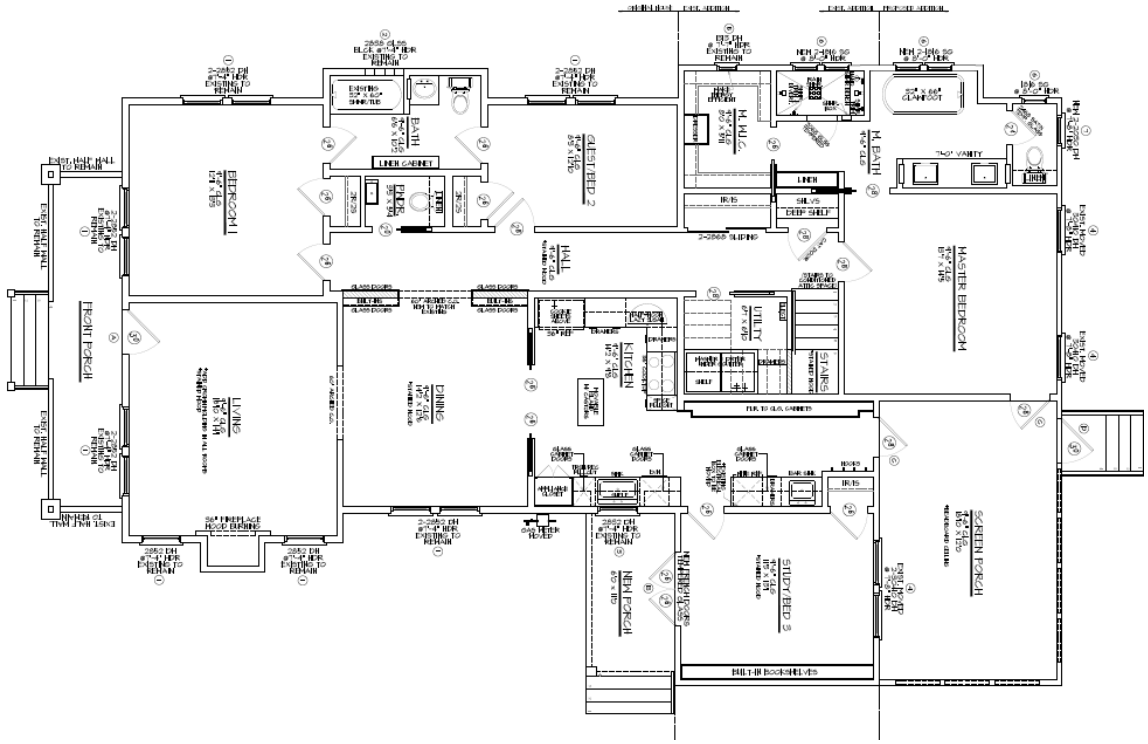
APPROVED 10/2016



PROPOSED



SECOND FLOOR PLAN

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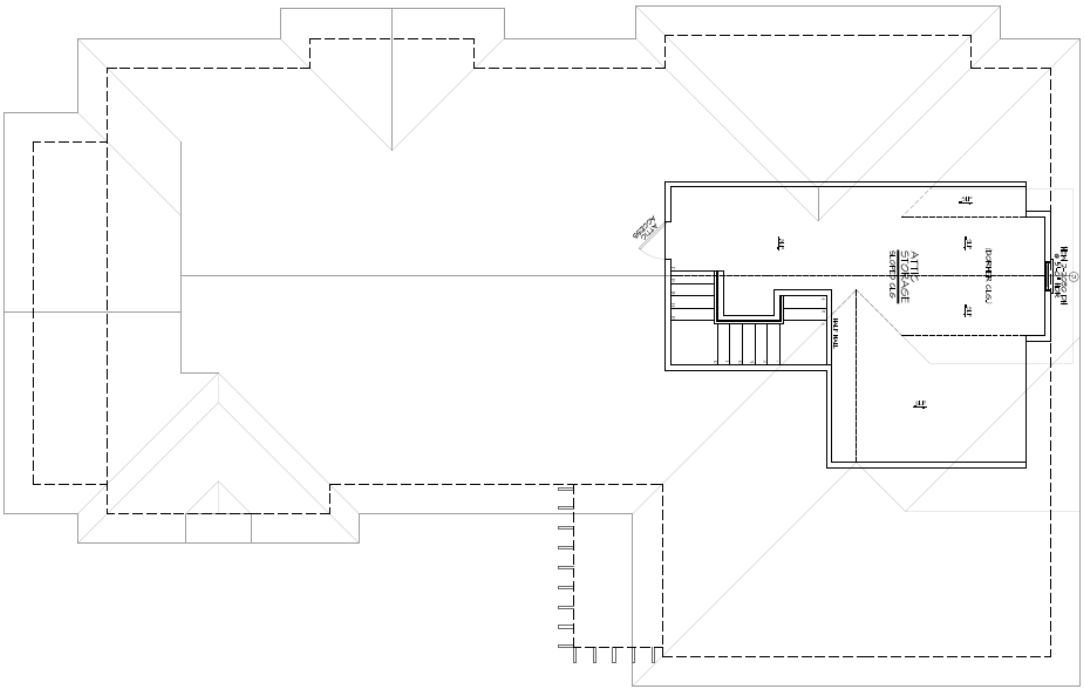
PROPOSED



PROJECT DETAILS

Shape/Mass: Approved 10/20/2016: The one-story, 520 (109 conditioned, 301 unconditioned) square foot addition will measure 41' – 11" wide by 12' – 4 ½" deep. The addition will begin at the rear of the residence, off an existing addition. The addition will have a ridge height of 21' – 0 ¾" to match the existing ridge.

Proposed: The one-story portion of the addition will be 628 (217 conditioned, 301 unconditioned) square feet and will measure 41' – 11" wide by 12' – 4 ½" deep. The addition will have a ridge height of 21' – 6 ¾" to match the existing ridge. A dormer will be constructed on the rear of the roof to allow for habitable space in the attic.

Setbacks: Approved 10/20/2016: Existing: The house is situated 20'-2 1/2" from the front (east), 60'-6" from the west (rear), 6'-8" from the south (side), and 14'-6 ½" from the north (side) property lines.

Proposed: The proposed addition will retain the south and north setbacks and feature a new 48' – 1 ½" west (rear) setback.

Foundation: Approved 10/20/2016: The existing house has a pier and block foundation with a finished floor height of 2'-1". The proposed addition will match. The existing house is settling into the ground and will need to be raised one block and have a new finished floor height of 2'-9" tall.

Proposed: No change.

Windows/Doors: Approved 10/20/2016: The existing house features 1-over-1 wood windows, all existing windows will remain. The proposed windows will match the existing 1-over-1 wood windows. A set of non-original French doors on the addition that will be replaced with new French doors. Please refer to window and door schedule.

Proposed: The existing house features 1-over-1 wood windows, all existing windows will remain. The proposed windows will match the existing 1-over-1 wood windows. A set of non-original French doors on the addition that will be replaced with new French doors. All windows will be inset and recessed into the wall opening.

Exterior Materials: Approved 10/20/2016: The existing house is clad in 117 wood siding and the addition will match. Vertical trim board will be installed to delineate the new addition from the existing addition.

Proposed: No Change.

Roof: Approved 10/20/2016: The existing house has a front facing gable roof with a ridge height of 21' and an eave height of 9'-6", with a 7:12 pitch. The proposed addition will match the existing roof's conditions.

Proposed: The addition will match the previously approved eave and ridge heights. The rear, gable dormer will have a ridge height of 20' – 6 ¾".

ATTACHMENT A