CERTIFICATE OF APPROPRIATENESS

Application Date: December 27, 2017

Applicant: Brett Zamore, Brett Zamore Design, for Christopher and Kathleen Godfrey, owners

Property: 521 W. 13th Street, Tracts 19A, 20A, & 21A, Block 175, Houston Heights Subdivision. The property includes a historic 1,524 square foot, one-story wood frame single-family residence situated on a 4,700 square foot (47' x 100') corner lot.

Significance: Contributing Bungalow residence, constructed circa 1917, located in the Houston Heights Historic District West.

Proposal: Alteration – Addition

- Remove a 210 square foot non-original previous constructed rear addition
- Construct new 1,400 square foot 2-story wood frame rear addition (to include a single-car garage)
- Addition will begin at the original rear wall and be inset on both the east and west to delineate the original structure from the addition
- Proposed addition will be 34’ wide by 29.5’ deep by 30.5’ tall
- Addition will be inset 4.5’ on the west and 1.5’ on the east, but will also extend an additional 9.5’ past the eastern extent of the original structure (for the garage)
- Salvaged wood windows (from the rear) will be installed to flank the existing single window at the rear of the east elevation
- The existing non-original front door will be replaced with a more appropriate Craftsman-style door

See enclosed detailed project description and application materials for further details.

Public Comment: No public comment received.

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: January 25, 2018

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**
☒	☐	☐	(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 WEST

Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

CURRENT PHOTOS

1. EXISTING FRONT (SOUTH) ELEVATION

2. EXISTING SIDE (WEST) ELEVATION

3. NON-HISTORIC WINDOWS @EXISTING WEST ELEVATION

4. NON-HISTORIC PREVIOUS ADDITION @ WEST ELEVATION

CURRENT PHOTOS

5. EXISTING SIDE (EAST) ELEVATION

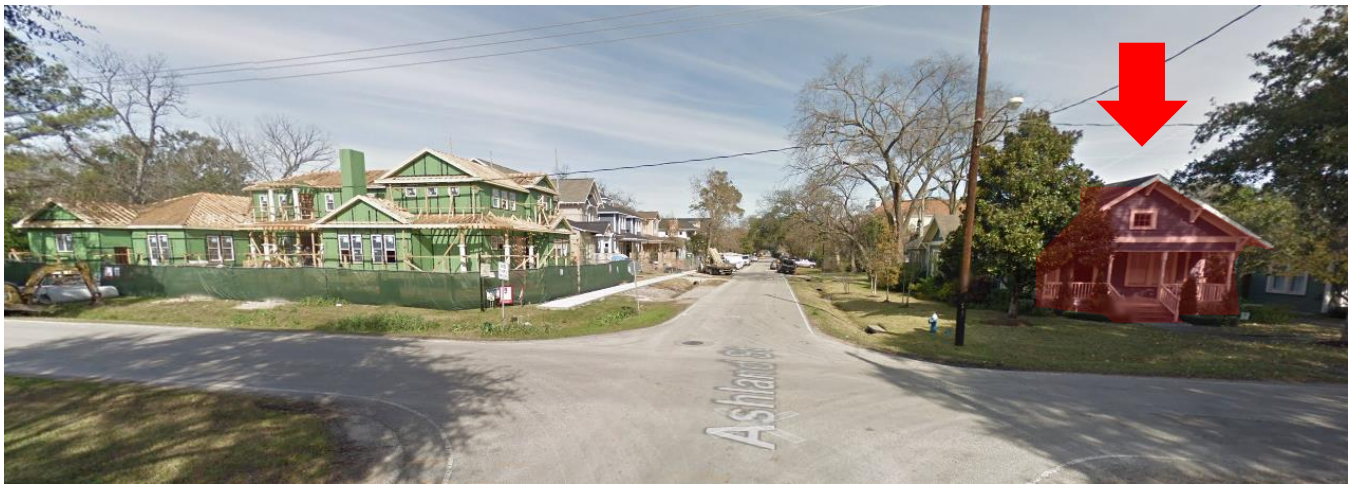
6. EXISTING BACK (NORTH) ELEVATION

7. NON-HISTORIC PREVIOUS ADDITION & NORTH ELEVATION

8. EXISTING NON-HISTORIC SHED

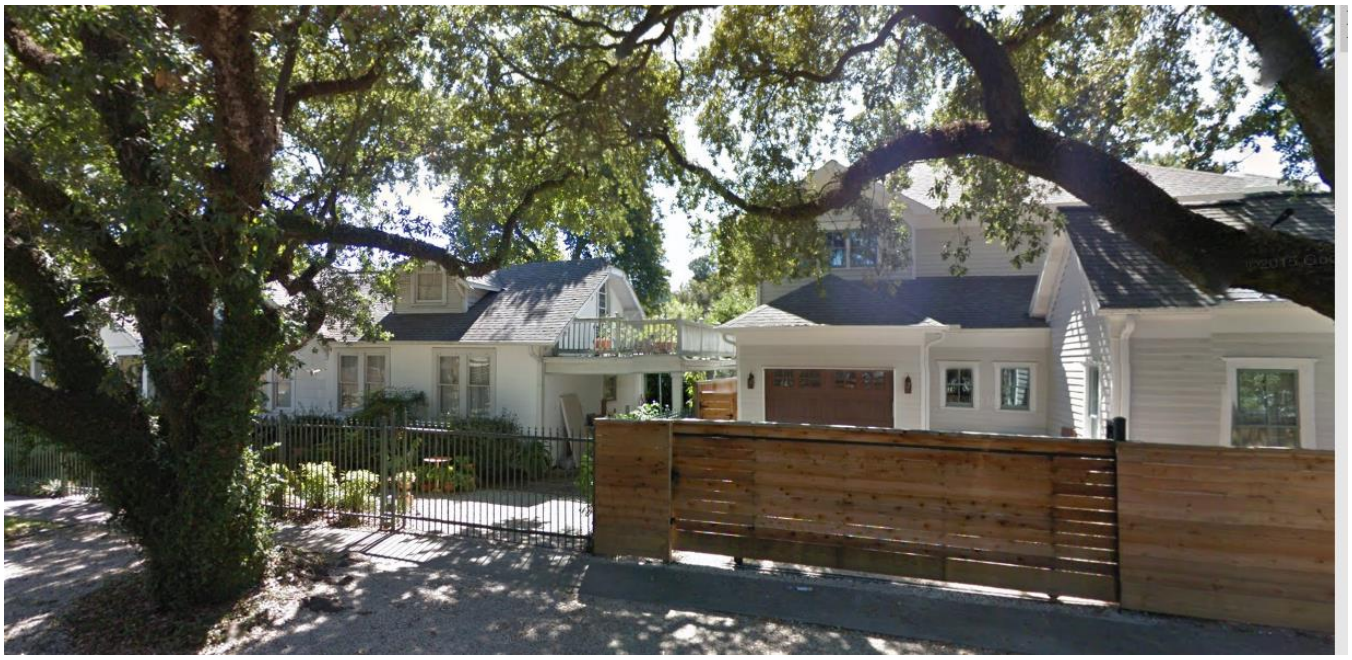
CONTEXT AREA

AT ASHLAND AND W 13TH STREETS

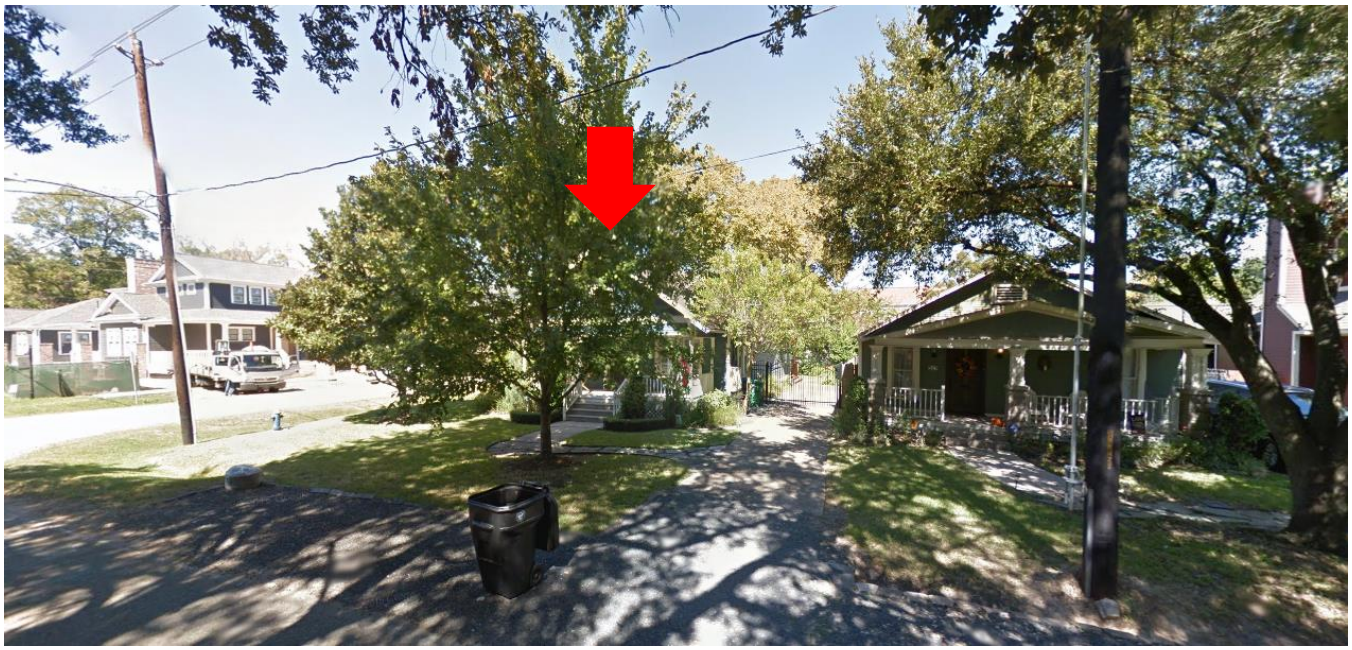


ACROSS ASHLAND STREET

ACROSS W 13TH STREET

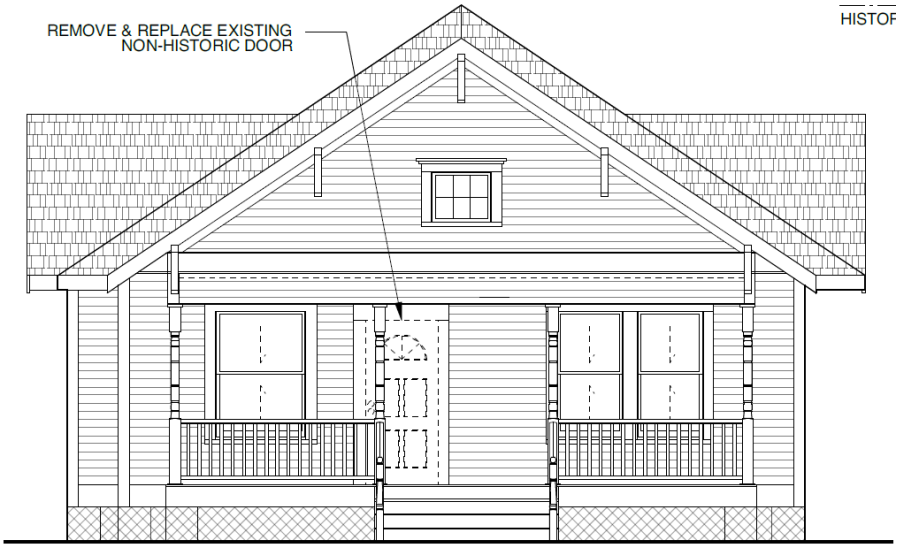


ALONG W 13TH STREET

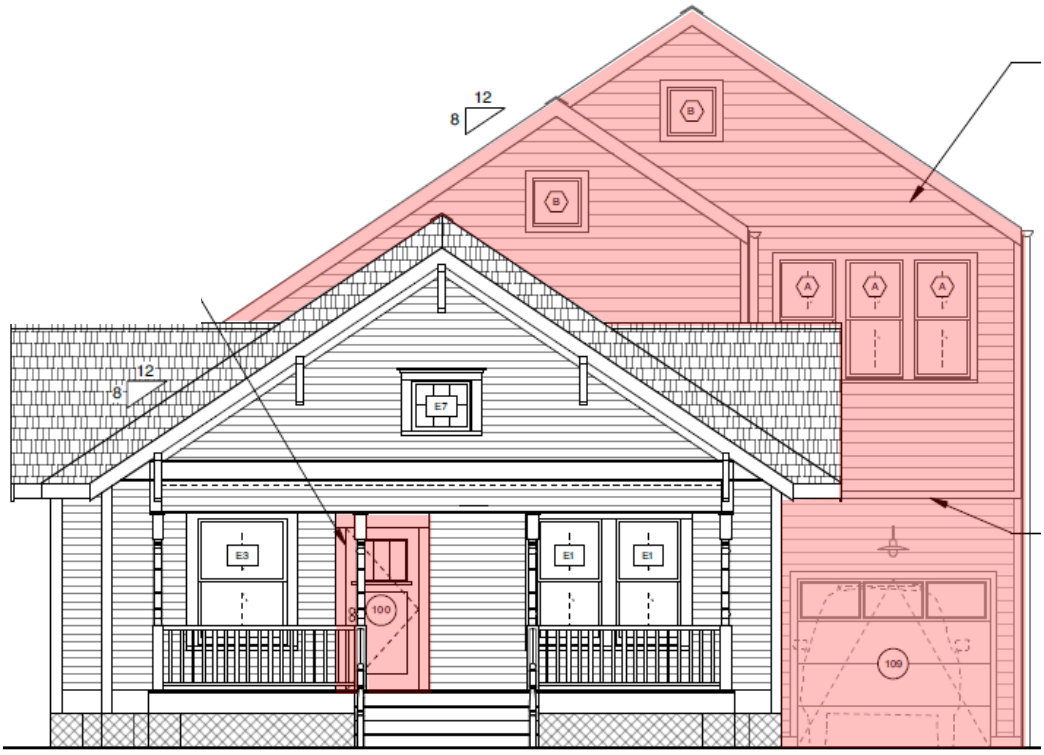


SOUTH ELEVATION – FRONT FACING W. 13th Street

EXISTING

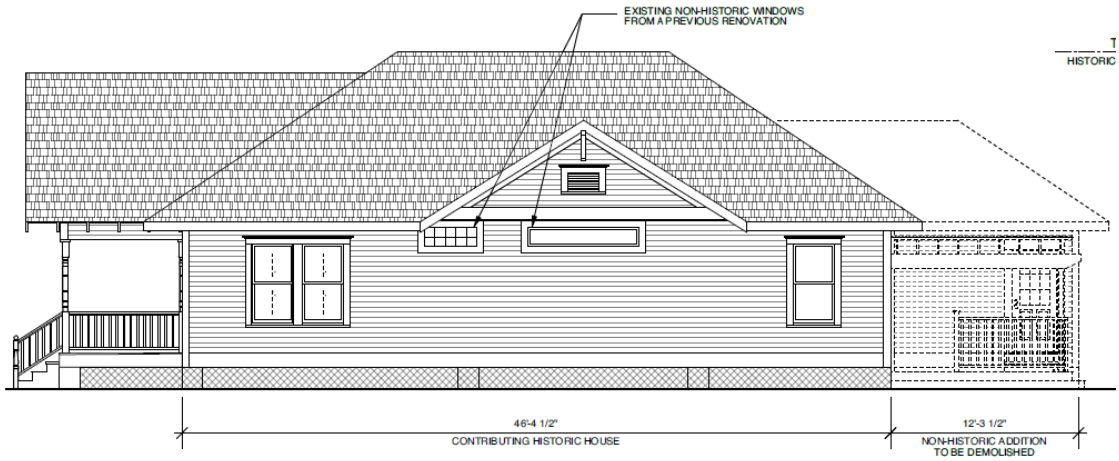


PROPOSED



EAST SIDE ELEVATION

EXISTING



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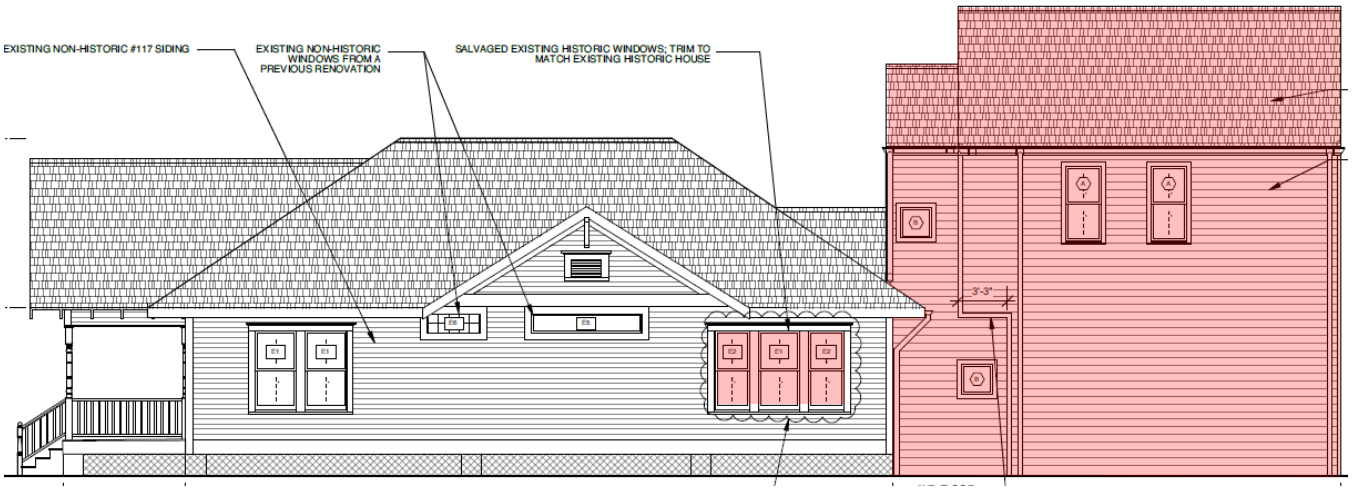
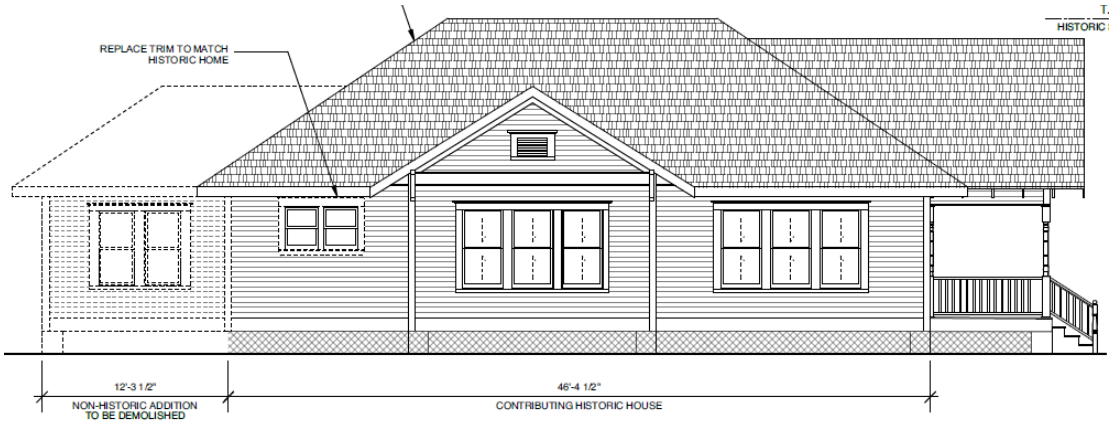


WEST SIDE ELEVATION

EXISTING



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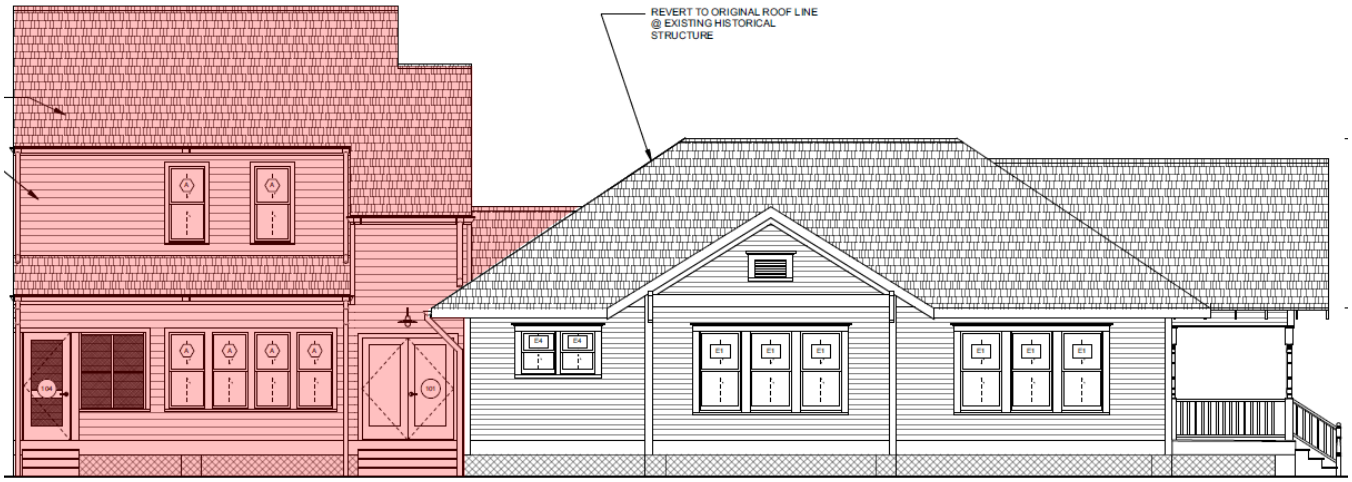
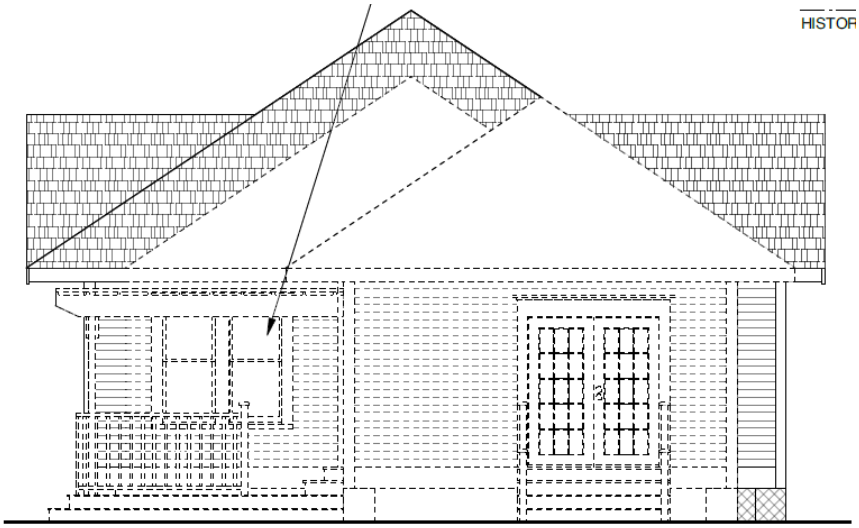


NORTH (REAR) ELEVATION

EXISTING



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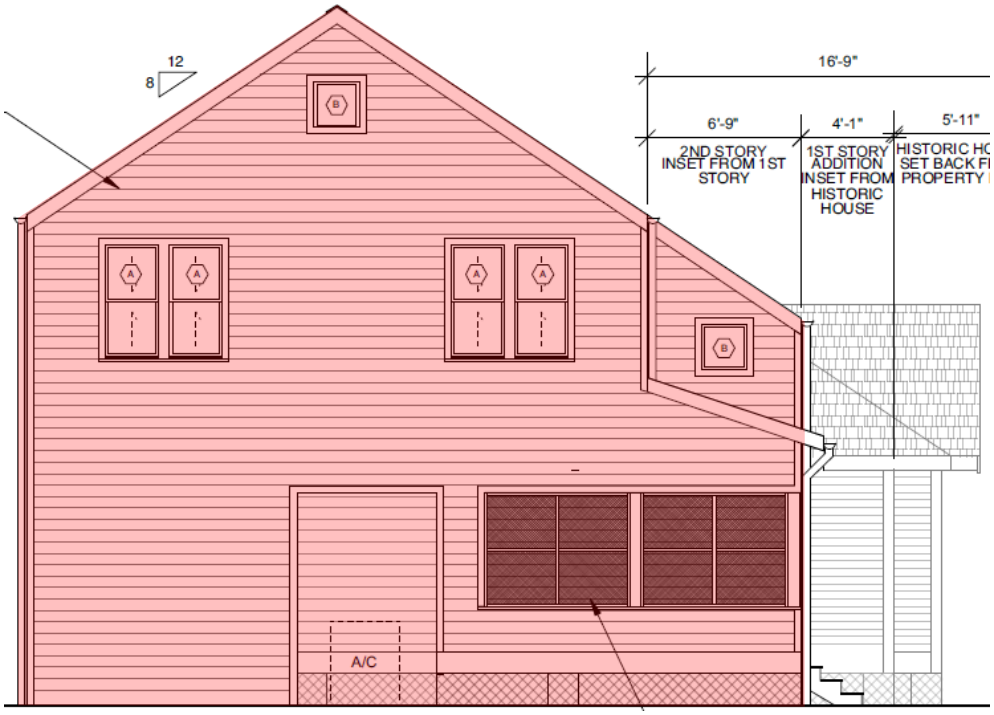

SITE PLAN

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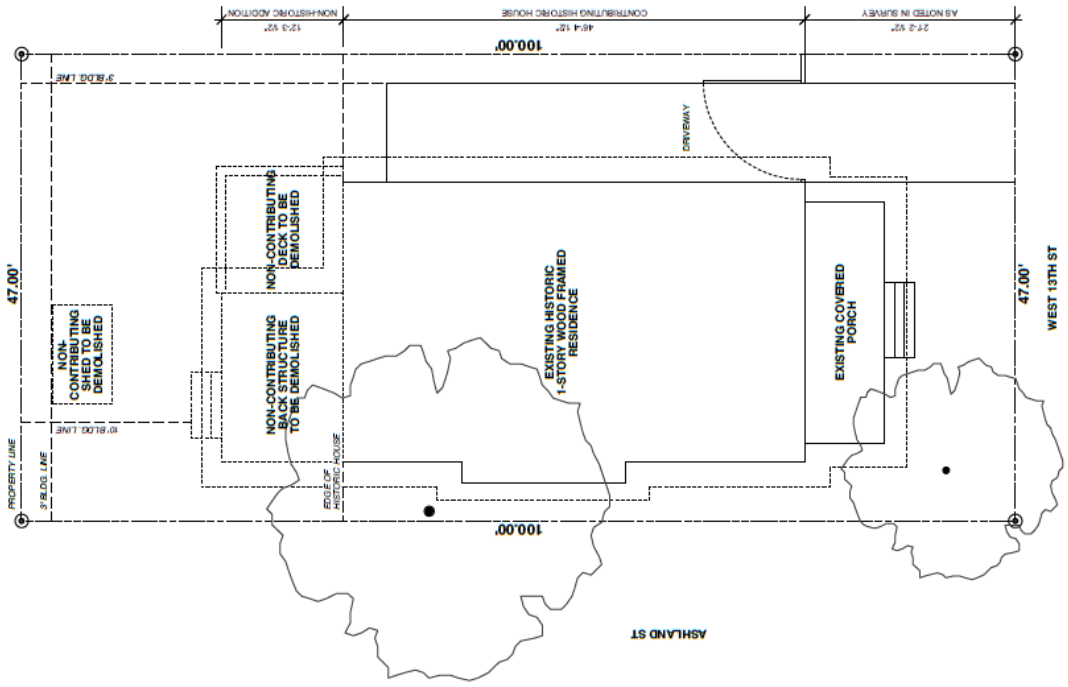
EXISTING



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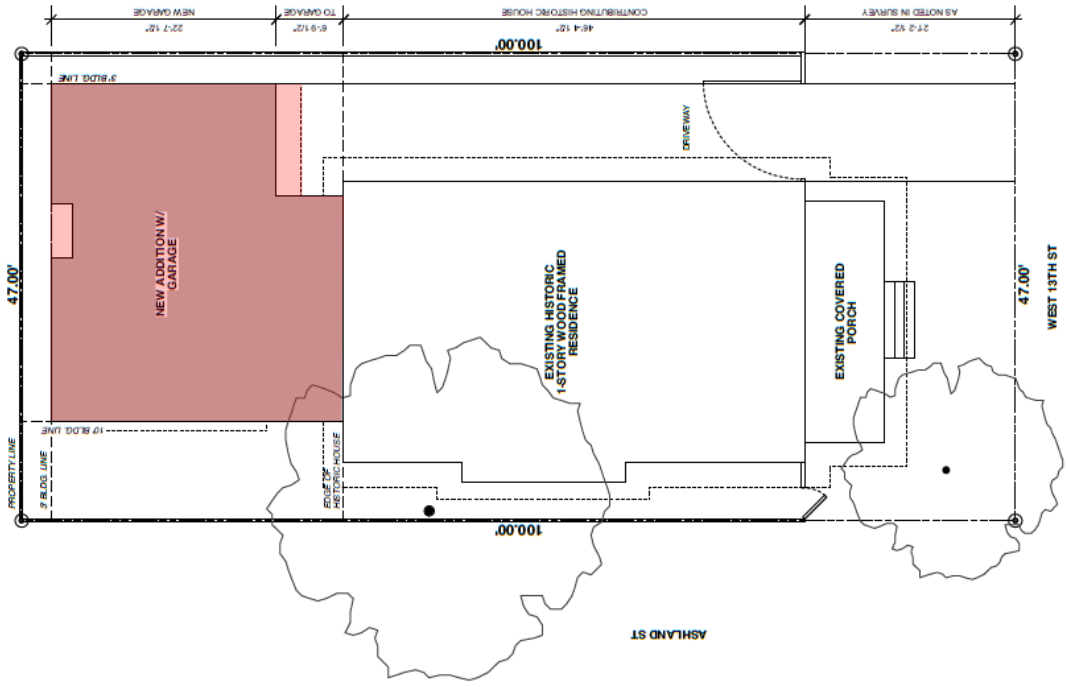

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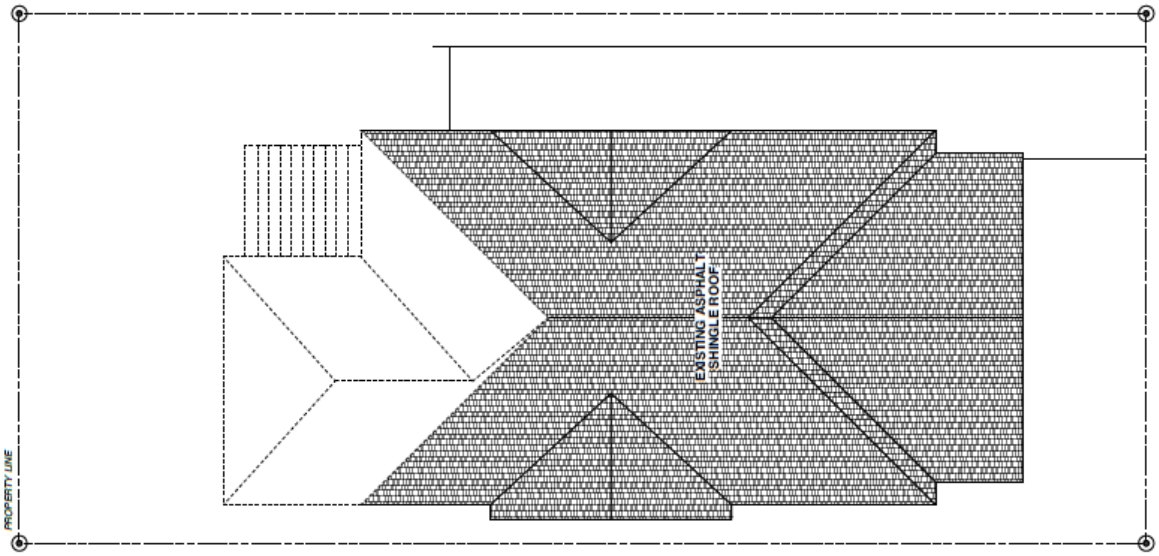
ROOF PLAN

EXISTING



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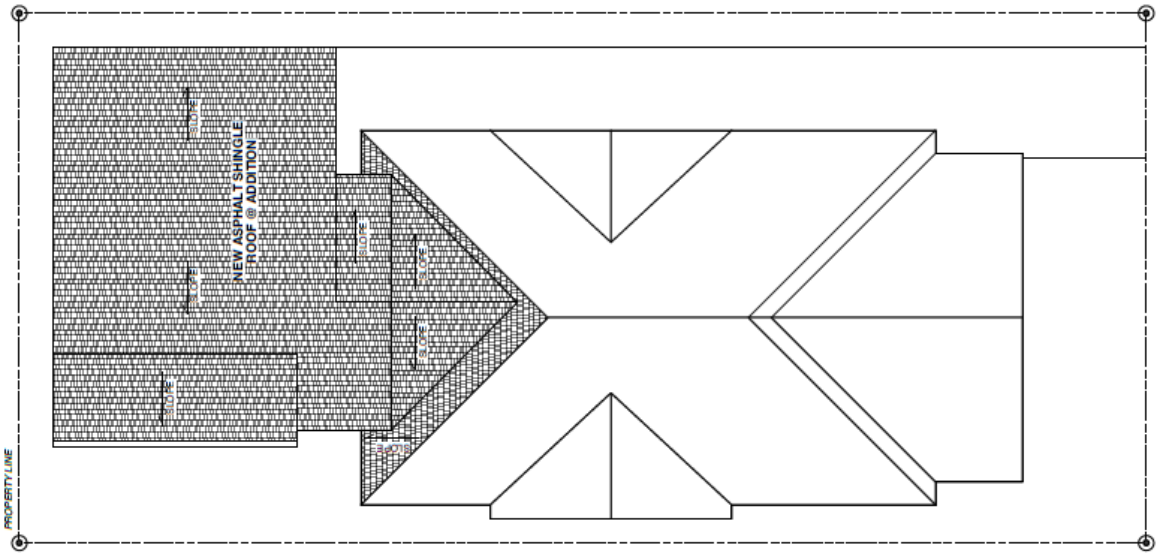

FIRST FLOOR PLAN

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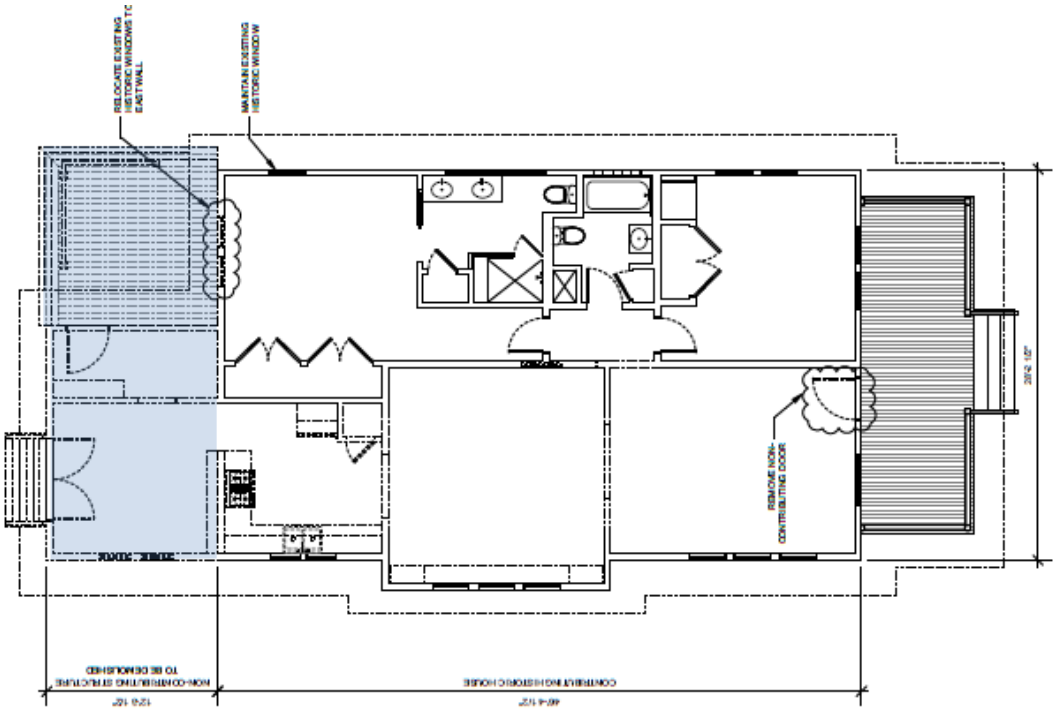
EXISTING



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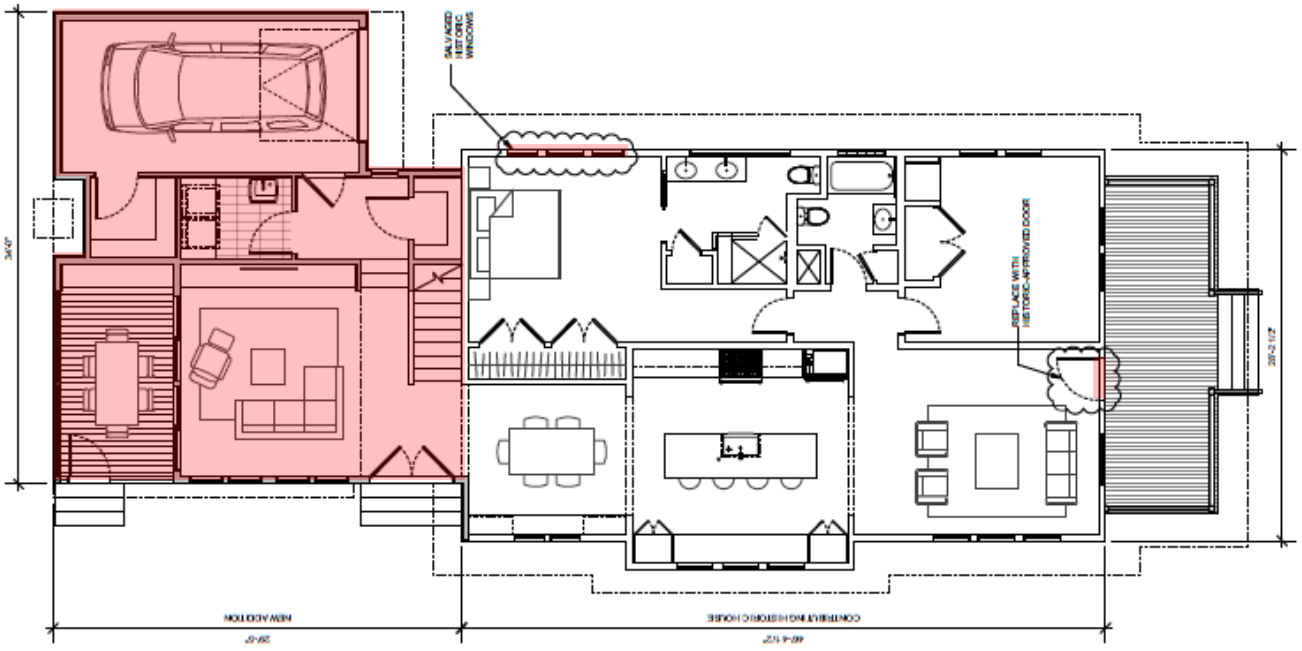

SECOND FLOOR PLAN

PROPOSED

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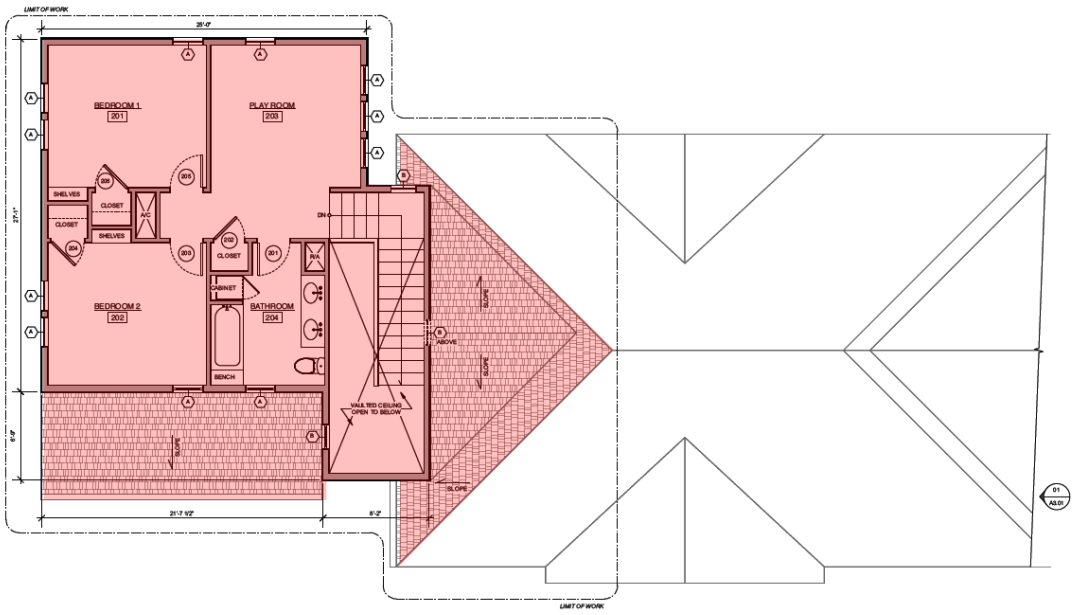
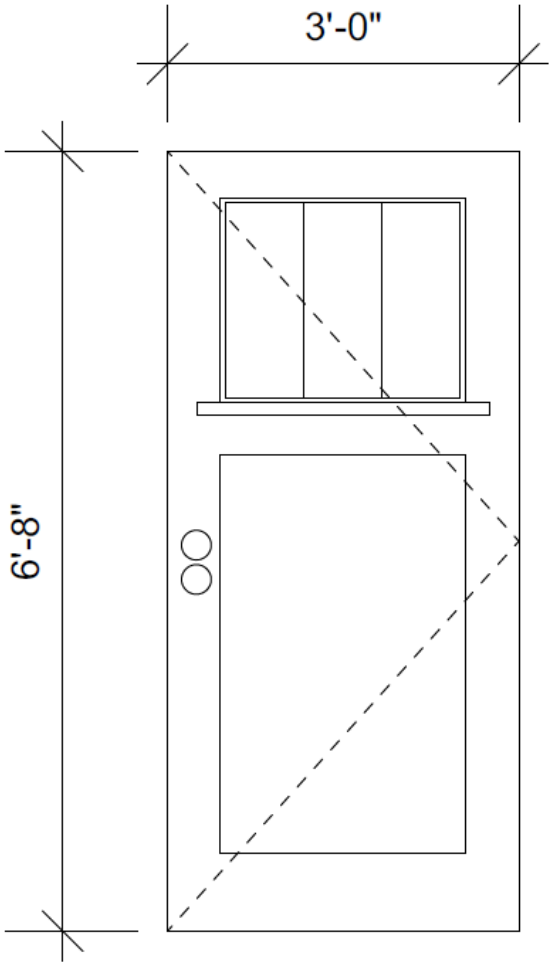


FRONT DOOR DETAILS

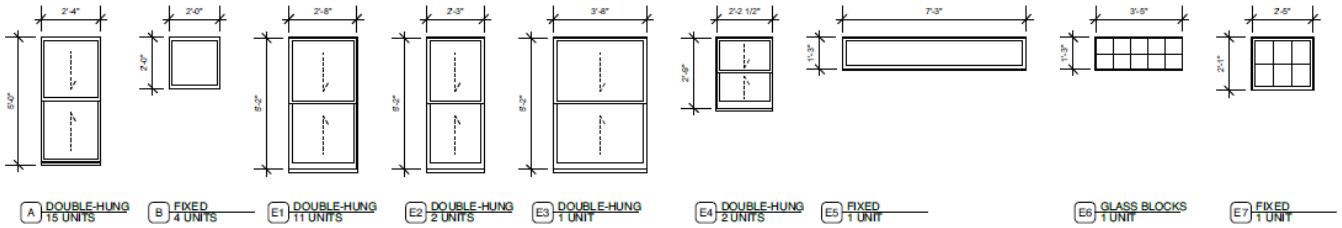
PROPOSED



WINDOW / DOOR SCHEDULE

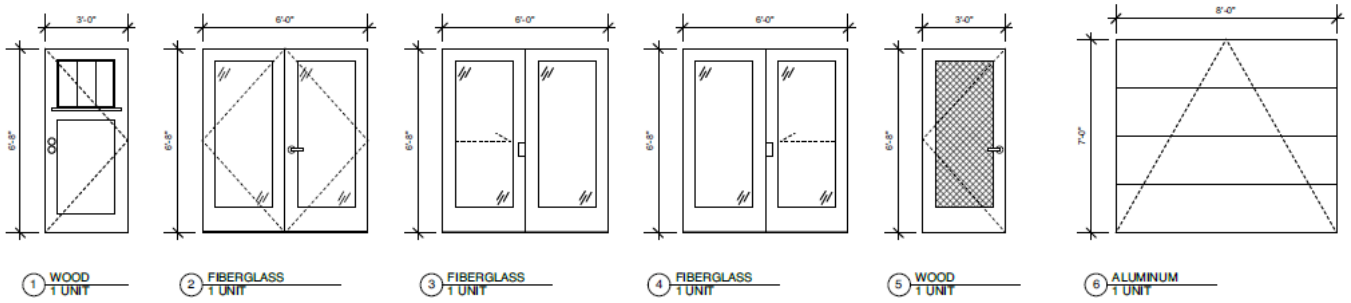
WINDOW SCHEDULE

WINDOW ID	UNIT SIZE	ROUGH OPENING	TYPE	MATRL.	MFR.	REMARKS
A	5'0" X 2'4"	5'0-3/4" X 2'4-3/4"	DOUBLE-HUNG	WOOD	JELD-WEN	NEW SITELINE EX CLAD SERIES
B	2'0" X 2'0"	2'0-3/4" X 2'0-3/4"	FIXED	WOOD	JELD-WEN	NEW SITELINE EX CLAD SERIES
E1	10" X 5'0"	10-3/4" X 5'0-3/4"	DOUBLE-HUNG	WOOD	N/A	EXISTING HISTORIC
E2	2'0" X 7'0"	2'0-3/4" X 7'0-3/4"	DOUBLE-HUNG	WOOD	N/A	EXISTING HISTORIC
E3	2'0" X 5'0"	2'0-3/4" X 5'0-3/4"	DOUBLE-HUNG	WOOD	N/A	EXISTING HISTORIC
E4	2'0" X 5'0"	2'0-3/4" X 5'0-3/4"	DOUBLE-HUNG	WOOD	N/A	EXISTING NON-HISTORIC
E5	2'0" X 7'0"	2'0-3/4" X 7'0-3/4"	FIXED	WOOD	N/A	EXISTING NON-HISTORIC
E6	1'8" X 1'8"	1'8-3/4" X 1'8-3/4"	GLASS BLOCKS	GLASS BLOCKS	N/A	EXISTING NON-HISTORIC
E7	5'0" X 1'8"	5'0-3/4" X 1'8-3/4"	FIXED	WOOD	N/A	EXISTING HISTORIC



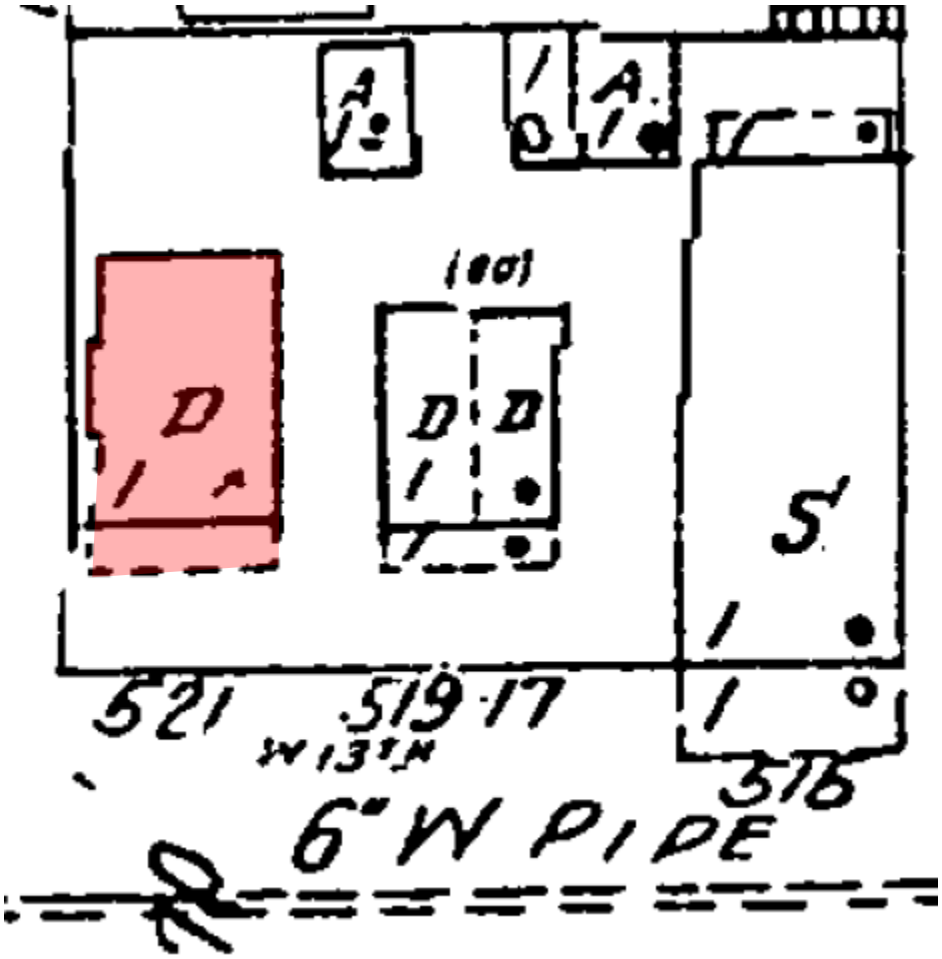
DOOR SCHEDULE

DOOR #	TYPE	MATERIAL	FIN.	DOORS SIZE WIDTH	SIZE HEIGHT	THICK	MANUF.	REMARKS
100	1	WOOD	PAINT	36"	6'8"	1-3/4"	TBD	HISTORIC-APPROVED FRONT DOOR
101	2	FIBERGLASS	PAINT	60"	6'8"	1-3/4"	THERMATRU	FRENCH DOORS
102	3	FIBERGLASS	PAINT	60"	6'8"	1-3/4"	THERMATRU	SLIDING GLASS DOORS XO
103	4	FIBERGLASS	PAINT	60"	6'8"	1-3/4"	THERMATRU	SLIDING GLASS DOORS OX
104	5	WOOD	PAINT	36"	6'8"	1-3/4"	TBD	SCREENED DOOR
109	6	ALUMINUM	PAINT	80"	7'0"	1-3/4"	TBD	INSULATED GARAGE DOOR



SANBORN MAP

1924-1951 SANBORN MAP



PROJECT DETAILS

Shape/Mass: The existing 1,524 square foot structure has a width of 30'-3½", a depth of 66'-8¾", and a ridge height of 22'-1". The original house extends to a depth of 54'-5", with the remainder being part of a 210 square foot non original addition which will be removed.

The proposed addition will begin at the rear of the original structure, 54'-5" from the front porch and 67'-7" from the front property line. The addition will be 34'-0" wide, 29'-5" deep. The proposed addition will have a double asymmetrical gable with the major gable having a ridge height of 30'-8" and the minor gable having a height of 26'-11". The proposed addition will be inset 4'-1" on the west elevation before extending back towards the rear an additional 29'-5". On the east elevation, the addition will be inset 1'-5" and extend 6'-11" back before extending out an addition 11'-11" towards the east side property line and then back 22'-7½" towards the rear. The second-story portion over the garage cantilevers 3'-3: over the first-story. See drawings for more detail.

Setbacks: The existing house has a front (south) setback of 13'-1"; an east side setback of 12'-10¾"; a west side setback of 3'-½"; and a rear (north) setback of 20'-2½".

The residence will maintain the existing setback and the addition will have an east side setback of 3'-0"; a west side setback of 10'-0"; and a rear (north) setback of 3'-0". The addition will begin 67'-7" from the front property line. See drawing for more detail.

Foundation: The existing house has a pier and beam foundation with a finished floor height of 2'-4".

The proposed addition will have a pier and beam foundation with a finished floor height of 2'-4" to match existing. The proposed attached one-car garage will have a concreate slab on grade foundation. See drawings for more detail.

Windows/Doors: The existing residence features 1-over-1 double-hung wood windows. Th rear portion of the east elevation was previously altered changing the fenestration pattern and adding several fixed windows. The original front door has been replaced.

The proposed addition will have new 1-over-1 double-hung wood windows. Two windows from the rear of the house will be removed and installed to flank the single window on the east elevation of the original structure. A new Craftsmen style wood front door will be installed to replace the existing front door. All proposed windows to be inset and recessed. See drawings and window/door schedule for more detail.

Exterior Materials: The existing house is clad in 117 wood siding.

The proposed addition will be clad in cementitious lap siding with a 5" reveal. See drawings for more detail.

Roof: The existing residence has a mix of cross gables and hipped roofs with an eave height of 11'-0" and pitch of 8:12. The roof features asphalt shingles.

The proposed roof will consist of two front facing gables with an eave height of 21'-7" and a pitch of 8:12. The addition will also include tow lower eaves of 17'-0" and 11'-10". The roofs will have asphalt shingles. See drawings for more detail.