

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Mable Belcher, LSC Engineer for Cesar Hernandez, Zedna Development, owner

Property: 1212 Tulane Street, Lot 27, Block 183, Houston Heights Subdivision. The property includes a historic 1,580 square foot, 1 ½ story wood frame single-family residence situated on a 4,400 square foot (33' x 132') interior lot.

Significance: Contributing Dutch Colonial residence, constructed circa 1915, located in the Houston Heights Historic District West.

Proposal: Alteration – Construct a rear two-story 1,621 square foot addition to a 1½- story 1,680 square foot single-family residence. The addition will begin at the rear wall and will measure 24'-3" wide, 41'-10" deep, 10'-6" to the eave, and 26'-1"to the ridge.

- The existing original 1-over-1 windows and original 117 wood siding will be retained and repaired.

See enclosed application materials and detailed project description on p. 1-20 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

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:

- | 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 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. | | |



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CURRENT PHOTO



DRAFT

NEIGHBORING PROPERTIES



1210 Tulane – Noncontributing – 2014 (neighbor)



1214 Tulane – Contributing – 1920 (neighbor)



1208 Tulane – Contributing – 1920 (block face)



1217 Tulane – Contributing – 1920 (across street)

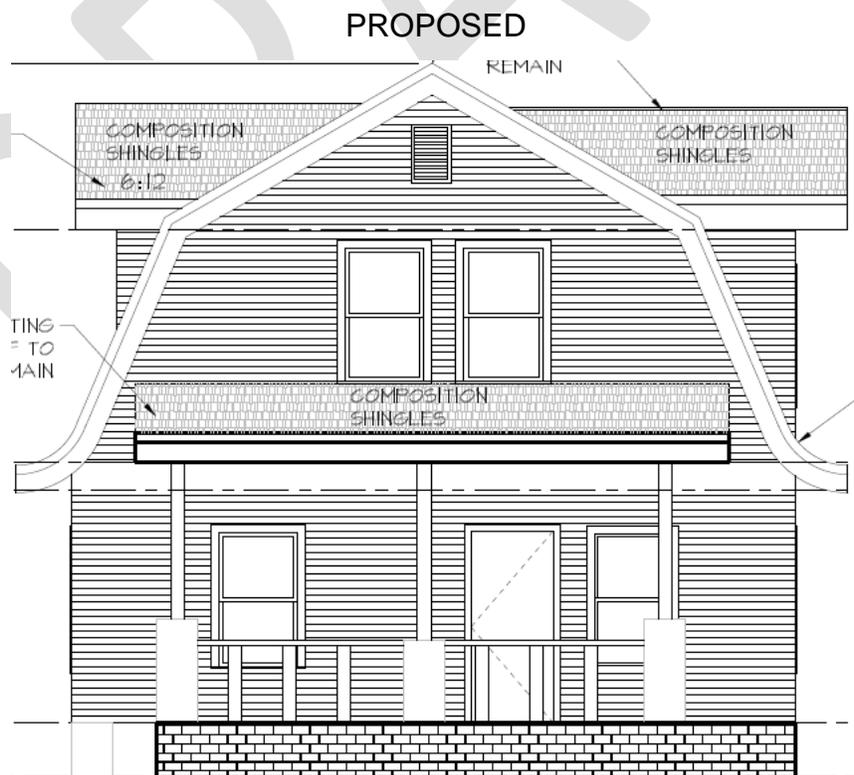
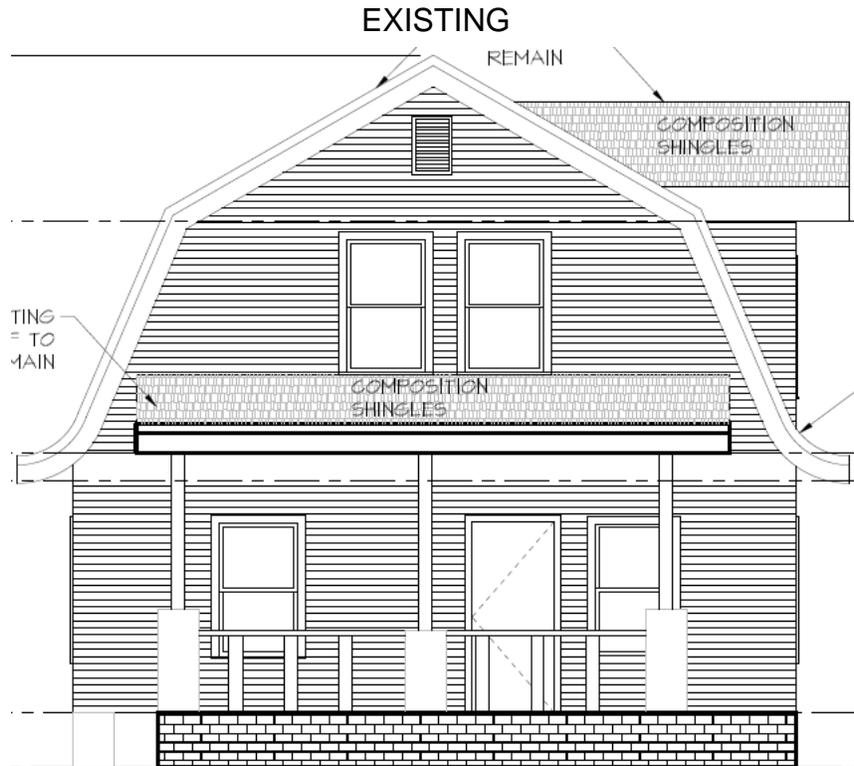


1225 Tulane – Contributing – 1920 (across street)



1229 – Contributing – 1920 (across street)

WEST ELEVATION – FRONT FACING TULANE STREET



NORTH SIDE ELEVATION

EXISTING



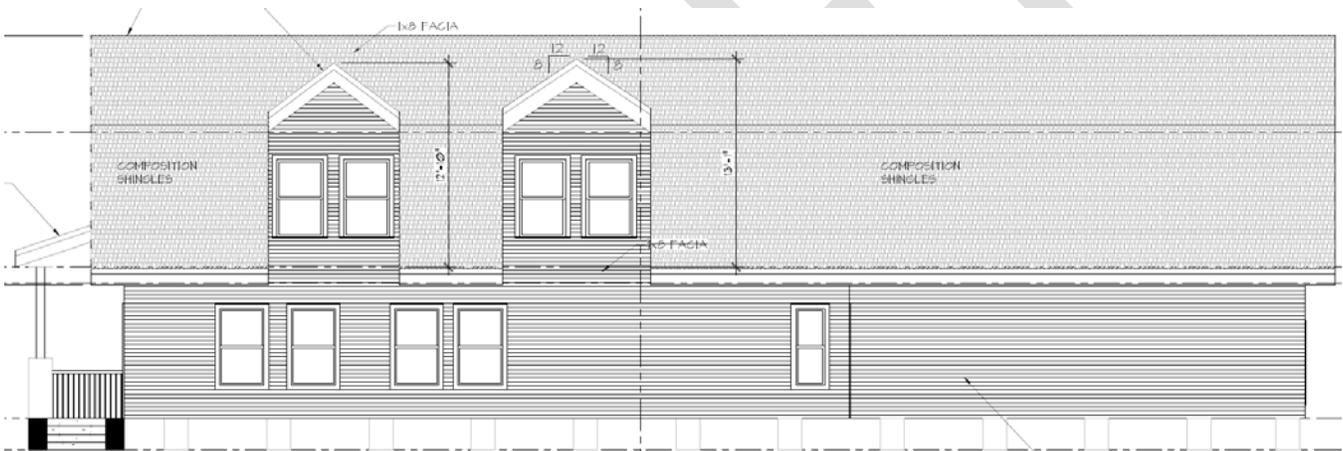
PROPOSED

SOUTH SIDE ELEVATION

EXISTING

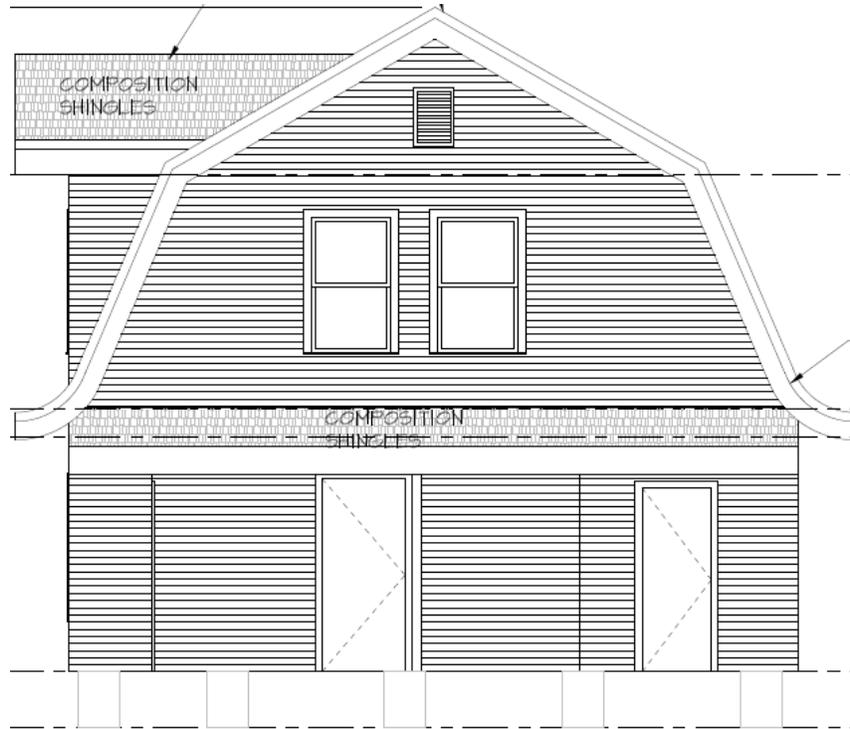


PROPOSED



EAST (REAR) ELEVATION

EXISTING



PROPOSED



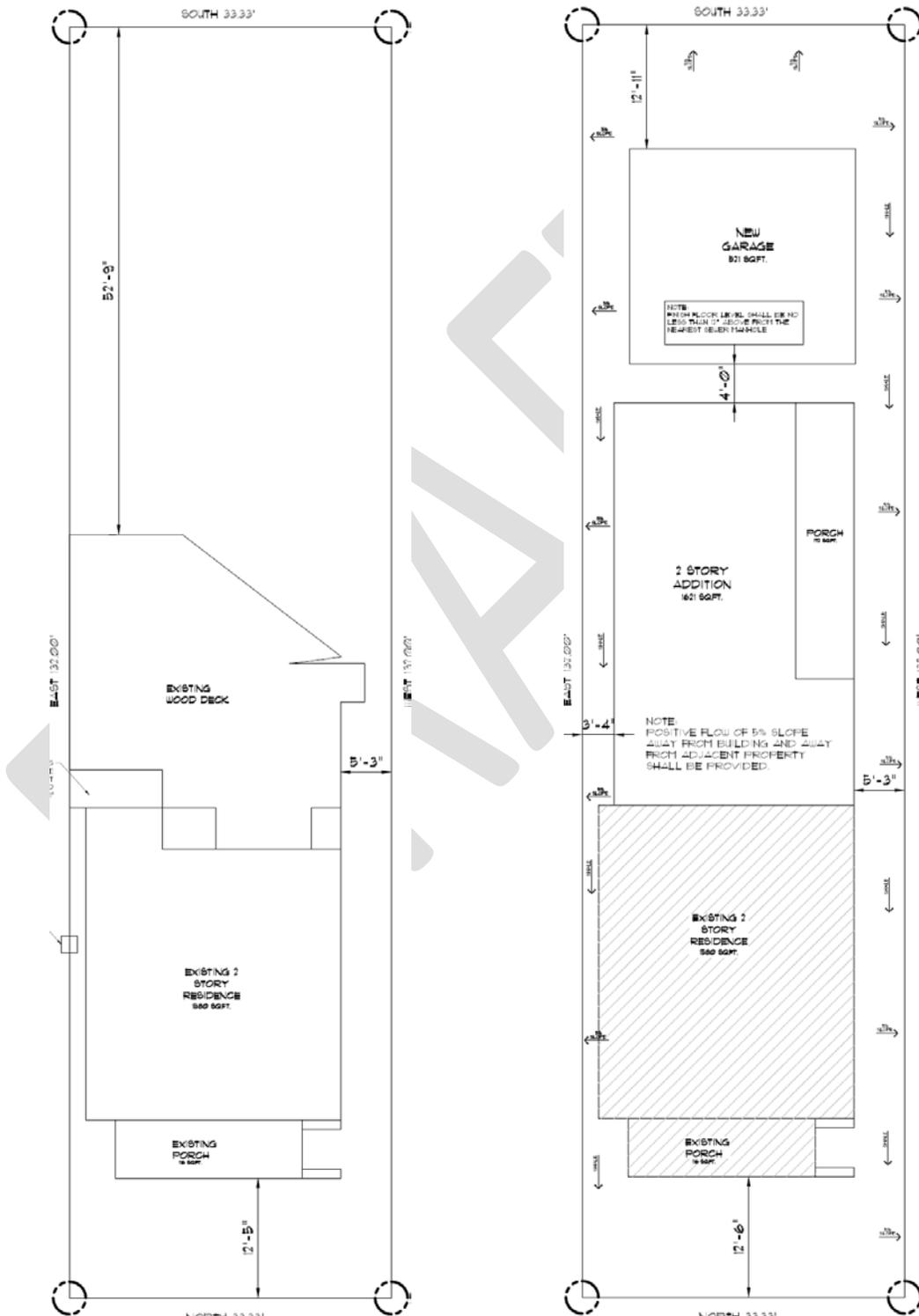


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SITE PLAN

EXISTING

PROPOSED

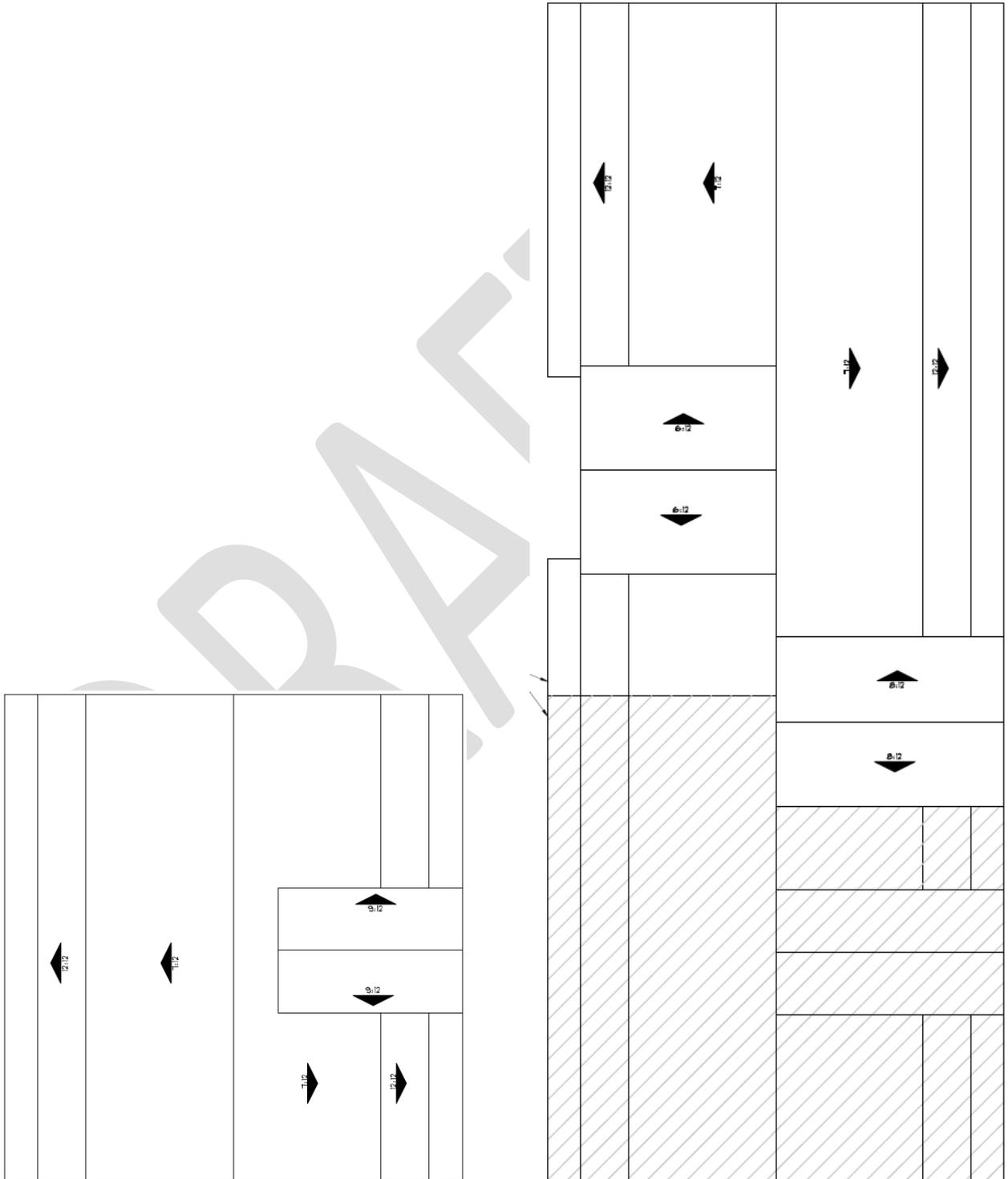




ROOF PLAN

EXISTING

PROPOSED

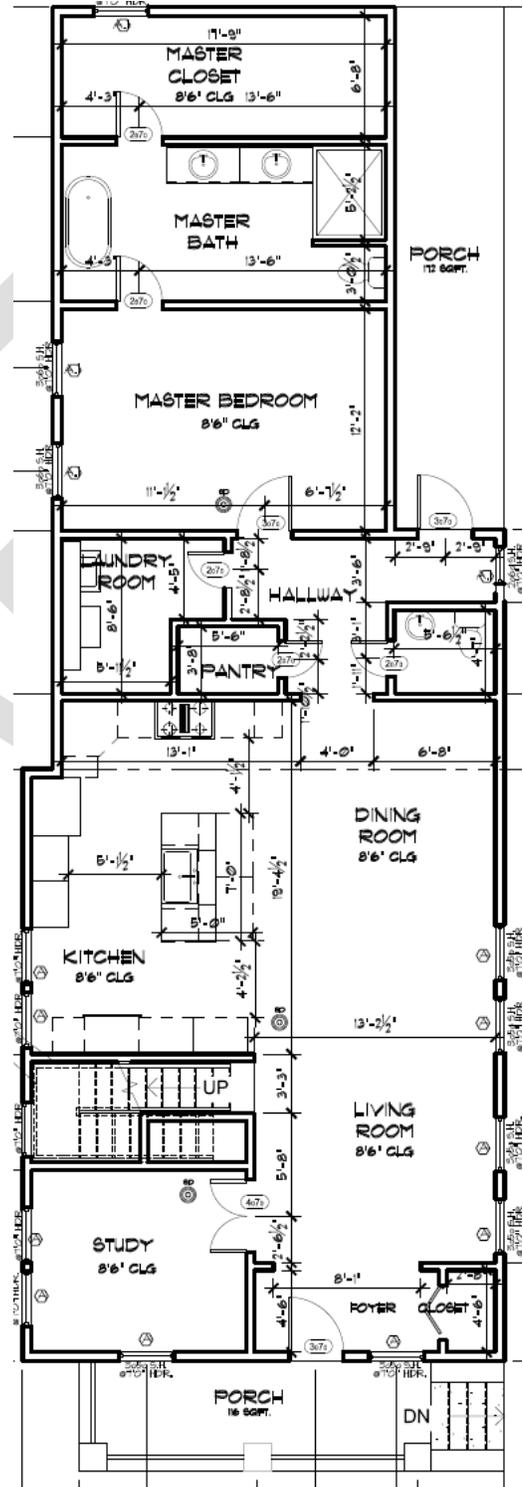
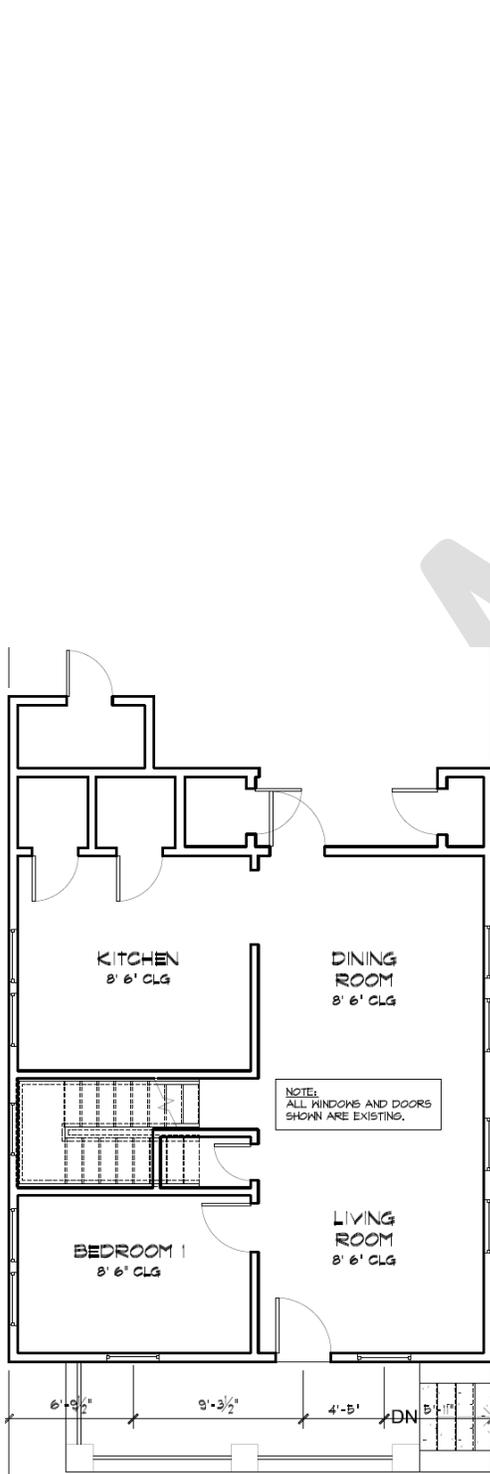




FIRST FLOOR PLAN

EXISTING

PROPOSED



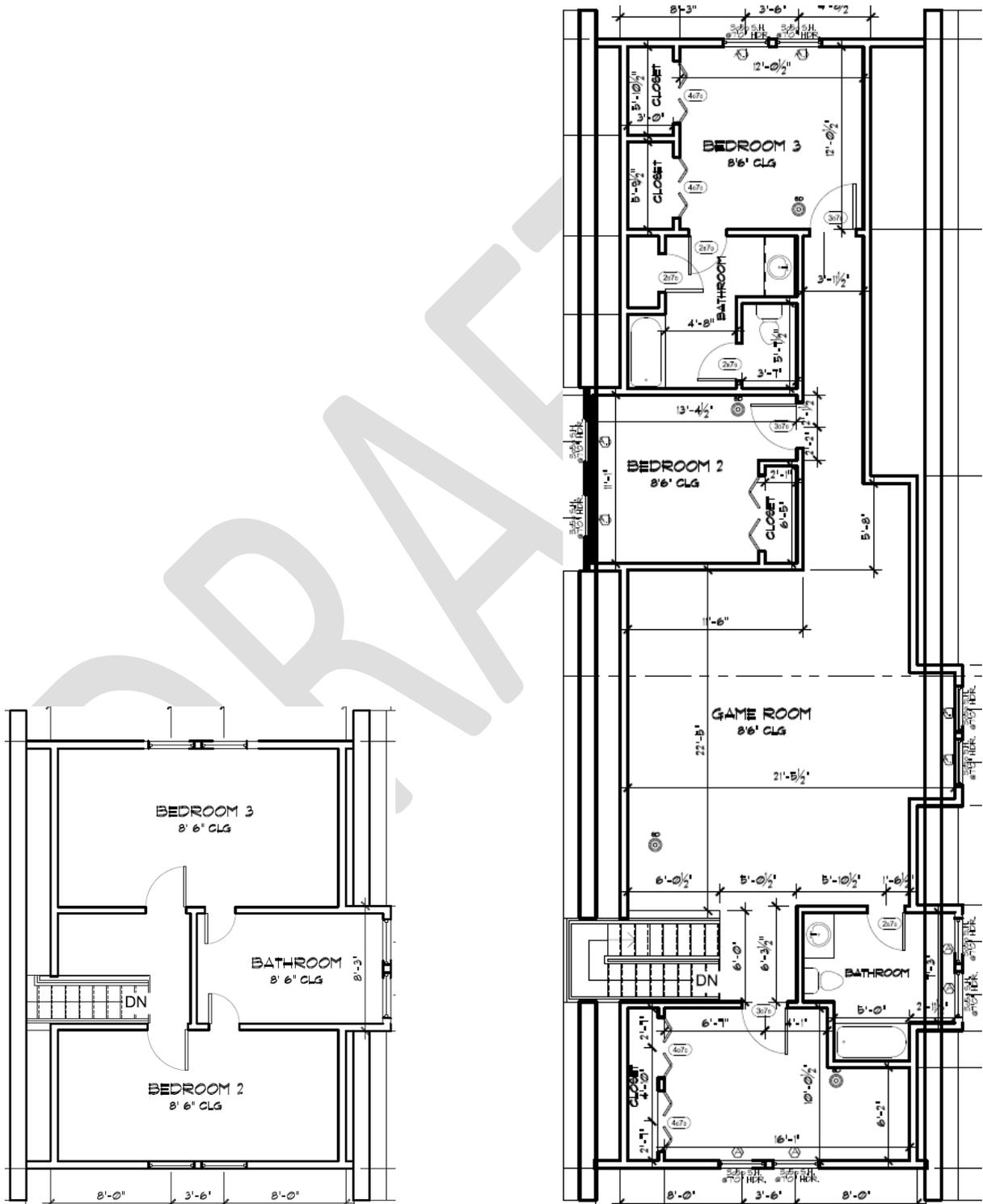


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SECOND FLOOR PLAN

EXISTING

PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

MARK	SIZE	DESCRIPTION	REMARKS
	RE. FLOOR PLAN	DOUBLE HUNG	EXISTING WINDOW TO REMAIN
	RE. FLOOR PLAN	DOUBLE HUNG	VINYL FRAME NEW WINDOW

DRAFT

PHOTOS SUBMITTED BY APPLICANT

FRONT (WEST) ELEVATION



SIDE (NORTH) ELEVATION



FRONT PORCH DETAIL



SOUTHWEST CORNER



REAR (EAST) ELEVATION



PROJECT DETAILS

Shape/Mass: The residence measures 26'-3" wide, 36'-3" deep, 10'-6" to the eave, and 26'-1" to the ridge. The addition will begin 33'-6" back from the front wall and will measure 24'-3" wide, 41'-10" deep, 10'-6" to the eave and 26'-1" to the ridge.

Setbacks: The residence is setback 12'-5" from the front property line, 1'-6" from the north property line, 5'-3" from the south property line, and 83'-4" from the rear property line. The addition will be setback 48'-8" from the front property line, 3'-4" from the north property line, 5'-3" from the south property line, and 39'-3" from the rear property line.

Foundation: The residence is built on a pier and beam foundation with a 2' foundation height. The addition will be built on a pier and beam foundation with a 2' foundation height.

Windows/Doors: The residence features wood 1-over-1 sash windows, a single lite fixed window, and a single lite wood paneled entry door; the windows will be retained and repaired. The addition will feature 1-over-1 sash windows and an entry door.

Exterior Materials: The residence is clad with wood 117 siding; the siding will be retained and repaired. The residence features a front porch with concrete steps, brick wing walls, and brick piers topped with square columns. The addition will be clad with wood 117 siding to match the residence.

Roof: The residence features a gambrel roof with a 7/12 pitch and closed soffits. The roof features a gable dormer with a 9/12 pitch. The addition will feature a gambrel roof with a 7/12 pitch and closed soffits. The addition will feature two gable dormers with 6/12 and 8/12 pitches.

Front Elevation: The residence features a front porch with concrete steps, brick wing walls, and brick piers topped with wood square columns. The first floor features two 1-over-1 sashes and a single lite wood paneled entry door. The second floor features two 1-over-1 sash windows.

(West)

Side Elevation: The residence features four 1-over-1 sashes and a single lite fixed window. The addition will feature a 1-over-1 sash on the first floor and a gable dormer with two 1-over-1 sash windows on the second floor.

(North)

Side Elevation: The residence features four 1-over-1 sashes on the first floor and a gable dormer with two 1-over-1 sashes on the second floor. The addition will feature a 1-over-1 sash on the first floor and gable dormer with two 1-over-1 sashes on the second floor.

(South)

Rear Elevation: The residence features two non-original entry doors on the first floor and two 1-over-1 sashes on the second floor. The addition will feature a 1-over-1 sash and entry door on the first floor and two 1-over-1 sashes on the second floor.

(East)