CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Steven Tyler Crabtree, owner

Property: 1528 Allston Street, Lot 19, Block 142, Houston Heights Subdivision. The property includes a historic 1,949 square foot house situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Folk Victorian style residence, constructed circa 1910, located in the Houston Heights Historic District West.

Proposal: Alteration – Resubmittal: Construct a 1,095 square foot addition to the rear of a 1,949 square foot 1½ story contributing residence.

The applicant originally proposed a two story addition that was considered at the HAHC meeting October 23, 2014. The Commission accepted staff's recommendation to deny the COA for failure to meet criteria 1, 4, 8, and 9 for alterations to Contributing structures within Historic Districts. Staff advised the applicant that we would find the proposed addition appropriate if they addition were moved back by 9' so it encroached over less of the historic house.

The applicant has since discussed making additional appropriate modifications with staff and proposes the following revisions:

- Moved the addition back 18' 8" so that it starts at the rear wall of the existing structure. This eliminates all of the previously proposed encroachment over the existing residence.
- Reduced the proposed ridge height from 31' 11" to 29' 11".
- Changed the roof structure from front open gable to two side open gables.
- Inset the addition along the north facing wall by 2' 1".

See enclosed application materials and detailed project description on p. 6-16 for further details.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **-**

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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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(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 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;
☒	☐	☐	(10)	The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
☐	☐	☒	(11)	The proposed activity will comply with any applicable deed restrictions.

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PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT WEST

Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

NEIGHBORING PROPERTIES

1532 Allston – Contributing – 1910 (neighbor)

1524 Allston – Contributing – 1910 (neighbor)

1523 Allston– Contributing – 1915 (across street)

1529 Allston – Contributing – 1915 (across street)

1531 Allston– Contributing – 1925 (across street)

1535 Allston– Contributing – 1925 (across street)

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3D RENDERING – FRONT FACING ALLSTON STREET

EXISTING

PROPOSED

PROPOSED BIRDS EYE

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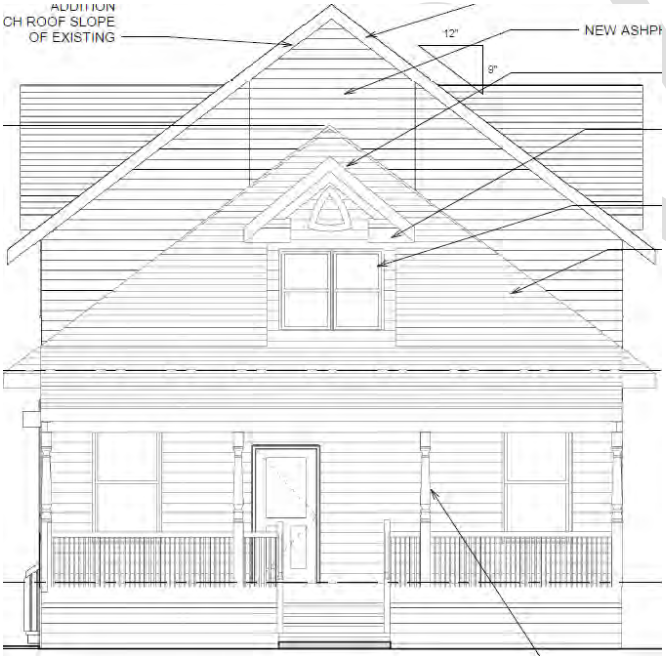
WEST ELEVATION – FRONT FACING ALLSTON STREET

EXISTING

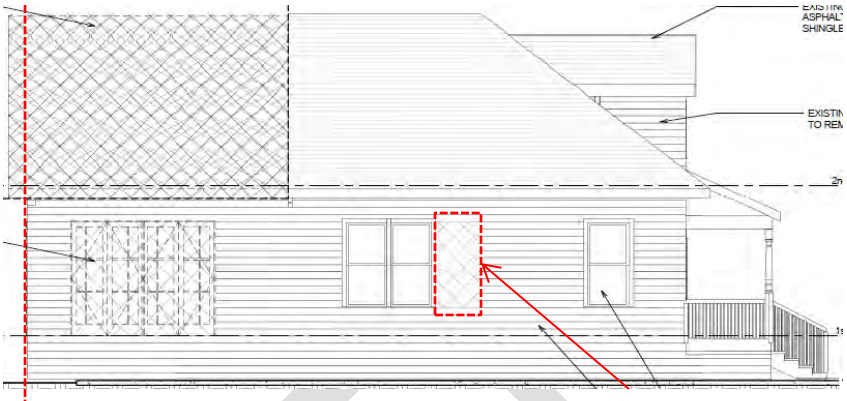
DENIED 10/23/14



PROPOSED

NORTH SIDE ELEVATION

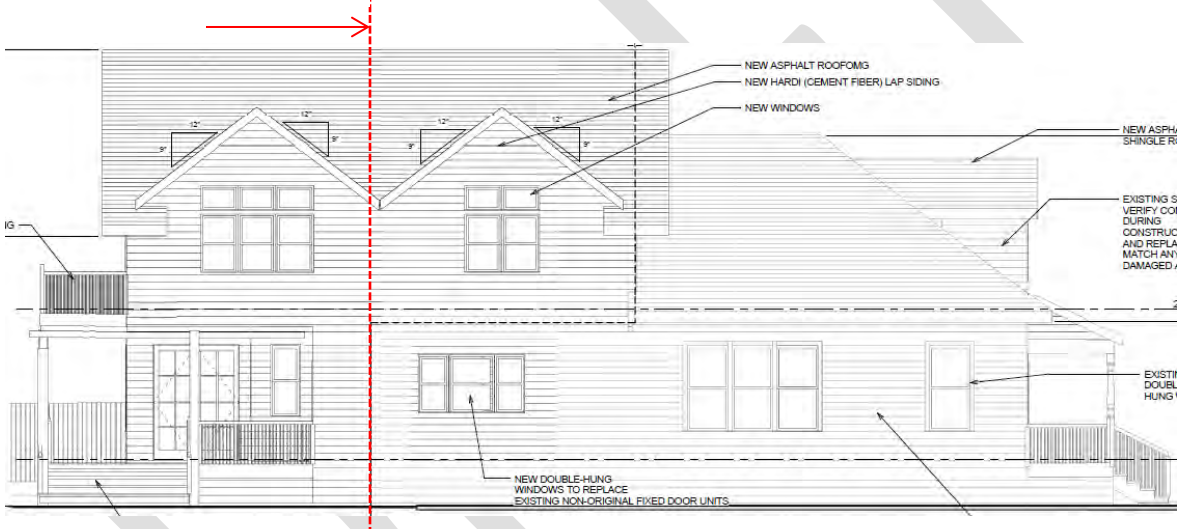
EXISTING



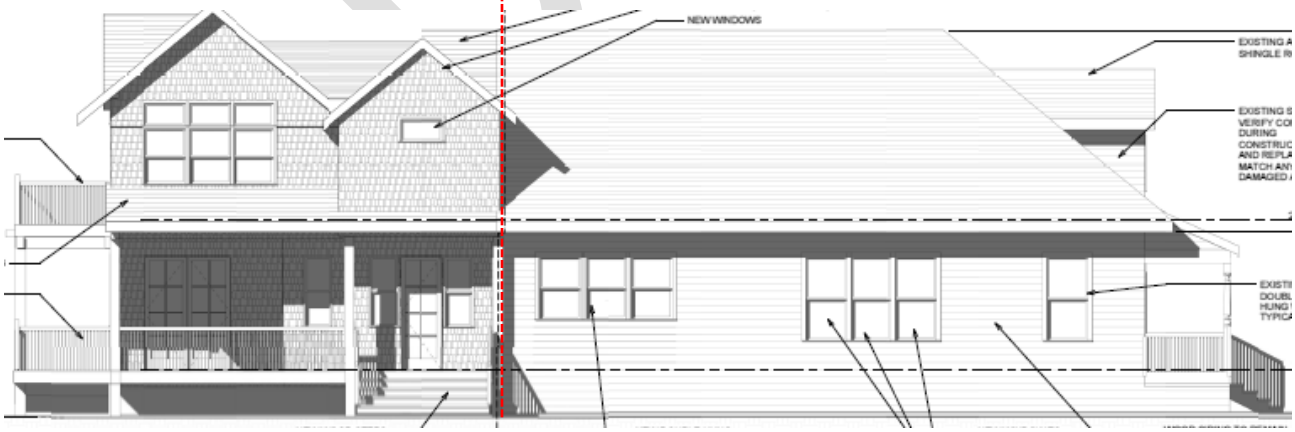
Existing Rear wall

DENIED 10/23/14

Proposed new window

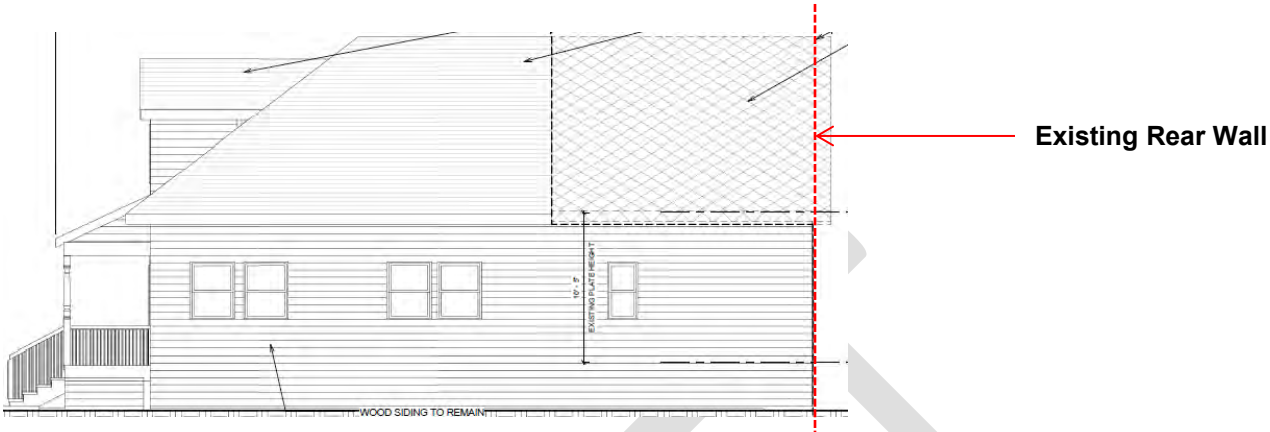


PROPOSED

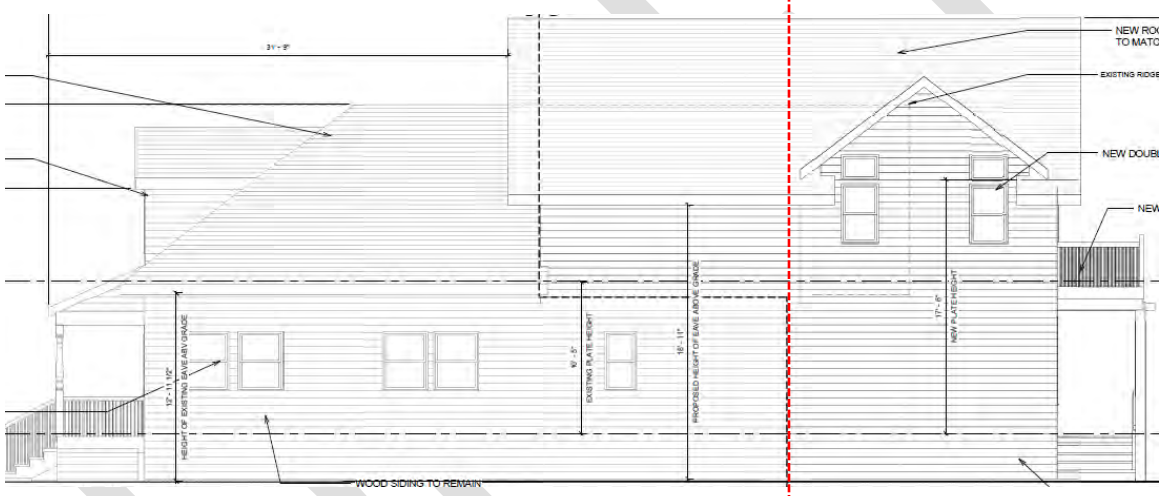


SOUTH SIDE ELEVATION

EXISTING



DENIED 10/23/14



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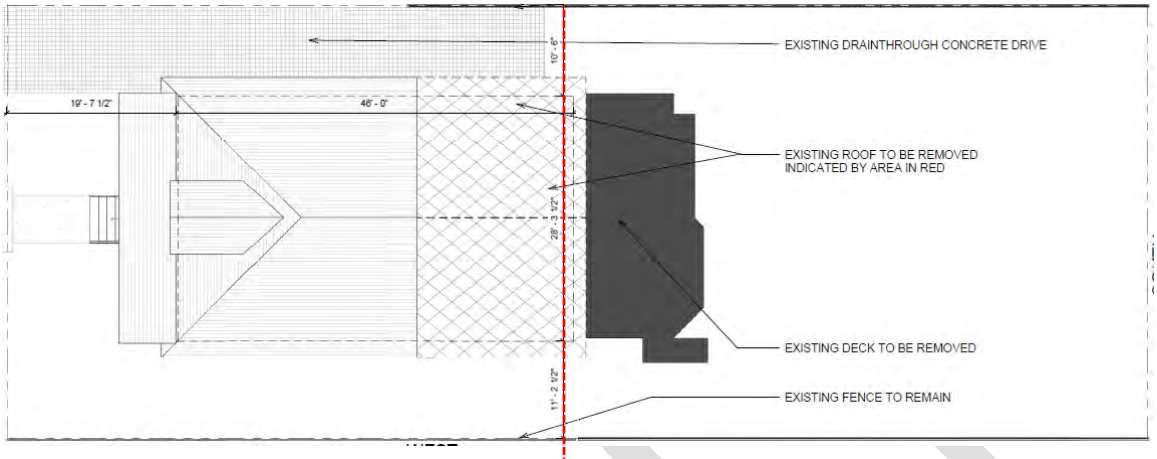
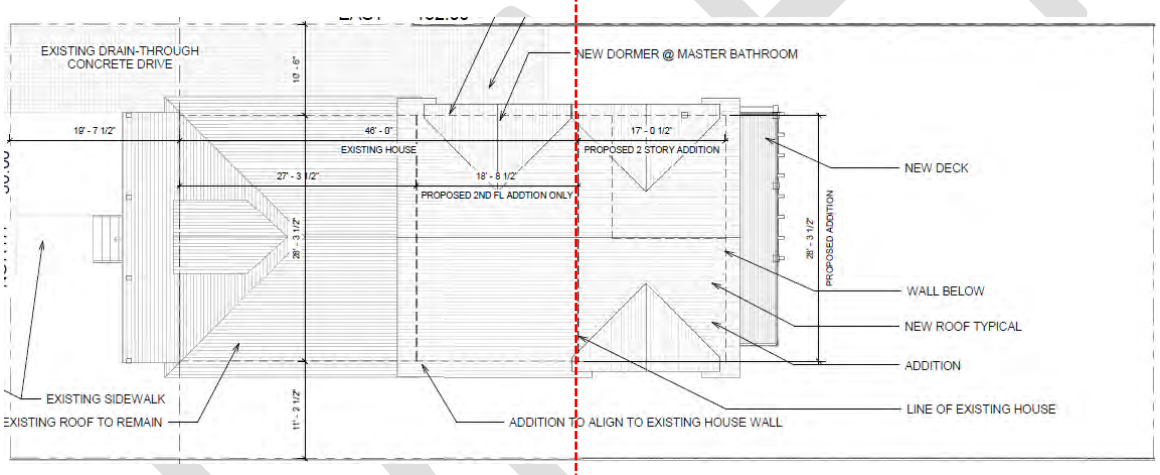
SITE PLAN/ROOF PLAN

EXISTING



DENIED 10/23/14



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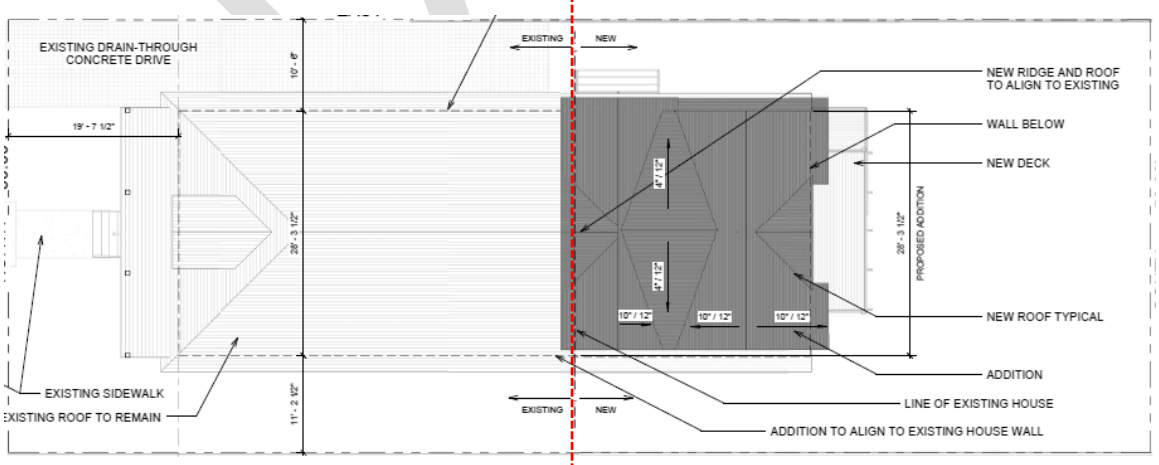

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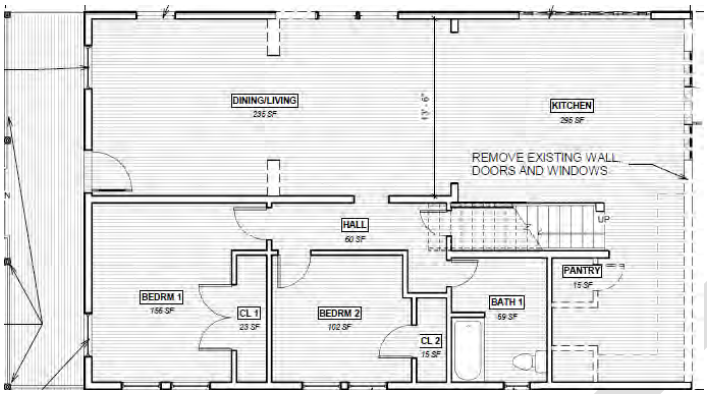
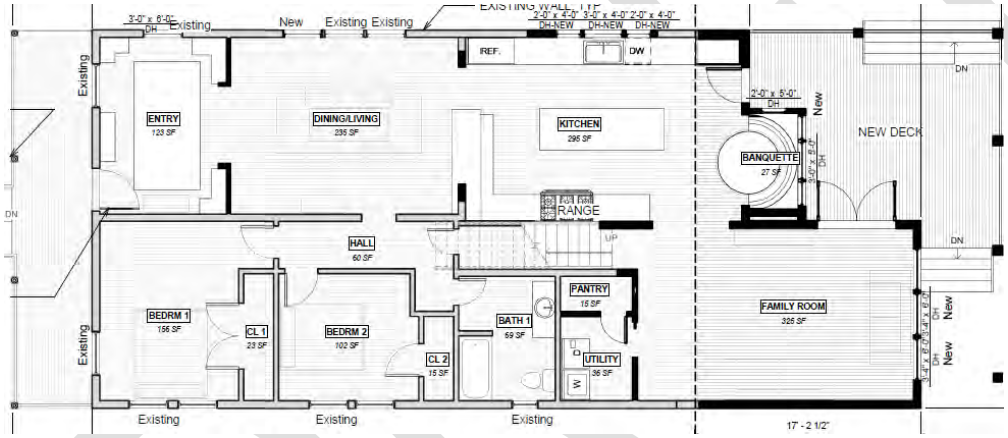
FIRST FLOOR PLAN

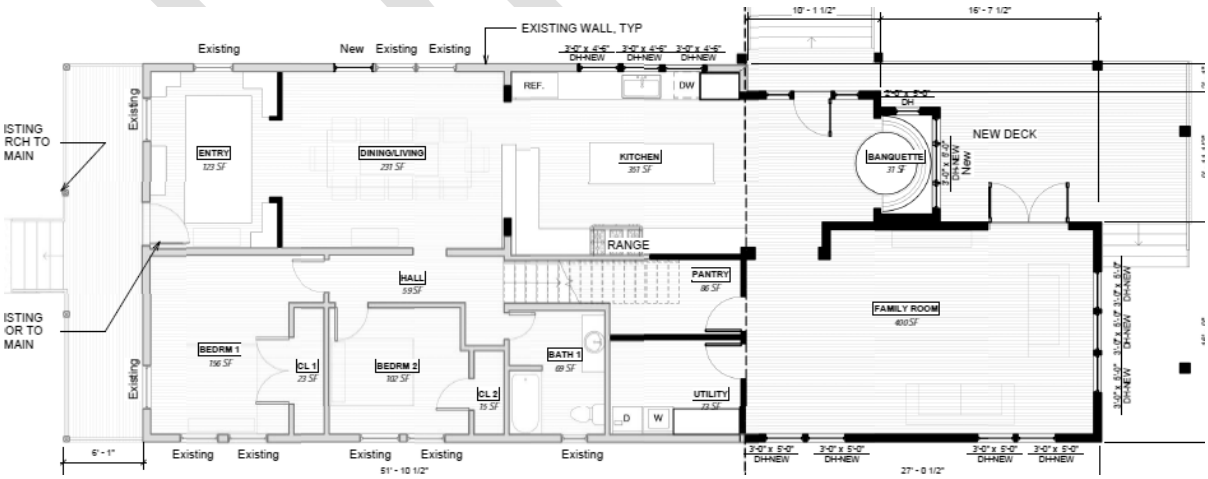
EXISTING



DENIED 10/23/14



PROPOSED



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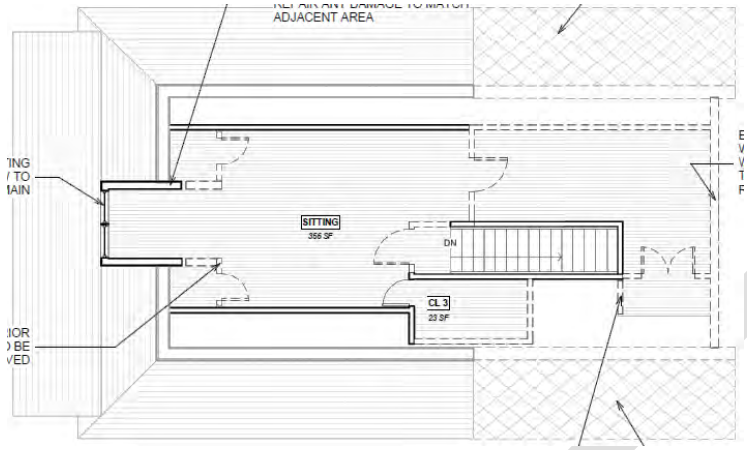
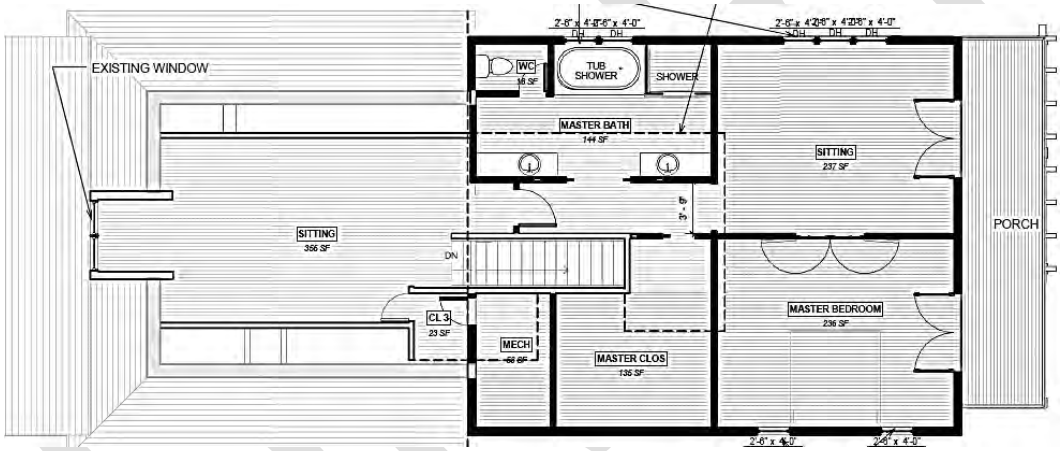
SECOND FLOOR PLAN

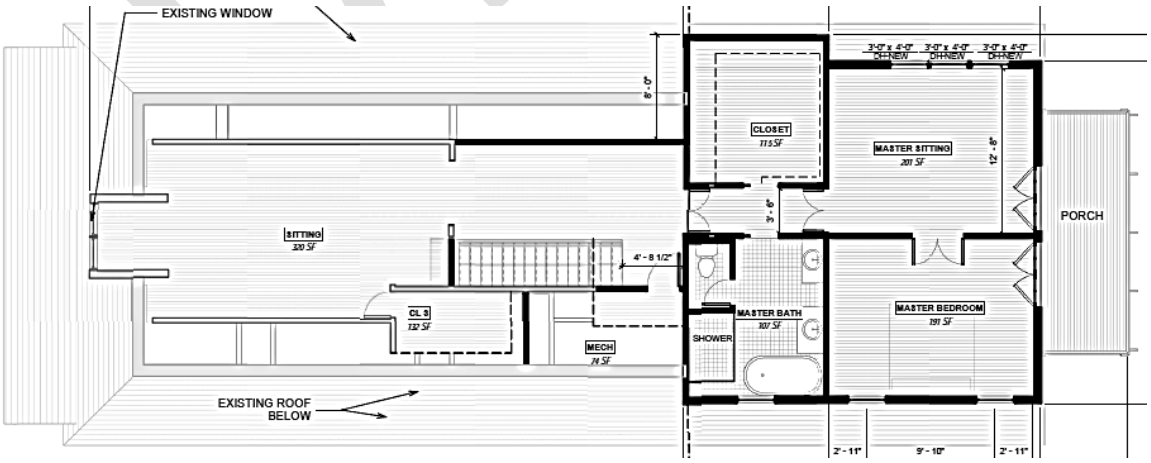
EXISTING



DENIED 10/23/14

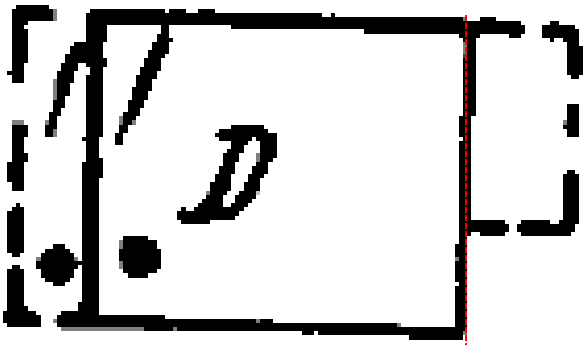


PROPOSED

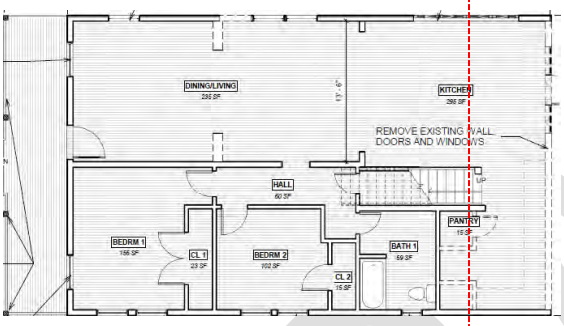


SANBORN MAP COMPARISON

SANBORN MAP 1924-1951



EXISTING FLOOR PLAN



PROPOSED (2ND STORY ADDITION SHADED IN GREY)

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WINDOW / DOOR SCHEDULE

Door Schedule-1st & 2nd Floor				
Room	Width	Height	Function	Comments
ENTRY	3' - 0"	6' - 8"	Exterior	
BEDRM 1	5' - 0"	6' - 8"	Interior	
BEDRM 1	2' - 6"	6' - 8"	Interior	
BEDRM 2	2' - 6"	6' - 8"	Interior	
BEDRM 2	2' - 6"	6' - 8"	Interior	
BATH 1	2' - 0"	6' - 8"	Interior	
FAMILY ROOM	2' - 8"	6' - 8"	Interior	
FAMILY ROOM	3' - 0"	8' - 0"	Exterior	
FAMILY ROOM	3' - 0"	8' - 0"	Exterior	
KITCHEN	2' - 10"	8' - 0"	Exterior	
FAMILY ROOM	2' - 8"	6' - 8"	Interior	
1st Floor: 11				
SITTING	2' - 0"	6' - 8"	Interior	
MASTER SITTING	5' - 0"	6' - 8"	Exterior	
MASTER BEDROOM	5' - 0"	6' - 8"	Exterior	
MASTER BATH	2' - 8"	6' - 8"	Interior	
CLOSET	2' - 8"	6' - 8"	Interior	
MASTER SITTING	3' - 4"	6' - 8"	Interior	
MASTER BATH	2' - 0"	6' - 8"	Interior	
MASTER BEDROOM	4' - 0"	6' - 8"	Interior	
MECH	2' - 6"	6' - 8"	Interior	
2nd Floor: 9				
Grand total: 20				

Window Schedule 1st Floor						
Level	Room Name	Width	Height	Operation	Phase	Comments
1st Floor	BATH 1	2' - 0"	4' - 0"	Double-Hung	Existing	
1st Floor	BEDRM 1	3' - 4"	6' - 0"	Double-Hung	Existing	
1st Floor	BEDRM 1	3' - 0"	4' - 0"	Double-Hung	Existing	
1st Floor	BEDRM 1	3' - 0"	4' - 0"	Double-Hung	Existing	
1st Floor	BEDRM 2	3' - 0"	4' - 0"	Double-Hung	Existing	
1st Floor	BEDRM 2	3' - 0"	4' - 0"	Double-Hung	Existing	
1st Floor	DINING/LIVING	3' - 0"	6' - 0"	Double-Hung	Existing	
1st Floor	DINING/LIVING	3' - 0"	6' - 0"	Double-Hung	Existing	
1st Floor	ENTRY	3' - 4"	6' - 0"	Double-Hung	Existing	
1st Floor	ENTRY	3' - 0"	6' - 0"	Double-Hung	Existing	Existing
1st Floor	BANQUETTE	3' - 0"	5' - 0"	Double-Hung	New Construction	
1st Floor	BANQUETTE	2' - 0"	5' - 0"	Double-Hung	New Construction	
1st Floor	BANQUETTE	2' - 0"	5' - 0"	Double-Hung	New Construction	
1st Floor	BANQUETTE	2' - 0"	5' - 0"	Double-Hung	New Construction	
1st Floor	DINING/LIVING	3' - 0"	6' - 0"	Double-Hung	New Construction	New to match existing
1st Floor	FAMILY ROOM	3' - 0"	5' - 0"	Double-Hung	New Construction	
1st Floor	FAMILY ROOM	3' - 0"	5' - 0"	Double-Hung	New Construction	
1st Floor	FAMILY ROOM	3' - 0"	5' - 0"	Double-Hung	New Construction	
1st Floor	FAMILY ROOM	3' - 0"	5' - 0"	Double-Hung	New Construction	
1st Floor	FAMILY ROOM	3' - 0"	1' - 8"	Fixed-Awning	New Construction	
1st Floor	FAMILY ROOM	3' - 0"	5' - 0"	Double-Hung	New Construction	
1st Floor	FAMILY ROOM	3' - 0"	1' - 8"	Fixed-Awning	New Construction	
1st Floor	FAMILY ROOM	3' - 0"	5' - 0"	Double-Hung	New Construction	
1st Floor	FAMILY ROOM	3' - 0"	1' - 8"	Fixed-Awning	New Construction	
1st Floor	FAMILY ROOM	3' - 0"	5' - 0"	Double-Hung	New Construction	
1st Floor	FAMILY ROOM	3' - 0"	1' - 8"	Fixed-Awning	New Construction	
1st Floor	KITCHEN	3' - 0"	4' - 6"	Double-Hung	New Construction	
1st Floor	KITCHEN	3' - 0"	4' - 6"	Double-Hung	New Construction	
1st Floor	KITCHEN	2' - 0"	5' - 0"	Double-Hung	New Construction	
1st Floor	KITCHEN	2' - 0"	5' - 0"	Double-Hung	New Construction	
1st Floor	KITCHEN	3' - 0"	4' - 6"	Double-Hung	New Construction	
1st Floor: 31						
Grand total: 31						

Window Schedule 2nd Floor						
Level	Room Name	Width	Height	Operation	Phase Created	Comments
2nd Floor	SITTING	2' - 6"	4' - 0"	Double-Hung	Existing	
2nd Floor	SITTING	2' - 6"	4' - 0"	Double-Hung	Existing	
2nd Floor	CLOSET	3' - 0"	1' - 8"	Fixed-Awning	New Construction	
2nd Floor	MASTER BATH	3' - 0"	4' - 0"	Double-Hung	New Construction	
2nd Floor	MASTER BEDROOM	3' - 0"	4' - 0"	Double-Hung	New Construction	
2nd Floor	MASTER BEDROOM	3' - 0"	4' - 0"	Double-Hung	New Construction	
2nd Floor	MASTER BEDROOM	2' - 6"	1' - 8"	Fixed-Awning	New Construction	
2nd Floor	MASTER BEDROOM	2' - 6"	1' - 8"	Fixed-Awning	New Construction	
2nd Floor	MASTER SITTING	3' - 0"	4' - 0"	Double-Hung	New Construction	
2nd Floor	MASTER SITTING	3' - 0"	4' - 0"	Double-Hung	New Construction	
2nd Floor	MASTER SITTING	3' - 0"	4' - 0"	Double-Hung	New Construction	
2nd Floor	MASTER SITTING	3' - 0"	1' - 8"	Fixed-Awning	New Construction	
2nd Floor	MASTER SITTING	3' - 0"	1' - 8"	Fixed-Awning	New Construction	
2nd Floor	MASTER SITTING	3' - 0"	1' - 8"	Fixed-Awning	New Construction	
2nd Floor	MASTER SITTING	2' - 6"	1' - 8"	Fixed-Awning	New Construction	
2nd Floor	MASTER SITTING	2' - 6"	1' - 8"	Fixed-Awning	New Construction	
2nd Floor: 16						
Grand total: 16						

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PROJECT DETAILS

Shape/Mass: **Denied 10/22/14:** *The existing house measures 28'-3" wide by 46' deep. It features an eave height of 12'-11" and a ridge height of 25'-11". The proposed addition will an additional 17'-2" of depth and will encroach on the rear 18'-8" of the existing structure. The addition will not be wider than the existing structure. The addition will feature an eave height of 18'-11" and a ridge height of 31'-11".*

Proposed Revisions: The addition will start at the existing rear wall and add 27' of depth to the existing structure. The addition will be inset by 2' along the north facing wall.

Setbacks: The existing structure is set back 13'-6" from the street, 10'-2" from the north side and 11' from the south side. These setbacks will not change as a result of the proposed alteration.

Foundation: Existing house is situated on a pier and beam foundation with a 3'-8" finished floor height. The addition will be built on a matching foundation.

Windows/Doors: Remove four non-original 2'-8" wide by 8' tall fixed window units along the north elevation of the original house. These will be replaced with three 2'-6" wide by 4'-9" tall wood double hung windows. Install a 2'-6" wide by 4'-9" window next to a pair of historic windows on the north elevation of the original house.

All of the existing historic windows and the front door will remain. See window schedule and floor plans for specifications for new windows on the addition.

Exterior Materials: **Denied 10/24/14:** *Existing house is clad in horizontal lap wood siding with a 3" reveal. The addition will feature cementitious siding at a profile matching the existing siding.*

Proposed Revision: Addition will feature cementitious shingles to delineate it from the horizontal lap sided existing structure.

Roof: **Denied 10/24/14:** *The existing structure features a 9:12 hipped roof with a front facing dormer. The addition will feature a front facing gable roof with a matching pitch*.

Proposed Revision: The roof structure will change from front facing gable to side facing gable.

Front Elevation: (West) The front elevation of the existing home will remain unchanged. The addition will encroach over the rear 18'-8" of the existing home and will feature a front facing gable and no windows.

Side Elevation: (North) Replace 4 non-original fixed lite windows and replace with three wood double hung windows. Install a wood double hung window next to a pair of existing historic windows.

The addition will start at the rear wall of the existing home. The north elevation of the addition will feature a pair of gables on second floor and a side/rear facing porch on the first. The second floor gables will feature 5 windows with transom lites.

Side Elevation: (South) The addition will start at the rear wall of the existing home. The addition will feature two side facing gables with two windows with transom lites.

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