

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: RR Development Holdings, LLC, for William Riley, owner

Property: 544 Harvard Street, lot 23, block 289, Houston Heights Subdivision. The property includes a historic 1,707 square foot, one-story wood frame single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing bungalow residence, constructed circa 1930, located in the Houston Heights Historic District South. The residence has been converted into office space which involved removing original windows, enclosing the porch and covering original siding.

Proposal: Alteration – Revision to COA granted by Planning Commission in October 2014.

The applicant received a COA in October 2014 for the following:

- Construct a 2,144 square foot two-story rear addition clad in cementitious siding to a contributing 1,700 square foot one-story contributing residence. The addition will have a ridge height of 28'-8" and an eave height of 22'-8". Original wood siding will be restored and exposed and new windows will be installed in original window openings. No original windows remain. The original brick chimney and porch columns will be retained.

The applicant now proposes to relocate the front porch steps from the north side to the west (front) and add brick wing walls.

See enclosed application materials and detailed project description on p. 5-8 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

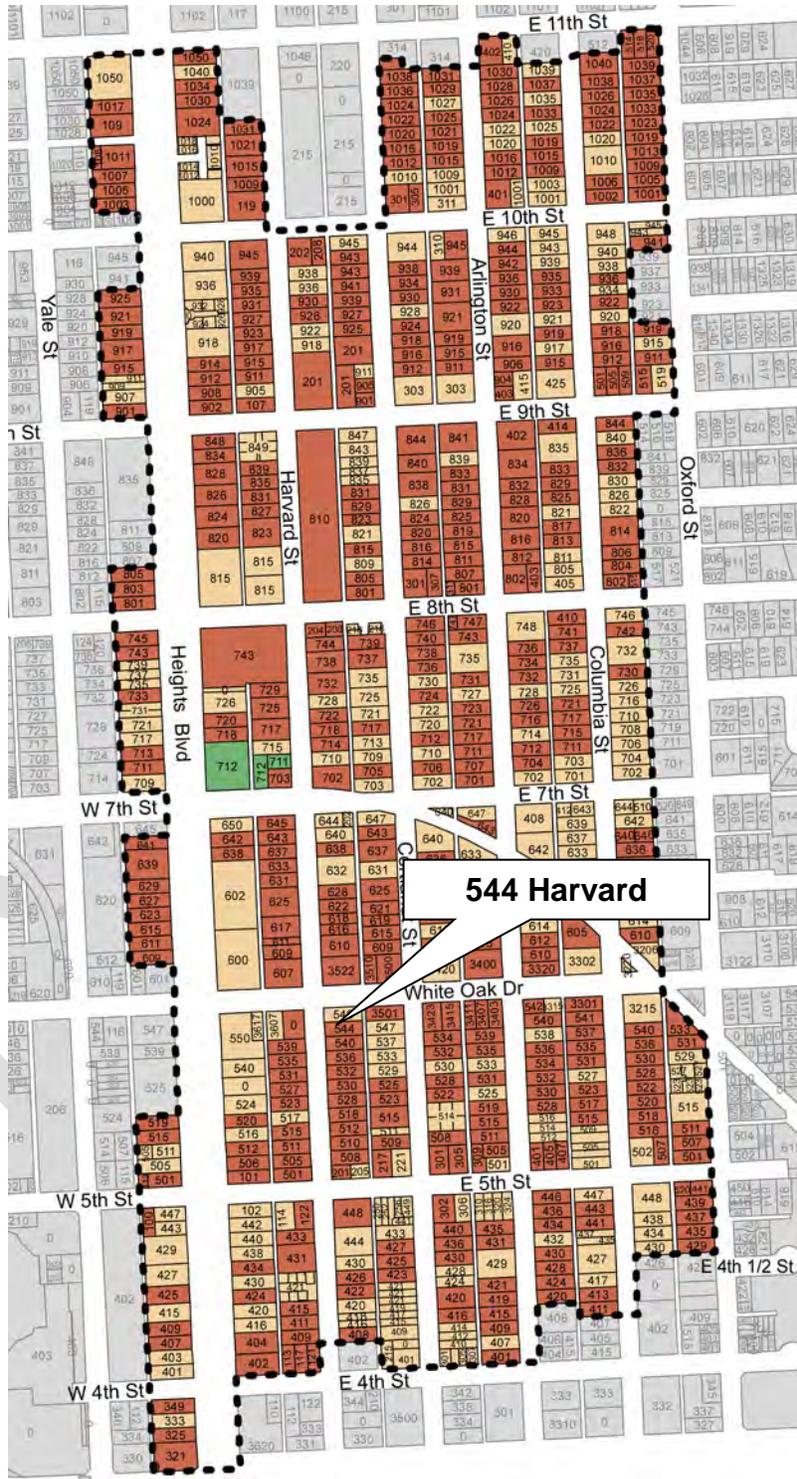
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. | | |



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

- Building Classification**
- Contributing
 - Non-Contributing
 - Park

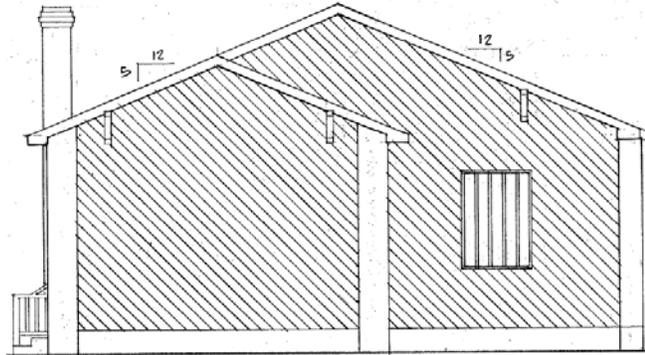


INVENTORY PHOTO



WEST ELEVATION – FRONT FACING HARVARD STREET

EXISTING

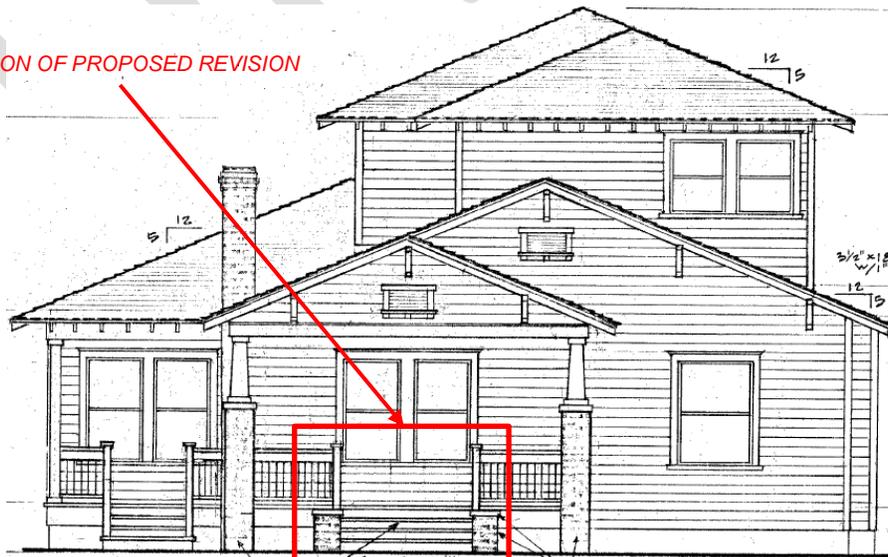


APPROVED – 10/16/14



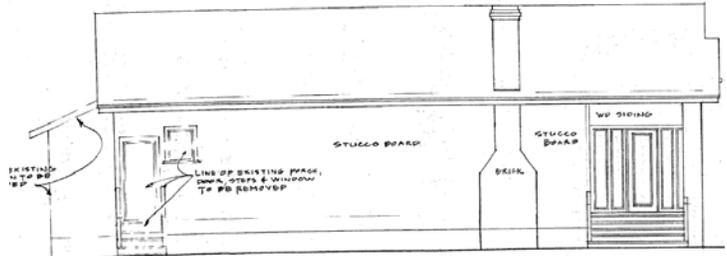
PROPOSED

LOCATION OF PROPOSED REVISION

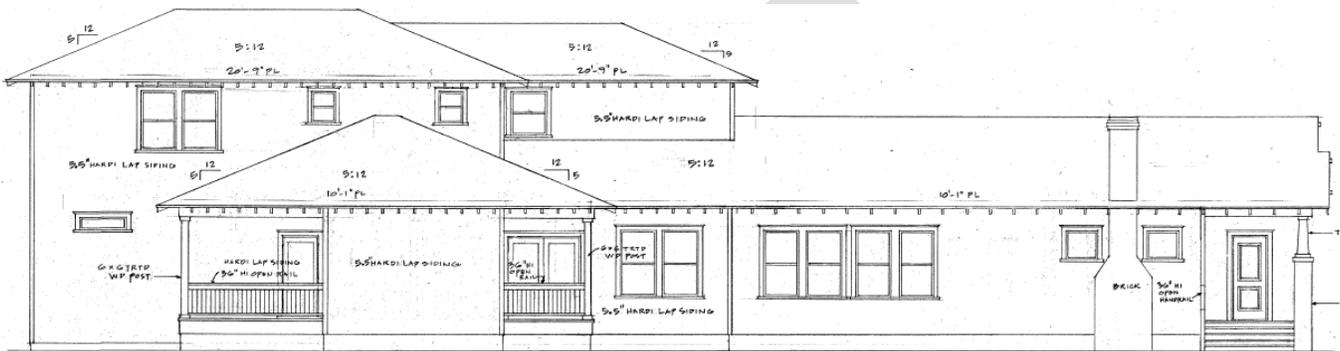


NORTH SIDE ELEVATION

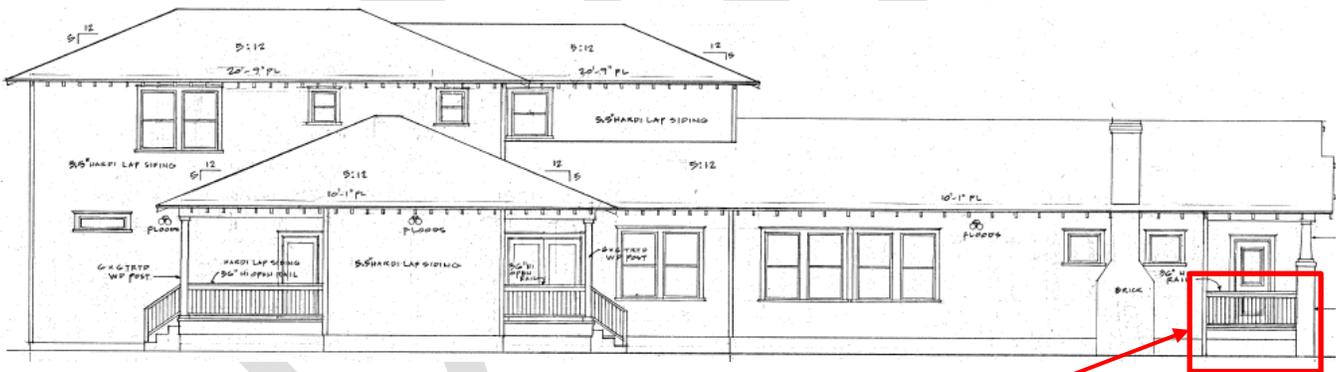
EXISTING



APPROVED – 10/16/14

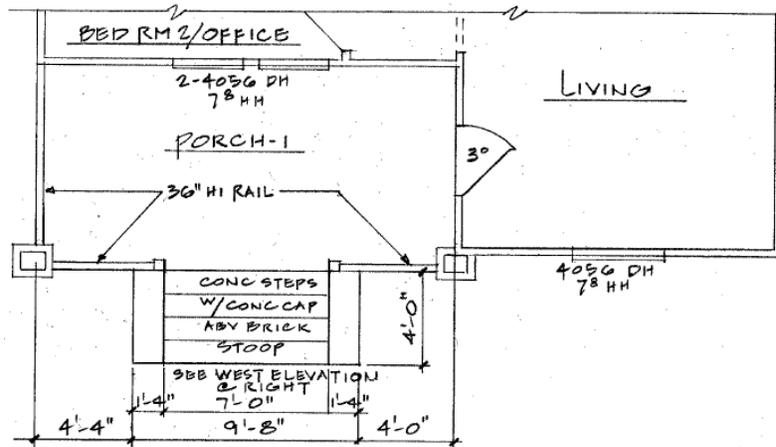


PROPOSED



LOCATION OF PROPOSED REVISION

PORCH DETAIL



PROJECT DETAILS

- Exterior Materials:** The approved COA includes a wood rail across the front porch and full width concrete steps on the north side of the porch. The steps are now proposed to be constructed on the front (west) flanked by a pair of brick wing walls with concrete caps. The north side of the porch will feature a wood railing.
- Front Elevation:** As approved, the front porch features a full-width wood railing. Concrete steps are now proposed to be centered on the porch with a pair of brick wing walls.
- Side Elevation:** As approved, the front porch features full-width concrete steps. No steps are now proposed for this side of the porch, and a full-width wood railing will be installed.

DRAFT