

CERTIFICATE OF APPROPRIATENESS

Application Date: April 1, 2015

Applicant: Alexander Ridgeway of Brickmoon Design for David P. Frizell Jr. owner

Property: 501 Heights Boulevard, lot 12, block 291, Houston Heights Subdivision. The property includes a historic 1,689 square foot, one-story wood frame single-family residence situated on a 5,900 square foot (50' x 118') interior lot.

Significance: Contributing Bungalow style residence, constructed circa 1930, located in the Houston Heights Historic District South.

Proposal: Alteration – Construct a one-story 711 square foot addition to the rear of an existing one story 1,689 square foot contributing residence.

- Addition will measure 50' 8" deep by 21' wide and will feature an eave height of 10' 10" and a ridge height of 15' 6".
- Addition will be inset from the existing residence by 1' on the north side and by 18' on the south side.
- Addition will feature wood 117 siding and wood windows matching those on the existing residence.
- All existing windows are to remain, except in areas specifically identified to be removed to connect the proposed addition to the residence.

See enclosed application materials and detailed project description on p. 5-14 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

- (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.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

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



INVENTORY PHOTO



SOUTH SIDE ELEVATION FACING WEST 5th STREET

EXISTING



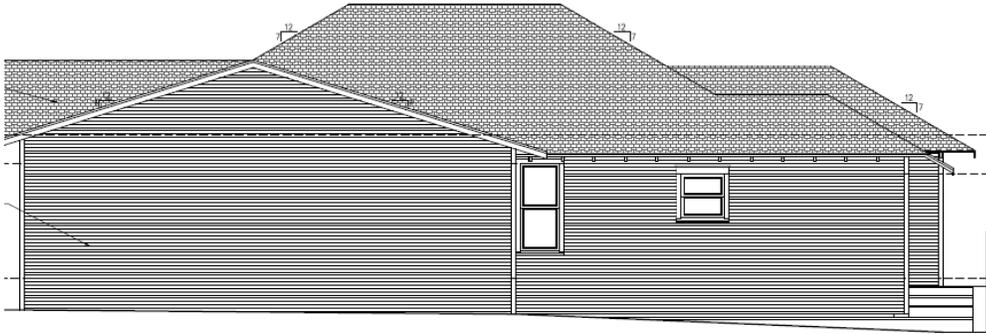
PROPOSED



DRAFT

NORTH SIDE ELEVATION

EXISTING



PROPOSED



WEST (REAR) ELEVATION

EXISTING

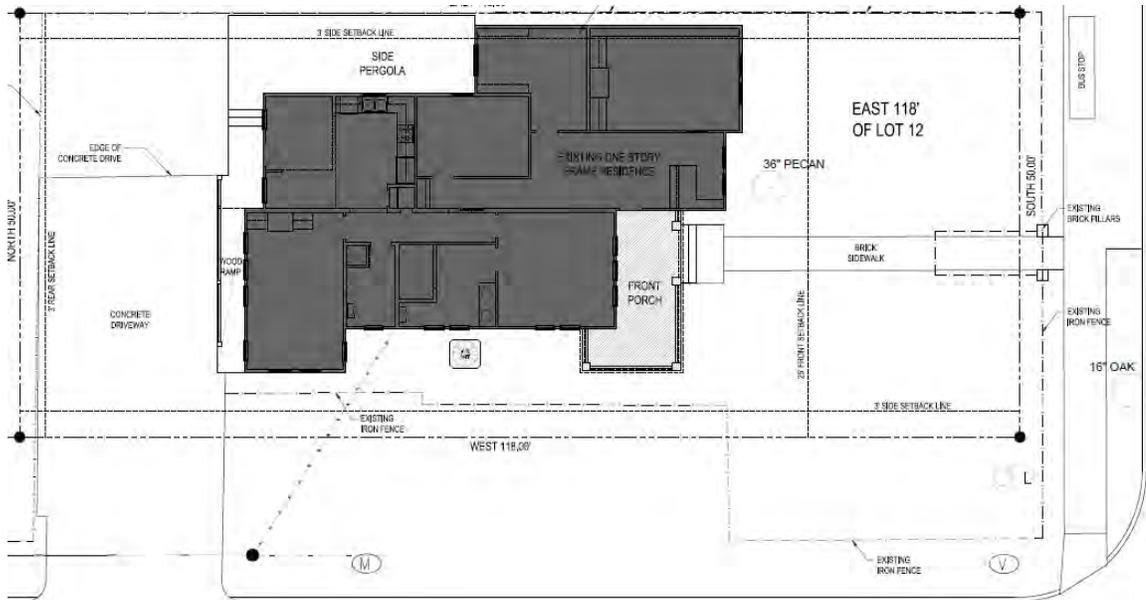


PROPOSED

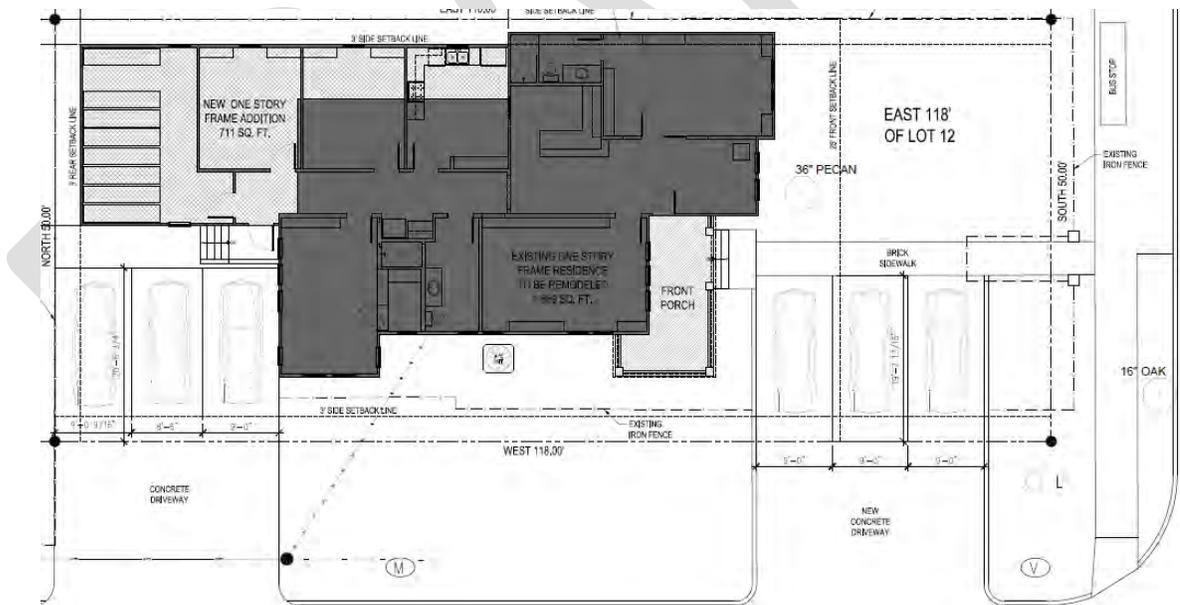




SITE PLAN EXISTING

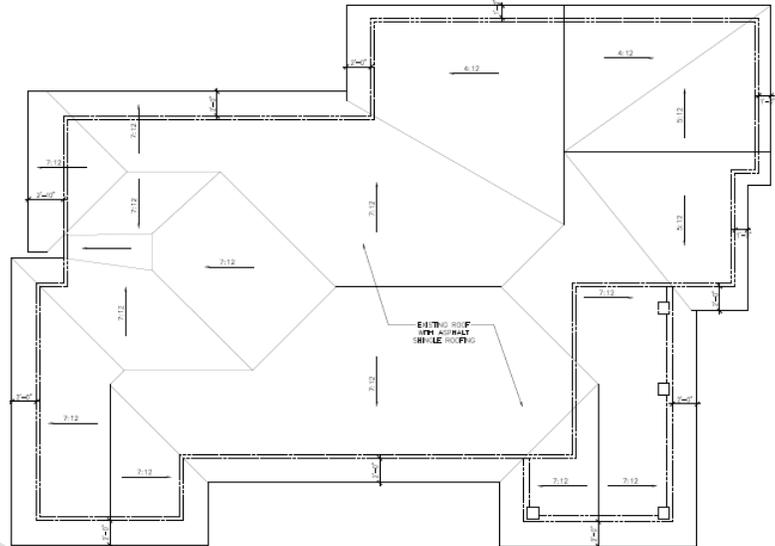


PROPOSED

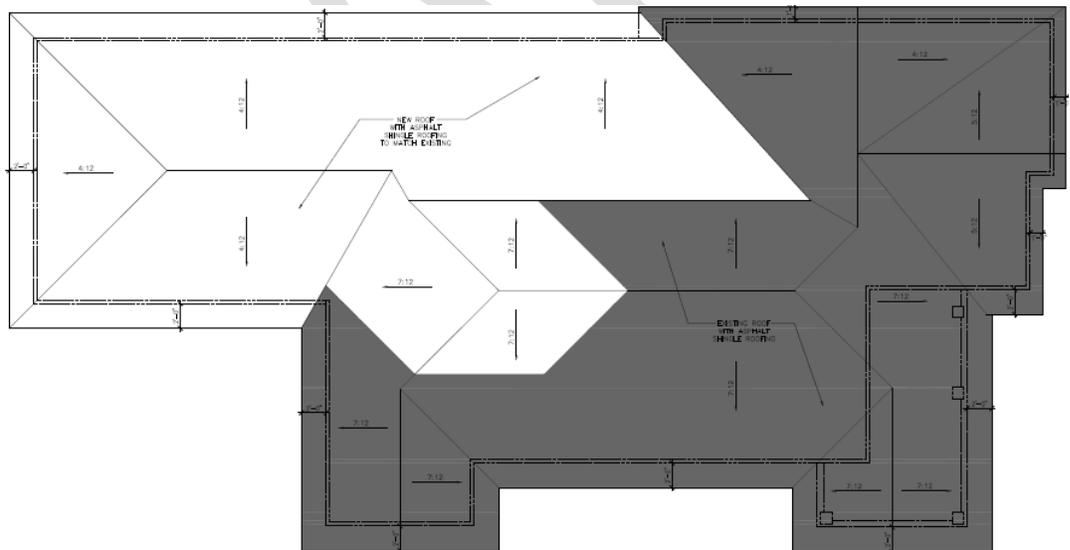




ROOF PLAN
EXISTING



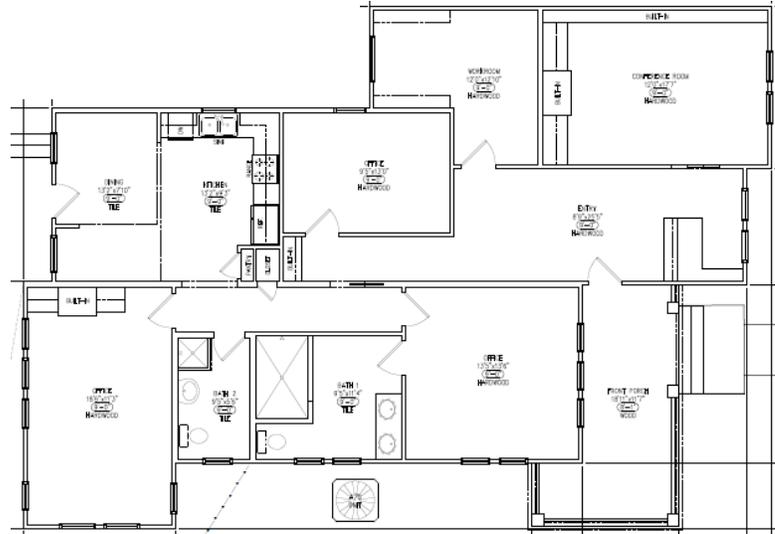
PROPOSED





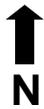
FIRST FLOOR PLAN

EXISTING



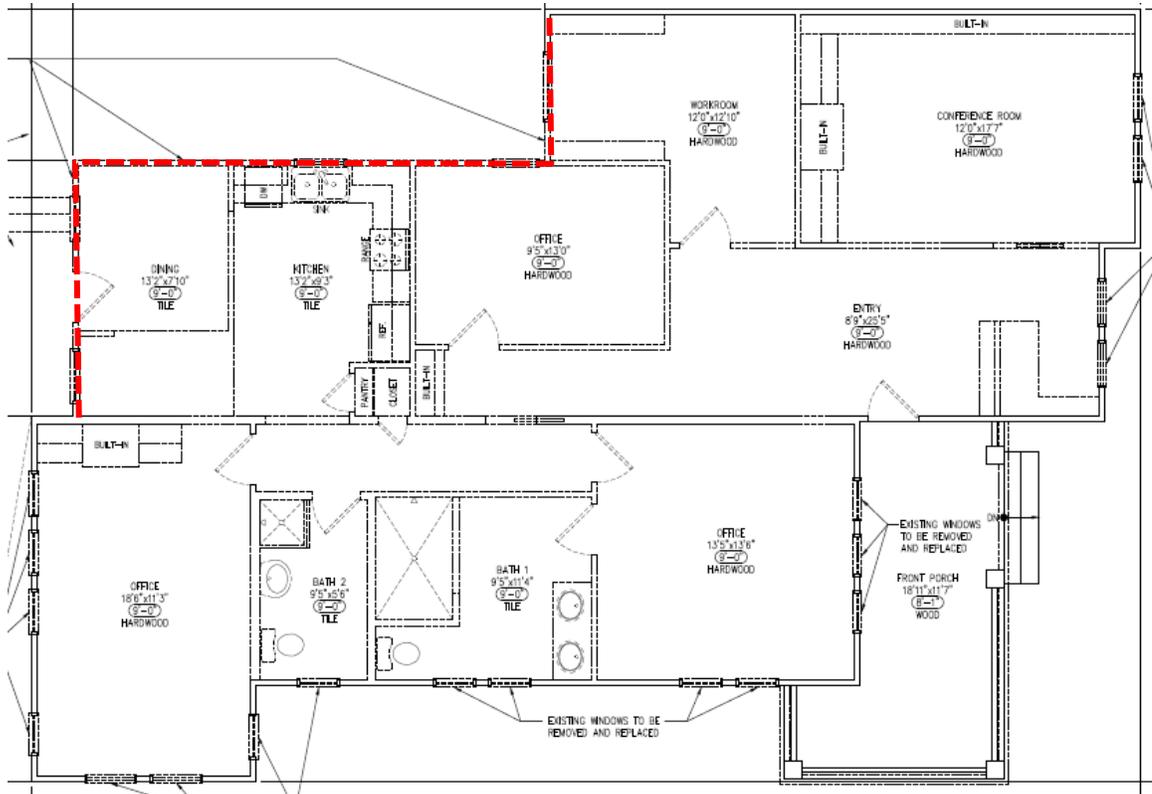
PROPOSED





DEMOLITION PLAN

PROPOSED



WINDOW/DOOR SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	DESCRIPTION
①	1	2'-8"	6'-8"	EXTERIOR	NEW DOOR IN EXISTING OPENING, FRONT DOOR
②	1	3'-0"	6'-8"	EXTERIOR	NEW DOOR, BACK DOOR
ⓕ	4	2'-6"	5'-6"	DOUBLE HUNG	NEW WOOD WINDOW, 1/1, RECESSED MOUNT, STORAGE, OFFICES
ⓖ	1	2'-6"	3'-6"	DOUBLE HUNG	NEW WOOD WINDOW, 1/1, RECESSED MOUNT, KITCHEN

FRONT DOOR

EXISTING



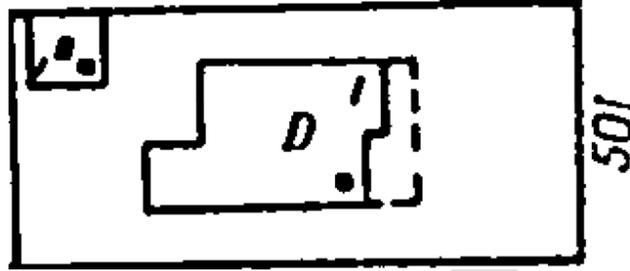
PROPOSED



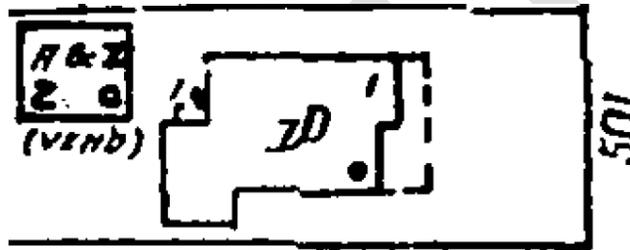
CC: NOT ORIGINAL – FRONT DOOR TO BE REPLACED WITH NEW JELD-WEN AUTHENTIC WOOD GLASS PANEL EXTERIOR DOOR WITH CRAFTSMAN SHELF DETAIL(6203 SHELF). EXISTING DOOR IS NOT ORIGINAL AND THE STYLE IS NOT APPROPRIATE.

SANBORN MAP COMPARISON

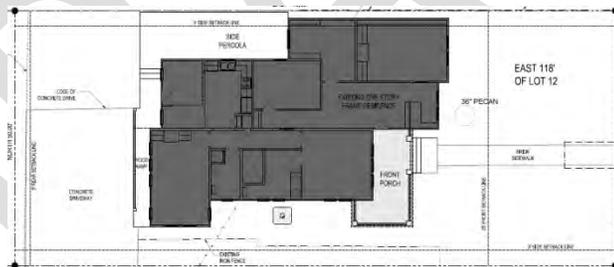
1924



1951



EXISTING



PROPOSED



PROJECT DETAILS

Shape/Mass: Existing residence measures 41' wide by 58' 8" deep and features an eave height of 10' 5" and a ridge height of 19' 1". The addition will be located at the rear and north side of the existing residence and will measure 50' 8" by 21' 5" wide and will feature an eave height of 10' 10" and a ridge height of 15' 6". The addition will overlap a 24' 11" section of the existing north side wall.

Setbacks: Existing residence is set back 33' from the front property line, 1' 6" from the north side property line, and 7' 4" from the south side property line. The addition will not encroach over any of these existing setbacks.

Foundation: Pier and beam foundation with a 2' 1" finished floor height.

Windows/Doors: All existing windows are to remain, except in areas specifically identified to be removed to connect the proposed addition to the residence.

The addition will feature four windows facing the north and one facing the south. The existing non-original leaded glass door will be replaced with a new wood single lite door.

Exterior Materials: Existing residence features wood 117 siding. The addition will feature matching siding.

Roof: Existing residence features a hipped roof with a 7:12 pitch. The addition will feature a matching roof.

Front Elevation: No changes
(East)

Side Elevation: Addition will begin at the rear wall of the existing residence. It will feature one window and a pedestrian door.
(South)

Side Elevation: Addition will begin 31' 6" from the front wall of the existing residence and extend 50' 8" towards the rear property line. The addition will feature four windows facing north.
(North)

Rear Elevation: Rear elevation of the addition will feature no windows or doors.
(West)