

CERTIFICATE OF APPROPRIATENESS

Application Date: April 1, 2015

Applicant: Lauren Friese of Antebellum Development, owner

Property: 417 West 12th Street, tract 19a, 20a, and 21a, block 183, Houston Heights Subdivision. The property includes a historic 1,007 square foot residence situated on a 4,100 square foot (41' x 100') interior lot.

Significance: Contributing Craftsman style residence, constructed circa 1920, located in the Houston Heights Historic District West.

Proposal: Alteration – *Resubmittal*: Construct a two-story addition to the rear of a one story Contributing residence.

- Applicant was denied a COA for a two story addition that encroached upon the existing original structure.
- The applicant has revised their design to eliminate the encroachment on the existing residence.
- Existing wood windows and siding will be retained.
- Non-original front door will be replaced with an appropriate new door.

See enclosed application materials and detailed project description on p. 7-16 for further details.

Public Comment: No comment received.

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 WEST

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



CURRENT PHOTO



NEIGHBORING PROPERTIES

BLOCKFACE



OPPOSING BLOCKFACE



AERIAL VIEW



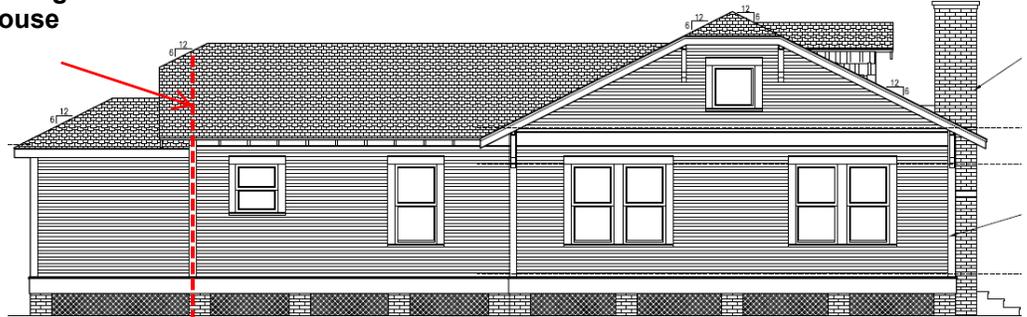
SITE MAP



WEST SIDE ELEVATION

EXISTING

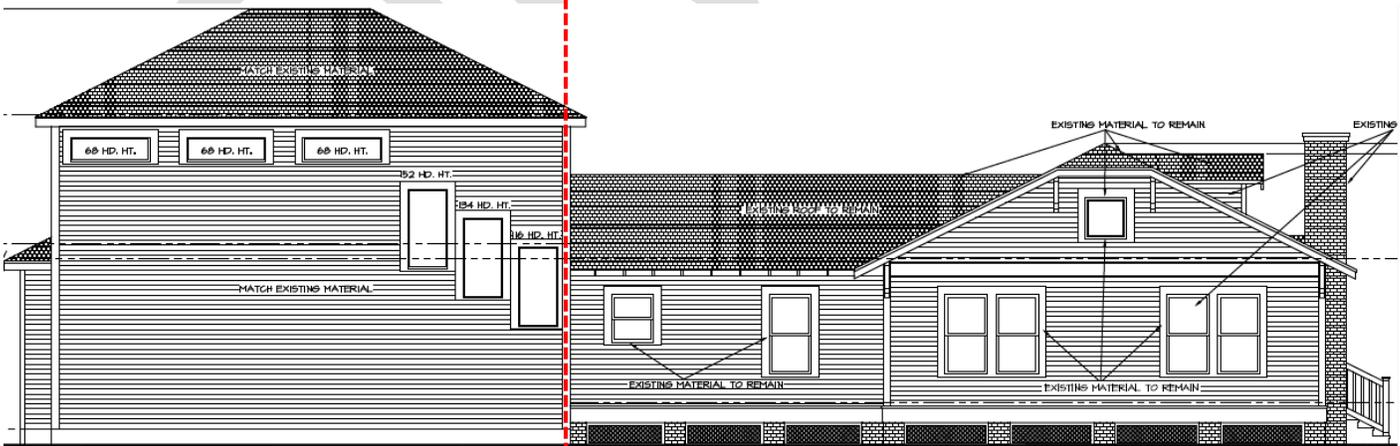
Red Dashed Line indicates the original rear wall of the existing house



DENIED 12/17/14

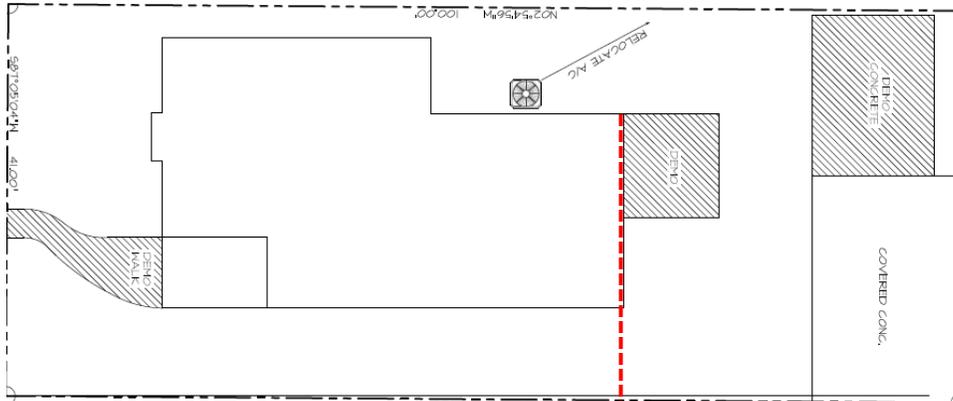


PROPOSED





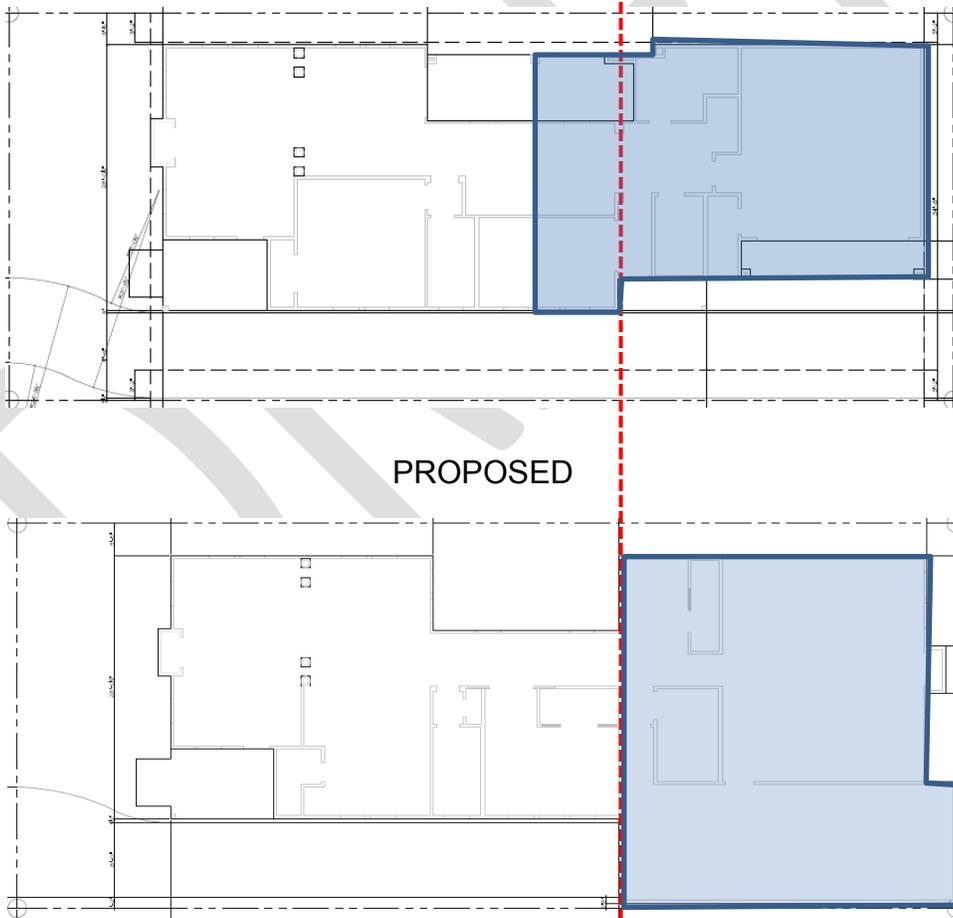
**SITE PLAN
EXISTING**



DENIED 12/17/14

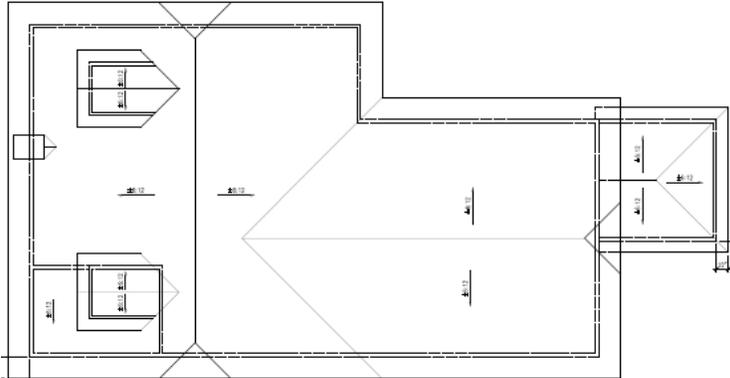
Red Dashed Line indicates the original rear wall of the existing house

PROPOSED

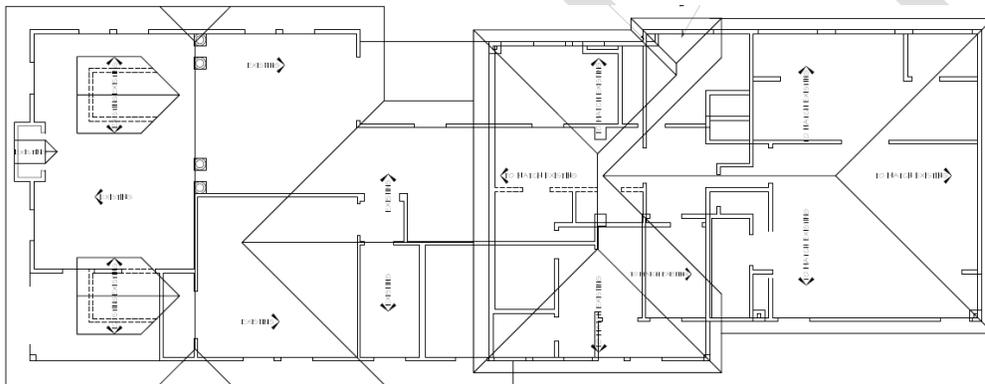




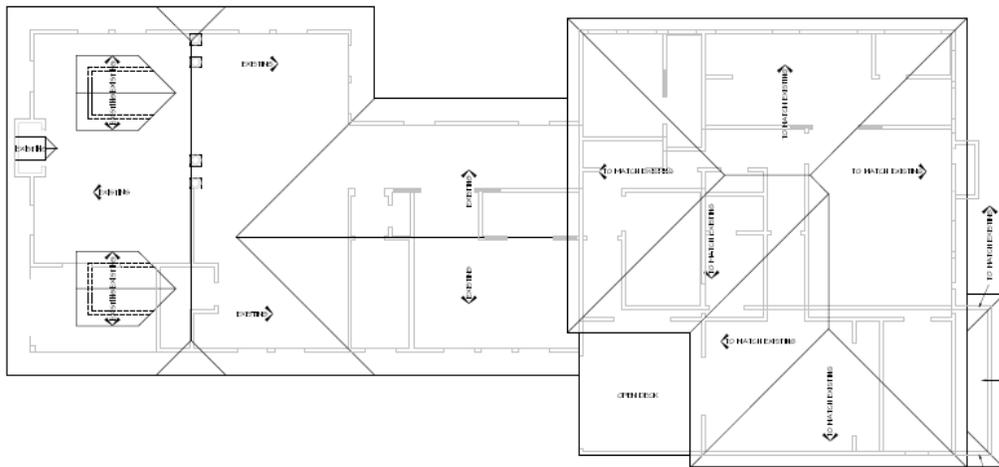
**ROOF PLAN
EXISTING**



DENIED 12/17/14

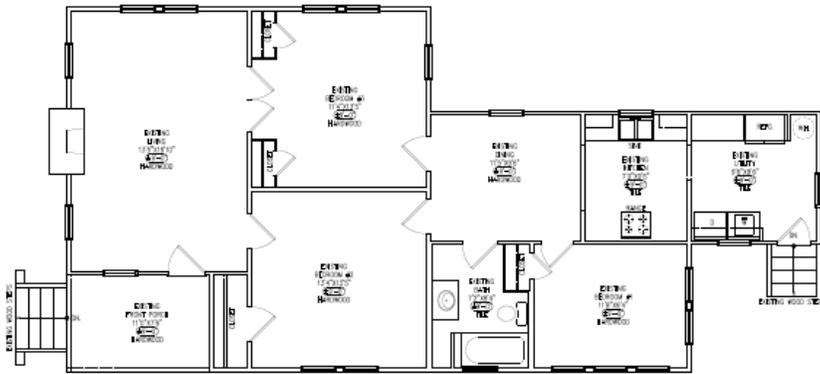


PROPOSED

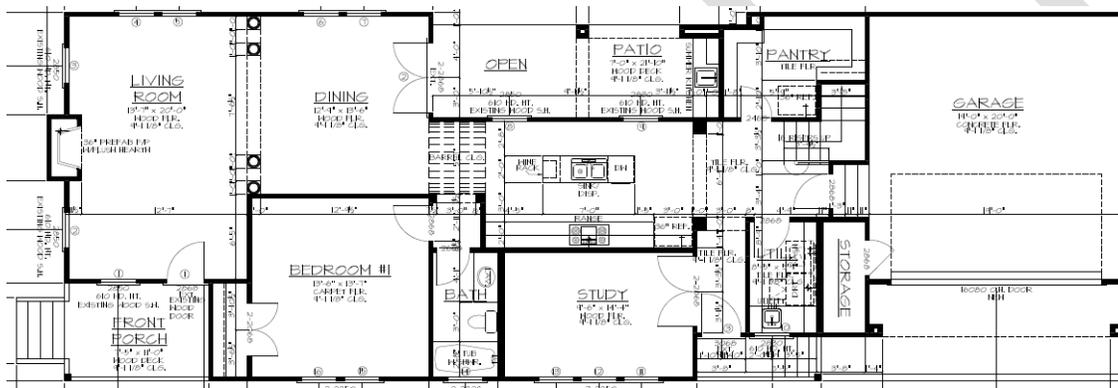




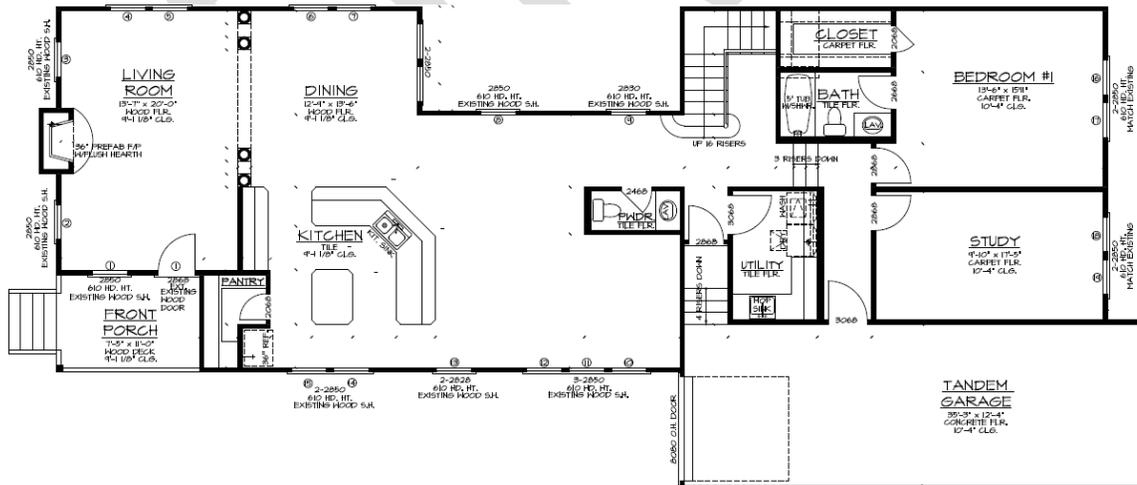
FIRST FLOOR PLAN
EXISTING



DENIED 12/17/14

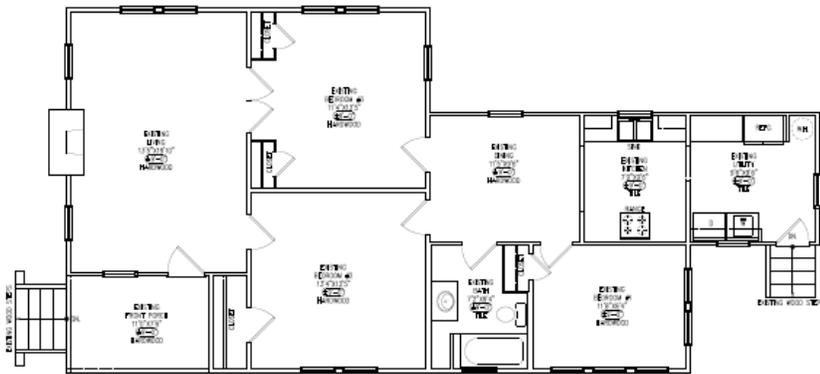


PROPOSED

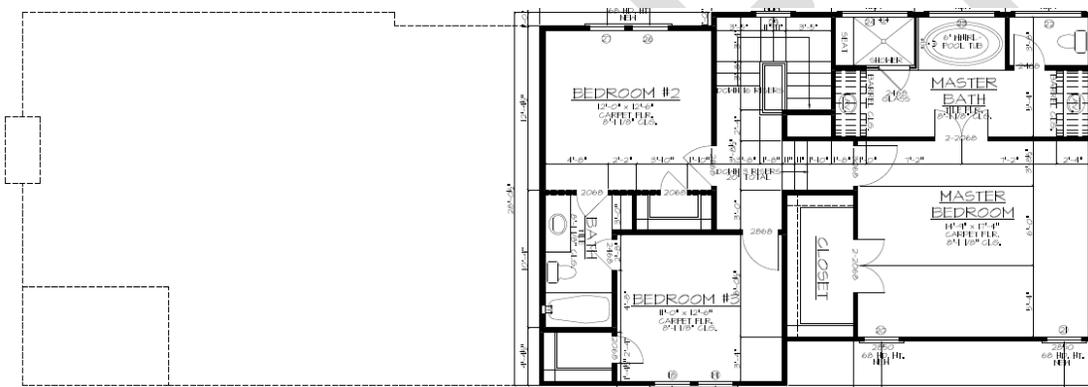




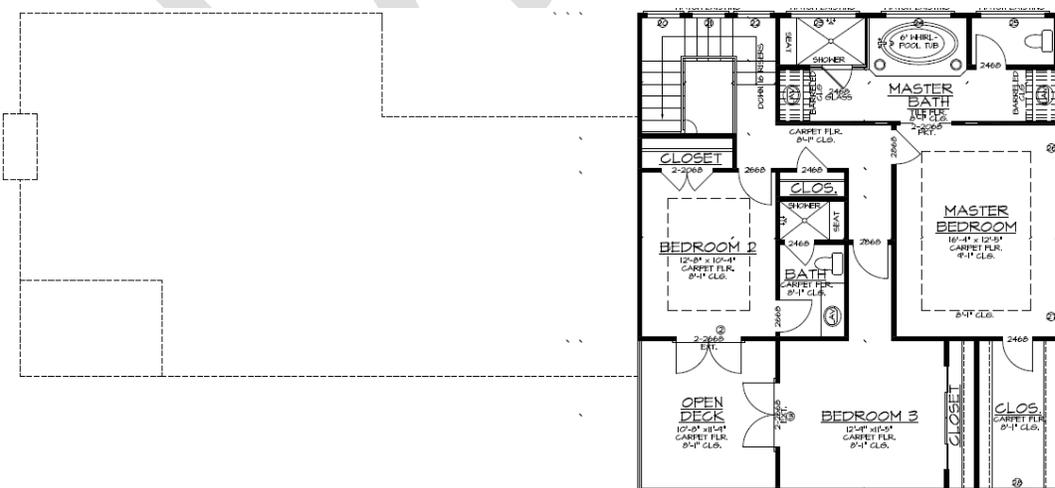
SECOND FLOOR PLAN
EXISTING FIRST FLOOR



DENIED 12/17/14



PROPOSED



WINDOW / DOOR SCHEDULE

ADDITION DOOR SCHEDULE

1	EXISTING	REMAIN		CRAFTSMAN STYLE DOOR	2'8" X 6'8"
2	NEW	MATCH FRONT DOOR		CRAFTSMAN STYLE DOOR	2-2'6" X 6'8"
3	NEW	MATCH FRONT DOOR		CRAFTSMAN STYLE DOOR	2-2'6" X 6'8"

ADDITION WINDOW SCHEDULE

ALL SINGLE HUNG

1	EXISTING	REPAIR	OVER	SASH STYLE VINYL ADA	2'8" X 5'0"
2	EXISTING	REPAIR	OVER	SASH STYLE VINYL ADA	2'8" X 5'0"
3	EXISTING	REPAIR	OVER	SASH STYLE VINYL ADA	2'8" X 5'0"
4	EXISTING	REPAIR	OVER	SASH STYLE VINYL ADA	2'8" X 5'0"
5	EXISTING	REPAIR	OVER	SASH STYLE VINYL ADA	2'8" X 5'0"
6	EXISTING	REPAIR	OVER	SASH STYLE VINYL ADA	2'8" X 5'0"
7	EXISTING	REPAIR	OVER	SASH STYLE VINYL ADA	2'8" X 5'0"
8	EXISTING	REPAIR	OVER	SASH STYLE VINYL ADA	2'8" X 5'0"
9	EXISTING	REPAIR	OVER	SASH STYLE VINYL ADA	2'8" X 3'0"
10	EXISTING	REPAIR	OVER	SASH STYLE VINYL ADA	2'8" X 3'0"
11	EXISTING	REPAIR	OVER	SASH STYLE VINYL ADA	2'8" X 5'0"
12	EXISTING	REPAIR	OVER	SASH STYLE VINYL ADA	2'8" X 5'0"
13	EXISTING	REPAIR	OVER	SASH STYLE VINYL ADA	2'8" X 5'0"
14	EXISTING	REPAIR	OVER	SASH STYLE VINYL ADA	2'8" X 2'8"
15	EXISTING	REPAIR	OVER	SASH STYLE VINYL ADA	2'8" X 5'0"
16	NEW	MATCH	OVER	SASH STYLE VINYL ADA	2'8" X 5'0"
17	NEW	MATCH	OVER	SASH STYLE VINYL ADA	2'8" X 2'8"
18	NEW	MATCH	OVER	SASH STYLE VINYL ADA	2'8" X 5'0"
19	NEW	MATCH	OVER	SASH STYLE VINYL ADA	2'8" X 5'0"
20	NEW	MATCH		SASH STYLE VINYL ADA	2'6" X 5'0"
21	NEW	MATCH		SASH STYLE VINYL ADA	2'6" X 5'0"
22	NEW	MATCH		SASH STYLE VINYL ADA	2'6" X 5'0"
23	NEW	MATCH		SASH STYLE VINYL ADA	5'0" X 1'6"
24	NEW	MATCH		SASH STYLE VINYL ADA	5'0" X 1'6"
25	NEW	MATCH		SASH STYLE VINYL ADA	5'0" X 1'6"
26	NEW	MATCH	OVER	SASH STYLE VINYL ADA	2'8" X 5'0"
27	NEW	MATCH	OVER	SASH STYLE VINYL ADA	2'8" X 5'0"
28	NEW	MATCH	OVER	SASH STYLE VINYL ADA	2'0" X 2'0"

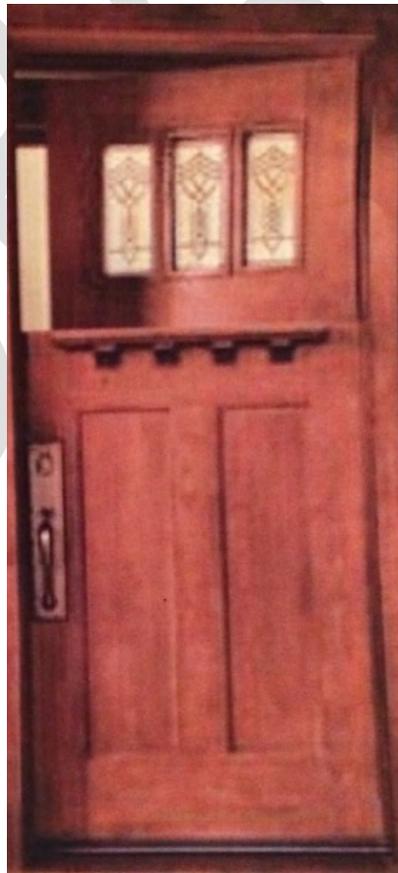


FRONT DOOR

EXISTING NON-ORIGINAL FRONT DOOR



PROPOSED REPLACEMENT DOOR



PROJECT DETAILS

Shape/Mass: **Denied 12/17/14:** *The existing residence measures 58' deep by 28' wide, features an eave height of 10' 5" and a ridge height of 19'. The proposed addition will begin 37' from the front wall encroaching on 10' 4" of the original structure and necessitating the removal of a 10' deep rear addition. It will measure 52' 10" deep by 28' wide, will feature an eave height of 19' 9" and a ridge height of 30'. The addition will feature an attached garage facing the east side property line.*

Proposed revision: Addition will now start at the rear of the existing original structure or 47' from the front wall. The width of the addition has been increased to 37' 1".

Setbacks: **Denied 12/17/14:** *The existing residence is situated 14' 6" from the front property line, 9' 3" from the east, and 3' 2" from the west. The proposed addition will not exceed any of these setbacks.*

Proposed Revision: The addition will now extend to within 1' of the east side property line. The applicant has been made aware of the need to obtain a compliance agreement with the neighboring property owner to the east.

Foundation: The existing residence is situated on a pier and beam foundation with a finished floor height of 2' 8". The addition will feature a matching foundation for the living space with a slab on grade for the attached garage.

Windows/Doors: The existing house features historic 1 over 1 wood windows. These will be retained. The addition will feature interior sash mounted 1 over 1 vinyl windows. The applicant proposes to replace a non-original steel door with a wood craftsman style door within the existing opening.

Exterior Materials: The existing structure features historic 117 wood siding which will remain. The addition will feature a combination of wood shingles and 117 wood siding.

Roof: The existing house features a side open gable roof on the front portion and a hipped roof on the rear portion. Both pitches are 6:12. The addition will feature a matching pitch.

Front Elevation: Add square wood hand railings and balustrades to the existing front porch. The rest of the front elevation of the existing structure will remain unchanged. The roof structure of the addition will be all that is visible from the front elevation.

(South)

Side Elevation: The addition will begin approximately 17' from the front wall, encroaching over the rear 9' of the original structure. A 10' deep non-original rear addition will also be removed in order to incorporate the new addition. The portion of the addition encroaching over the house will be clad in wood shingles and will feature two windows. The side facing attached two story garage will be inset 7' from the rest of the house. This portion of the addition will feature new wood 117 siding and two windows.

(East)

Side Elevation: The addition will begin approximately 17' from the front wall, encroaching over the rear 9' of the original structure. A 10' deep non-original rear addition will also be removed in order to incorporate the new addition. The portion of the existing home behind the side gable is inset 7' from the front portion of the house. The addition will preserve this condition on the first floor but will build second story living space above the inset area. The result will be a covered side porch facing the west side property line. The second story of the addition will feature a side facing upstairs balcony directly above the first floor porch.

(West)

Rear Elevation: The rear of the house will not be visible from the public right of way.

(North)