

CERTIFICATE OF APPROPRIATENESS

Application Date: February 4, 2015

Applicant: Steven Carruba, SC Design LLC for Alan Hopkins, 1407 Tulane LLC, owner

Property: 1407 Tulane Street, lot 15, tract 14, block 152, Houston Heights Subdivision. The property includes a historic 1,370 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

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

Proposal: Alteration – Construct a 2,152 square foot two story addition and attached garage at the original rear wall of the contributing one story house. The addition will feature a ridge height of 27'-8" and an eave height of 20'-7".

- Four pairs of square wood front porch columns will be replaced with single tapered wood columns
- The existing wood front door, which features a single oval lite, will be replaced with a paneled wood front door with three lites and a dentil shelf
- One existing original window behind a bump-out on the south wall will be removed and replaced with a smaller wood window.

See enclosed application materials and detailed project description on p. 7-20 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Partial Approval: Approval of the addition; Denial of alterations to existing front porch columns and front door

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 | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The transitional design of the residence features a mix of Craftsman and Queen Anne elements that, taken together, compose its historic character. Replacing the Queen Anne front door and columns with a Craftsman design diminishes this character.</i> |
| <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 type="checkbox"/> | <input checked="" 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;
<i>The transitional design of the residence features a mix of Craftsman and Queen Anne elements that, taken together, compose its historic character. Replacing the Queen Anne front door and columns with a Craftsman design diminishes this character which was distinct to the particular time period in which the house was constructed.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>The combination of Queen Anne and Craftsman features is a significant contributor to the character of the building. Replacing Queen Anne features (such as the front door) with Craftsman features diminishes that character.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>The combination of Queen Anne and Craftsman features is a significant contributor to the character of the building. Replacing Queen Anne features (such as the front door) with Craftsman features diminishes that character.</i> |
| <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 checked="" 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 type="checkbox"/> | <input checked="" 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;
<i>The front door is a significant piece of historic material and should not be replaced unless damaged beyond repair.</i> |
| <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);

- (11) The proposed activity will comply with any applicable deed restrictions.

DRAFT



INVENTORY PHOTO



NEIGHBORING PROPERTIES



1405 Tulane – Noncontributing – 2007 (neighbor)



1409 Tulane – Contributing – 1920 (neighbor)



1412 Tulane – Contributing – 1920 (across street)



1418 Tulane – Contributing – 1920 (across street)



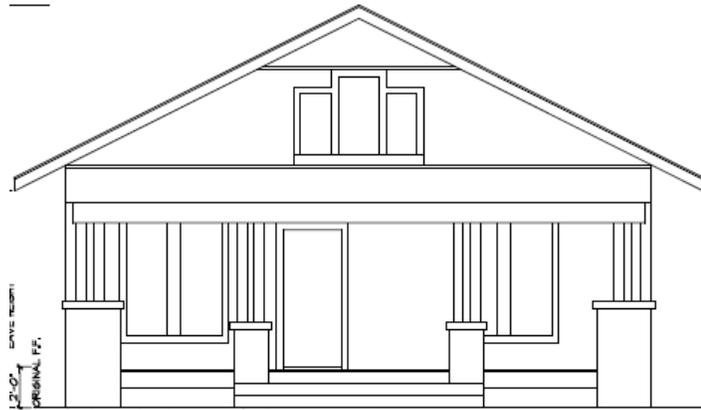
1408 Tulane – Noncontributing – 2007 (across street)



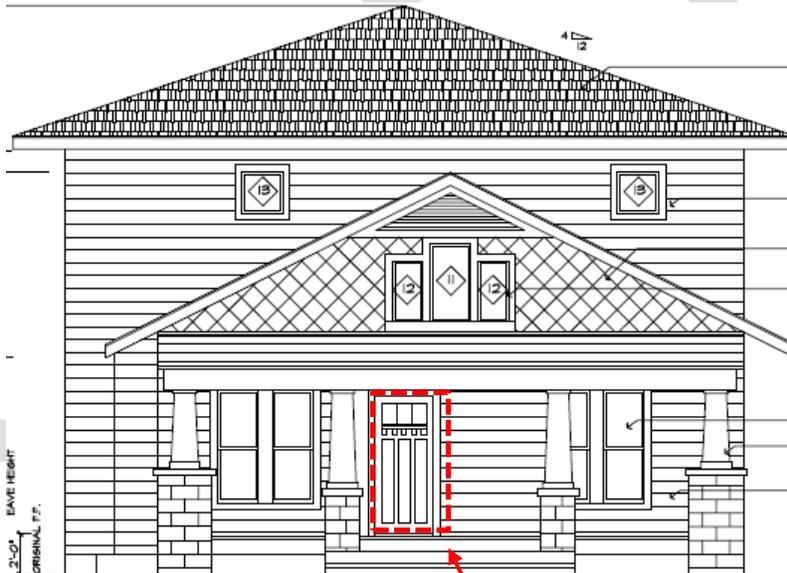
1400 Tulane – Contributing / Noncontributing – year (across street)

EAST ELEVATION – FRONT FACING TULANE

EXISTING



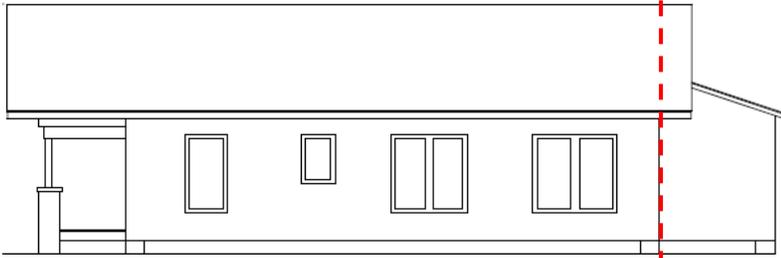
PROPOSED



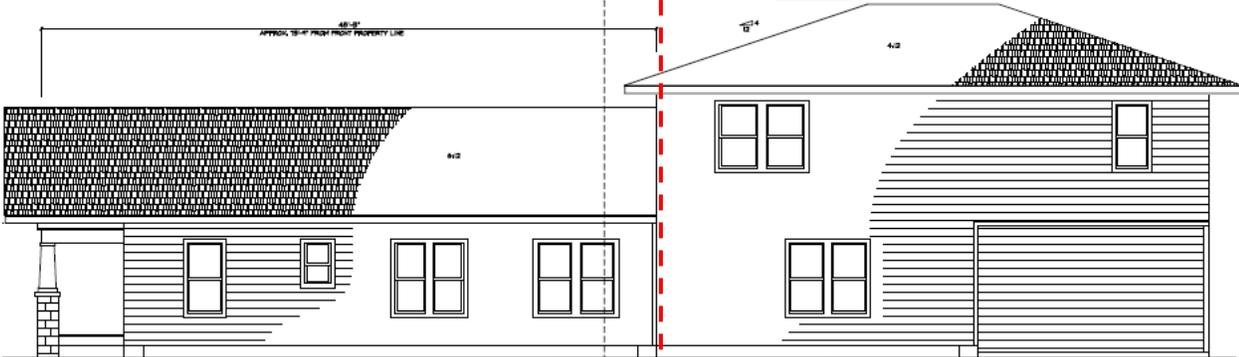
DOOR TO BE REMOVED AND REPLACED

NORTH SIDE ELEVATION

EXISTING



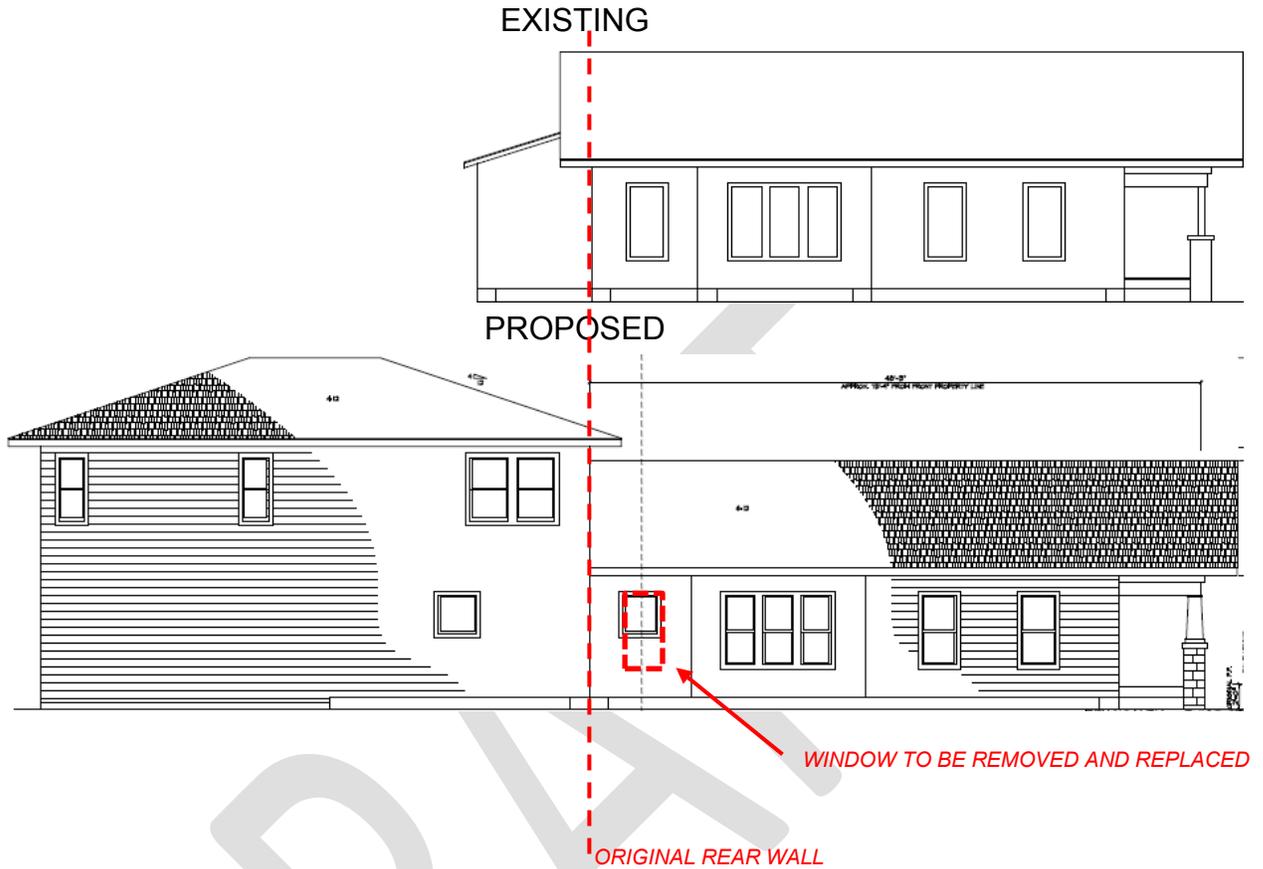
PROPOSED



ORIGINAL REAR WALL

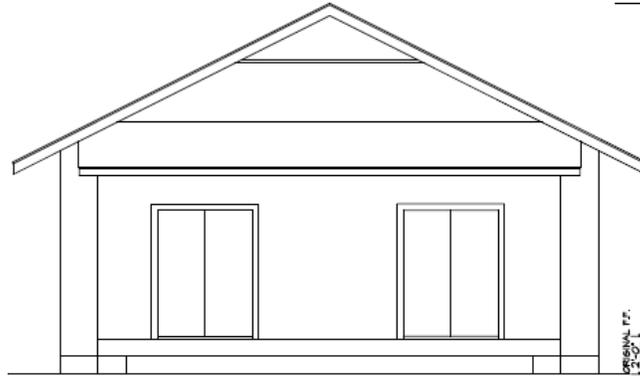
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SOUTH SIDE ELEVATION



WEST (REAR) ELEVATION

EXISTING



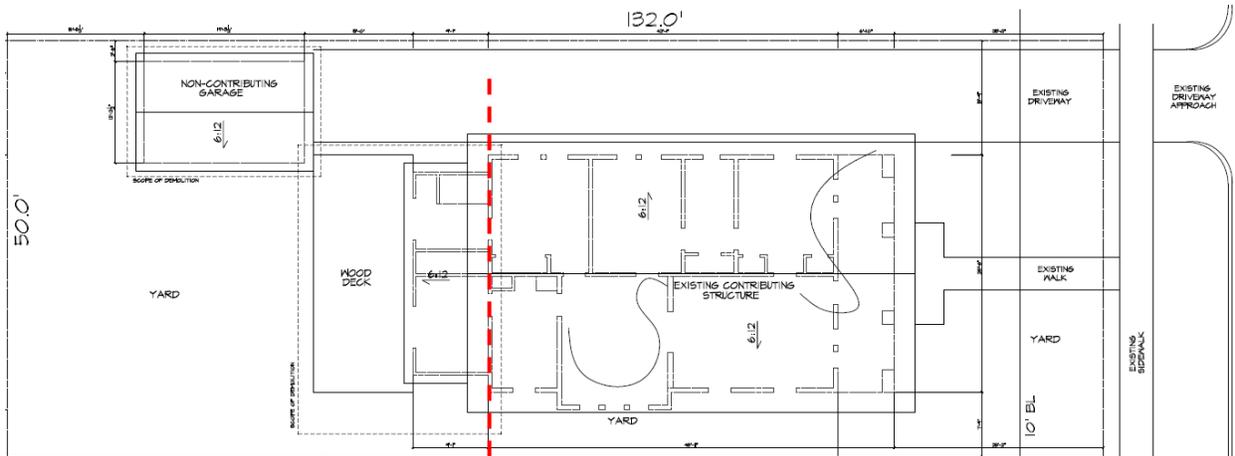
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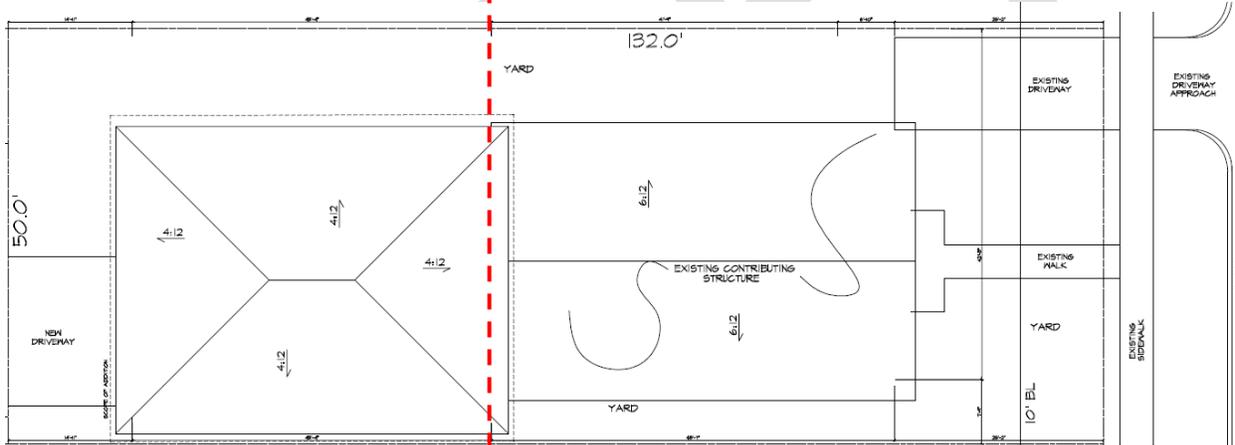


SITE PLAN

EXISTING



PROPOSED

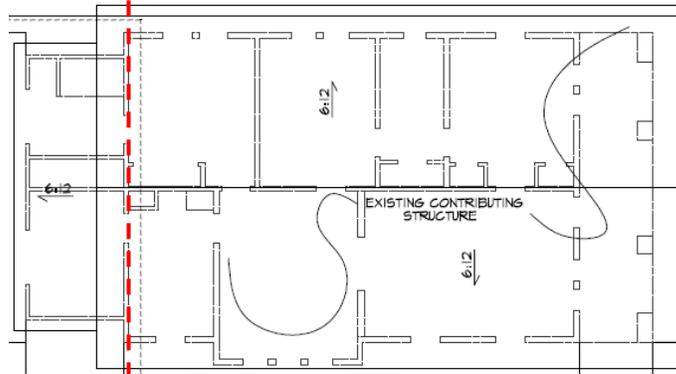


ORIGINAL REAR WALL

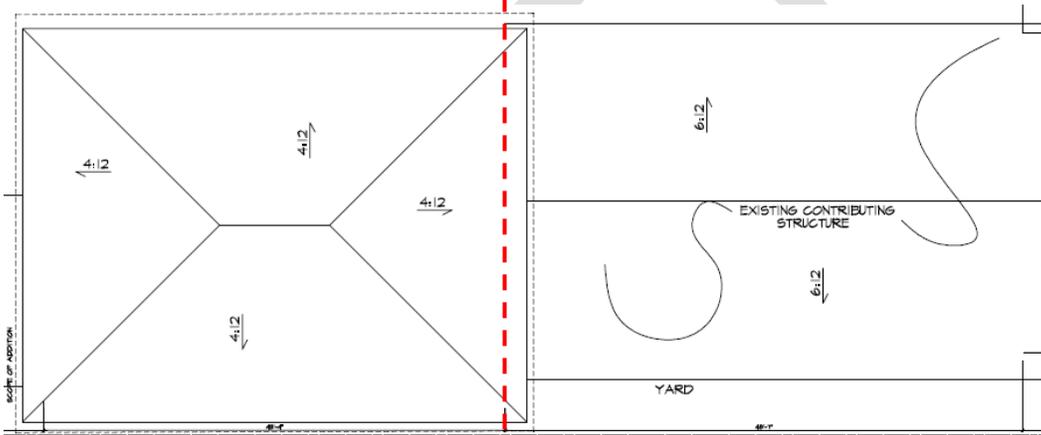


ROOF PLAN

EXISTING



PROPOSED

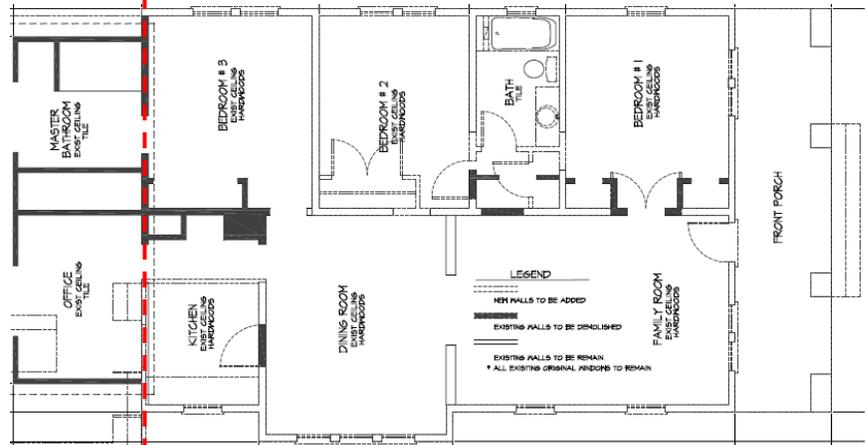


ORIGINAL REAR WALL

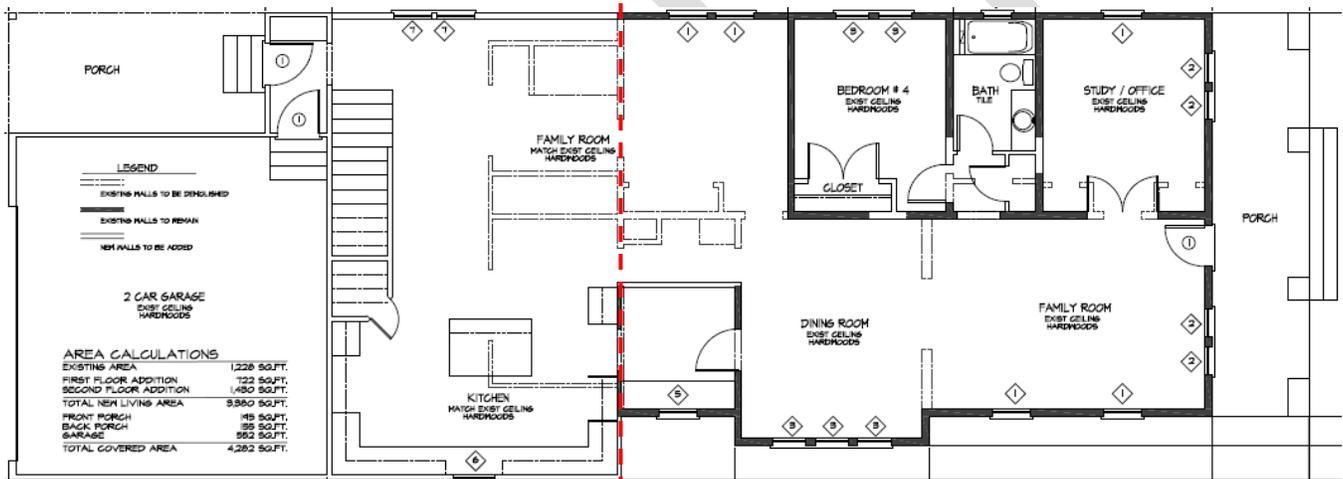


FIRST FLOOR PLAN

EXISTING



PROPOSED



LEGEND

- EXISTING WALLS TO BE DEMOLISHED
- EXISTING WALLS TO REMAIN
- NEW WALLS TO BE ADDED

2 CAR GARAGE
EXIST. CEILING
HARDWOODS

AREA CALCULATIONS

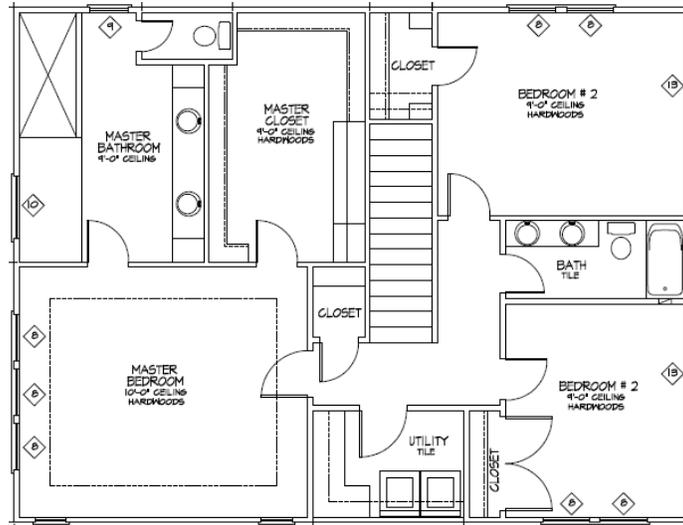
EXISTING AREA	1,228 SQ.FT.
FIRST FLOOR ADDITION	722 SQ.FT.
SECOND FLOOR ADDITION	1,450 SQ.FT.
TOTAL NEW LIVING AREA	5,550 SQ.FT.
FRONT PORCH	145 SQ.FT.
BACK PORCH	55 SQ.FT.
GARAGE	592 SQ.FT.
TOTAL COVERED AREA	4,282 SQ.FT.

ORIGINAL REAR WALL



SECOND FLOOR PLAN

PROPOSED



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WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

#	CNT	SIZE	TYPE	HANG	LITES	MOUNT	NOTES
1	5	2856	WOOD	DH	1/1	INT SASH	EXISTING TO REMAIN
2	4	2056	WOOD	DH	1/1	INT SASH	EXISTING TO REMAIN
3	5	2456	WOOD	DH	1/1	INT SASH	EXISTING TO REMAIN
4	1	2820	WOOD	DH	1/1	INT SASH	EXISTING TO REMAIN
5	1	2830	WOOD	DH	1/1	INT SASH	NEW - REPLACE 2856
6	1	3030	WOOD	SH	1/1	INT SASH	NEW WOOD WINDOW
7	2	2856	WOOD	SH	1/1	INT SASH	NEW WOOD WINDOW
8	7	3050	WOOD	SH	1/1	INT SASH	NEW WOOD WINDOW
9	1	2650	WOOD	SH	1/1	INT SASH	NEW WOOD WINDOW
10	1	4040	WOOD	PICT	1	INT SASH	NEW WOOD WINDOW
11	1	2040	WOOD	PICT	1	INT SASH	NEW GLASS
12	2	2026	WOOD	PICT	1	INT SASH	NEW GLASS
13	2	2020	WOOD	PICT	1	INT SASH	NEW WOOD WINDOW

DOOR SCHEDULE

#	CNT	SIZE	TYPE	SWING	LITES	NEW/ORIG	NOTES
1	1	21068	WOOD	LH	6	NEW	CRAFTSMAN STYLE MOHG
2	1	3068	WOOD	LH	1	NEW	
3	1	3068	WOOD/FP	RH	0	NEW	GARAGE BACK DOOR

CONDITION PHOTOS

DOOR



CURRENT PHOTOS

COLUMN DETAIL



CURRENT PHOTOS





PROJECT DETAILS

Shape/Mass: The residence measures 30'-7" wide with a 2'-1" deep south bump-out by 42'-4" deep. A previously enclosed rear porch measures 9'-1" deep and will be removed. The ridge height is 19'-7" and the eave height is 10'-7". The proposed addition will begin at the original rear wall and measure 33' wide by 43'-4" deep with a 20'-7" eave height and a 27'-8" ridge height.

Setbacks: The residence features a 25'-2" inch front (east) setback (32' to the front wall,) a 13'-9" north setback and a 5'-8" south setback. The proposed addition will feature a 13'-9" north setback, a 3'-3" south setback and a 14'-11" rear (west) setback.

Foundation: The residence features a pier and beam foundation with a 2' finished floor height from existing grade to remain. The proposed addition will feature a pier and beam foundation with a matching finished floor height and a slab on grade for the attached garage.

Windows/Doors: The existing residence features double hung wood windows with a 1/1 lite pattern to remain. One existing window on the south wall will be removed and replaced with a partial height window of the same width. The existing wood front door will be removed and replaced with a wood front door. The addition will feature wood double hung windows with a 1/1 lite pattern.

Exterior Materials: The existing residence features wood bevel lap siding and wood shingles in the gable to remain. The proposed addition will feature cementitious horizontal lap siding with a matching profile. Existing front porch columns feature concrete plinths to remain with paired square wood columns to be replaced with single tapered wood columns.

Roof: The residence features a front gable roof with a 6/12 pitch clad with composition shingles. The proposed addition will feature a hipped roof with a 4/12 pitch clad in composition shingles.

Front Elevation: The residence features two pairs of windows on the first floor and a bank of three windows in the (East) gable, all of which will remain. The existing wood front door with single oval lite will be replaced with a wood front door with three small lites and a dentil shelf. The full width front porch features four columns, each of which consists of a pair of wood columns on a single concrete plinths. The plinths will remain and each pair of wood columns will be replaced with a single tapered wood column. The proposed addition will feature two fixed windows at the second floor.

Side Elevation: The residence features two single windows and two pairs of windows, all of which will remain. The (North) existing enclosed rear porch will be removed and the addition, starting at the original rear wall, will feature a pair of windows on the first floor and one pair of windows and one single window on the second floor.

Side Elevation: The residence features a bump-out with a bank of three windows to remain. Two windows are to (South) the east of the bump-out and will remain. One window west of the bump-out will be removed and replaced. The existing enclosed rear porch will be removed and the addition, starting at the original rear wall, will feature one fixed window on the first floor and one pair of windows and two single windows on the second floor.

Rear Elevation: Not visible from public right of way. See elevation drawings for details. (West)