CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: Jason Ritchmond of Tuscan Homes for 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 – The applicant applied for a COA to construct a two story 1,498 square foot addition on top of and to the rear of a one story 1,007 square foot Contributing residence on at the November 2014 HAHC meeting. The HAHC accepted staff's recommendation to deny the item for not meeting criteria 1, 4, 8, and 9. The applicant has proposed the following revisions:

- Move back the second floor addition 10'
- Reduce the ridge height of the addition from 27' 2" to 26'

See enclosed application materials and detailed project description on p. 5-17 for further details.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: **Denial – Does not satisfy criteria 1, 4, 8, and 9.**

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; *The addition of a second level on the rear of the exiting home alters the character of the residence from a modest one story home to a larger two story structure.*
☒	☐	☐	(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; *The house's one story stature is a character defining quality of circa 1920s bungalows. Constructing a second story over the rear of the existing home undermines this distinguishing quality of both the house and the historic district.*
☒	☐	☐	(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; *The proposed second floor addition will result in the loss of a large portion of the existing house's roof structure and a 10' deep rear addition. Furthermore, the placement of a second floor over the existing residence jeopardizes the essential form and integrity of the structure, as the exterior walls are often heavily altered or replaced in order to carry the added weight of the second floor.*
☐	☒	☐	(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; *The proposed second floor addition is incompatible with the one story character of the existing home. In addition, the placement of the addition on top of the existing structure results in the loss of significant historical material, as well as jeopardizes the integrity of the existing exterior walls.*
☒	☐	☐	(10)	The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);

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

Staff finds that the application likely would meet all of the applicable criteria if the proposed second floor addition did not encroach over the rear of the existing structure.

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PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT WEST

Building Classification
- Contributing
- Non-Contributing
- Park

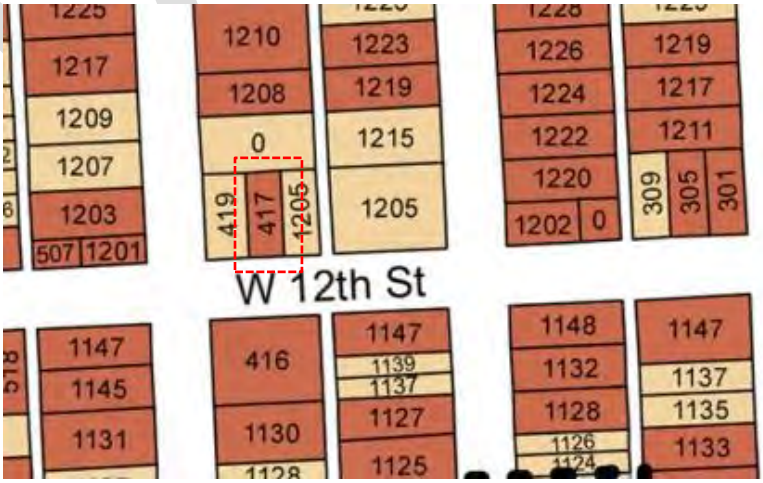
INVENTORY PHOTO

CURRENT PHOTO

NEIGHBORING PROPERTIES

AERIAL VIEW

SITE MAP



SOUTH ELEVATION – FRONT FACING WEST 12TH STREET

EXISTING

DENIED 11/20/2014

PROPOSED

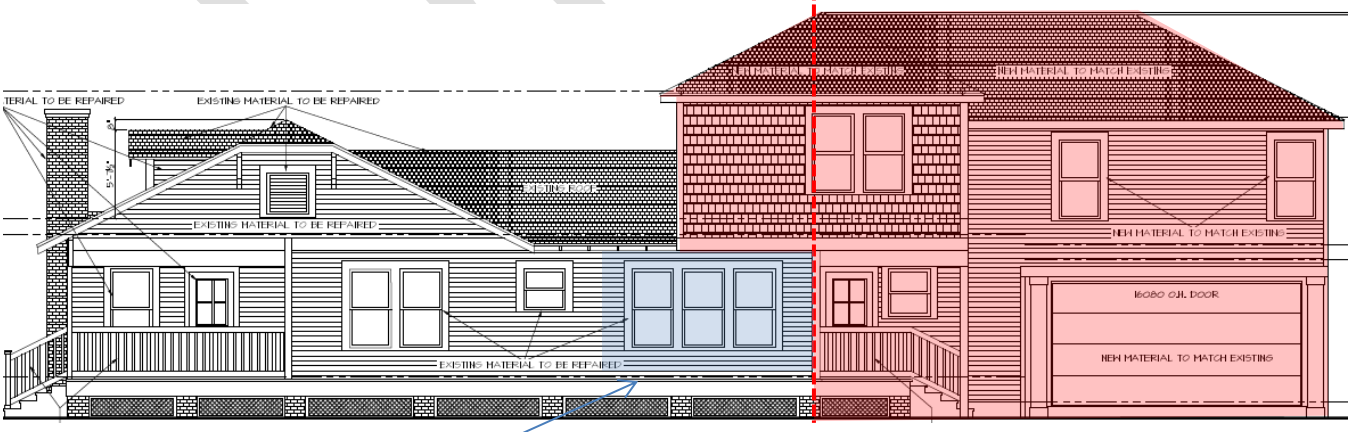
EAST SIDE ELEVATION

EXISTING

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

DENIED 11/20/14

PROPOSED

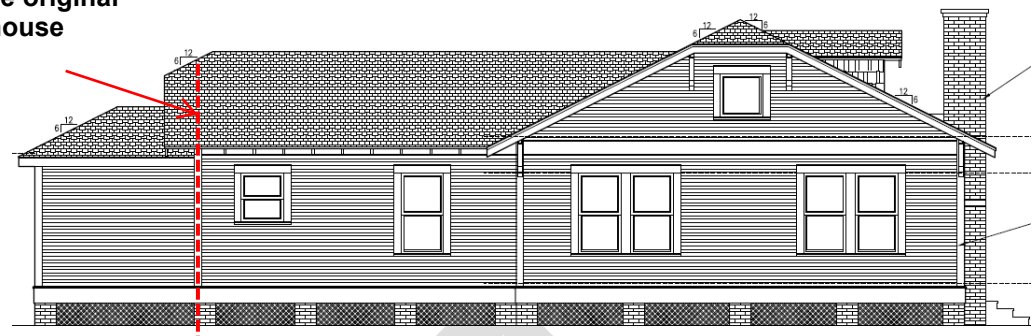


Wall with three windows is particularly unlikely to support the added load of the second floor

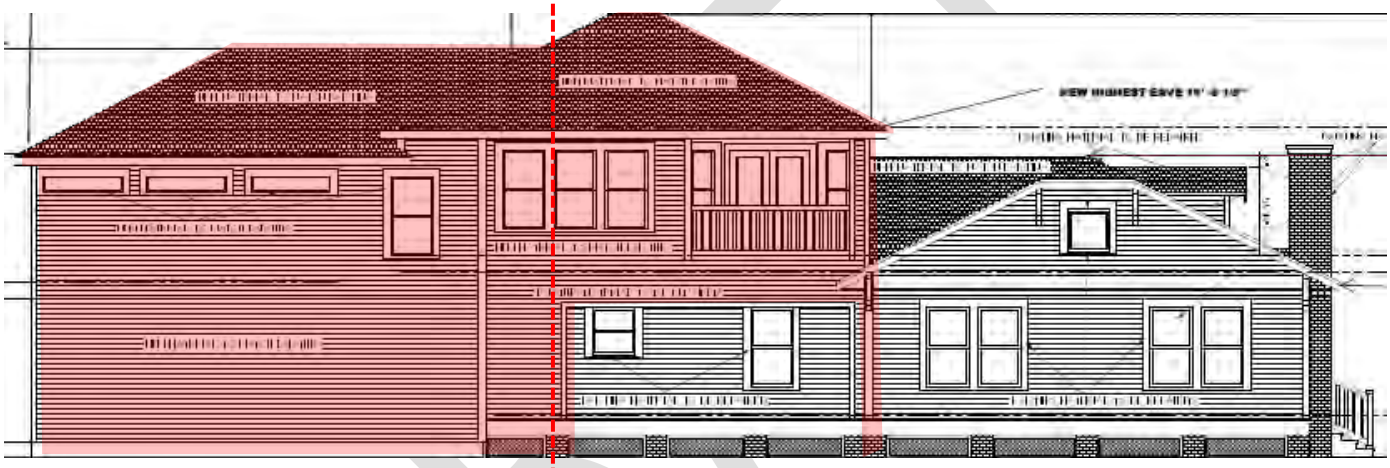
WEST SIDE ELEVATION

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

EXISTING



DENIED 11/20/14



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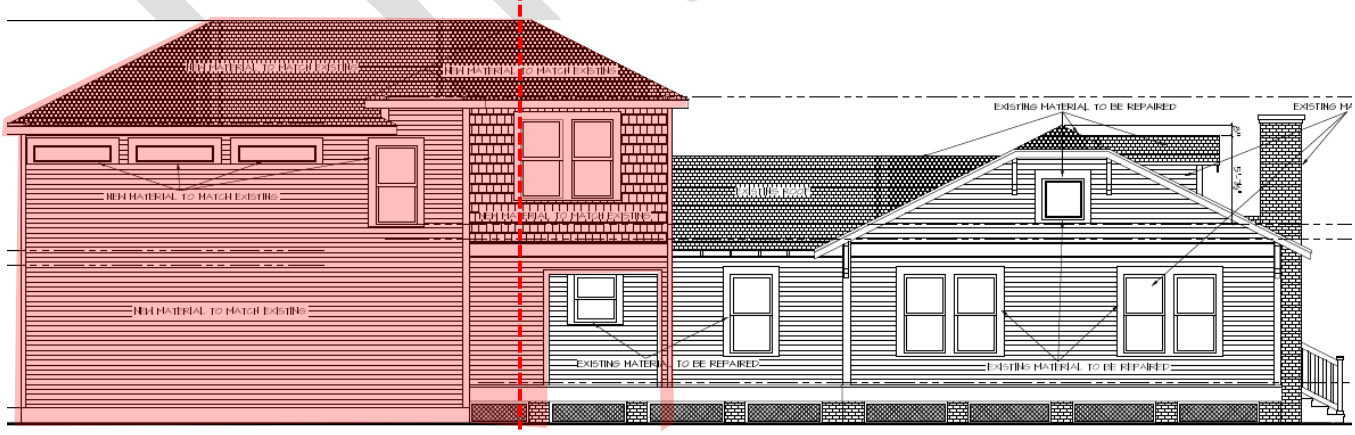

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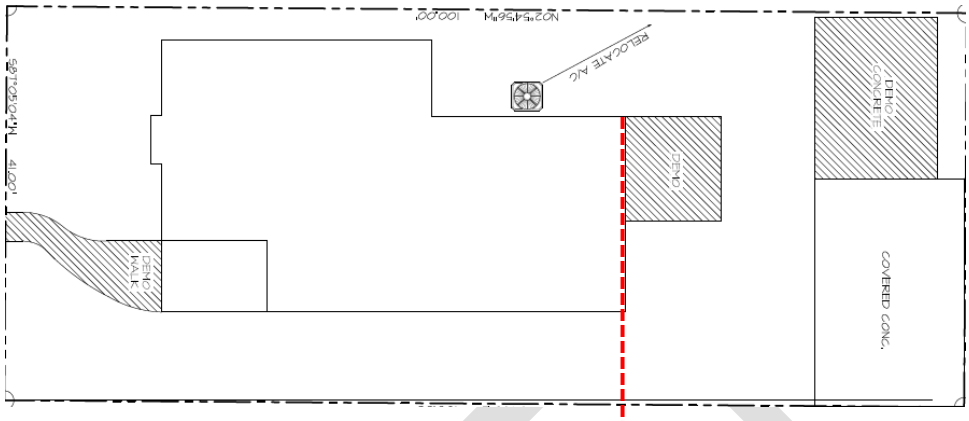
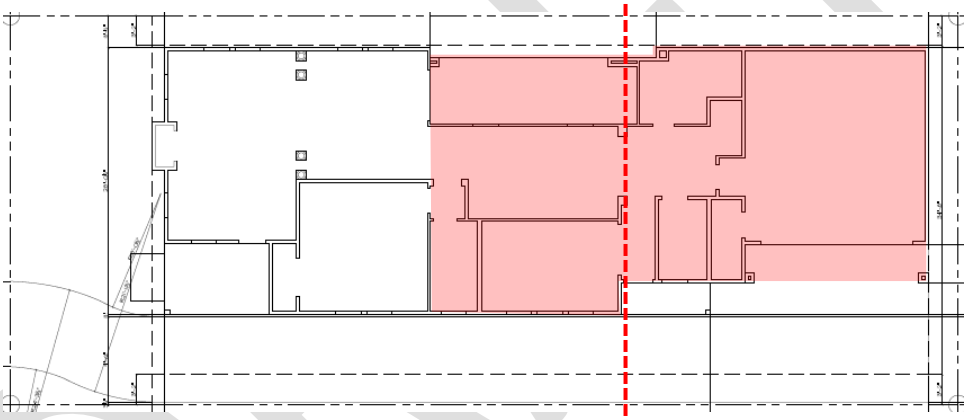
SITE PLAN

EXISTING



DENIED 11/20/14

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



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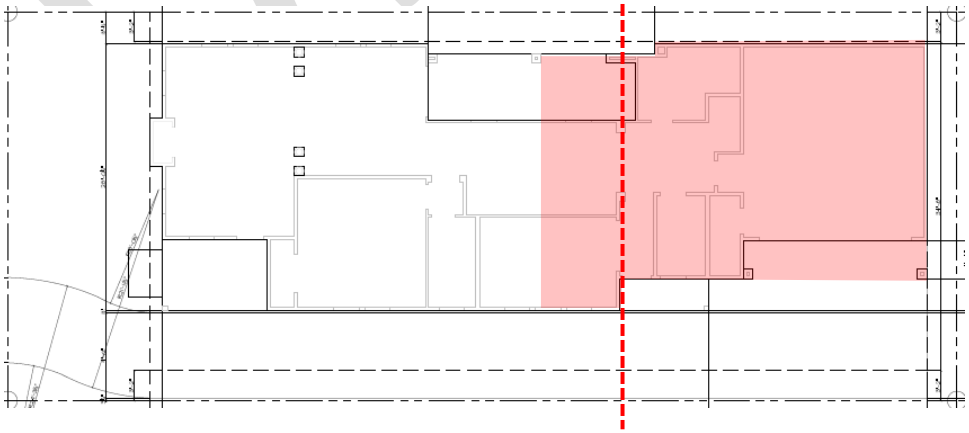

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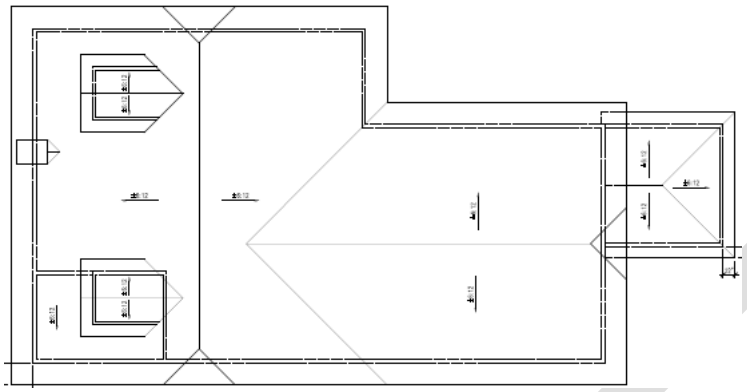
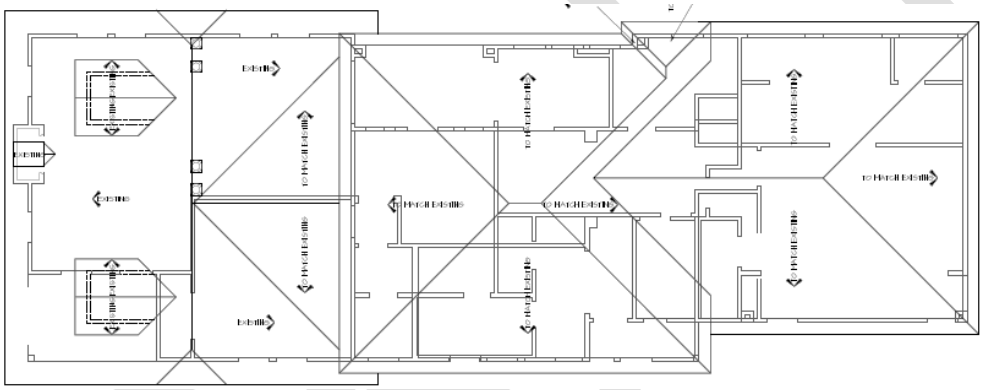
ROOF PLAN

EXISTING



DENIED 11/20/14



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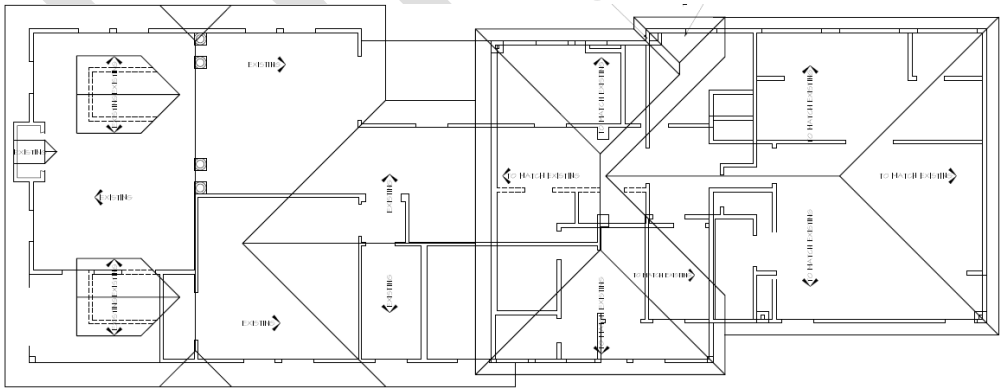

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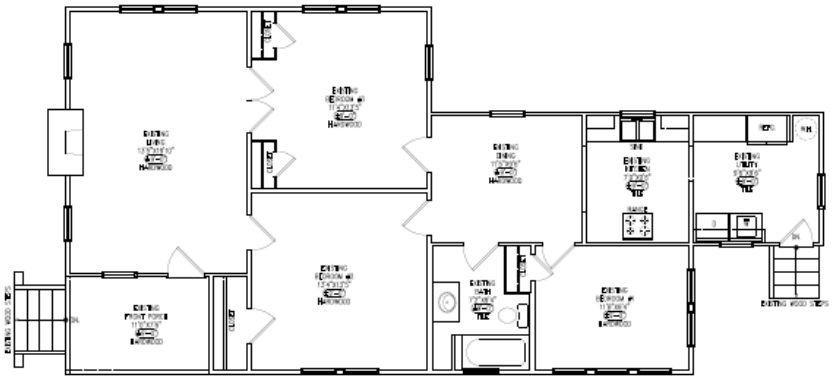
FIRST FLOOR PLAN

EXISTING



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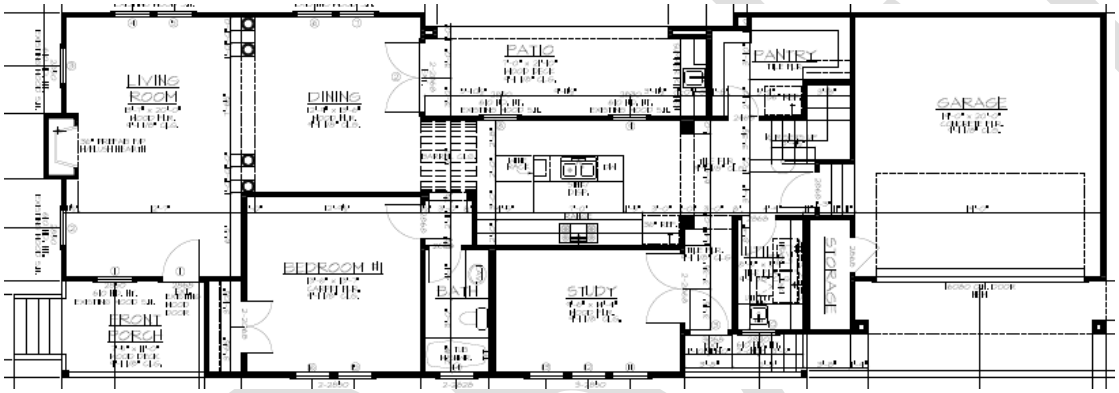

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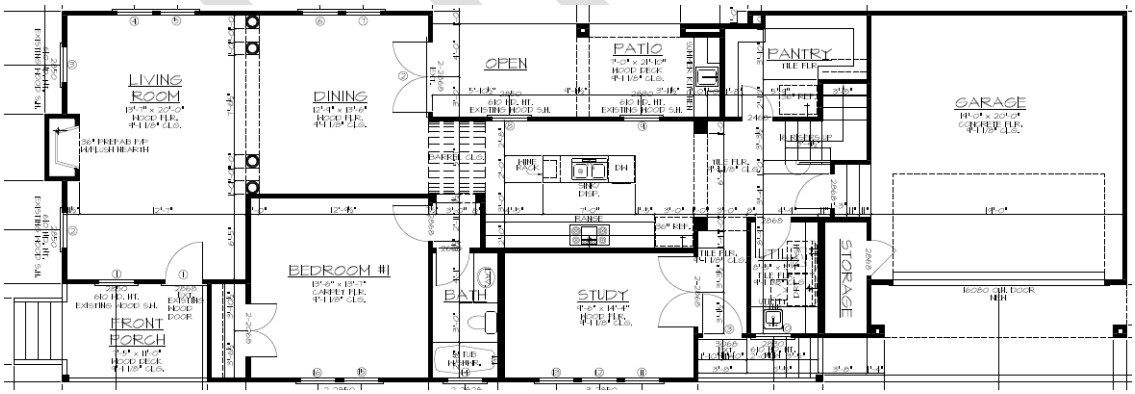

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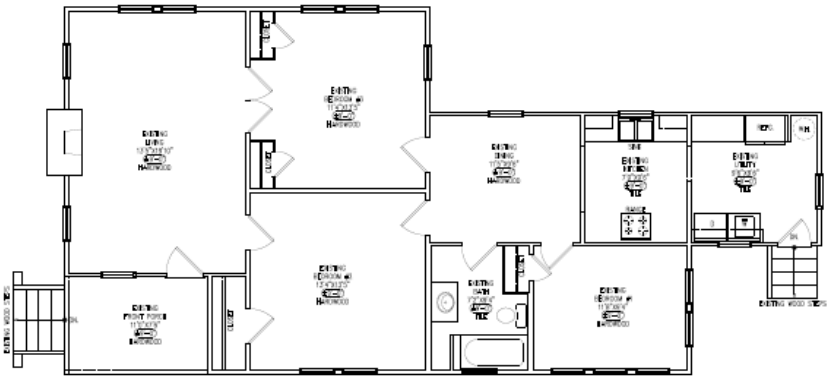
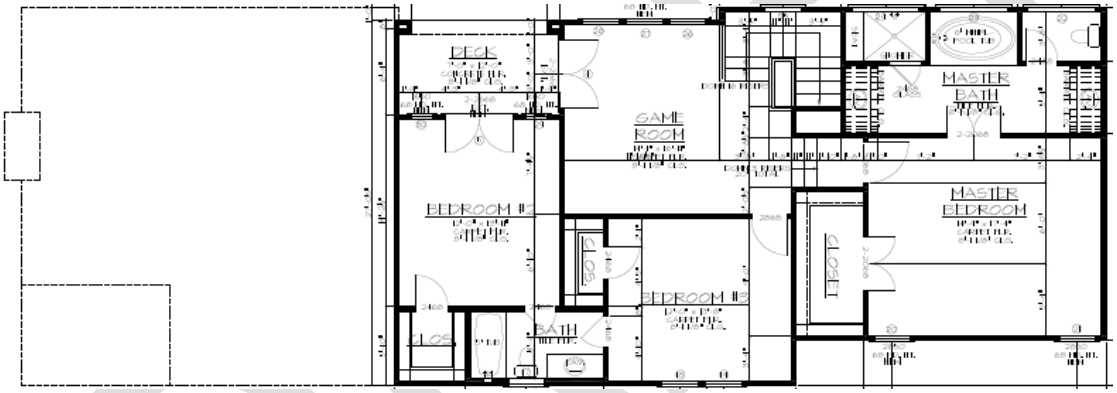
SECOND FLOOR PLAN

EXISTING FIRST FLOOR



DENIED 11/20/14



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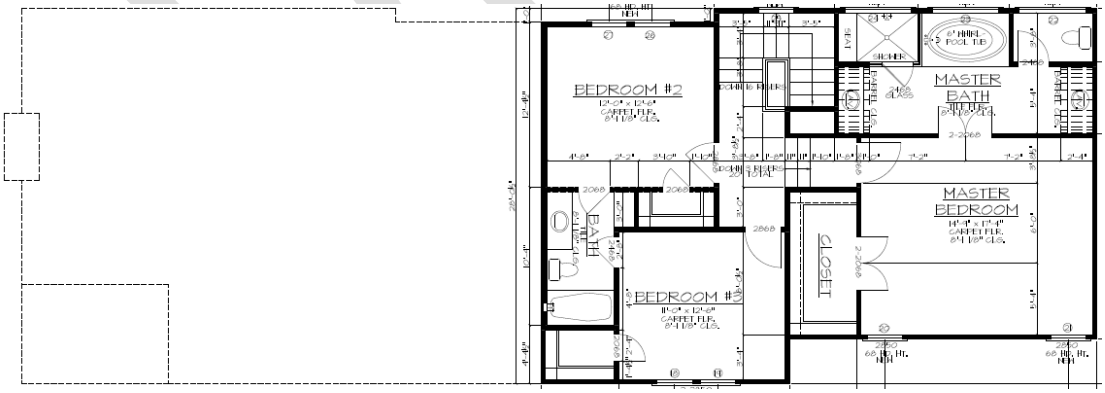

WINDOW / DOOR SCHEDULE

ADDITION DOOR SCHEDULE

1	EXISTING	REPLACE	CRAFTSMAN STYLE DOOR	2'8"X6'8"	NOT ORIGINAL
2	NEW	MATCH FRONT DOOR	CRAFTSMAN STYLE DOOR	2-2'8"X6'8"	
3	NEW	MATCH FRONT DOOR	CRAFTSMAN STYLE DOOR	3'0"X6'8"	
4	NEW	MATCH FRONT DOOR	CRAFTSMAN STYLE DOOR	2-2'6"X6'8"	
5	NEW	MATCH FRONT DOOR	CRAFTSMAN STYLE DOOR	2-2'6"X6'8"	

EXISTING WINDOW SCHEDULE

(B) ALL SINGLE HUNG (A) ORIGINAL WINDOWS

1	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR
2	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR- PAINTED SHUT
3	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR- PAINTED SHUT
4	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR- REPAIR FRAME
5	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR- REPAIR SASH
6	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR- REPAIR TRIM
7	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR- DRY ROT AND FRAME
8	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR- BROKEN GLASS AND SASH
9	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR- DRY ROT
10	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X3'0"	REPAIR- DRY ROT
11	EXISTING	DEMO	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X3'0"	DEMO- AT REAR ADDITION
12	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR- REPAIR FRAME AND SASH
13	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR- REPAIR FRAME AND SASH
14	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR- REPAIR FRAME AND SASH
15	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR- REPAIR DRY ROT, FRAME, AND GLAZING
16	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR- FRAME, SASH, PAINTED SHUT
17	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X2'8"	REPAIR- REPAIR FRAME, SASH, GLAZING
18	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR- REPAIR FRAME, SASH, GLAZING, TO MAKE OPERABLE
19	EXISTING	REPAIR	1 OVER 1 SASH STYLE WOOD WDW.	2'8"X5'0"	REPAIR- REPAIR FRAME, SASH, GLAZING, TO MAKE OPERABLE

ADDITION WINDOW SCHEDULE

ALL SINGLE HUNG

1	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
2	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
3	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
4	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
5	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
6	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
7	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
8	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
9	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X3'0"
10	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X3'0"
11	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
12	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
13	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
14	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X2'8"
15	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
16	EXISTING	REPAIR	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
17	NEW	MATCH	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X2'8"
18	NEW	MATCH	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
19	NEW	MATCH	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
20	NEW	MATCH	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
21	NEW	MATCH	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
22	NEW	MATCH	SASH STYLE VINYL WDW.	5'0"X1'6"
23	NEW	MATCH	SASH STYLE VINYL WDW.	5'0"X1'6"
24	NEW	MATCH	SASH STYLE VINYL WDW.	5'0"X1'6"
25	NEW	MATCH	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
26	NEW	MATCH	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
27	NEW	MATCH	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
28	NEW	MATCH	1 OVER 1 SASH STYLE VINYL WDW.	2'8"X5'0"
29	NEW	MATCH	1 OVER 1 SASH STYLE VINYL WDW.	1'6"X5'0"
30	NEW	MATCH	1 OVER 1 SASH STYLE VINYL WDW.	1'6"X5'0"

FRONT DOOR

EXISTING NON-ORIGINAL FRONT DOOR

PROPOSED REPLACEMENT DOOR

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PROJECT DETAILS

Shape/Mass: **Denied 11/20/14***: 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 27' from the front wall encroaching on 20' 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 27' 2". The addition will feature an attached garage facing the east side property line.*

Proposed revision: The proposed addition will be moved back 10' away from the front of the property. The ridge height has been reduced by 1'.

Setbacks: 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.

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: (South) 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.

Side Elevation: (East) The addition will begin approximately 27' from the front wall, encroaching over the rear 19' 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 three 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.

Side Elevation: (West) The addition will begin approximately 27' from the front wall, encroaching over the rear 19' 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.

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

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