

CERTIFICATE OF APPROPRIATENESS

Application Date: September 3, 2014

Applicant: William C. Riley, Bicycle Bungalows for RR Development Holdings, 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 – 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.

See enclosed application materials and detailed project description on p. 6-19 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

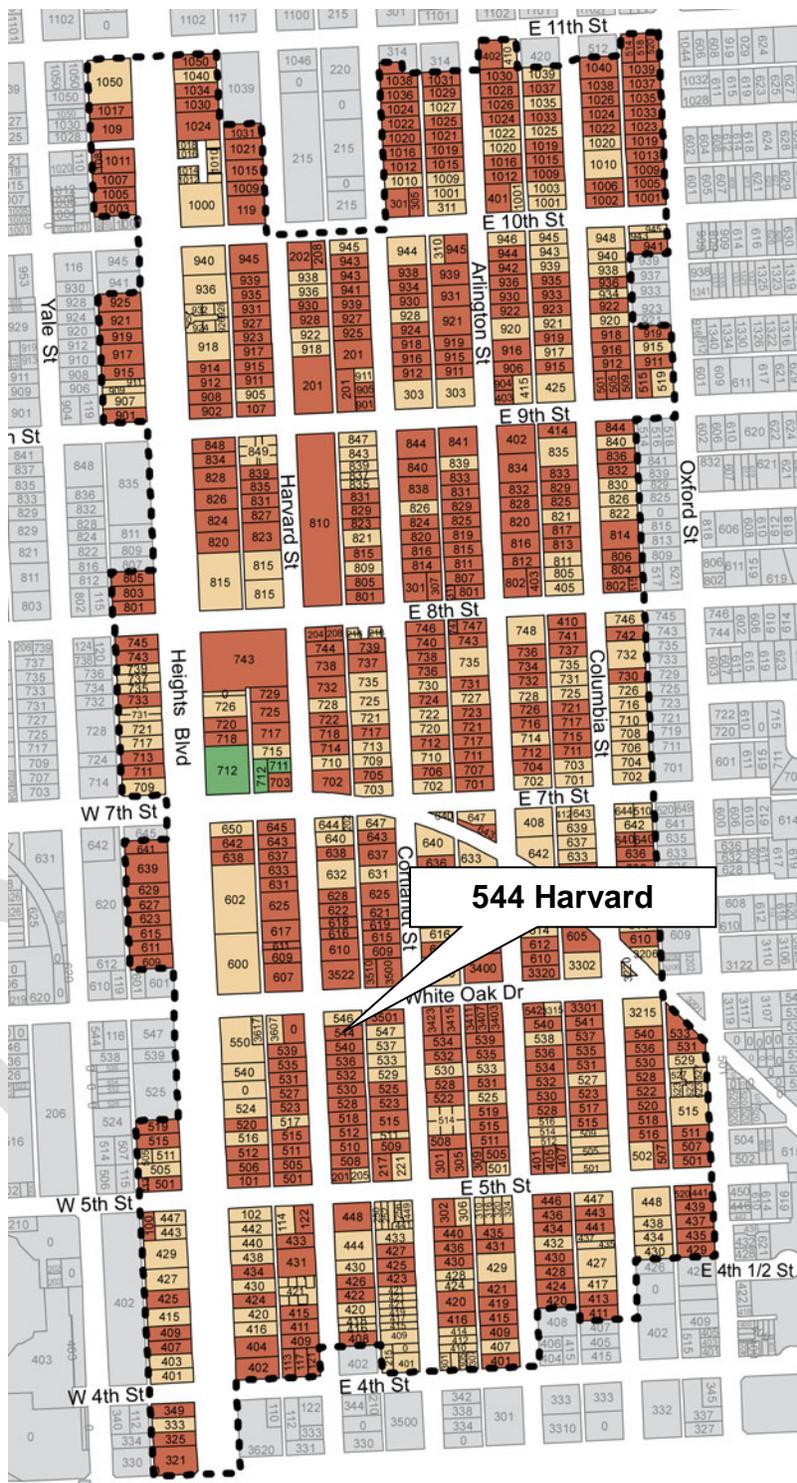
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure 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 SOUTH HISTORIC DISTRICT

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



INVENTORY PHOTO



NEIGHBORING PROPERTIES



546 Harvard Street – Vacant – N/A (neighbor)



540 Harvard Street – Contributing – 1915 (neighbor)



3601 White Oak – Contributing – 1920 (across street)



547 Harvard Street – Demolished 2014 – 1920 (across street)



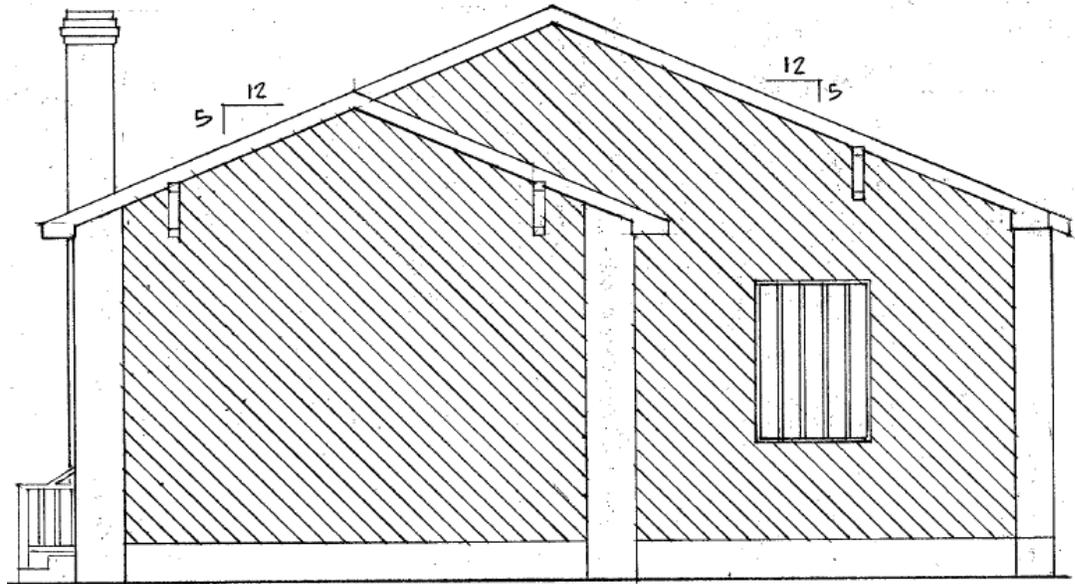
539 Harvard Street – Contributing – 1920 (across street)



537 Harvard Street – Contributing – 1920 (across street)

WEST ELEVATION – FRONT FACING HARVARD STREET

EXISTING

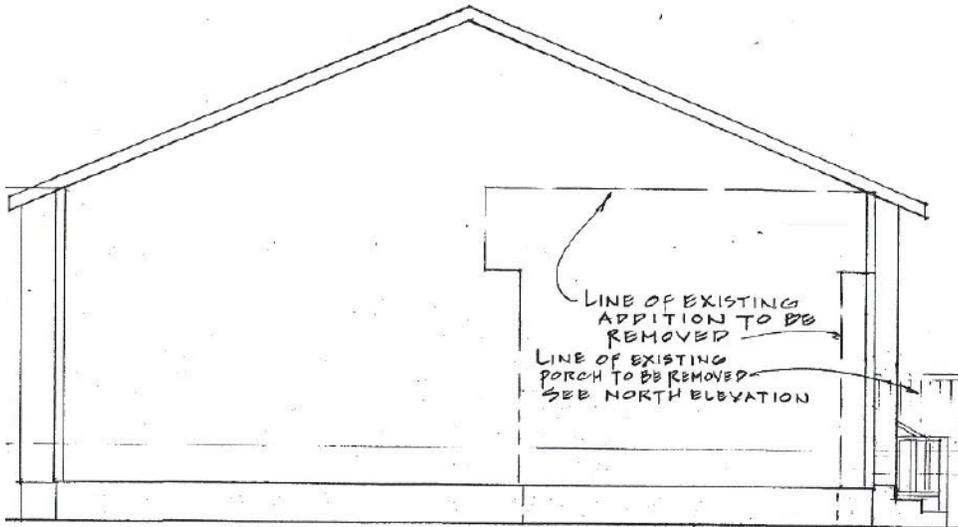


PROPOSED

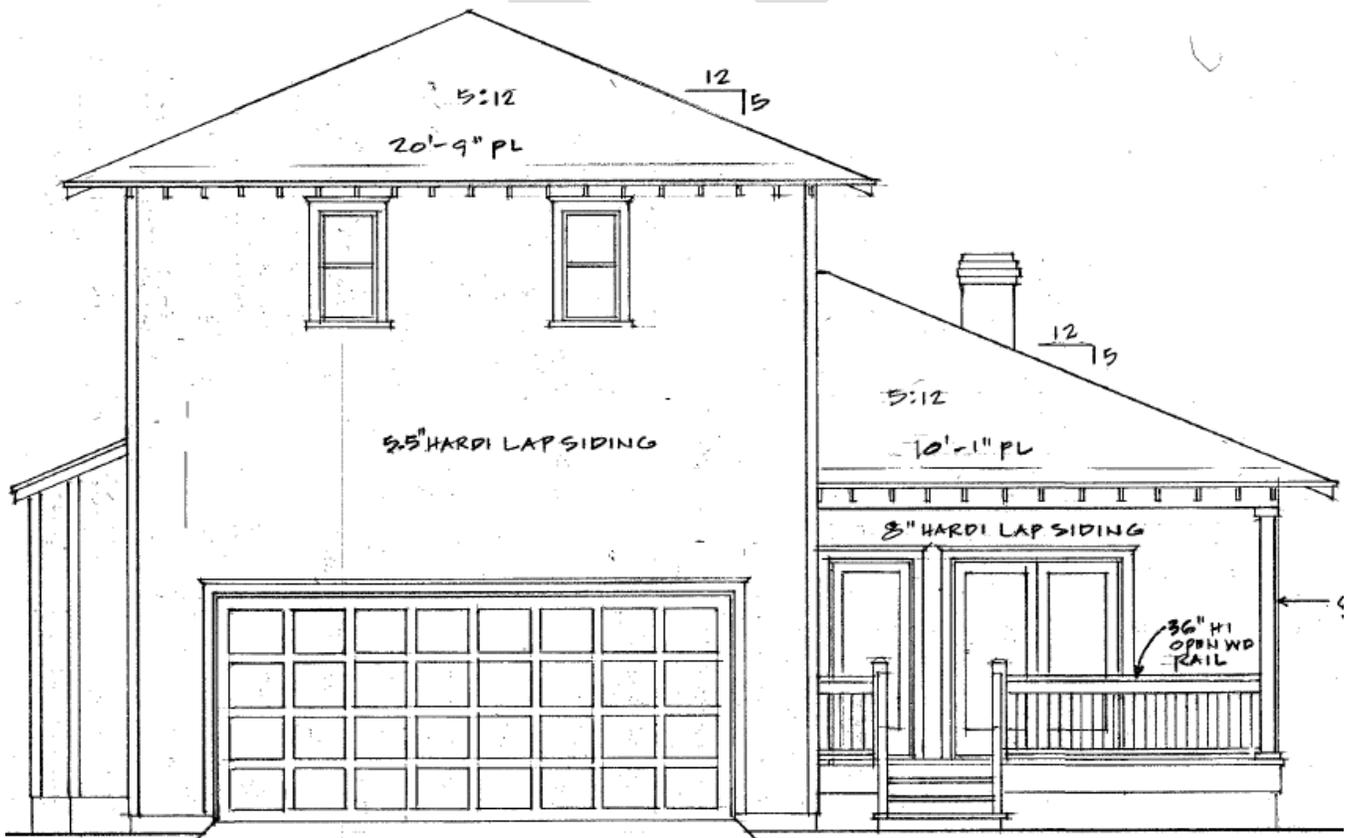


EAST (REAR) ELEVATION

EXISTING



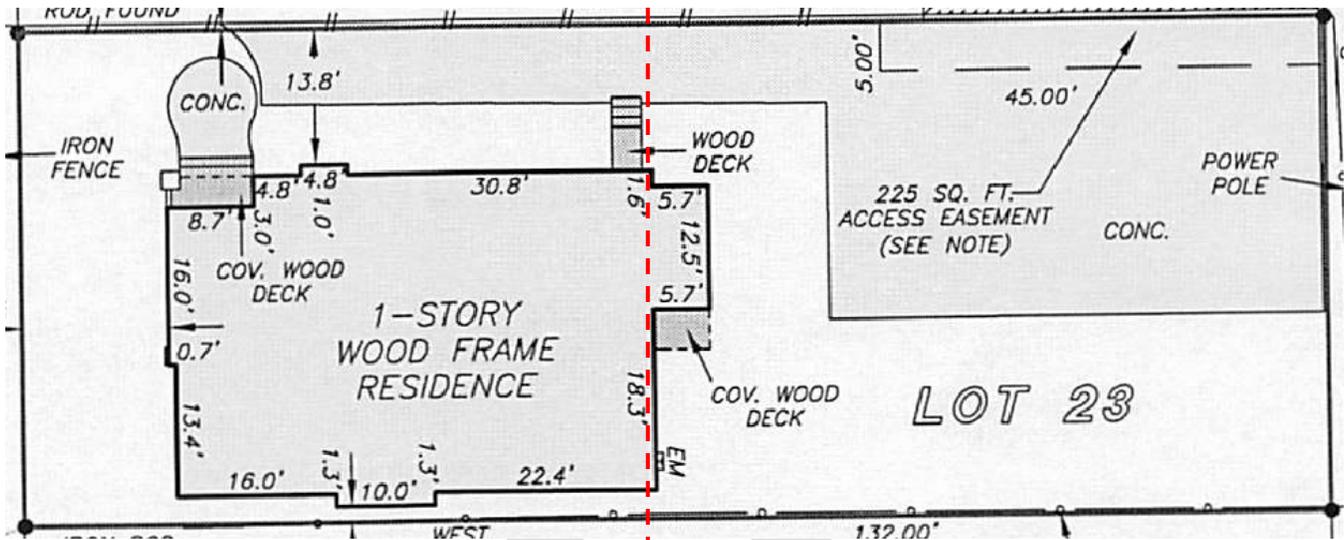
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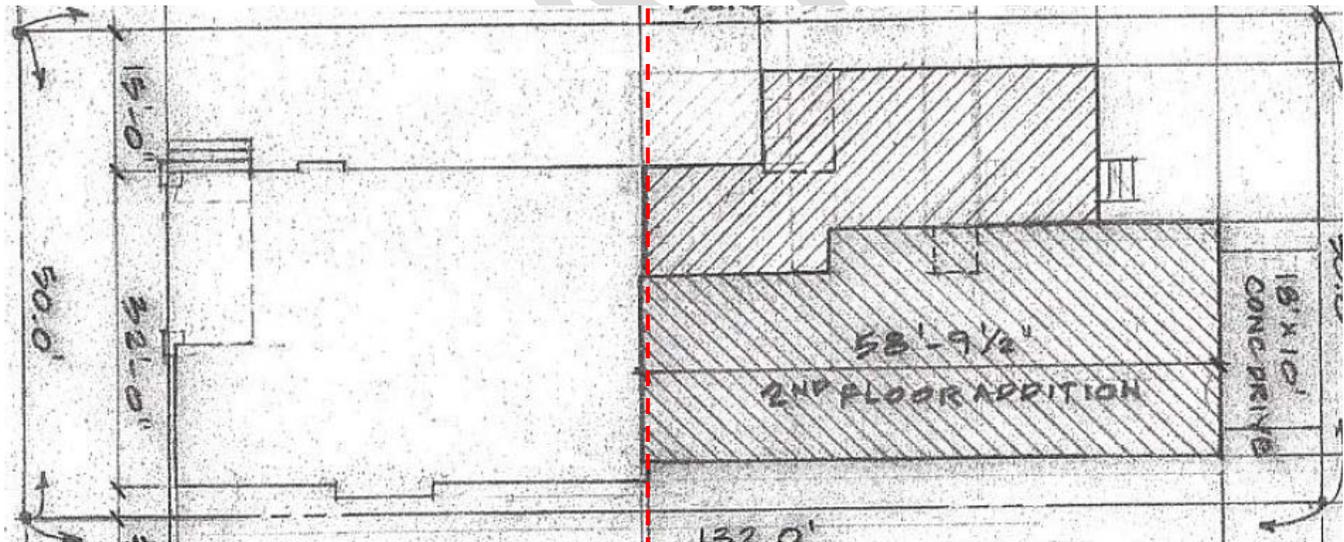


SITE PLAN

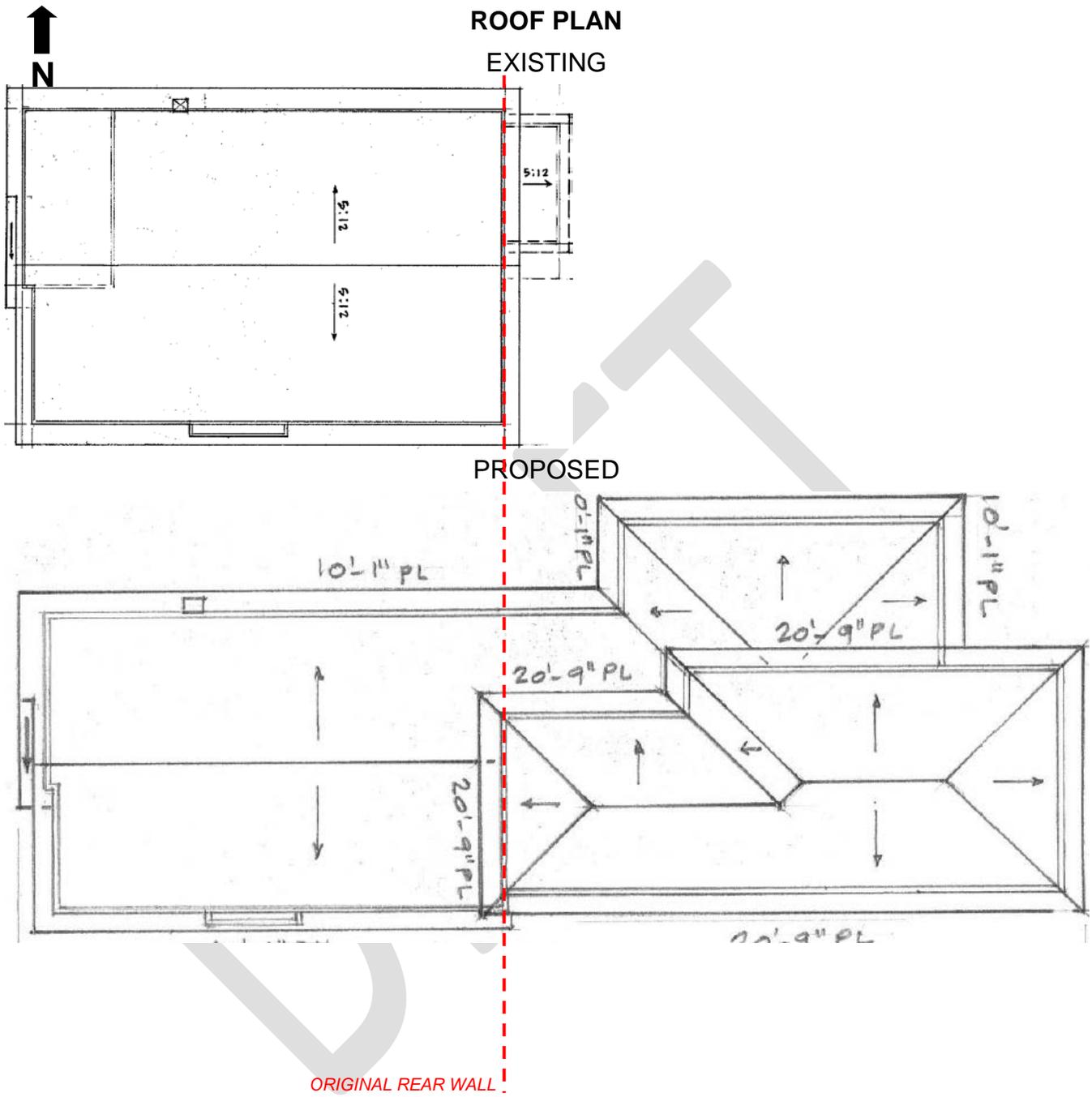
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PROPOSED



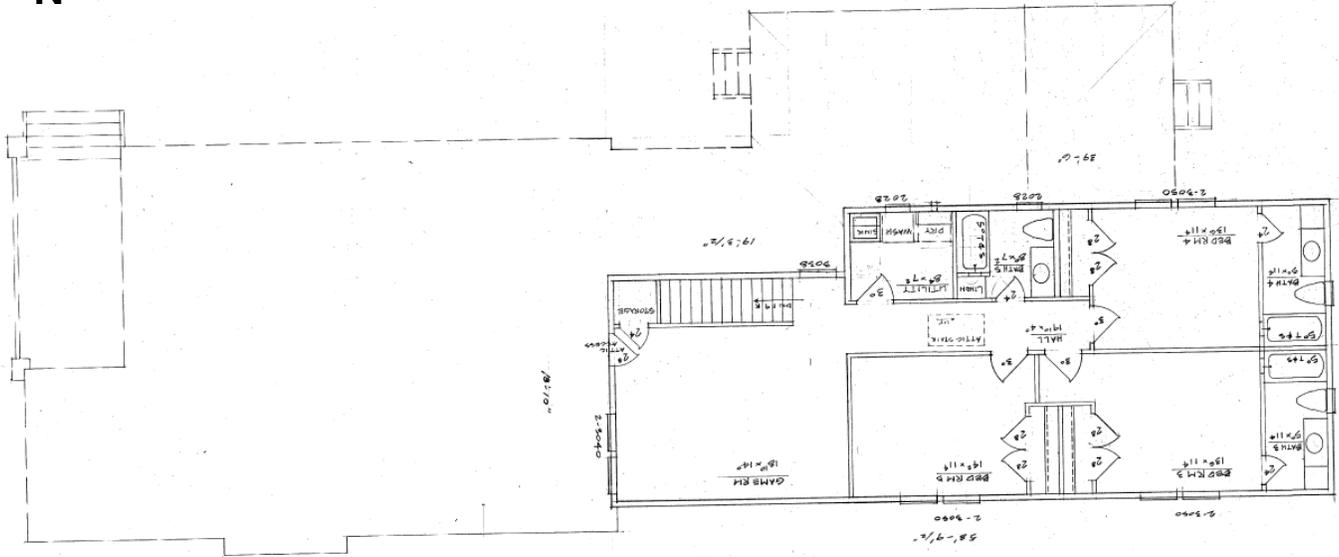
ORIGINAL REAR WALL





SECOND FLOOR PLAN

PROPOSED



DRAFT

EXISTING CONDITION PHOTOS

PORCH COLUMNS



CHIMNEY AND WINDOW OPENINGS



EXISTING CONDITION PHOTOS

NORTH WALL



Non-Original Window



Original Siding



EXISTING CONDITION PHOTOS
SOUTH WALL WINDOW OPENINGS





PROJECT DETAILS

Shape/Mass: The existing residence measures 32' in width by 48' in depth with a non-original rear addition measuring 12'-4" wide by 5'-8" deep to be removed. It features a ridge height of 19'-8" and an eave height of 12'. The addition will measure 40' wide by 58'-4" deep with an eave height of 22'-8" and a ridge height of 28'-8". The addition will be inset 2' on the south side and 1' on the north side, with the second story measuring 24' in width. A one story portion will begin 11'-6" back from the rear wall and extend 16' south of the two story portion and feature front and rear porches.

Setbacks: The existing structure features a west setback from Harvard Street of 14'-8", a north side setback of 13'-10" and a south side setback of 1'-7". The addition will feature a north setback of 5', a south setback of 5' and a rear (east) setback of 10'.

Foundation: The existing structure features a pier and beam foundation with a 2'-8" finished floor. The addition will feature a pier and beam foundation and the attached garage will feature a slab on grade.

Windows/Doors: The existing house features fixed wood windows. No original windows or doors remain. The original window opening will be exposed and new wood double hung 1/1 windows will be installed. The addition will feature wood double hung 1/1 windows and fixed wood windows.

Exterior Materials: The existing residence features wood siding with a modified 105 profile covered with plywood. The plywood will be removed and the wood siding will be retained. Two original front porch tapered columns on brick piers are currently covered in plywood. They will be exposed and retained. The addition will feature horizontal lap cementitious siding with a 5" reveal.

Roof: The existing structure features a front gable roof with a 5/12 pitch clad in composition shingles. A secondary gable projects slightly over the inset front porch. The addition will feature a hipped roof over the two story portion and a hip over a one story side addition, both with a 5/12 pitch and clad in composition shingles.

Front Elevation: The existing elevation features a gable with a half size gable over an enclosed inset porch on the (West) north side. The elevation is clad in non-original diagonal wood siding and plywood and features one non-original fixed window. All diagonal siding will be removed and the original porch and siding will be re-exposed. Two tapered porch columns on brick piers will be exposed and retained. Two new wood windows and two gable attic vents will be installed in original openings. The second floor of the addition will feature a pair of windows. A one story portion of the addition will extend 10' to the north and feature a porch with a square wood column, wood railings and a pair of windows.

Side Elevation: The existing elevation features non-original diagonal siding and an attached rear addition with a (North) shed roof, both of which will be removed. Original window openings and siding will be re-exposed and six windows will be installed. The addition will begin at the rear wall extend 58'-4" back and feature three windows on the first floor and two paired sets of two windows on the second floor.

Side Elevation: The existing elevation features an enclosed front porch, an original brick chimney, one non-original window, one non-original door with steps and an attached rear addition with a (South) shed roof. The porch will be reopened with an entry door installed in the far wall and the original brick piers and tapered columns re-exposed. The diagonal siding will be removed to re-expose the original siding and the chimney will be retained. The non-original window, door, steps and rear addition will be removed. Original window openings will be re-exposed and six windows will be installed. The addition will begin at the rear wall extend 58'-4" back and feature four windows on the first floor and five on the second floor. A one story portion of the addition will start 11'-6" back from the original rear wall and feature a front and rear porch.

Rear Elevation: Elevation not visible from right of way. See elevation drawings for details.
(East)

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