

CERTIFICATE OF APPROPRIATENESS

Application Date: October 29, 2014

Applicant: Brie Kelman for Benjamin Clinger, owner

Property: 1214 Harvard Street, Lot 16, Block 188, Houston Heights Subdivision. The property includes a historic 2,326 square foot, two-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing 2-story Queen Anne residence, constructed circa 1910, located in the Houston Heights Historic District East. An existing rear addition was constructed in 1999.

Proposal: Alteration – Two-story side and rear addition to two-story house.

- Addition: Construct a two-story 894 square foot addition, including 197 square feet on the south side and 697 square feet at the rear, to a two-story 2,326 square foot contributing residence. The addition will begin 15'-10" back from front wall on the south elevation and will feature a total width of 35'-10, 7'-8" wider than the existing residence.
- Windows: Relocate or resize numerous existing window openings on existing house. Replace existing non-original 1/1 windows with 3/1 windows.

See enclosed application materials and detailed project description on p. 7-17 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria 1, 4, 7, 8 & 9

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

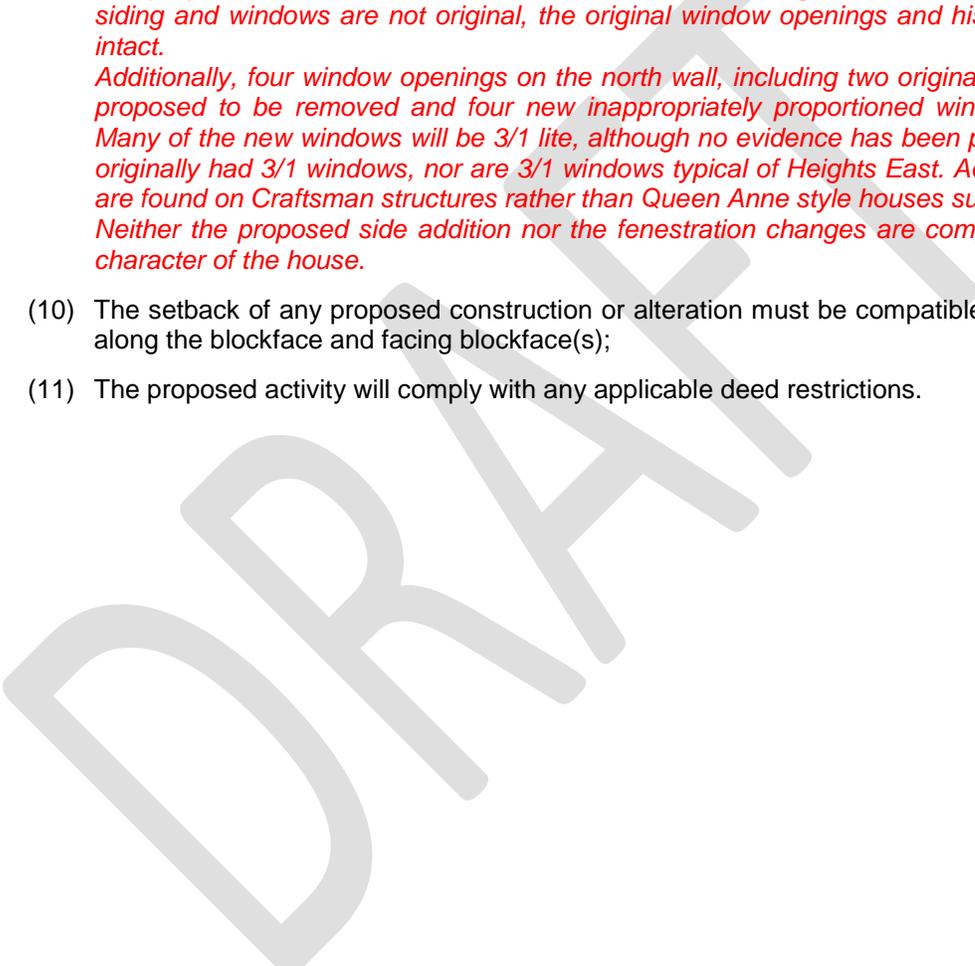
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure 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;
The existing residence is characterized by its relative narrowness compared to its height (27 ft wide and 34 ft tall), and by its simple rectangular footprint and hipped roof shape. In 1999, a sympathetic two-story rear addition added 13' and a rear porch to the structure, while maintaining the historic character of the house.
The applicant proposes to add a 6'-6" wide two-story side addition beginning just 15'-10" from the front wall that will be topped by a new cross gable, a change that will significantly alter the character of the house as seen from the right of way. This proposed south side addition will add only 200 sq ft of new livable space (100 sf on each floor), a small gain in contrast to the large adverse visual impact it will have on the house's historic character. Furthermore, the rear addition features a second story overhang on the north elevation of the existing house, which is also out of character for the house.
The applicant also proposes to relocate or resize numerous existing window openings, and to replace 1/1 windows with 3/1 windows, which are neither typical to the Heights East historic district nor documented as the original lite pattern for this house.
- (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 existing residence is characterized by its relative narrowness compared to its height. By beginning a two-story addition wider than the existing residence just 15'-10" from the front wall this distinguishing quality is eliminated. The house is also characterized by its simple rectangular footprint and hipped roof, which will be compromised with the south side bump out, the north side bump out 32' from the front wall and new cross-gable.
- (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;
Though the existing 1/1 windows are not original, the applicant has provided no evidence that 3/1 windows were originally present on the residence. Windows with a 3/1 lite pattern are not typical to the Heights East Historic District and are not appropriate. Replacement windows should remain 1/1.

- (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 addition removes 28'-2" of the existing south wall, including 15'-10", or 57%, of the original 27' long south wall, and extends out on both sides, permanently removing a portion of the original exterior wall visible from the street as well as the distinctive narrowness and simple rectangular footprint of the structure. Although the existing siding and windows are not original, original window openings, wall structure, and the essential form of the south wall will be lost.
- (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 addition removes 15'-10", or 57%, of the original south wall. Although the existing siding and windows are not original, the original window openings and historic wall structure are intact.
Additionally, four window openings on the north wall, including two original window openings, are proposed to be removed and four new inappropriately proportioned window openings created. Many of the new windows will be 3/1 lite, although no evidence has been provided that this house originally had 3/1 windows, nor are 3/1 windows typical of Heights East. Additionally, 3/1 windows are found on Craftsman structures rather than Queen Anne style houses such as this one.
Neither the proposed side addition nor the fenestration changes are compatible with the historic character of the house.*
- (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.

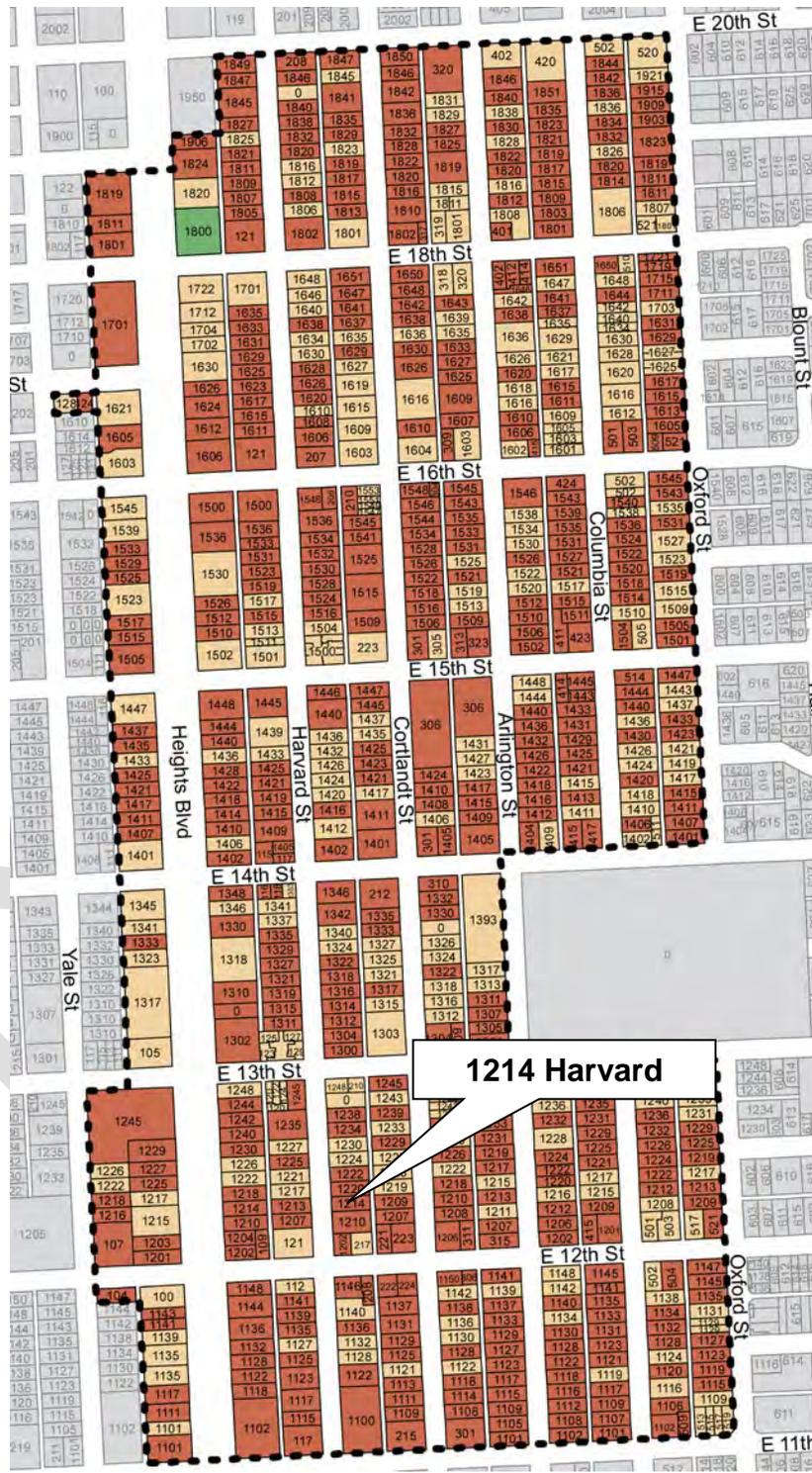




PROPERTY LOCATION
HOUSTON HEIGHTS EAST HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO



DR

NEIGHBORING PROPERTIES



1210 Harvard Street – Contributing – 1900 (neighbor)



1220 Harvard Street – Contributing – 1900 (neighbor)



121 E 12th Street – Noncontributing – 1970 (across street)



1207 Harvard Street – Contributing – 1920 (across street)



1213 Harvard Street – Noncontributing – 1910 (across street)

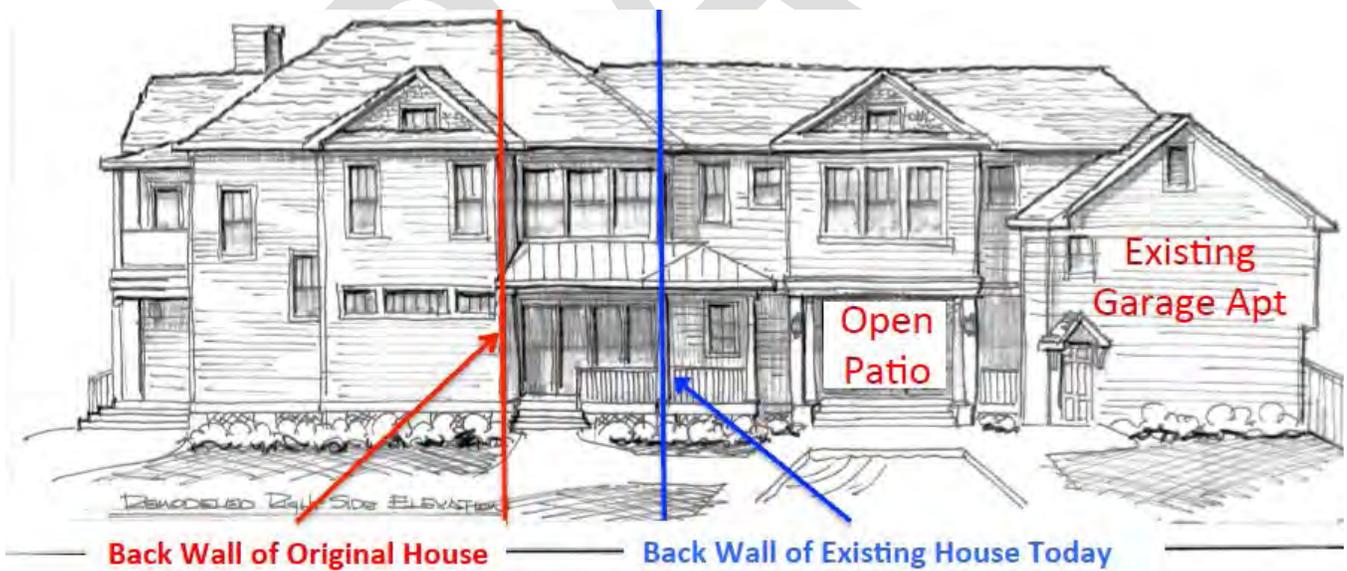


1217 Harvard Street – Noncontributing – 1914 (across street)

3D RENDERING
FRONT FACING HARVARD



SOUTH SIDE



WEST ELEVATION – FRONT FACING HARVARD STREET

EXISTING



PROPOSED



NORTH SIDE ELEVATION

EXISTING



PROPOSED



WINDOW OPENINGS TO BE REMOVED

START OF ADDITION

ORIGINAL REAR WALL

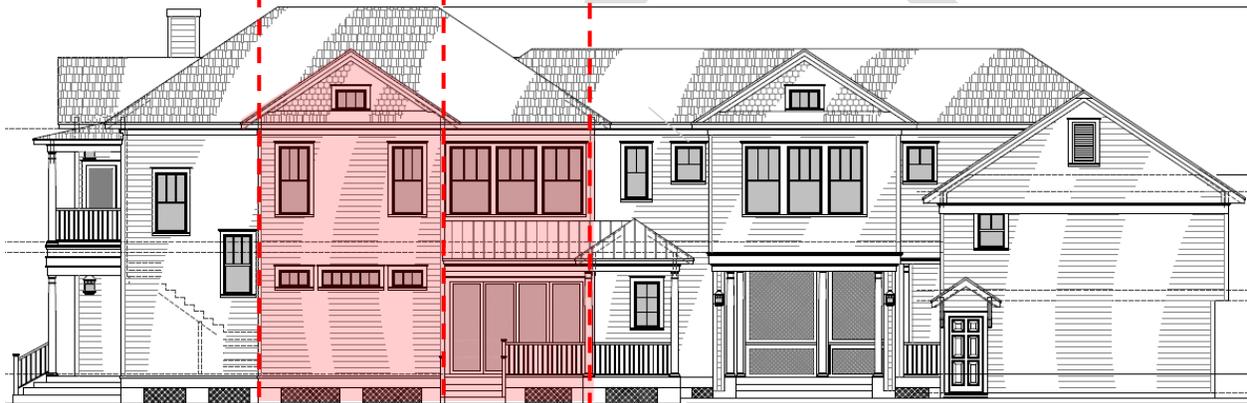
EXISTING REAR WALL

SOUTH SIDE ELEVATION

EXISTING



PROPOSED



START OF
ADDITION

ORIGINAL REAR WALL

EXISTING REAR WALL

EAST (REAR) ELEVATION

EXISTING



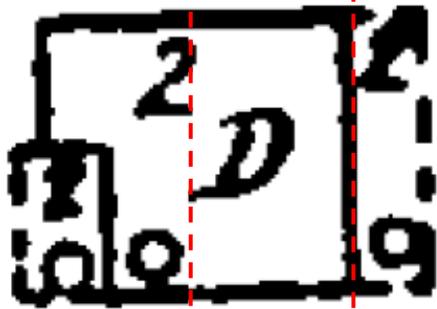
PROPOSED



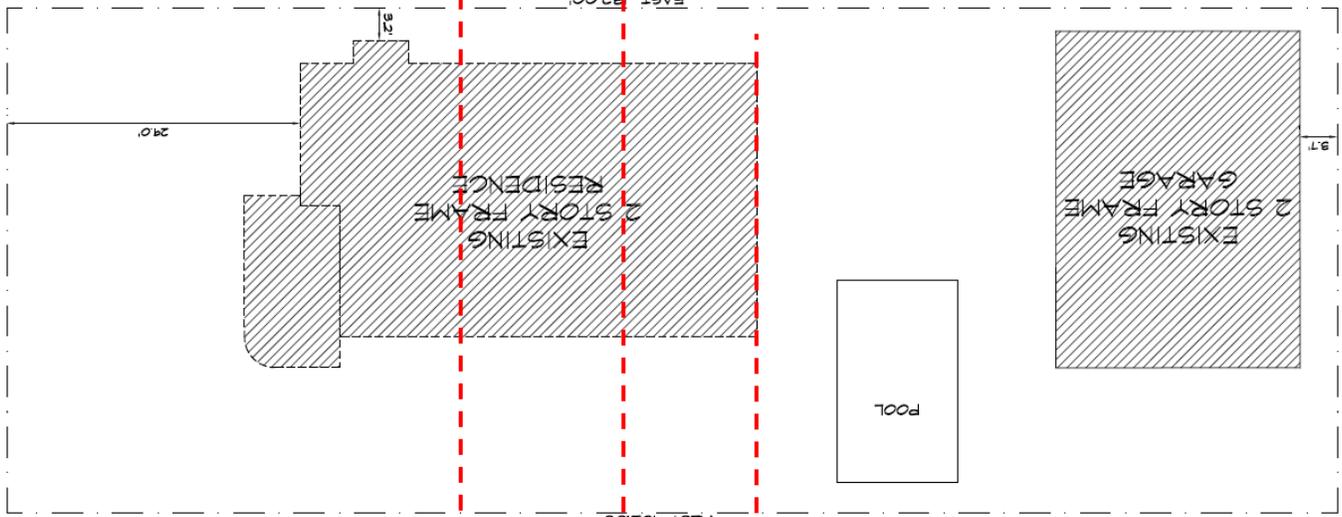


SITE PLAN

SANBORN 1924-1951

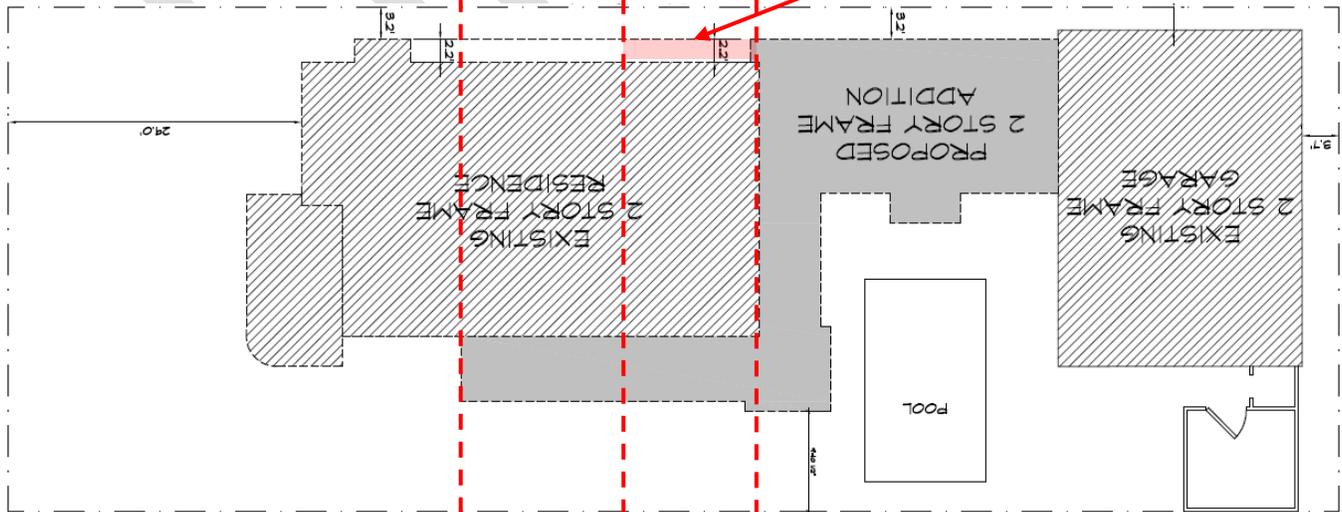


EXISTING



PROPOSED

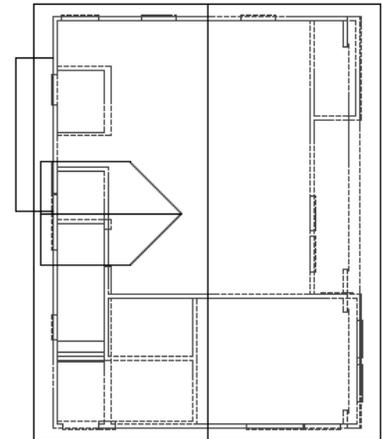
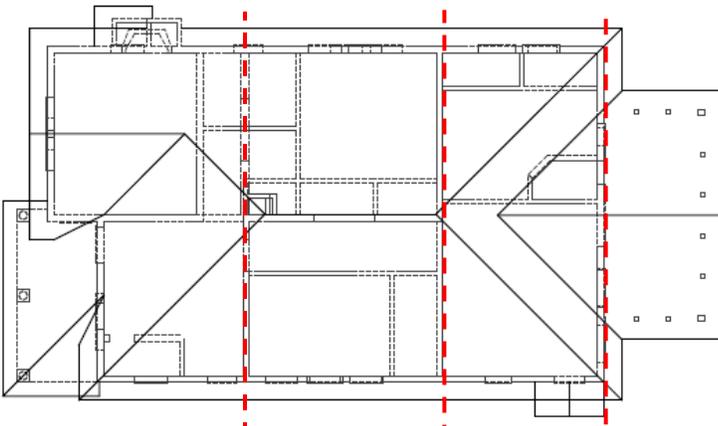
SECOND FLOOR OVERHANG



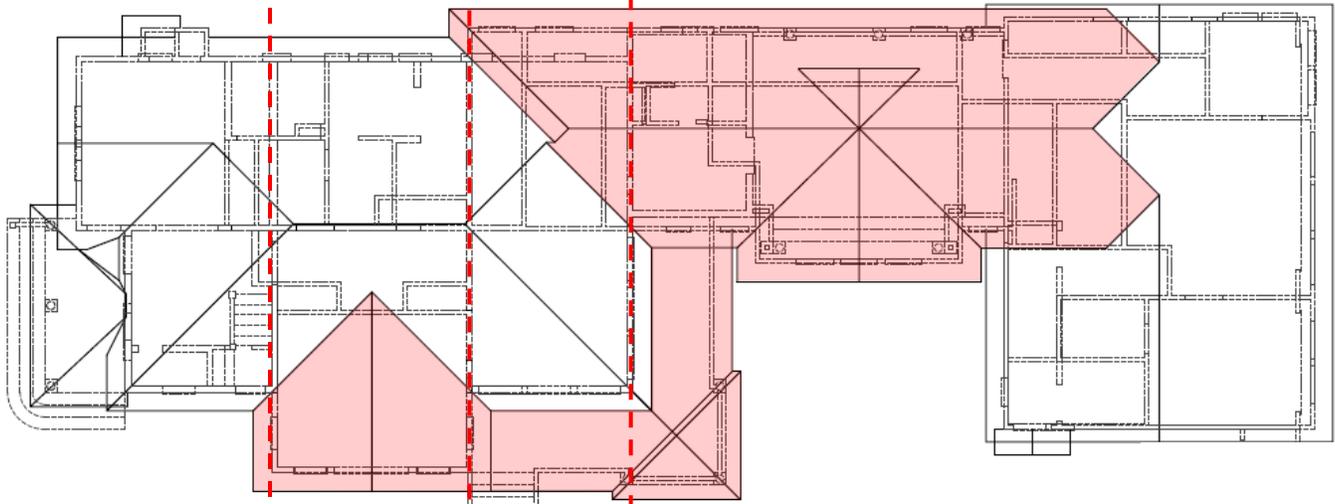
START OF ADDITION
ORIGINAL REAR WALL
EXISTING REAR WALL



ROOF PLAN
EXISTING

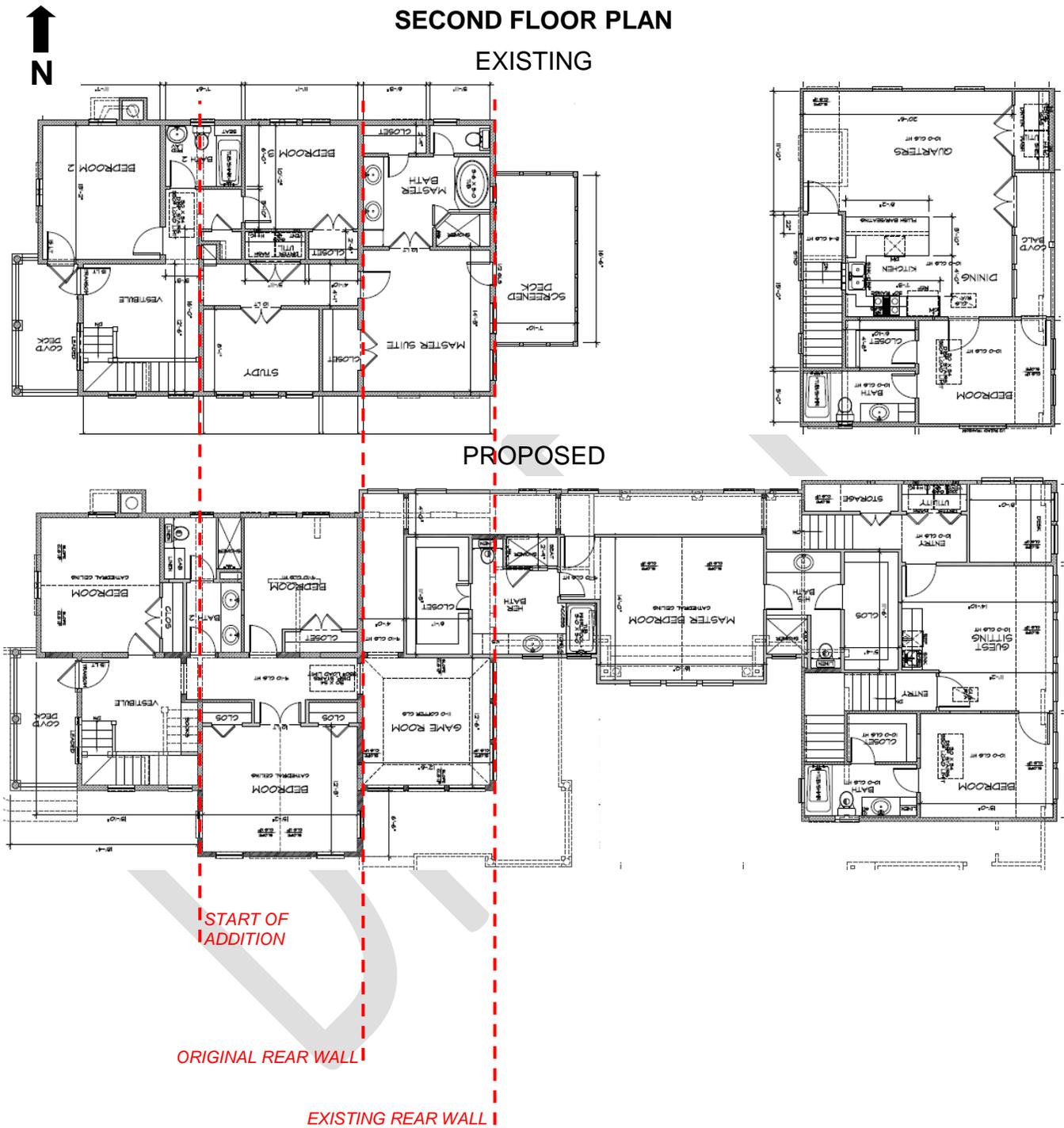


PROPOSED



START OF ADDITION
ORIGINAL REAR WALL
EXISTING REAR WALL

 EXTENT OF NEW ROOF STRUCTURE



PROJECT DETAILS

Shape/Mass: The existing residence measures 27'-2" wide by 45' deep with a 34'-4" ridge height and an eave height of 23'-10". A half-width front double gallery porch extends 2'-6" to the west of the existing front wall. An existing non-original rear porch measures 16'-6" wide by 7'-10" deep and will be removed.

The original house was 32' deep. The rear 13' of the existing house and the rear porch are an addition constructed in 1999. An existing two story garage apartment, 30' behind the existing rear wall, measures 33' wide by 23'-2" deep with a 26'-8" ridge height and a 17'-6" eave height.

The proposed addition will feature a two story side bump-out, a wraparound rear porch on the south and east sides, and a first story rear addition below a second floor addition attaching the house to the second floor of the existing garage apartment. It will feature a ridge height of 30'-3" and an eave height of 23'-10".

The south side two story bump-out will begin 15'-10" back from the front wall and measure 6'-6" in width by 15'-2" in depth. It will be connected to the one story portion of the rear addition by a wraparound rear porch measuring 6'-6" deep on the south and 6'-2" deep on the east. The one story portion of the rear addition will measure 15'-3" wide by 9'-2" deep and be offset 2'-2" to the north in line with a non-original chimney. A covered patio will extend from the rear of the one story portion of the rear addition the existing garage apartment.

The second floor of the rear addition will begin at the original rear wall, 32' from the existing front wall, and be offset 2'-2" to the north of the north wall. It will measure 15'-3" wide and extend back and attach to the existing two story garage apartment.

Setbacks: The existing residence is set back 29' from the west (front), 3'-2" from the north and 17' from the south. The existing garage apartment is set back 2'-4" from the north and 3'-8" from the rear alley. The addition will only affect the south setback; it will decrease from 17' to 9'-10".

Foundation: The existing residence features a pier and beam foundation with a 2'-7" finished floor height to remain. The existing garage apartment features a slab on grade to remain. The addition will feature a pier and beam foundation.

Windows/Doors: The existing residence features two original wood decorative multi-lite windows to be retained, non-original vinyl single hung 1/1 windows in all other window openings, as well as two wood and glass doors with transoms to be retained.

All non-original vinyl windows will be replaced with double hung wood 3/1 windows. The addition will feature double hung wood 3/1 and 4/1 windows, three lite fixed wood windows in two new gables and four lite fixed wood windows and wood and glass doors.

The existing garage apartment features a semi-circular window to be removed, single hung vinyl 1/1 windows, three stamped metal doors of which two will be removed and overhead garage doors.

Exterior Materials: The existing structures feature horizontal lap cementitious siding and wood fish scale shingles to be retained. The addition will feature horizontal lap cementitious siding to match existing.

Roof: The existing residence features a hip with an 8/12 pitch clad in composition shingles. A gable extends over the front wall and a non-original rear gable extends over the rear porch. The existing garage apartment features a side gable with an 8/12 pitch clad in composition shingles and a small front gable to be removed. The proposed addition will join the two structures with a narrow hip on the north side with an 8/12 pitch clad with composition shingles and feature a gabled bump-out on the south and a gabled dormer on the north.

Front Elevation: The existing residence features a half-width south side inset double gallery front porch with simplified Doric columns to remain. The back wall of the porch features a door and transom on

(West) each story to remain. One fixed vinyl window on the first story and one decorative divided lite window on the second story will remain. The front wall of the residence features a pair of non-original vinyl windows on the first floor, one non-original vinyl window on the second floor, and one decorative divided lite window to remain and fish scale shingles to remain in the gable. The three vinyl windows will be removed and replaced with wood double-hung 3/1 windows in the same openings. A non-original chimney on the north side will remain. The proposed addition will extend 6'-6" to the south and feature one window each on the first and second floors. A gabled dormer on the north side of the addition will be visible in profile

Side Elevation: The existing residence features a non-original chimney to remain, 5 windows on the second floor, two pairs of windows on the first floor and a rear double gallery porch. Both pairs of windows on the first floor will be reduced to four single-window openings with new fixed windows. The first floor of the addition will begin at the existing rear wall and extend back to the existing garage apartment. It will feature one window and the last 20'-10" will be a screened porch. The second floor of the addition begin at the original rear wall, 13' forward of the existing rear wall, removing the east-most existing window, and feature 6 windows. The remaining four windows on the second floor of the existing house will be replaced with new wood 3/1 windows. The existing garage apartment begins 30' behind the existing rear wall and features a door on the first floor to be removed and two windows on the second floor to be removed. A pair of new windows will be installed on the second floor of the garage apartment.

Side Elevation: The existing residence features a double gallery front porch to remain with a door to remain on the second floor, a set of three windows on the second floor, three windows and a door on the first floor and two staircase windows between floors. The 1/1 staircase windows will be replaced with wood 3/1 windows. The proposed two-story addition will begin 15'-10" back from the front wall, removing all windows except the two staircase windows, and will extend 15'-2" east, terminating into an open one story porch 12'-6" before the existing rear wall. It will feature one attic window in the gable with wood fish scale shingles and two windows each at the first and second floors. The wall between this portion of the addition and the existing rear wall will feature three new windows each at the first and second floors. The proposed attached one story porch will extend 6'-2" past the existing rear wall. The first floor of the proposed rear portion of the addition will extend back 30' to the existing garage apartment and feature one window and a screen porch with steps for the final 20'-10". The second floor will feature three windows and a projecting gabled bump-out with three windows and one in the gable. The existing garage apartment features two doors on the first floor, one rectangular window and one semicircular window at the second floor and an attic vent. The rectangular second floor window will be enlarged and the semicircular window will be removed and patched with siding. A small gabled roof will be installed over the west door and the east door will be removed.

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