CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Gabriel Salazar for Leticia Ramirez, Texas Foundation & Renovations, owner

Property: 638 Heights Boulevard, Lot 22, Block 277, Houston Heights Subdivision. The property includes a historic 1,108 square foot, one-story wood frame single-family residence situated on a 7,500 square foot (50' x 150') interior lot.

Significance: Contributing brick bungalow residence, constructed circa 1920, located in the Houston Heights Historic District South. Residence has an existing small, rear one-story addition that incorporates an original small rear bump-out. The residence has a twin brick bungalow located next door at 642 Heights Blvd.

Proposal: Alteration – Construct a 3,380 square foot two-story cementitious clad addition and attached garage at the rear of a 1,108 contributing brick one-story house. An original rear bump-out and existing small rear addition will be removed and the proposed addition will start at the primary rear wall.

See enclosed application materials and detailed project description on p. 4-14 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Denial - does not satisfy criteria**

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 historic single story character of the residence is overwhelmed by the scale and visual impact of the addition. The addition is significantly wider and taller than the historic residence and compromises the historic 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; *The historic single story character of the residence is overwhelmed by the scale and visual impact of the addition. The addition is significantly wider and taller than the historic residence and compromises the historic character of the building and its environment. A reduction in its scale would increase its compatibility and preserve the distinguishing qualities of the residence and 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;
☐	☒	☐	(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 addition is significantly taller, wider and deeper than the historic residence and is not compatible with the size, scale and character of the single story residence and area.*
☒	☐	☐	(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.

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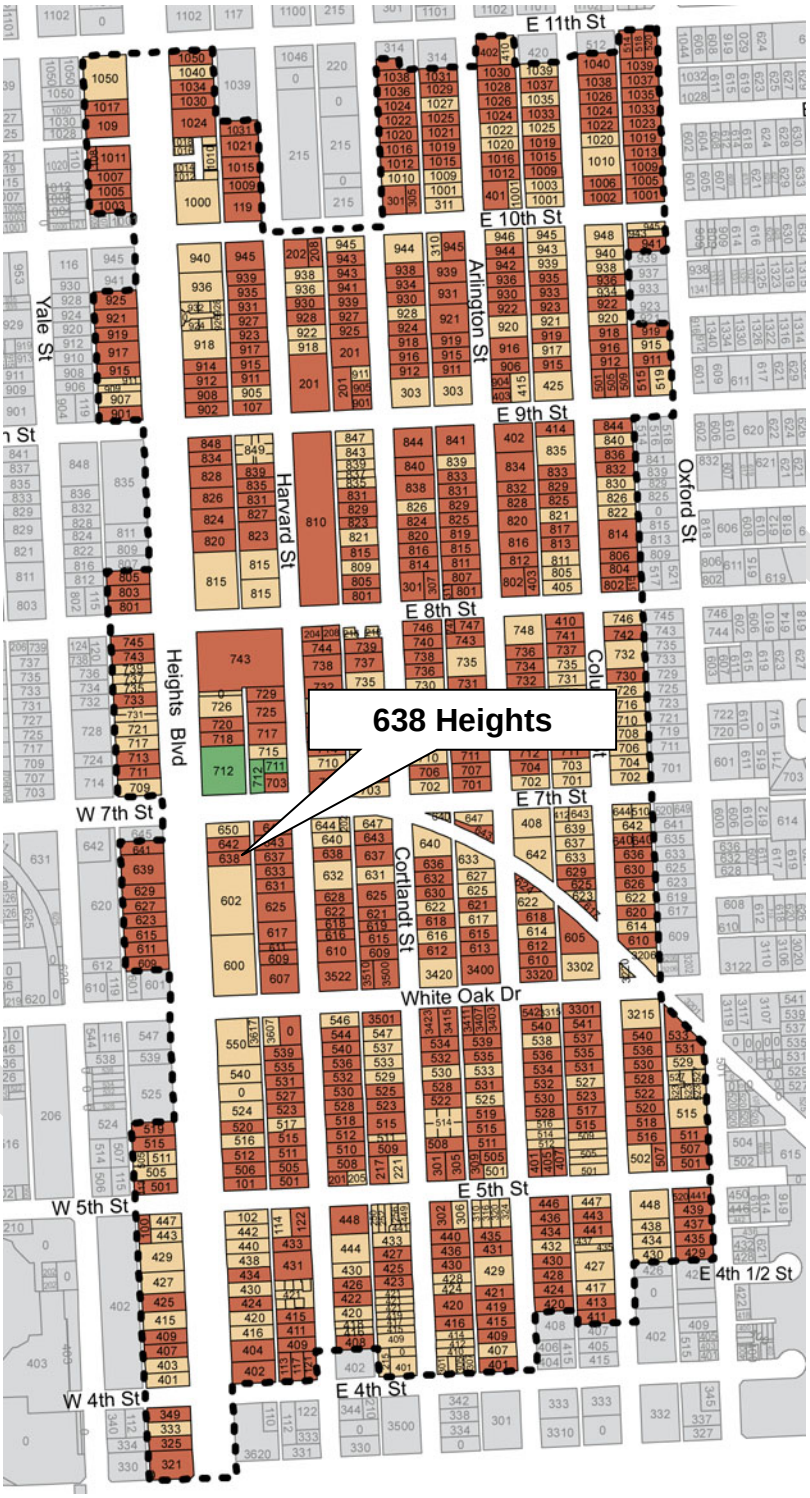
PROPERTY LOCATION

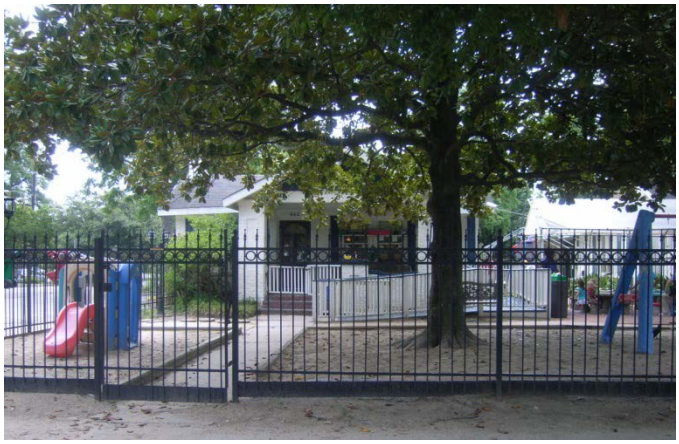
HEIGHTS SOUTH HISTORIC DISTRICT

Building Classification
- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

NEIGHBORING PROPERTIES



642 Heights – Contributing – 1930 (neighbor / twin brick bungalow)

650 Heights – Noncontributing – 2011

602 Heights – Noncontributing – 1980 (neighbor)

639 Heights – Contributing – 1910 (across street)

641 Heights – Contributing – 1920 (across street)

629 Heights – Contributing – 1915 (across street)

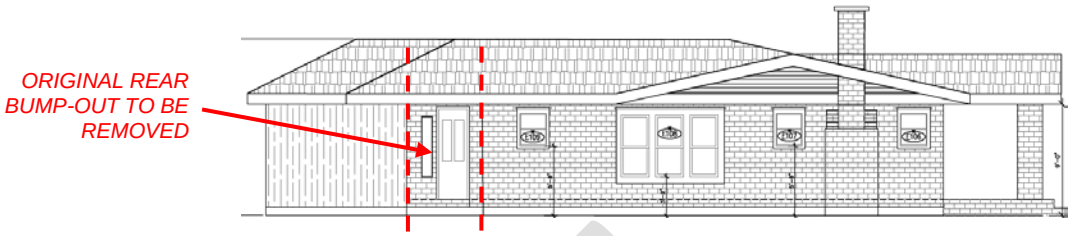
WEST ELEVATION – FRONT FACING HEIGHTS BOULEVARD

EXISTING

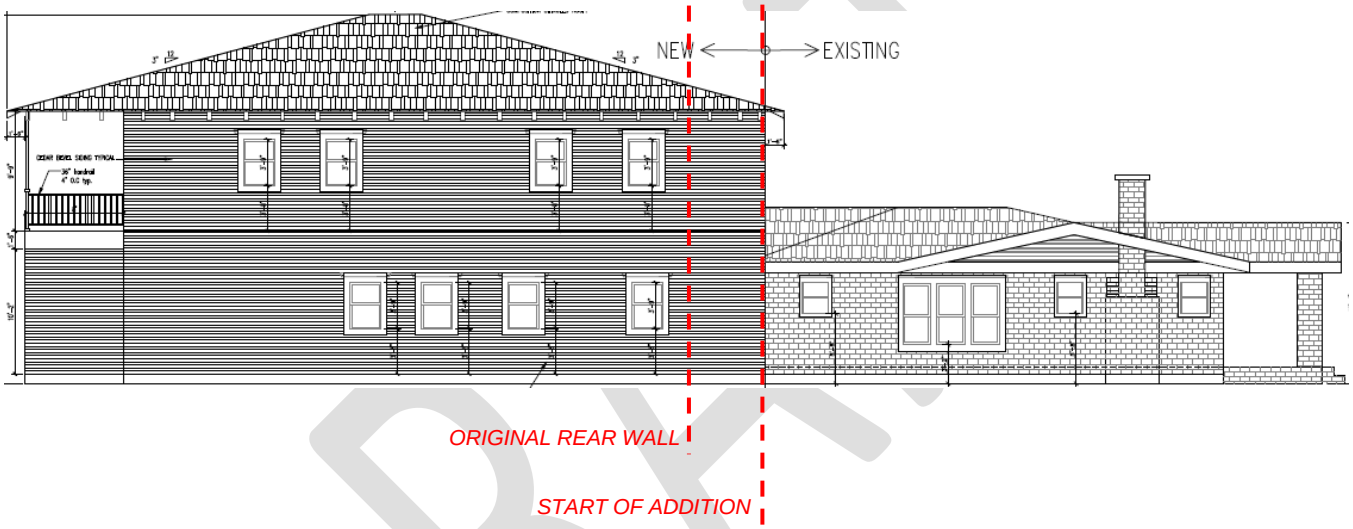
PROPOSED

NORTH SIDE ELEVATION

EXISTING



PROPOSED



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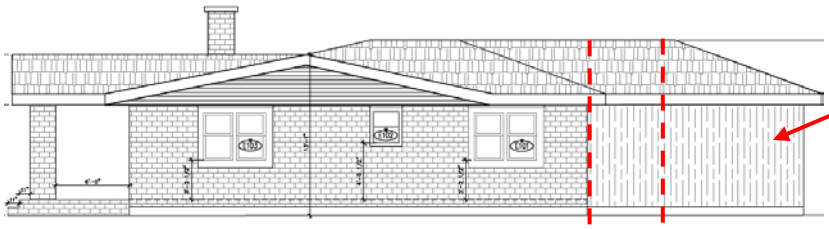
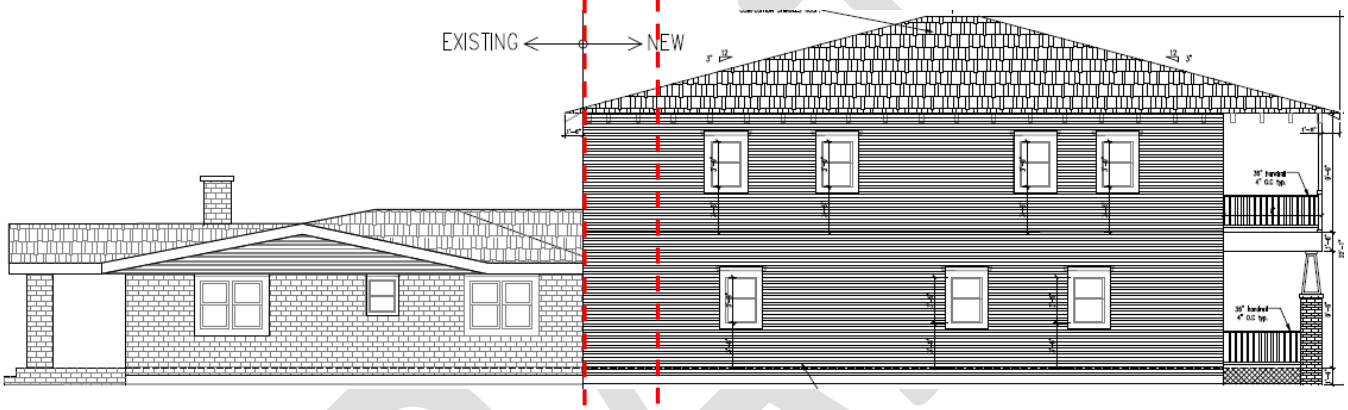
SOUTH SIDE ELEVATION

EXISTING



ORIGINAL REAR BUMP-OUT & EXISTING ADDITION TO BE REMOVED

PROPOSED



ORIGINAL REAR WALL (AT NORTH SIDE)

START OF ADDITION

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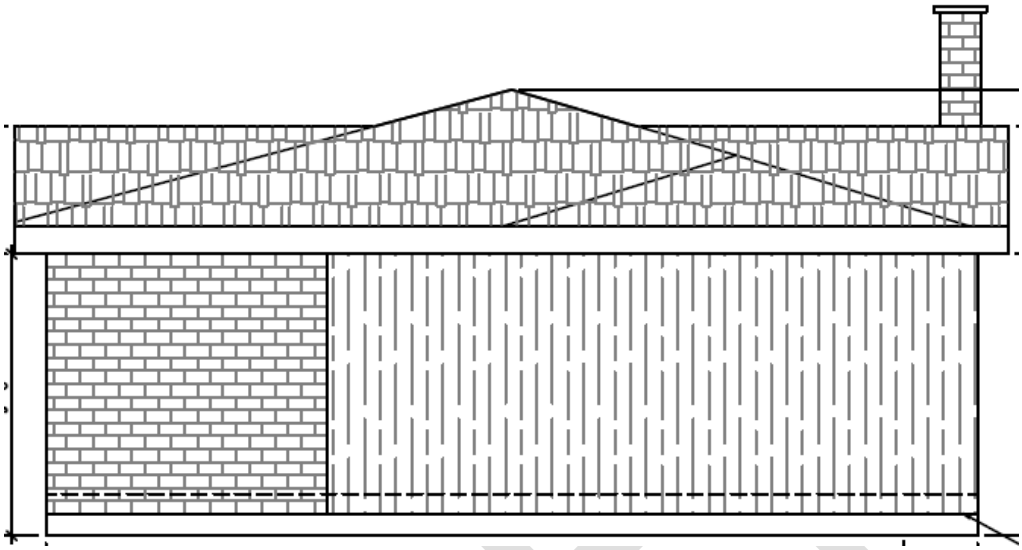
EAST (REAR) ELEVATION

EXISTING



PROPOSED

SITE PLAN

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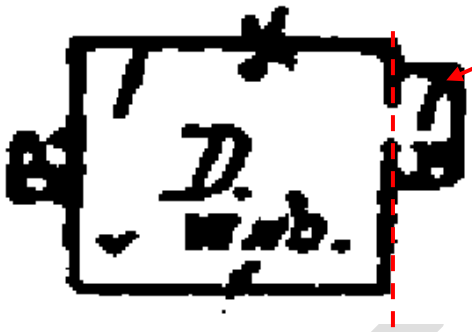
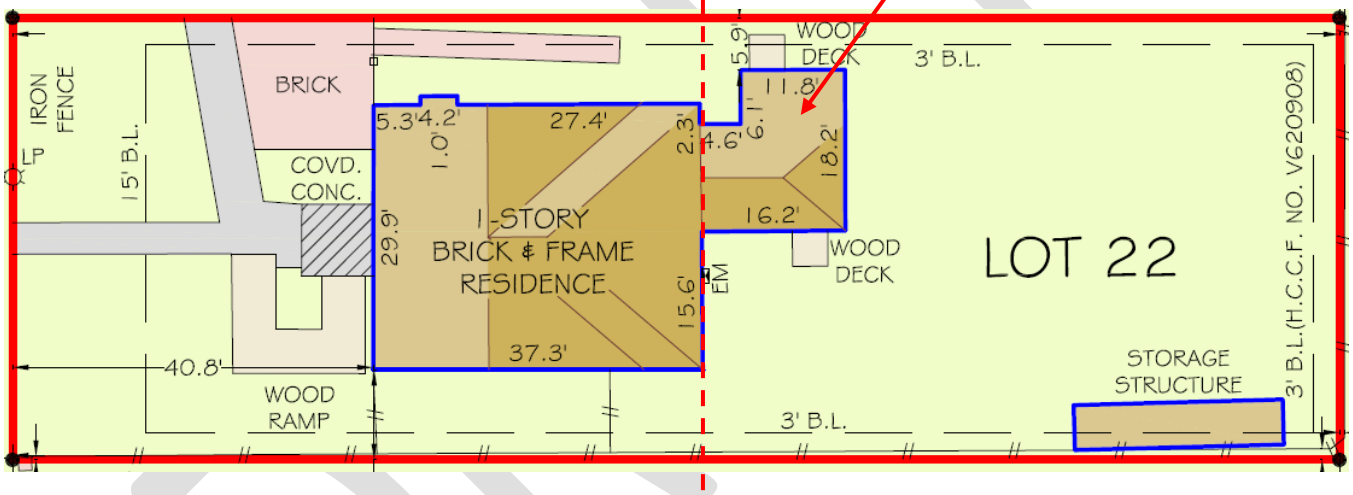
SANBORN 1924-1951



ORIGINAL REAR BUMP-OUT

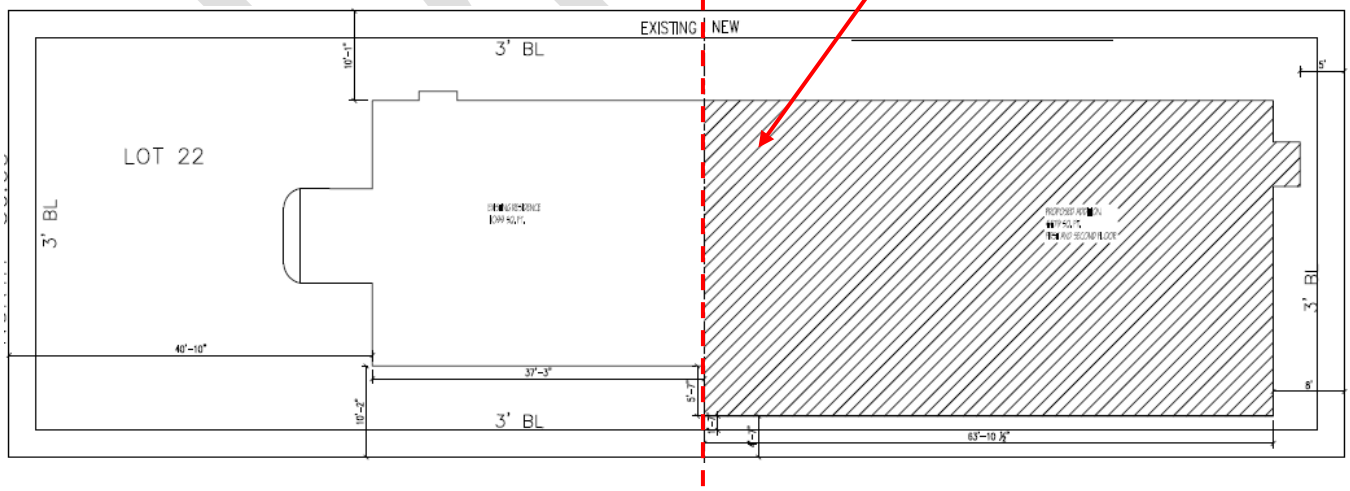
EXISTING

BUMP-OUT AND EXISTING REAR ADDITION



PROPOSED

PROPOSED ADDITION



START OF ADDITION

ROOF PLAN

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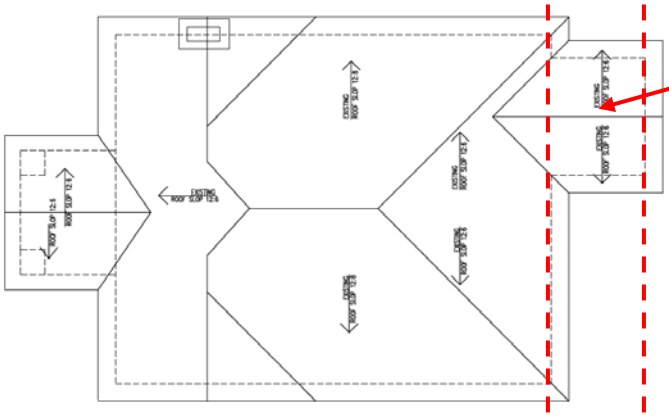
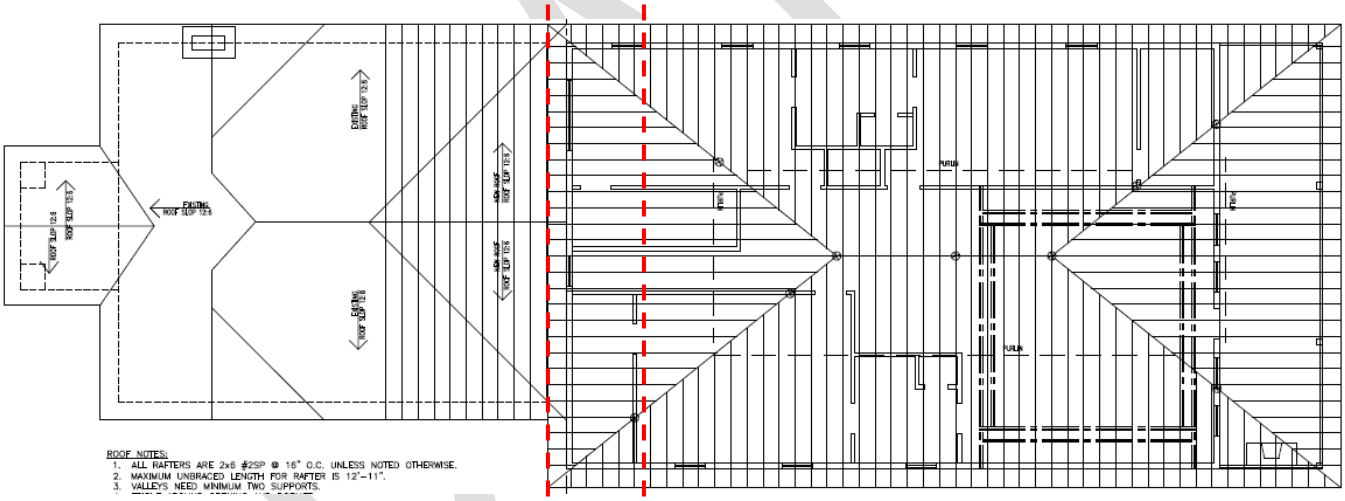
EXISTING



ORIGINAL REAR BUMP-OUT TO BE REMOVED

PROPOSED



ORIGINAL REAR WALL

START OF ADDITION

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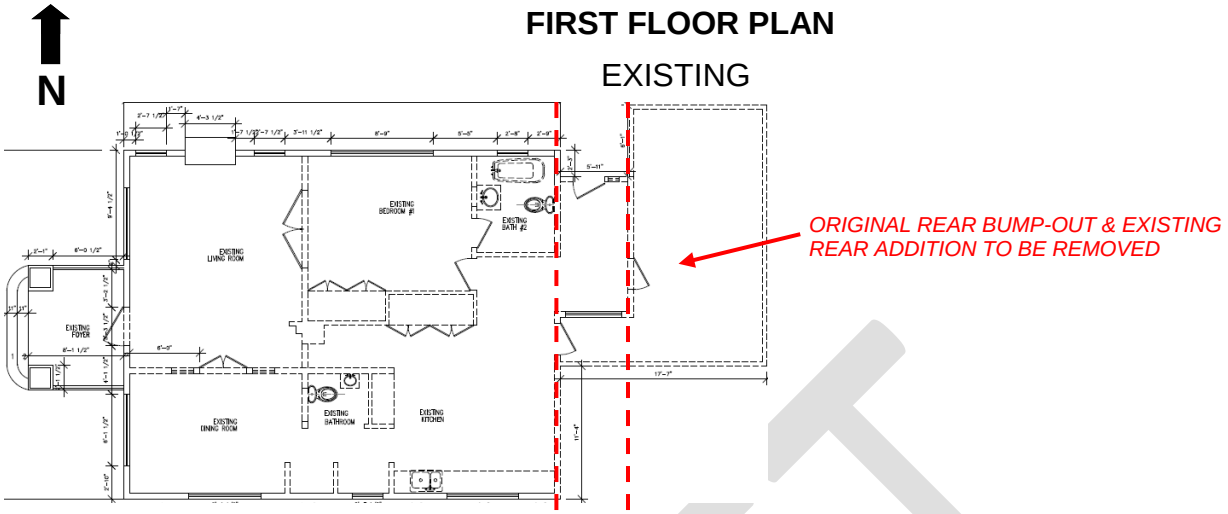
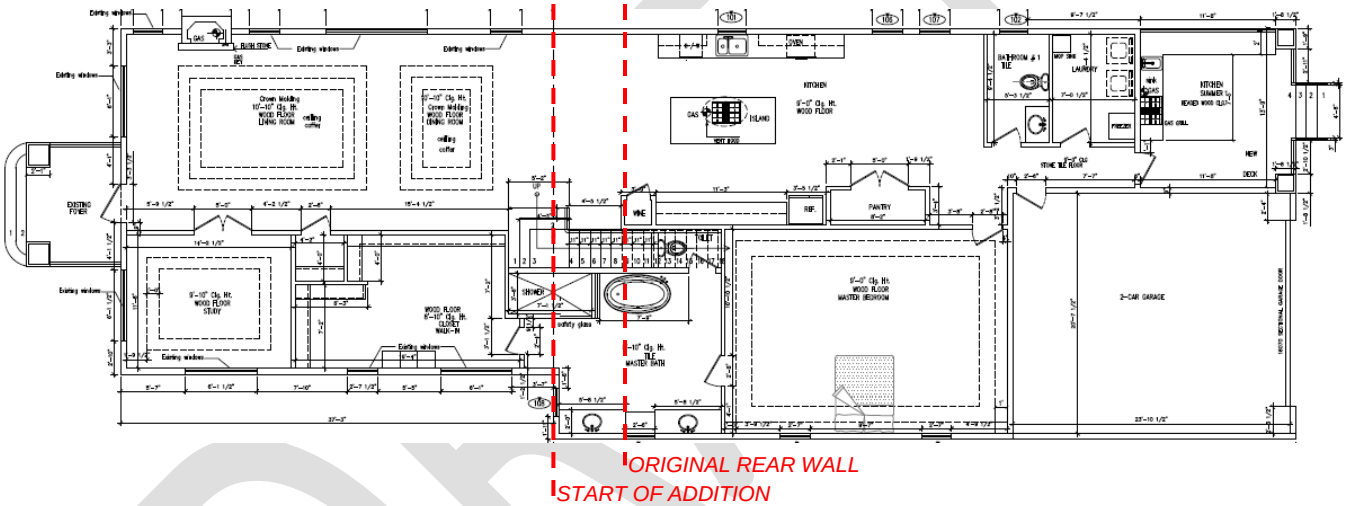
FIRST FLOOR PLAN

EXISTING

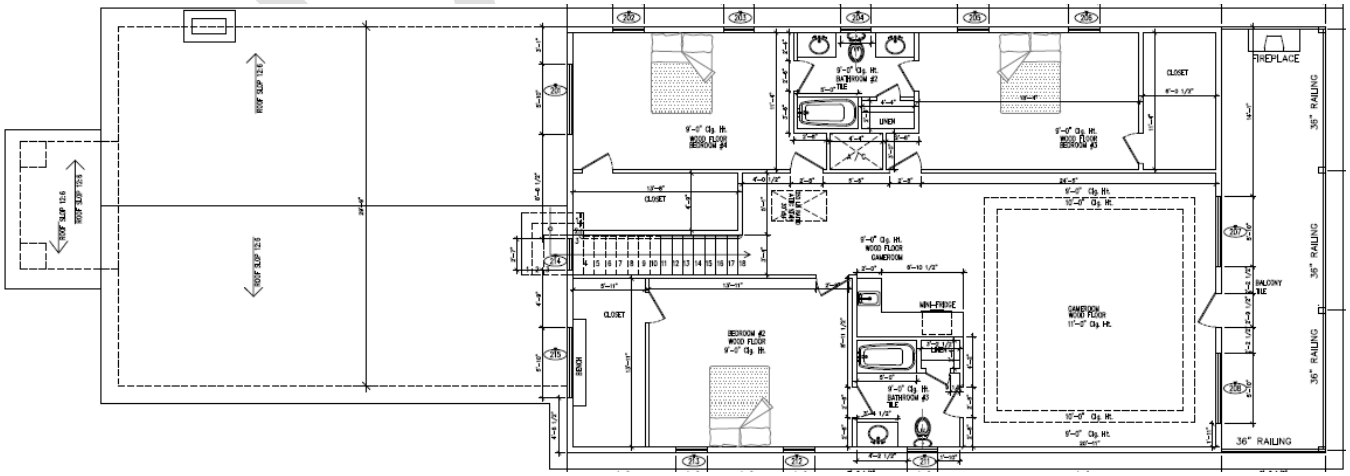


PROPOSED



SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

OPENING DIMENSION ONLY

WINDOW SCHEDULE EXISTING

FIRST FLOOR

W NO.	WIDTH/HEIGHT	TYPE/ MATERIAL	ROOM
E101 E103 E104 E105	6'-1"x5'-5"	SINGLE HUNG/ WOOD CASING	EX. KITCHEN EX. DINING ROOM EX. DINING ROOM EX. LIVING ROOM
E102 E106 E107 E109	2'-7"x3'-1"	SINGLE HUNG/ WOOD CASING	EX. KITCHEN EX. LIVING ROOM EX. LIVING ROOM EX. BATHROOM #2
E108	8'-9"x5'-5"	SINGLE HUNG/ WOOD CASING	EX. BETHROOM

NOTE:
EXISTING WINDOWS TO REMAIN.

PROJECT DETAILS

Shape/Mass: The one-story historic residence measures 29'-9" wide by 37'-3" deep and features a 10'-7" wide by 8' deep front porch. An original rear bump-out extends 5'-11" back and an existing addition extends 11'-8" further back and is 22'-3" in width. The bump-out and existing rear addition are proposed to be removed to accommodate the new addition. The residence features a 9' eave height and a ridge height of 14'-3". The proposed addition will start at the primary rear wall, 37'-3" from the front wall. It will extend 63'-11" back and measure 34'-10" in width. It will be in line with the north wall of the residence and extend out 5'-7" to the south of the south wall. It will feature an eave height of 22'-7" and a ridge height of 30'-0".

Setbacks: The existing structure is set back 40'-10" from the front (west) property line, 10'-2" from the south side property line and 10'-1" from the north side property line. The existing rear addition is setback 5'-9" from the north side property line. The proposed addition will match the north side setback line at 10'-1" and also feature a south setback of 4'-7" and a rear (east) setback of 8'.

Foundation: The existing structure features a pier and beam foundation with a footing supporting the brick veneer. The addition will have a pier and beam foundation; garage will have a slab on grade.

Windows/Doors: The existing structure features 1/1 double hung wood windows and a wood front door; all are to be repaired and retained with the exception of one original window, one non-original window and one door located at the rear bump-out. The proposed addition will feature 1/1 single hung wood windows, two wood entry doors and an overhead garage door.

Exterior Materials: The existing structure features a painted brick veneer and painted brick front porch which will be retained. The proposed addition will feature cementitious horizontal smooth surface siding.

Roof: The existing structure features a side gable roof with a 6/12 pitch and 1' eave overhang; a front gable projecting over the porch; and a rear gable. The addition will feature a hipped roof with a 4.6/12 pitch and 1'-6" eave overhang clad with composition shingles.

Front Elevation: (West) The existing structure features a small gable projecting over a central porch with brick piers and a wood front door. A pair of windows is on either side of the porch. No alterations will be made to the front elevation of the residence. The proposed addition will extend 5'-7" to the south and feature one window at the first floor. The second floor of the addition will feature two pairs of windows and a single window south of center.

Side Elevation: (North) From front to rear, the existing structure features a brick front porch and a side gable with a brick chimney flanked by two small windows followed by a set of three windows and a single window. All exterior materials and conditions at the existing north side elevation are to remain up to the primary rear wall. Beyond the primary rear wall, ann original rear bump-out features an entry door and a non-original narrow single lite window; the bump-out will be removed as well as the existing rear addition. The proposed addition will extend 60'-4" back from where the primary rear wall. It will feature four windows on the first and second floors. The second floor will also feature an inset rear porch with wood railing and columns.

Side Elevation: (South) From front to rear, the existing structure features a brick front porch and a side gable with a set of two windows; a single window; and another set of two windows. All exterior materials and conditions at the existing south side elevation are to remain up to the primary rear wall. The existing rear addition will be removed. The proposed addition will feature four windows on the first and second floors and stacked first and second level rear porches.

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

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