

CERTIFICATE OF APPROPRIATENESS

Application Date: July 6, 2016

Applicant: Sean O'hare, owner

Property: 501 Harvard Street, Lot 12, Block 290, Houston Heights South Subdivision. The property includes a historic 1,482 square foot, one-story brick single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing bungalow residence, constructed 1926, located in the Houston Heights Historic District South.

Proposal: Alteration – Construct a two-story 1,183 square foot addition on the rear of the house with a ridge height of 27' and an eave height of approximately 20'.

- Addition will bump out approximately 5' out from the original house on the north elevation.
- Addition will be inset approximately 12' in from the original house on the south elevation.
- Addition will be approximately 25' x 29'.

See enclosed application materials and detailed project description on p. 3-16 for further details.

Recommendation: Approval

HAHC Action: -

DRAFT

APPROVAL CRITERIA**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

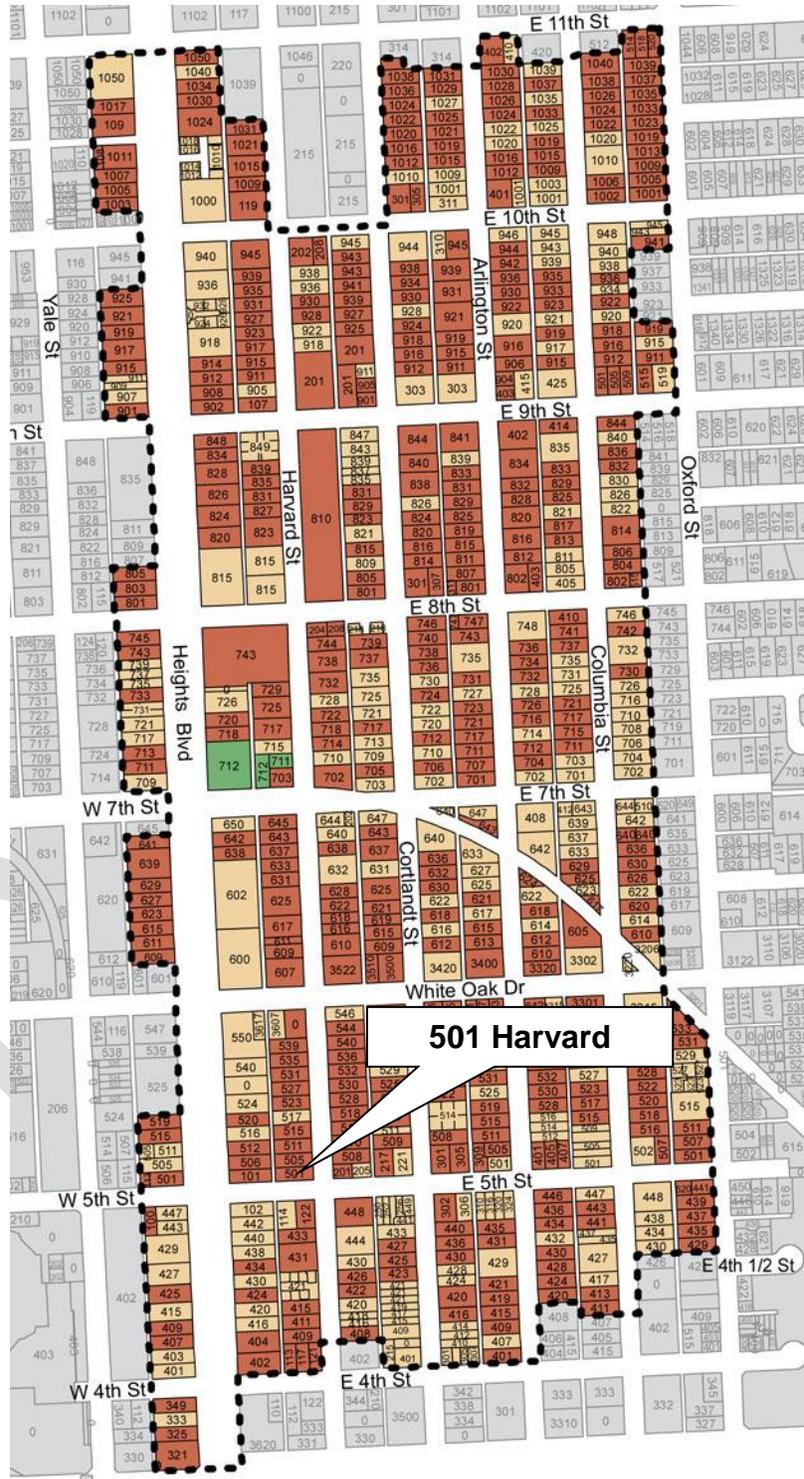
- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
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- (1) The proposed activity must retain and preserve the historical character of the property;
 - (2) The proposed activity must contribute to the continued availability 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;
 - (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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements.
 - (10) The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
 - (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



3D RENDERING – FRONT FACING HARVARD STREET

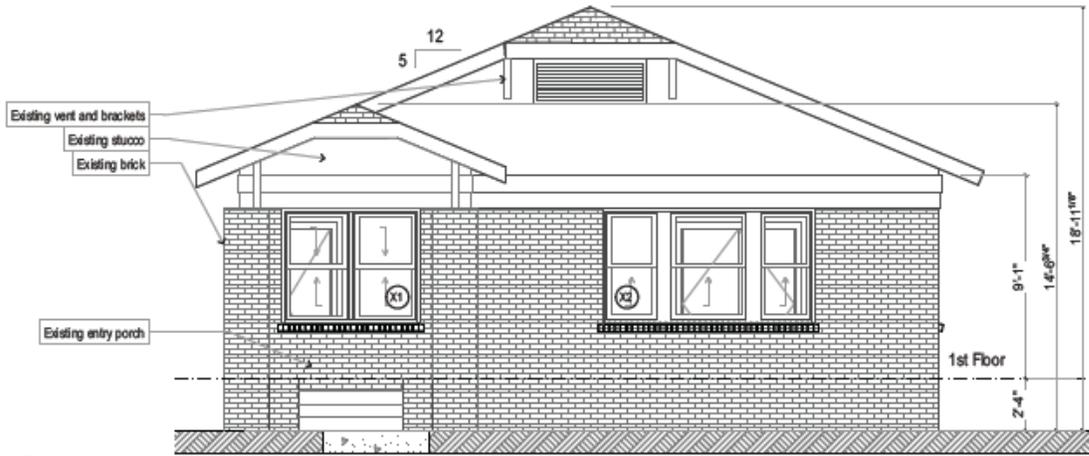
PROPOSED



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EAST ELEVATION – FRONT FACING HARVARD STREET

EXISTING



C3 Current East Elevation
SCALE: 1/4" = 1'-0"

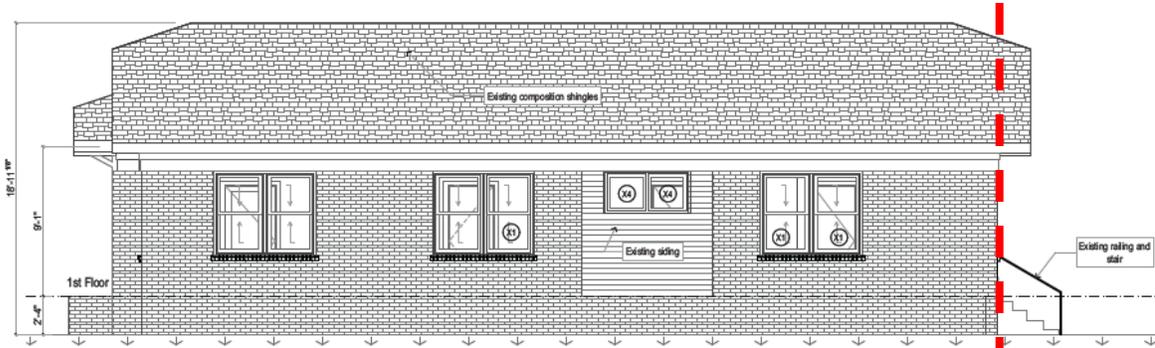
PROPOSED



B3 Proposed East Elevation 6 July 16
SCALE: 1/4" = 1'-0"

NORTH SIDE ELEVATION

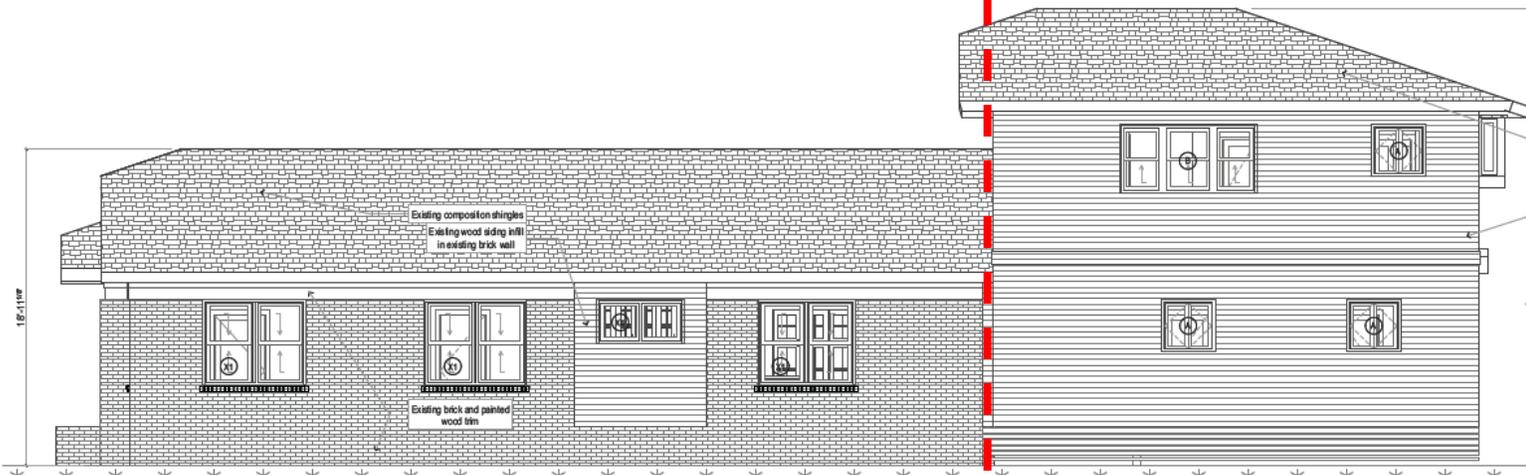
EXISTING



B1 Current North Elevation

SCALE: 1/4" = 1'-0"

PROPOSED

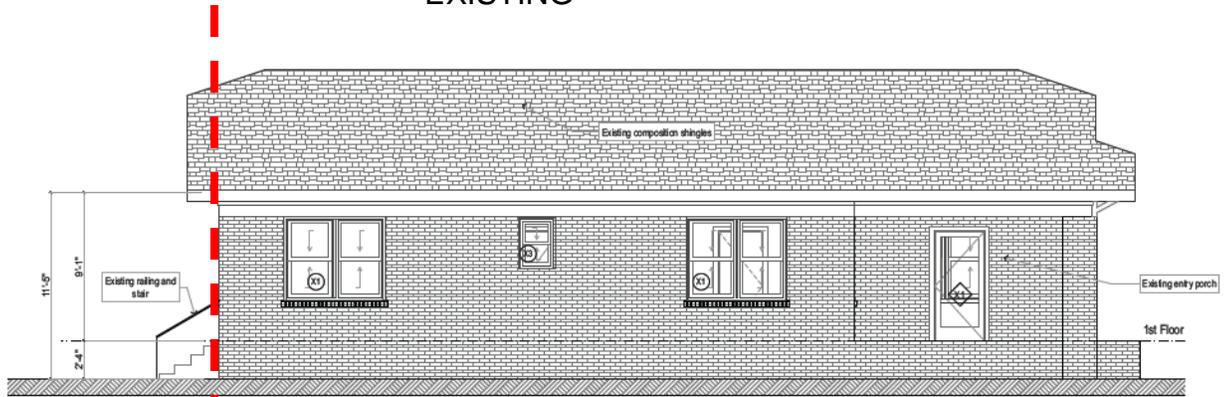


A1 Proposed North Elevation 6 July 16

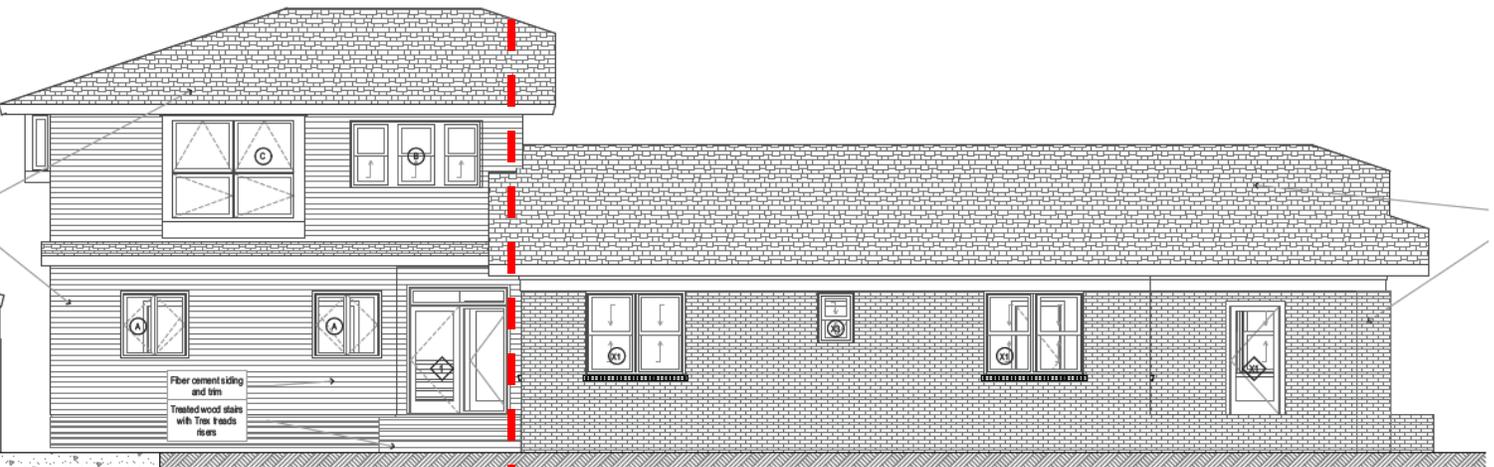
SCALE: 1/4" = 1'-0"

SOUTH SIDE ELEVATION

EXISTING

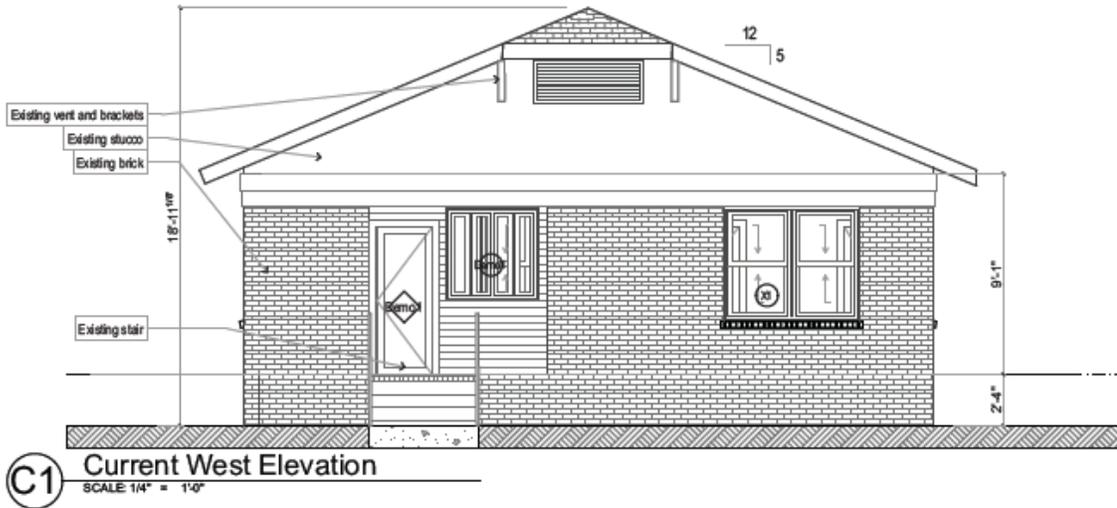


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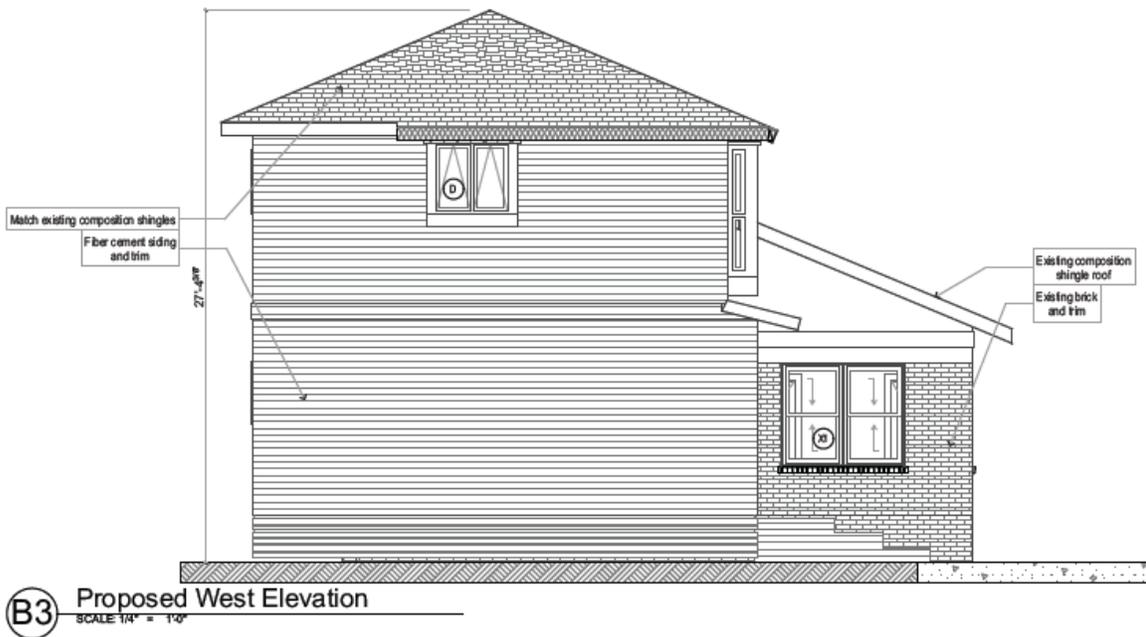


WEST (REAR) ELEVATION

EXISTING

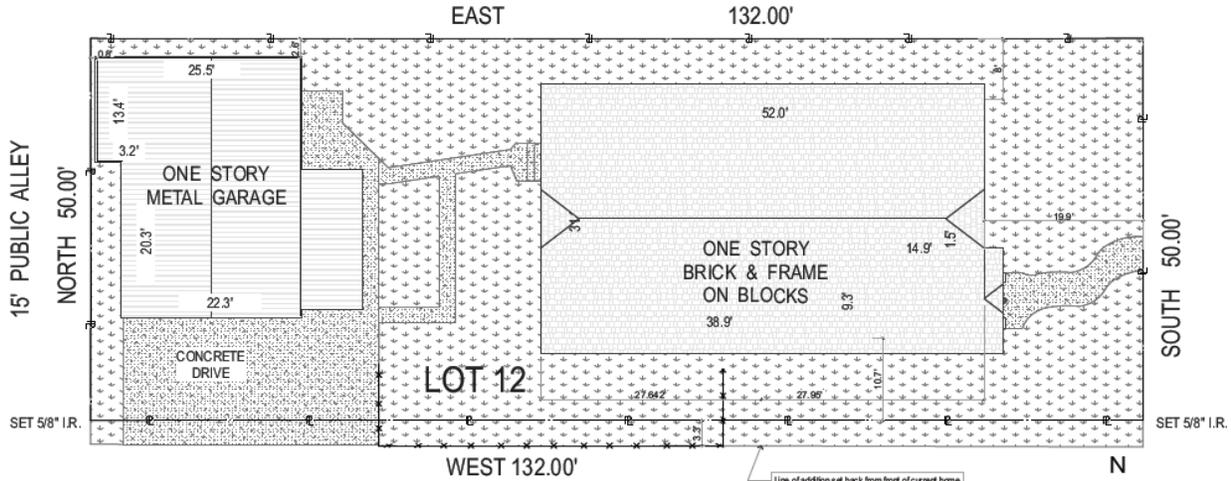


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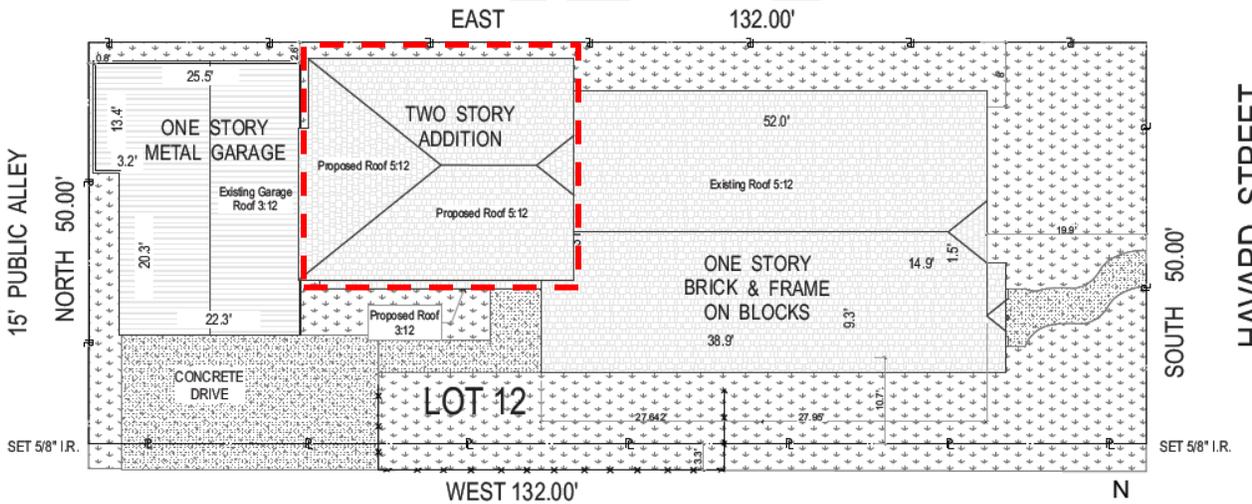




**SITE PLAN
EXISTING**



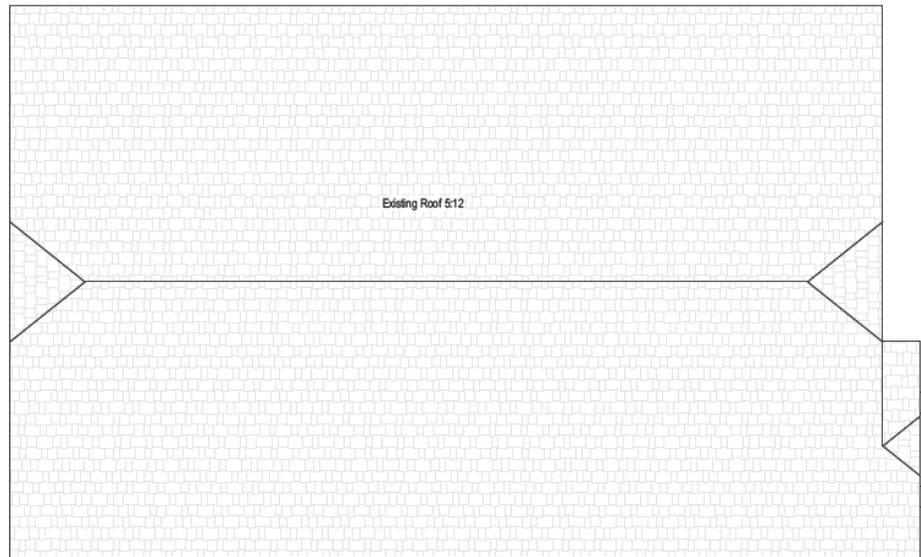
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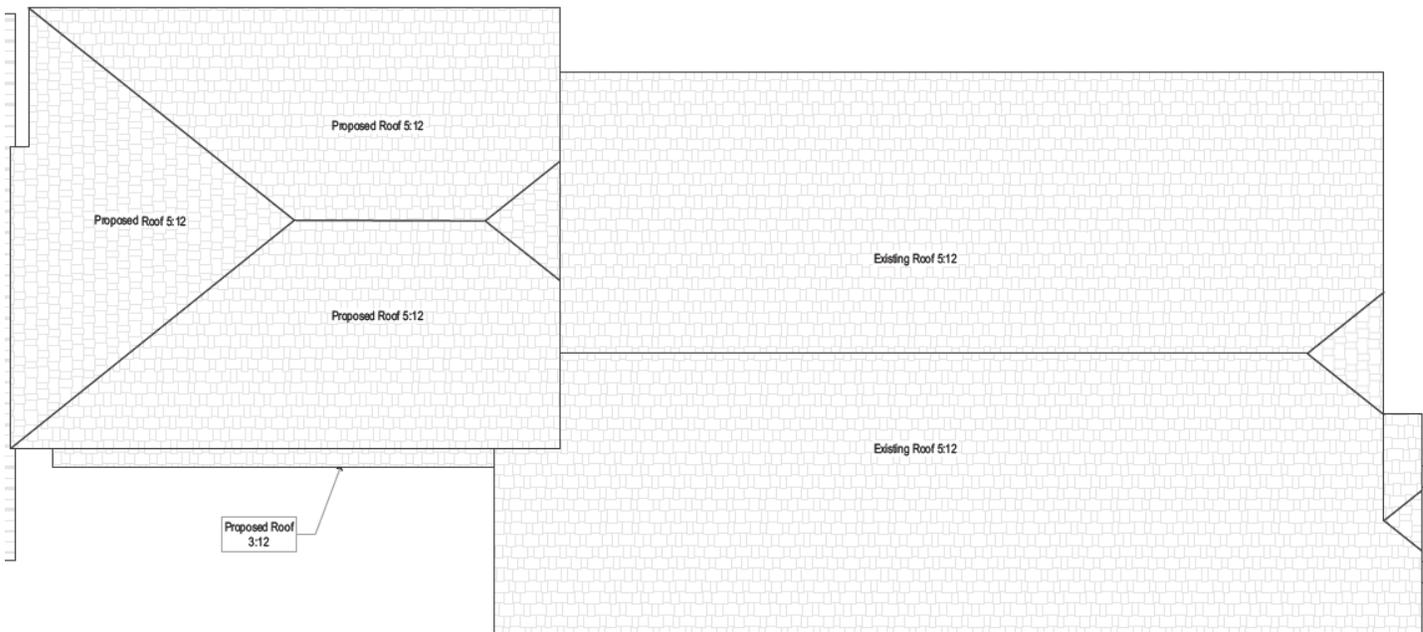
114 EAST AVENUE



ROOF PLAN
EXISTING



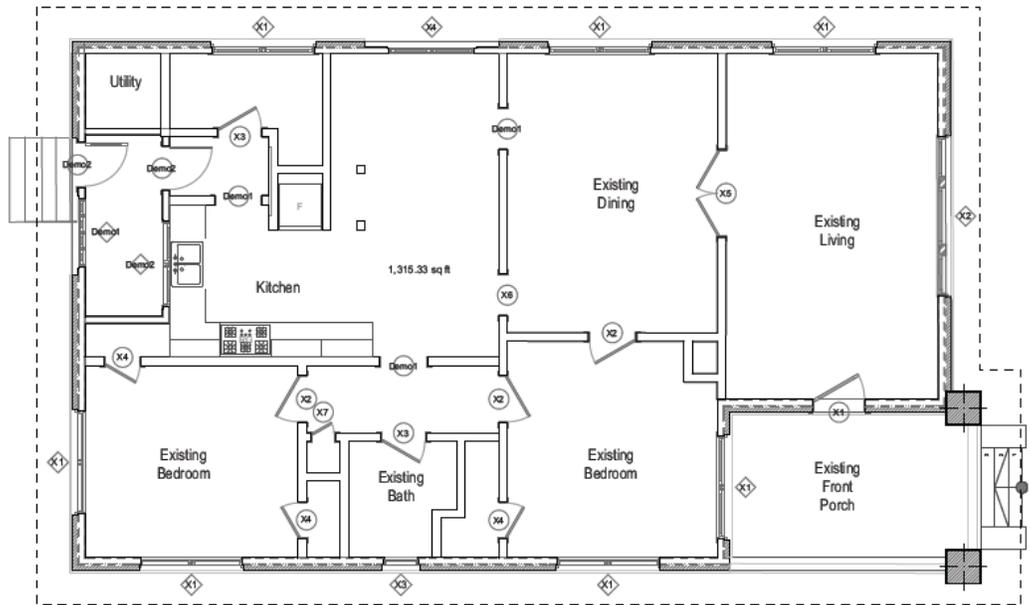
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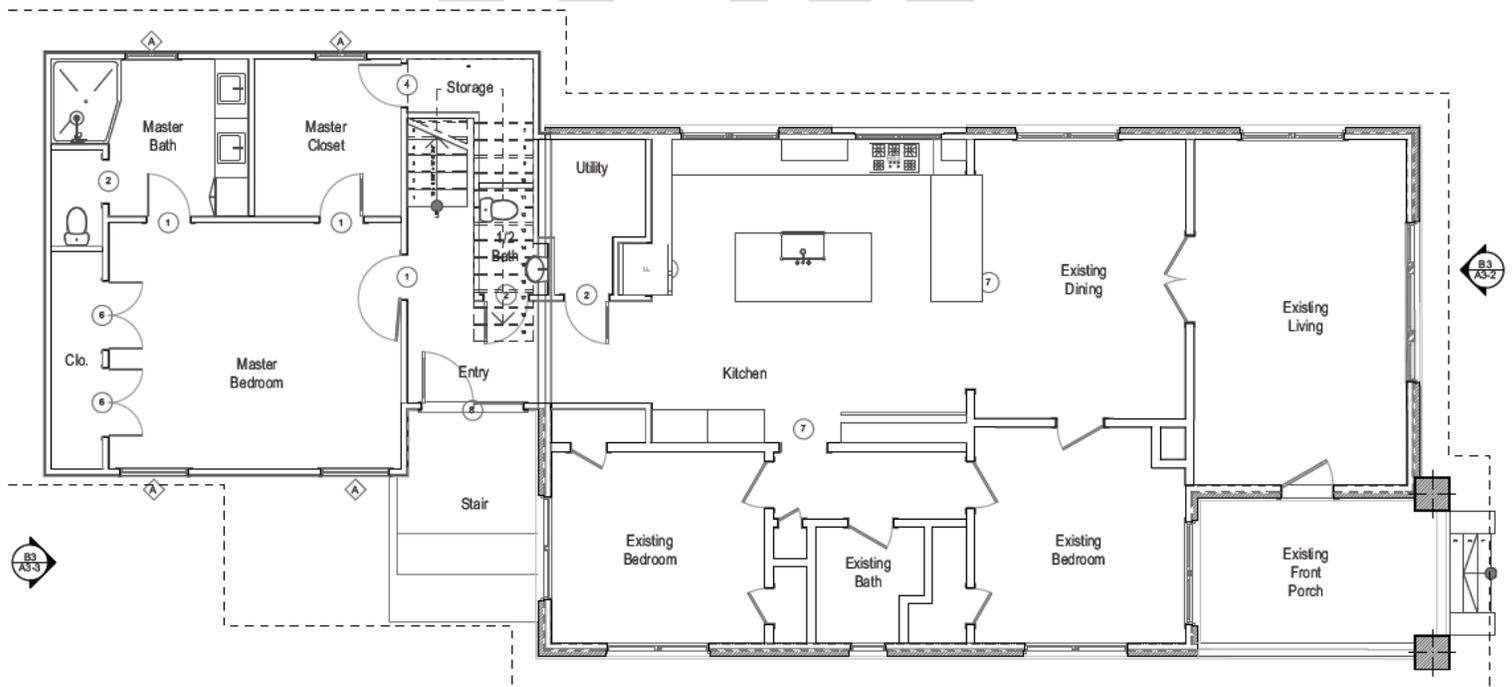


FIRST FLOOR PLAN

EXISTING



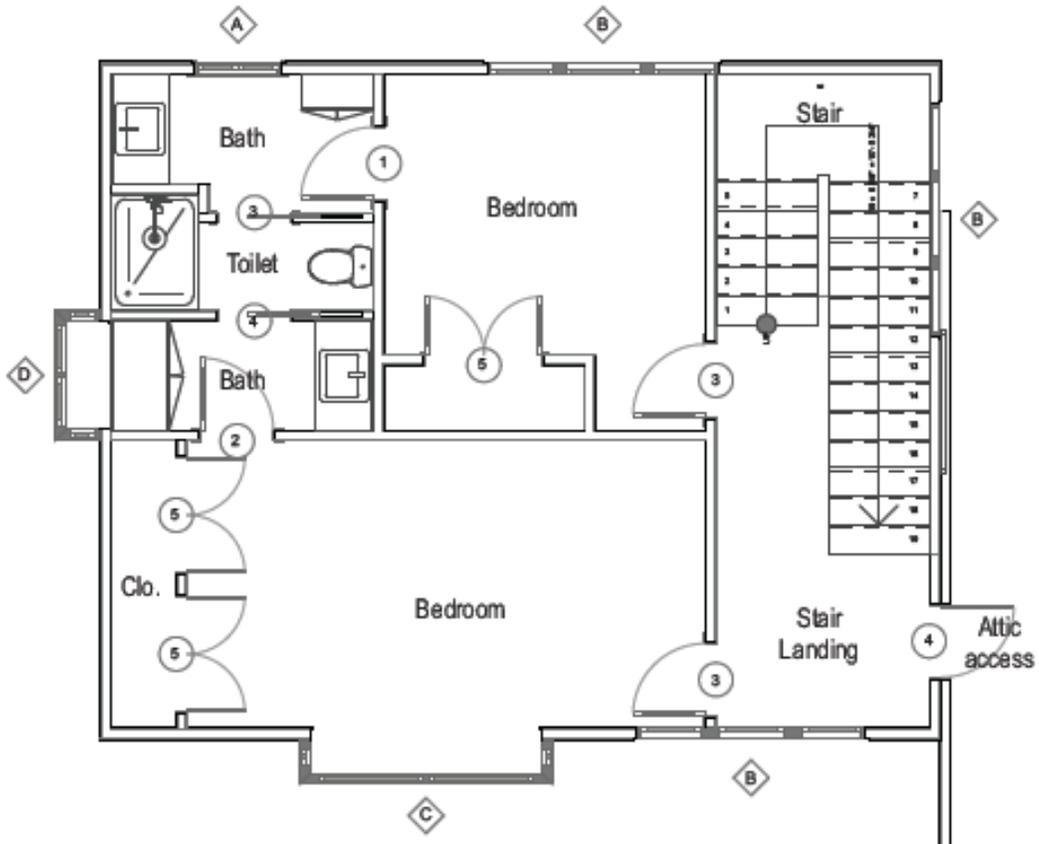
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SECOND FLOOR PLAN

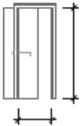
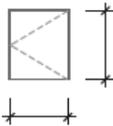
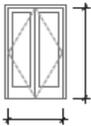
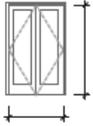
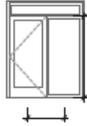
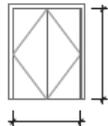
PROPOSED



WINDOW / DOOR SCHEDULE

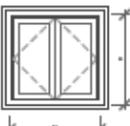
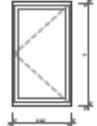
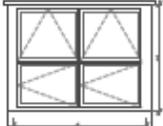
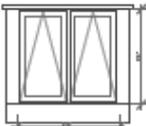
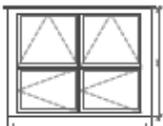
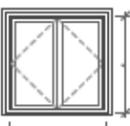
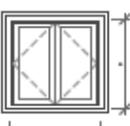
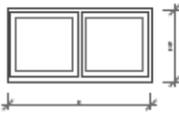
| DOOR SCHEDULE | | | DIMENSIONS | | | | DOOR | | | | |
|---------------|----|----------|------------|-------|-------|--------|--------------------|------|--------------|-----|-----|
| ID | NO | LOCATION | W. | HT. | TK. | SRF. | MAT. | FIN. | GLAZ. | SW. | HW. |
| 1 | 13 | | 2'-6" | 6'-8" | 0'-4" | 16.67 | Aluminum clad wood | | Safety glass | LH | |
| 2 | 13 | | 5'-4" | 6'-8" | 0" | 35.56 | Wood | | | RH | |
| 3 | 9 | | 2'-6" | 6'-8" | 0'-2" | 16.67 | Wood | | | LH | |
| 4 | 14 | | 2'-6" | 6'-8" | 0'-2" | 16.67 | Wood | | | RH | |
| 5 | 10 | | 4'-0" | 6'-8" | 0'-4" | 26.67 | Wood | | | LH | |
| 6 | 7 | | 4'-0" | 6'-8" | 0'-4" | 26.67 | Wood | | | LH | |
| 7 | 10 | | 2'-8" | 6'-8" | 0'-6" | 17.78 | Wood | | | LH | |
| 8 | 3 | | 3'-0" | 6'-8" | 0'-5" | 20.00 | Aluminum | | | LH | |
| X | 6 | | 16'-0" | 8'-0" | 0'-4" | 128.00 | Wood | | | LH | |
| X1 | 3 | | 3'-0" | 6'-8" | 0'-9" | 20.00 | Wood | | | LH | |
| X2 | 9 | | 2'-8" | 6'-8" | 0'-6" | 17.78 | Wood | | | LH | |
| X3 | 3 | | 2'-6" | 6'-8" | 0'-6" | 16.67 | Wood | | | RH | |
| X4 | 9 | | 2'-0" | 6'-8" | 0'-6" | 13.33 | Wood | | | LH | |
| X5 | 3 | | 5'-0" | 6'-8" | 0'-6" | 33.33 | Wood | | | RH | |
| X7 | 3 | | 1'-3" | 6'-8" | 0'-6" | 8.33 | Wood | | | LH | |

Existing and Proposed Door Schedule

| | | | | |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  |  |  |  |  |
| 1 | 2 | 3 | 4 | 5 |
|  |  |  |  |  |
| 6 | 7 | 8 | X | X1 |
|  |  |  |  |  |
| X2 | X3 | X4 | X5 | X7 |

Existing and Proposed Door Legend

WINDOW AND DOOR SCHEDULE

| WINDOW SCHEDULE | | | | |
|------------------------|-----------|-------------------------------------------------------------------------------------|-------------------|--------------------|
| ID | NO | ELEVATION | DIMENSIONS | MAT. |
| A | 11 |  | 3'-0" X 3'-0" | Aluminum clad wood |
| B | 7 |  | 2'-10" X 5'-0" | Aluminum clad wood |
| C | 1 |  | 8'-0" X 6'-6" | Aluminum clad wood |
| D | 1 |  | 3'-9" X 3'-6" | Aluminum clad wood |
| X1 | 23 |  | 8'-0" X 6'-6" | WOOD |
| X2 | 20 |  | 4'-0" X 4'-0" | WOOD |
| X3 | 6 |  | 3'-0" X 3'-0" | WOOD |
| X4 | 1 |  | 5'-0" X 2'-6" | WOOD |

A3 Existing and Proposed Window Schedule
SCALE: 1/4" = 1'-0"

PROJECT DETAILS

Shape/Mass: Existing: The existing house is 1,482 square feet, situated on a 6,000 square foot lot. The house is 29.8' wide and 52' long, with an existing ridge height of 18'-11 1/8" and an eave height of 11'-5".
Proposed: The alteration adds 1,183 square feet on the rear of the house, 633 square feet on the first floor and 550 on the second floor. The addition's ridge height will be 27'-4 3/8" and an eave height of approximately 20'.

Setbacks: Existing: The house is set back 19'-9" from the east, 10'-7" from the south, approximately 29' from the west and 8' from the north property lines.

Proposed: The addition will be situated 2'-6" from the north, 2'-6" west and approximately 18' from the south property lines.

Foundation: The existing house has a pier and beam foundation. The addition will also have a pier and beam foundation with a finished floor height of 2'-4".

Windows/Doors: Please refer to window and door schedule.

Exterior Materials: The original house is brick and the addition will be clad in 5 1/2" cementitious lap siding.

Roof: The original house has a clipped gable roof with a 5/12 pitch. The addition's roof will also have a clipped gable roof with a 5/12 pitch.

Front Elevation: The original one-story brick house has an open porch on the southeast corner of the house, inside (East) the porch there is one door opening and two window openings with original 1/1 wood double hung windows. There are three window openings on the main façade of the house all with original 1/1 wood double hung windows. The new addition will be seen from the northeast corner of the house, it will bump out approximately 5' from the original house.

Side Elevation: Part of the new 1,183 square foot addition will be added to the rear of the east elevation. There (North) will be two window openings on the addition's floor with aluminum clad double casement windows. On the second floor there will be four window openings, three 1/1 double hung aluminum clad windows and one aluminum clad double casement window. Please refer to elevation drawings

Side Elevation: Part of the new 1,183 square foot addition will be added to the rear of the west elevation. This (South) side of the addition will be recessed approximately ten feet from the northwest corner of the house. The first floor will have two window openings with aluminum clad double casement window and one door opening with French doors with transom. The second story will have one bay window and three 1/1 double hung aluminum clad windows. Please refer to elevation drawings

Rear Elevation: A two-story addition will be added to the north elevation. No window openings on the first floor, (West) there will be one bay window opening on the second floor with an aluminum clad double casement window. Please refer to elevation drawings.