

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Darin Brooks, Brooks Design Works, LLC for Rebecca and George Burdette, owners

Property: 939 Harvard Street, Lot 3, Block 230, Houston Heights Subdivision. The property includes a historic 704 square foot, two-story wood frame garage apartment situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Bungalow, constructed circa 1920, located in the Houston Heights Historic District South. In March of 2015 the HAHC approved a Certificate of Appropriateness for demolition of the structure. This work has not yet commenced.

Proposal: New Construction – Construct a two story residence and attached garage.

- The residence will feature a front-facing gable measuring 32'-6" wide
- The residence will feature a 22'-11" eave height and a 31'-10" ridge height
- The two story garage will be attached to the rear wall of the residence with a 20'-10" wide by 23'-2" deep breezeway

See enclosed application materials and detailed project description on p. 6-14 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

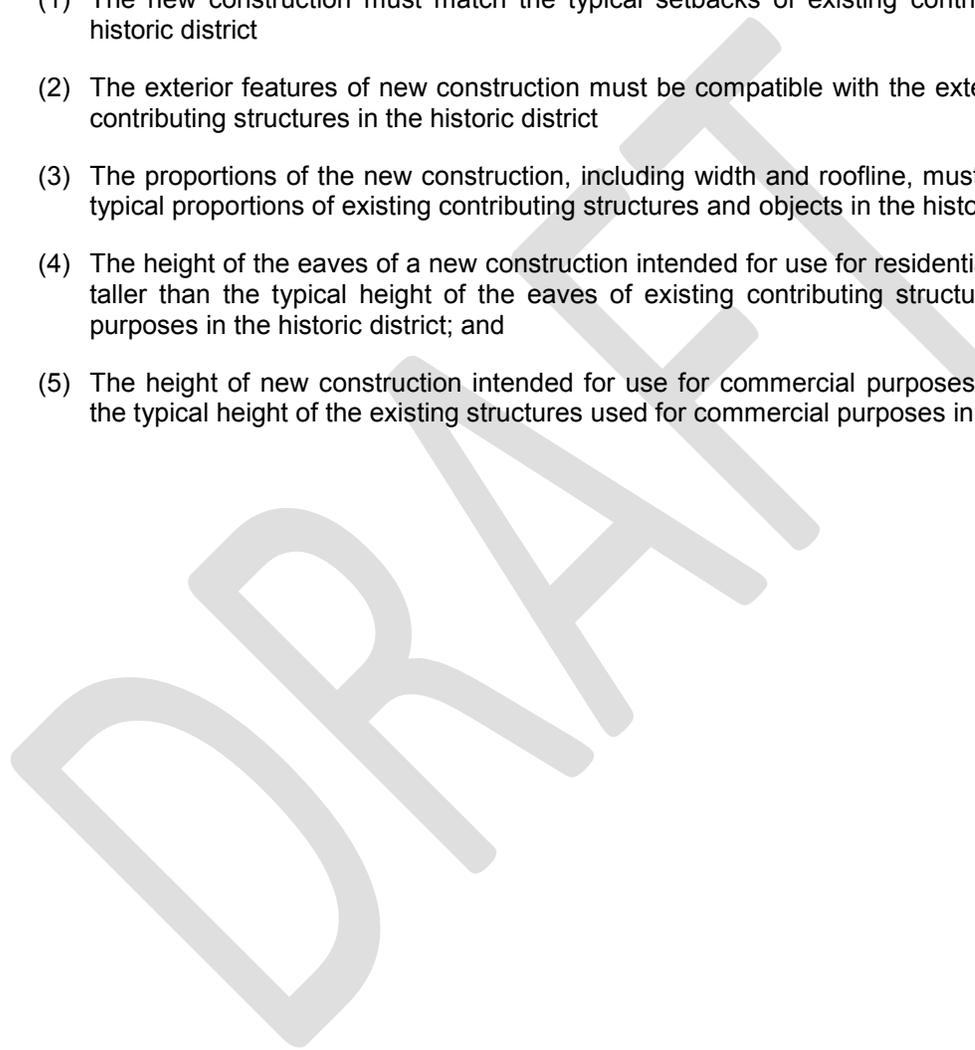
NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.





PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

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



INVENTORY PHOTO



NEIGHBORING PROPERTIES



935 Harvard Street – Contributing – 1920 (neighbor)



945 Harvard Street – Contributing – 1908 (neighbor)



930 Harvard Street – Contributing – 1920 (across street)



936 Harvard Street – Noncontributing – 2005 (across street)



938 Harvard Street – Noncontributing – 1997 (across street)



202 E 10th Street – Contributing – 1920 (across street)

EAST ELEVATION – FRONT FACING HARVARD STREET
PROPOSED



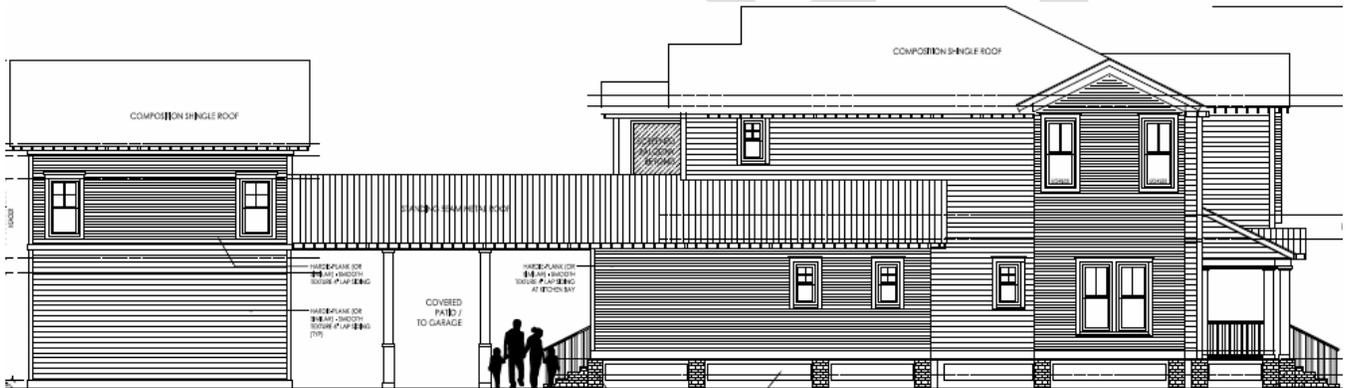
NORTH SIDE ELEVATION

PROPOSED



SOUTH SIDE ELEVATION

PROPOSED



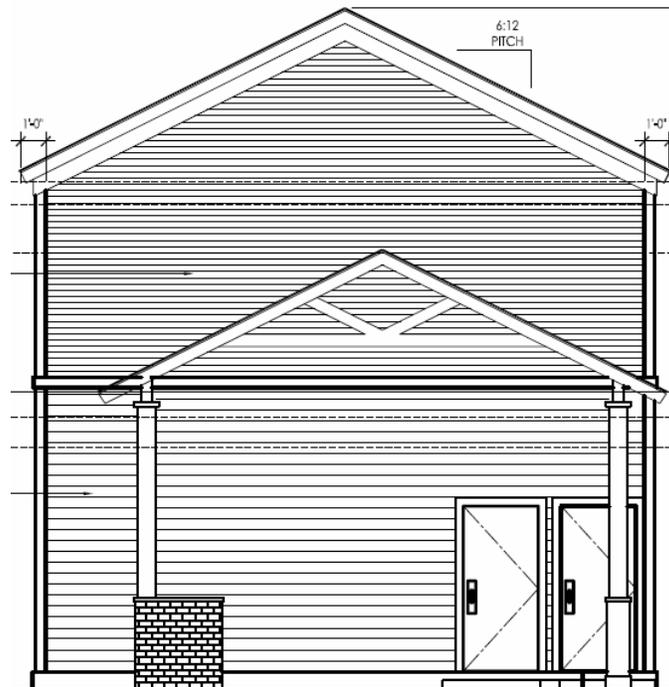
WEST (REAR) ELEVATION

PROPOSED



GARAGE ELEVATION

EAST ELEVATION



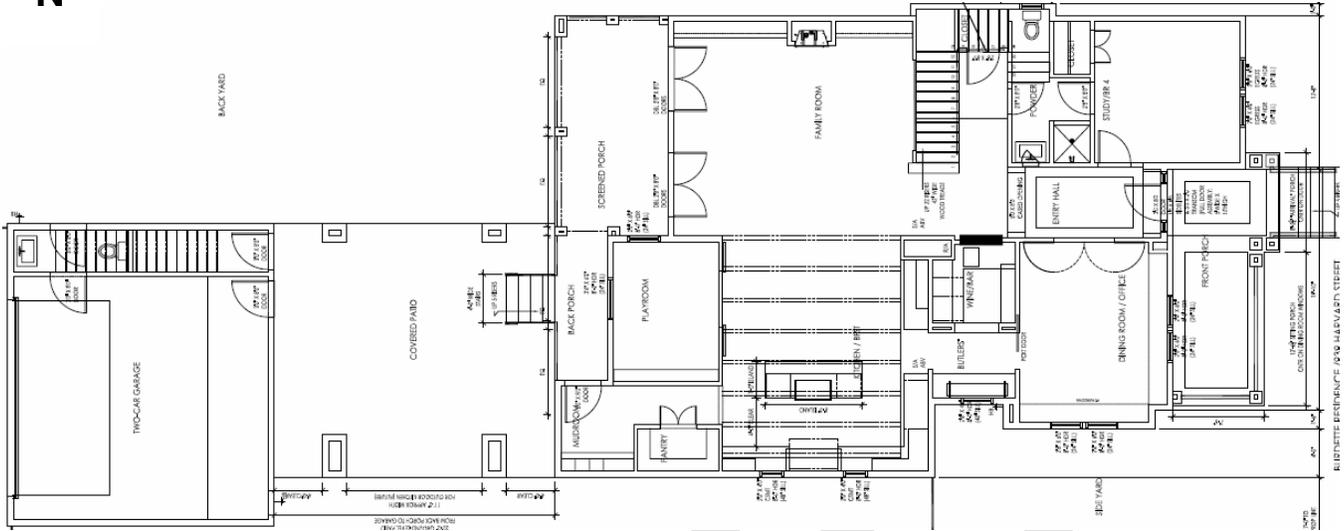
WEST ELEVATION





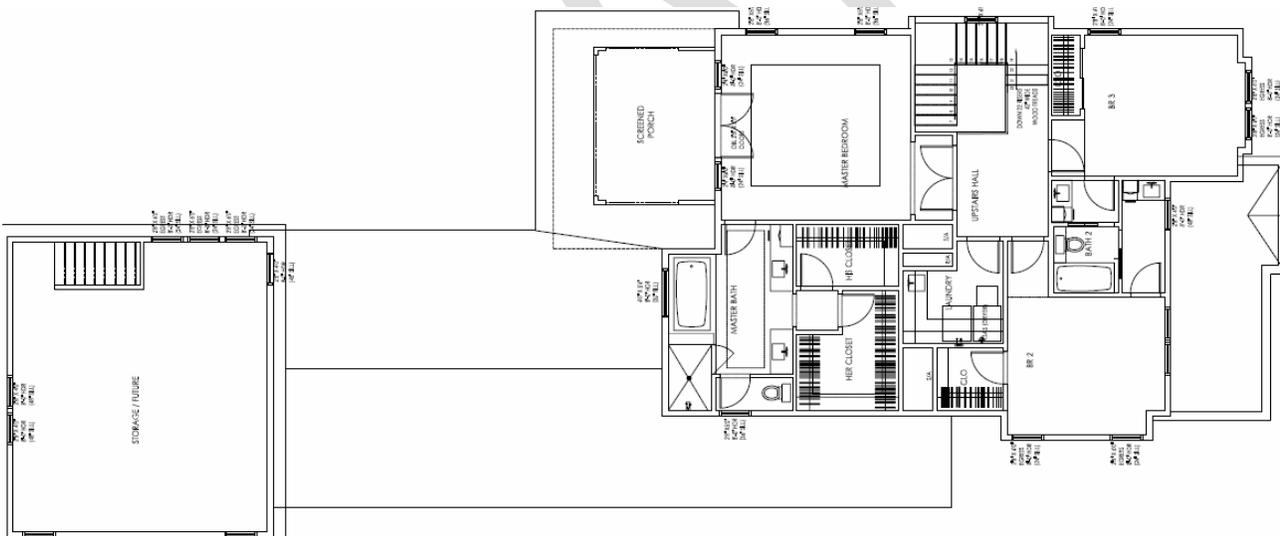
FIRST FLOOR PLAN

PROPOSED



SECOND FLOOR PLAN

PROPOSED

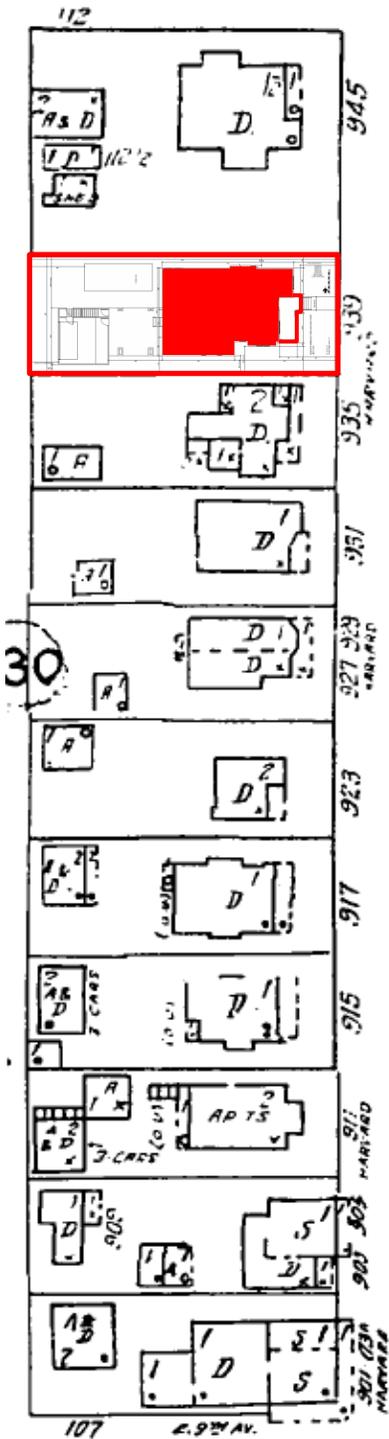


TYPICAL DETAILS DATA HEIGHTS SOUTH

MAX WIDTH		RIDGE HT		EAVE HT		PORCH EAVE HT	
902	Heights 45	425	Heights 39	917	Heights 26	122	E 5th 22
840	Cortlandt 43	828	Heights 39	943.5	Cortlandt 25	938	Cortlandt 18
935	Harvard 41	119	E 10th 38	122	E 5th 25	848	Heights 13
609	Cortlandt 39	122	E 5th 38	1005	Heights 24	1015	Heights 13
536	Harvard 38	917	Heights 38	1007	Heights 24	941	Cortlandt 13
939	Harvard 38	943.5	Cortlandt 36	828	Heights 24	840	Cortlandt 12
848	Heights 37	921	Heights 35	119	E 10th 23	828	Heights 12
1050	Heights 36	1005	Heights 35	921	Heights 23	1011	Heights 12
122	E 5th 35	1011	Heights 35	941	Cortlandt 23	119	E 10th 12
505	Harvard 35	532	Harvard 34	425	Heights 23	935	Harvard 11
202	E 10th 34	1015	Heights 34	1011	Heights 23	202	E 10th 11
805	Heights 34	1007	Heights 33	1015	Heights 23	919	Heights 11
828	Heights 33	939	Harvard 32	939	Harvard 23	917	Heights 11
1015	Heights 33	840	Cortlandt 32	919	Heights 22	425	Heights 11
919	Heights 33	902	Heights 32	402	E 11th 22	717	Harvard 11
802	Columbia 33	919	Heights 32	840	Cortlandt 21	1005	Heights 11
732	Harvard 33	202	E 10th 31	848	Heights 21	1035	Oxford 11
917	Heights 32	732	Harvard 31	532	Harvard 21	1007	Heights 11
941	Cortlandt 31	1015	Harvard 31	404	Heights 20	1015	Harvard 11
532	Cortlandt 31	609	Cortlandt 30	528	Harvard 20	921	Heights 11
425	Heights 30	941	Cortlandt 30	349	Heights 20	402	E 11th 11
1011	Heights 30	717	Harvard 30	609	Cortlandt 19	532	Harvard 11
404	Heights 30	848	Heights 30	536	Harvard 19	702	Harvard 11
528	Harvard 30	1050	Heights 30	802	Columbia 19	939	Harvard 11
717	Harvard 30	505	Harvard 29	902	Heights 19	902	Heights 10
1005	Heights 29	528	Harvard 29	532	Cortlandt 19	609	Cortlandt 10
1035	Oxford 28	536	Harvard 29	733	Heights 19	802	Columbia 10
943.5	Cortlandt 27	805	Heights 29	732	Arlington 19	732	Harvard 10
1007	Heights 27	813	Cortlandt 28	935	Harvard 19	404	Heights 10
1015	Harvard 27	938	W 15th 28	911	Harvard 19	349	Heights 10
...		

BLOCKFACE SETBACKS

SANBORN FIRE INSURANCE MAP 1924-1951



16'-2" PORCH/ FRONT WALL SETBACK EXISTING

15' PORCH SETBACK PROPOSED

14'-11" PORCH SETBACK EXISTING

14'-1" PORCH SETBACK EXISTING

11'-10" PORCH SETBACK EXISTING

15'-3" PORCH/ FRONT WALL SETBACK EXISTING

19'-0" PORCH SETBACK EXISTING

19'-8" PORCH SETBACK EXISTING

19'-10" FRONT WALL SETBACK EXISTING (NOT INCLUDING NON-ORIGINAL PORCH)

ALL MEASUREMENTS ESTIMATED BY SUBTRACTING 3'-10" FROM SETBACK TO EXISTING SIDEWALK; 901-909 ASSUMED TO BE ZERO LOT LINE, MEASURED AT 3'-10" FROM SIDEWALK.

PROJECT DETAILS

Shape/Mass: The residence will measure 38' wide by 59'-10" deep with a 22'-11" eave height and a 31'-10" ridge height. The two story garage will be attached to the rear wall of the residence with a gabled breezeway measuring 20'-10" wide by 23'-2" deep. It will measure 24'-10" wide by 22' deep with a 19'-9" eave height and a 27'-3" ridge height.

Setbacks: The residence will be set back 15' from the front (east) property line to the front porch and 17'-10" to the front wall, 4' from the north side property line and 7' from the south side property line. The alley-loading garage will be attached by a breezeway and set back 3' from the south side property line, 22'-2" from the north side property line and 12' from the rear property line.

Foundation: The residence will feature a pier and beam foundation with a 2'-6" finished floor height from existing natural grade. The garage will feature a slab on grade foundation.

Windows/Doors: The residence will feature a wood front door with side lites and transom and wood recessed sash windows with a 2 over 1 lite pattern. The garage will feature an overhead garage door facing the alley.

Exterior Materials: The residence and garage will feature horizontal lap cementitious siding with a 6" or 4" reveal and 12" square wood porch columns with a wood railing and brick steps with wing walls.

Roof: The residence will feature a hipped roof with a 6/12 pitch clad with composition shingles. The garage will feature a front gable roof with a 6/12 pitch clad with composition shingles.

Front Elevation: The residence will feature a partially inset front porch measuring 21'-1" wide extending 1'-6" closer (East) to the front property line than the front wall. An 8'-2" wide gable portion of the porch will extend an additional 1'-4" closer to the front property line and overlap the front wall by 1'-6". The front wall will measure 12'-9" wide and feature two windows each on the first and second floor. The primary, 32'-6" wide gabled form of the residence will be set back 6' from the front wall and feature a pair of windows and a front door with side lites and transom on the first floor and three windows on the second floor. The garage will be located behind the residence and feature two entry doors. See elevation drawings for details.

Side Elevation: The residence will feature three windows on the first floor and four on the second floor. The (North) garage will attach to the rear wall with a 23'-2" breezeway and feature a door on the first floor and three windows on the second floor. See elevation drawings for details.

Side Elevation: The residence will feature five windows on the first floor and three windows on the second floor. A (South) popped out one story portion will begin 26'-6" back from the front wall and extend 12'-6" to the south. The garage will attach to the rear wall with a 23'-2" breezeway and feature two windows on the second floor. See elevation drawings for details.

Rear Elevation: Not visible from public right of way. See elevation drawings for details. (West)