

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Benjamin Thomas Coffey, owner

Property: 518 W. 12th Street, Tracts 34A, 35A, and 36A, Block 205, Houston Heights Subdivision. The property includes a historic 980 square foot, one-story wood frame single-family residence and a detached garage situated on a 4,400 square foot (44' x 100') interior lot.

Significance: Contributing Bungalow residence, constructed circa 1920, located in the Houston Heights Historic District West.

Proposal: Alteration – Construct a rear 1 and 2-story addition to a contributing one-story residence

- The addition will begin at the rear wall 39'-4" back from the front wall. The one-story will measure 11'-2" wide, 14'-5" deep, 11'-1" to the eave, and 15'-3" to the ridge. The 2-story portion will measure 25' deep, 26'-10" wide, 20'-8" to the eave, and 26'-3" to the ridge.
- Raise the house 8" increasing the foundation height from 2'-3" to 2'-11"
- The existing original 1-over-1 sash windows and wood 117 siding will be retained and repaired.

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

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval with conditions: The foundation remains at 2'-3" and not be raised 8" to 2'-11".

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 type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; <i>The proposed raising of the foundation 8" alters the character of the existing partial width front porch by increasing the height of the original square brick columns and brick wing walls.</i> |
| <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 type="checkbox"/> | <input checked="" 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; <i>The raising of the foundation 8" alters the proportions of the existing square brick columns and brick wing walls which alters the character of the distinguishing porch features.</i> |
| <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | <input checked="" 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; <i>The proposed raising of the foundation 8" alters that the scale of the historic residence; the 8" increased height alters the proportions of the existing brick columns, and wings walls which impacts the character of the residence.</i> |
| <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 type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT WEST

Building Classification

- Contributing
- Non-Contributing
- Park



518 W. 12th St

CURRENT PHOTO



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NEIGHBORING PROPERTIES



522 W. 12th – Contributing – 1920 (neighbor)



1147 Tulane – Contributing – 1910 (neighbor)



524 W. 12th – Contributing – 1920 (blockface)



507 W. 12th – Contributing – 1920 (across street)



1202 Ashland– Contributing – 1920 (across street)



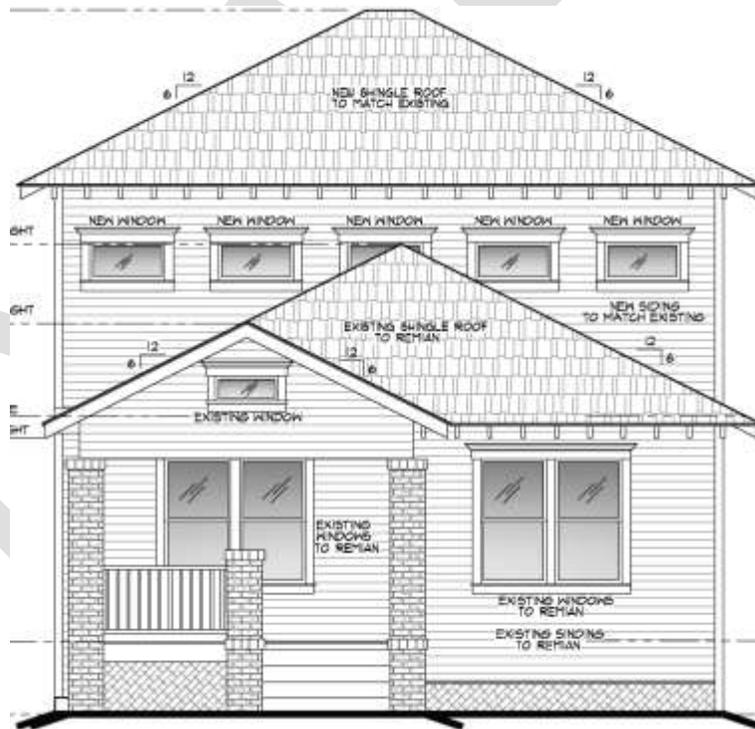
1201 Tulane– Contributing – 1920 (across street)

NORTH ELEVATION – FRONT FACING W.12th Street

EXISTING

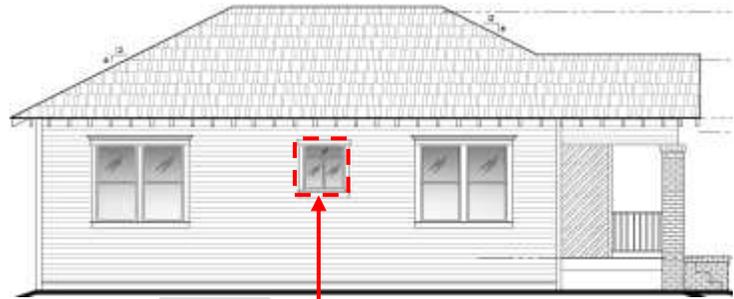


PROPOSED



EAST SIDE ELEVATION

EXISTING



Non-original aluminum box window

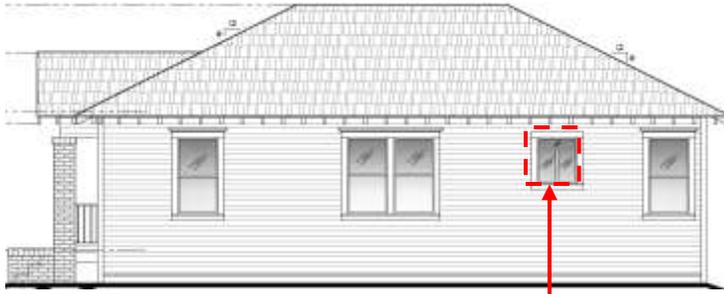
PROPOSED



Proposed 1-over-1 wood sash window

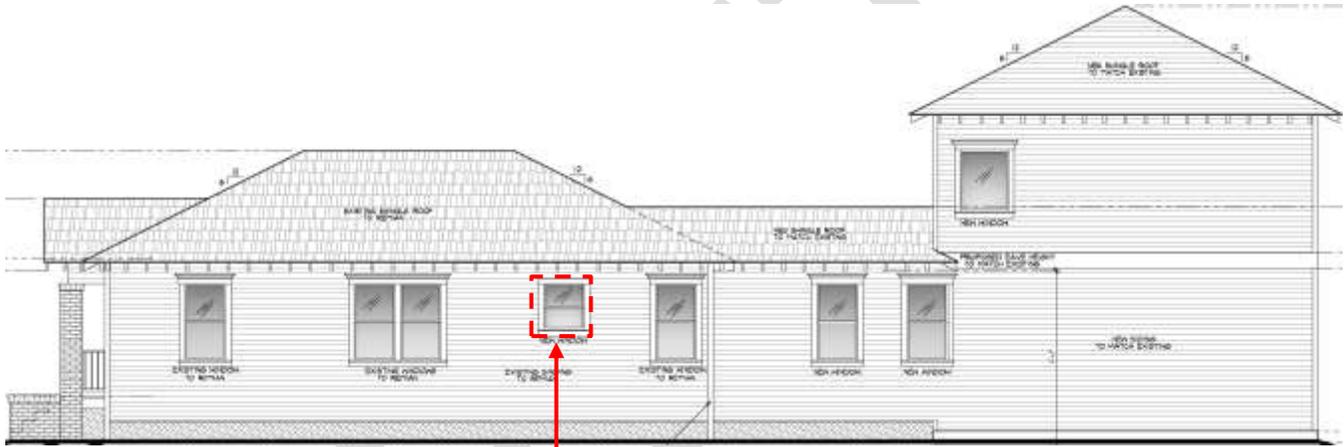
WEST SIDE ELEVATION

EXISTING



Non-original aluminum box window

PROPOSED



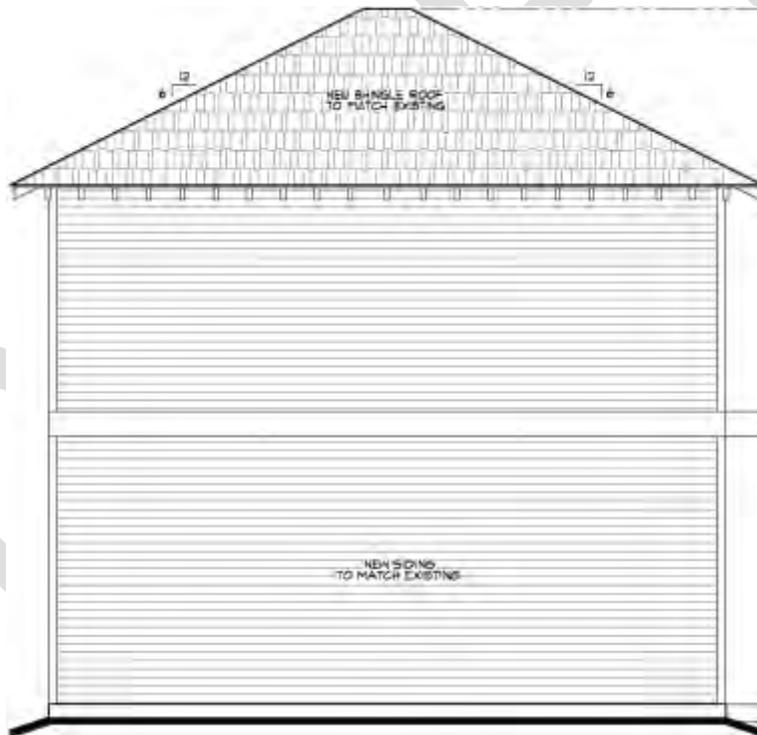
Proposed 1-over-1 wood sash window

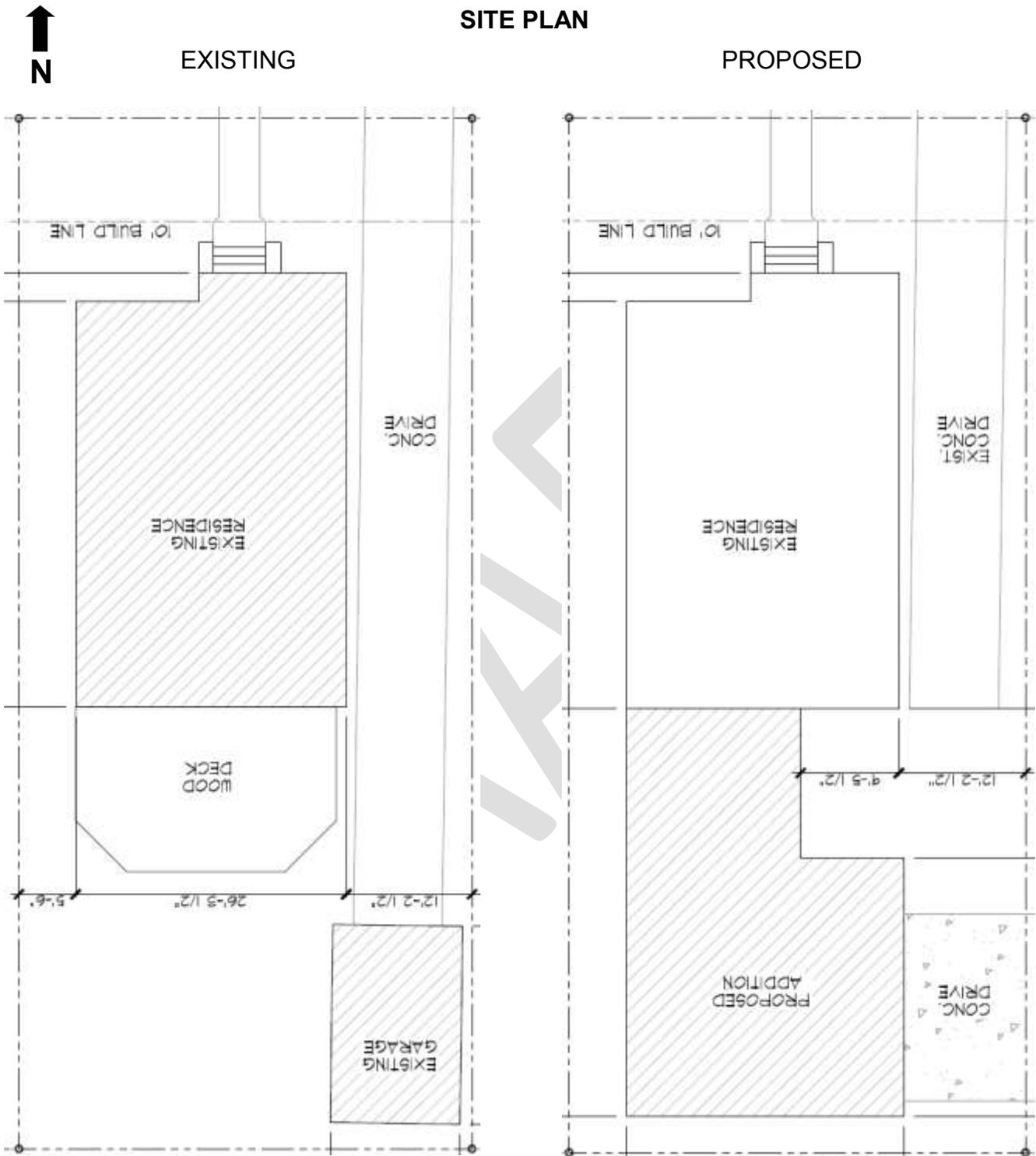
SOUTH (REAR) ELEVATION

EXISTING



PROPOSED



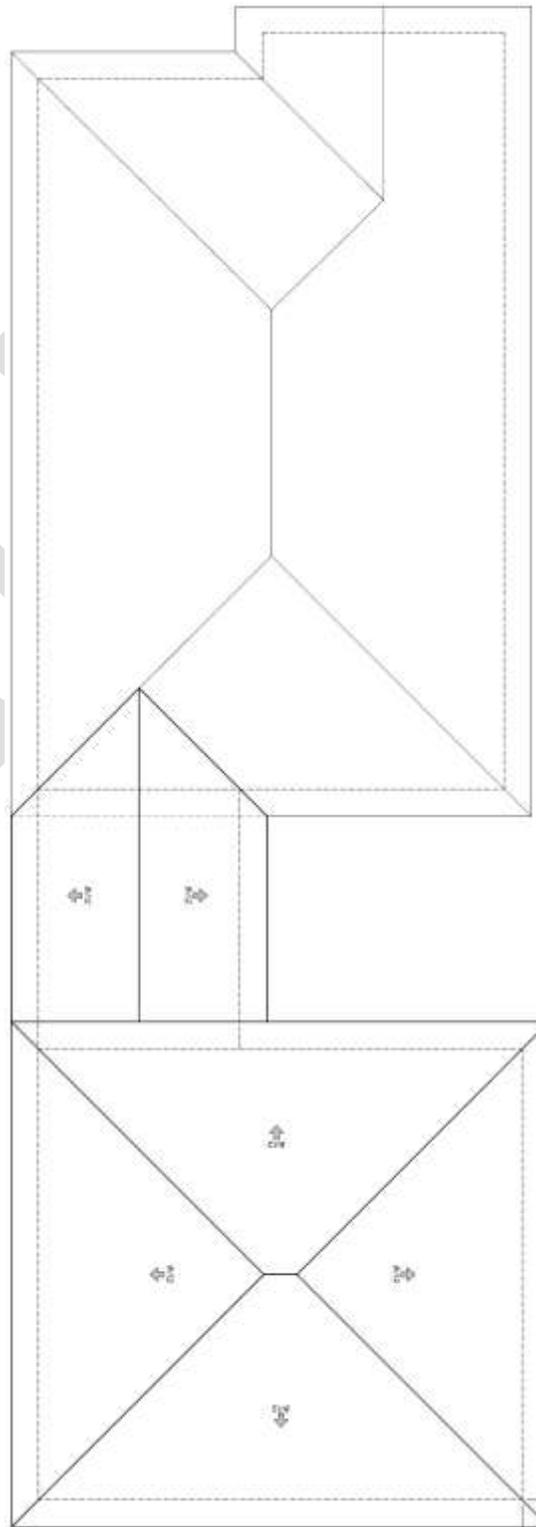
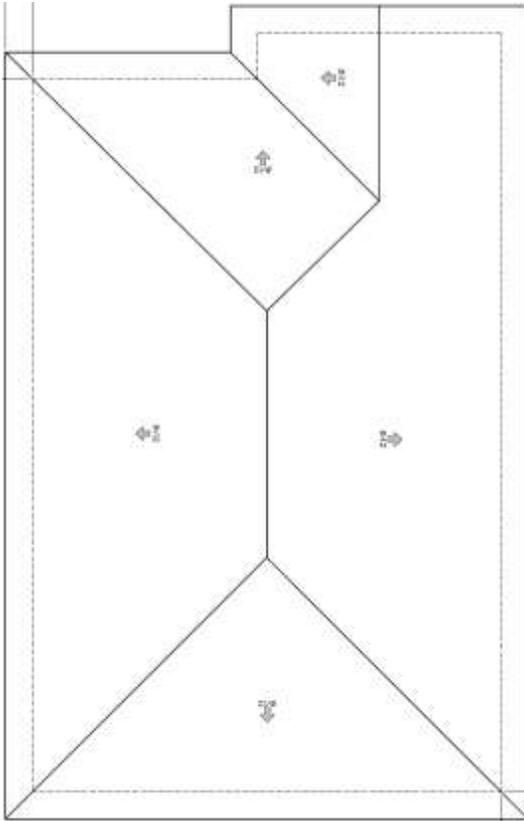




ROOF PLAN

EXISTING

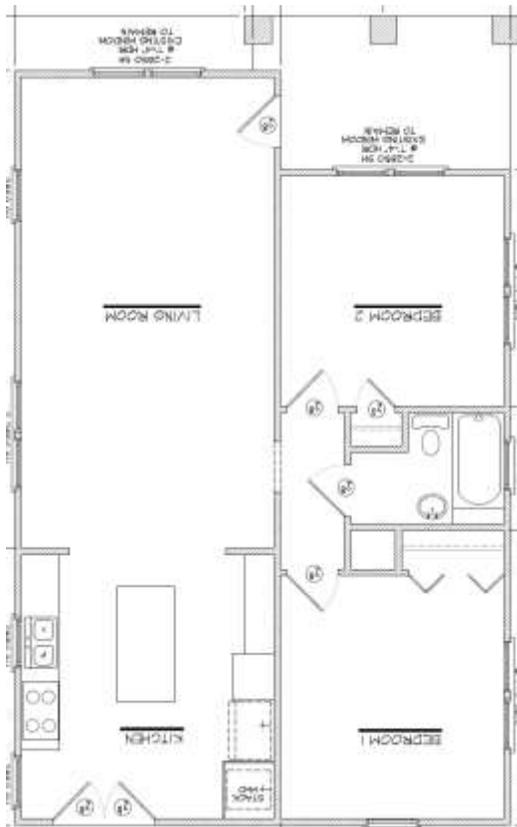
PROPOSED



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**FIRST FLOOR PLAN
EXISTING**



PROPOSED





SECOND FLOOR PLAN

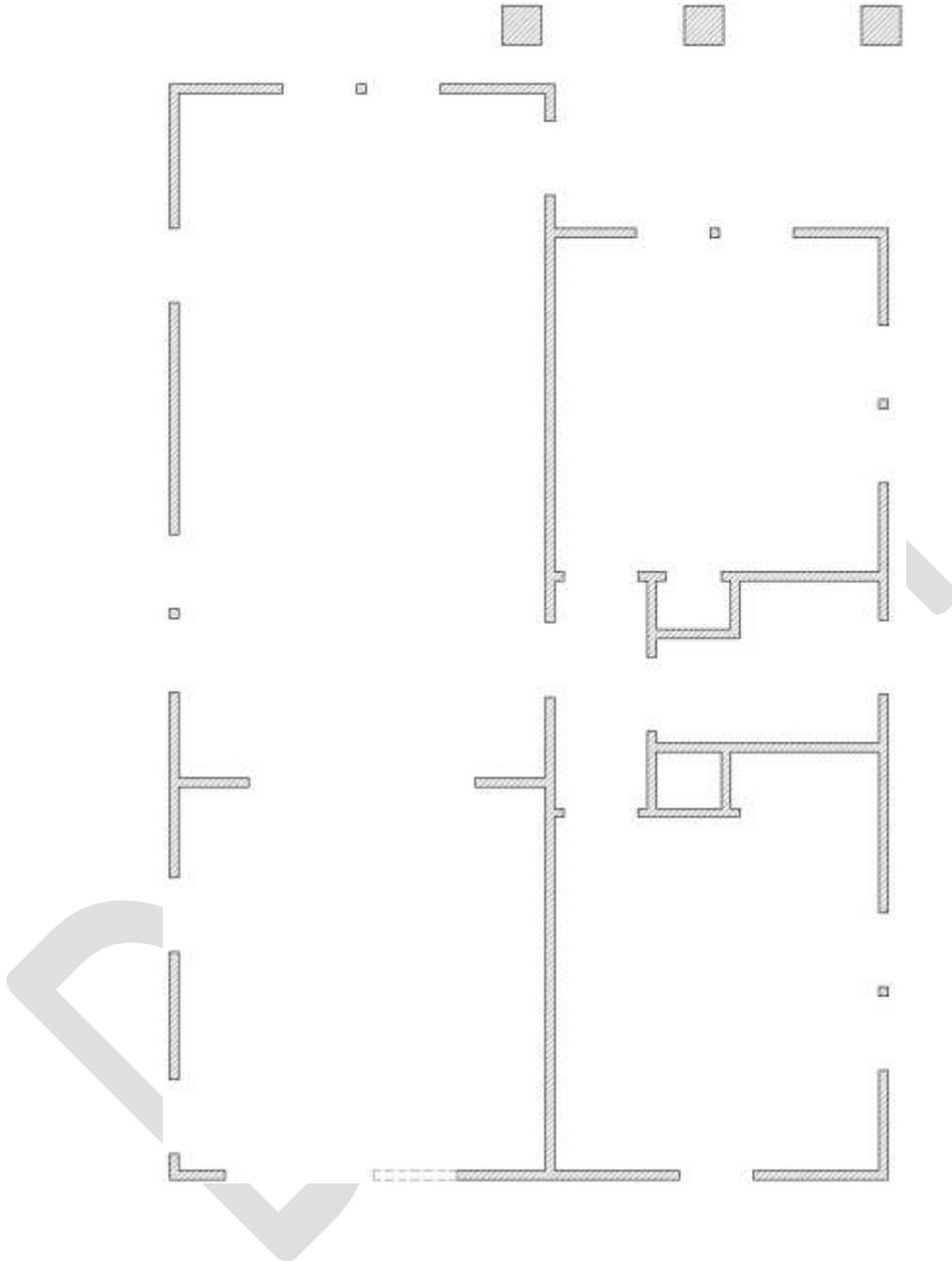
PROPOSED



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DEMO PLAN



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

| NEW WINDOW SCHEDULE | | | | |
|---------------------|---------------------------|----------|---------|-------|
| SIZE | TYPE | DIV LITE | REMARKS | QUAN. |
| 32" x 36" | DOUBLE PANE / SINGLE HUNG | 1 / 1 | - | 2 |
| 32" x 60" | DOUBLE PANE / SINGLE HUNG | 1 / 1 | - | 4 |
| 36" x 18" | DOUBLE PANE / SINGLE HUNG | 1 / 1 | - | 5 |
| 58" x 48" | DOUBLE PANE / FIXED | - | - | 1 |
| 38" x 56" | DOUBLE PANE / SINGLE HUNG | 1 / 1 | - | 4 |
| | | | | |
| | | | | |
| | | | | |

DOOR SCHEDULE

| NEW DOOR SCHEDULE | | | | |
|-------------------|----------------------------|------------|--------|-------|
| SIZE | TYPE | REMARKS | CORE | QUAN. |
| 24" x 80" | PRE HUNG / INTERIOR | WOOD FRAME | HOLLOW | 3 |
| 32" x 80" | PRE HUNG / INTERIOR | WOOD FRAME | HOLLOW | 2 |
| 32" x 80" | DOUBLE PRE HUNG / EXTERIOR | PAIR | HOLLOW | 2 |
| 32" x 80" | PRE HUNG / INTERIOR | 1 HR RATED | SOLID | 1 |
| 32" x 80" | PRE HUNG / EXTERIOR | WOOD FRAME | SOLID | 1 |
| | | | | |
| | | | | |
| | | | | |

LINE OF SIGHT



PHOTOS SUBMITTED BY APPLICANT

FRONT (NORTH) ELEVATION



SIDE (EAST) ELEVATION



FRONT (NORTH) ELEVATION



SIDE (WEST) ELEVATION



EXISTING GARAGE



507 W.12TH STREET- CONTRIBUTING



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522 W. 12TH STREET- CONTRIBUTING



1130 ASHLAND STREET- NONCONTRIBUTING



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1135 ASHLAND STREET- CONTRIBUTING



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1137-1147 ASHLAND STREET- NONCONTRIBUTING



1138 ASHLAND STREET- NONCONTRIBUTING



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1202 ASHLAND STREET- CONTRIBUTING



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1204-1206 TULANE STREET- NONCONTRIBUTING



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1212 TULANE STREET- CONTRIBUTING



PROJECT DETAILS

Shape/Mass: The existing residence measures 26'-3 ½" wide, 39'-4" deep, 10'-5" to the eave, and 18'-2 ½" to the ridge. The residence features a partial width front porch measuring 14'-4" wide, and 8' deep. The residence will be raised 8" resulting in a new eave height of 11'-1" and a ridge height of 18'-10 ½". The addition will begin 39'-4" back from the front wall; the 1-story portion will measure 11'-2" wide, 14'-4 ¾" deep, 11'-1" to the eave and 15'-2 ½" to the ridge. The 2-story portion will measure 26'-10" wide, 25' deep, 20'-8" to the eave, and 28'-3" to the ridge.

Setbacks: The residence is setback 17'-9 ½" from the front property line, 12'-2 ½" from the side, east property line, 5'-6" from the side, west property line, and 42'-10 ½" from the rear property line. The addition will be setback 57'-1 ½" from the front property line, 11'-8" from the side, east property line, 5'-6" from the side, west property line, and 3'-5 ½" from the rear property line.

Foundation: The residence is built on a pier and beam foundation and features a 2'-3" finished floor height. The foundation will be raised 8" resulting in a finished floor height of 2'-11". The addition will be built on a pier and beam foundation with a finished floor height of 2'-11". The attached garage will be built on a slab foundation.

Windows/Doors: The residence features original wood 1-over-1 sash windows and two non-original aluminum box windows. The original wood sash windows will be retained and repaired. The two box windows will be replaced with two wood 1-over-1 sash windows, the openings will not be modified. The residence features a non-original paneled front door, the door will be retained and a set of divided lite french doors. The addition will feature wood 1-over-1 sash windows, wood single lite fixed windows, a set of divided lite french doors, a paneled entry door, and a sectional overhead garage door.

Exterior Materials: The residence is clad with wood 117 horizontal lap siding, the siding will be retained and repaired. The addition will be clad with wood 117 horizontal lap siding to match the existing original 117 siding. The front porch features concrete steps, full height square columns, square brick pier, and brick wing walls. As a result of the increased foundation the height of the columns will be increased 8" and the height of the brick wing walls will be increased.

Roof: The residence features a gable on hip roof with an 8/12 pitch and 1'-6" overhang. The roof is clad with composite shingles. The addition will feature a hip roof with an 8/12 pitch and 1'-6" overhang. The roof will be clad with composite shingles.

Front Elevation: Please see elevation drawings on pg.
(North)

Side Elevation: Replace an existing non-original aluminum box window with a 1-over-1 wood sash window; the opening will not be modified.
(East)

Side Elevation: Replace an existing non-original aluminum box window with a 1-over-1 wood sash window; the opening will not be modified.
(West)

Rear Elevation: Please see elevation drawings on pg.
(South)