

CERTIFICATE OF APPROPRIATENESS

Application Date: May 27, 2015

Applicant: Katherine Peterson Langston, owner

Property: 1227 Harvard Street, Lot 5, Block 187, Houston Heights Subdivision. The property includes a 2,190 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Noncontributing bungalow residence, constructed circa 1920, located in the Houston Heights Historic District East.

Proposal: Alteration – Construct a 116 square foot one story addition at the rear of the residence.
See enclosed application materials and detailed project description on p. 5-15 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

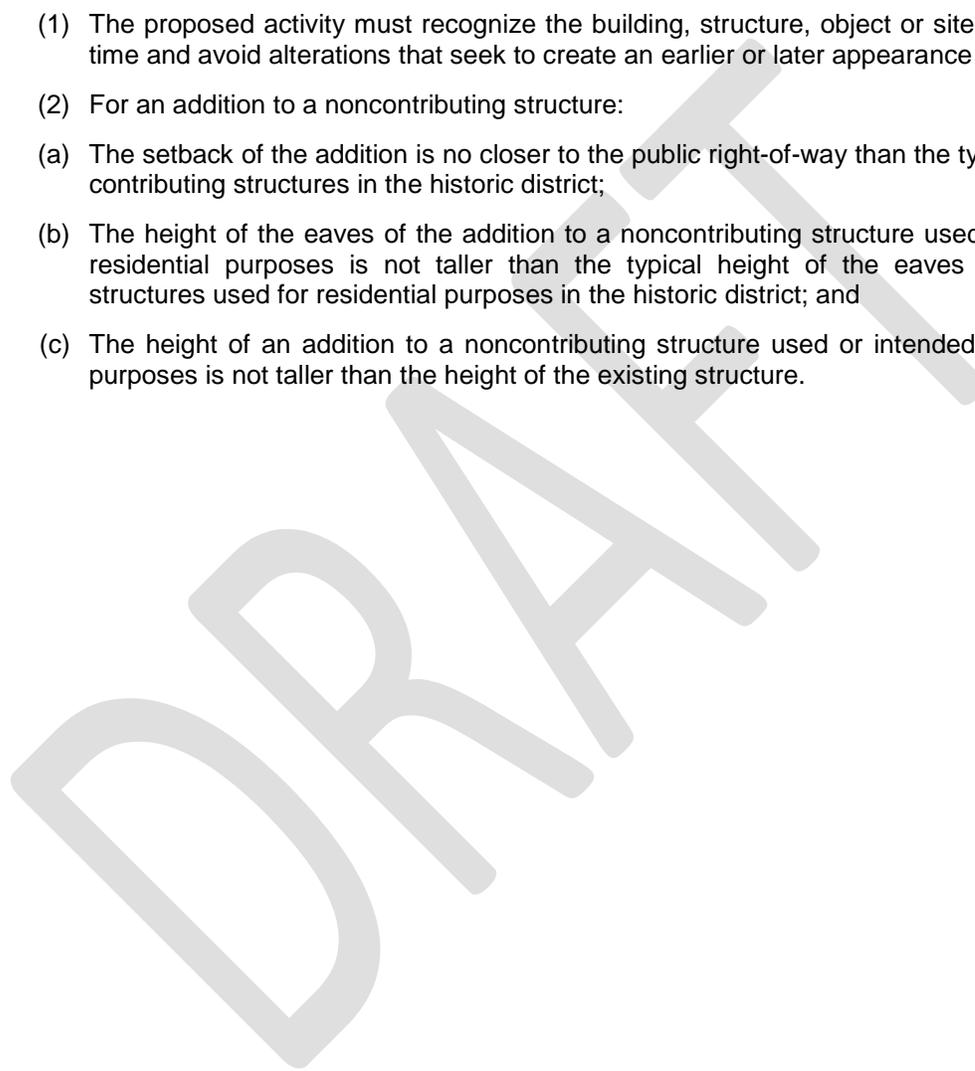
ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an 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

- (1) 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
- (2) For an addition to a noncontributing structure:
 - (a) The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
 - (b) The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
 - (c) The height of an addition to a noncontributing structure used or intended for use for commercial purposes is not taller than the height of the existing structure.

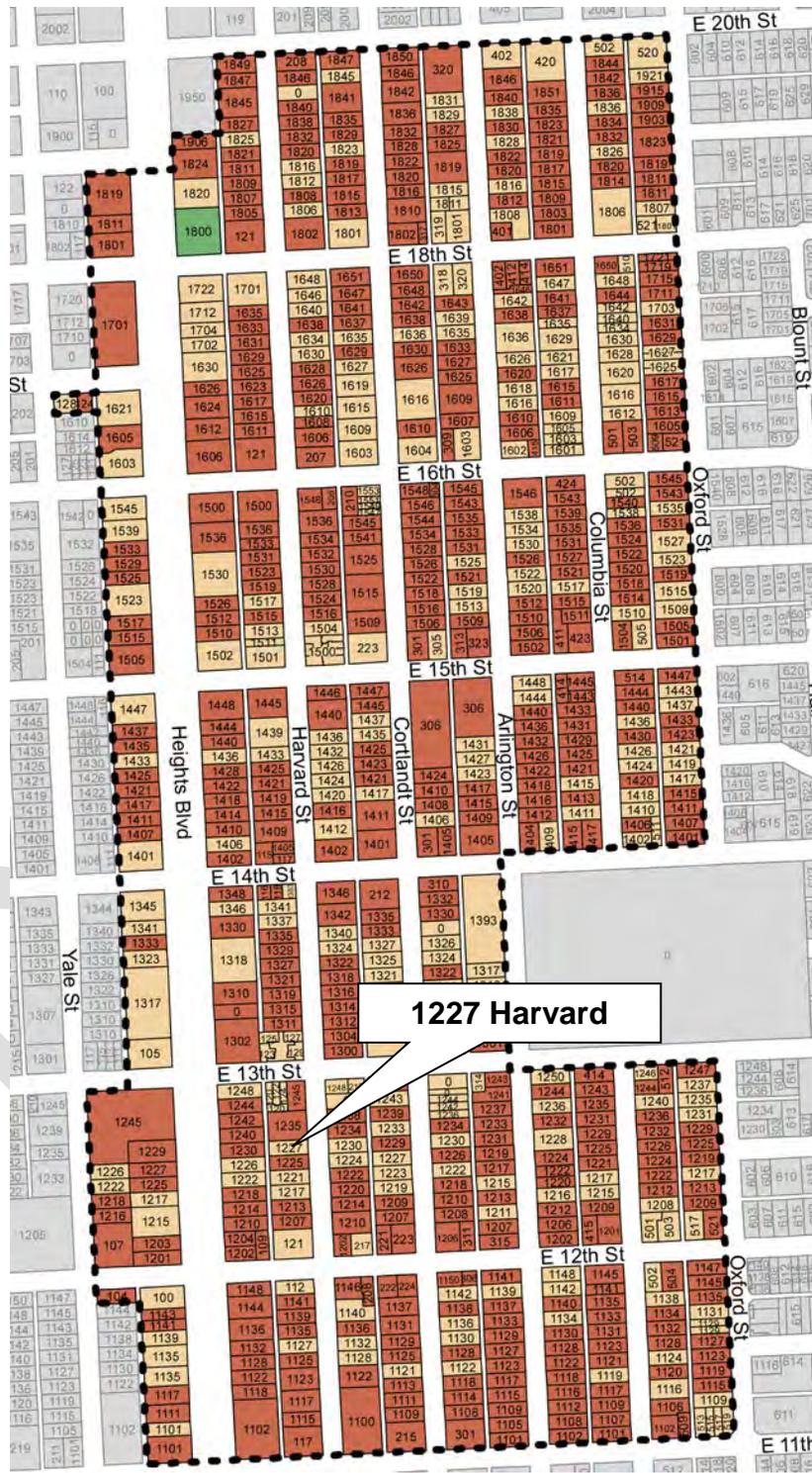




PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST

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



INVENTORY PHOTO



EAST ELEVATION – FRONT FACING HARVARD STREET

EXISTING (NO CHANGE)



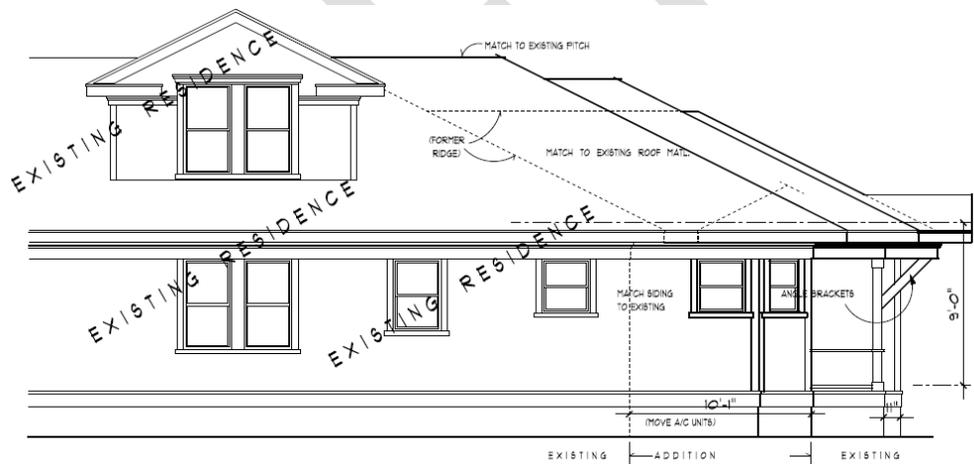
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NORTH SIDE ELEVATION

EXISTING



PROPOSED



NORTH SIDE ELEVATION

EXISTING (NO CHANGE)



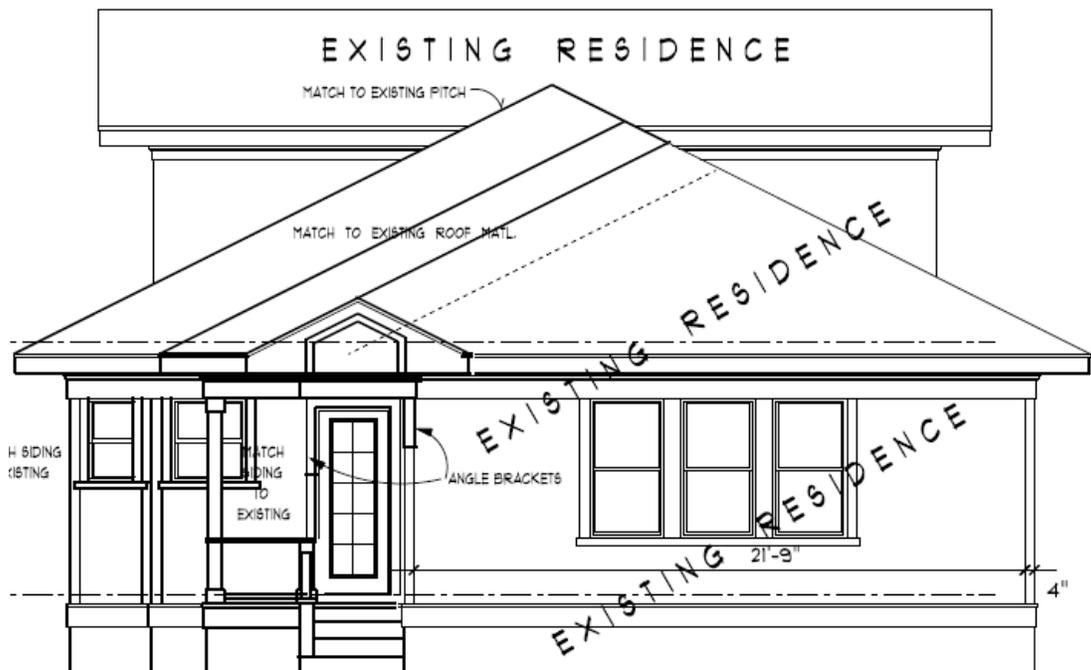
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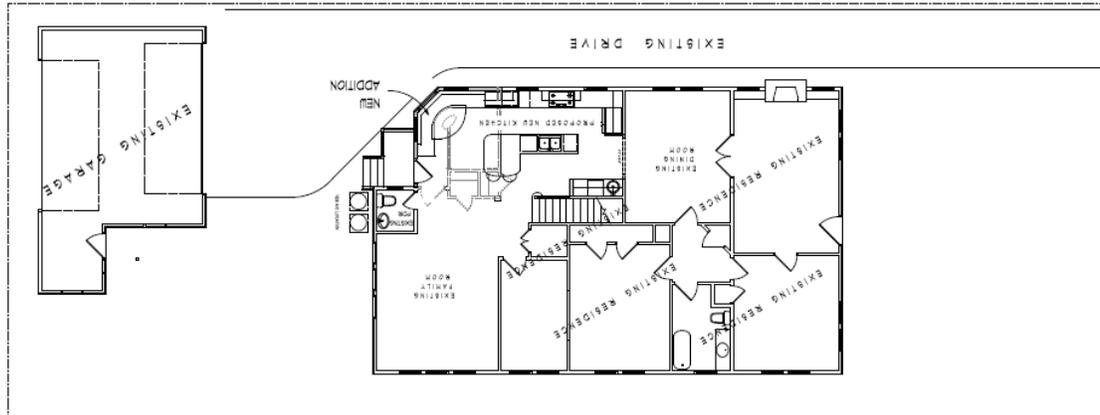
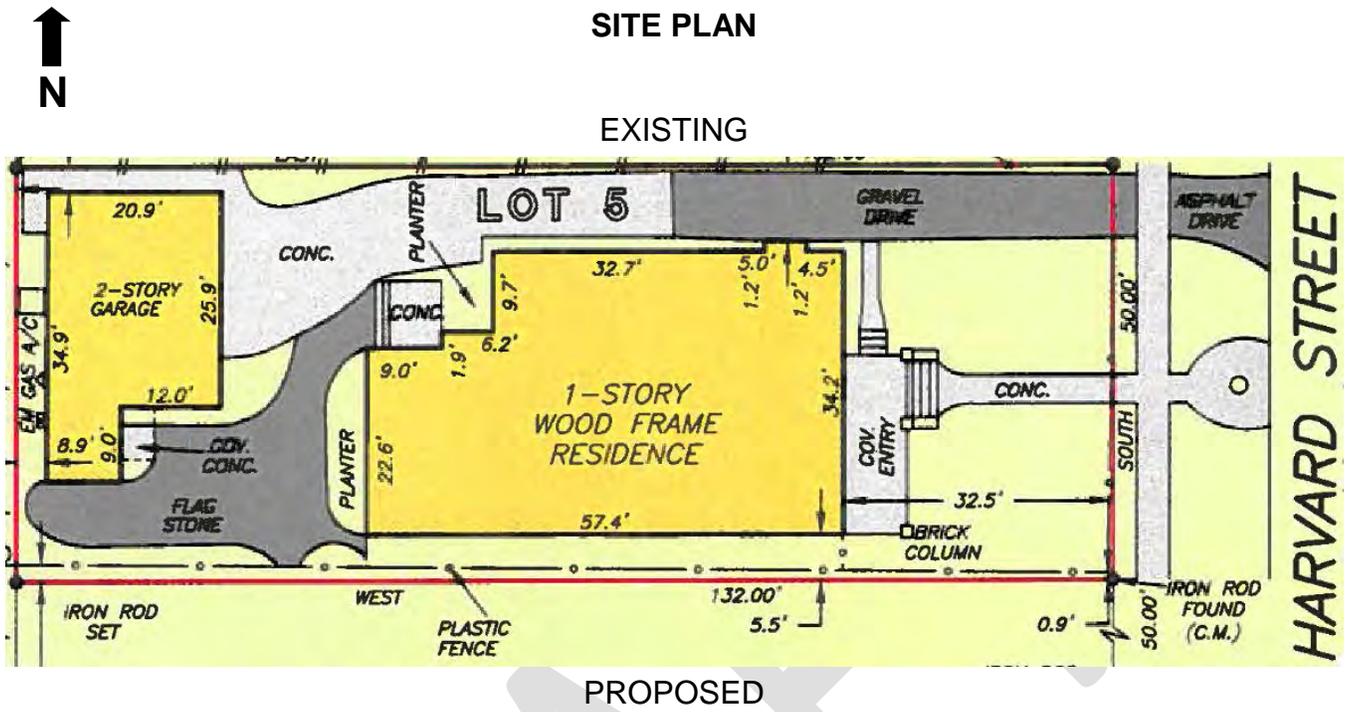
WEST (REAR) ELEVATION

EXISTING



PROPOSED

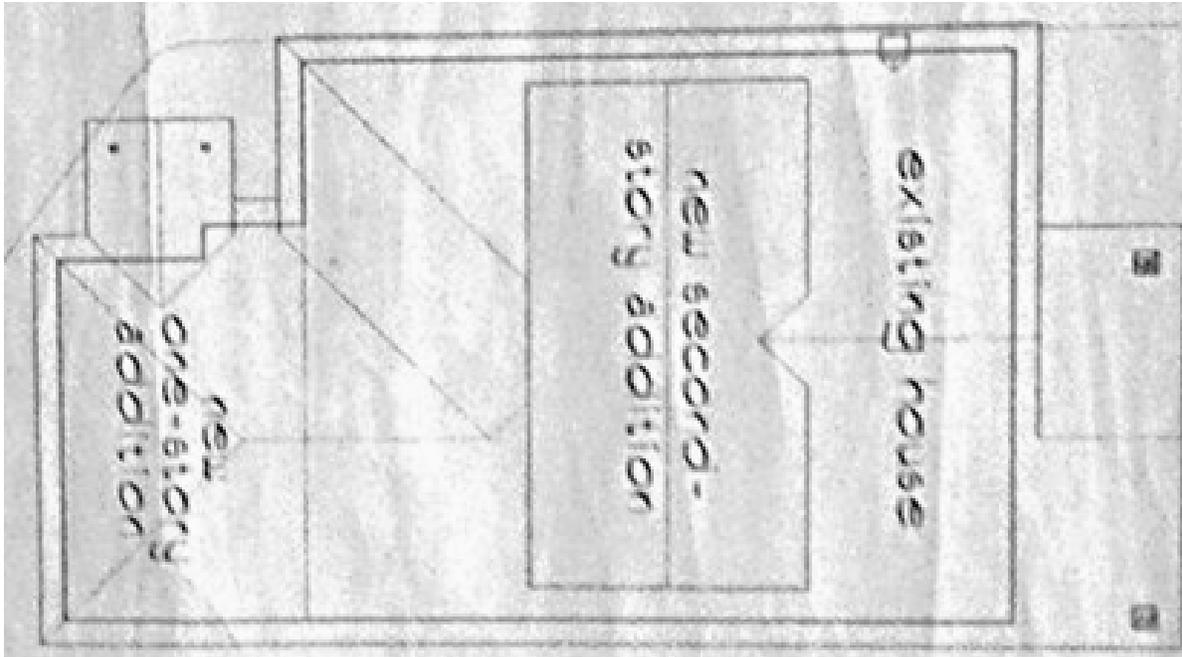




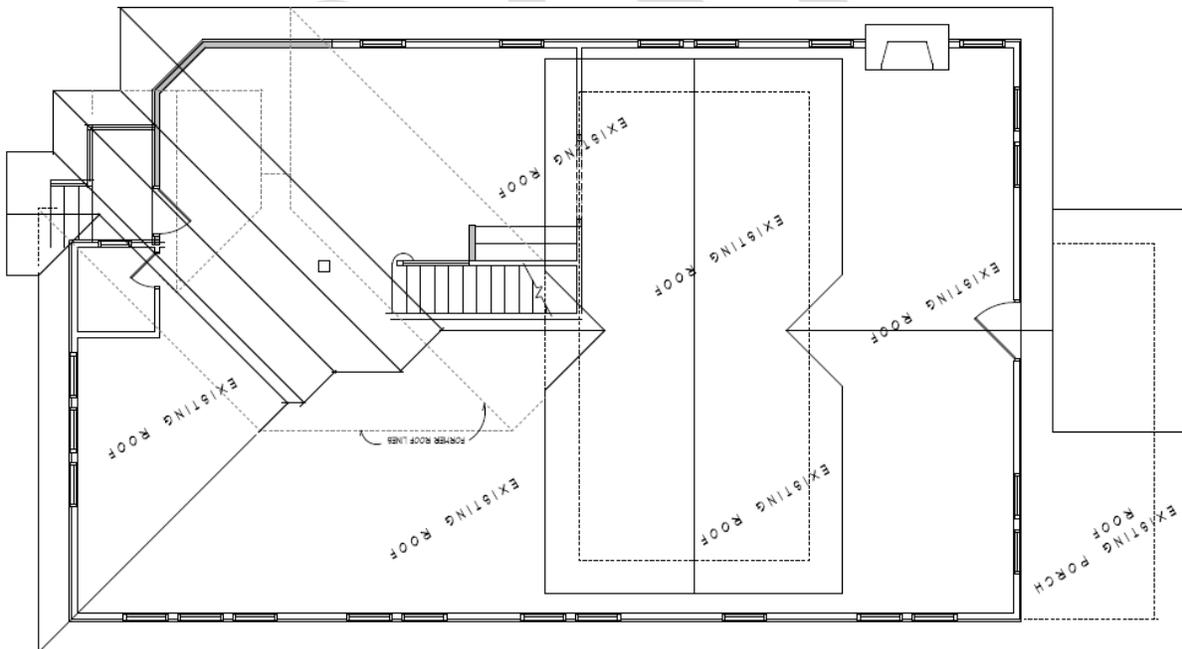


ROOF PLAN

EXISTING



PROPOSED



PHOTOS PROVIDED BY APPLICANT

EAST ELEVATION



SOUTH ELEVATION



PHOTOS PROVIDED BY APPLICANT

WEST ELEVATION



NORTH ELEVATION



PHOTOS PROVIDED BY APPLICANT

AREA OF ADDITION



PHOTOS PROVIDED BY APPLICANT

AREA OF ADDITION



PROJECT DETAILS

Shape/Mass: The residence measures 34'-2" wide by 57'-3" deep with a 10'-4" eave height and a 21' ridge height. The rear wall is offset, beginning 41'-4" from the front wall on the north side and 57'-3" on the south side. The proposed addition will begin at the rear wall on the north side and will measure 11'-11" wide, extending back 10'-1" with eave and ridge height matching existing. A rear porch will measure 4' deep by 6'-11" wide.

Setbacks: The residence features a 32'-6" setback to the front wall, a 9'-1" north setback, a 5'-6" south setback and a 44' rear setback, none of which will be altered or decreased.

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

Windows/Doors: The residence features double hung wood windows with a 1/1 lite pattern and a wood front door to be retained. The addition will feature double hung wood windows with a 1/1 lite pattern.

Exterior Materials: The residence is clad with horizontal wood siding with a 117 profile. The addition will be clad with matching wood 117 siding.

Roof: The residence features a hipped roof with a 6/12 pitch clad with composition shingles. The addition will extend the ridge rearward and feature a matching pitch.

Side Elevation: The residence features six windows on the first floor and two on the second floor to be retained.
(North) The addition will begin at the existing rear wall, delineated by a vertical piece of trim, and extend back 10'-1" featuring two visible windows. An attached rear porch will extend a further 4'.

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