

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** April 29, 2015

**Applicant:** Laura Michaelides, Four Square Design Studio for Regina Swanstrom, owner

**Property:** 605 Silver Street, Tracts 5A-1 and 6A, Block 415, Baker W R NSBB Subdivision. The property includes a historic 877 square foot, one-story wood frame single-family residence situated on a 3,500 square foot (50' x 70') corner lot.

**Significance:** Contributing residence located in the Old Sixth Ward Historic District.

**Proposal:** Alteration – Construct a rear 336 square foot one-story addition to a one-story 877 square foot contributing residence. The addition will fill in the rear corner of the “L” shaped residence and will measure 15'-8” wide, 26'-11” deep, and 19'-4” to the ridge. The addition will feature a 5.5/12 gable roof and will be clad with wood horizontal lap siding.

See enclosed application materials and detailed project description on p. 6-23 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** Approval

**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:

- | <b>S</b>                                | <b>D</b>                 | <b>NA</b>                           | <b>S - satisfies</b>  | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |  |
|---|--------------------------|-------------------------------------|---|---|----------------------------|--|
| <input checked="" type="checkbox"/>     | <input type="checkbox"/> | <input type="checkbox"/>            | (1)   | The proposed activity must retain and preserve the historical character of the property;  |                            |  |
| <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 checked="" type="checkbox"/>     | <input 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;   |                            |  |
| <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 checked="" type="checkbox"/>     | <input 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;   |                            |  |
| <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.  |                            |  |
| <b>OLD SIXTH WARD DESIGN GUIDELINES</b> |                          |                                     |   |   |                            |  |
| <input checked="" type="checkbox"/>     | <input type="checkbox"/> | <input type="checkbox"/>            | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |   |                            |  |



CURRENT PHOTO



DRAFT

**NEIGHBORING PROPERTIES**



607 White – Contributing (neighbor)



2008 State – Noncontributing (neighbor)



609 White– Contributing (blockface)



2001 Lubbock– Contributing (blockface)



606 White– Contributing (across street)



1922 State– Contributing (across street)

EAST ELEVATION – FRONT FACING WHITE STREET

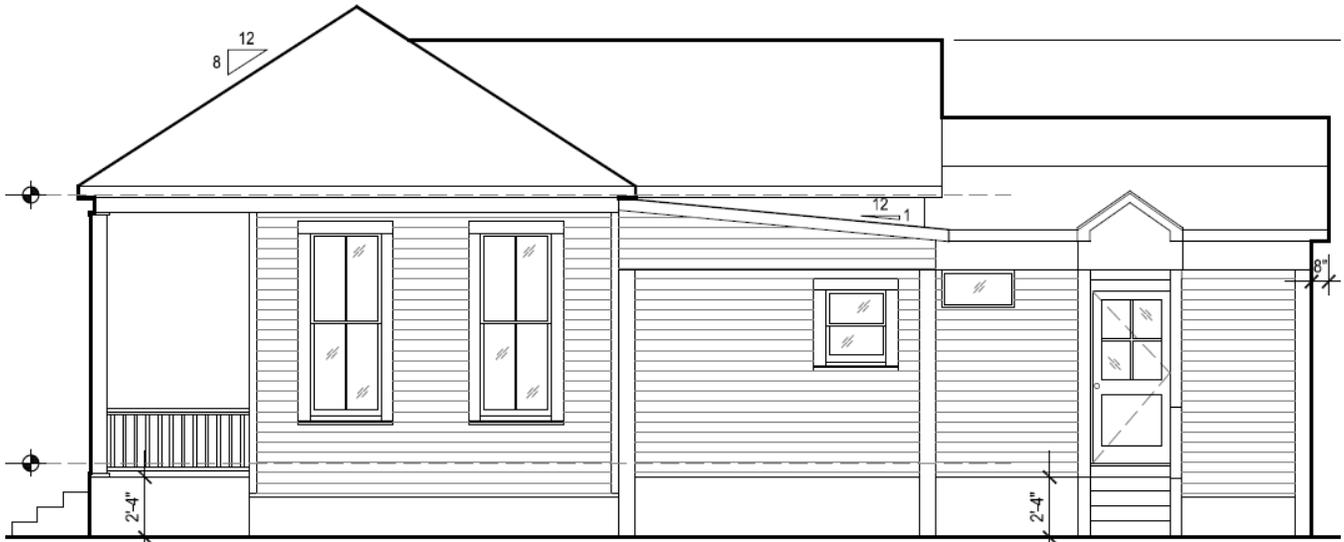
EXISTING



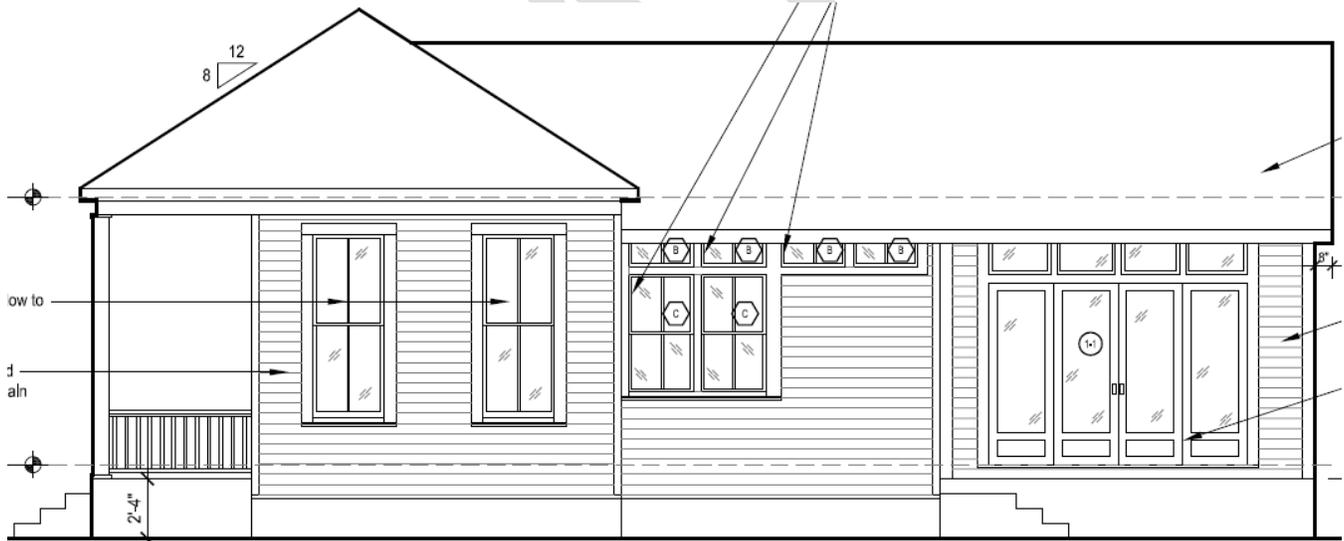
PROPOSED



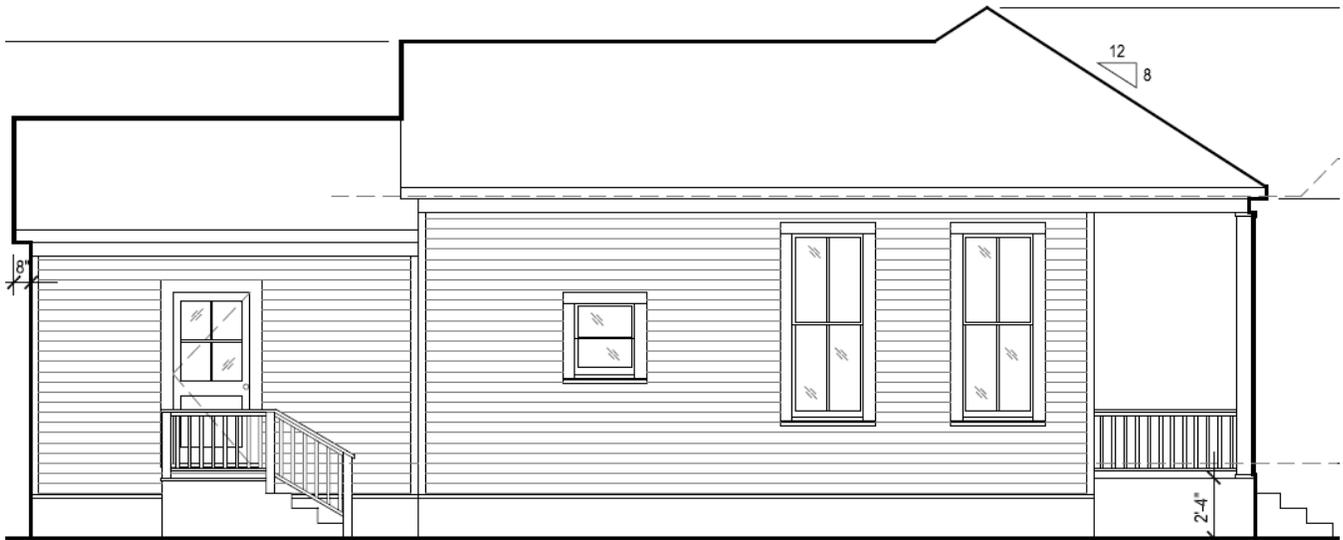
**NORTH SIDE ELEVATION  
EXISTING**



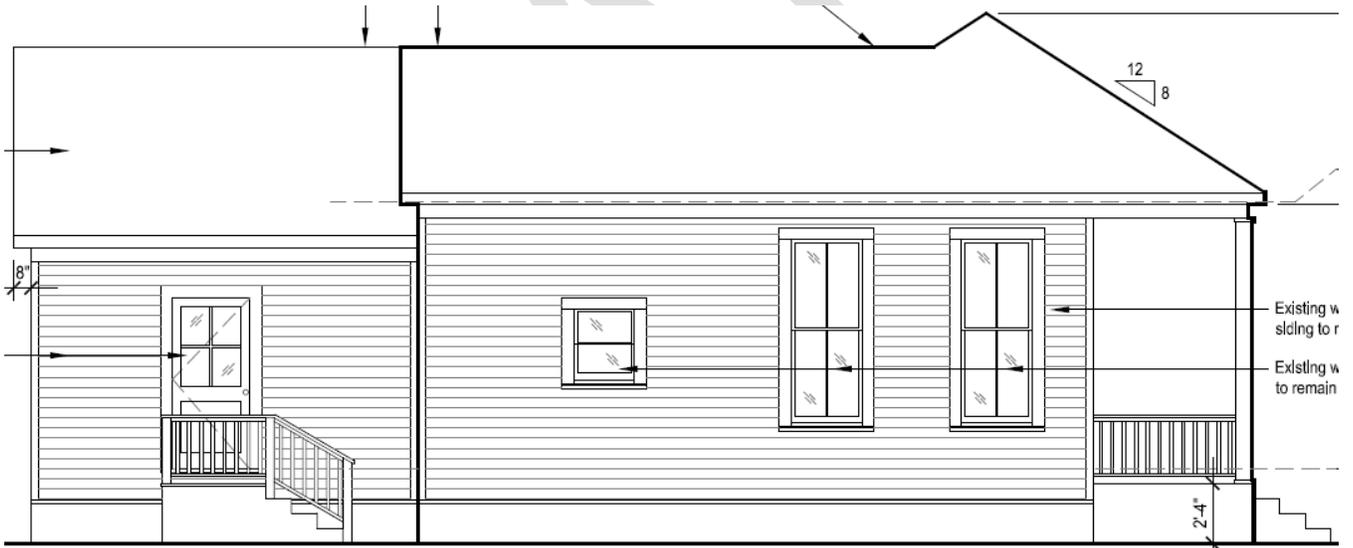
**PROPOSED**



**SOUTH SIDE ELEVATION**  
EXISTING



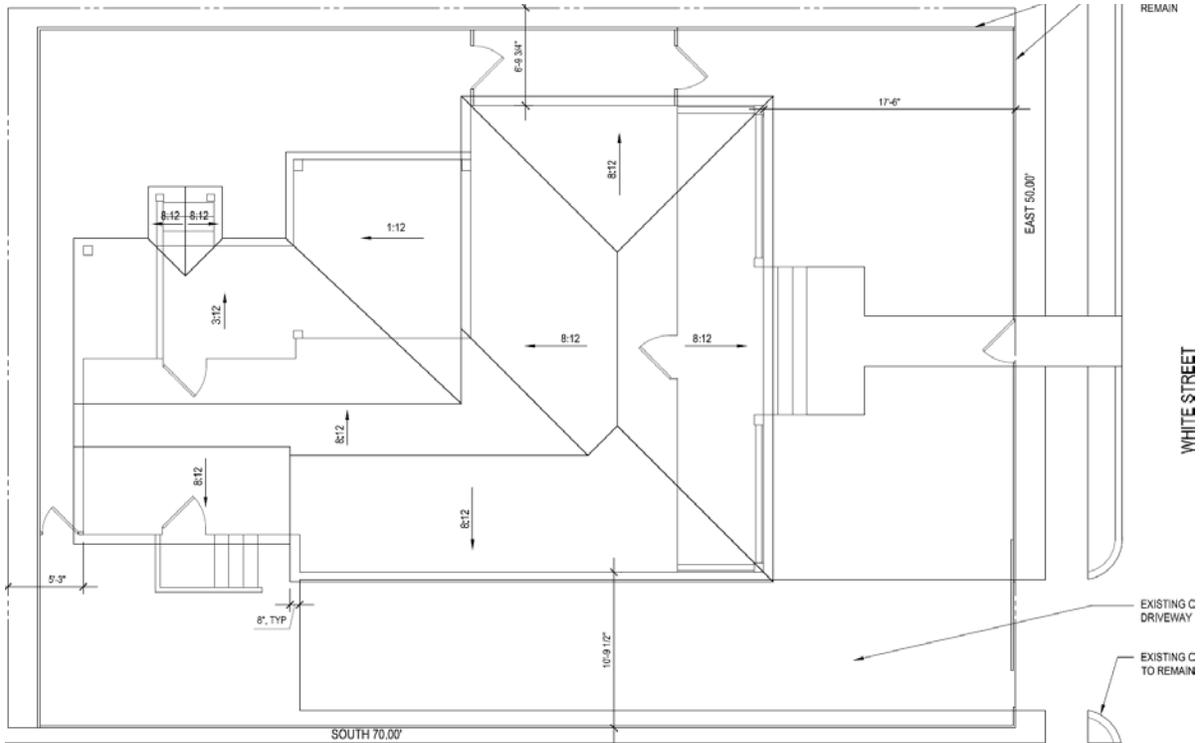
**PROPOSED**



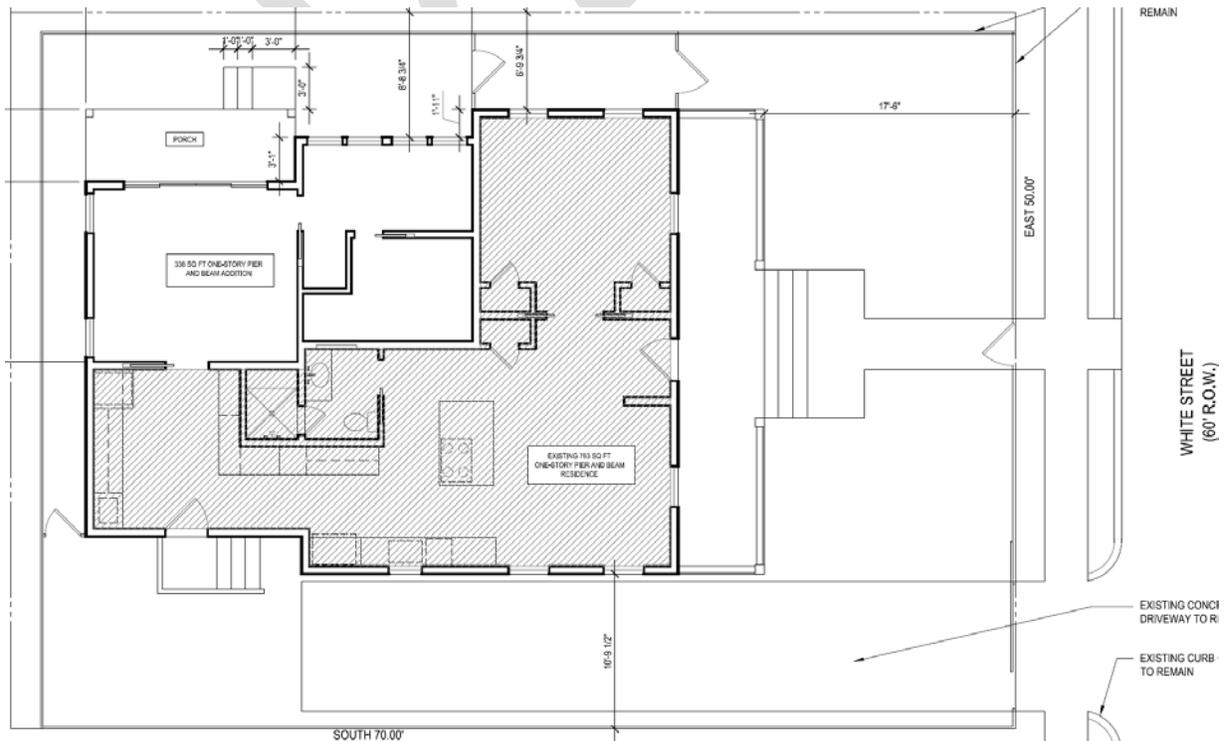




**SITE PLAN  
EXISTING**

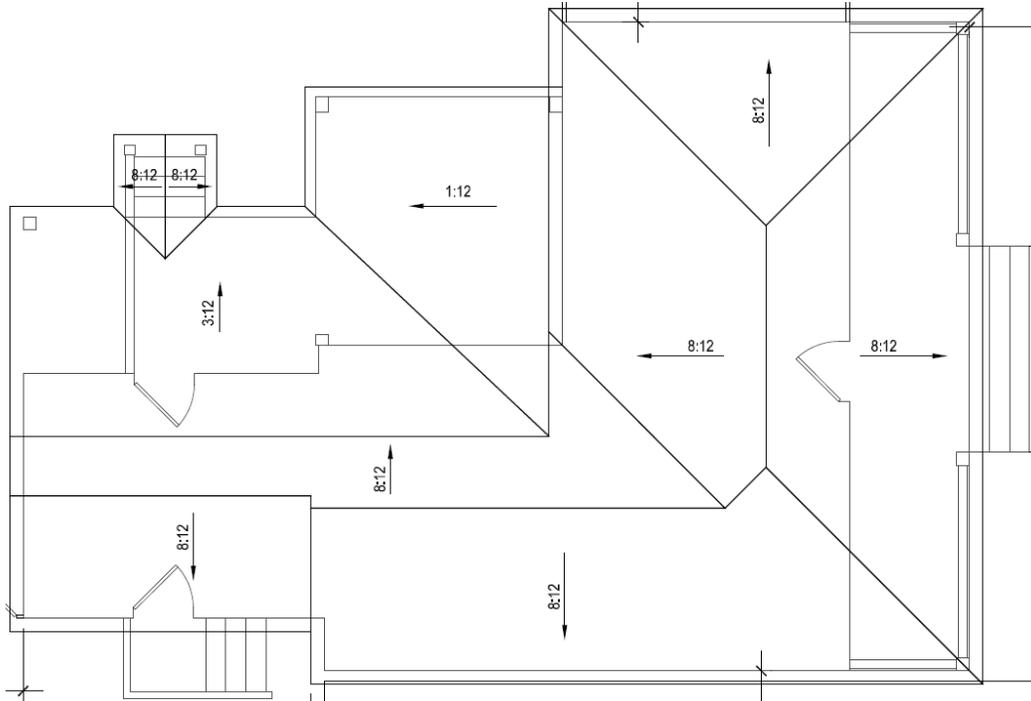


**PROPOSED**

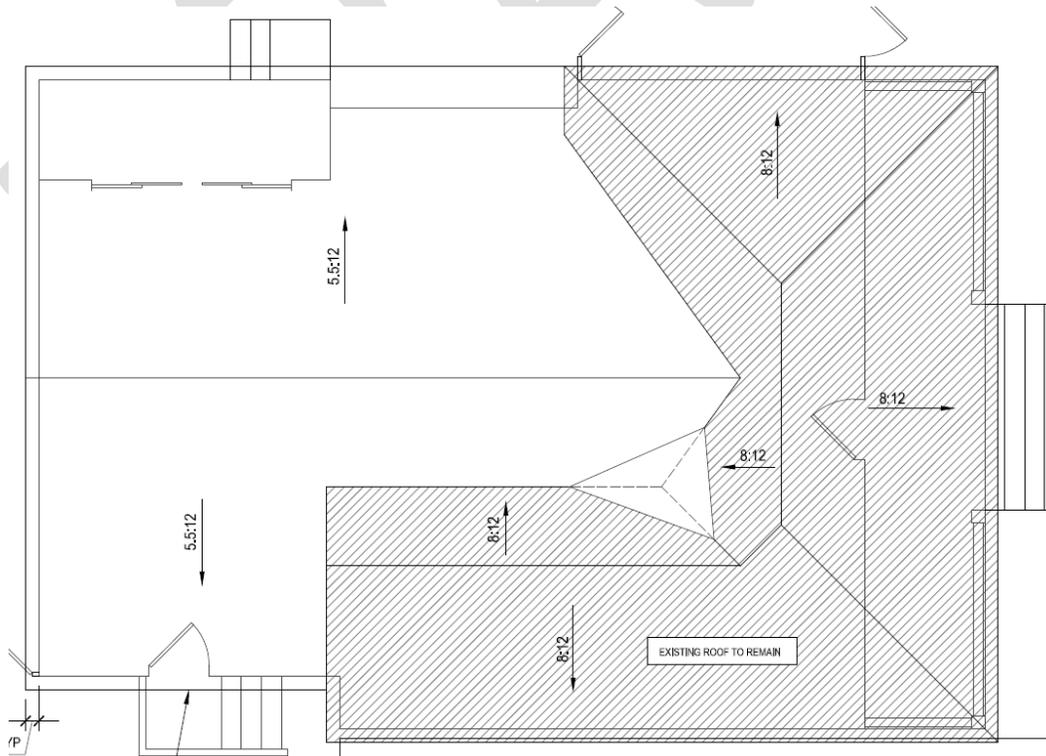




**ROOF PLAN**  
**EXISTING**



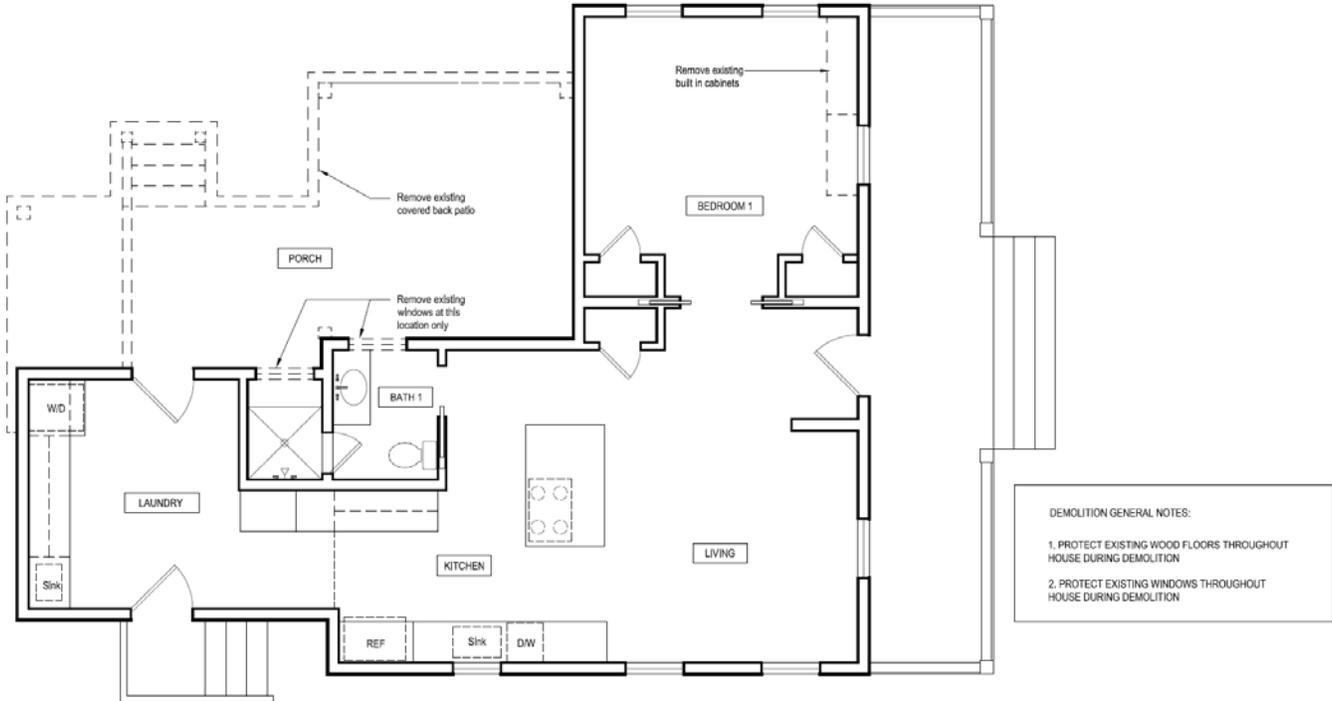
**PROPOSED**







### DEMO PLAN



DRAFT

**WINDOW / DOOR SCHEDULE**

**WINDOW SCHEDULE**

**WINDOW SCHEDULE**

Swanstrom Residence: 605 White St, Houston, TX 77007

April 29, 2015

- Notes:
1. All dimensions are from inside face of window trim to inside face of window trim.
  2. Rough opening to be determined per manufacturer
  3. Verify all dimensions with designer prior to placing window order

SYMBOL	LOCATION	TYPE	QUANTITY	WIDTH	HEIGHT	Top of sill, A.F.F.	NOTES
A	Master Bedroom	Double Hung	2	2'-10"	7' 1-1/2"	1' 9-5/8"	Match existing - V.I.F.; Jeld-Wen Tradition Plus All Wood Double Hung Units
B	Master Bathroom	Fixed	4	2' 6-1/8"	1' 6"	7' 8-1/2"	Jeld-Wen Premium Vinyl Fixed Units
C	Master Bathroom	Double Hung	2	2' 6-1/8"	4' 7"	2' 10"	Jeld-Wen Premium Vinyl Double Hung Units

**DOOR SCHEDULE**

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Swanstrom Residence: 605 White St, Houston, TX 77007

April 29, 2015

- Notes:
1. Exterior doors to be all wood with insulated glazing
  2. Rough opening to be determined per manufacturer
  3. Verify all dimensions with designer prior to placing door order

SYMBOL	LOCATION	TYPE	WIDTH	HEIGHT	HARDWARE	NOTES
1-1	Master Bedroom	Exterior Sliding	10' 0"; (4) 2' 6" doors	7' 0"	Exterior lock set	(2) sliding and (2) fixed new painted wood doors with tempered glass panel; 1' 6" high transom above

**PHOTOS SUBMITTED BY APPLICANT**

**EAST AND SOUTH ELEVATIONS**



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EAST AND SOUTH ELEVATIONS



SOUTH ELEVATION



SOUTH ELEVATION



SOUTH AND WEST ELEVATIONS



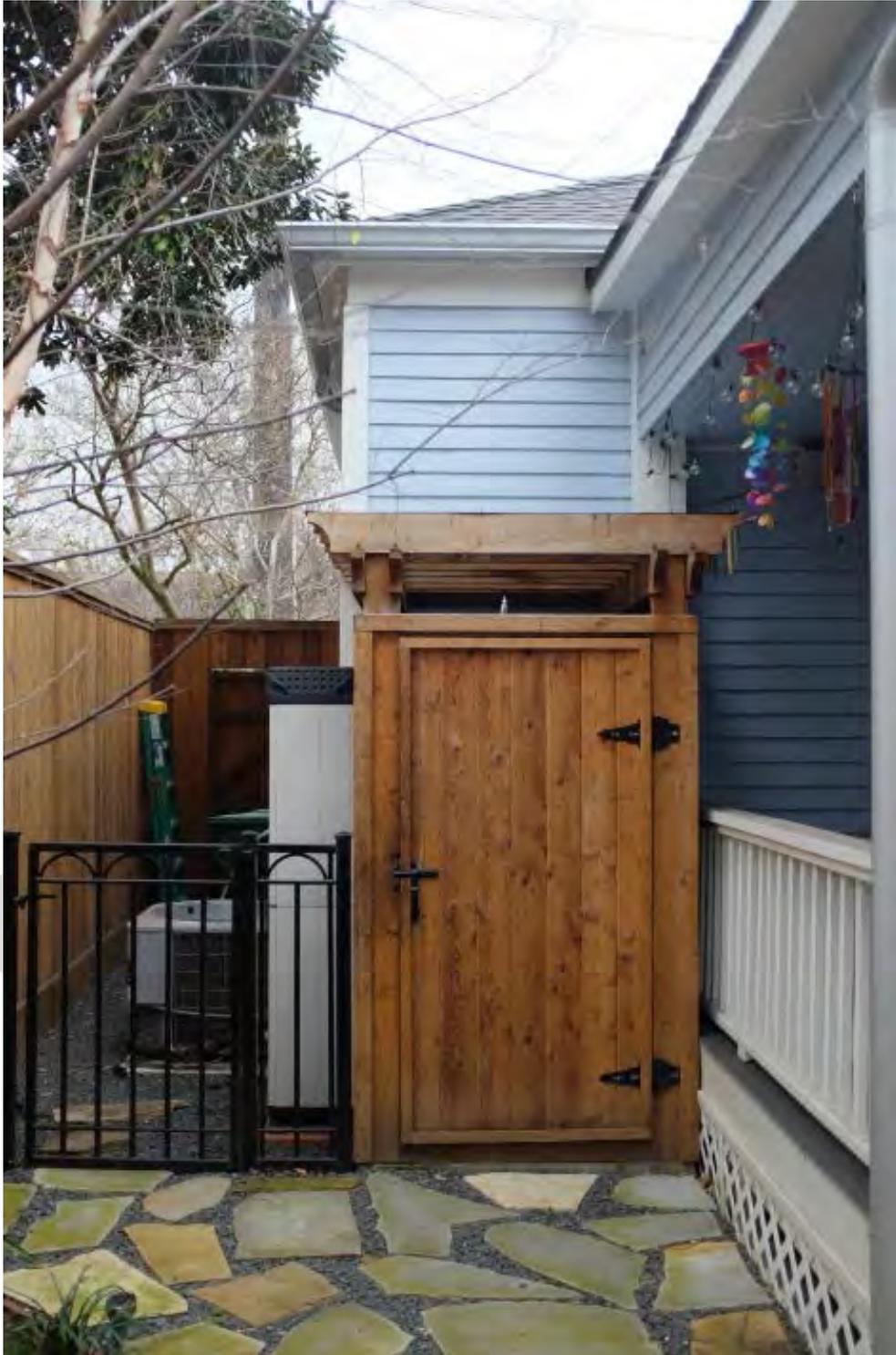
WEST ELEVATION



NORTH ELEVATION



NORTH ELEVATION



NORTH AND EAST ELEVATIONS



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## PROJECT DETAILS

**Shape/Mass:** The residence measure 32'-4 $\frac{3}{4}$ " wide, 41'-31 $\frac{8}{8}$ " deep, 13'-2" to the eave, and 20'- 7 $\frac{1}{4}$ " to the ridge. The residence features a full width front porch measuring 32'-4 $\frac{3}{4}$ " wide and 6' deep. The residence has an "L" footprint; the addition will fill in the rear corner of the residence. The addition will measure 15'-8" wide, 26'-11" deep, 11'-5 $\frac{3}{4}$ " to the eave, and 19'-3 $\frac{1}{2}$ " to the ridge.

**Setbacks:** The residence is setback 17'-6" from the front property line, 6'-9 $\frac{3}{4}$ " from the north, side property line, 10'-9 $\frac{1}{2}$ " and 13'-4 $\frac{3}{4}$ " from the south, side property line, and 5'-3" from the rear property line. The addition will be setback 37'-10" from the front property line, 8'-8 $\frac{3}{4}$ " and 11'-9 $\frac{3}{4}$ " from the north, side property line, 25'-7 $\frac{1}{4}$ " from the south, side property line, and 5'-3" from the rear property line.

**Foundation:** The residence is built on a pier and beam foundation with a foundation height of 2'-4". The addition will be built on a pier and beam foundation with a foundation height of 2'-4".

**Windows/Doors:** The residence features 2-over-2 wood sash windows, a single lite fixed window, a single lite wood paneled front entry door, and two divided lite entry doors. The existing 2-over-2 windows, divide lite entry door, and single lite front entry door will be retained and repaired; the single lite fixed window and a divide lite entry door on the north elevation will be removed. The addition will feature 2-over-2 wood sash windows, 2-over-2 sash windows with single lite transoms, single lite fixed windows, and sliding glass doors with single lite transoms.

**Exterior Materials:** The residence is clad with wood horizontal lap siding; the existing siding will be retained and repaired. The front porch features square columns, wood guardrails, wood steps with wood handrails; all the existing porch elements will be retained. The addition will be clad with horizontal lap siding and will feature a rear covered porch with a square wood column, and wood steps.

**Roof:** The residence features an 8/12 hip on gable roof with an 8" eave overhang. The span of the rear gable will be enlarged to cover the proposed addition. The proposed gable will have a 5.5/12 pitch and an 8" eave overhang. The roof will be clad with composite shingles.

**Front Elevation:** Please see elevation drawings on pg. 6  
(East)

**Side Elevation:** Please see elevation drawings on pg. 7  
(North)

**Side Elevation:** Please see elevation drawings on pg. 8  
(South)

**Rear Elevation:** Please see elevation drawings on pg. 9  
(West)