

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** April 29, 2015

**Applicant:** Nick Eronko of Bungalow Revival for James and Tricia Zucker, owners

**Property:** 1213 Harvard Street, Lot 9, Block 187, Houston Heights Subdivision. The property includes an altered historic 3,180 square foot, two-story wood frame single-family residence with a new two-story addition and a new two-story garage under construction. The property is a 6,600 square foot (50' x 133') interior lot.

**Significance:** Contributing Queen Anne Cottage style residence, constructed circa 1910, located in the Houston Heights Historic District East. The house has been altered previously with a second story addition.

**Proposal:** Alteration – Addition/Garage *Revision*

In Oct 2013, the applicant received a COA to build a two-story detached garage apartment. In Dec 2013, the applicant received a separate COA to build a two-story addition to the existing house. The project is currently under construction. On April 22, 2015, the City's Structural Inspector observed that the applicant had exceeded the work approved in the two COAs.

The applicant has made the following unapproved changes to the scope of work, and is now requesting approval of these changes:

- Removed one original historic 1-over-1 wood window at the front of the north elevation of the original structure, enlarged the opening, and installed a pair of new 1-over-1 wood windows. According to the applicant, the historic window that was removed is in good condition and has since been installed on another house.
- Revised the fenestration pattern on the north and south side elevations of the addition.
- Connected the two-story detached garage to the rear of the house by a 9' 2" wide by 11' 1" deep breezeway.

See enclosed application materials and detailed project description on p. 5-16 for further details.

**Public Comment:** One opposed to granting the COA. See Attachment A

**Civic Association:** No comment received.

**Recommendation: Partial Approval:**

1. Approve the revisions to the fenestration on the north and south side of the addition.
2. Approve the breezeway connector between the garage and the rear of the house.
3. Deny the removal of one original historic window, enlargement of the original opening, and installation of a pair of new windows on the historic portion of the house.

**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

- (1) The proposed activity must retain and preserve the historical character of the property;  
*Historic windows are a character defining feature of this residence. Replacing a historic window with two new windows, featuring new technology and materials, undermines the character of the property, as does altering the original opening and historic window pattern.*
- (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;  
*Historic wood windows are an irreplaceable distinguishing quality of this structure, and other Contributing structures found throughout Houston Heights Historic District East. Removing an undamaged historic window represents a failure to maintain the structure's distinguishing qualities.*
- (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;  
*Historic wood windows feature characteristics of skilled craftsmanship no longer available, including old growth wood, interchangeable components, metal weights and pulleys. Replacing one of these windows with a pair of new windows represents a failure to maintain examples of skilled craftsmanship found on this structure.*
- (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 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;  
*Replacing an undamaged window with a pair of new windows represents a destruction of significant historical and architectural material. Portions of the original siding and wall material needed to be removed and discarded in order to incorporate the larger window opening.*
- (10) The setback of any proposed construction or alteration must be compatible with existing

setbacks along the blockface and facing blockface(s);

- (11) The proposed activity will comply with any applicable deed restrictions.

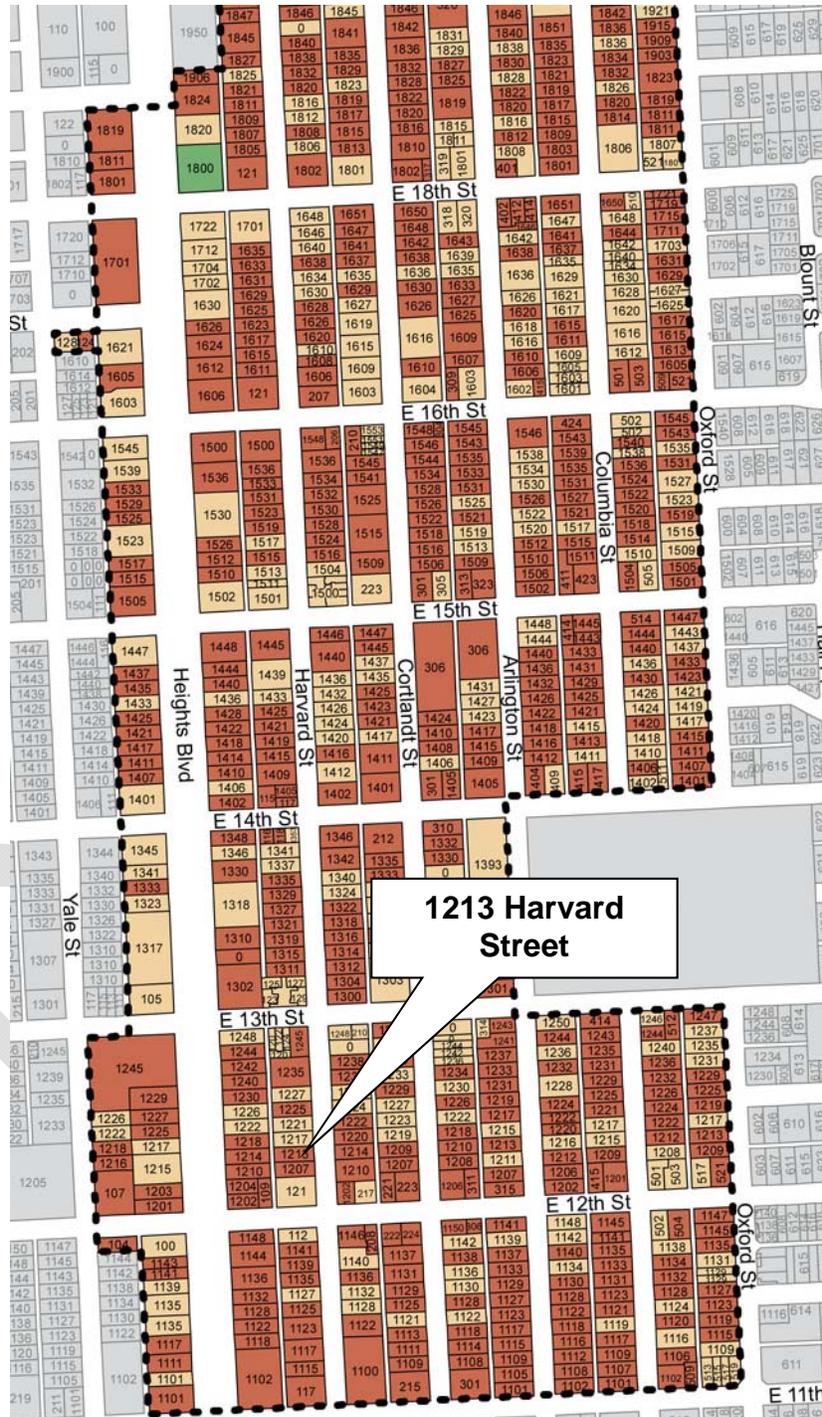
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PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



PHOTO OF THE NORTH SIDE OF THE PROPERTY PRIOR TO CONSTRUCTION



**NORTH ELEVATION PHOTOS**

FEBRUARY 16, 2015



APRIL 22, 2015



**NORTH SIDE ELEVATION**  
**EXISTING PRIOR TO CONSTRUCTION**



APPROVED – 12/12/13



PROPOSED



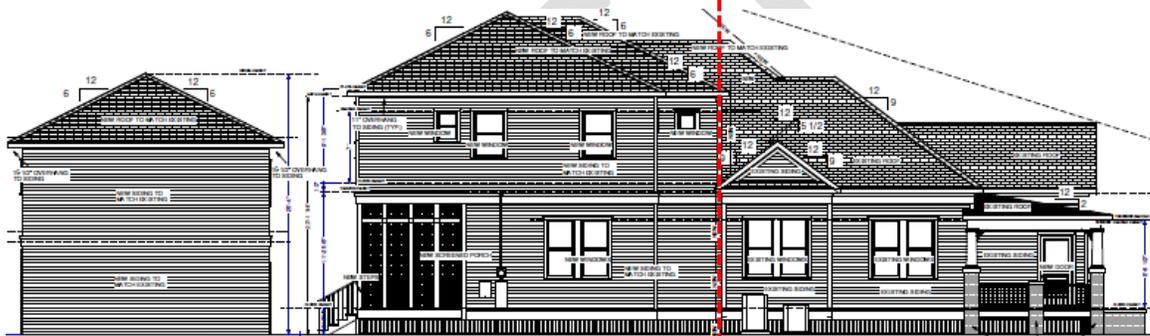
Original Structure

Addition

**SOUTH SIDE ELEVATION**  
EXISTING PRIOR TO CONSTRUCTION



APPROVED – 12/12/13



PROPOSED



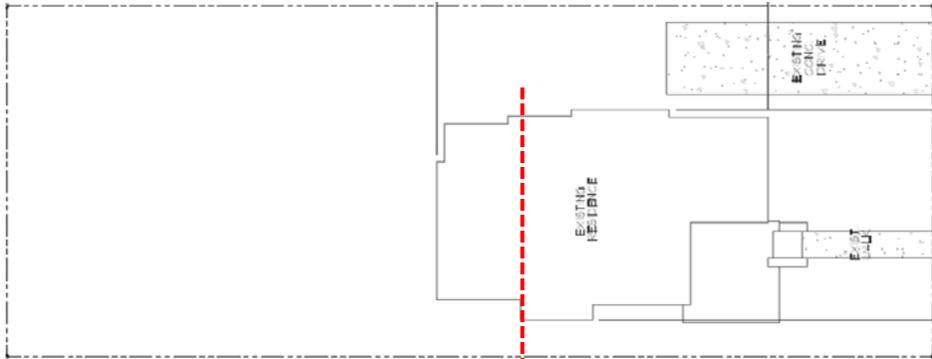
Addition

Original Structure

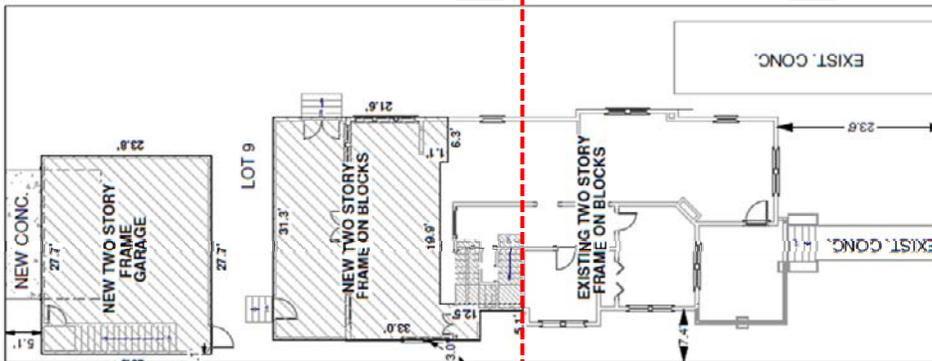


SITE PLAN

EXISTING PRIOR TO CONSTRUCTION



APPROVED - 12/12/13



PROPOSED

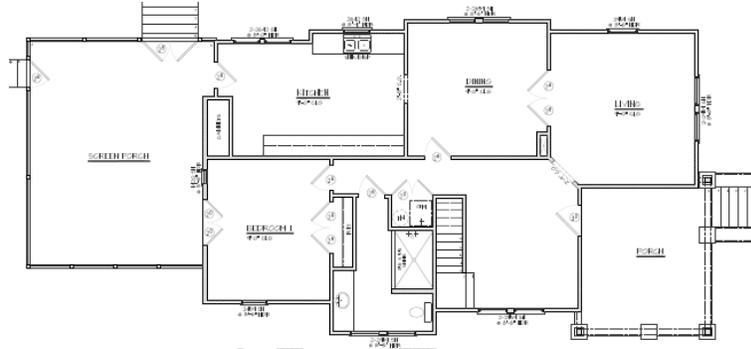


Addition

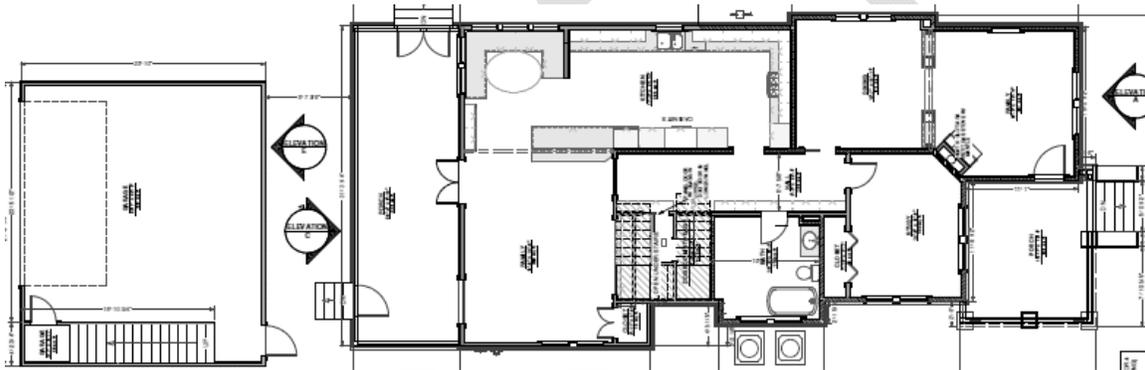
Original Structure



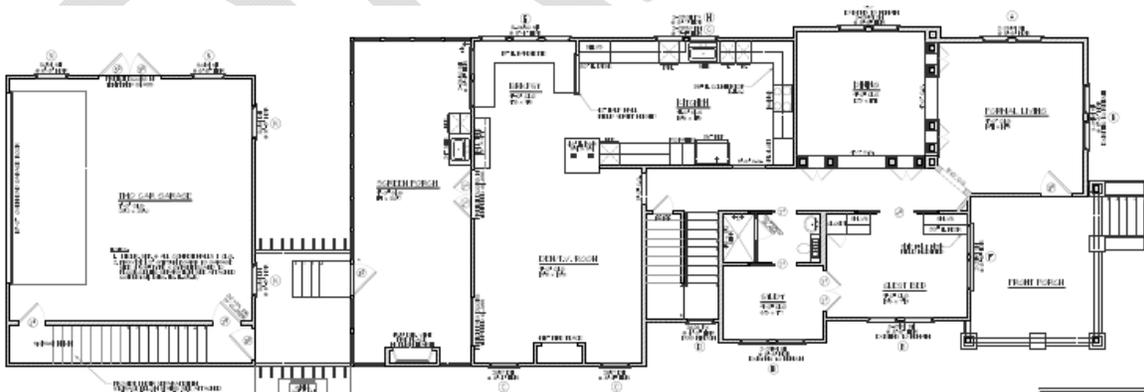
**FIRST FLOOR PLAN**  
EXISTING PRIOR TO CONSTRUCTION



APPROVED - 12/12/13

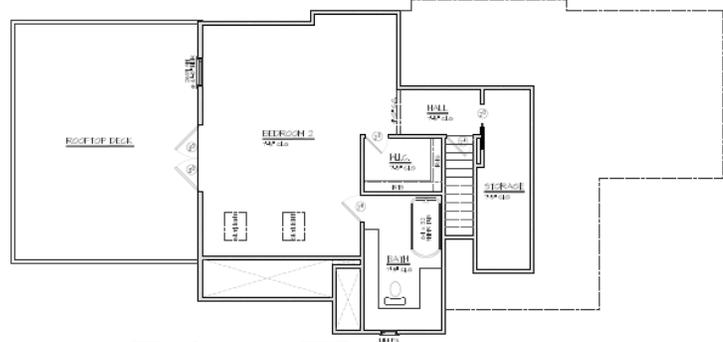


PROPOSED

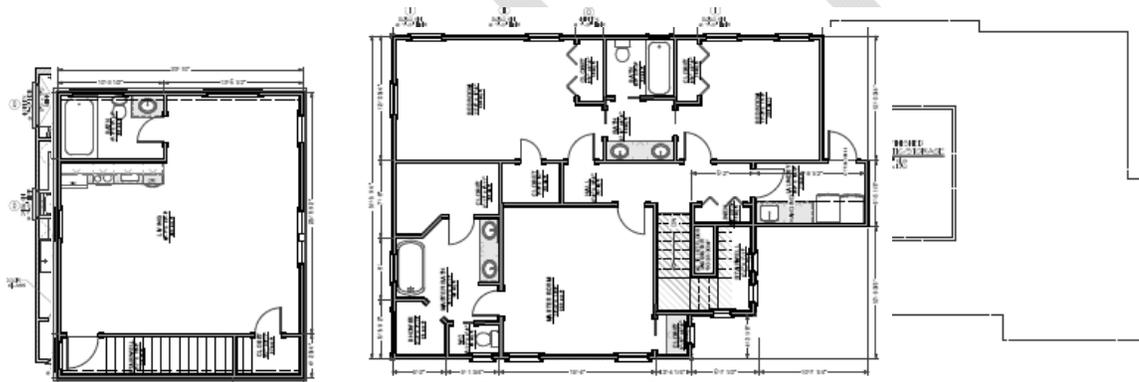




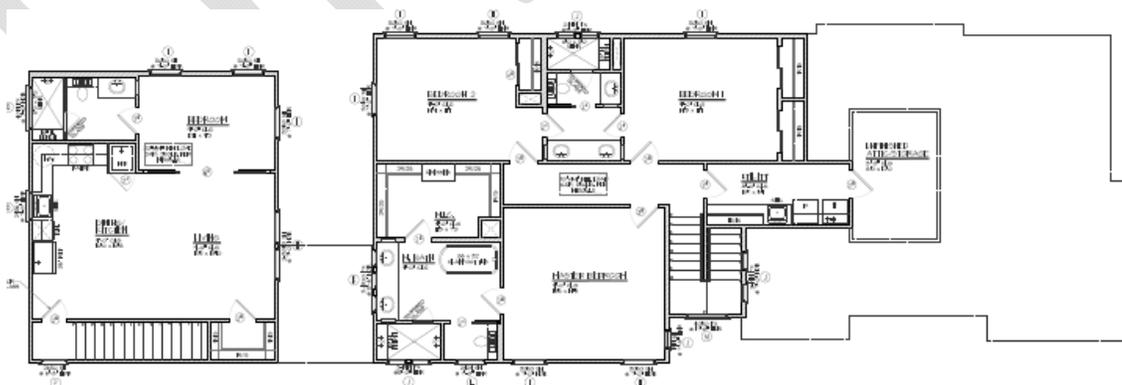
**SECOND FLOOR PLAN**  
EXISTING PRIOR TO CONSTRUCTION



APPROVED – 12/12/13



PROPOSED



## WINDOW SCHEDULE

## SUB-HEADING

Mark	Size		Type	Qty	Material	Mount	Existing/
	Height	Width					New
A	5'9"	2'6"	DH	1	Wood, Dbl pane	recessed	New
B	5'9"	2'9"	DH	8	Wood	recessed	Existing to remain
C	5'7"	2'8"	DH	2	Wood, Dbl pane	recessed	New
D	2'6"	2'6"	Fixed	1	Wood, Dbl pane	recessed	New
E	5'	2'6"	DH	5	Wood, Dbl pane	recessed	New
F	5'9"	2'9"	DH	2	Wood, Dbl pane	recessed	New
G	3'	2'8"	DH	2	Wood, Dbl pane	recessed	New
H	11"	2'8"	Fixed	2	Wood, Dbl pane	recessed	New
I	5'	3'	DH	6	Wood, Dbl pane	recessed	New
J	1'9"	1'9"	Fixed	7	Wood	recessed	New
K	2'	1'8"	Fixed	3	Wood	recessed	New
L	2'9"	2'9"	Fixed	1	Wood	recessed	New
M	5'	4'	Fixed	1	Wood	recessed	New
N	5'9"	3'	DH	4	Wood, Dbl pane	recessed	New
O	3'6"	2'9"	SH	1	Wood, Dbl pane	recessed	New
P	3'	2'6"	SH	1	Wood, Dbl pane	recessed	New
Q	1'9"	4'	Fixed	1	Wood	recessed	New
R	5'	3'9"	SH	1	Wood, Dbl pane	recessed	New

## PROJECT DETAILS

**Shape/Mass:** The applicant has been granted two COAs to construct a two story rear addition and one for a two story detached garage/apartment behind the addition. The applicant now requests approval to connect the addition to the garage apartment by a 9' 2" deep by 11' 1" wide wood breezeway.

**Windows/Doors:** Historic Structure: Remove an original undamaged approximately 3' wide historic wood 1-over-1 window and trim. Install a pair of new wood 1-over-1 windows. The pair of windows measure 5' 9" tall by 5' wide which necessitated the removal of the surrounding trim and wall material to enlarge the window opening.

Addition and Garage apartment: The applicant made revisions to the floor plans which necessitated several fenestration revisions to the north and side elevations of the addition and two story garage. See elevation description below.

**Side Elevation:** Historic Structure: Replace the first window from the front wall with a pair of matching windows.

**(North)** Addition: Add a second 3' tall by 2' 8" wide 1-over-1 wood window next to an approved window of the same size and style. A 2' 8" wide by 11" tall transom windows will be added above each of these windows. Omitted an approved second floor window at the front of the approved addition. Omitted a single fixed window to the second story bathroom. Added a pair of 1' 9" tall by 1' 9" wide fixed window to the second story bathroom. Moved a pair of approved 5' tall by 3' wide windows at the north facing bedroom closer to the rear of the addition.

Garage apartment: Garage will be attached to the main residence by a 9' 2" deep breezeway. A pair of 5' 9" tall by 3' wide windows will be added flanking a pair of single lite French doors on the first floor. The second floor will feature two 5' 9" tall by 3' wide windows.

**Side Elevation:** Historic Structure: No changes.

**(South)** Addition: Add a 2' 6" tall by 2' 6" wide fixed window to the first floor of the proposed stairwell. Omitted a pair of adjoining windows and replaced them with two 5' 9" tall by 2' 9" wide windows separated by approximately 8'. Add a 5' wide fireplace flue at the approved rear screened porch. The flue will be sided in wood cladding matching the addition. Add a 5' tall by 4' wide fixed window at the second story of the stairwell. Shifted a pair of approved windows at the second floor den closer to the front of the property. Added a pair of 1' 9" by 1' 9" fixed windows at the second floor bathroom.

Garage apartment: Garage will be attached to the main residence by a 9' 2" deep breezeway. A 3' tall by 2' 6" wide window will be added to the second floor landing of the living space above the garage.

**ATTACHMENT A**  
**PUBLIC COMMENT**

J. Kent Marsh

1213 Harvard – Question replacement of existing single window with new double window. Reduces historical material and context. Recommend a single historical period window be obtained and used to replace the double window installed and matching siding be installed to complete difference in opening area.

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