

CERTIFICATE OF APPROPRIATENESS

Application Date: September 30, 2015

Applicant: Mark Van Doren, APD Design for Rod Proto, Proto Enterprises, owner

Property: 1409 Ashland Street, Lot 16, Tract 17A, Block 151, Houston Heights Subdivision. The property includes a historic 1,114 square foot, one-story wood frame single-family residence and a detached secondary structure situated on a 6,600 square foot (50' x 132') interior lot.

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

Proposal: Alteration – Addition *Resubmittal*

The applicant was approved to construct a two-story rear addition to a one-story Contributing residence on July 22, 2015. The applicant now proposes the following revisions to their design:

- Remove a proposed south facing chimney bump out on the proposed addition.
- Extend the approved south facing side porch to extend over the previously proposed bump out.
- Adjust the fenestration pattern on the front and side elevations of the proposed addition.

See enclosed application materials and detailed project description on p. 5-14 for further details.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

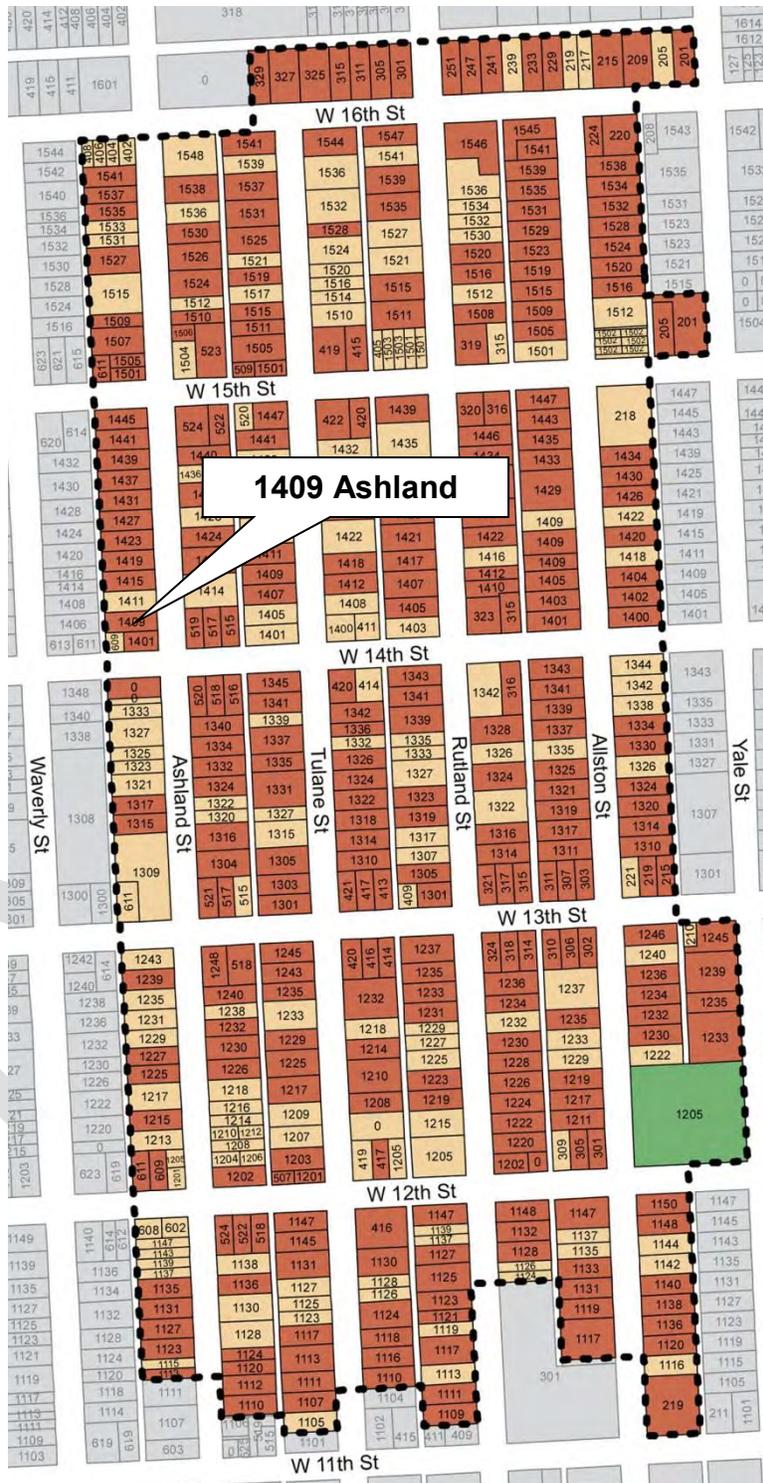
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable | |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|--|
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 checked="" 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



INVENTORY PHOTO



NEIGHBORING PROPERTIES



1401 Ashland Street – Contributing – 1920 (neighbor)



1411 Ashland Street – Noncontributing – 2015 (neighbor)



519 W 14th Street – Contributing – 1915 (across street)



1414 Ashland Street – Noncontributing – 2012 (across street)



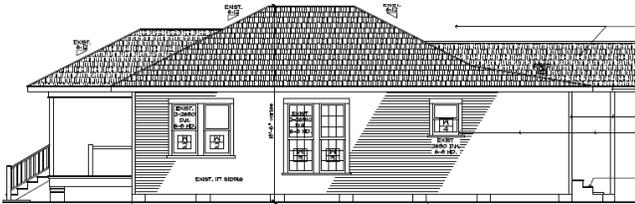
1418 Ashland Street – Contributing – 1920 (across street)



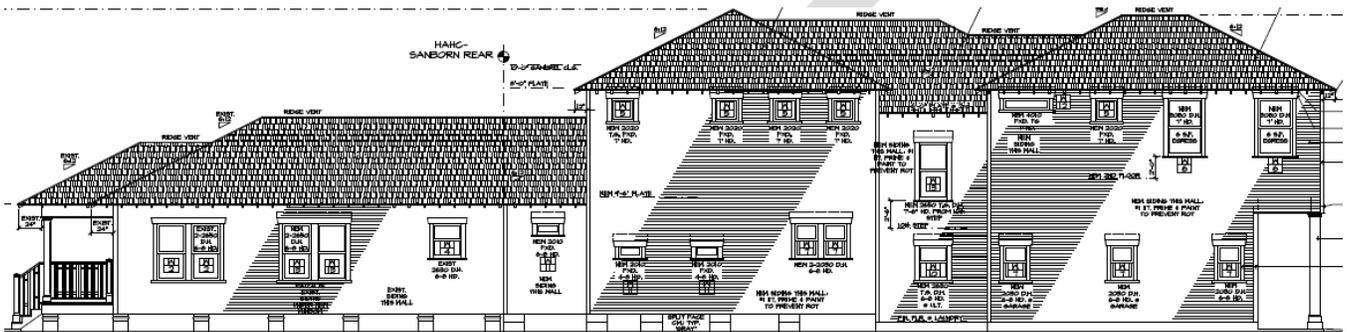
1424 Ashland Street – Contributing – 1920 (across street)

NORTH SIDE ELEVATION

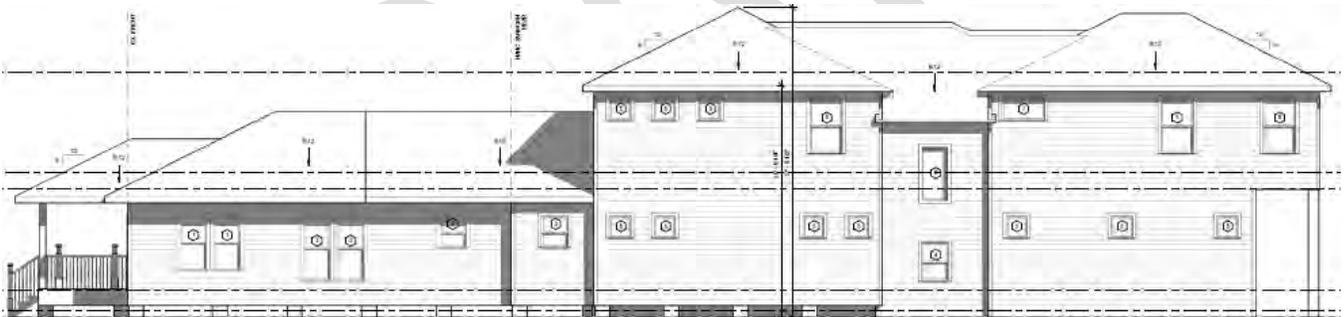
EXISTING



APPROVED - 7/22/15

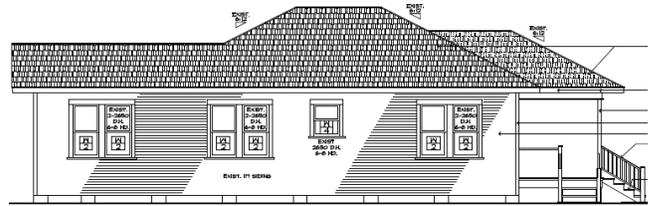


PROPOSED



SOUTH SIDE ELEVATION

EXISTING



APPROVED - 7/22/15



PROPOSED

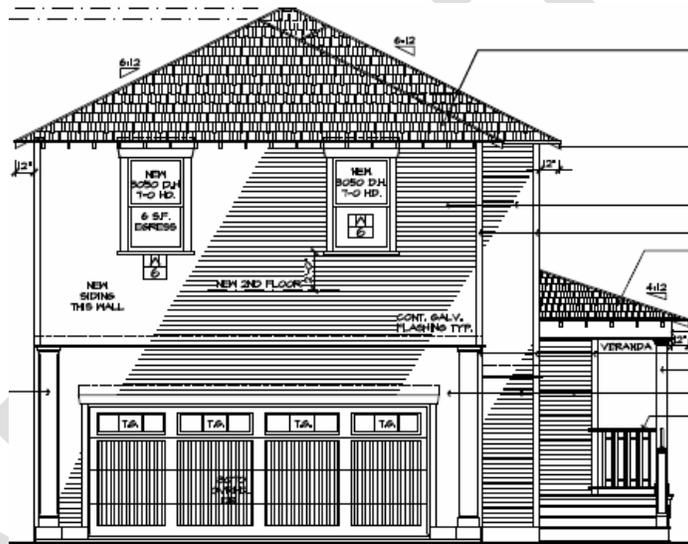


WEST (REAR) ELEVATION

EXISTING



APPROVED - 7/22/15

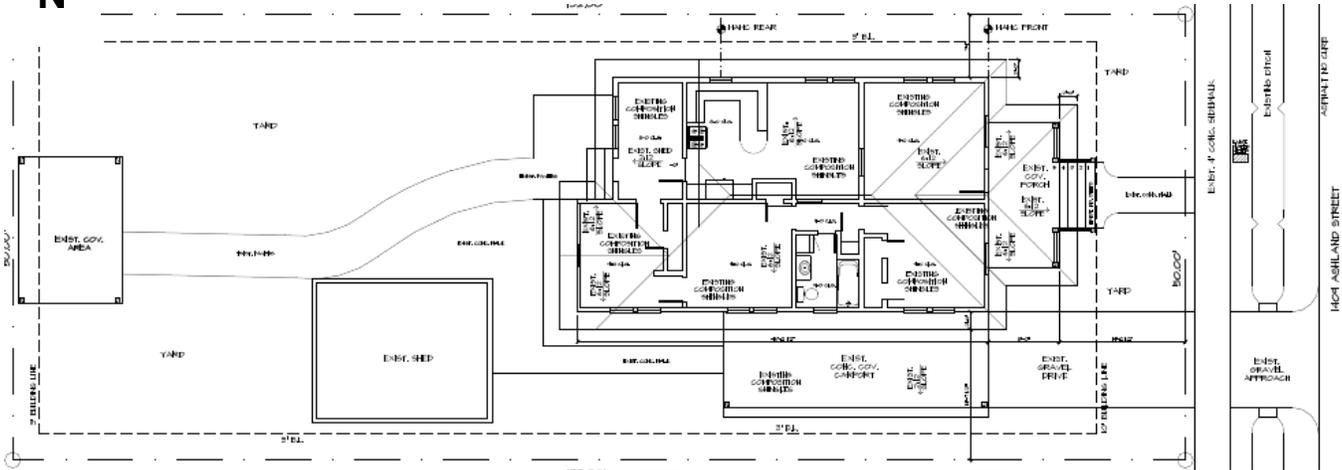


PROPOSED

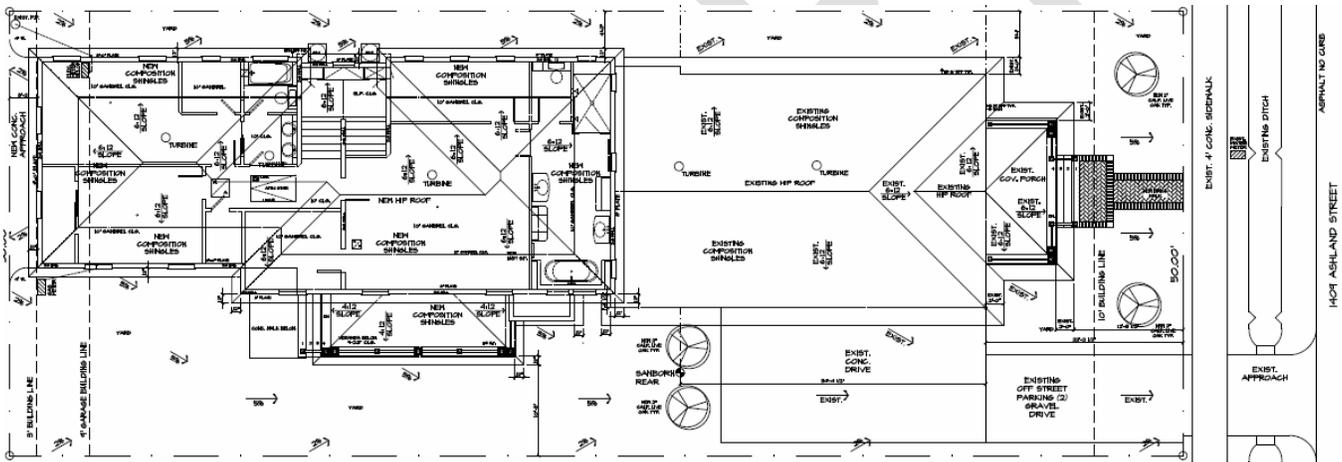




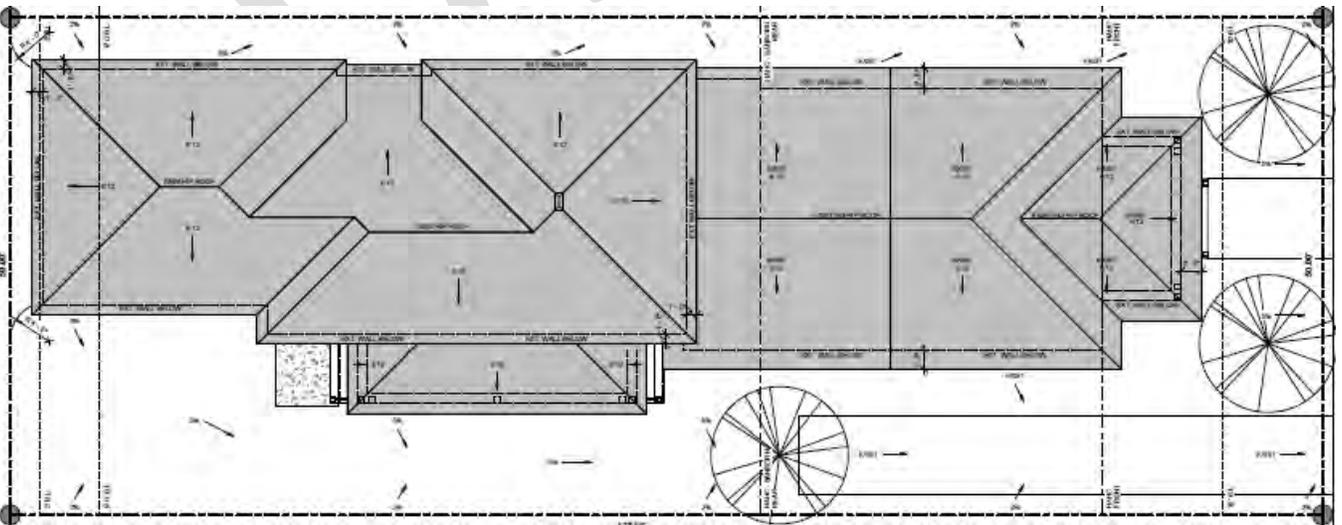
SITE PLAN EXISTING



APPROVED - 7/22/15



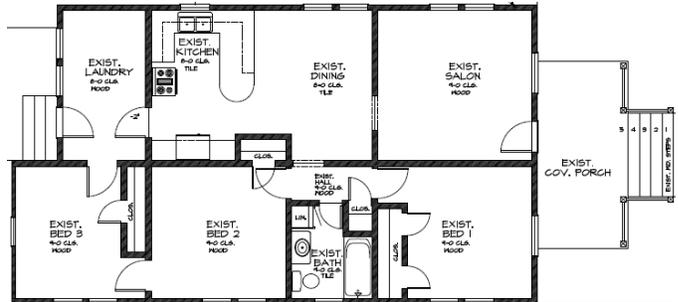
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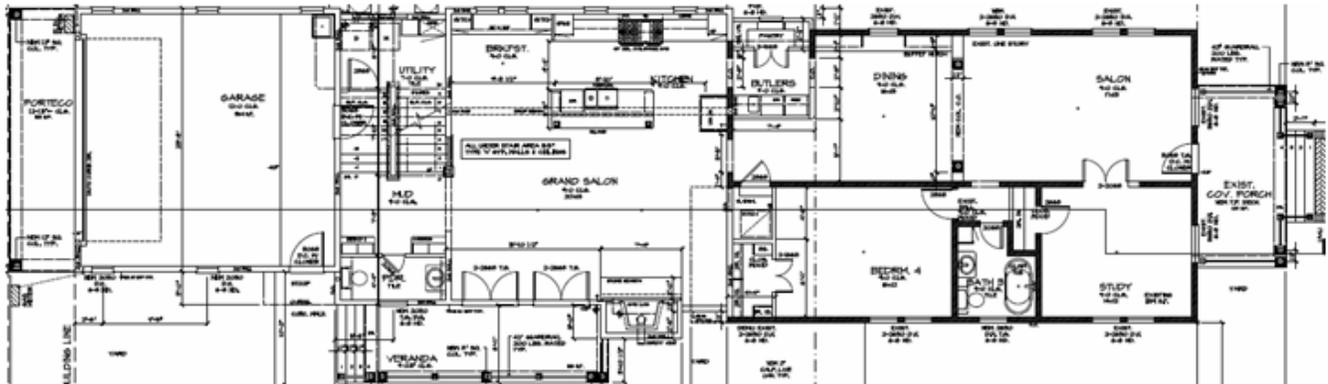


FIRST FLOOR PLAN

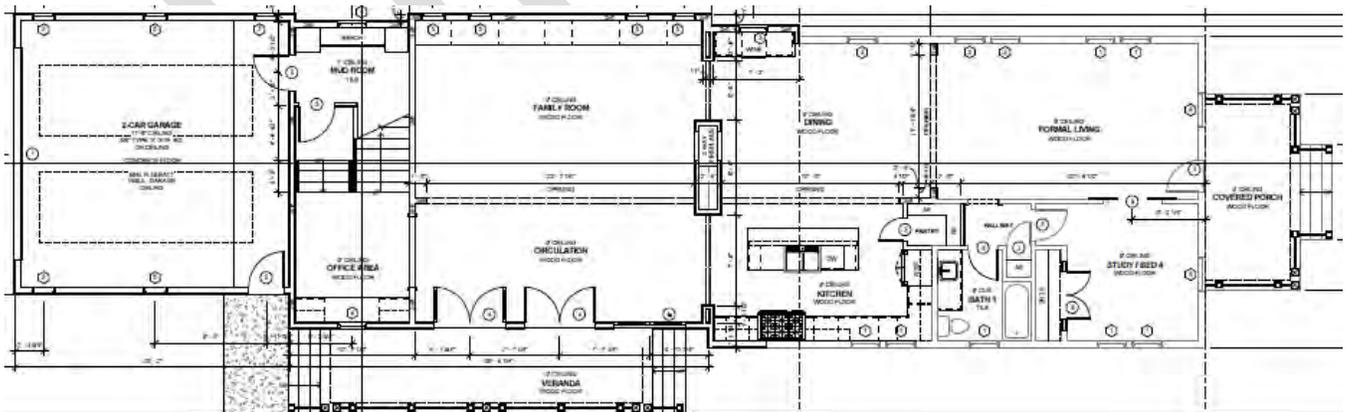
EXISTING



APPROVED - 7/22/15



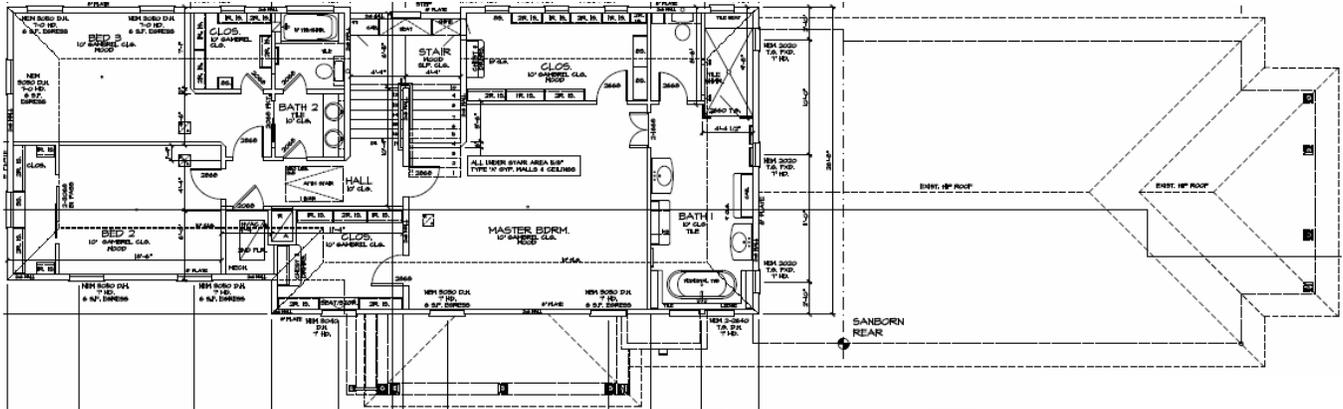
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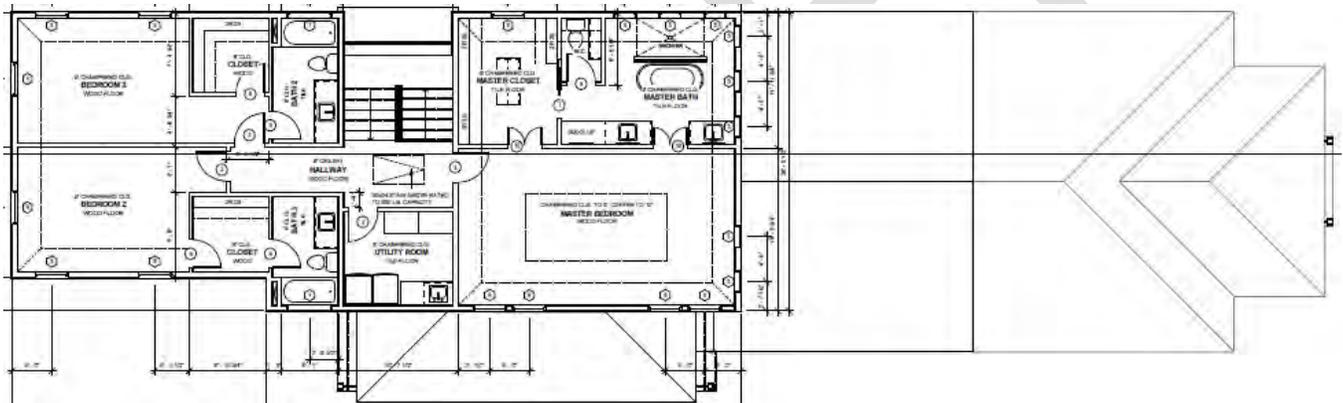


SECOND FLOOR PLAN

APPROVED - 7/22/15



PROPOSED



WINDOW / DOOR SCHEDULE

Model	Phase Created	Width	Height	Family	Type	Count	Comments
1	New Construction	18' - 0"	7' - 0"	Overhead-Sectional	18x7	1	
2		2' - 0"	6' - 8"	Single - Panel	2068	2	
3		2' - 8"	6' - 8"	Single - Panel	2888	6	
4	New Construction	6' - 0"	6' - 8"	Double-Glass 1	8068	2	
4a	New Construction	6' - 0"	6' - 8"	Double-Glass 1 - Fixed	8068	1	
5	New Construction	3' - 0"	6' - 8"	Single - Panel	3068	3	
6	New Construction	2' - 6"	6' - 8"	Single - Panel	2888	6	
7	New Construction	2' - 6"	8' - 0"	Pocket - Flush	2680	1	
8	New Construction	4' - 0"	6' - 8"	Double-Panel 1	4068	1	
9	New Construction	5' - 0"	6' - 8"	Sliding Door - Barn Style	(2)2'-6" x 6'-8"	1	
10	New Construction	3' - 0"	6' - 8"	Double-Panel 1	3068	2	

Model	Phase Created	Width	Height	Family	Head Height	Count	Comments
1	Existing	2' - 6"	5' - 0"	Single Hung with Trim	6' - 8"	7	Existing to remain
2	Existing	2' - 6"	6' - 0"	Single Hung with Trim	6' - 8"	2	Existing to remain
3	Existing	2' - 6"	3' - 0"	Single Hung with Trim	6' - 8"	1	Existing to remain
4	Existing	3' - 0"	5' - 0"	Single Hung with Trim	6' - 8"	2	Existing to remain
5	New Construction	2' - 0"	2' - 0"	Fixed with Trim	6' - 8"	17	
6	New Construction	2' - 6"	3' - 6"	Single Hung with Trim	6' - 8"	2	
7	New Construction	4' - 0"	2' - 0"	Fixed with Trim	6' - 8"	2	
8	New Construction	2' - 6"	5' - 0"	Fixed with Trim	12' - 11"	1	
9	New Construction	2' - 6"	3' - 0"	Single Hung with Trim	6' - 8"	1	
10	New Construction	3' - 0"	5' - 0"	Single Hung with Trim	6' - 8"	11	

DRAFT

PROJECT DETAILS

Shape/Mass: **Approved 7/22/15:** *The residence measures 26'-3" by 46'-2" deep with a 10' eave height and an 18'-6" ridge height. The foundation will be raised 4", increasing the eave height to 10'-4" and the ridge height to 18'-10". An existing non-original carport attached to the south wall will be removed. The addition will begin 34'-4" from the front wall on the north side, step out 1' and extend back 7'-10" before stepping out 11" and extending back 106'-6" with the final 5'-9" an open portico on the first floor supporting conditioned space on the second floor. The addition will feature a 28'-8" ridge height and a 21'-2" eave height.*

Proposed: An approved south facing chimney bump out on the rear addition will be removed. The approved south facing side porch will be extended over this area.

Side Elevation: The residence features a pair of wood windows to be retained, a pair of aluminum windows to be removed and replaced with wood windows and a single wood window to be retained. An existing rear shed addition will be removed and the addition will begin at the original rear wall and feature nine windows on the first floor and nine windows on the second floor. See elevation drawings for details.
(North)

Side Elevation: The residence features, from east to west, a pair of wood windows to be retained, an aluminum window to be removed and replaced with a wood window, a pair of wood windows to be retained and a pair of wood windows on an existing addition to be removed. The addition will retain a portion of the existing addition's wall and start 7'-10" behind the original rear wall, inseting 1' for 3'-4" before popping back put 2'-6" to a 7'-4" wide direct vent chimney on the first floor. The addition will then extend back 23'-10", step back and extend a final 29'-1" including a 5'-9" portico covered by conditioned space on the second floor. The second floor will feature seven windows. The first floor will feature two windows and a door at the rear garage portion. A side porch measuring 21'-9" wide by 6'-10" deep will begin after the direct vent chimney. The wall behind it will feature two pairs of doors and a window. See elevation drawings for details.
(South)

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