

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** September 2, 2015

**Applicant:** Tressa Mann, Eubanks Group Architects, for Holly Roemisch, owner

**Property:** 1426 Harvard Street, Lot 19, Block 158, Houston Heights Subdivision. The property includes a 2,420 square foot, one-story wood frame single-family residence and detached garage situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Noncontributing Folk Victorian residence, constructed circa 1910, located in the Houston Heights Historic District East.

**Proposal:** Alteration – Construct a 15'-9" x 20' one story addition that extends out 6'-5" to the north of the existing structure. Additionally:

- Windows and doors will be altered on previously constructed additions that encase portions of the original structure
- The roof of a previously enclosed porch will be reworked

A previous COA was granted in 2011, and renewed in 2012, for alterations to the porch and dormers.

See enclosed application materials and detailed project description on p. 4-15 for further details.

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

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

APPROVAL CRITERIA

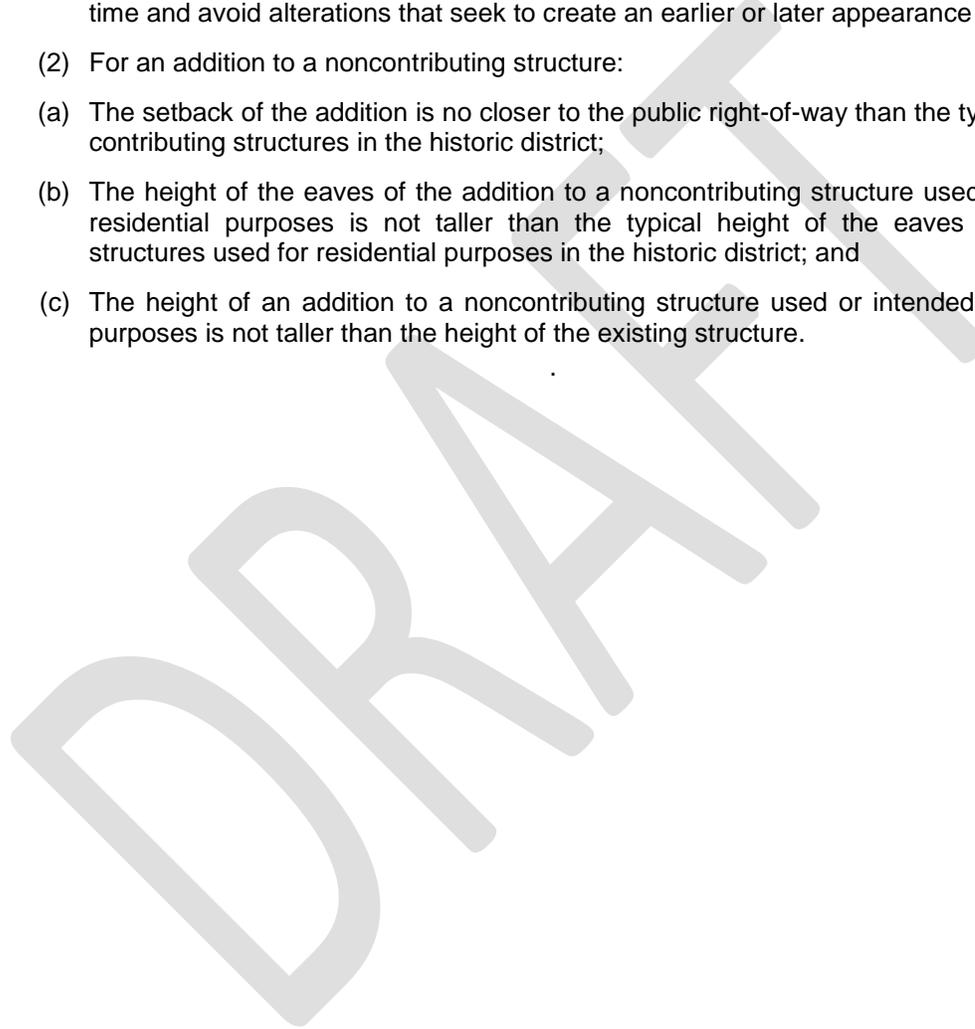
ALTERATIONS TO NONCONTRIBUTING STRUCTURES

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

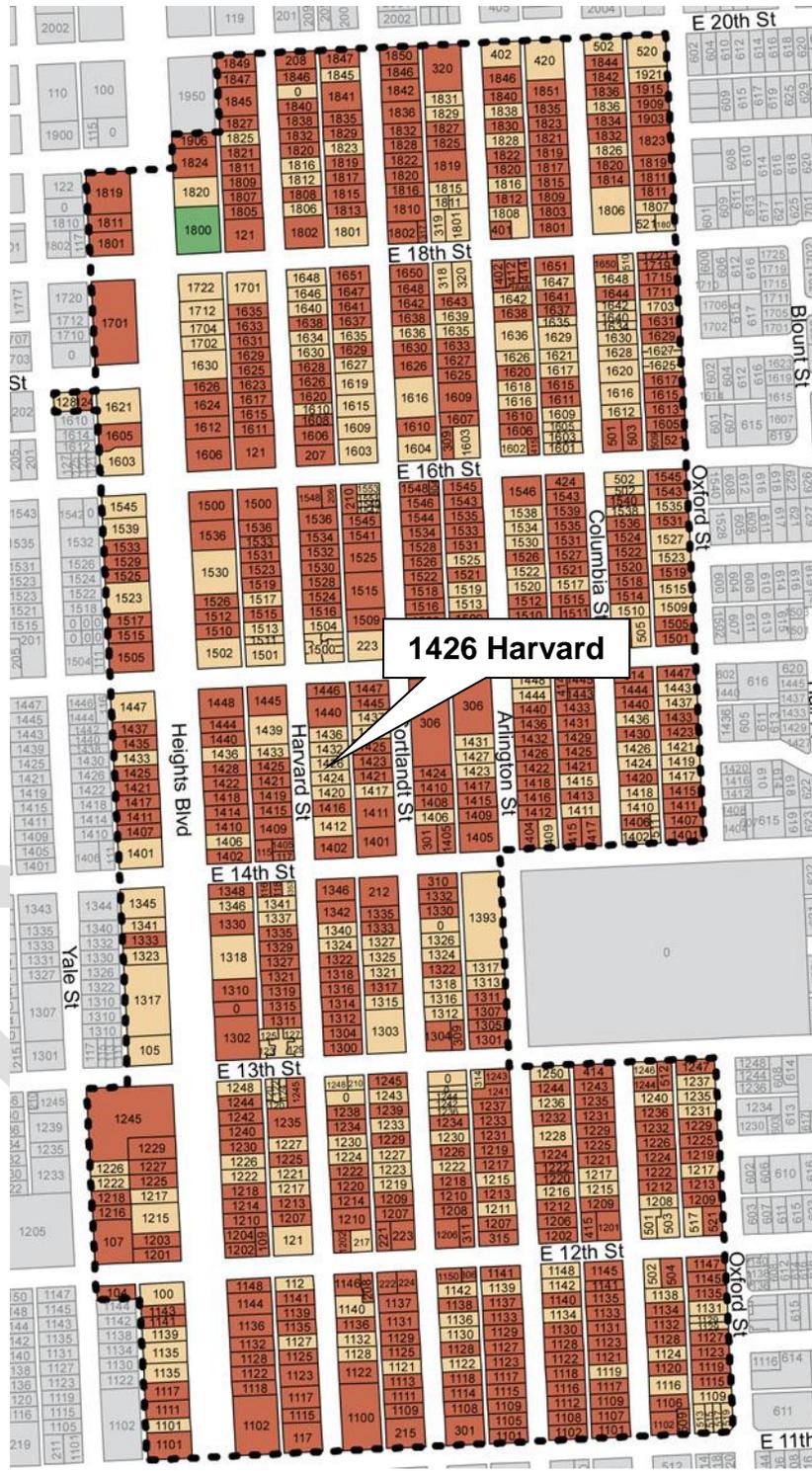
S - satisfies D - does not satisfy NA - not applicable

- (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

CURRENT PHOTO



**WEST ELEVATION – FRONT FACING HARVARD STREET**

EXISTING

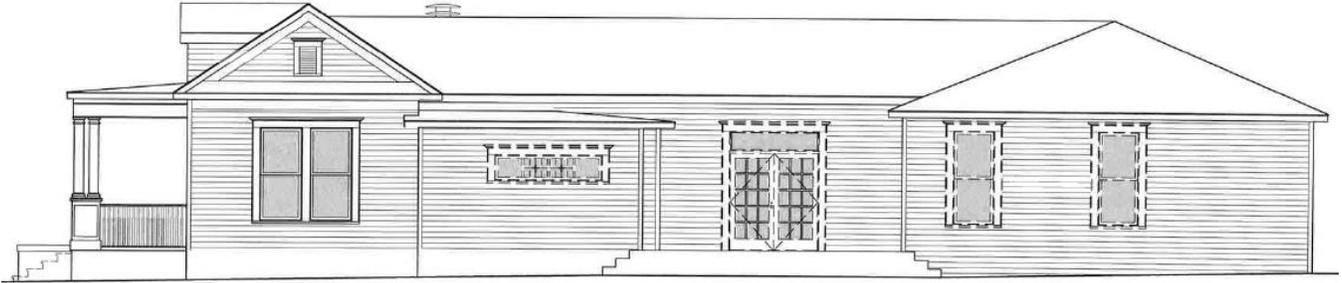


PROPOSED



**SOUTH SIDE ELEVATION**

EXISTING



PROPOSED

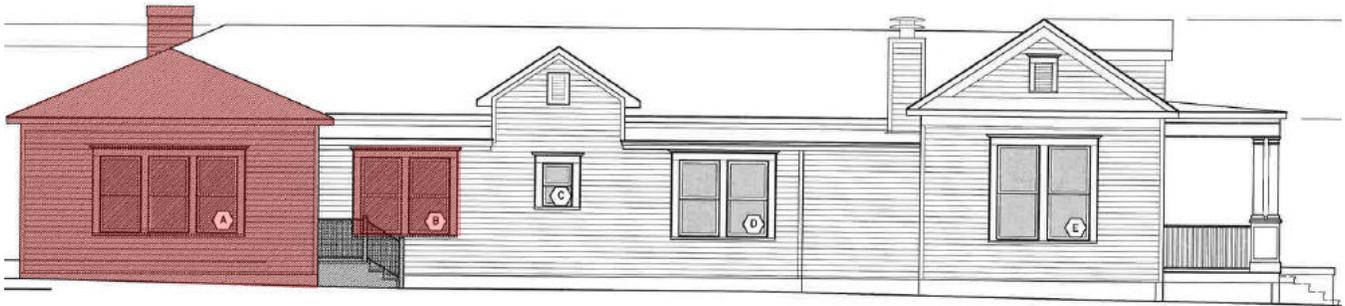


**NORTH SIDE ELEVATION**

EXISTING



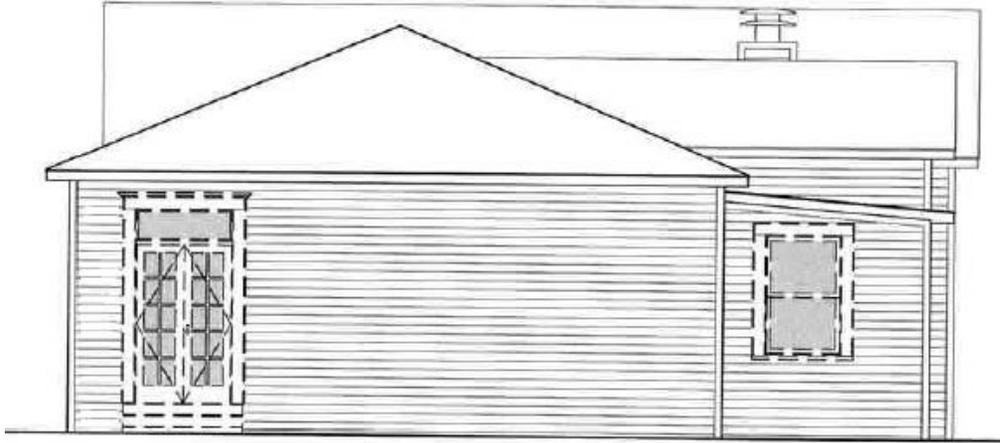
PROPOSED



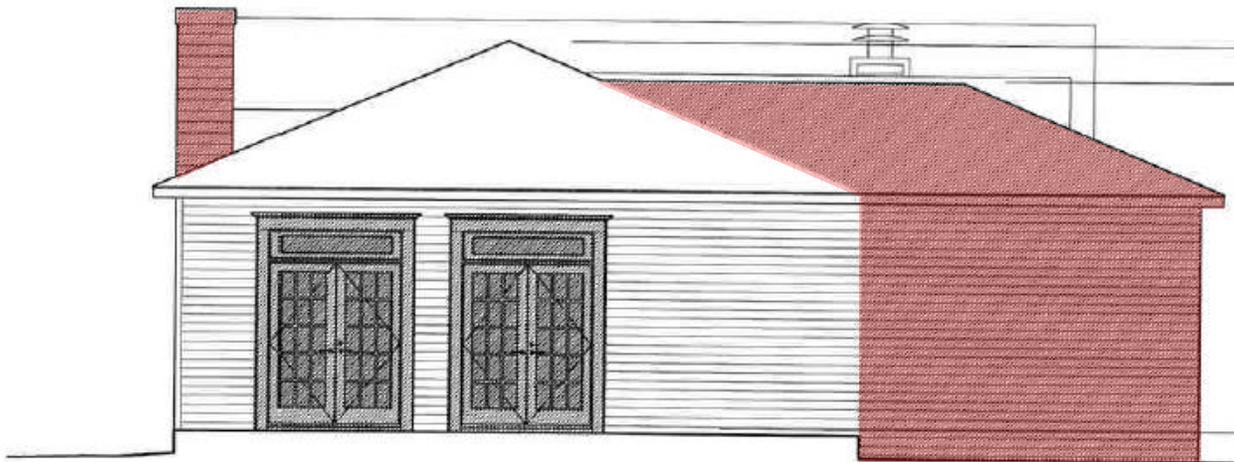
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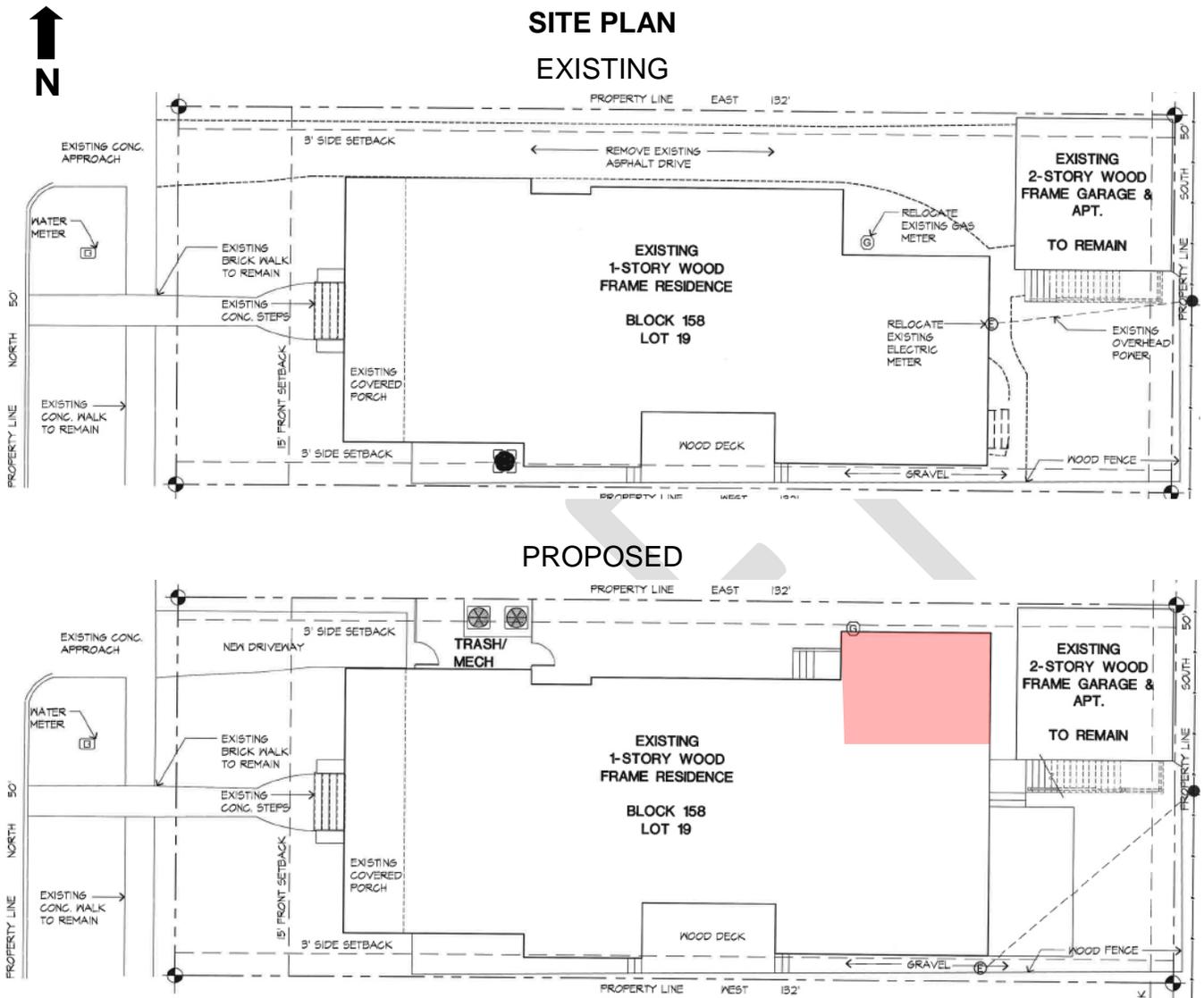
**EAST (REAR) ELEVATION**

EXISTING



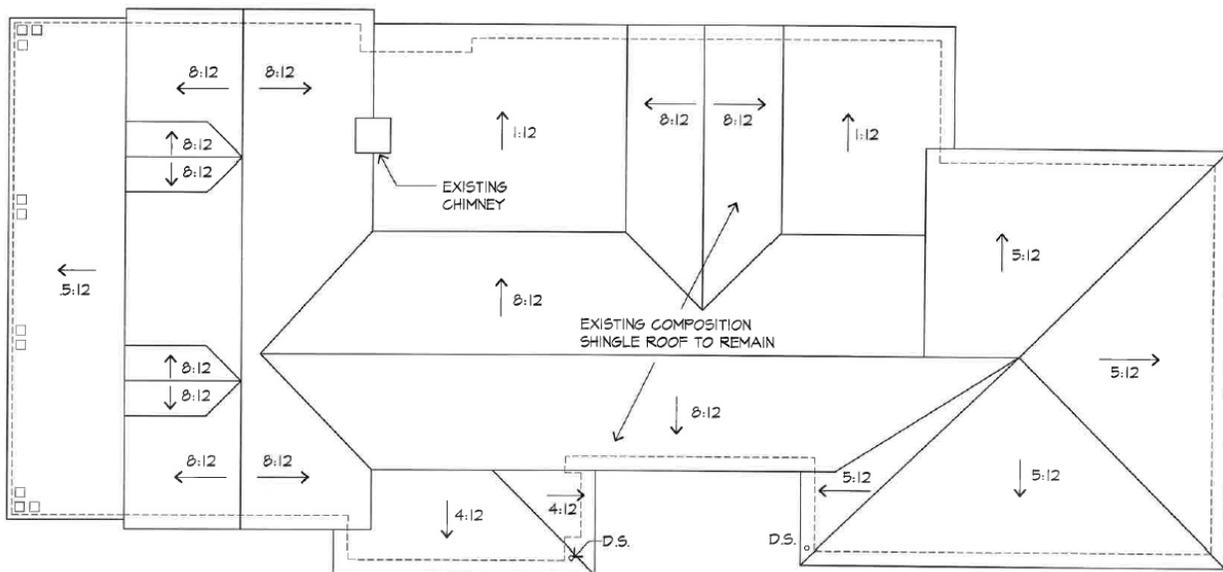
PROPOSED



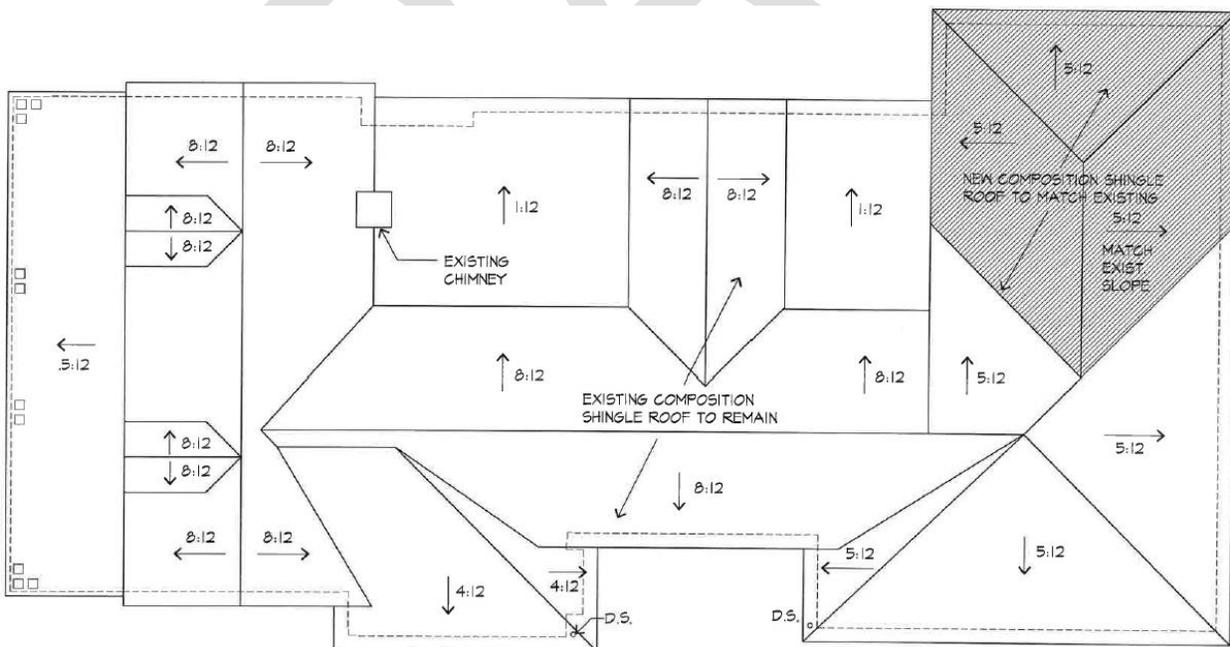




### ROOF PLAN EXISTING



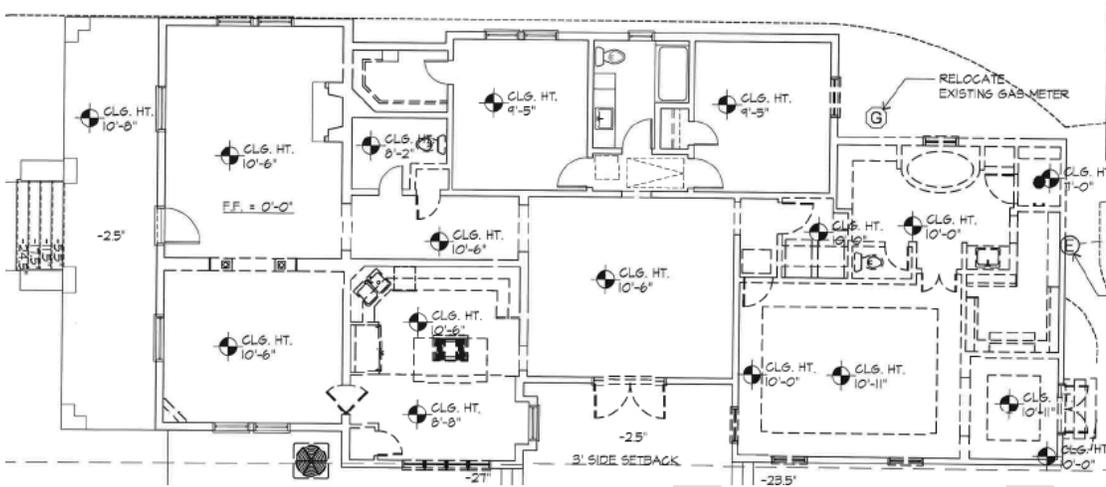
### PROPOSED



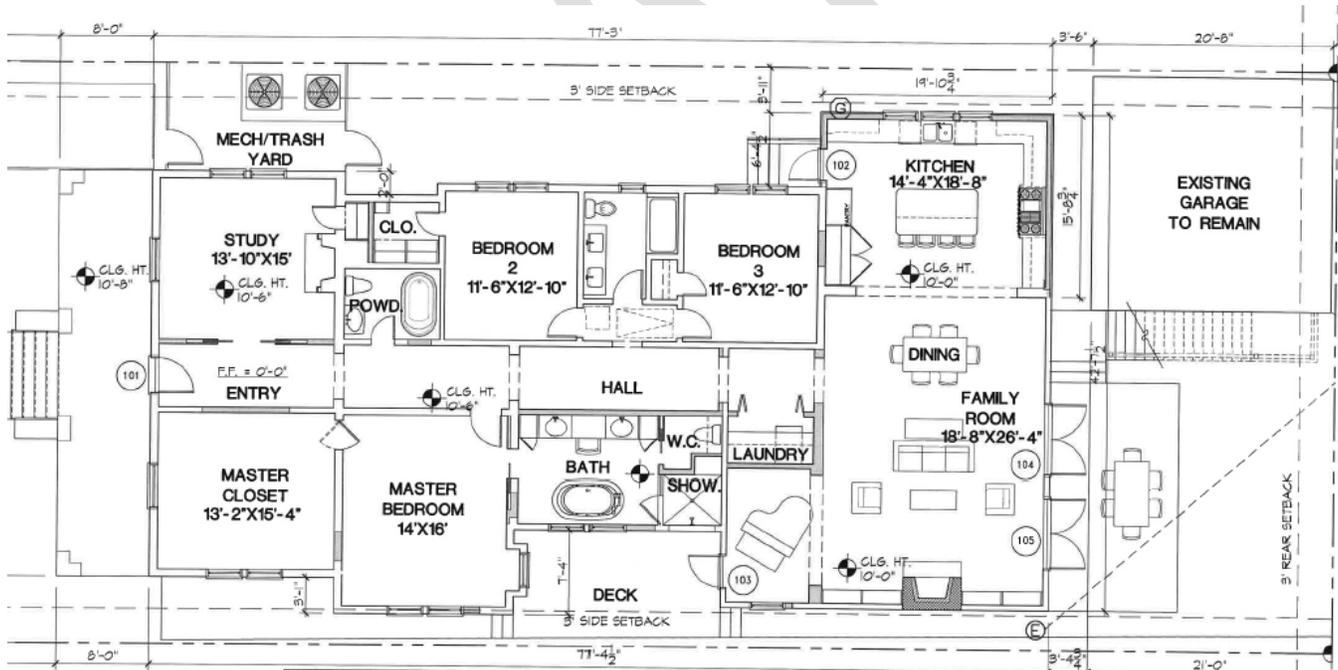


### FIRST FLOOR PLAN

EXISTING



PROPOSED



**WINDOW / DOOR SCHEDULE**

**WINDOW TYPE DESCRIPTION:**

ALUMINUM CLAD DOUBLE HUNG WINDOW  
W/ INSULATED LOW-E TEMPERED GLASS AS REQD. BY CODE  
COLOR TO MATCH EXISTING WINDOWS

ANDERSON OR EQUIVALENT

**DOOR TYPE DESCRIPTION:**

1 3/4" THICK ALUMINUM CLAD DOORS W/ FIXED TRANSOM  
W/ SIMULATED DIVIDED LITE W/ SPACER BARS  
W/ INSULATED LOW E TEMPERED GLASS  
W/ THRESHOLD AND WEATHERSTRIP

ANDERSON OR EQUIVALENT

**WINDOW SCHEDULE**

MARK	FRAME SIZE		MANUFACTURER	REMARKS
	WIDTH	HEIGHT		
A	4'-2"	5'-1"	TBD	NEW WINDOW
B	5'-11"	5'-1"	TBD	NEW WINDOW
C	1'-11"	2'-10"	TBD	EXISTING TO REMAIN
D	5'-11"	5'-1"	TBD	EXISTING TO REMAIN
E	6'-3"	6'-4"	TBD	EXISTING TO REMAIN
F	3'-7"	6'-4"	TBD	EXISTING TO REMAIN
G	3'-7"	6'-4"	TBD	EXISTING TO REMAIN
H	6'-3"	6'-4"	TBD	EXISTING TO REMAIN
J	6'-3"	6'-4"	TBD	NEW WINDOW
K	6'-0"	6'-8"	TBD	NEW WINDOW
L	2'-8"	6'-4"	TBD	NEW WINDOW
M	5'-6"	1'-8"	TBD	NEW WINDOW
N	5'-6"	1'-8"	TBD	NEW WINDOW
P	2'-4"	4'-2"	TBD	EXISTING TO REMAIN

**01 WINDOW SCHEDULE  
NO SCALE**

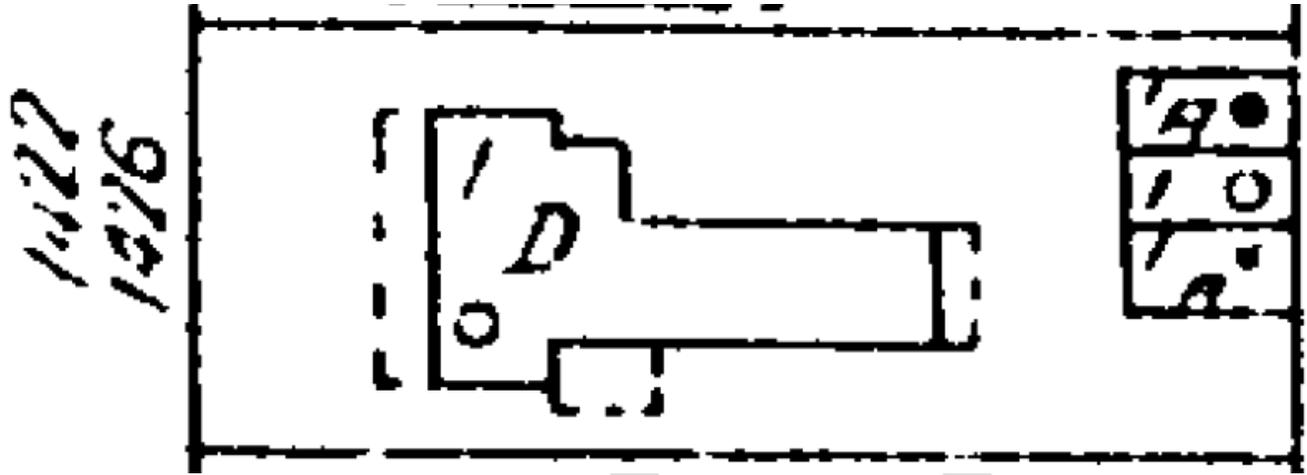
**DOOR SCHEDULE (RE: FLOOR PLAN FOR KEYS)**

MARK	TYPE	DOOR SIZE		REMARKS
		WIDTH	HEIGHT	
101		3'-0"	8'-1"	EXISTING DOOR TO REMAIN; W/ TRANSOM
102		2'-8"	6'-8"	NEW EXTERIOR DOOR
103		2'-8"	6'-8"	NEW EXTERIOR DOOR
104		PR 3'-0"	6'-8"	NEW EXTERIOR DOORS; W/ TRANSOM
105		PR 3'-0"	6'-8"	NEW EXTERIOR DOORS; W/ TRANSOM

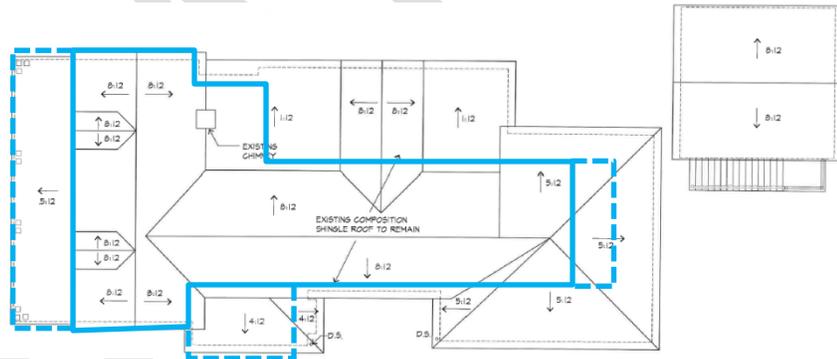
**02 DOOR SCHEDULE  
NO SCALE**

SANBORN MAP COMPARISON

1924-1950



EXISTING RESIDENCE



- Original Extent of House
- - - Original Porches

**PROJECT DETAILS**

**Shape/Mass:** The existing residence has an overall width of 38'-0" and an overall depth of 85'-3". The existing ridge height is 19'-3½" from grade (at the front).

The proposed addition will be constructed in an existing notch at the rear of the north elevation. The proposed addition will have a maximum width of 15'-8¾" and a maximum depth of 19'-10¾". The addition will extend 6'-4½" to the north of the existing north wall. The addition will have a ridge height of 15'-9" which will be 1'-6" lower than the existing ridge of the house. The shape and mass of the remaining existing structure will remain unchanged. The full width 8' deep porch will remain unaltered. See drawings for more detail.

**Setbacks:** The existing residence has a front (west) setback of 22'-2½"; a north side setback of 9'-4"; a south side setback of 5'-9"; and a rear (east) setback of 24'-2".

The proposed project will maintain all existing setbacks with the exception of the north side setback, which will be reduced to 3'-11". See drawings for more detail.

**Foundation:** The existing structure has a pier and beam foundation with a finished floor height of 2'-4" from grade at the front and 1'-2½" from grade at the rear.

The proposed addition will have a finished floor height of 1'-2½" to match existing. See drawings for more detail.

**Windows/Doors:** The existing structure features wood 1-over-1 double-hung windows.

The proposed windows will be aluminum clad 1-over-1 double-hung windows. The windows being altered are not original to the house. All original windows are to remain, and all unaltered windows are also to remain. See window/door schedule and drawings for more detail.

**Exterior Materials:** The existing structure is clad in wood lap siding.

The existing wood siding is to remain. The addition will be clad in wood lap siding to match existing. See drawings for more detail.

**Roof:** The existing residence has a composition shingle roof. The roof includes both gable and hip configurations. The roof of the original portion of the house has a pitch of 8:12 while later additions have pitches that include 5:12, 4:12, and 1:12. The existing house has an eave height ranging from 10'-6" to 12'-7½".

The proposed alterations to the existing roof included the removal of the roof of the previously enclosed porch on the south elevation (it has a pitch of 4:12). This roof will be rebuilt to better connect to the main roof of the house. The pitch will remain unchanged. The proposed addition will have a composition shingle hipped roof with a pitch of 5:12 and an eave height of 10'-6" to match existing. See drawings for more detail.

**Front Elevation:** The existing front elevation features three bays located behind a full width porch. The porch has four sets of paired columns supporting the roof. The front entry door is located in the central bay with the two flanking bays each featuring a single large window. Two gabled dormers punctuate the roof.

**(West)**

The proposed project will not alter any of the features on the façade. The one-story hipped roof addition will extend out to the north and will feature a single door. A new chimney proposed for the rear addition will rise from the south. See drawings for more detail.

**Side Elevation:** The existing south elevation features the side profile of the front porch to the west. The bay to the east features a pair of windows under a gabled roof. To the east is a previously enclosed porch with horizontal windows. Towards the rear is a pair of French doors topped by a transom. The rear portion of the house features two additional windows.

**(South)**

The existing windows in the enclosed porch will be removed and replaced with a pair of 1-over-1 windows. The roof over this area will be altered to extend further into the main roof. The existing French door and transom will be replaced with a new French door and the transom will be eliminated. At the rear, the existing windows will be removed and three new windows will be installed. A new chimney will also be constructed at the rear. All other existing material is to remain unaltered. See drawings for more detail.

**Side Elevation:** The existing north elevation features the side profile of the front porch to the west. The bay to the east features a pair of windows under a gabled roof. To the east is a pair of windows followed by a single window (which is topped by a small gable). The rear portion of the house features an single additional window.

**(North)**

All existing window on this elevation forward of the addition are to remain. To the east of the single window below the small gable, a pair of windows will be installed. The one-story addition will have a group of three windows. The new chimney will rise above the rear portion of the house. See drawings for more detail.

**Rear Elevation:** The rear elevation of the residence and addition is not visible from the public Right-of-Way. See drawings for more detail.

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