

AGENDA ITEM: Ie

HPO File No. 110505

SITE NAME:

SITE LOCATION: 823 Harvard Street - Houston Heights Historic District South (PENDING)

Owner: Midas Equity, LLC.

Applicant: Nine Lite Construction

Time Frame	Date Accepted	90-day Waiver
	April-12-2011	N/A

SITE INFORMATION:

Lot 7, Block 247, Houston Heights Subdivision, City of Houston, Harris County, Texas. The site includes a one-story, wood frame residence.

TYPE OF APPROVAL REQUESTED:

The applicant was approved a certificate of Appropriateness at the August 25, 2010 HAHC meeting for alterations to the current house. The applicant requests approval of a certificate of appropriateness for the following work which is a revision to the original scope of work as presented:

- Construct a new 370 square foot addition and attached garage to the rear of the existing building; The rear addition will begin at the existing rear wall of the house and will be covered by an extension of the existing hipped roof which will be constructed with the same height and pitch as existing; The exterior of the proposed addition will be clad in horizontal lapped wood siding to match original;
- East Elevation (front facing Harvard Street): Remove the existing paired windows with 1/1 glass lites currently located in the forward facing dormer; In the same location install a pair of casement windows with single glass lites which is an alteration required for egress; A Small portion of the attached garage will extend approximately 4'-0" beyond the north side wall of the existing house and will feature a pedestrian door with small wood landing;
- North Elevation (facing side property line): Addition will feature a series of double hung sash windows with 1/1 glass lites to match existing; (Please see elevation for fenestration details)
- South Elevation (facing side property line): The proposed addition will feature a series of fixed or hopper type windows with single glass lite; (Please see elevation for fenestration details)
- West Elevation (Facing rear property line): Elevation will feature a new covered rear porch which will be covered by an applied hipped roof supported by slender round columns; The roof level will feature a new rear facing gable roof dormer with double hung window with 1/1 glass lite to match other elevations; The attached garage will feature a single overhead roll up type garage door.

HISTORY AND SIGNIFICANCE:

At the time of the Historic District inventory the Queen Anne cottage, constructed circa 1910, was classified as "contributing". The property is contained within the boundary of the Houston Heights Historic District South which is the subject of a pending Historic District application which was received by Planning Department staff on June 2, 2010

APPROVAL CRITERIA FOR ALTERATION:

Sec. 33-241. Alteration, rehabilitation, restoration and construction.

(a) The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or construction of an exterior feature of (I) any landmark, (II) any building, structure or object in 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

CERTIFICATE OF APPROPRIATENESS

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- (1) The proposed activity must retain and preserve the historical character of the property;
- (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;
- (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;
- (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;
- (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

STAFF RECOMMENDATION: *****of the certificate of appropriateness

CERTIFICATE OF APPROPRIATENESS

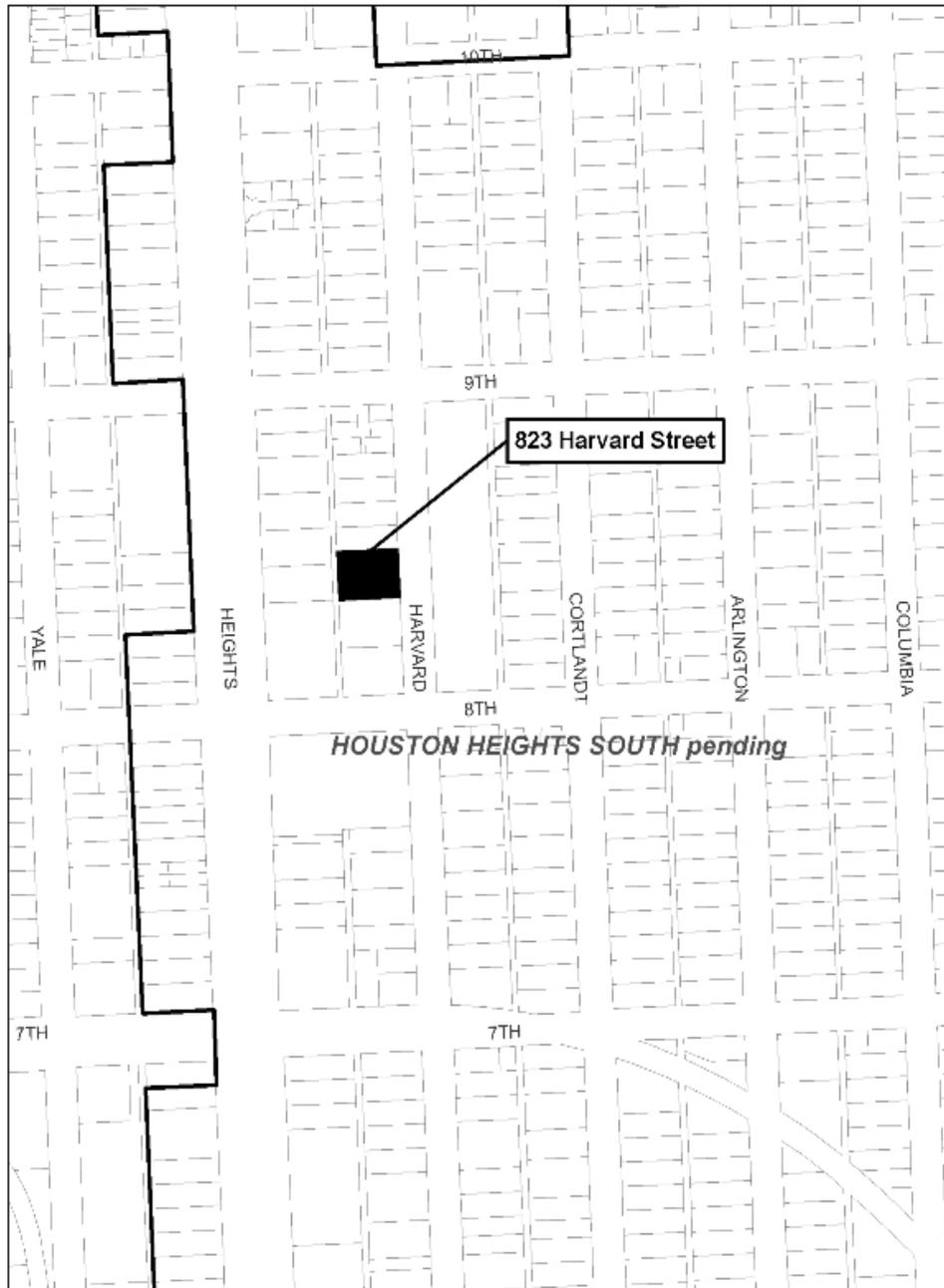
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**Site Location Map
Not to Scale**



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**Photograph
From Historic District Inventory**



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SITE LOCATION: 823 Harvard Street - Houston Heights Historic District South (PENDING)

**East (front) Elevation
Facing Harvard Street
Not to Scale**



As Originally Proposed in 2010



Currently Proposed

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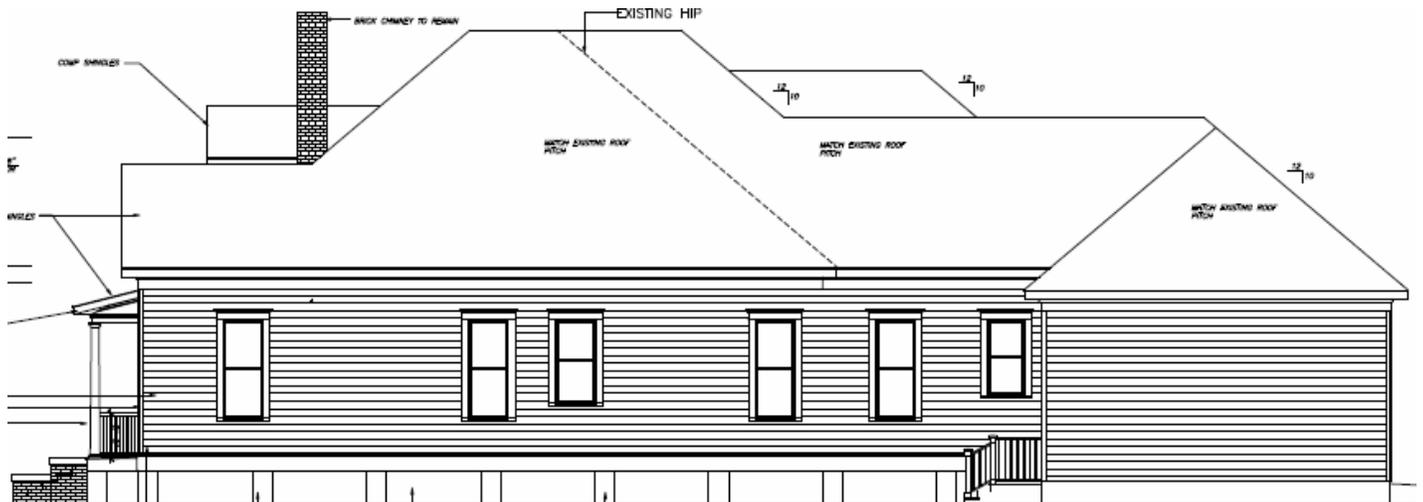
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SITE LOCATION: 823 Harvard Street - Houston Heights Historic District South (PENDING)

**North (side) Elevation
Facing Side Property Line
Not to Scale**



As Originally Proposed in 2010



Currently Proposed

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SITE LOCATION: 823 Harvard Street - Houston Heights Historic District South (PENDING)

**South (side) Elevation
Facing Side Property Line
Not to Scale**



As Originally Proposed in 2010



Currently Proposed

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SITE LOCATION: 823 Harvard Street - Houston Heights Historic District South (PENDING)

**West (rear) Elevation
Not to Scale**



As Originally Proposed in 2010



Currently Proposed

CERTIFICATE OF APPROPRIATENESS