

CERTIFICATE OF APPROPRIATENESS

Application Date: September 3, 2014

Applicant: Gail Schorre, Morningside Architects for Tina Han, owner

Property: 409 Harvard Street, lot 10, block 301, Houston Heights Subdivision. The property includes a historic 1,149 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1920, located in the Houston Heights Historic District South.

Proposal: Alteration – Construct a 1,924 square foot two-story rear addition and attached garage clad in bevel siding to a contributing 1,149 square foot one-story contributing residence. The addition will have a ridge height of 30'-11" and an eave height of 22'-5". The existing concrete front porch floor will be replaced with wood.

See enclosed application materials and detailed project description on p. 6-16 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Denied – does not satisfy criterion 4

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;
- (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.



PROPERTY LOCATION
HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT

- Building Classification**
- Contributing
 - Non-Contributing
 - Park



INVENTORY PHOTO



NEIGHBORING PROPERTIES



411 Harvard Street – Contributing – 1920 (neighbor)



405 Harvard Street – Contributing – 1920 (neighbor)



415 Harvard Street – Contributing – 1920



408 Harvard Street – Contributing – 1920 (across street)



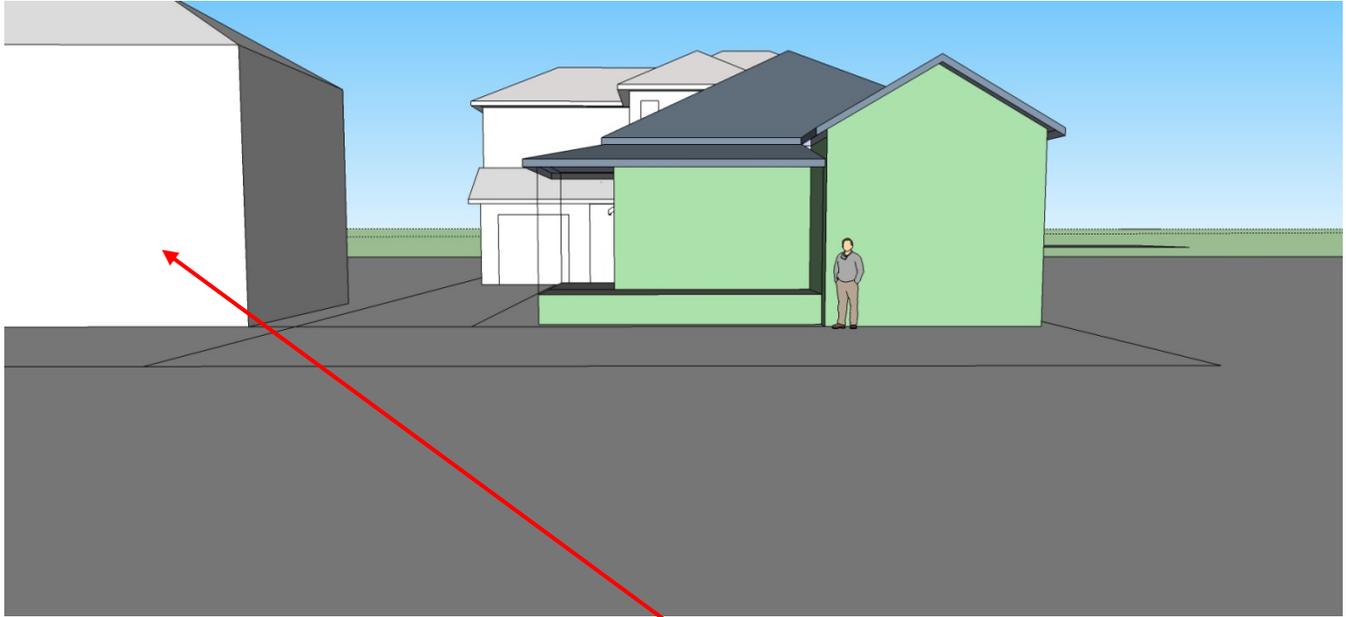
416 Harvard Street – Noncontributing – 1999 (across street)



418 Harvard Street – Noncontributing – 1999 (across street)

3D RENDERING – FRONT FACING HARVARD STREET

PROPOSED



CONTRIBUTING NEIGHBORING GARAGE APARTMENT

EAST ELEVATION – FRONT FACING HARVARD STREET

EXISTING



PROPOSED

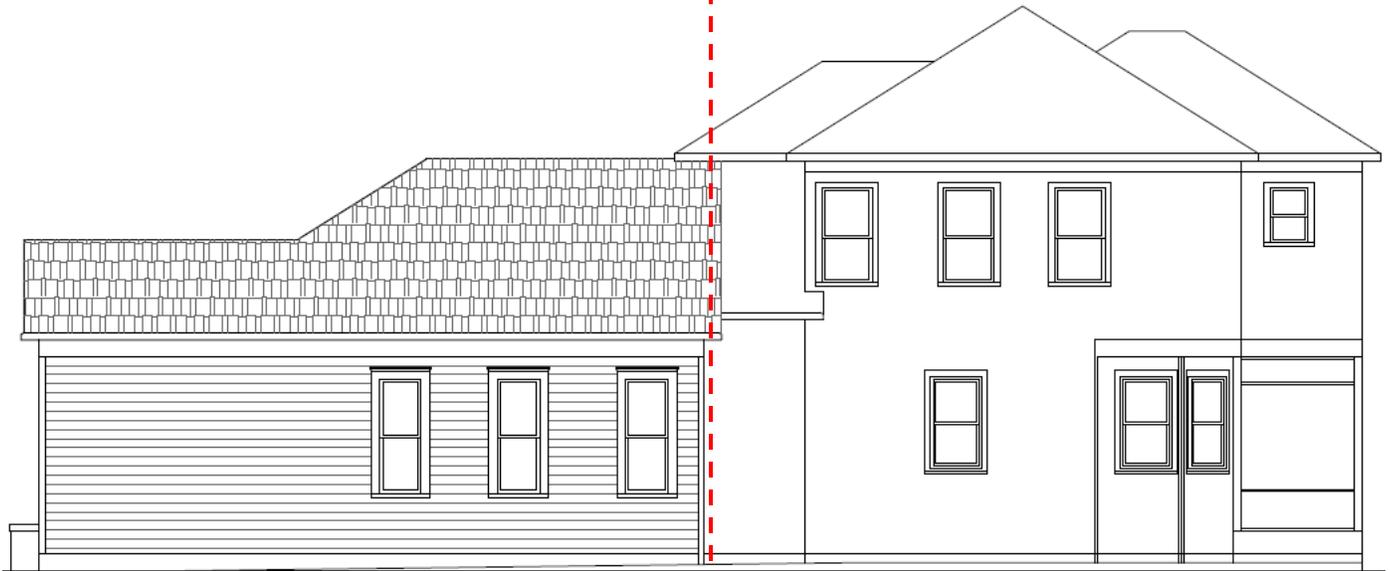


NORTH SIDE ELEVATION

EXISTING



PROPOSED



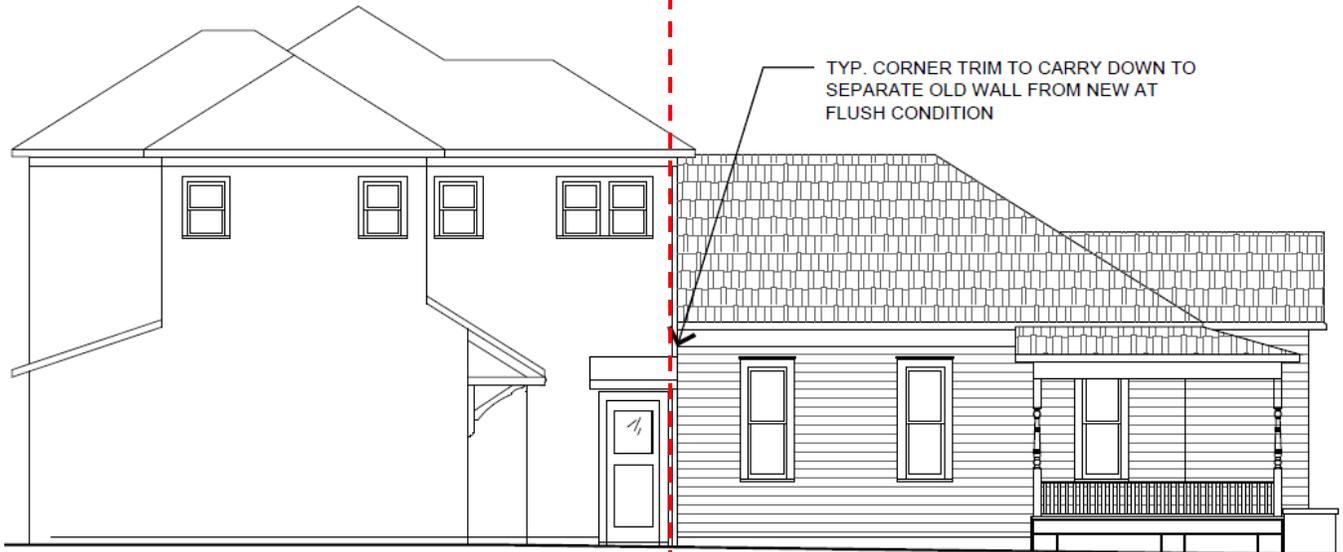
ORIGINAL REAR WALL

SOUTH SIDE ELEVATION

EXISTING



PROPOSED



ORIGINAL REAR WALL

WEST (REAR) ELEVATION

EXISTING



PROPOSED

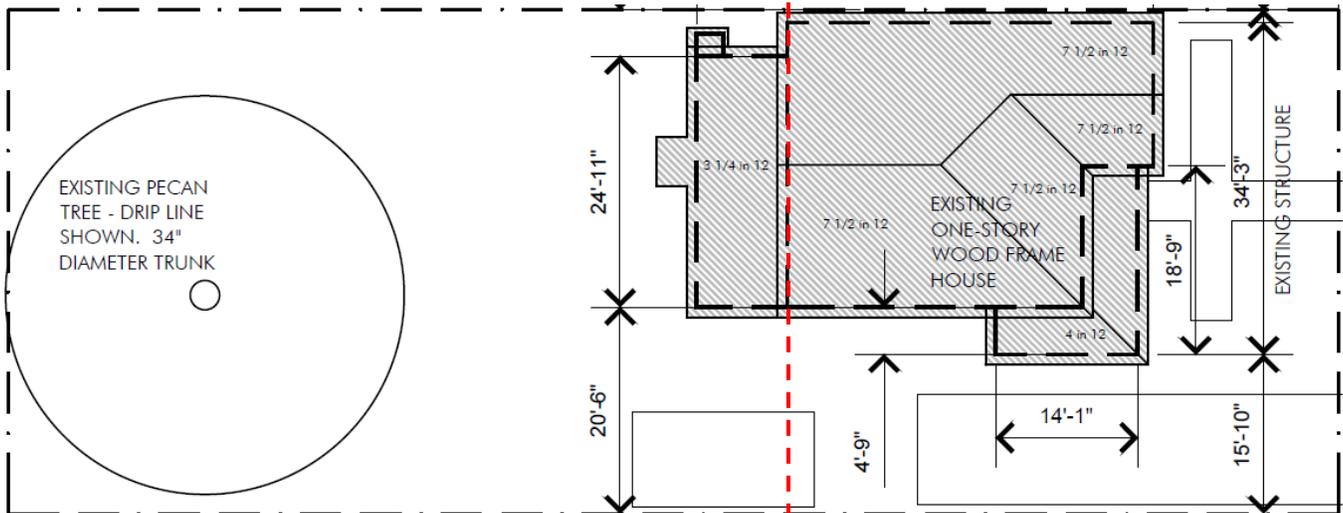




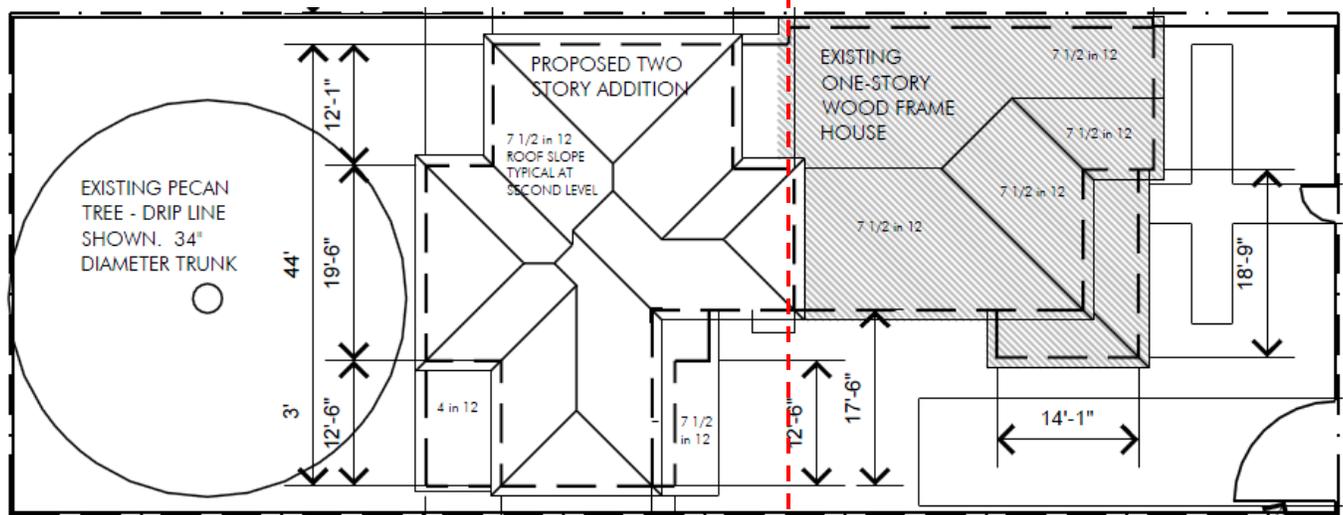
SITE PLAN
SANBORN 1924-1950



EXISTING



PROPOSED

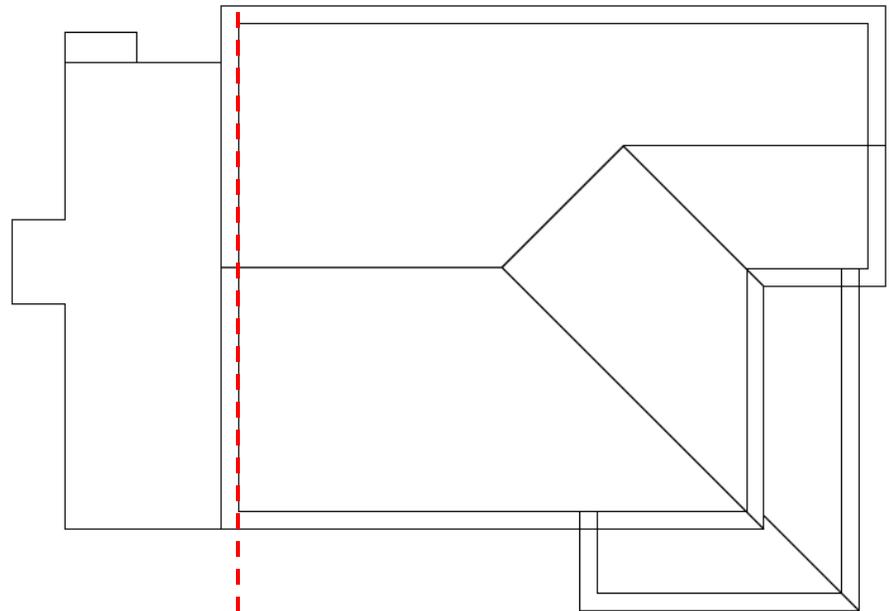


ORIGINAL REAR WALL

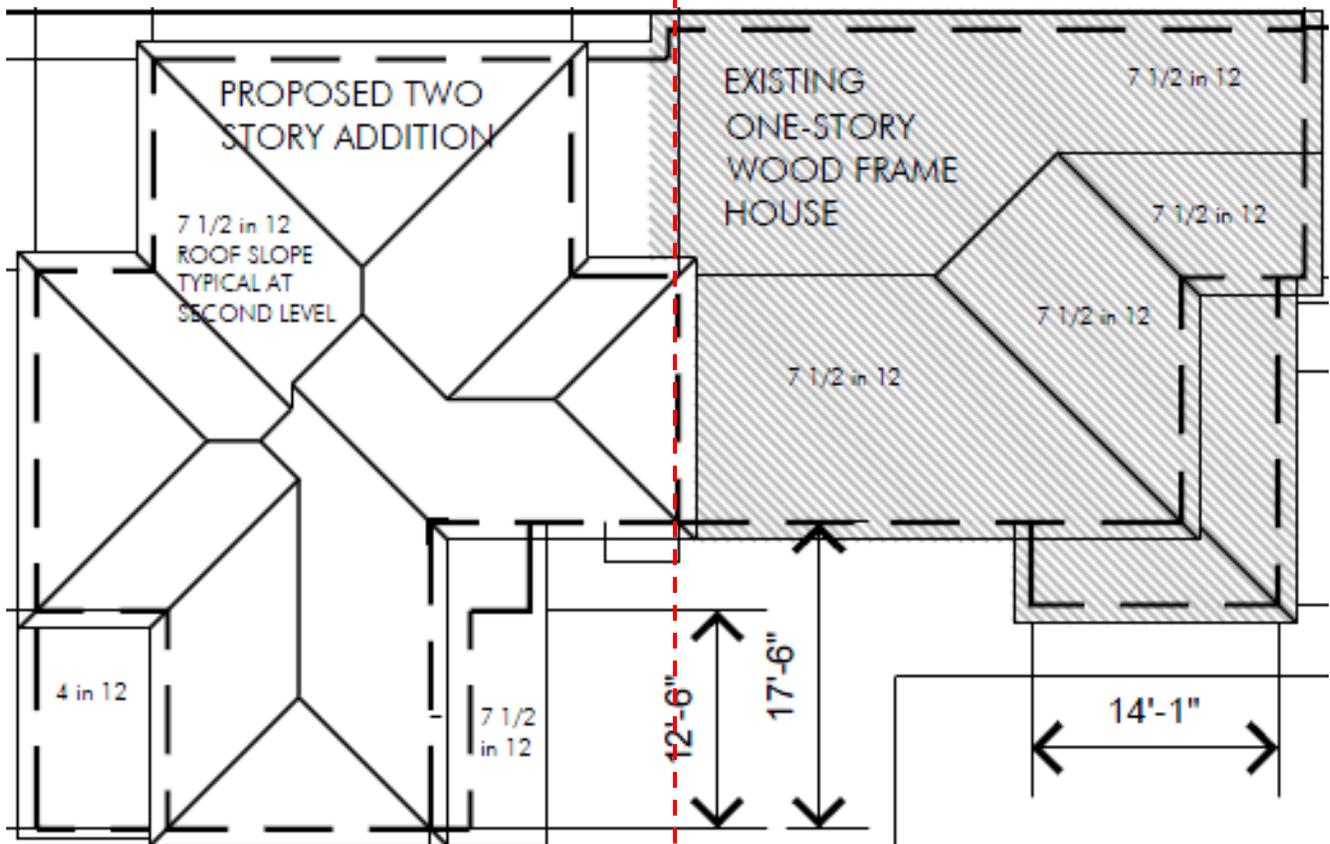


ROOF PLAN

EXISTING



PROPOSED

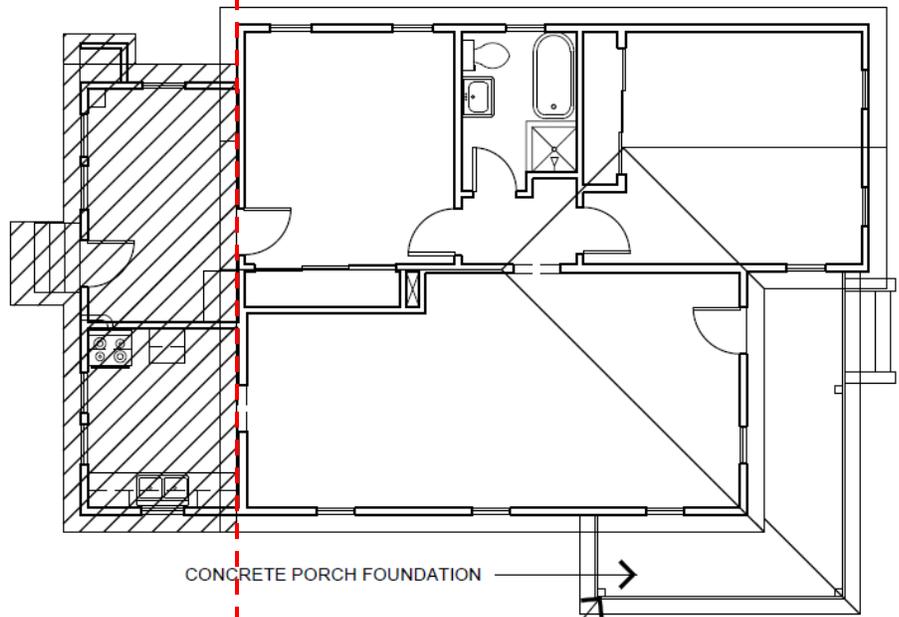


ORIGINAL REAR WALL

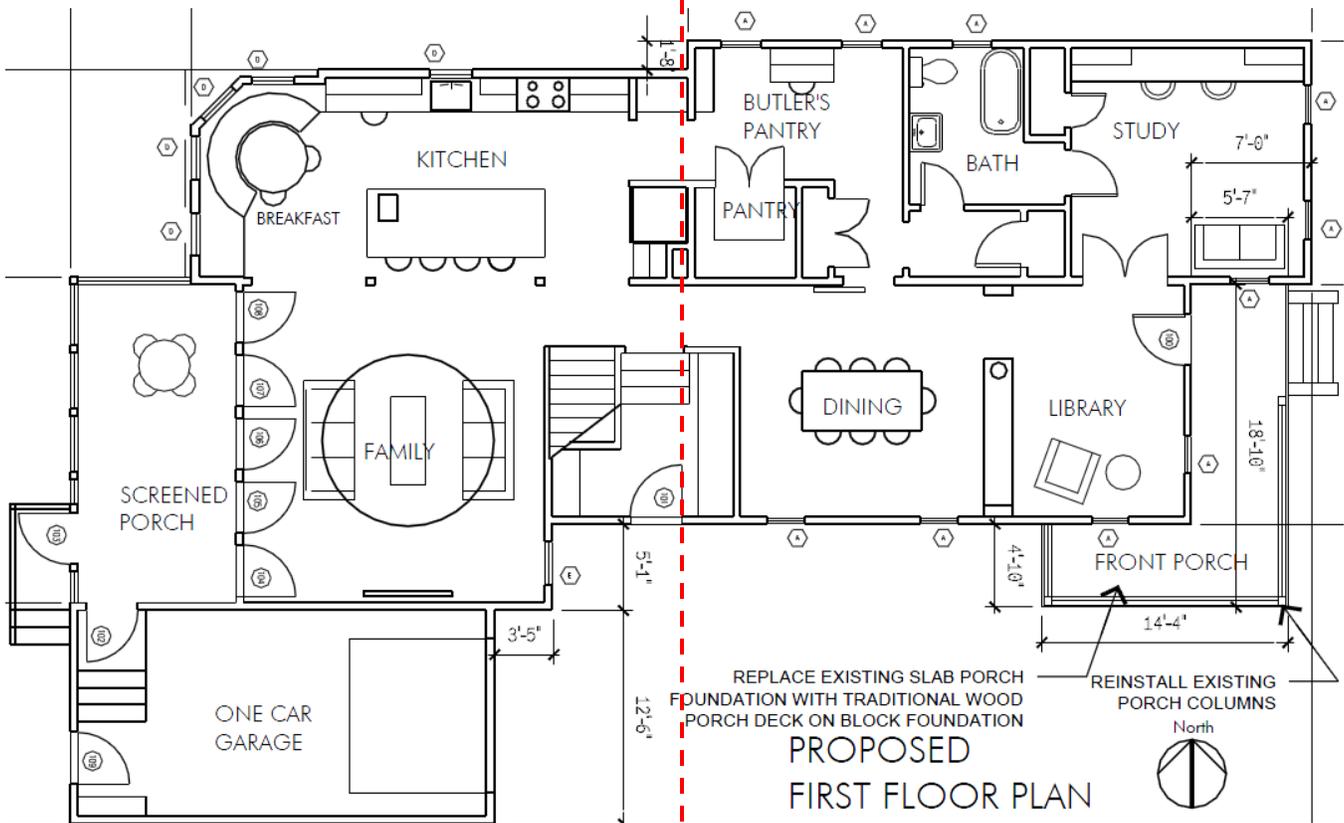


FIRST FLOOR PLAN

EXISTING



PROPOSED

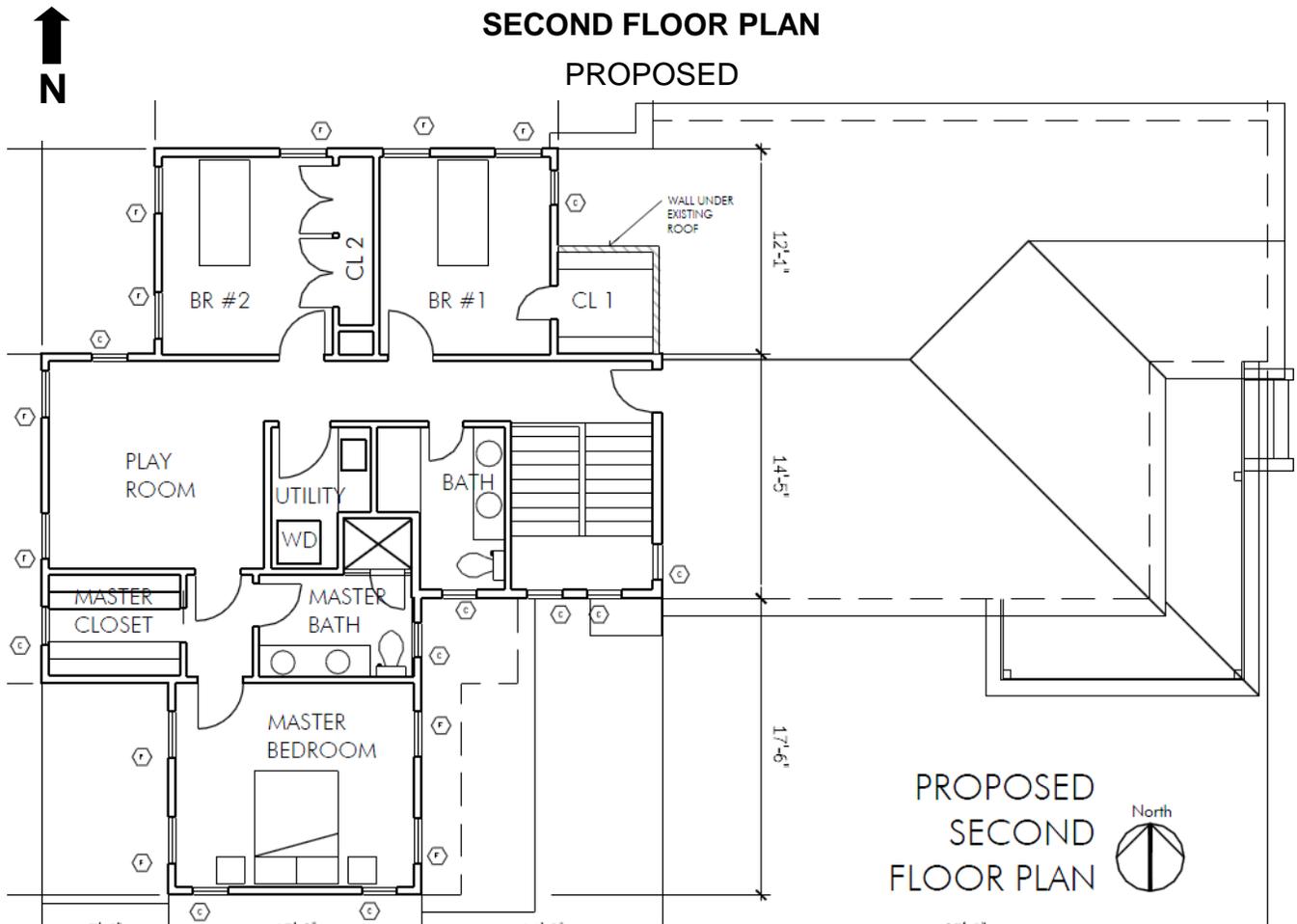


REPLACE EXISTING SLAB PORCH FOUNDATION WITH TRADITIONAL WOOD PORCH DECK ON BLOCK FOUNDATION

REINSTALL EXISTING PORCH COLUMNS

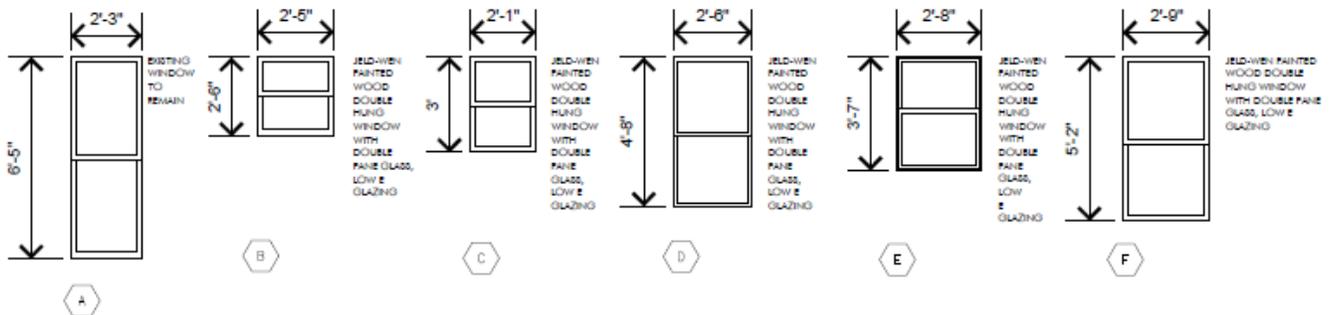
PROPOSED FIRST FLOOR PLAN

ORIGINAL REAR WALL

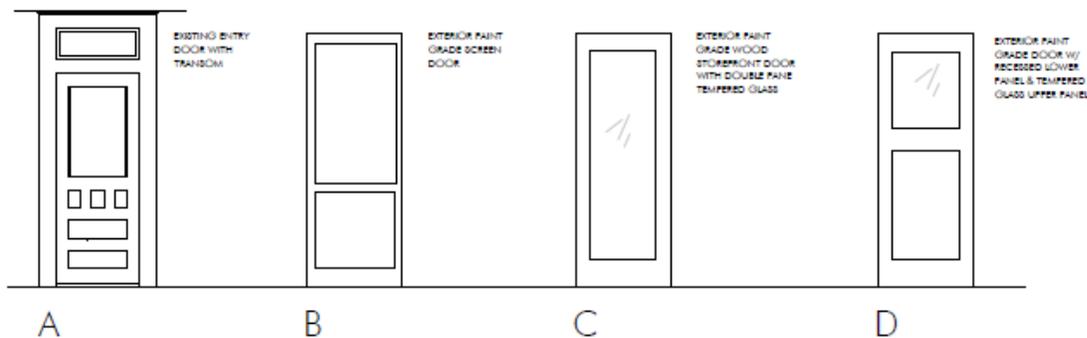


WINDOW / DOOR SCHEDULE

WINDOW TYPES



DOOR TYPES



EXTERIOR DOOR SCHEDULE

MARK	TYPE	DIMENSIONS	HARDWARE	NOTES
100	A	2'-8" x 6'-8"	ENTRY LATCH, DEADBOLT	EXISTING FRONT DOOR TO REMAIN, REPLACE GLASS & HARDWARE
101	D	3'-0" x 6'-8"	ENTRY LATCH, DEADBOLT	WEATHERSTRIP
102	D	3'-0" x 8'-0"	ENTRY LATCH, DEADBOLT	WEATHERSTRIP
103	B	3'-0" x 8'-0"	PRIVACY LOCK	
104	C	3'-0" x 8'-0"	ENTRY LATCH, DEADBOLT	WEATHERSTRIP
105	C	3'-0" x 8'-0"	FIXED IN PLACE	
106	C	3'-0" x 8'-0"	FIXED IN PLACE	
107	C	3'-0" x 8'-0"	FIXED IN PLACE	
108	C	3'-0" x 8'-0"	FIXED IN PLACE	
109	D	3'-0" x 8'-0"	ENTRY LATCH, DEADBOLT	WEATHERSTRIP

PROJECT DETAILS

Shape/Mass: The existing structure measures 36'-4" deep by 34'-3" wide which includes a wraparound porch that extends 4'-9" south of the main south wall. The existing ridge measures 22'-7" and the eave measures 12'-8". An existing enclosed rear porch measures 9' deep by 24'-11" and will be removed. The addition will start at the original rear wall and measure 44' wide by 35'-5" deep with a 22'-5" eave height and a 30'-11" ridge. The addition will be inset 1'-8" on the north side and extend the south wall 7'-11" before extending 5'-1" to the south. The garage door will be pushed back an additional 3'-4" to be 66' back from the front property line and be 12'-6" wide.

Setbacks: The existing residence is set back 18'-5" from Harvard Street (east), 1'-4" from the north side and 20'-6" from the south. The addition will be set back 3' from the north, 3' from the south and 42'-6" from the rear (west).

Foundation: The existing house features a pier and beam foundation with a finished floor height of 2'-1". One 8" foundation block will be added to raise the finished floor to 2'-9", and 3" of fill will be added to raise final grade for 2'-6" finished floor height. The addition will feature a matching pier and beam foundation with a slab on grade for the garage.

Windows/Doors: The existing house features wood double hung 1/1 windows and a non-original wood front door, all of which will be retained. The addition will feature wood double hung 1/1 windows, wood and glass exterior doors and an overhead garage door.

Exterior Materials: The existing residence features 117 wood siding to be retained. The addition will feature cementitious horizontal lap siding with a 4" reveal. An existing non-original concrete porch deck will be replaced with wood decking and a wood balustrade will be installed. Existing wood columns will be retained and reinstalled.

Roof: The existing roof features a half hip terminating in a rear-facing gable with a 7/12 pitch clad in composition shingles. A projecting gable covers the front wall and a partial hip covers the porch. The addition will feature a cross hip with a 7/12 pitch clad in composition shingles.

Front Elevation: The existing structure features a projecting front wall with two windows under a gable with one window. The southern portion of the wall is inset under the porch roof and features one window and one door with a transom. The porch extends 4'-10" south of the main body of the house and features non-original turned columns, a non-original concrete floor and concrete steps. A portion of the porch extending to the south has been screened in. The screening will be removed and the concrete floor will be replaced with wood decking. No other changes will be made to the original house. The addition will extend 17'-6" south of the main body of the house and feature one window and one overhead garage door under a partial shed roof. The second floor will feature five windows.

Side Elevation: The existing structure features three windows to be retained. An attached enclosed rear porch under a shed roof features one window and will be removed. The addition will begin at the rear wall and extend 36' back and feature three windows and a screened rear porch on the first floor and four windows on the second floor.

Side Elevation: The existing structure features three windows to be retained. An attached enclosed rear porch under a shed roof features one window and will be removed. The addition will begin at the rear wall, separated by a piece of vertical wood trim, and extend 36' back and feature five windows on the second floor and one door on the first floor. The central portion of the second floor will be inset 14'-2" from the east and 7'-6" from the west. A shed roof will extend over the first floor toward the street.

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