

CERTIFICATE OF APPROPRIATENESS

Application Date: July 6, 2016

Applicant: Sean O'Hare, owner

Property: 501 Harvard Street, Lot 12, Block 290, Houston Heights South Subdivision. The property includes a historic 1,482 square foot, one-story brick single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') corner lot.

Significance: Contributing bungalow residence, constructed 1926, located in the Houston Heights Historic District South.

Proposal: Alteration – Construct a two-story 1,183 square foot addition at the rear of the existing brick veneer house.

- The addition will be inset 6"x 6" in on the north elevation and then bumps out 5' from the original house. The addition is inset 12' on the south elevation.
- The alteration adds 1,183 square feet on the rear of the house, 633 square feet on the first floor and 550 on the second floor.
- The original house is brick and the addition will be clad in 5 1/2" cementitious lap siding.
- The addition will be approximately 25' wide by 29' deep, with 633 square feet on the first floor and 550 on the second floor.
- The existing house is setback 11' from the south and 9' from the north. The addition will be situated 2'-6" from the north, 2'-6" west and approximately 18' from the south property lines.
- The addition will have a clipped gable roof to match that of the existing house.
- The existing house has an eave height of approximately 12' and ridge height of 18'-11". The eave height of the addition will be 20' and the ridge height will be 27'.
- The existing house has a pier and beam foundation. The addition will match the original house and will have a pier and beam foundation with a finished floor height of 2'-4".
- The original house has a clipped gable roof with a 5/12 pitch. The addition's roof will also have a clipped gable roof with a 5/12 pitch.

See enclosed application materials and detailed project description on p. 3-16 for further details.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval

Effective: July 28, 2016



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a 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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>By inseting the addition it will retain and preserve the historic northwest corner on the house and help differentiate the new addition from the existing house.</i> |
| <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;
<i>By inseting the addition it will retain and preserve the historic northwest corner on the house and differentiates the new addition from the existing home. Shifting the addition away from E 5th Street retains the historical form of the residence and makes less of an impact on the residence and street face.</i> |
| <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;
<i>By inseting the addition and using a different siding material it will retain and preserve the historic house and help differentiate the new addition from the existing house.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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;
<i>By inseting the addition it will retain and preserve the historic northwest corner of the house and will not interfere with future alterations.</i> |
| <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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The proposed alteration or addition must be compatible with the massing, size, scale, material and character of the property and the context area; and
<i>Having the addition start at the rear wall, inset and shifted on the north elevation of the existing house decreases it's visibility from the front and side streets.</i> |

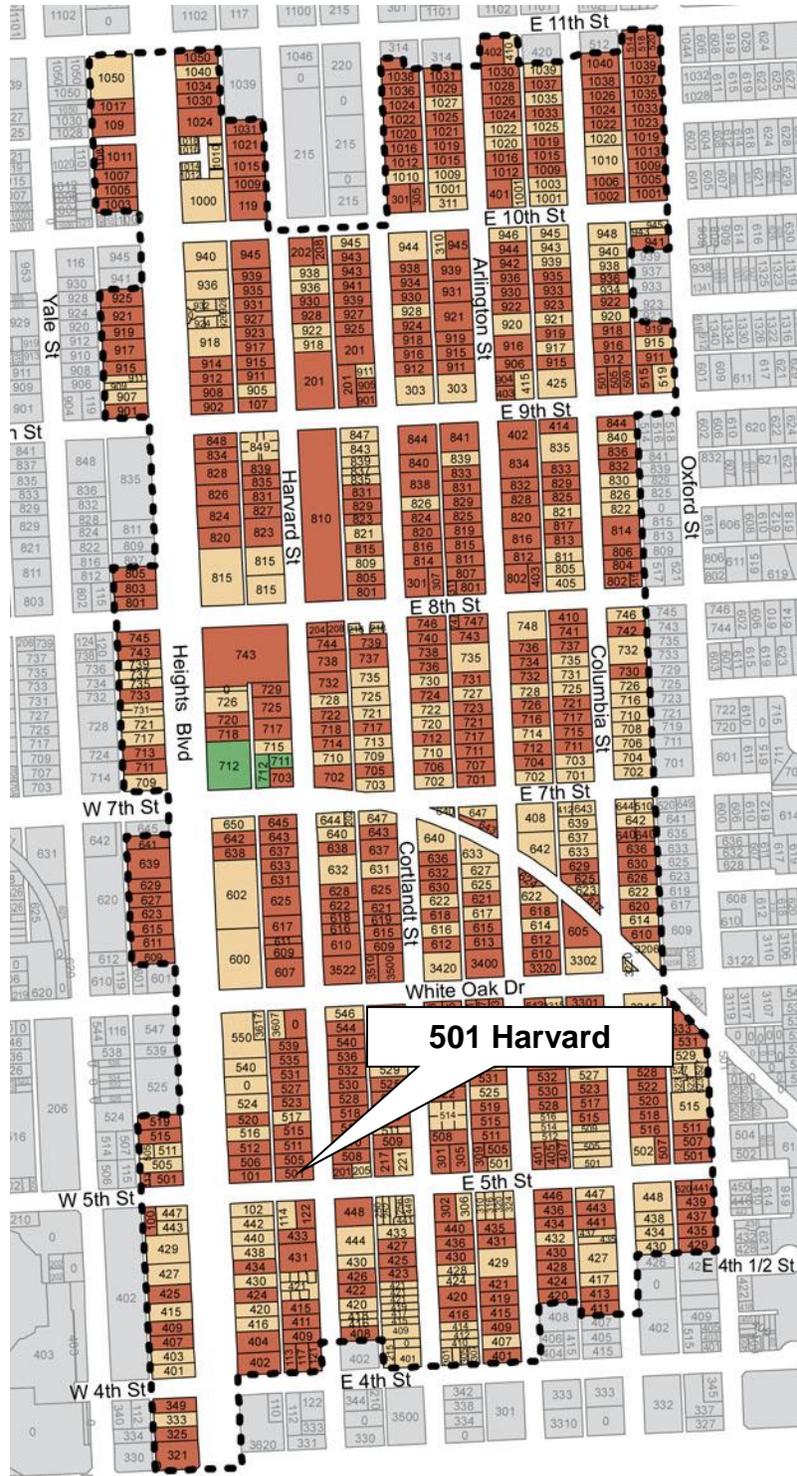
- (11) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



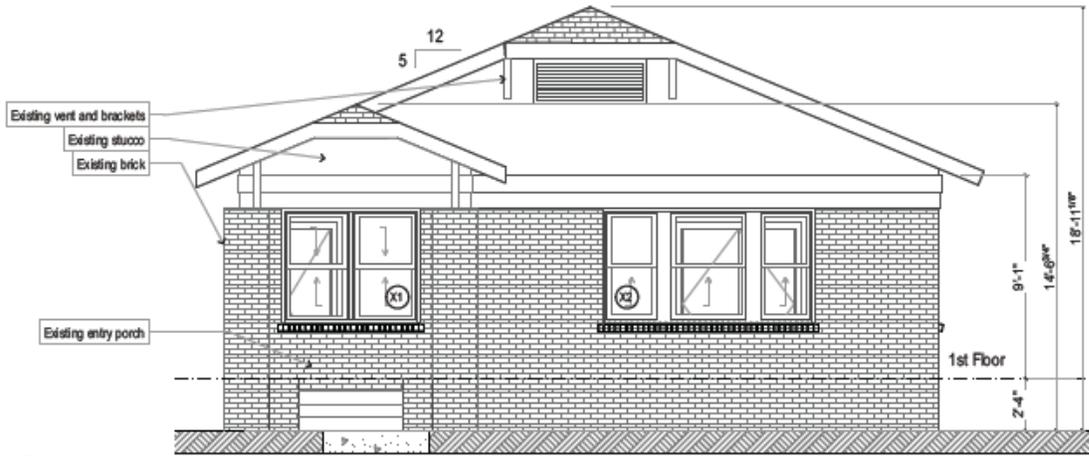
3D RENDERING – FRONT FACING HARVARD STREET

PROPOSED



EAST ELEVATION – FRONT FACING HARVARD STREET

EXISTING



C3 Current East Elevation

SCALE: 1/4" = 1'-0"

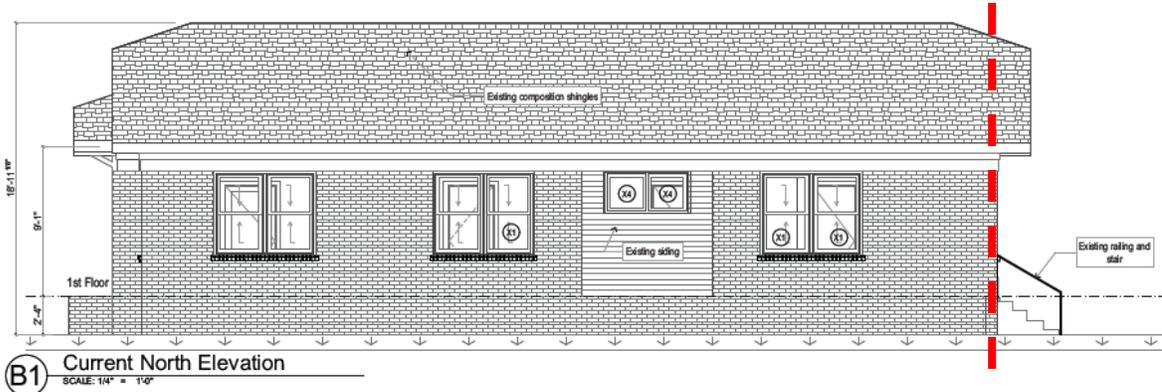
PROPOSED



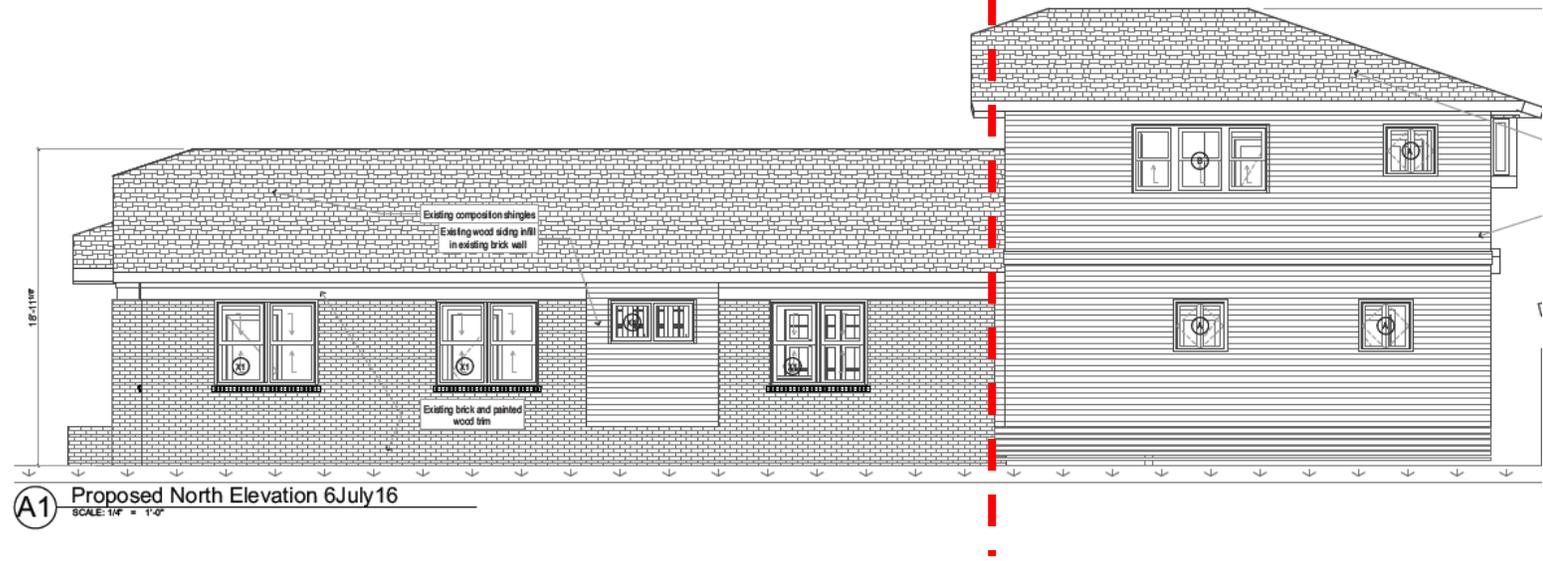
B3 Proposed East Elevation 6 July 16

SCALE: 1/4" = 1'-0"

**NORTH SIDE ELEVATION
EXISTING**

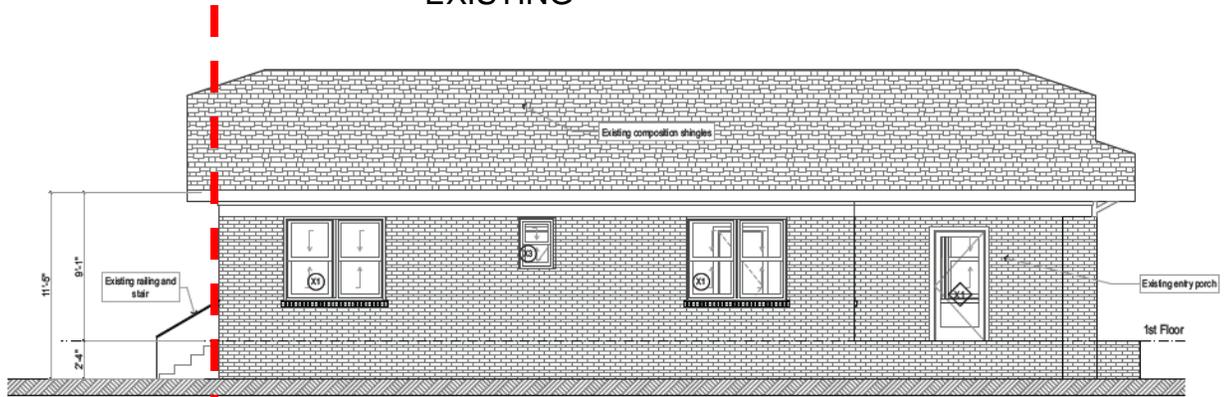


PROPOSED

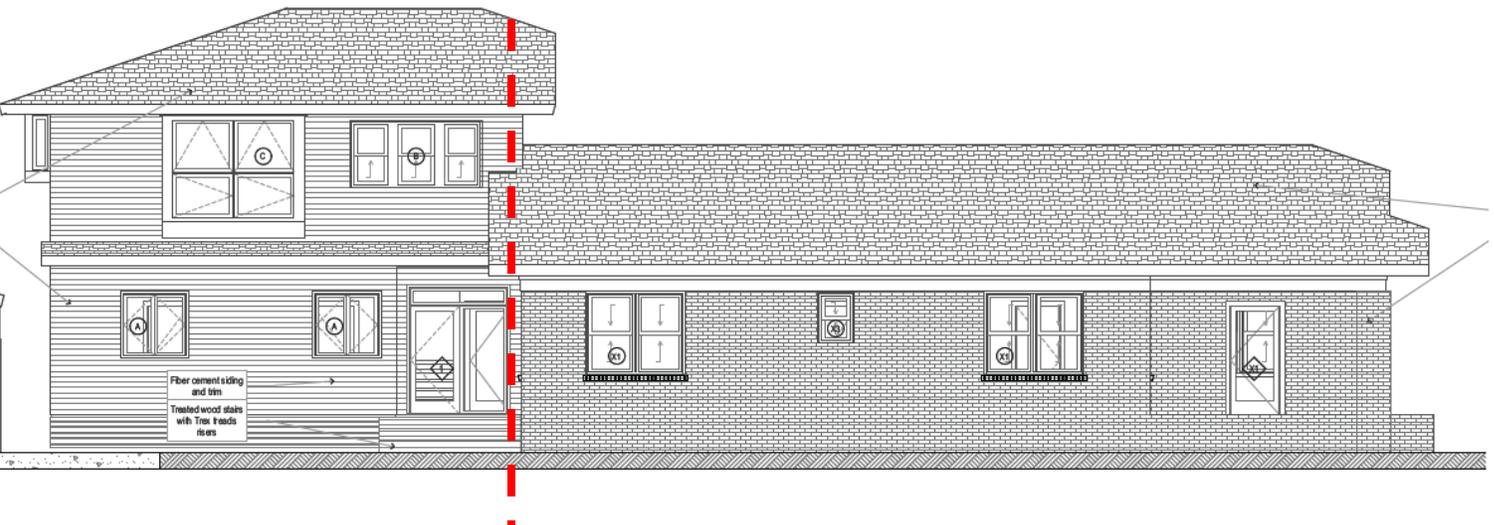


SOUTH SIDE ELEVATION

EXISTING

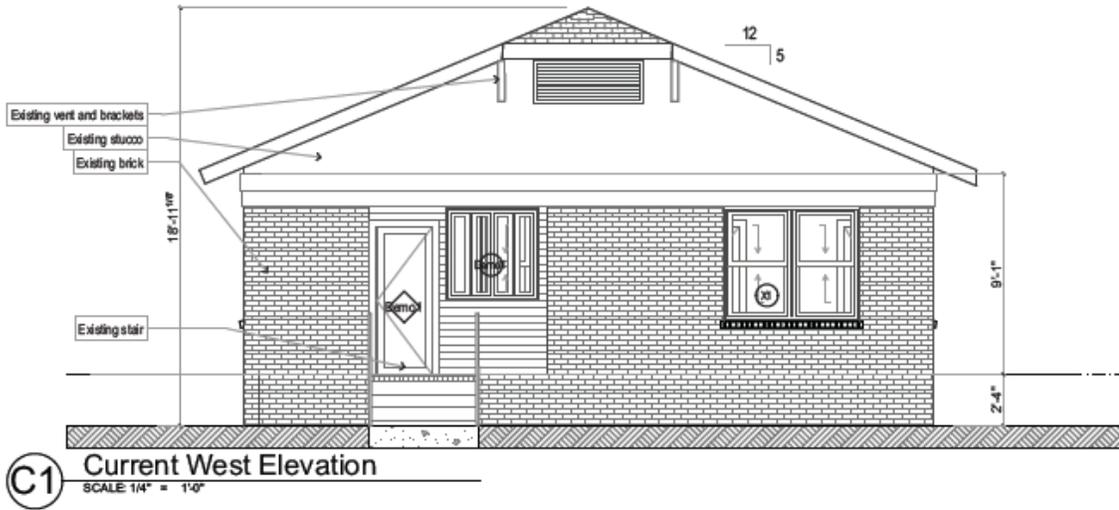


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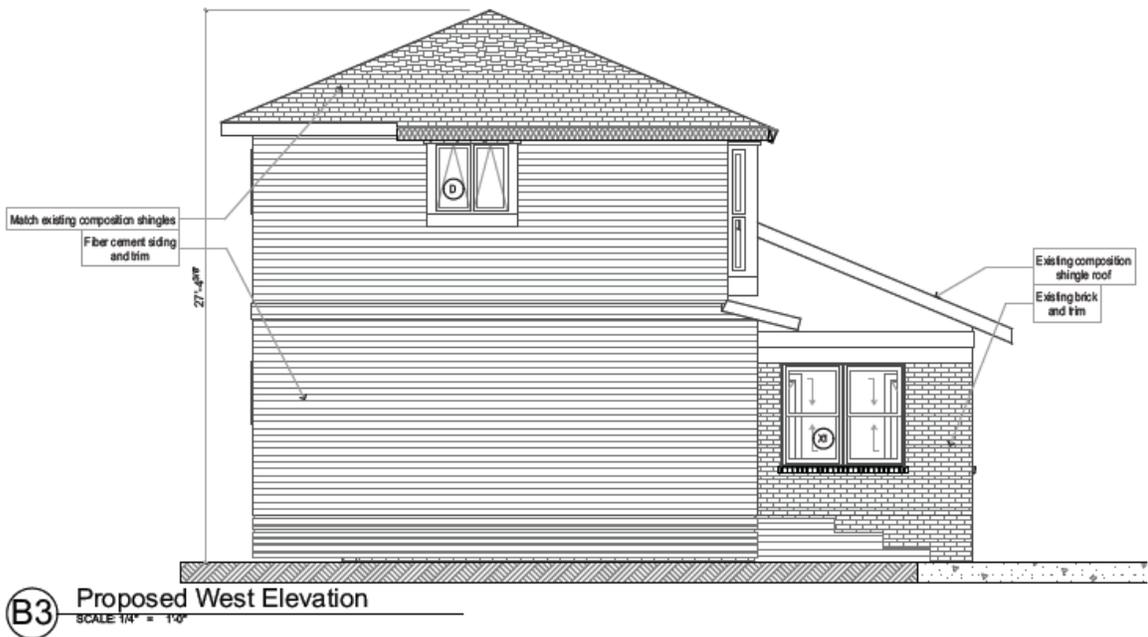


WEST (REAR) ELEVATION

EXISTING

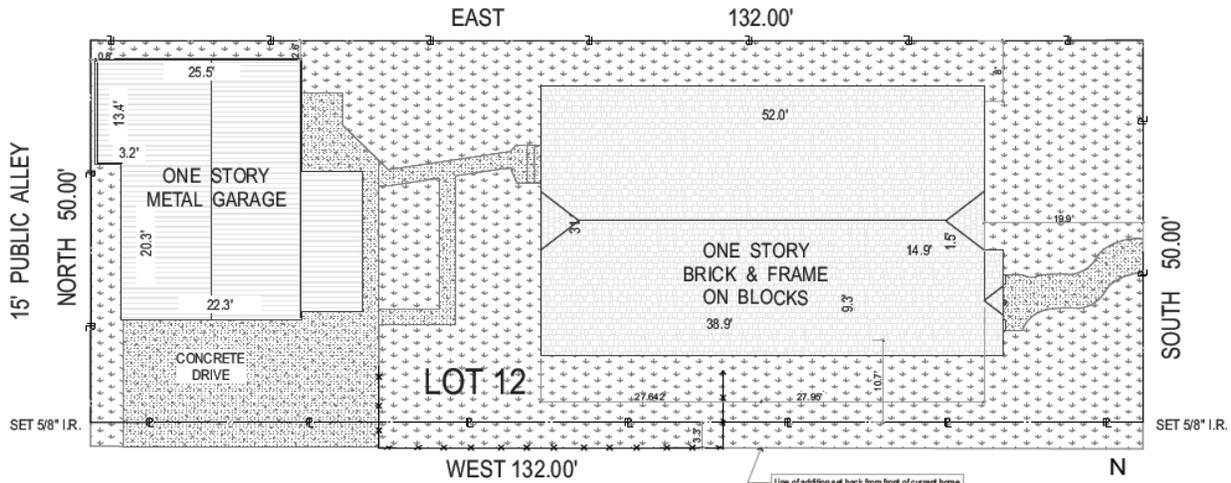


PROPOSED



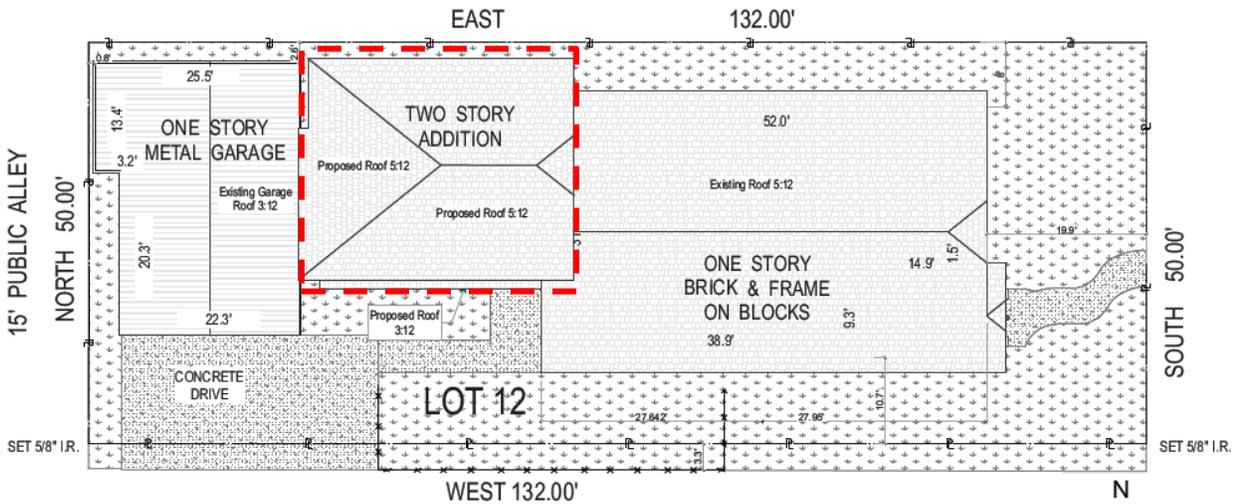


**SITE PLAN
EXISTING**



114 EAST AVENUE

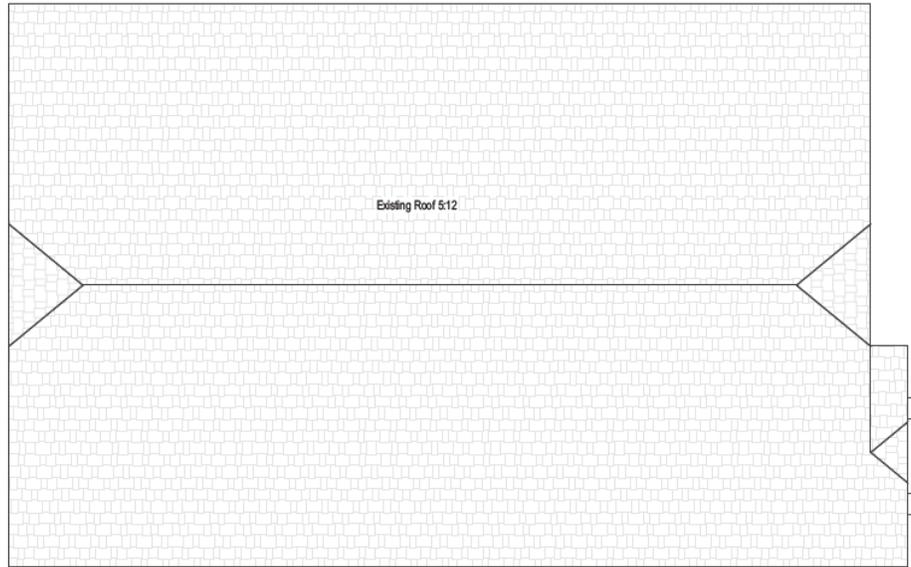
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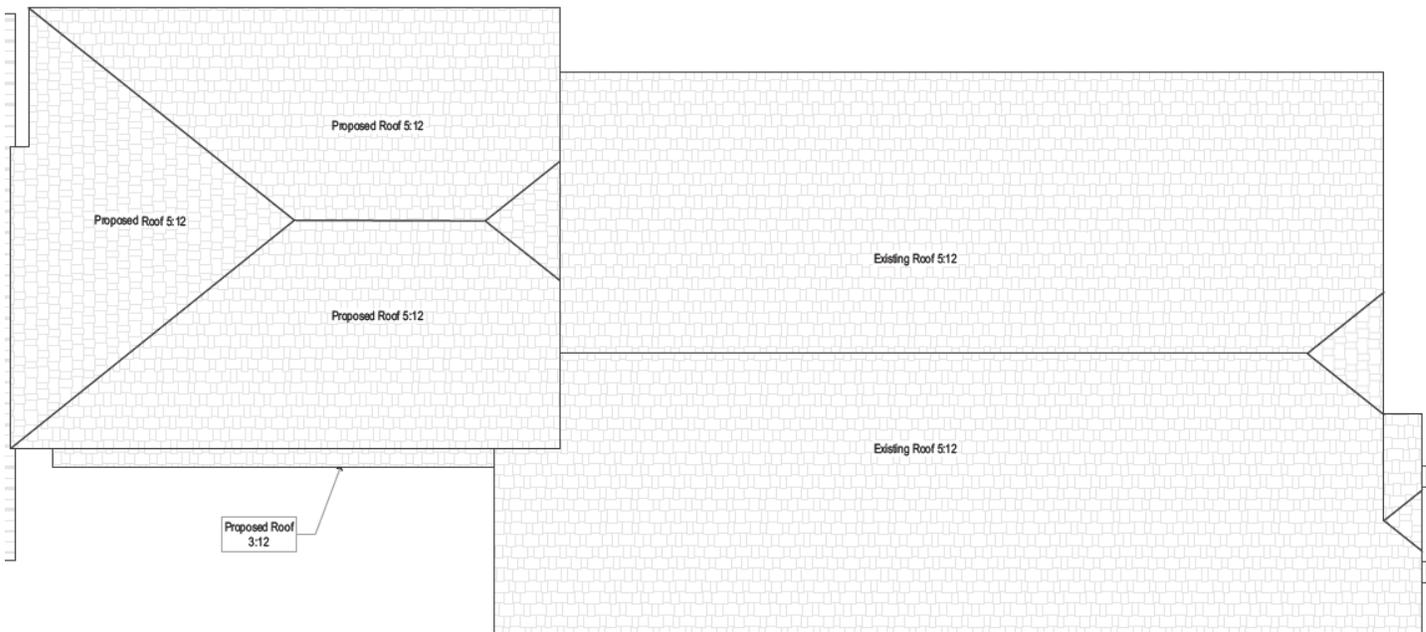
114 EAST AVENUE



ROOF PLAN
EXISTING

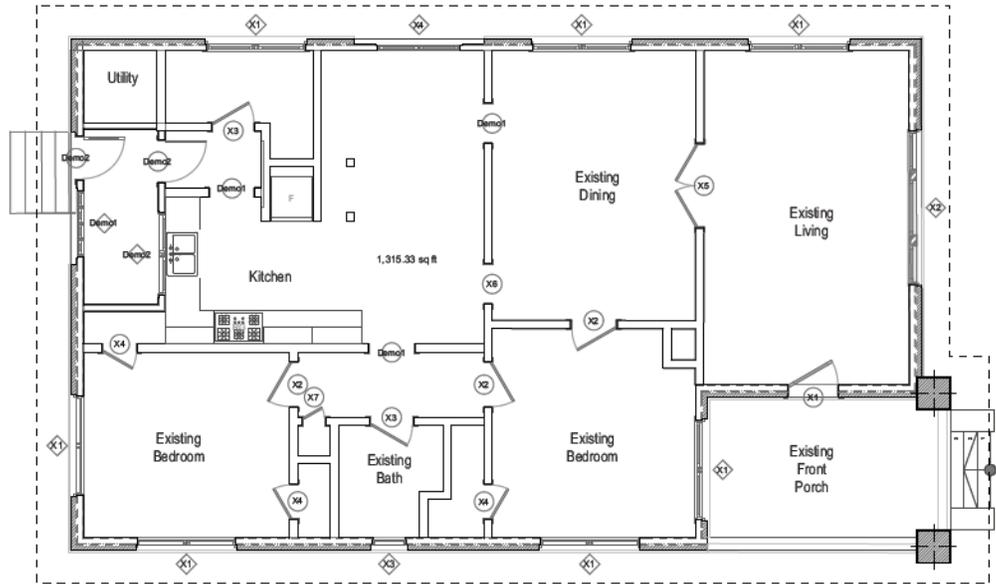


PROPOSED

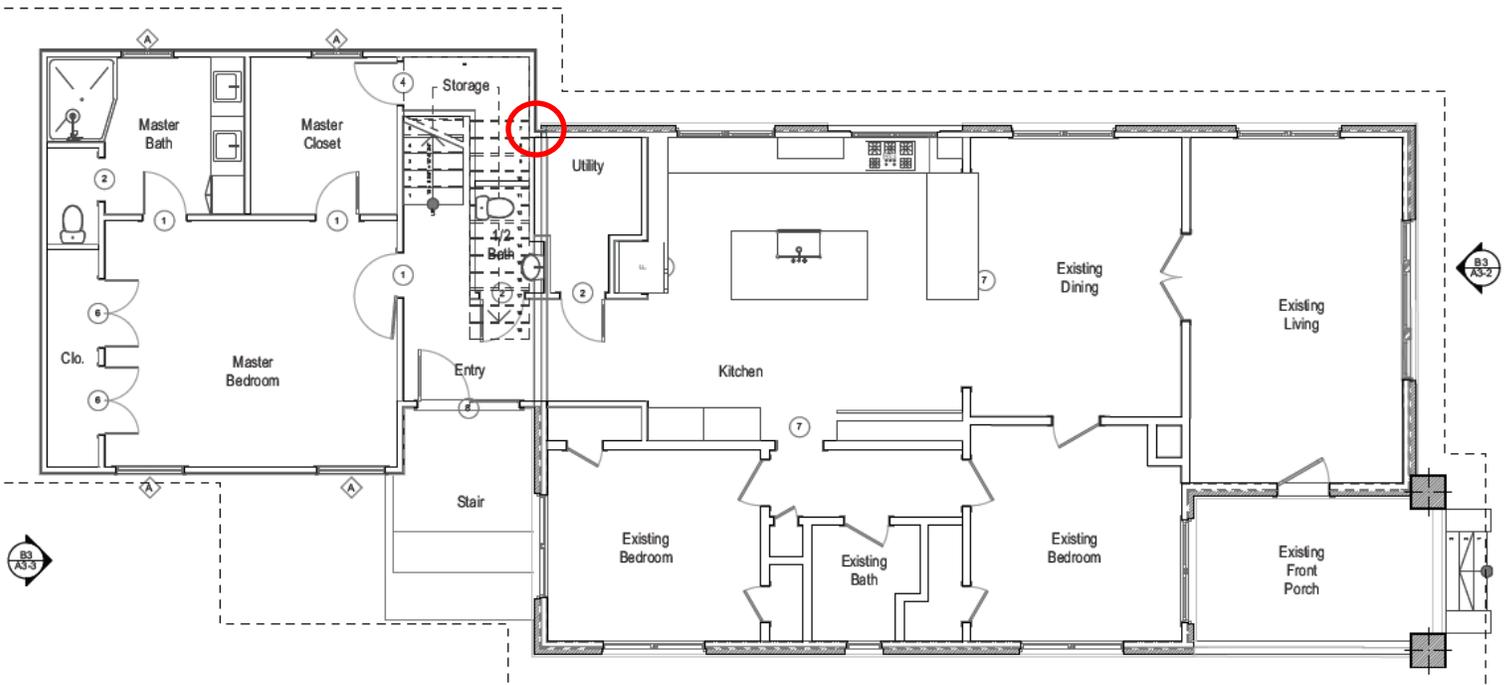




FIRST FLOOR PLAN EXISTING

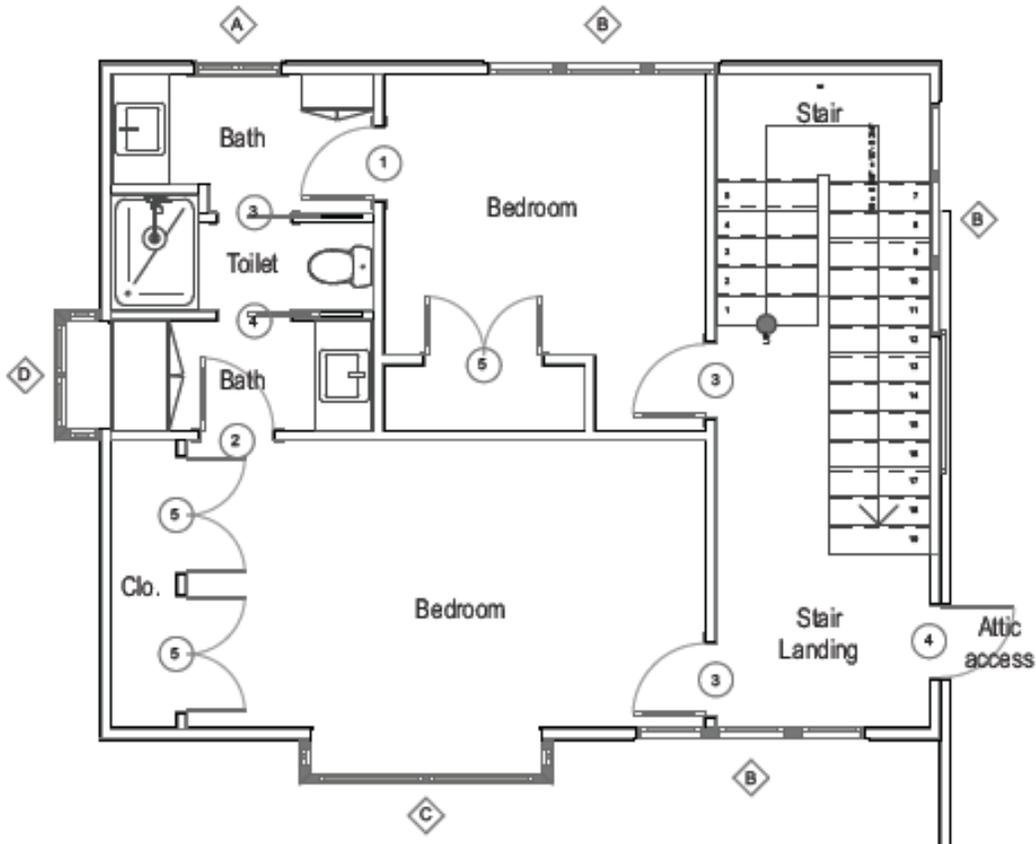


PROPOSED





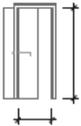
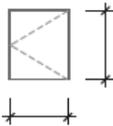
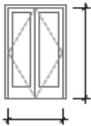
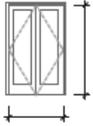
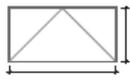
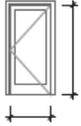
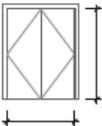
SECOND FLOOR PLAN
PROPOSED



WINDOW / DOOR SCHEDULE

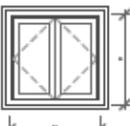
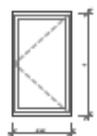
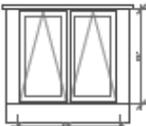
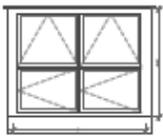
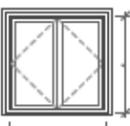
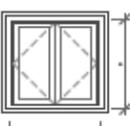
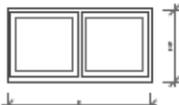
DOOR SCHEDULE			DIMENSIONS				DOOR				
ID	NO	LOCATION	W.	HT.	TK.	SRF.	MAT.	FIN.	GLAZ.	SW.	HW.
1	13		2'-6"	6'-8"	0'-4"	16.67	Aluminum clad wood		Safety glass	LH	
2	13		5'-4"	6'-8"	0"	35.56	Wood			RH	
3	9		2'-6"	6'-8"	0'-2"	16.67	Wood			LH	
4	14		2'-6"	6'-8"	0'-2"	16.67	Wood			RH	
5	10		4'-0"	6'-8"	0'-4"	26.67	Wood			LH	
6	7		4'-0"	6'-8"	0'-4"	26.67	Wood			LH	
7	10		2'-8"	6'-8"	0'-6"	17.78	Wood			LH	
8	3		3'-0"	6'-8"	0'-5"	20.00	Aluminum			LH	
X	6		16'-0"	8'-0"	0'-4"	128.00	Wood			LH	
X1	3		3'-0"	6'-8"	0'-9"	20.00	Wood			LH	
X2	9		2'-8"	6'-8"	0'-6"	17.78	Wood			LH	
X3	3		2'-6"	6'-8"	0'-6"	16.67	Wood			RH	
X4	9		2'-0"	6'-8"	0'-6"	13.33	Wood			LH	
X5	3		5'-0"	6'-8"	0'-6"	33.33	Wood			RH	
X7	3		1'-3"	6'-8"	0'-6"	8.33	Wood			LH	

Existing and Proposed Door Schedule

				
1	2	3	4	5
				
6	7	8	X	X1
				
X2	X3	X4	X5	X7

Existing and Proposed Door Legend

WINDOW AND DOOR SCHEDULE

WINDOW SCHEDULE				
ID	NO	ELEVATION	DIMENSIONS	MAT.
A	11		3'-0" X 3'-0"	Aluminum clad wood
B	7		2'-10" X 5'-0"	Aluminum clad wood
C	1		8'-0" X 6'-6"	Aluminum clad wood
D	1		3'-9" X 3'-6"	Aluminum clad wood
X1	23		8'-0" X 6'-6"	WOOD
X2	20		4'-0" X 4'-0"	WOOD
X3	6		3'-0" X 3'-0"	WOOD
X4	1		5'-0" X 2'-6"	WOOD

A3 Existing and Proposed Window Schedule
SCALE: 1/4" = 1'-0"

PROJECT DETAILS

Shape/Mass: Existing: The existing house is 1,482 square feet, situated on a 6,000 square foot lot. The house is 29.8' wide and 52' long, with an existing ridge height of 18'-11 1/8" and an eave height of 11'-5".
Proposed: The alteration adds 1,183 square feet on the rear of the house, 633 square feet on the first floor and 550 on the second floor. The addition's ridge height will be 27'-4 3/8" and an eave height of approximately 20'.

Setbacks: Existing: The house is set back 19'-9" from the east, 10'-7' from the south, approximately 29' from the west and 8' from the north property lines.

Proposed: The addition will be situated 2'-6" from the north, 2'-6" in relation to the garage to the west and approximately 18' from the south property lines.

Foundation: The existing house has a pier and beam foundation. The addition will match the original house and will have a pier and beam foundation with a finished floor height of 2'-4".

Windows/Doors: Please refer to window and door schedule.

Exterior Materials: The original house is brick and the addition will be clad in 5 1/2" cementitious lap siding.

Roof: The original house has a clipped gable roof with a 5/12 pitch. The addition's roof will also have a clipped gable roof with a 5/12 pitch.

Front Elevation: The original one-story brick house has an open porch on the southeast corner of the house, inside (East) the porch there is one door opening and two window openings with original 1/1 wood double hung windows. There are three window openings on the main façade of the house all with original 1/1 wood double hung windows. The new addition will be seen from the northeast corner of the house, it will bump out approximately 5' from the original house.

Side Elevation: There will be two window openings on the addition's floor with aluminum clad double casement (North) windows. On the second floor there will be four window openings, three 1/1 double hung aluminum clad windows and one aluminum clad double casement window. Please refer to elevation drawings.

Side Elevation: This side of the addition will be recessed approximately twelve feet from the northwest corner of (South) the house. The first floor will have two window openings with aluminum clad double casement window and one door opening with French doors with transom. The second story will have one bay window and three 1/1 double hung aluminum clad windows. Please refer to elevation drawings.

Rear Elevation: A two-story addition will be added to the north elevation. No window openings on the first floor, (West) there will be one bay window opening on the second floor with an aluminum clad double casement window. Please refer to elevation drawings.