

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** March 16, 2016

**Applicant:** Chad Tinney for Dena Fisher, owner

**Property:** 1501 Ashland St, East 88' of Lot 18, Tract 18B, Block 146, Houston Heights Subdivision. The property includes a historic 800 square foot, one-story wood frame single-family residence situated on an approximately 2,900 square foot lot (≈ 88' x 33') corner lot.

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

**Proposal:** Alteration – Addition

- Construct a 364 square foot attached carport. The carport is attached to the rear elevation of the existing residence, which is located on a corner lot. It measures 17' wide by 22' deep
- The proposed carport has a ridge height of 15'-7", one foot lower than the existing residence's ridge height, to provide some differentiation between the two. The street-facing side of the carport features a prominent front-facing gable that extends 2' beyond the 16" eave overhang.
- The setbacks from the south (street side) and west (rear) property lines are approximately 4' and 7'.
- The carport is supported by two brick/wood columns with a 1'-4" wide by 5' tall brick base that match that of the column on the residence's front elevation.

See enclosed application materials and detailed project description on p. 12 for further details.

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

**Civic Association:** No comment received.

**Recommendation:** Approval with conditions: Approval for attached carport with the condition that the front-facing gable be removed.

**HAHC Action:** -

**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**

- (1) The proposed activity must retain and preserve the historical character of the property;  
*The front-facing gable on the carport draws attention away from the historic residence. The gable extends 2' beyond the 16" eave overhang and is very prominent. Carports are accessory structures and should be subordinate to the existing residence. Accenting an accessory structure with a prominent gable visible from the street is not appropriate.*

*Staff feels the project would meet Criterion 1 if the applicant were to eliminate the gable.*
- (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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
- (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  
*The front-facing cross gable on the carport is not compatible with the character of the property or the context area. Carports are accessory structures and should be subordinate to the existing residence. Accenting an accessory structure with a prominent gable visible from the street is not appropriate.*

*Staff feels that the project would meet Criterion 10 if the applicant were to eliminate the gable.*

- (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.

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PROPERTY LOCATION  
HOUSTON HEIGHTS WEST HISTORIC DISTRICT



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

**INVENTORY PHOTO**



**STREET VIEW / AREA OF WORK**



**NEIGHBORING PROPERTIES**



*1505 Ashland – Contributing – 1920 (neighbor)*



*1445 Ashland – Contributing – 1920 (neighbor)*



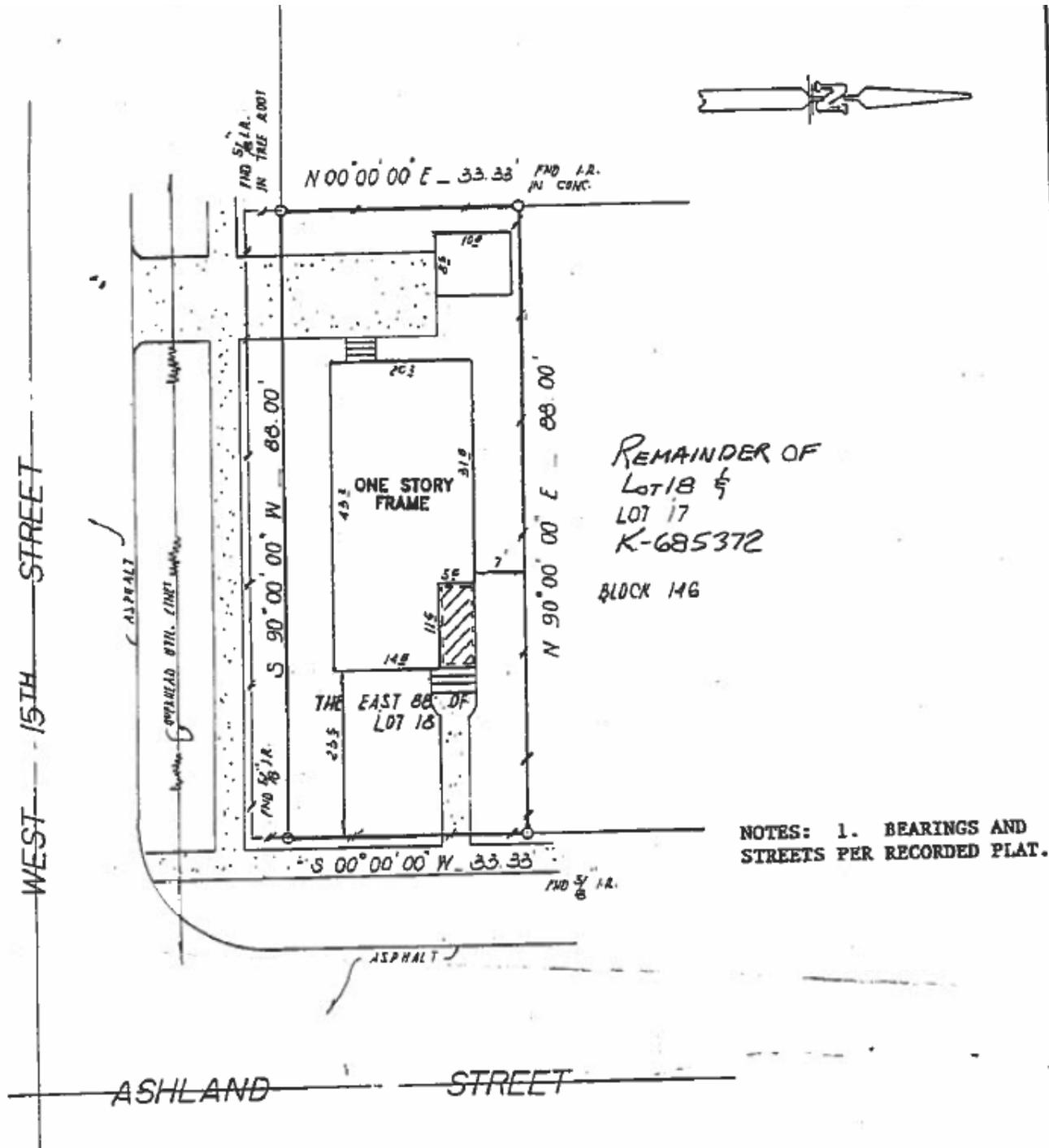
*524 W 15<sup>th</sup> – Contributing - 1920 (across street)*



*1506 Ashland – Contributing – 1920 (across street)*

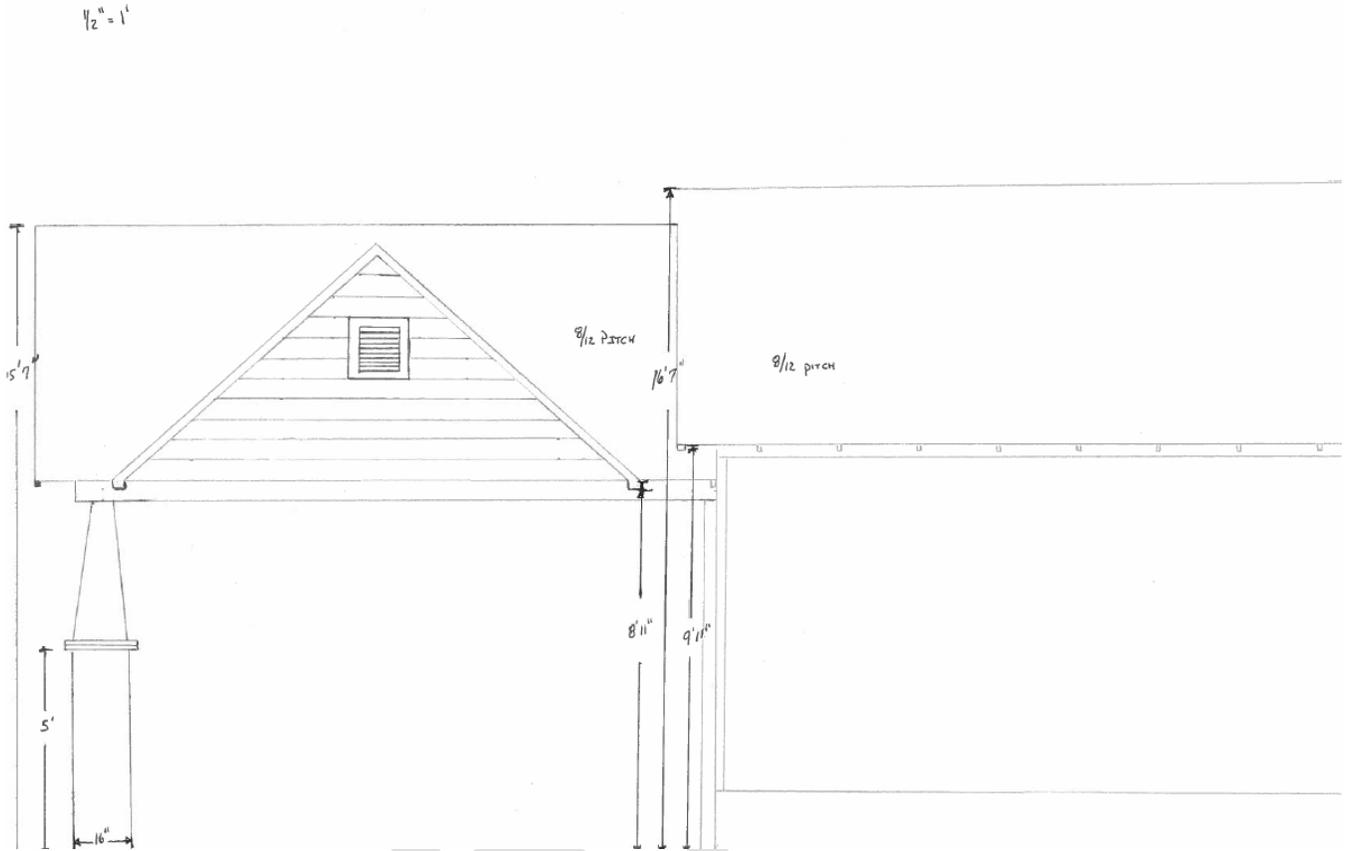
SITE PLAN

EXISTING





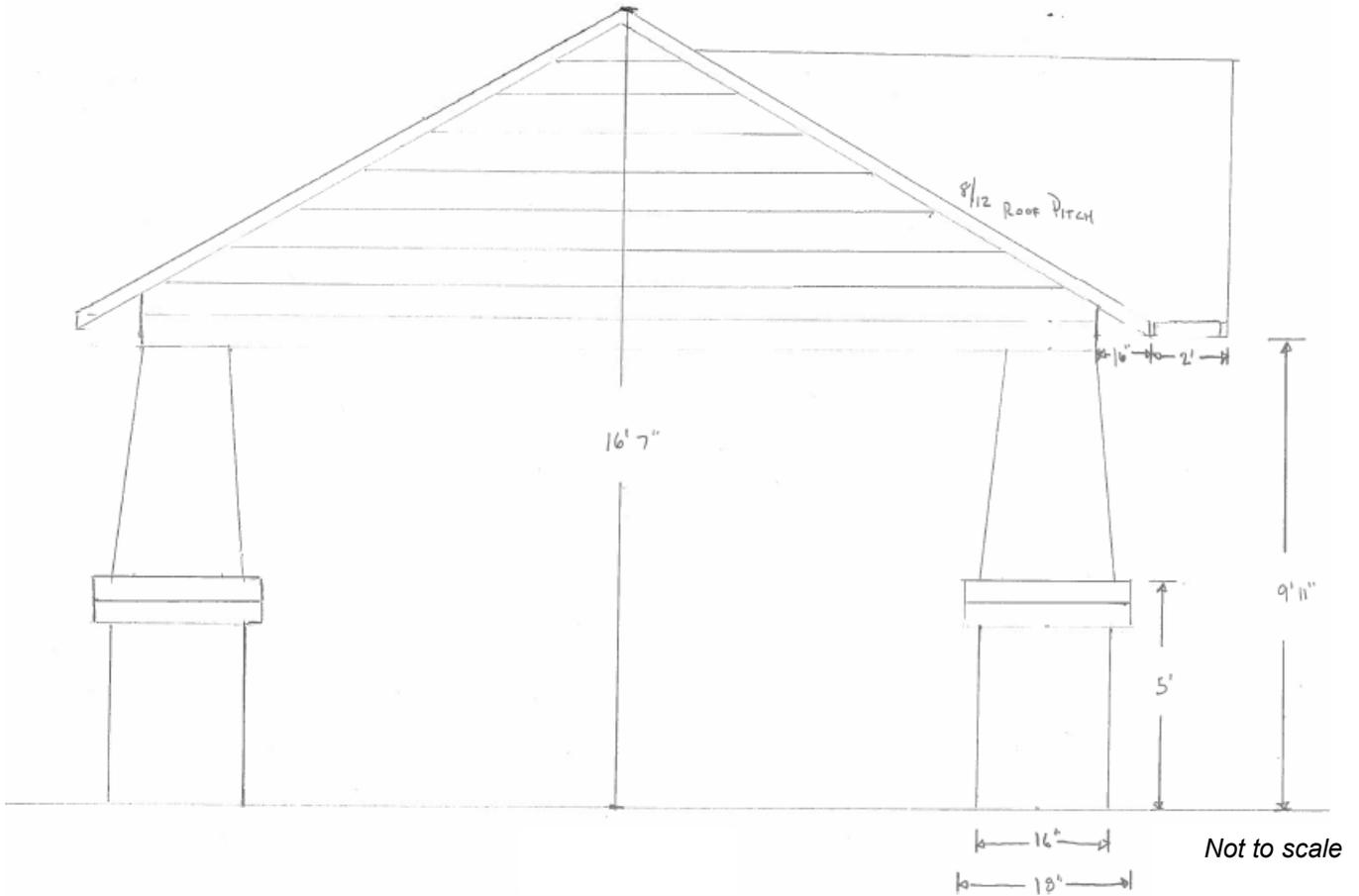
**SOUTH (FRONT) FACING W 15<sup>TH</sup>**  
PROPOSED



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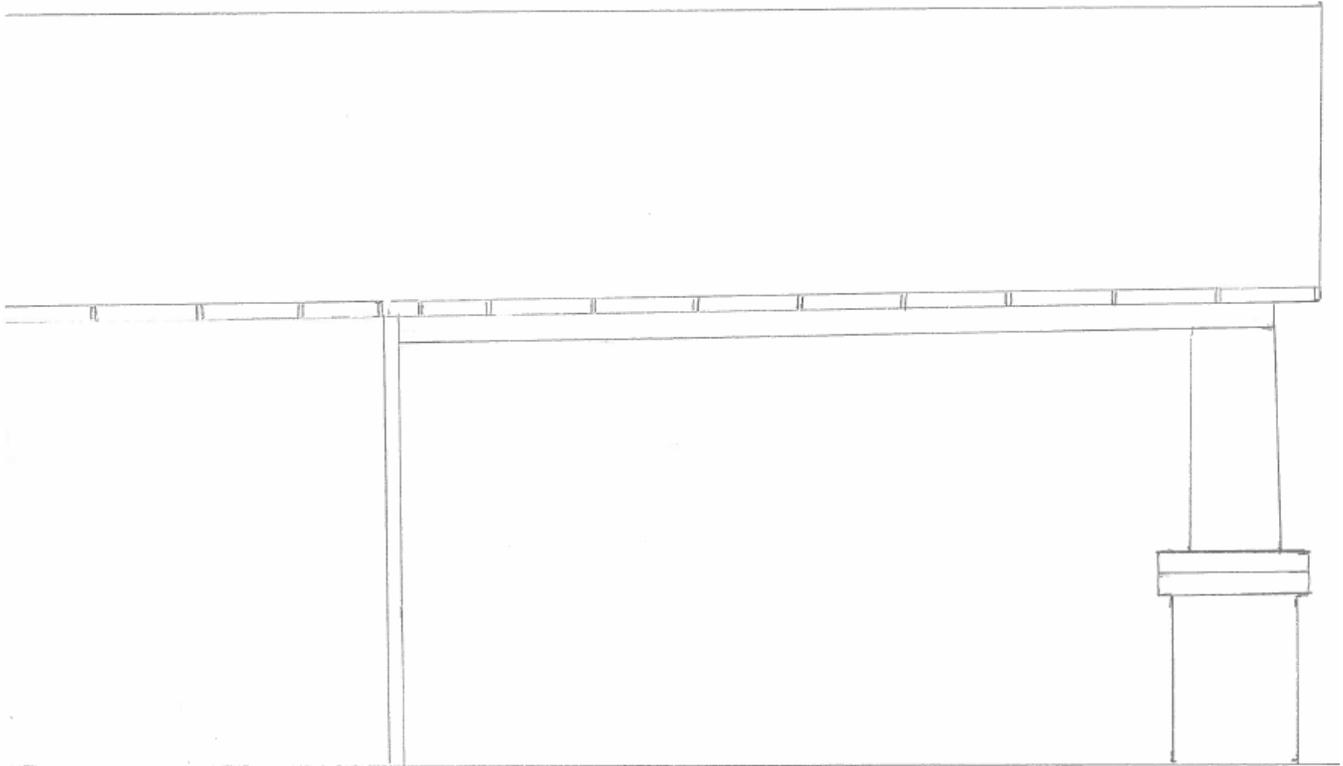
WEST SIDE ELEVATION

PROPOSED



**NORTH (REAR) ELEVATION**

PROPOSED



*Not to scale*

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## PROJECT DETAILS

**Shape/Mass:** The existing residence is a one-story wood frame structure with 800 square feet of conditioned space. The proposed 364 square foot attached carport will be attached to the rear elevation and face W 15<sup>th</sup> St. It measures 17' wide by 22' deep. The depth of the carport will not extend beyond the width of the house. The proposed carport has a ridge height of 15'-7", one foot lower than the existing residence's ridge height.

**Setbacks:** The proposed carport will have a south (street side) setback of approximately 9'. It will have a rear (west) setback of 7' (rear of the residence, side of the carport) and maintain the existing residence's side (north) setback of 7'.

**Roof:** The proposed carport has a gable roof with an 8:12 pitch to match the roof style and pitch of the existing residence. The roof will be covered with composition shingles to match the shingles on the existing residence. The carport also has a prominent front-facing gable that extends 2' beyond the 16" eave overhang.

**Front Elevation:** The proposed carport will attach to the rear elevation and elongates the south elevation by 17'.  
**(South)** The carport is support by two brick/wood columns with a 1'-4" wide by 5' tall brick base intended to correlate with the column on the residence's front elevation. The carport also has a prominent front-facing gable with a vent.

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