

CERTIFICATE OF APPROPRIATENESS

Application Date: March 29, 2016

Applicant: Sarah Hannah, Four Square Design for Timothy Hammond, owner

Property: 1907 Crockett Street, Lot 5, Block 1, Crockett Street Landing Subdivision. The property includes a historic 1,368 square foot, one-story wood frame single-family residence situated on a 5,753 square foot (57.5' x 100') interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1900, located in the High First Ward Historic District.

Proposal: Alteration – Addition. Construct a new 1,335 square foot two-story addition at the rear of the existing house.

- The proposed addition will have an eave height of 22' and a ridge height of 29'-7".
- The proposed addition will be inset from the side walls approximately 1'-0".

See enclosed application materials and detailed project description on p. 4-23 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

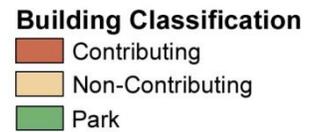
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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 | |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | | |
| <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; | | |
| <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; | | |
| <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; | | |
| <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 | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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
HIGH FIRST WARD HISTORIC DISTRICT



INVENTORY PHOTO



CONTEXT AREA



2008 Crockett– Contributing (across street)
39' width
24' ridge
15' eave



1720 White – Contributing (neighbor)
18' ridge
12' eave

CONTEXT AREA



2001 Crockett– Contributing –(across street)
15' front setback
39' width
22' ridge
13' eave



2006 Crockett– Contributing –(across street)
11' front setback
36' width
27' ridge
12' eave

NORTH ELEVATION – FRONT FACING CROCKETT

EXISTING



PROPOSED

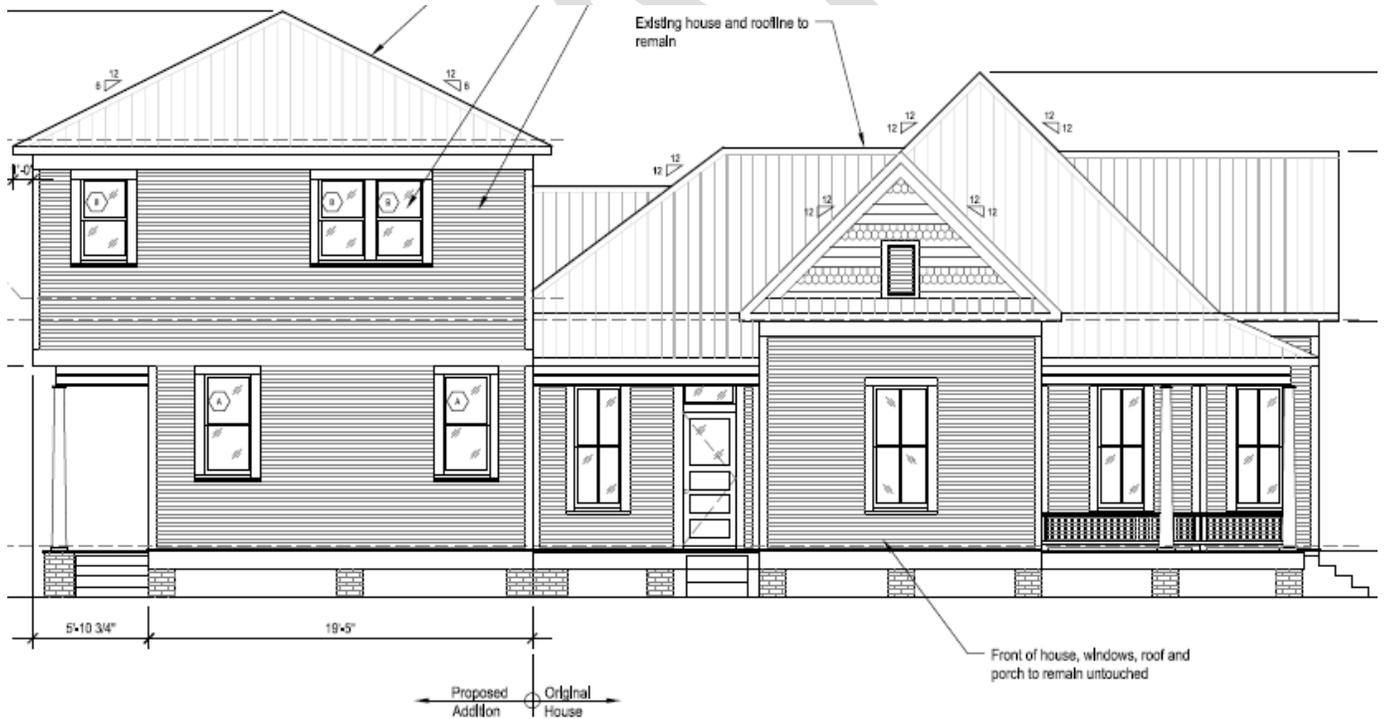


EAST SIDE ELEVATION

EXISTING



PROPOSED

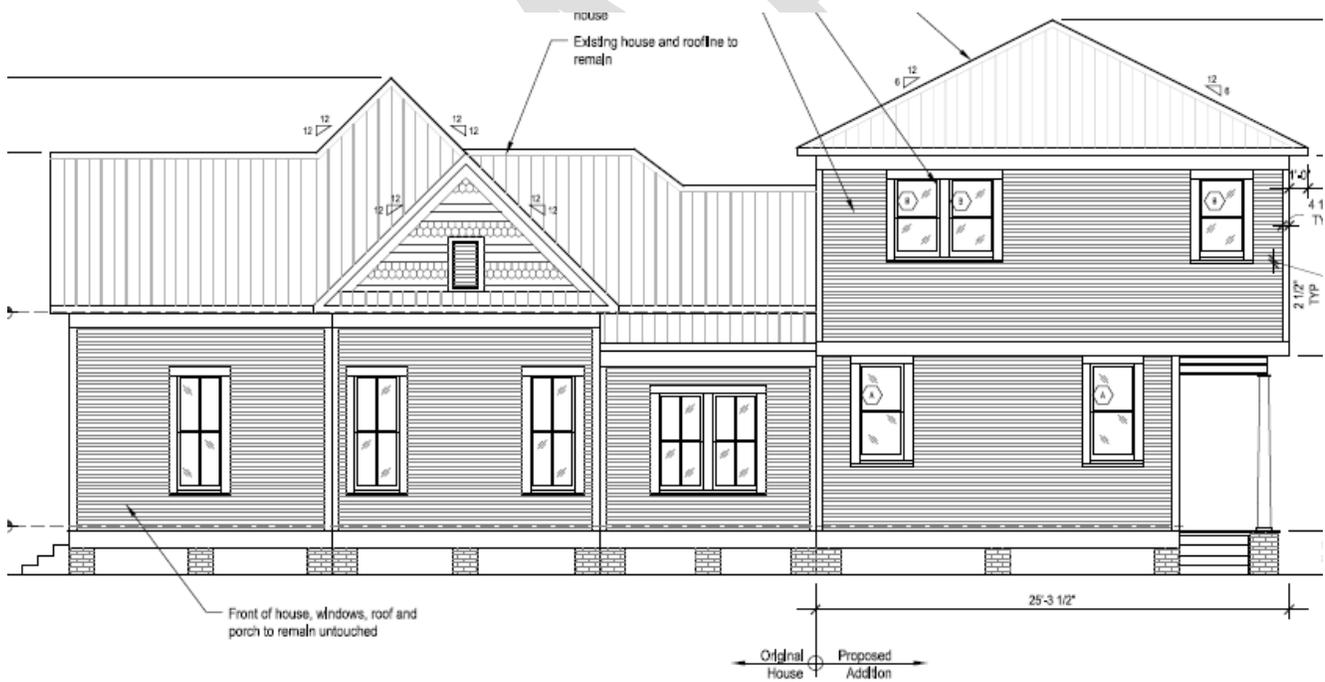


WEST SIDE ELEVATION

EXISTING



PROPOSED



SOUTH (REAR) ELEVATION

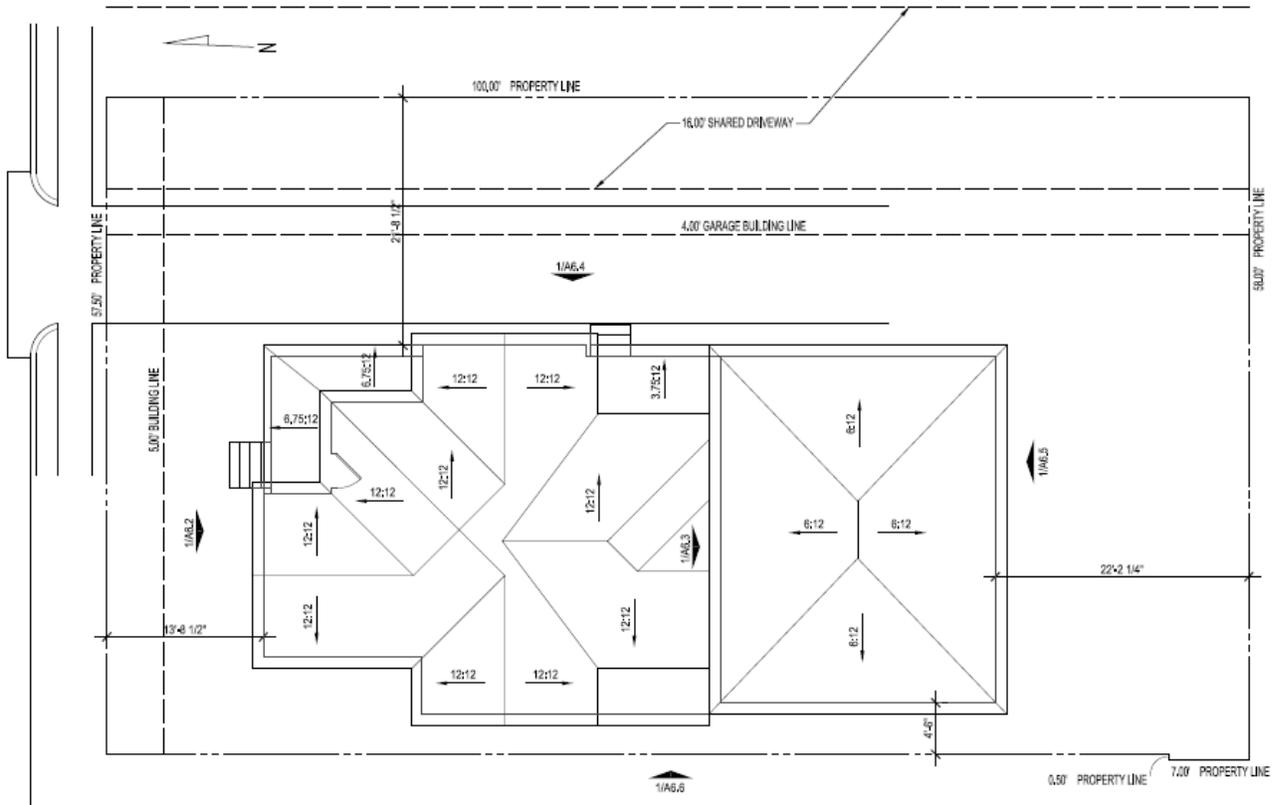
EXISTING



PROPOSED



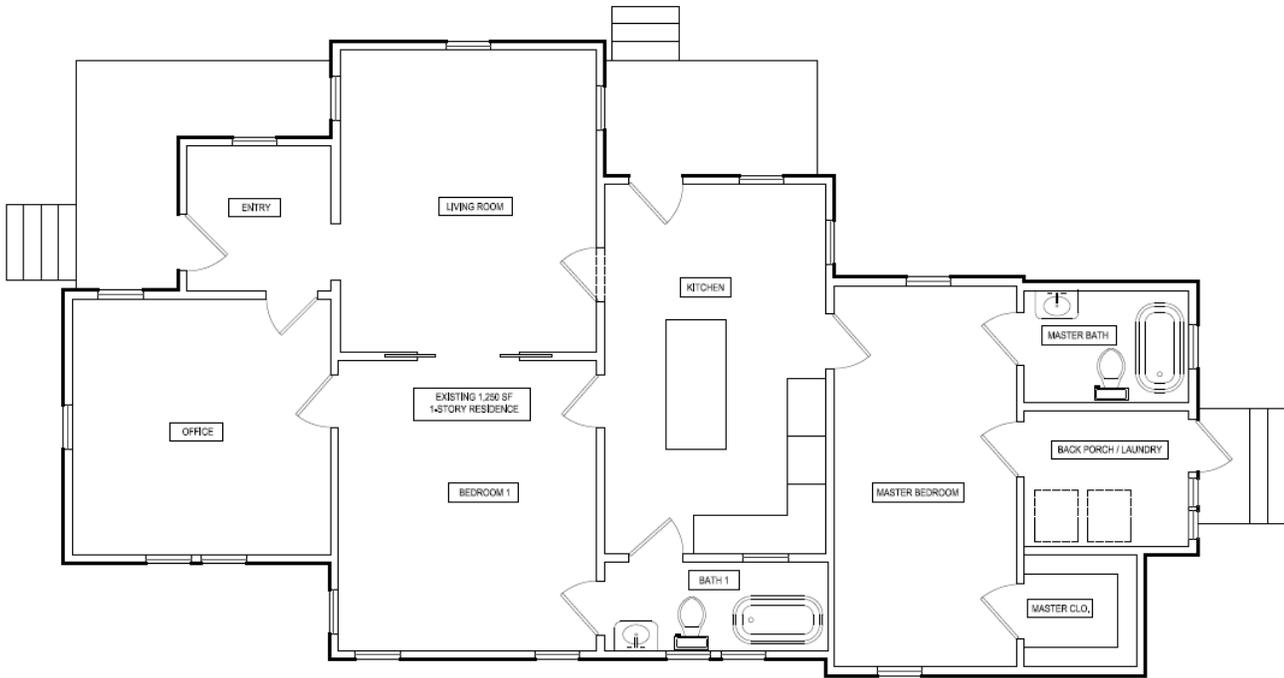
SITE PLAN/ROOF PLAN
PROPOSED



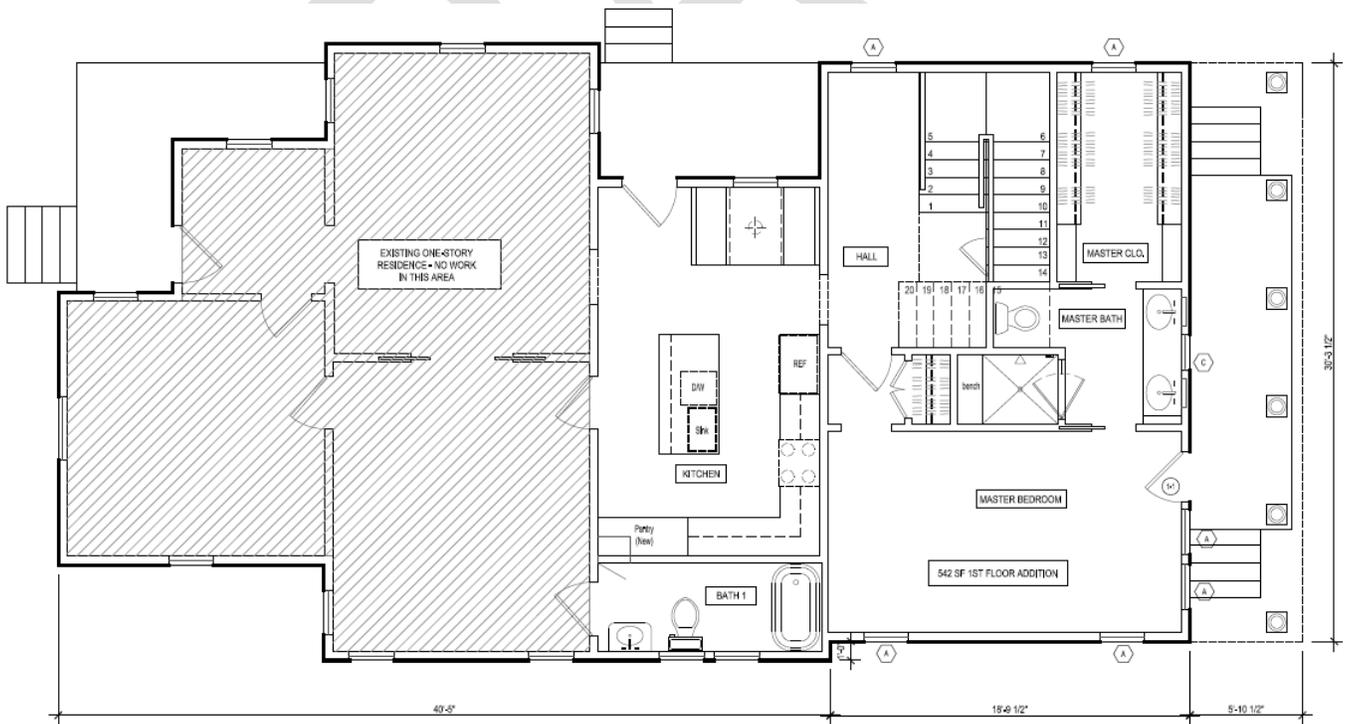
FIRST FLOOR PLAN



EXISTING

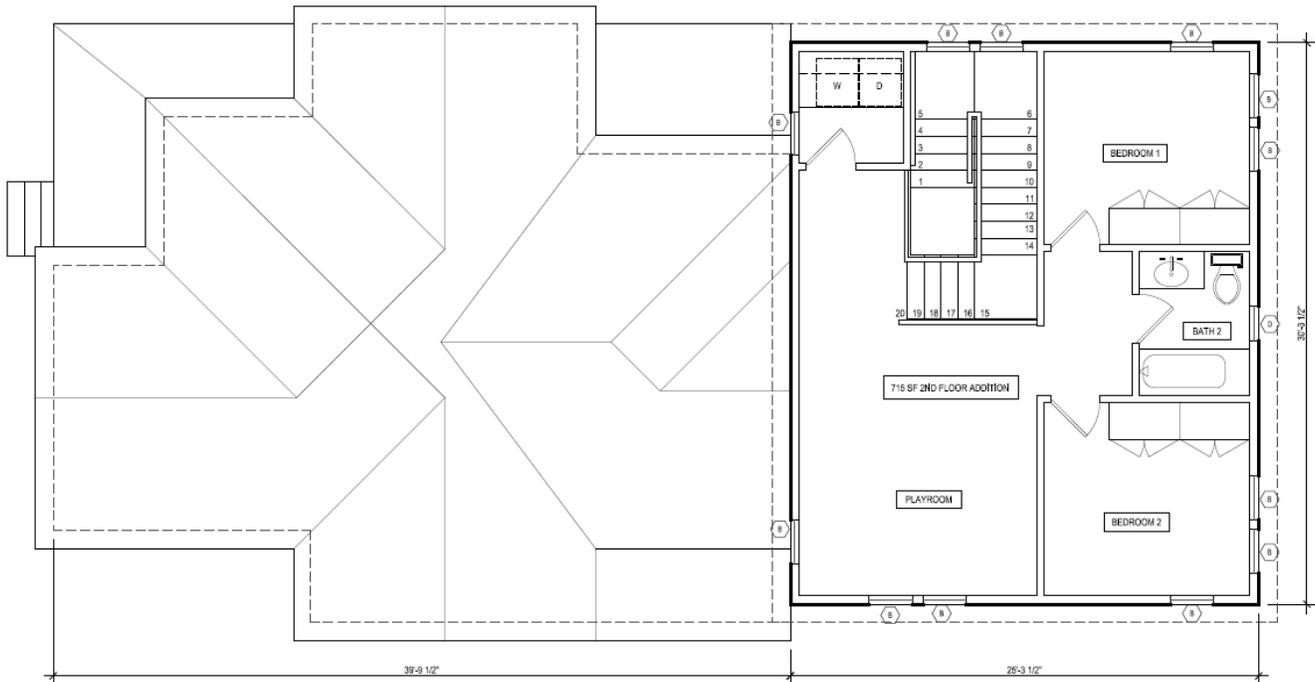


PROPOSED



SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

SUB-HEADING

Hammond Residence: 1907 Crockett St, Houston, TX 77007

April 7, 2016

WINDOW SCHEDULE

- Notes:
1. All windows are Jeld-Wen Tradition Plus All Wood Double Hung Units, unless noted otherwise
 2. All dimensions are from inside face of window trim to inside face of window trim.
 3. Rough opening to be determined per manufacturer
 4. Verify all dimensions with designer prior to placing window order

SYMBOL	QUANTITY	LOCATION	TYPE	WIDTH	HEIGHT	Top of sill, A.F.F.	NOTES
A	6	various	Double Hung	2' 4-1/4"	5' 0"	3' 8"	
B	12	various	Double Hung	2' 4-1/4"	4' 0"	2' 0-1/4"	
C	1	Master Bathroom	Double Hung	1' 10"	5' 0"	3' 8"	
D	1	Bath 2	Double Hung	1' 10"	4' 0"	2' 0-1/4"	

DOOR SCHEDULE

- Notes:
1. Exterior doors to be painted with insulated glazing
 2. Rough opening to be determined per manufacturer
 3. Verify all dimensions with designer prior to placing door order

SYMBOL	QUANTITY	LOCATION	TYPE	WIDTH	HEIGHT	HARDWARE	NOTES
1-1		Master Bedroom	Exterior Swing - Painted Partial-lite Door	2' 8"	6'-8"	Exterior lock set with dead bolt; finish TBD	New painted 2-panel Jeld-Wen wood door with tempered glass panel and 18" transom above



APPLICANT WRITTEN DESCRIPTION

Hammond Residence

1907 Crockett St

Houston, TX 77007

Property Description

The proposed work is to remove a non-original, 350 SF addition from the back of a 1250 SF pier and beam, wood framed house dating back to 1904, sitting on a 5,750 SF lot. The house had previously been altered to accommodate duplex units, but the current house configuration is as a single family home. A visual inspection of the house indicates additions and alterations at the back wing encompassing the current master bedroom and porch.

The proposed addition would add 575 SF to the first floor and 760 SF to the second floor, for a new total square footage of 2,310. The addition would be behind the original house. The building materials would match the existing house – pier and beam foundation, painted Hardi-board siding with matching coursing, and a standing seam metal roof. The new 2:2 Jeld-Wen wood windows would be similar to the existing windows, but not be an exact match. The proportion of the new windows is smaller, the glazing would be double pane, and the construction of the windows all differentiate them from the existing. The new back porch would have wood columns and wood plank flooring that is similar to the existing front and side porches.

The projected work does not propose to remove any original features or materials from the home, with the exception of the back wall which adjoins the addition. Any original materials will be salvaged and reused where possible.



APPLICANT WRITTEN DESCRIPTION

Hammond Residence

1907 Crockett St

Houston, TX 77007

Project Description

The Hammond Residence is a 1250 square foot, wood framed, pier and beam home dating from 1904, and is located in the High First Ward Historic District. The proposed work would add a two story addition at the back of the existing house, and would add 575 square feet to the first floor, and 760 to the second floor, where the interior space extends over a first floor porch.

The building materials would complement those used in the existing house – pier and beam foundation, painted Hardie-board siding with matching coursing and a standing seam metal roof. The new 1:1 Jeld-Wen wood windows would be similar to the existing 2:2 windows, but would not be an exact replication. The smaller proportion of the new windows, the double-paned glazing, and the construction of the windows, all differentiate them from the existing historic ones. The new back porch would have wood columns and wood tongue and groove flooring that is similar to the existing front and side porches. Any original materials removed from the various additions within the project area will be salvaged and reused.

Over the years, it is apparent that numerous changes and additions have altered the house from its original form. In order to provide additional space for our clients, we looked to work with only the parts of the house that we felt had already been substantially changed. We therefore looked to the master bedroom and rear porches for the footprint of the addition.

There are a number of clues in the existing house that point to changes that have taken place over the years. First, on the west side of the house, the current master bedroom steps out. A close look at the plan and roofline suggest that the master bedroom was expanded west, taking in what had been a west facing porch. The shed roof over this space, and the lower interior ceiling heights are the indicators in this area.



Exterior view – existing west elevation (looking south) PHOTO A



Exterior view – existing west elevation PHOTO B



Interior view of existing master bedroom with the dropped ceiling

PHOTO C

PHOTO D

The other indicator of change to the house can be seen in photo F. The off center placement of the south facing window and the placement of the window trim jammed against the wall perpendicular to it suggest that the exterior wall was previously set in further.

Furthermore, Sanborn maps of the residence (originally 1911 Crockett) show the back of the house with a porch, and we therefore believe that the current configuration of the east facing window at the bedroom is not original. The last revisions date in the Sanborn book for Map A is February 1961. At some point after that date, the porch was enclosed, and the shed addition was added on to the back of the house (photo G). The existing shed is not indicated on the map, which places the original porch within the current master bedroom.



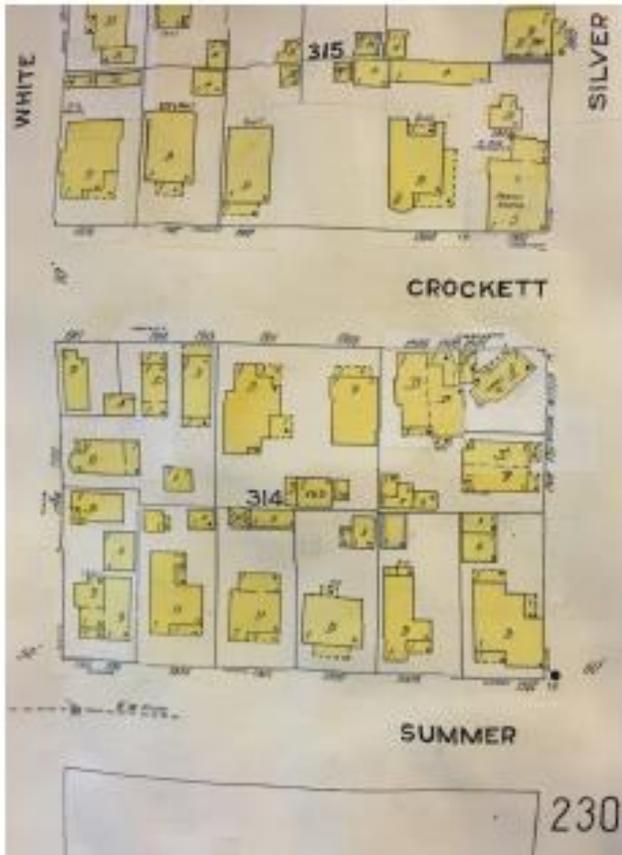
Exterior rear at east side of house PHOTO E



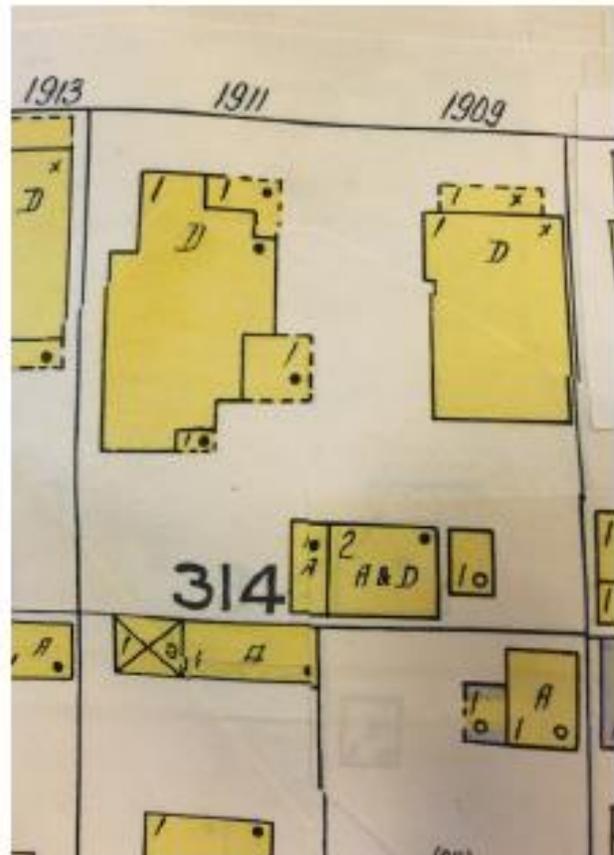
Rear at east side of house PHOTO F



Exterior view at southeast corner of house PHOTO G



Map A



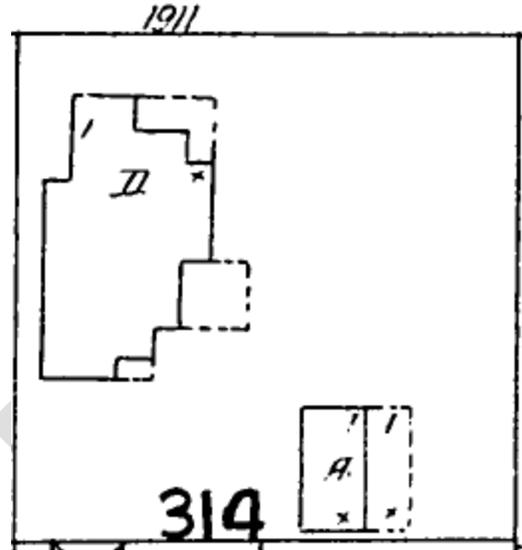
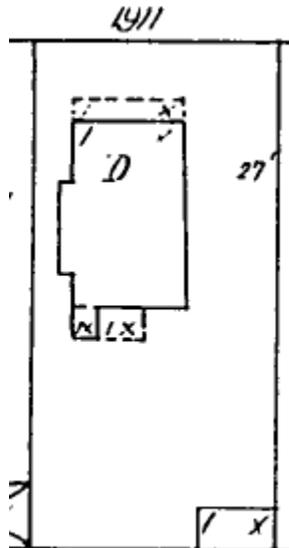
Map A, enlarged view

In summary, it is clear to us that the project area has been altered multiple times over the years, with walls being removed and added on the west, south and east elevations. We therefore believe that this project will only affect parts of the house that have already altered the house from its original 1904 form, and which have already made this part of the house unrecognizable. We would also like to add that the new work will only take place at the extreme rear of the property, and every attempt has been made to pull the new work as far back as is possible.

SANBORN MAPS

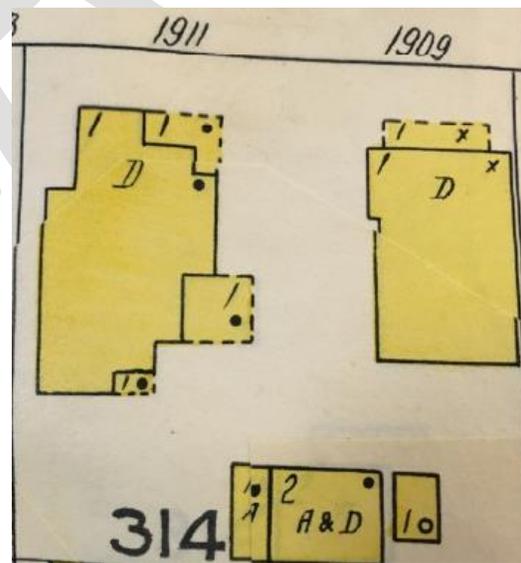
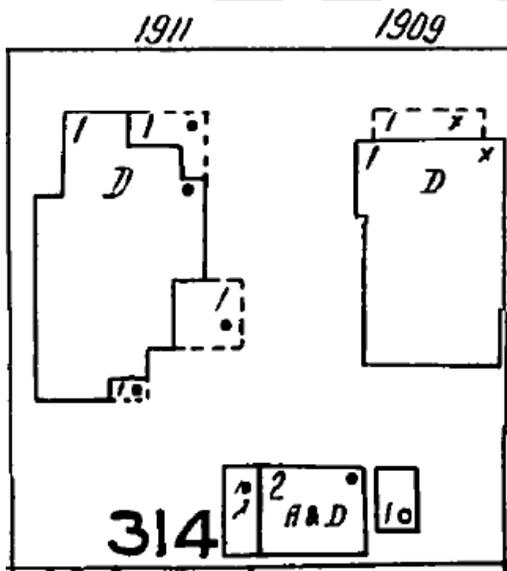
1907

1924-1950



1924-1951

1961



PROJECT DETAILS

Shape/Mass: The existing 1,250 square foot structure has a maximum width of 32'-3 ½"; a depth of 40'-6" and a ridge height of 26'-6 ½".

The proposed 1,335 square foot two-story addition will be constructed in the location of the current addition, which will be removed, and will attach to the original rear of the house. The proposed addition will be inset 1'-0" on the east and 1'-0" on the west. The proposed addition will have a maximum width of 30'-3 ½", and a maximum depth of 25'-3 ½". The ridge height of the addition will be 29'-7 ½".

Staff visited the site to determine which portions of the existing house have been previously altered. Staff concluded that while a portion of the rear bedroom is original to the house multiple alterations to the house including conversion to a duplex and the subsequent return of the structure to a single family format have destroyed significant amounts of original material at the rear of the structure. See drawings for more detail.

Setbacks: The existing residence has a (north) front setback of 13'-8 ½"; a west side setback of 2'-7 ¾"; an east side setback of 21'-8 ½"; and a rear (south) setback of 27'-1".

The proposed addition will maintain the 13'-8 ½" north (front setback); have a west side setback of 4'-6"; an east side setback of 21'-8 ½"; and a south (rear) setback of 22'-2 ¼". See Drawings for more detail.

Foundation: The existing residence has a pier and beam foundation with a finished floor height of 2'-6 ¾".

The proposed addition will have a pier and beam foundation with a finished floor height of 2'-6 ¾" to match existing. See drawings for more detail.

Windows/Doors: The existing residence has 2-over-2 double-hung wood windows.

The proposed addition will have 1-over-1 double-hung wood windows. See drawings and window/door schedule for more detail.

Exterior Materials: The existing house is clad in wood siding, which is to remain. All original windows, doors and trim on the original portion of the house are to remain. Any original material removed from the back wall that adjoins the addition is to be retained and reused where possible.

The proposed addition will be clad in cementitious siding. See drawings for more detail.

Roof: The existing residence features a front facing gable, a hipped roof and a cross gable clad in standing seam metal.

The proposed addition will have a hipped, standing seam metal roof. The proposed eave height is 22'-4 ½" and a ridge height of 29'-7 ½".

Front Elevation: The existing north elevation features a partial front porch to the east with a pair of columns, a 2-over-2 window and a door. To the west is a protruding bay with a shingle-clad, front facing gable and a window. To the west is another 2-over-2 window.

(North)

All existing features on the front elevation are to remain. The proposed addition will rise above the existing structure. The front of the proposed addition will feature two, 1-over-1 windows on the second story, but they are obscured from the street by an existing cross gable. See drawings for more detail.

Side Elevation: The existing east elevation features a side profile of the front porch and two windows. The central, protruding bay is topped with a shingle-clad, front facing gable and a pair of windows. The south bay is an inset porch covered by a hipped roof and features a window and door.

(East)

The proposed addition will begin at the rear of this elevation and will be flush with the edge of the porch. A vertical trim board will differentiate the original residence from the addition. Two windows and a porch will be located on the first story. The second story features a pair of windows and a single window. See drawings for more detail.

Side Elevation: The existing west elevation features a single window. The central, protruding bay features a protruding bay with a shingle-clad, front facing gable and a pair of windows. The third bay features a pair of windows.

(West)

The proposed addition will begin at the rear of this elevation and will be inset one foot from the existing structure. A vertical trim board will differentiate the original residence from the addition. Two windows and a porch will be located on the first story. The second story features a pair of windows and a single window. See drawings for more detail. See drawings for more detail.

Rear Elevation: The rear elevation of the residence is not visible from the public right-of-way. See drawings for more detail.

(South)

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