

CERTIFICATE OF APPROPRIATENESS

Application Date: November 22, 2016

Applicant: Will Miller, owner

Property: 707 Euclid Street, Lot 15, Block 36, Woodland Heights Subdivision. The property includes a historic 1,030 square foot, one-story wood frame single-family residence and detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Craftsman bungalow residence, constructed circa 1920, located in the Woodland Heights Historic District.

Proposal: Alteration – Alter the foundation, porch columns and add brackets to better support the deep eave overhang.

- Raise the height of the foundation by 8" as the existing beams are only 7" above grade and do not allow adequate access below the structure (even with the raising of the foundation the eave line will be well below those of the surrounding homes)
- The existing wood lap flared skirt on the house will be expanded to wrap the existing porch (the skirting is currently 3' tall from grade and will maintain existing height along the porch)
- The non-original cement porch with brick borders and steps will remain
- New wood tongue and groove porch decking will be constructed above the concrete porch, bringing the porch floor height up to 24"
- The non-original wrought iron porch columns will be removed and replaced with new square 8" x 8" wood columns (placed atop the new skirting/guardrail)
- The existing 22" deep eave overhangs on the house and porch are sagging due to a lack of support. To alleviate this, three new brackets will be installed (two on the porch and one on the main body of the house).
- All other material (including, but not limited to, windows, doors, and siding) are to remain

See enclosed application materials and detailed project description on p. 5-12 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

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Basis for Issuance: HAHC Approval
Effective: December 14, 2016



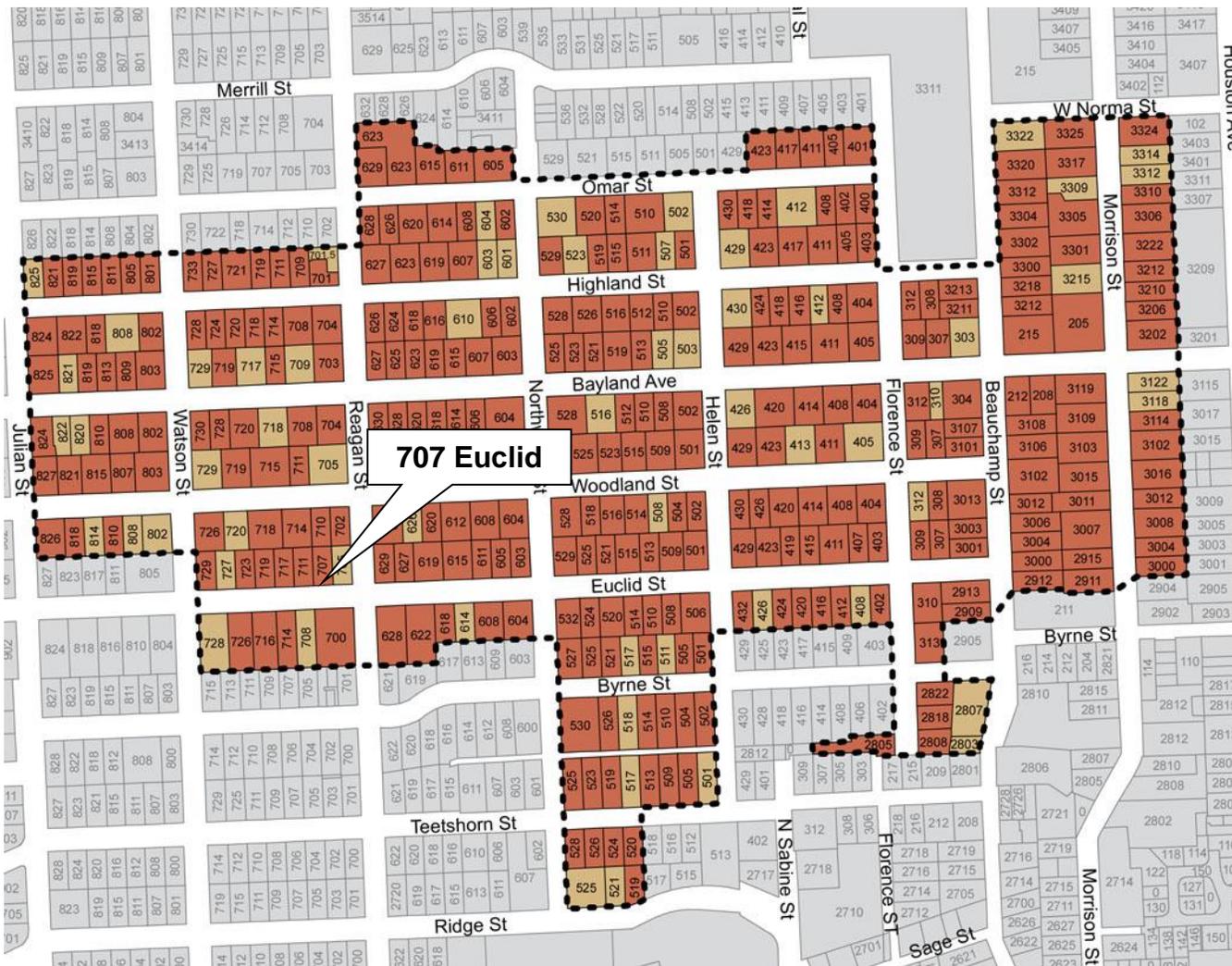
PLANNING & DEVELOPMENT DEPARTMENT

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.



PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

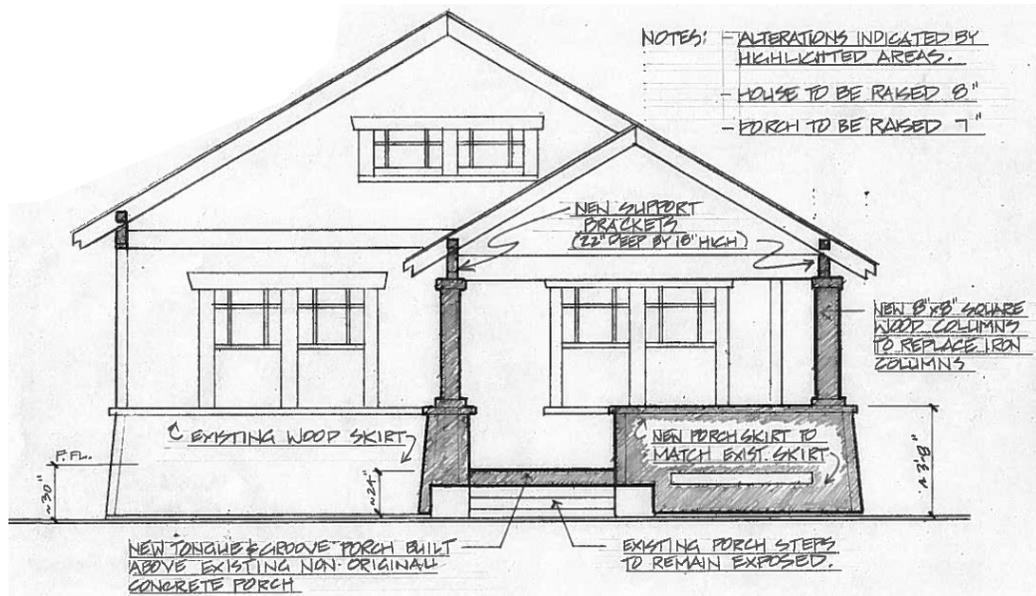
INVENTORY PHOTO



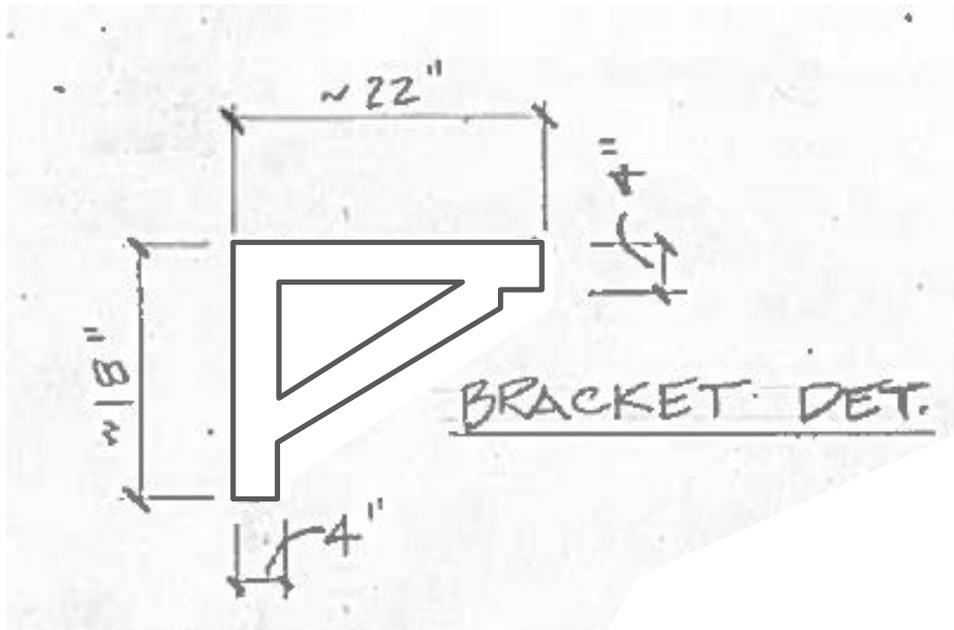
EXISTING FAÇADE (SOUTH FACING EUCLID)



PROPOSED FAÇADE (SOUTH FACING EUCLID)



PROPOSED BRACKET DESIGN



FOUNDATION / PORCH PHOTOS



PORCH COLUMN PHOTOS



EAVE HEIGHT COMPARISON



HARRIS COUNTY ARCHIVE PHOTO (1965)



SIMILAR SKIRT/PORCH CONFIGURATIONS ON EUCLID STREET
(HOUSES WITH SKIRTS; THE SKIRT CONTINUES ALONG THE PORCH)



508 Euclid



524 Euclid



611 Euclid



628 Euclid



717 Euclid

PROJECT DETAILS

Shape/Mass: The existing shape and mass of the house is not to be altered and is to remain. See photos for more detail.

Setbacks: The existing setbacks of the house are not to be altered and are to remain. See photos for more detail.

Foundation: The existing foundation is currently at 7" above grade. The existing house has a finished floor height of about 20" and the existing concrete porch has a finished porch floor height of 17".

The existing foundation height will be increased by 8". The brick porch is to remain. A new 7" tall porch deck constructed above the existing concrete porch will have a finished porch floor height of 24". The house will have a new finished floor height of 30". See drawings and photos for more detail.

Windows/Doors: All existing windows and doors are not to be altered and are to remain. See photos for more detail.

Exterior Materials: The existing house is clad with original 117 wood siding and features an original beveled lap skirt. The skirt is runs from the window sill to the ground (3'-0"). The original porch has been removed and was replaced with a concrete porch with a brick surround and brick steps. The original porch columns were previously removed and replaced with wrought iron supports.

The existing wood cladding is to remain. The non-original concrete and brick porch is to remain. The non-original metal porch supports will be removed. New wood beveled lap skirting will be extended to surround the existing concrete porch (matching the original material and dimensions). New 8" wood square columns will support the existing porch roof. A new 7" tall tongue and groove wood platform will be constructed on top of the existing concrete porch to partially extend the porch height. Three new brackets will also be installed to help support the 22" deep eave overhang on the main and porch roofs. The brackets will be 22" long by 18" tall by 4" wide. One of the brackets will be installed on the main body of the house while the other two will be installed on the new porch columns to support the porch roof. See drawing and photos for more detail.

Roof: The existing roof is not to be altered and is to remain. See photos for more detail.