

CERTIFICATE OF APPROPRIATENESS

Application Date: November 18, 2016

Applicant: Emerson Jones, Arch Precision Inc. for Pablo Lambea, owner

Property: 1332 Tulane Street, Lot 31, Block 174, Houston Heights Subdivision. The property includes a 974 square foot, one-story wood frame single-family residence and a detached garage situated on a 4,356 square foot (33.33' x 132') interior lot.

Significance: Noncontributing Bungalow residence, constructed circa 1920, located in the Houston Heights Historic District West.

Proposal: Alteration – Addition.

The applicant proposes to construct a two-story addition

- The proposed addition will encroach the existing structure by 7' – 1".
- The proposed addition is 26' – 1" wide, 16' deep on the first floor and 23' – 1" on the second floor.
- The proposed addition will have an eave height of 20' – 6" and a ridge height of 27' – 3".
- The addition will be constructed on top of previous additions.
- No original siding or windows remain on the structure.
- Install one, 1-over-1 window on the existing north elevation.
- Install new concrete steps for the porch.

See enclosed application materials and detailed project description on p. 5-18 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a **noncontributing structure in an 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) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

(a) 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; and

(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.

(2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

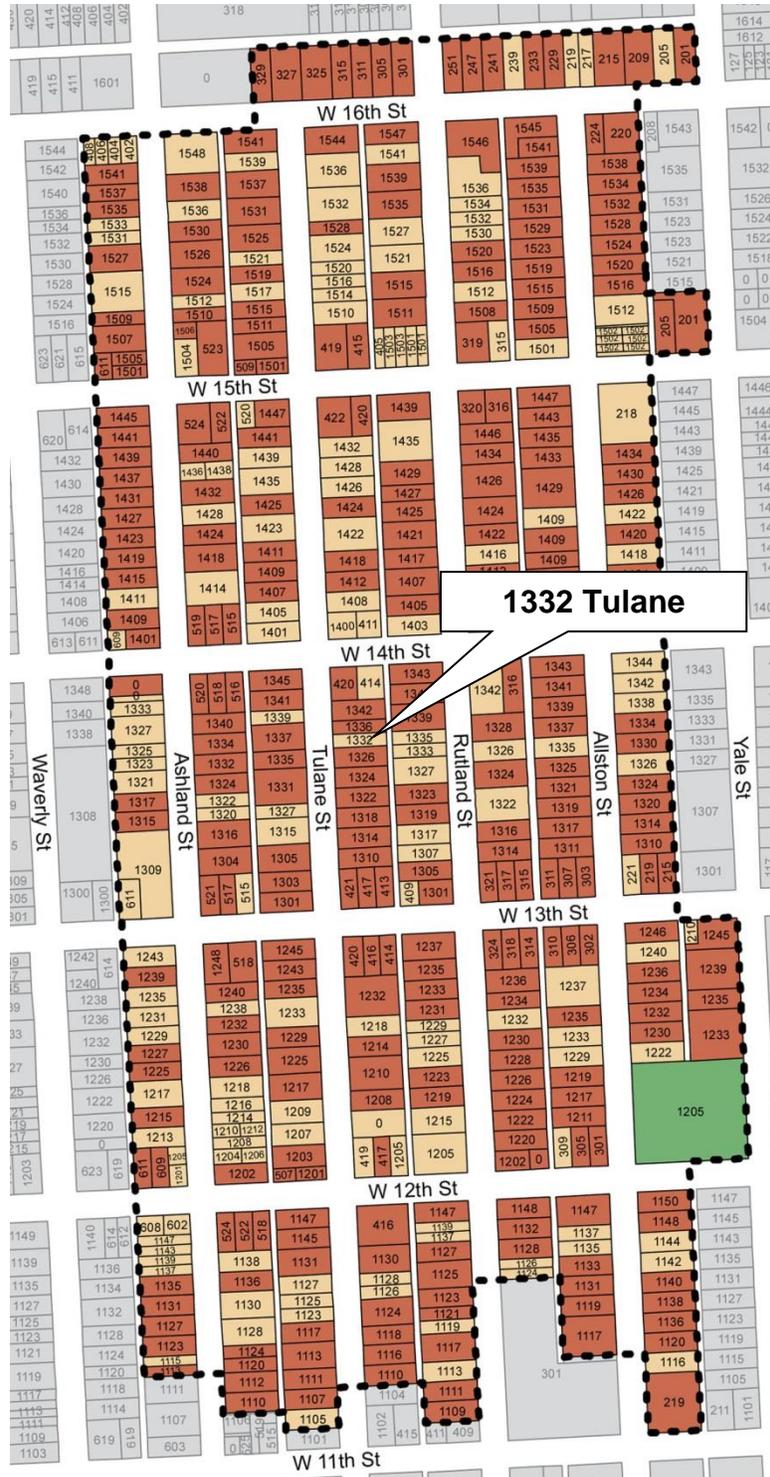
(3) For an addition to a noncontributing structure:

(a) 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 from the property line of similar elements of existing contributing structures in the context area; and

(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.



PROPERTY LOCATION
HOUSTON HEIGHTS WEST HISTORIC DISTRICT



CURRENT PHOTO



3D RENDERING – FRONT FACING TULANE

PROPOSED



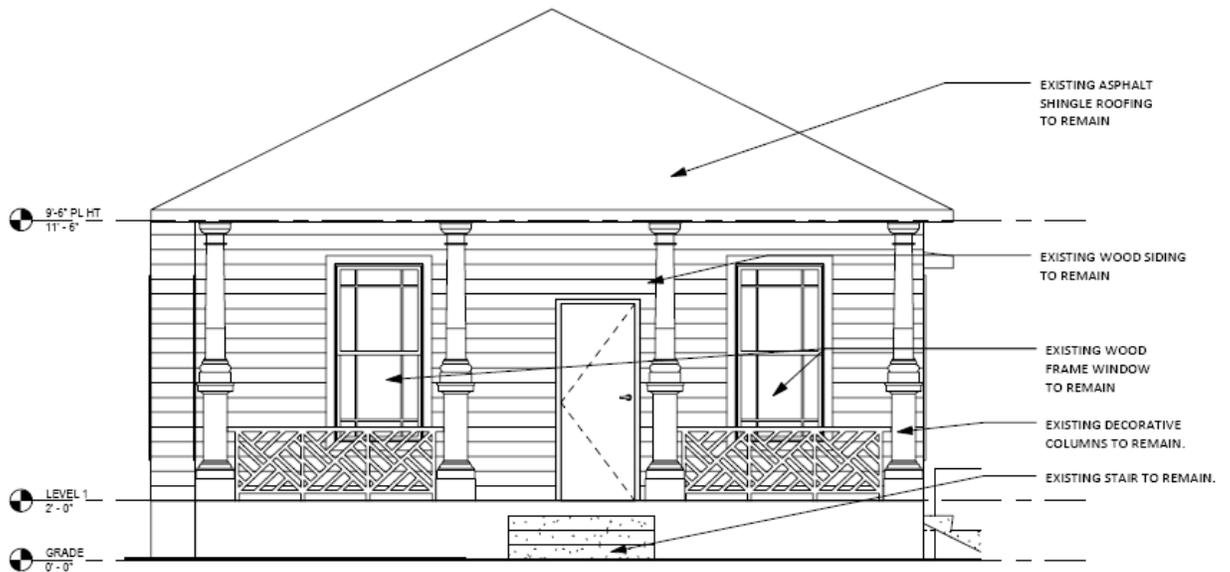
3D RENDERING – REAR

PROPOSED

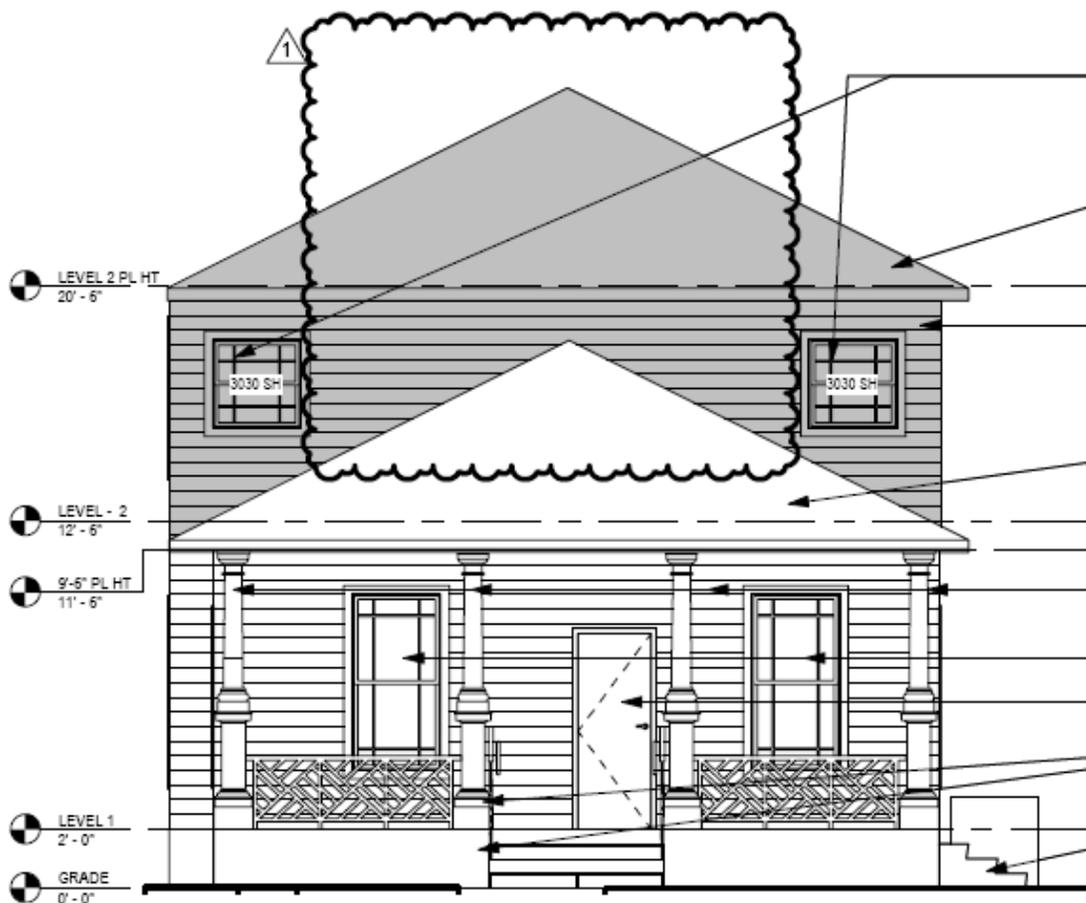


WEST ELEVATION – FRONT FACING TULANE

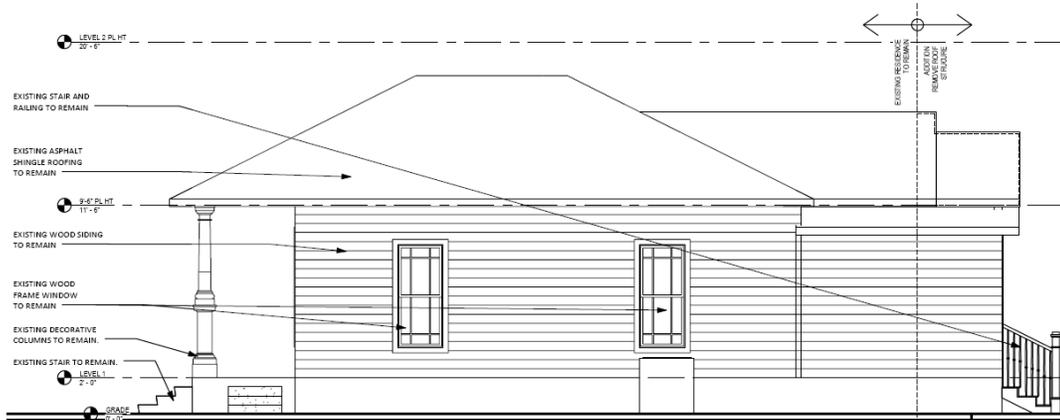
EXISTING



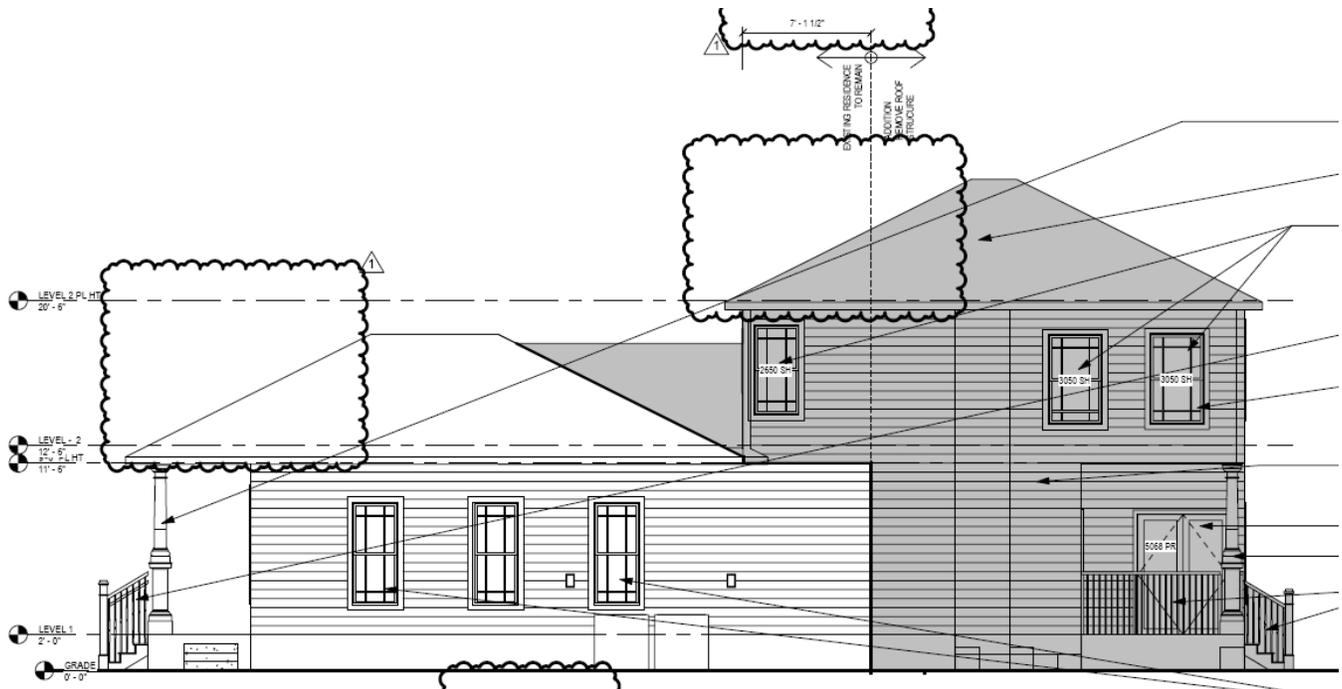
PROPOSED



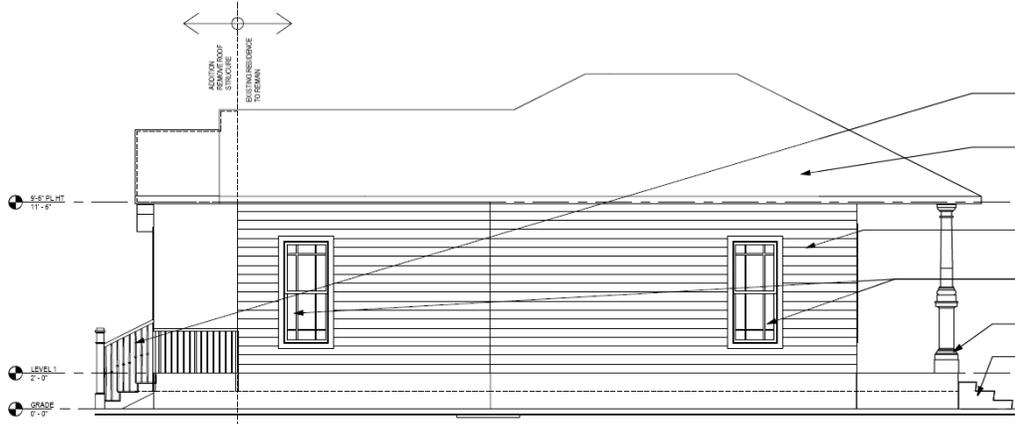
**NORTH SIDE ELEVATION
EXISTING**



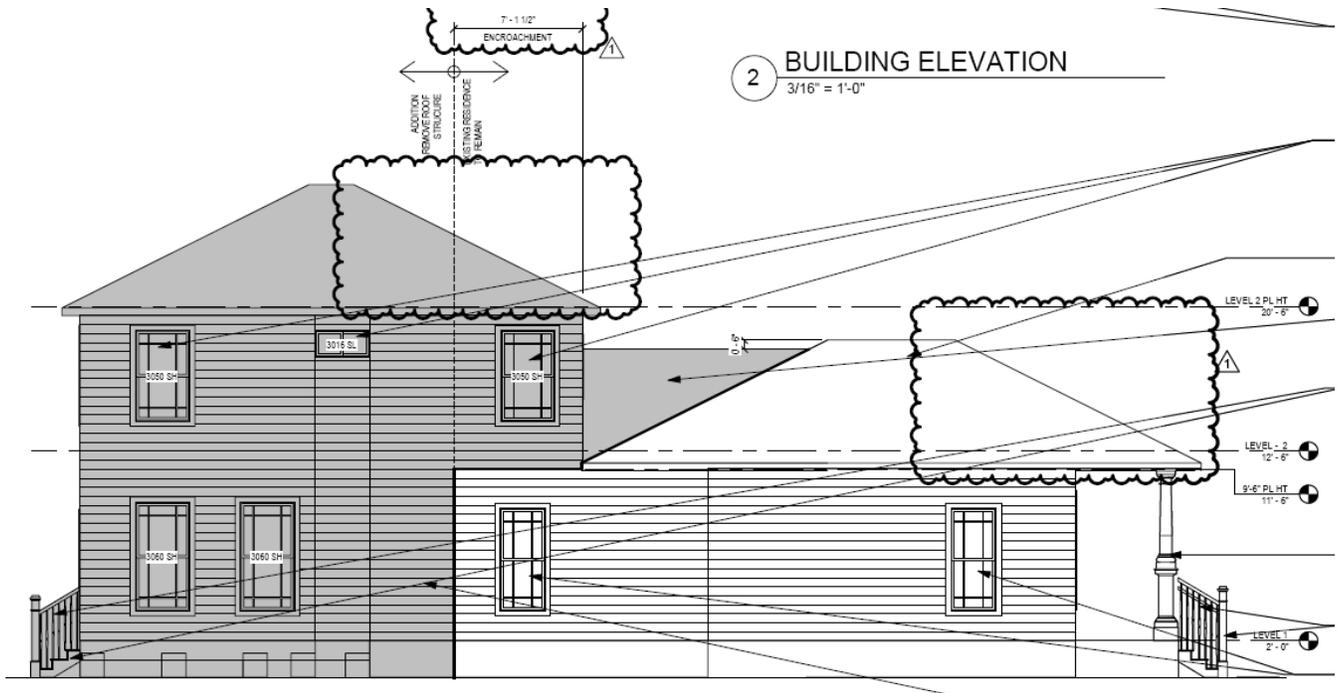
PROPOSED



SOUTH SIDE ELEVATION
EXISTING



PROPOSED



EAST (REAR) ELEVATION

EXISTING



PROPOSED

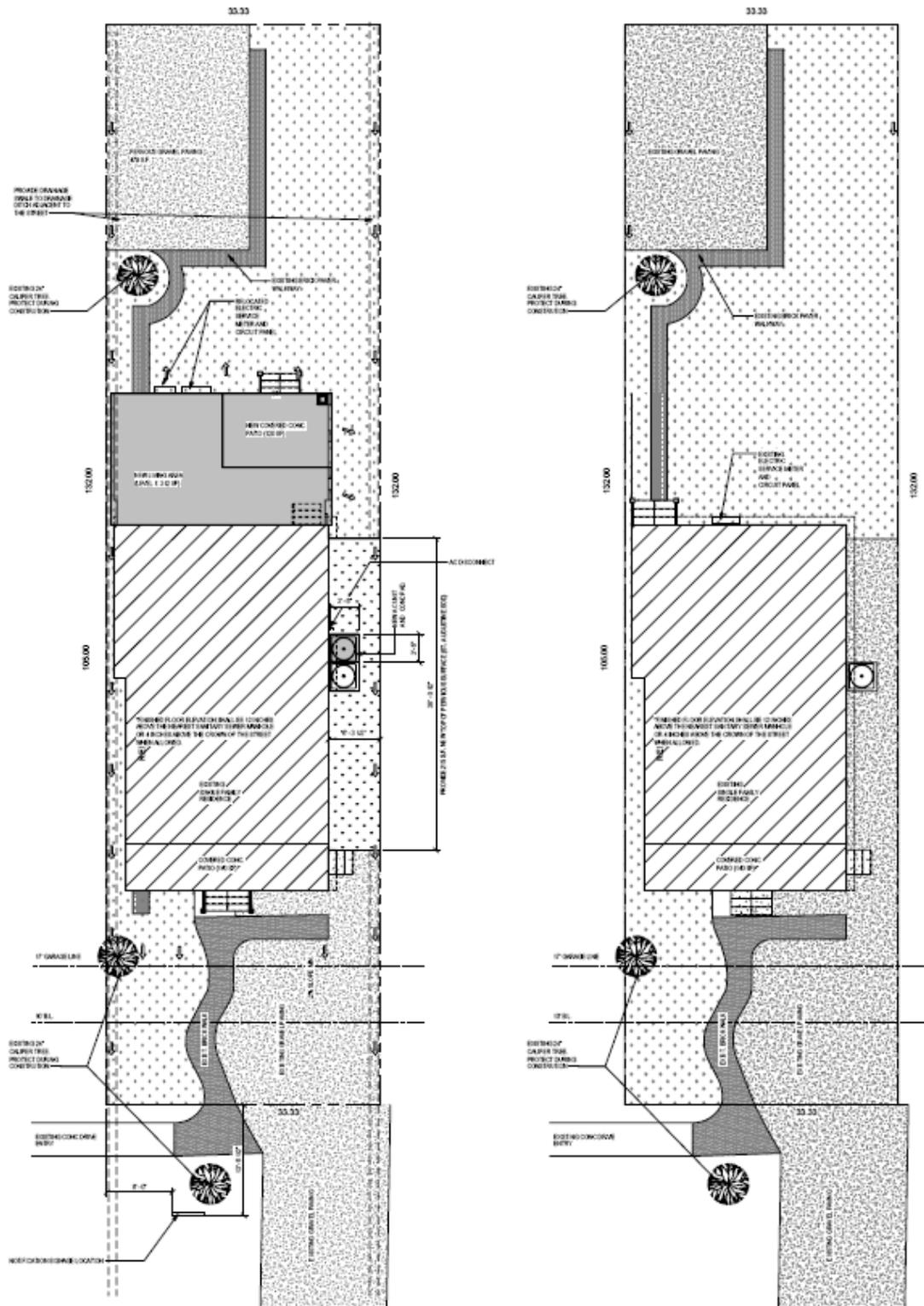


SITE PLAN



EXISTING

PROPOSED

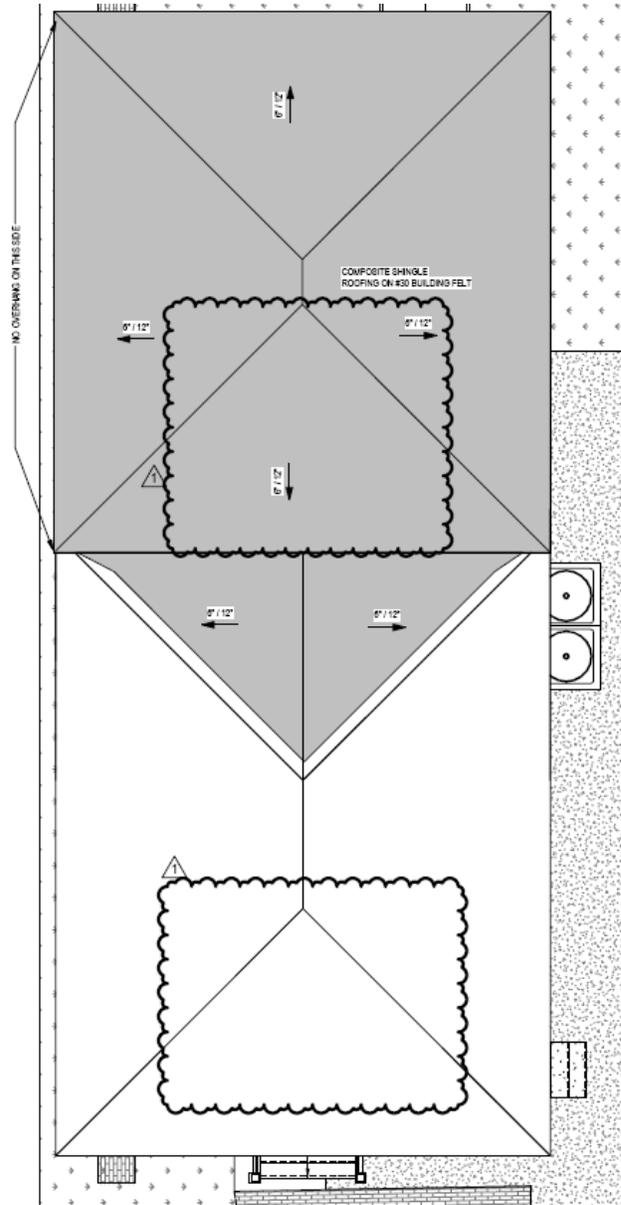
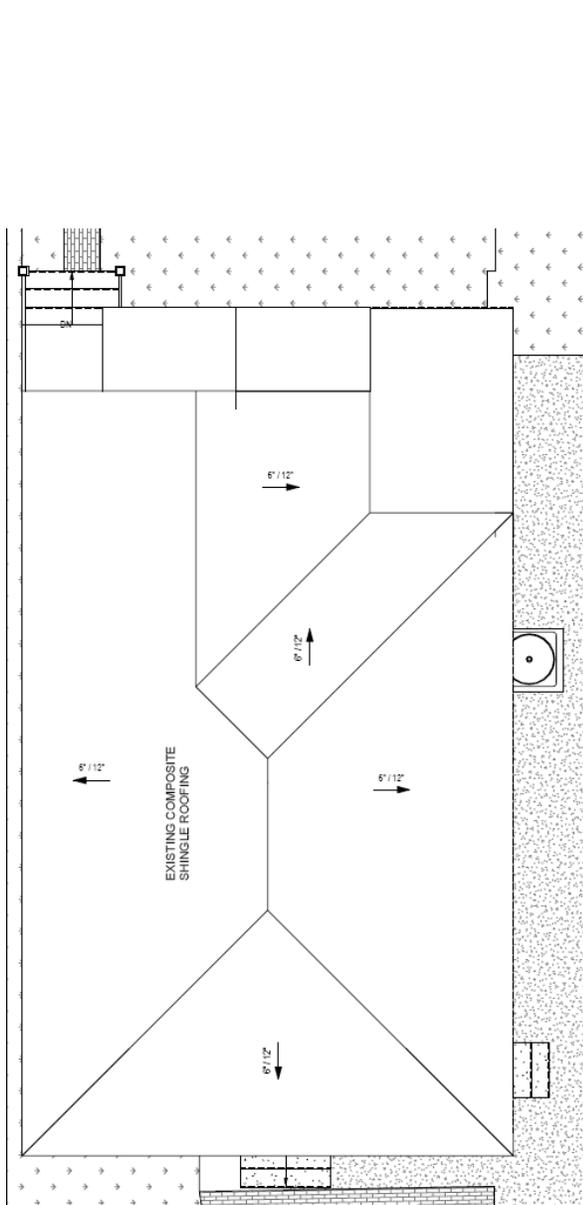


ROOF PLAN



EXISTING

PROPOSED

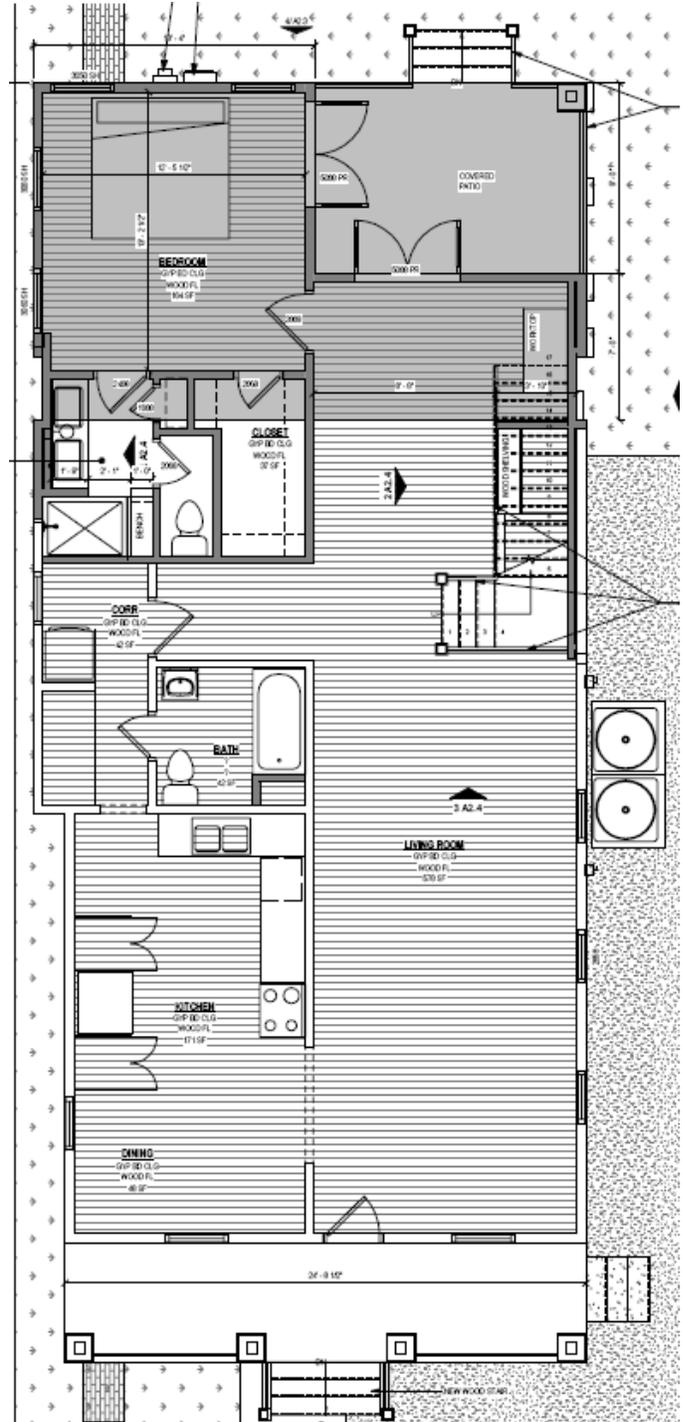
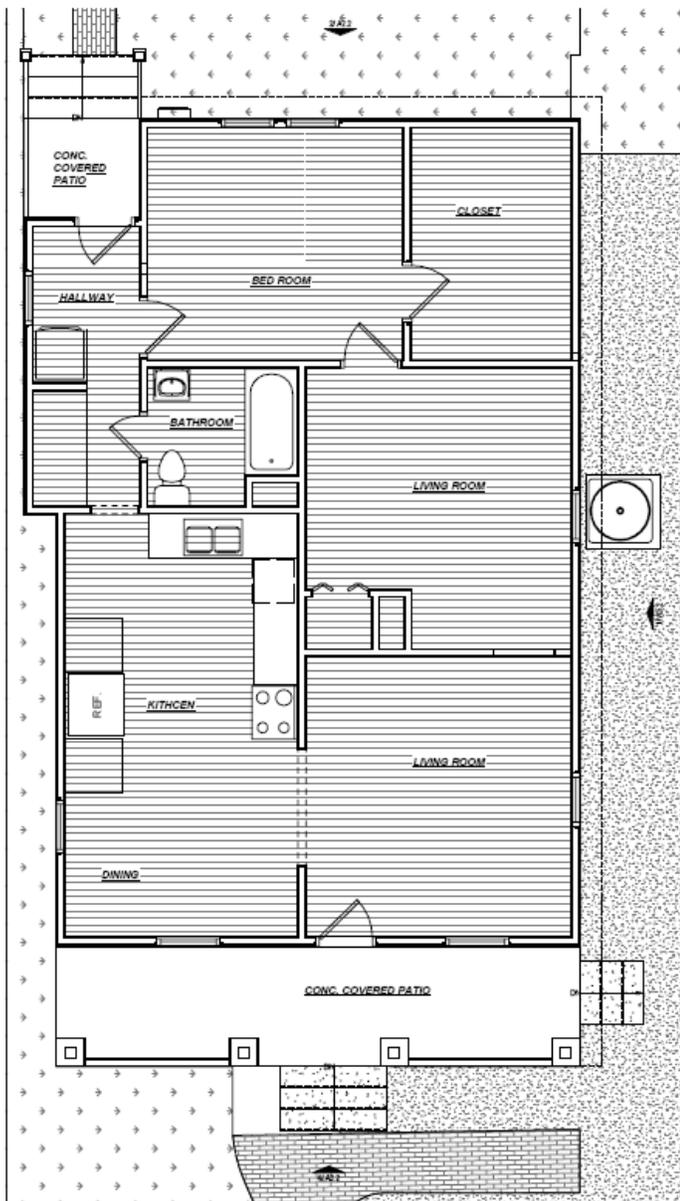


FIRST FLOOR PLAN

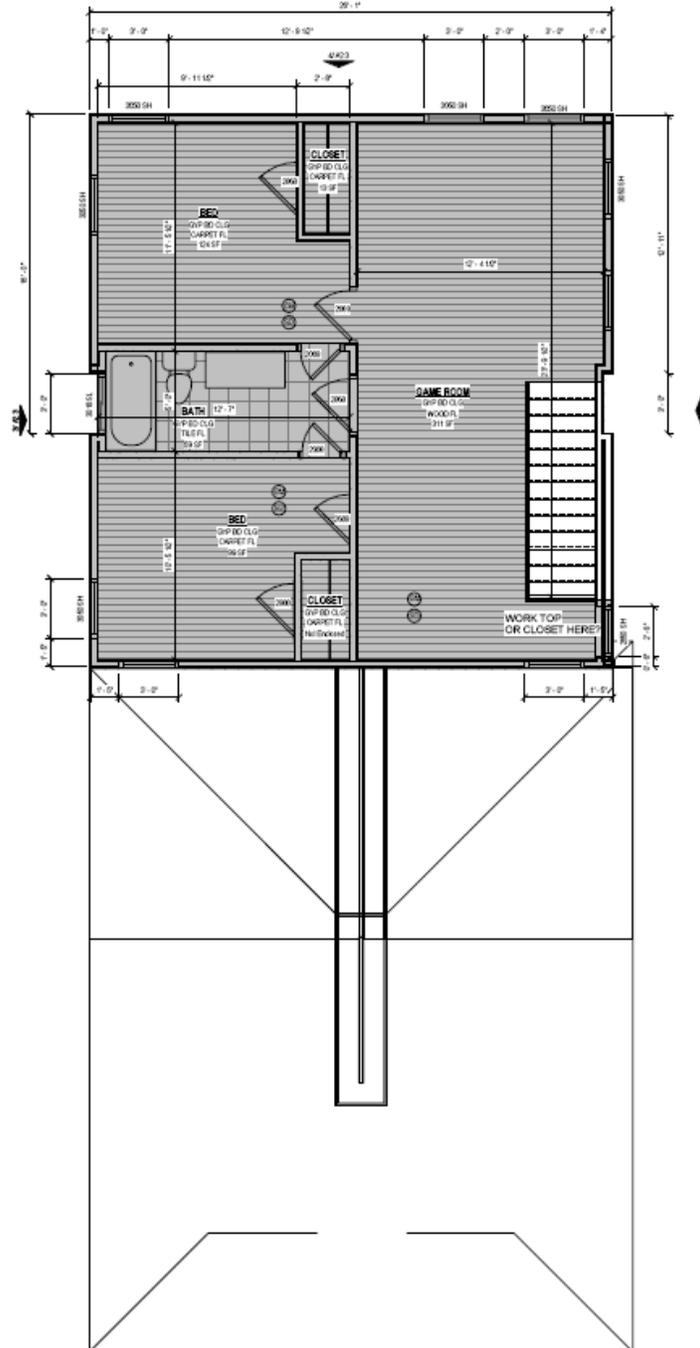


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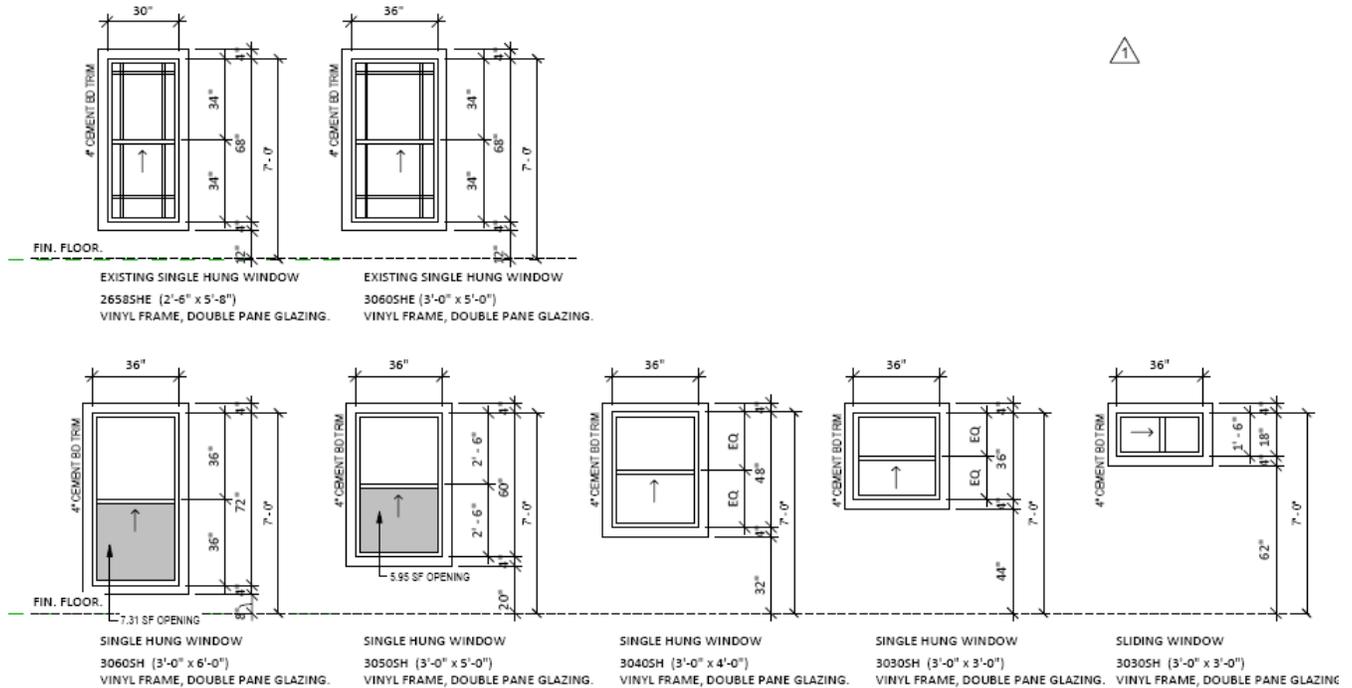
PROPOSED



SECOND FLOOR PLAN
PROPOSED



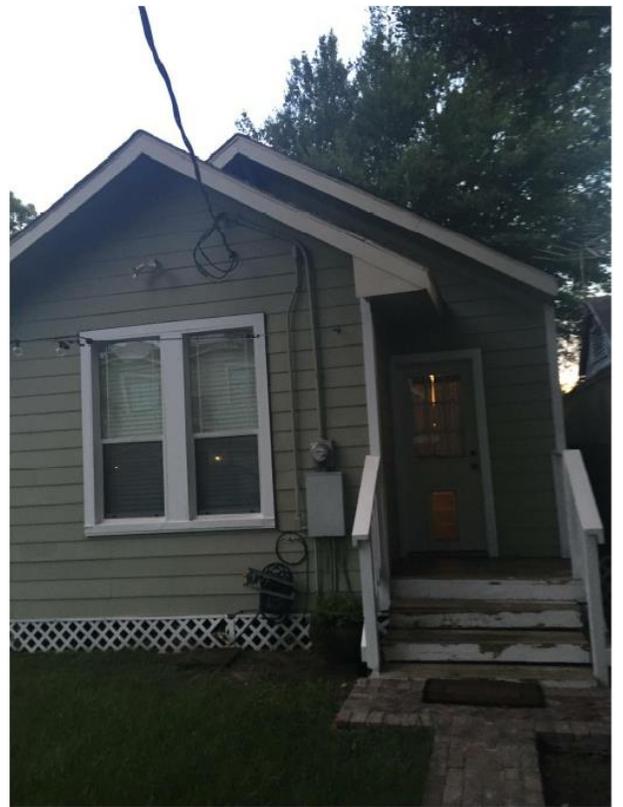
WINDOW / DOOR SCHEDULE



*NEW GLAZING TO BE:
-LOW-E
-DOUBLE PANE CLEAR GLASS
-WOOD FRAME
-U-VALUE: 0.3
-SHGC: 0.21
-ENERGY STAR QUALIFIED SOUTH/CENTRAL ZONE

1. AT HAZARDOUS LOCATIONS INCLUDING SHOWER ENCLOSURES, PROVIDE TEMPERED GLAZING PER IRC R308
2. PROVIDE CEMENT BOARD TRIM AROUND WINDOWS AT EXTERIOR CEMENT BOARD SIDING ONLY. OMIT CEMENT BOARD TRIM AT BRICK VENEER EXTERIOR.
3. REFER TO PLANS FOR WINDOW SIZES AND LOCATIONS. ALL WINDOW SIZES SHOWN ON SCHEDULE MAY NOT BE ON THE PLANS.

CURRENT PHOTOS



PROJECT DETAILS

Shape/Mass: The existing residence measures 26' – 1" wide by 39' – 8" with an eave height of 11' – 6" and a ridge height of 18' – 7 ½". The proposed two story addition will result in an overall depth of 55' – 8", an eave height of 20' – 6" and a ridge height of 27' – 3". The second floor of the addition will encroach 7' – 1" on top of the existing structure. The rear portion of the existing structure consists of four previous additions, please see page 16.

Setbacks: The existing residence is setback 32' – 1" from the west (front); 11" from the north (side); 6' – 3" from the south; and 60' – 5" from the east (rear). The proposed addition will alter the rear setback to 44' – 4".

Foundation: The existing residence is on a 2' pier and beam foundation. The proposed addition will also be located on a 2' pier and beam foundation.

Windows/Doors: The existing residence features 6-over-6 windows and a front door featuring a fan light. The proposed alteration will utilize 1-over-1 windows.

Exterior Materials: The existing residence is clad in non-original horizontal wood siding. The proposed addition will also be clad in horizontal wood siding.

Roof: The existing roof is clad in asphalt shingles and features a 6:12 pitch. The roof has an eave height of 11' – 6" and a ridge height of 18' – 7 ½". The proposed addition's roof will also be clad in asphalt shingles and feature a pitch of 6:12, an eave height of 20' – 6" and a ridge height of 27' – 3".

Front Elevation: The existing front elevation features a full width porch supported by wooden columns and a decorative railing and 6-over-1 windows. The proposed two story addition will be visible from this elevation. The applicant also proposes to install new concrete steps for the porch.

(West)

Side Elevation: The existing north elevation features two, 6-over-6 windows. The proposed two-story addition will feature 4, 1-over-1 windows and one fixed window. Please see drawings for more information.

(North)

Side Elevation: The existing south elevation features three, 6-over-6 windows. The proposed two-story addition will feature 3, 1-over-1 windows and a porch that has a pair of full length, single lite windows. Please see drawings for more information.

(South)

Rear Elevation: This elevation is not visible from the street. Please see drawings for more information.

(East)