

CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Gail Johnson, Gail Johnson Interiors, for Miles Redfield, owner

Property: 1325 Ashland Street, Lot 6, Block 176, Houston Heights Subdivision. The property includes a new 2,909 square foot, two-story wood frame single family residence situated on a 4,399 square foot interior (33.33' x 132') lot.

Significance: Noncontributing new residence, constructed circa 2002, located in the Houston Heights Historic District West.

Proposal: Alteration – Expand the existing front porch to span the façade of the structure.

- The front porch will reduce the front setback from 17.5' to 15'
- The front porch will be expanded from a 6' x 9' covered stoop to a full width porch with a depth ranging between 6'-8.5' and a width of 23'
- Several windows on the façade will be replaced
- The existing front door and sidelights are to remain

See enclosed application materials and detailed project description on p. 5-14 for further details.

Public Comment: No public comment received.

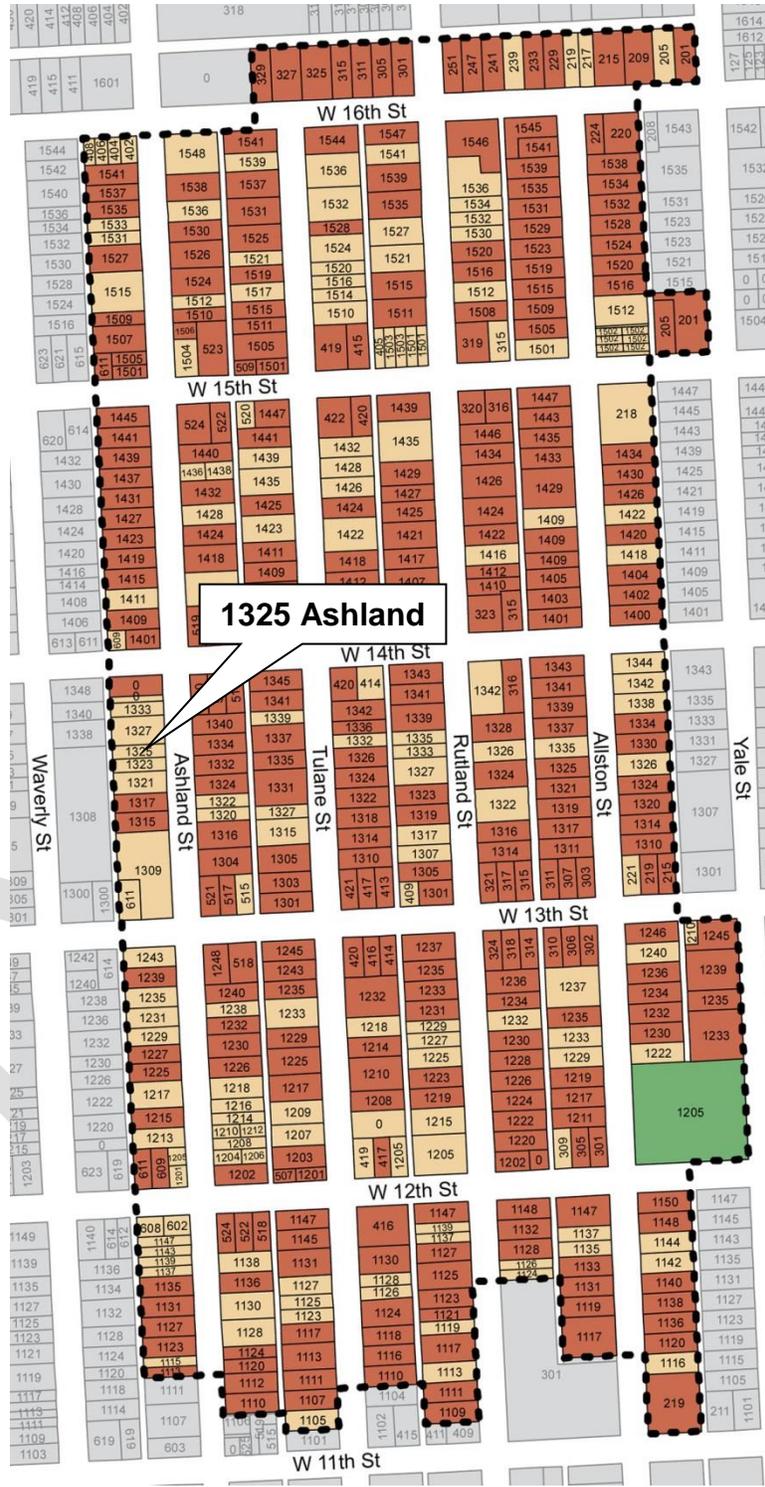
Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -



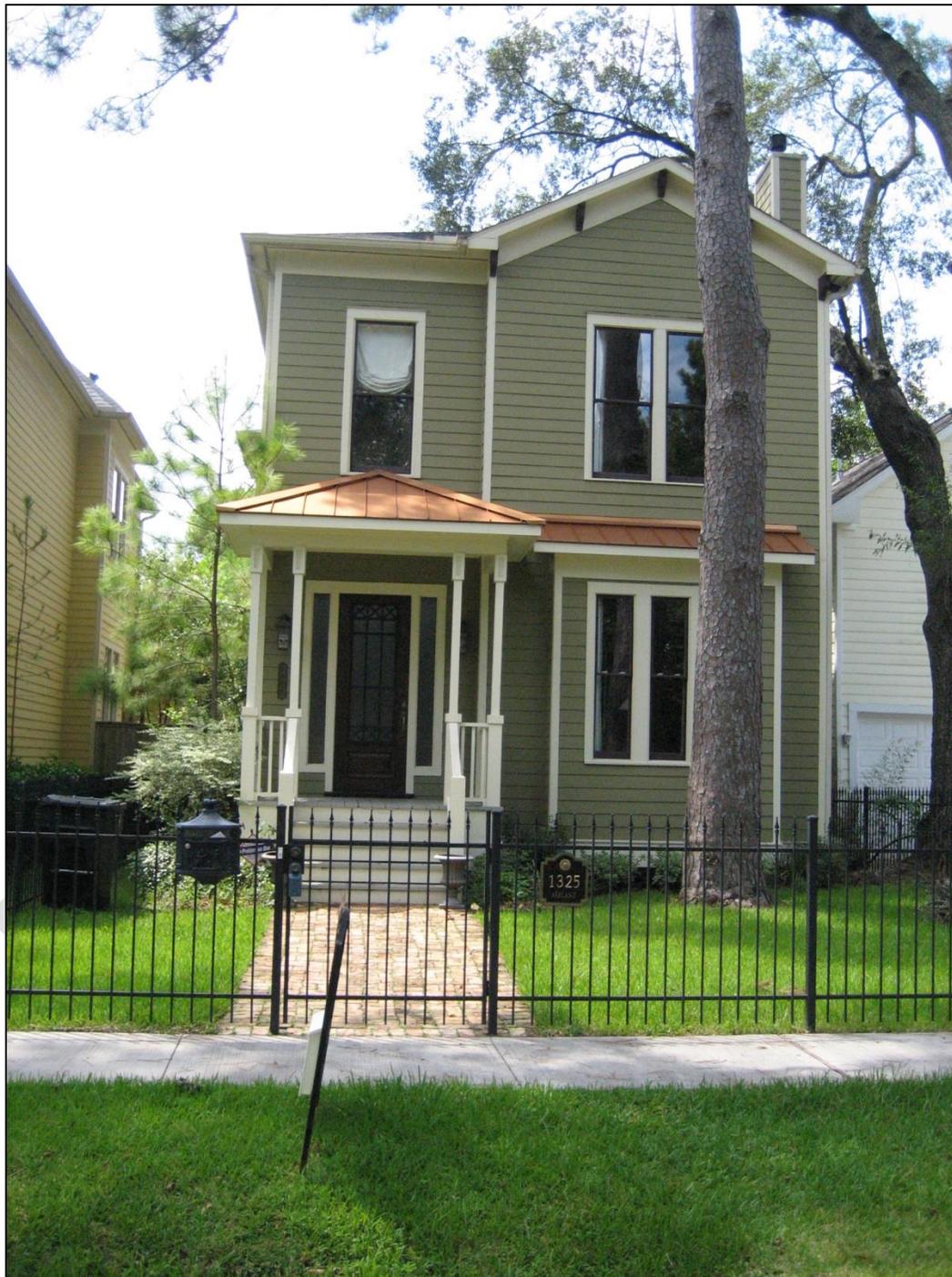
PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT WEST



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



EAST ELEVATION – FRONT FACING ASHLAND STREET

EXISTING



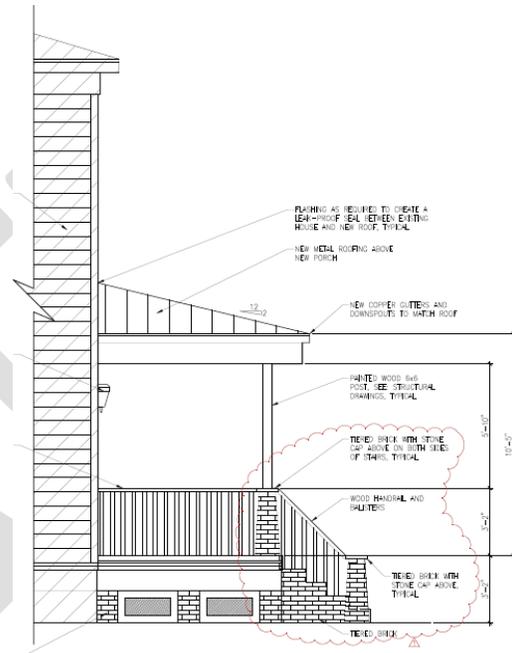
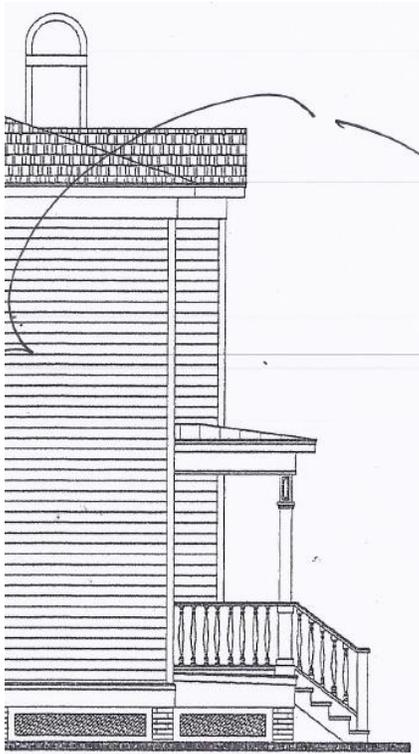
PROPOSED



SOUTH SIDE ELEVATION

EXISTING

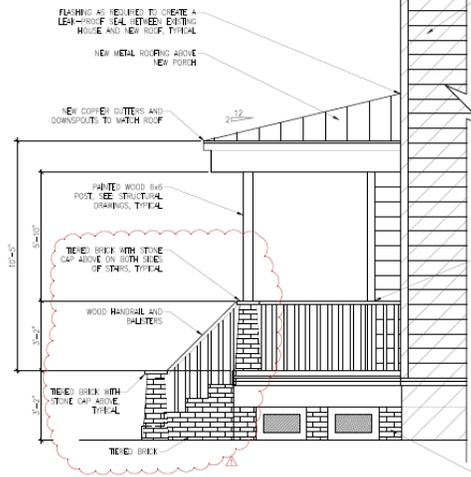
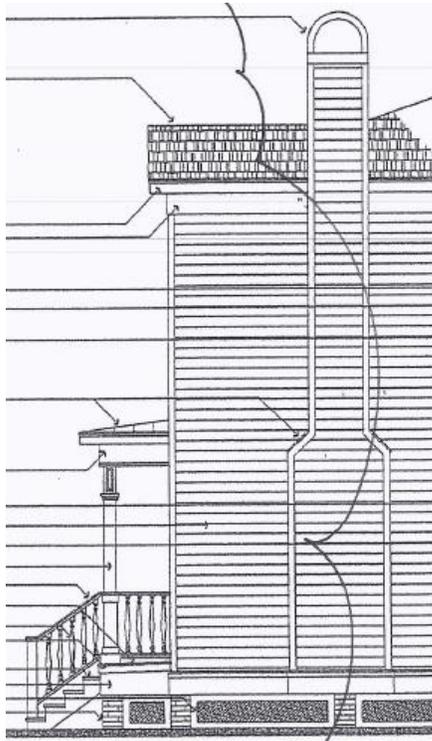
PROPOSED

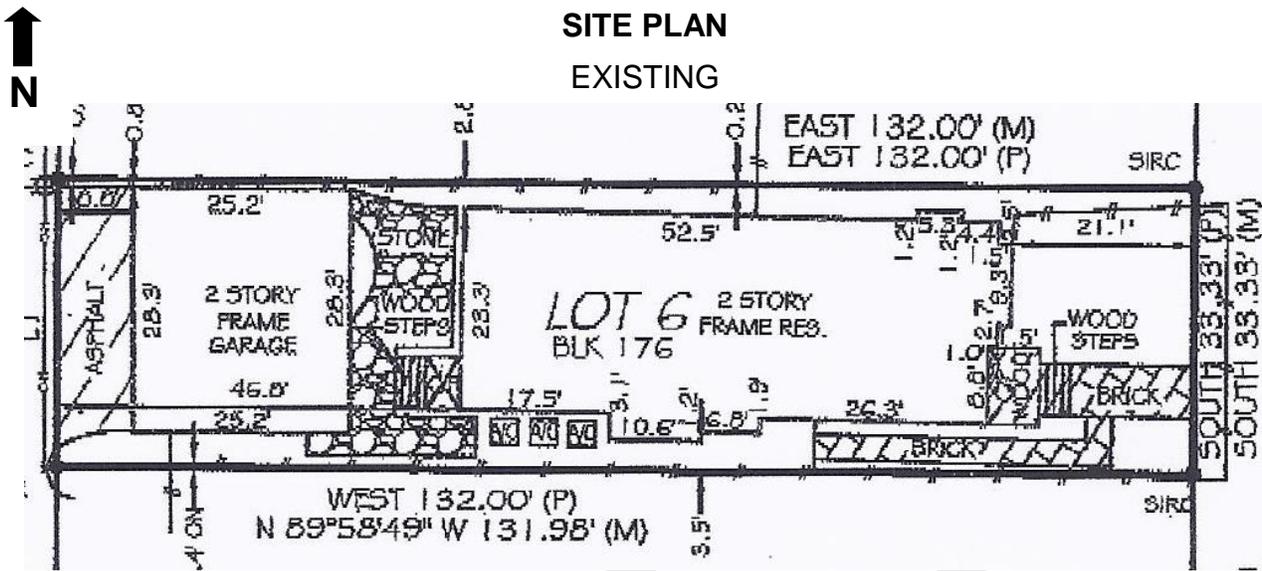


NORTH SIDE ELEVATION

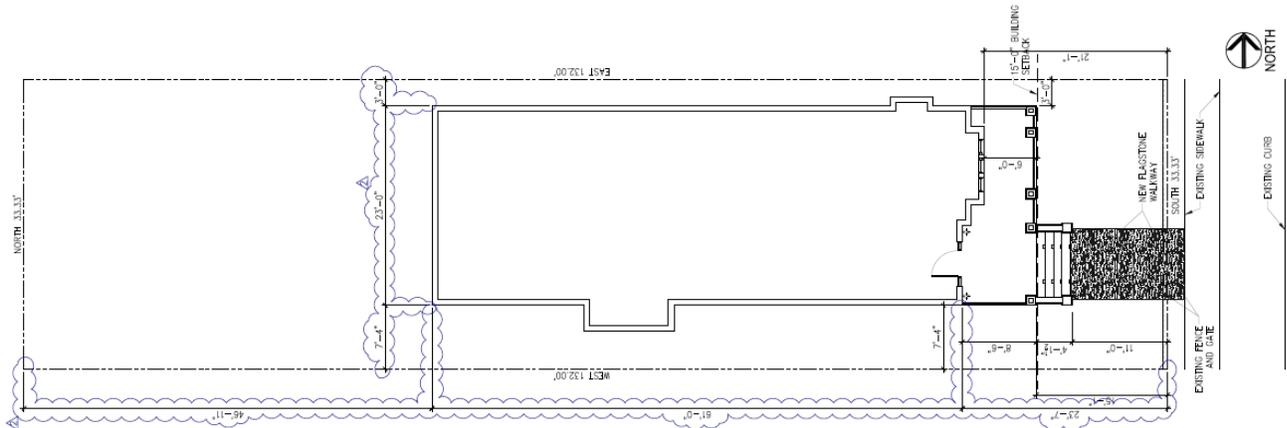
EXISTING

PROPOSED





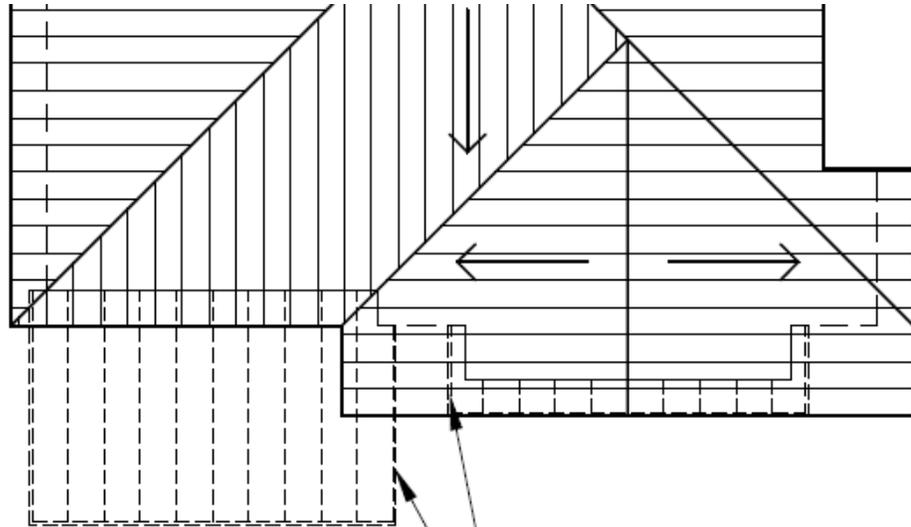
PROPOSED





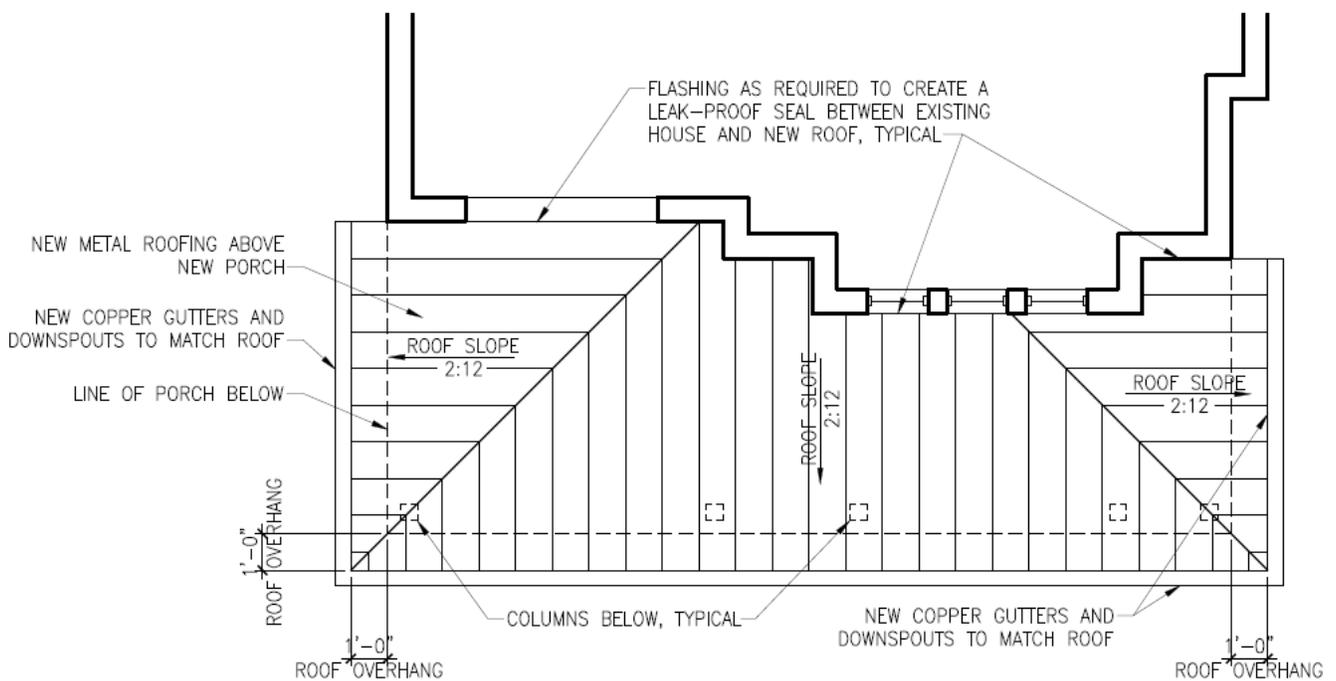
ROOF PLAN

EXISTING



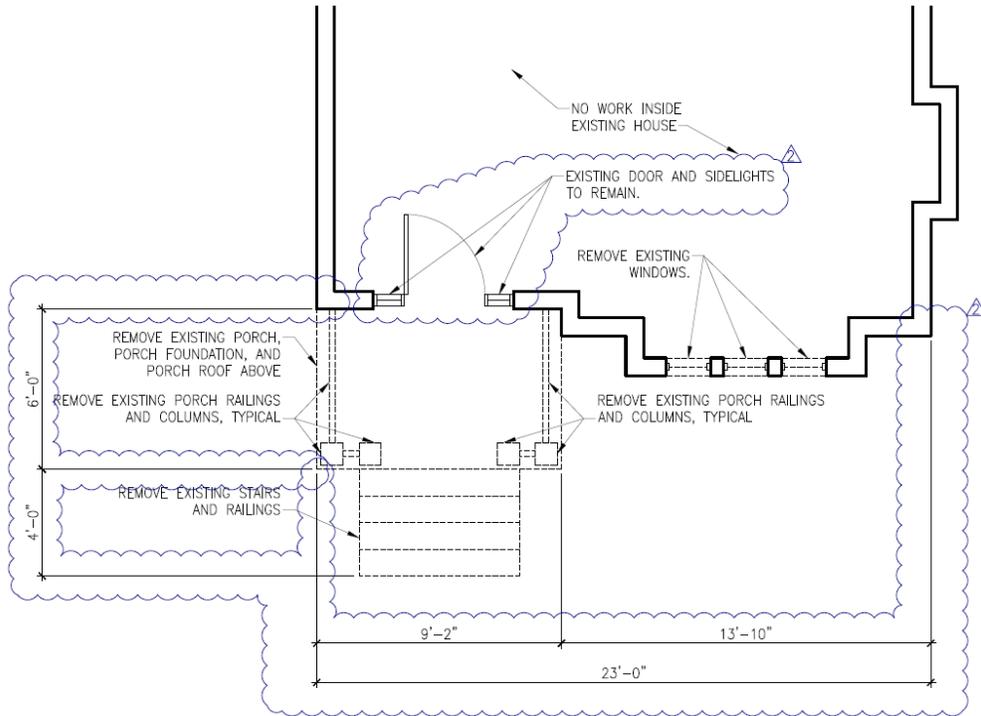
REMOVE EXISTING ROOF
SEE SHEET A201 FOR
NEW ROOF PLAN

PROPOSED

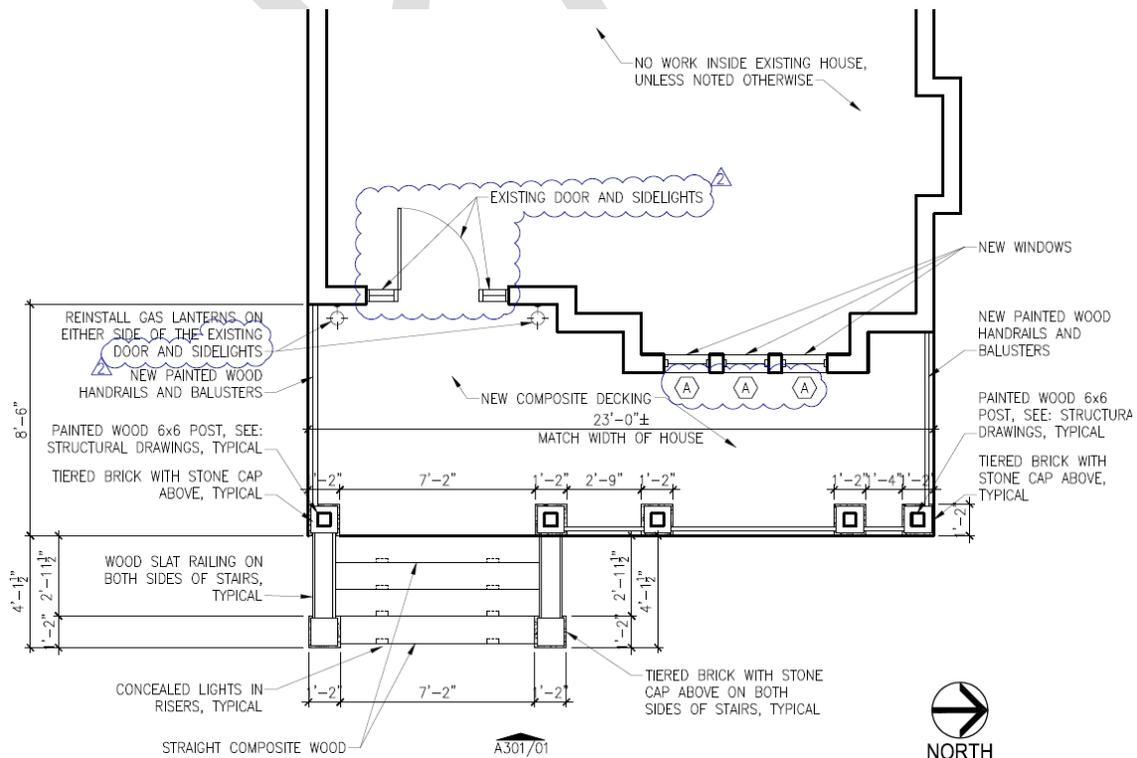




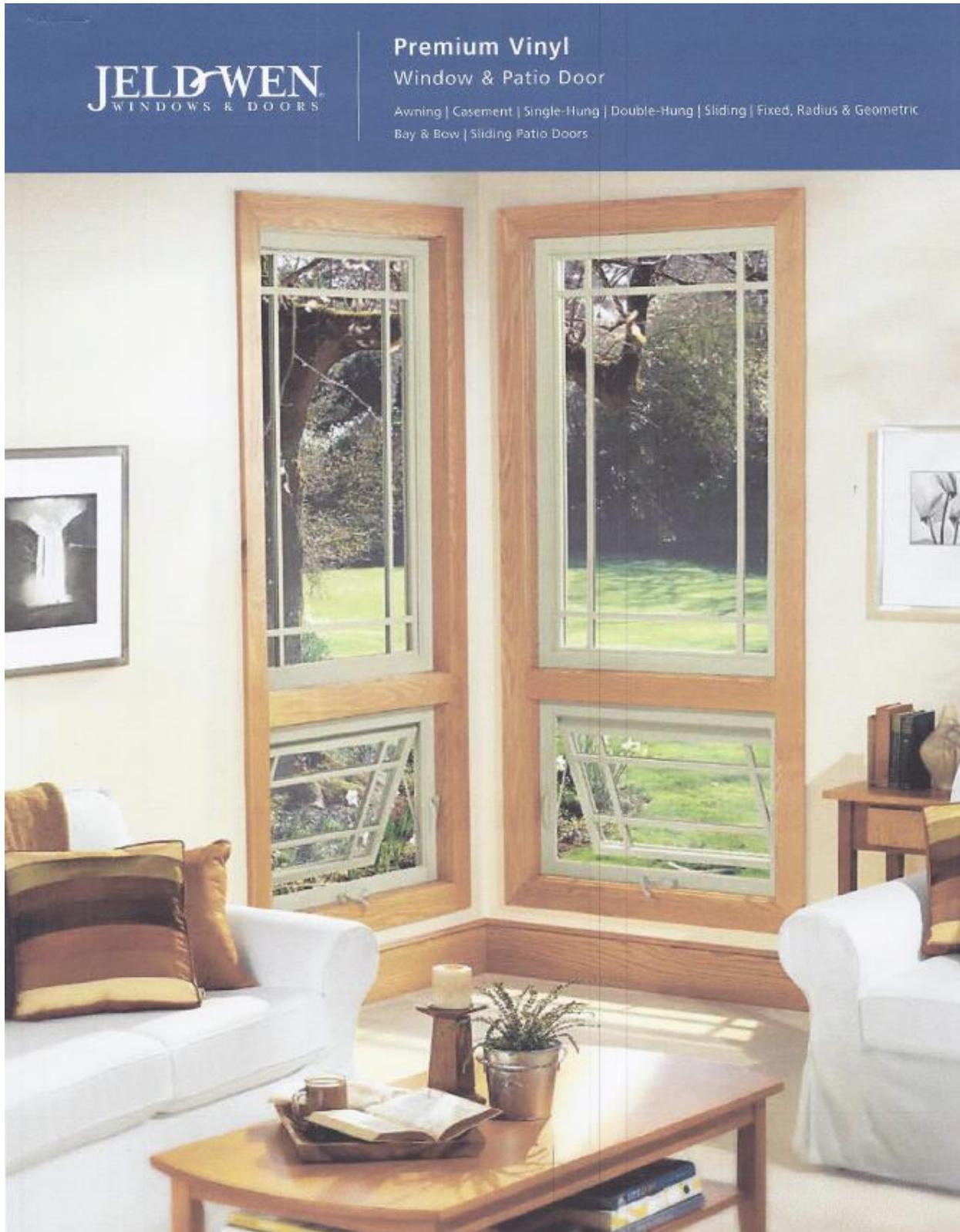
FIRST FLOOR PLAN EXISTING / DEMO



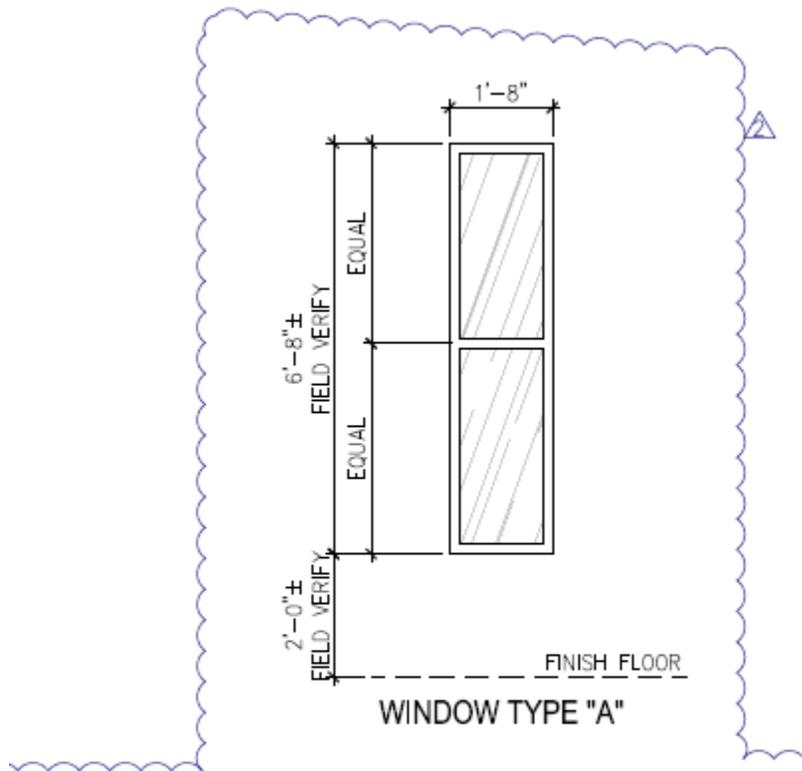
PROPOSED



WINDOW / DOOR SCHEDULE

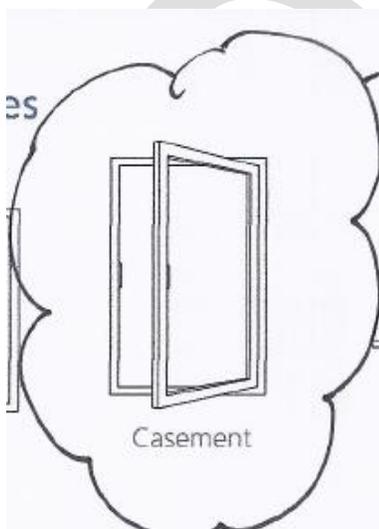


PROPOSED WINDOWS



WINDOW SCHEDULE

Scale 3/8"=1'-0"



1ST FLOOR PORCH . 3 IN A ROW
2 OPERABLE / 1 FIXED

CURRENT PHOTOS



PROJECT DETAILS

Shape/Mass: The existing partial porch on the noncontributing house is 9'-2" wide by 6'-0" deep. The porch is covered by a hipped roof supported by wood columns. The porch is located on the southern portion of the façade.

The existing porch will be removed and replaced with a 23'-0" wide by 8'-6" deep full width porch. The porch will have 1'-2" square brick piers topped by 6"x6" wood post columns. The brick piers will be 3'-2" tall and the wood posts will be 5'-10" tall. See drawings for more detail.

Setbacks: The existing porch has an east (front) setback of 17'-7"; a south side setback of 7'-4"; and a north side setback of 16'-10".

The proposed porch will have an east (front) setback of 15'-1"; a south side setback of 7'-4"; and a north side setback of 3'-0". See drawings for more detail.

Foundation: The existing foundation is pier and beam with a finished floor height of 3'-2".

The proposed foundation will be pier and beam with a finished floor height of 3'-2" to match existing.

Windows/Doors: The existing front door and sidelights are to remain. The three windows on the first story of the façade will be replaced with vinyl casement windows (two operational, one fixed). The existing door and sidelights are to remain. See window/door schedule and drawings for more detail.

Exterior Materials: The existing porch is constructed from wood and has wood steps, columns, and railings.

The proposed porch will be constructed from wood. The porch steps will be composite material. The square porch piers and tapered step wing walls will be brick. The porch columns and railing will be wood. All materials on the house, with the exception of the porch, are to remain. See drawings for more detail.

Roof: The proposed metal roof will be hipped with a pitch of 2:12. The eave height of the proposed porch will be 13'-7". See drawings for more detail.

Front Elevation: The existing partial front porch on the east elevation is focused on the front entryway. Four decorative wooden posts support the hipped roof. The existing porch has a decorative wood railing system and stairs.

(East)

The proposed full width porch has five square brick piers, four of which are topped by wood posts to support the hipped roof. The railing stem will be simple wood pickets. New composite stairs with brick wing walls lead to the front entry. See drawings for more detail.

Side Elevation: The side profile of the existing front porch extends from the front entry. A decorative wooden post supports the hipped roof. The existing porch has a decorative wood railing system and stairs.

(South)

The side profile of the proposed porch has a square brick pier topped by a wood post to support the hipped roof. The railing stem will be simple wood pickets. New composite stairs with brick wing walls lead to the front entry. See drawings for more detail.

Side Elevation: The side profile of the existing front porch extends from the front entry. A decorative wooden post supports the hipped roof. The existing porch has a decorative wood railing system and stairs.

(North)

The side profile of the proposed porch has a square brick pier topped by a wood post to support the hipped roof. The railing stem will be simple wood pickets. New composite stairs with brick wing walls lead to the front entry. See drawings for more detail.