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 original house.

- Remove an existing 350 square foot rear addition.
- 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".
- All original material of the existing structure will remain.

See enclosed application materials and detailed project description on p. 6-17 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Deferral**

HAHC Action: **Deferred**

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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☒	☐	☐	(1)	The proposed activity must retain and preserve the historical character of the property;
☒	☐	☐	(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
☒	☐	☐	(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.

N

PROPERTY LOCATION

HIGH FIRST WARD HISTORIC DISTRICT

Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

CONTEXT AREA

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

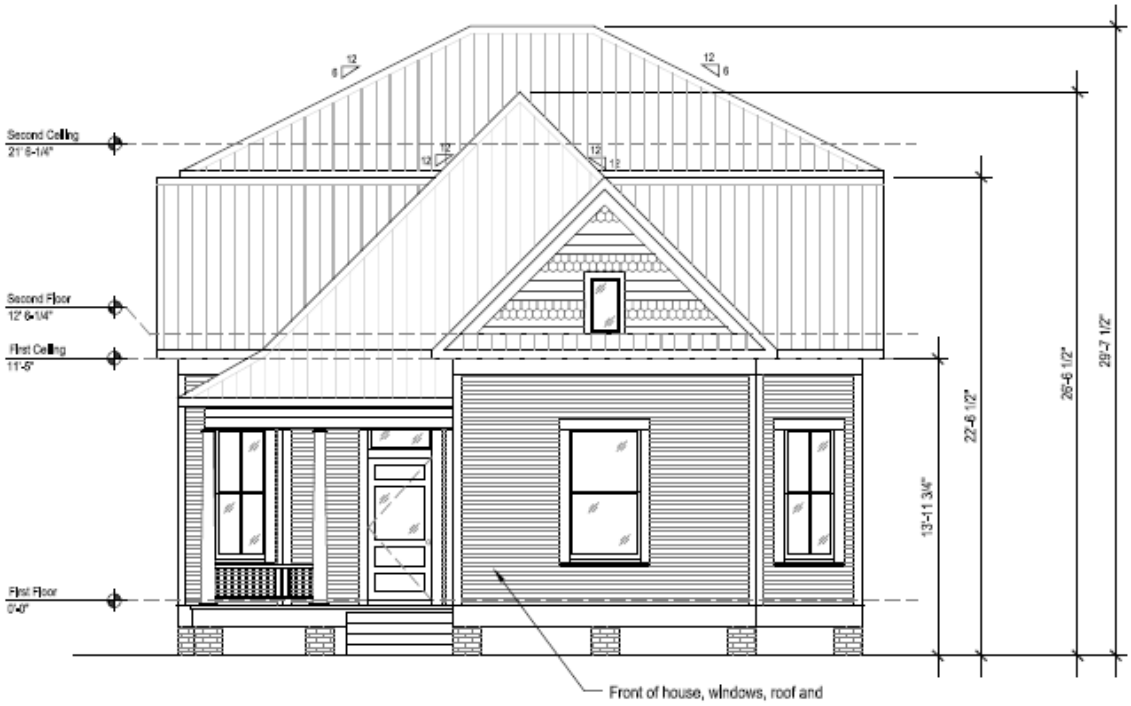
1720 White – Contributing (neighbor)
18' ridge
12' eave

CONTEXT AREA

NORTH ELEVATION – FRONT FACING CROCKETT

EXISTING

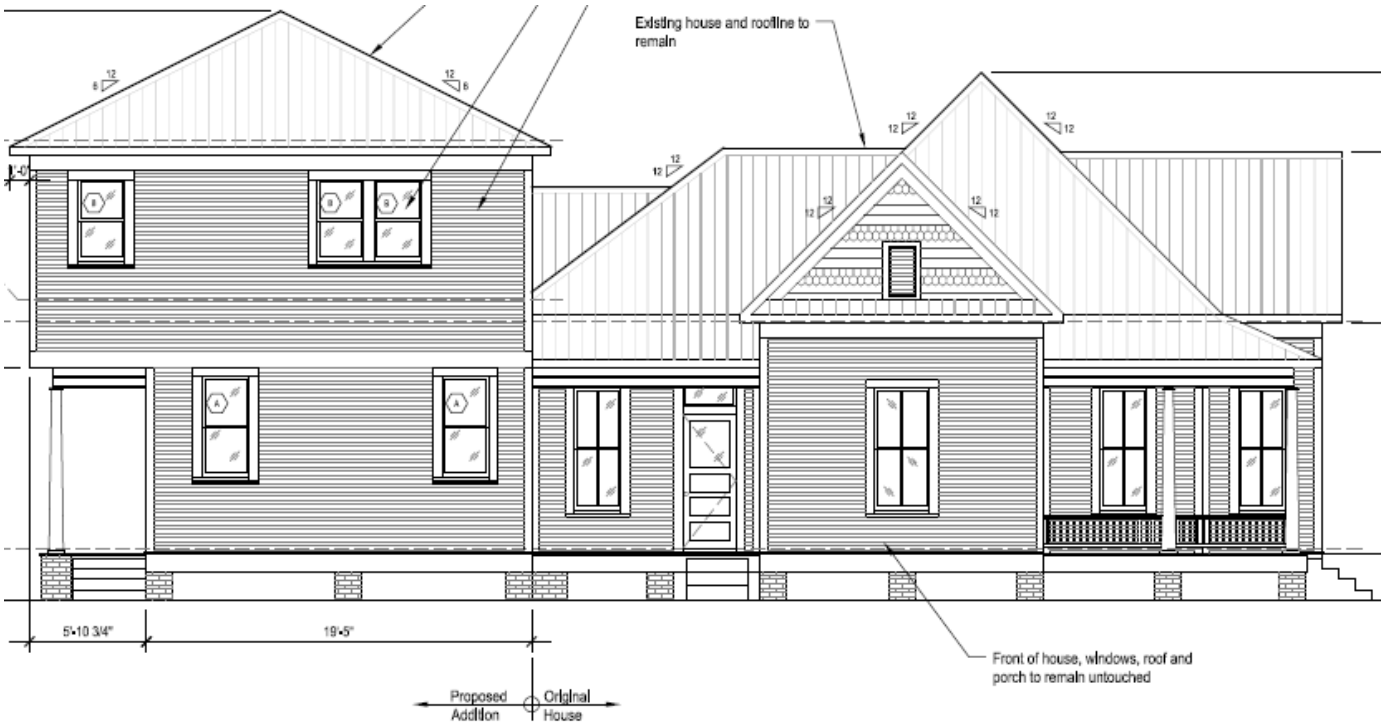
PROPOSED



EAST SIDE ELEVATION

EXISTING

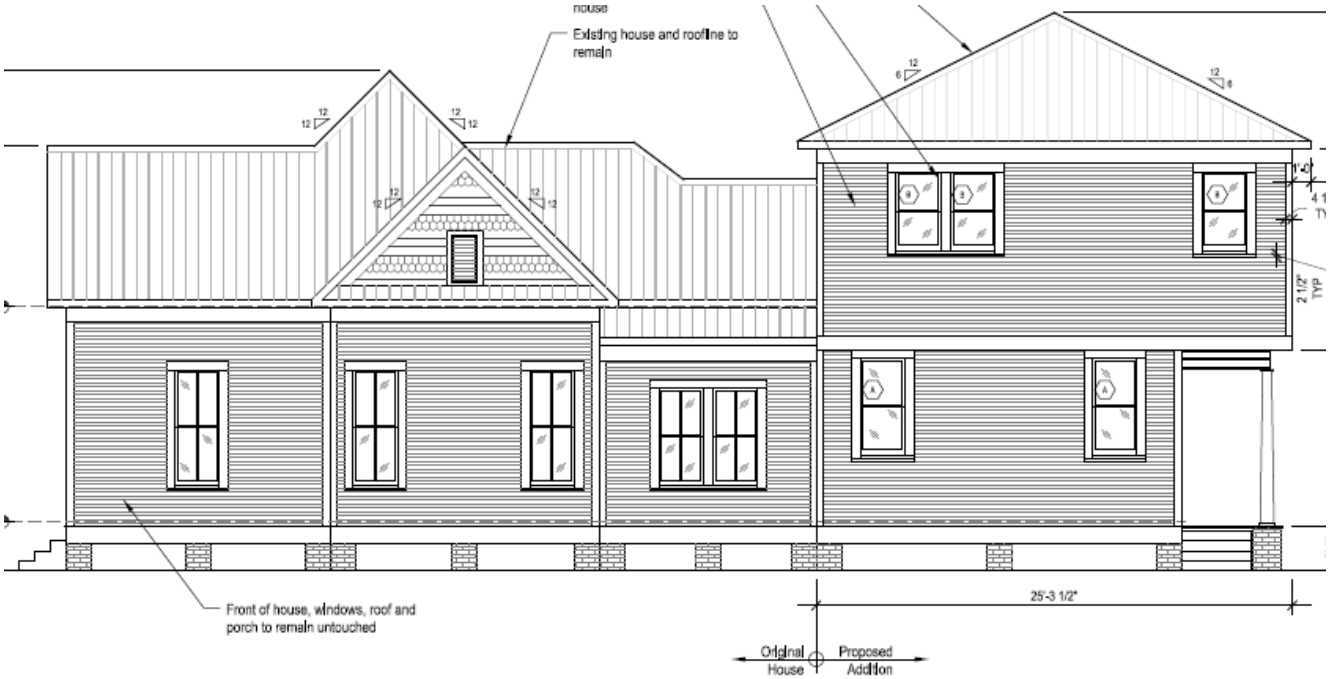
PROPOSED



WEST SIDE ELEVATION

EXISTING

PROPOSED



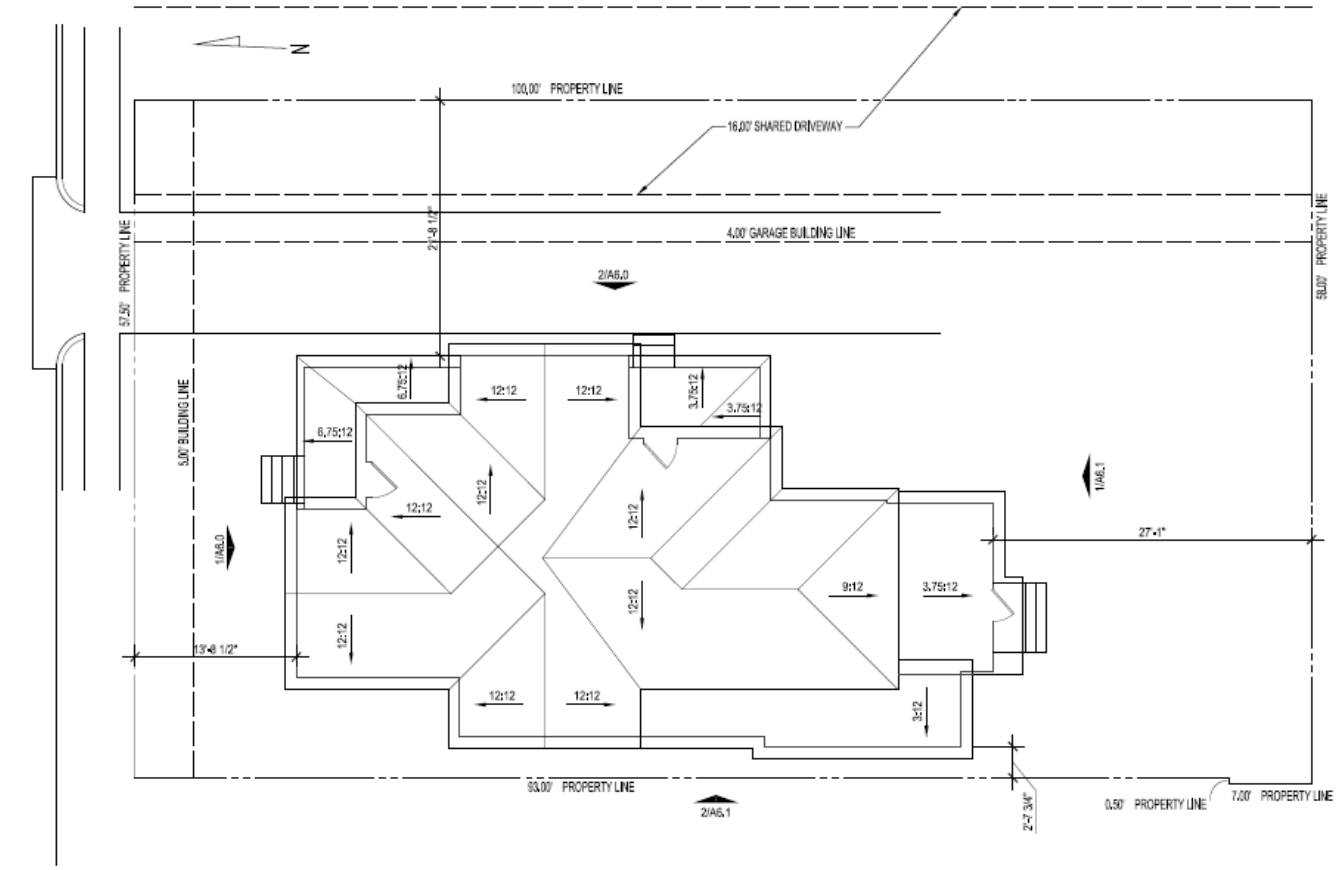
SOUTH (REAR) ELEVATION

EXISTING

PROPOSED

SITE PLAN/ROOF PLAN

EXISTING



SITE PLAN/ROOF PLAN

PROPOSED

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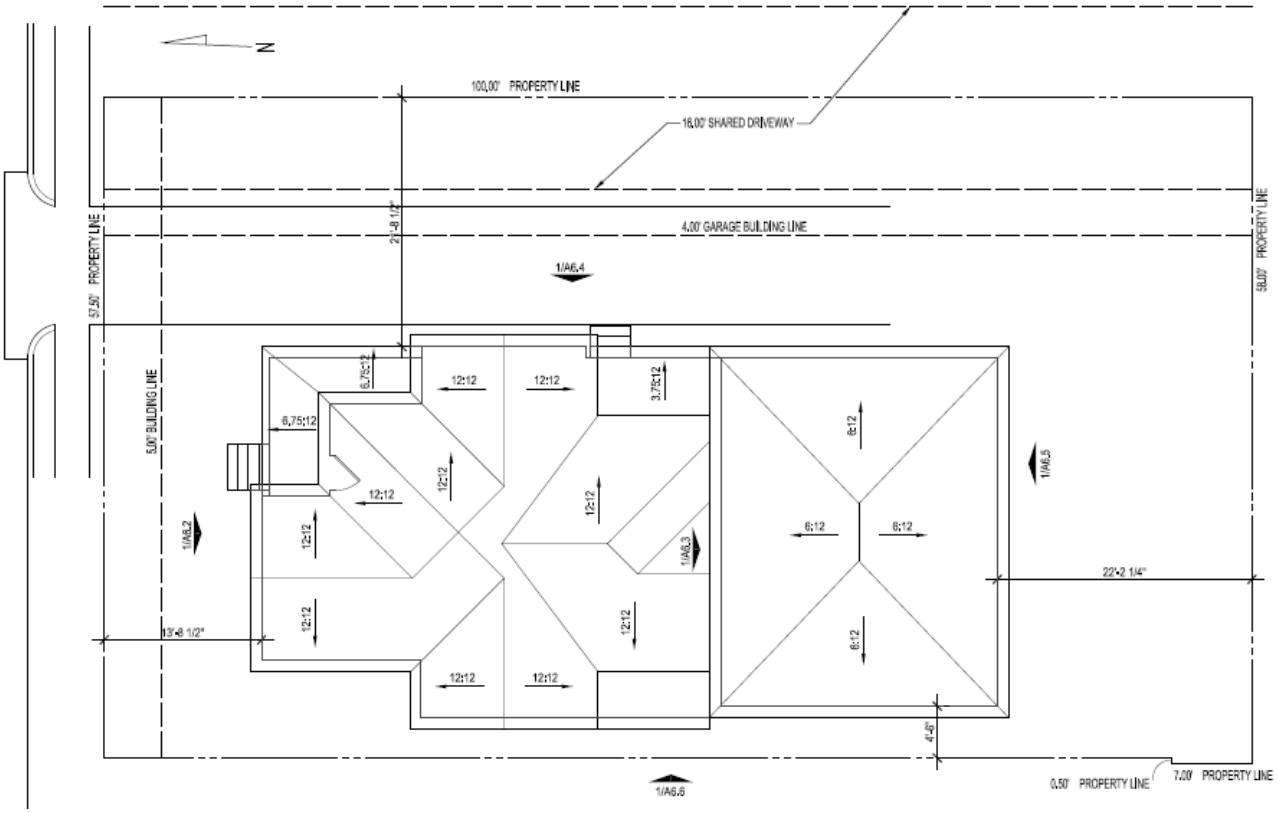

FIRST FLOOR PLAN

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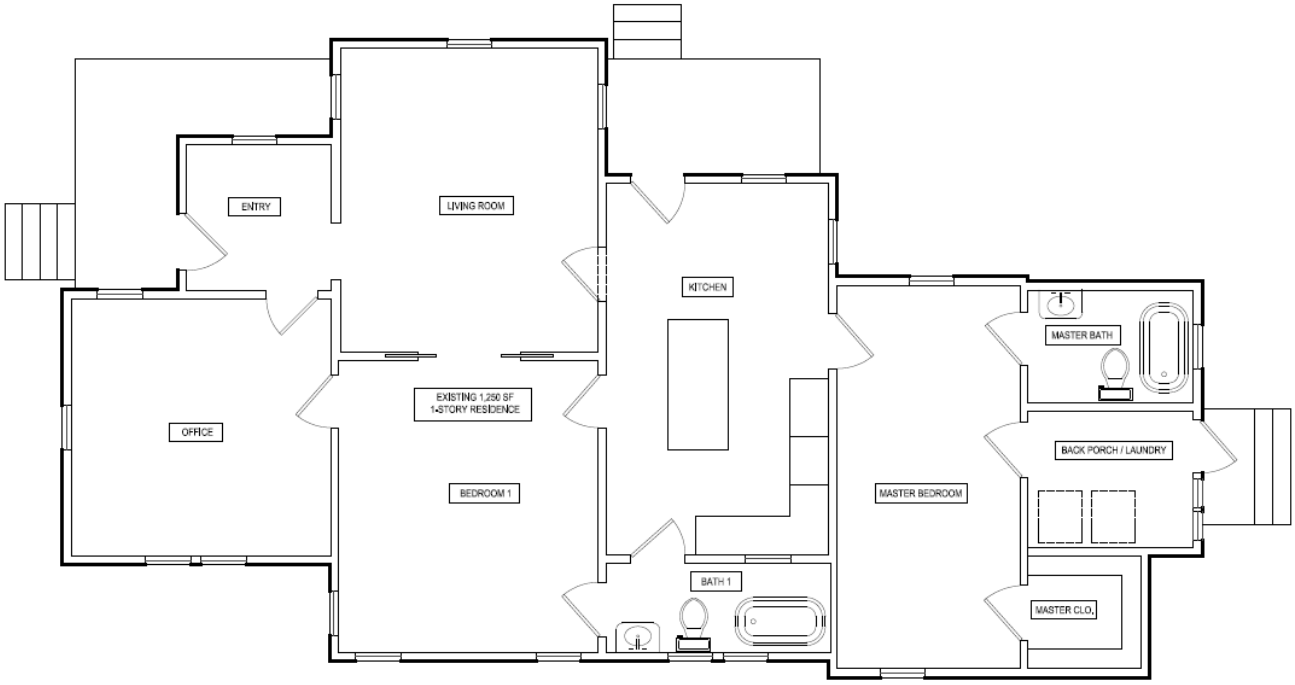
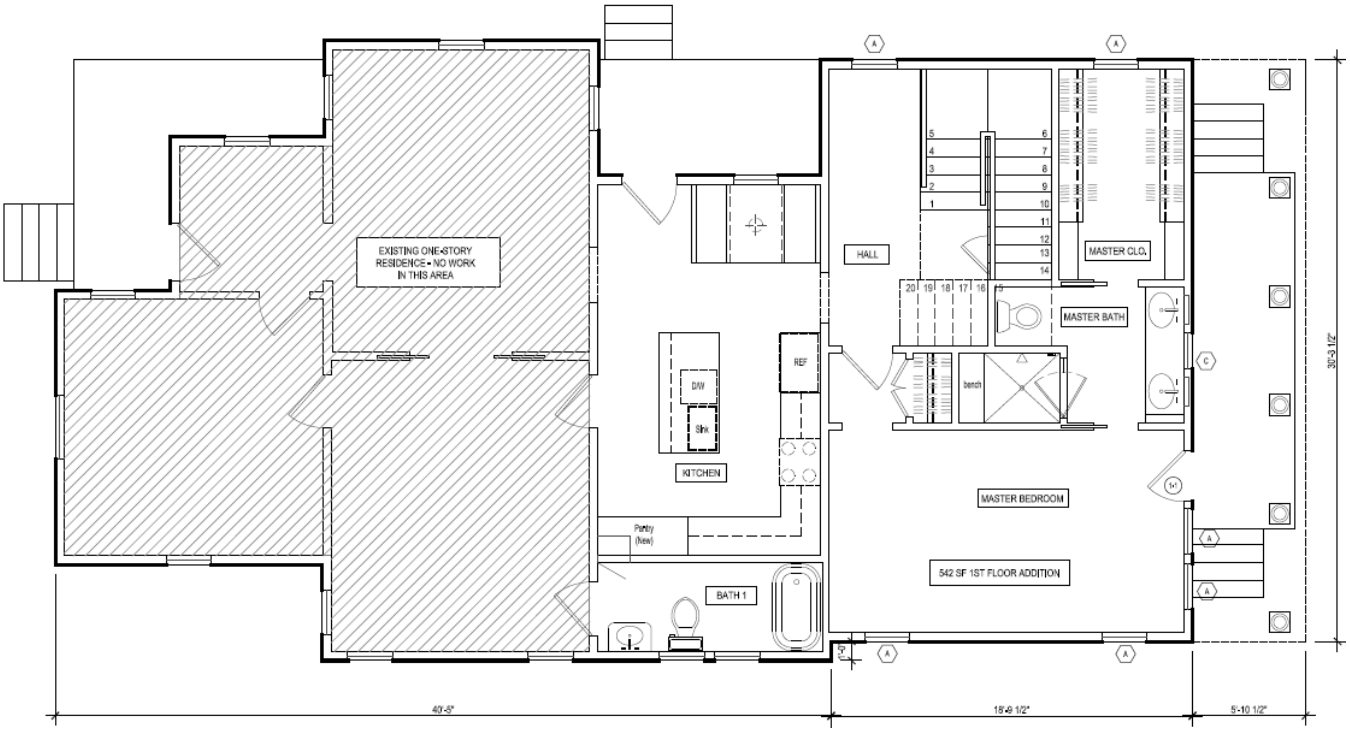
EXISTING



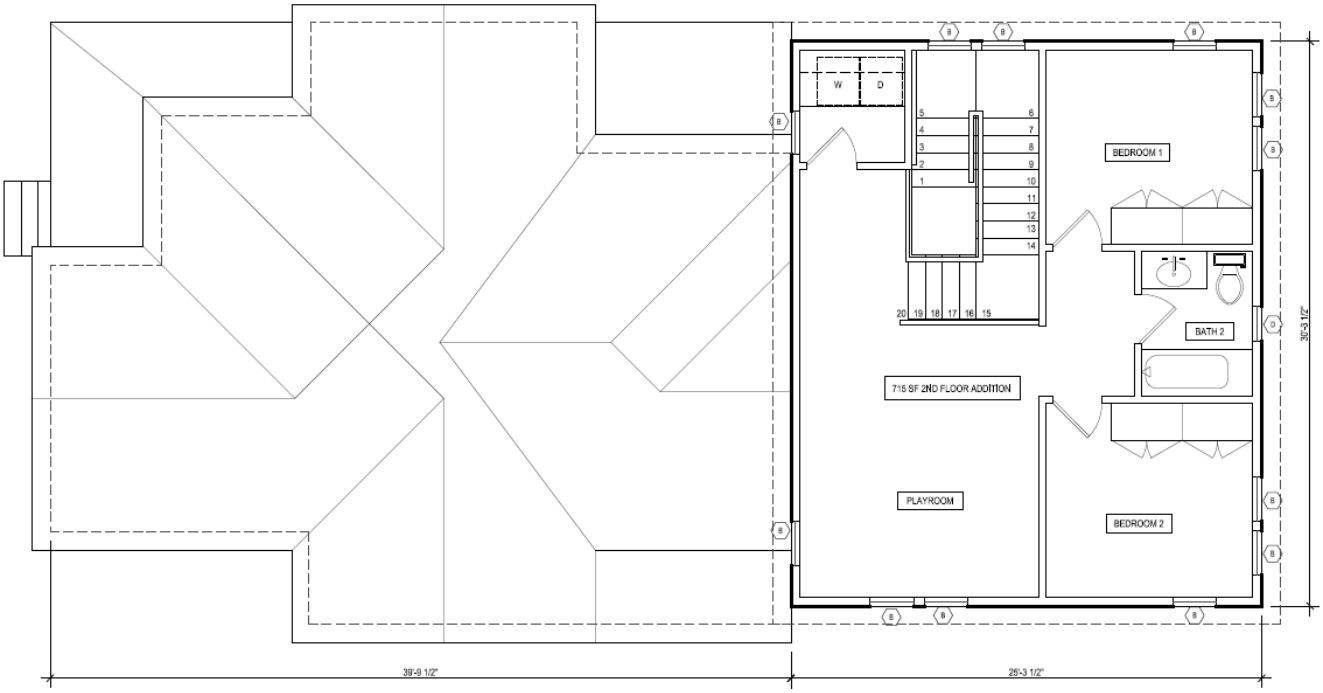
PROPOSED



SECOND FLOOR PLAN

PROPOSED

N



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		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.

PROJECT DETAILS

Shape/Mass: The original 1,250 square foot structure structure has a maximum width of 32'-3 ½"; a depth of 40'-6" and a ridge height of 26'-6 ½". A previous 350 square feet addition is located at the back of the residence.

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". 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: (North) 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.

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: (East) 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.

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

(West) protruding bay with a shingle-clad, front facing gable and a pair of windows. The third bay features a pair of windows.

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