

CERTIFICATE OF APPROPRIATENESS

Applicant: Ellion Self, owner / Jimmy Chen, agent (unpermitted work done by previous owner)

Property: 1405 Allston St, Lot 10, Block 154, Houston Heights Subdivision. The property includes a historic 2,156 square foot, wood frame single-family residence and a detached carport situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Craftsman Bungalow residence, constructed circa 1920, featuring a clipped gable roof, located in the Houston Heights East historic district.

Proposal: **Alteration:** Siding, windows, addition.

This house went through a remodel without a COA or a building permit by the previous contractor and owner.

The following was done:

- Removed existing original wood windows and replaced with vinyl windows
- Removed original historic 117 wood siding and installed textured cementitious siding
- Constructed a rear two-story 1,100 square foot addition

The new applicant is proposing the following:

- bring the T-117 wood siding with 2.5" exposure back to the house
- install new wood windows that match the original windows on the original house.
- The crawlspace will be covered with new lattice panels.
- Before the construction, the house will be inspected by the structural engineer regarding the shiplap issue.

Public Comment: One call in opposition.

Civic Association: No comment received.

Recommendation: Denial - does not meet measurable standards and work without COA and issuance of a COR for as applied with the condition of extending north west corner roofing detail to match original.

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

- (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 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.

HEIGHTS DESIGN GUIDELINES

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.
The work that was done without a permit and a COA by the previous contractor who worked for the previous owner doesn't meet FAR.

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

Maximum Lot Coverage (Addition and New Construction)

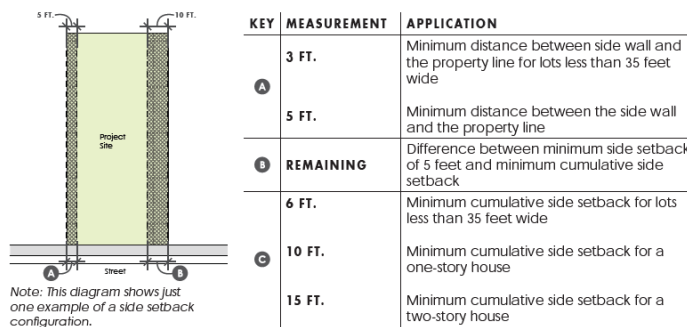
LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

Existing Lot Size: 6,600 sq ft

Proposed Lot Coverage: 2,103 sq ft

Proposed Percentage: 40%

Side Setbacks (Addition and New Construction)



Proposed side setback (1): 4'-2 5/8" (North)

Proposed side setback (2): 11'-7 7/8" (South)

Cumulative side setback: 15'-10 5/8"

Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Existing Lot Size: 6,600 sq ft

Allowed FAR 0.44 is 2,904 SF

Proposed FAR: .46 (3,091 sq ft)

-
-
-

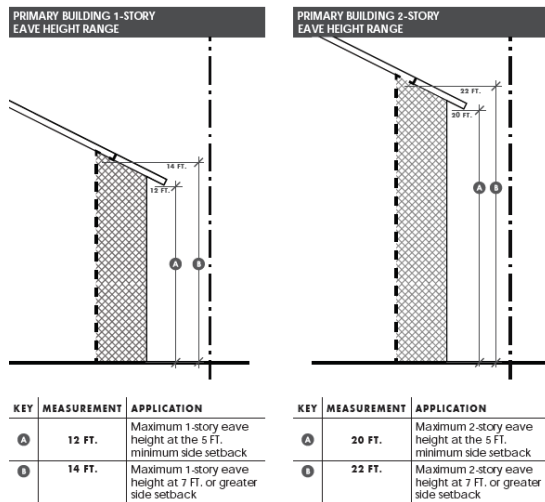
Side Wall Length and Insets (Addition and New Construction)

MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

Inset on the south elevation but not on the north one.

-
-
-

Eave Height (Addition and New Construction)



Proposed eave height: 21'-7 1/2" (2 story)

Building Wall (Plate) Height (Addition and New Construction)

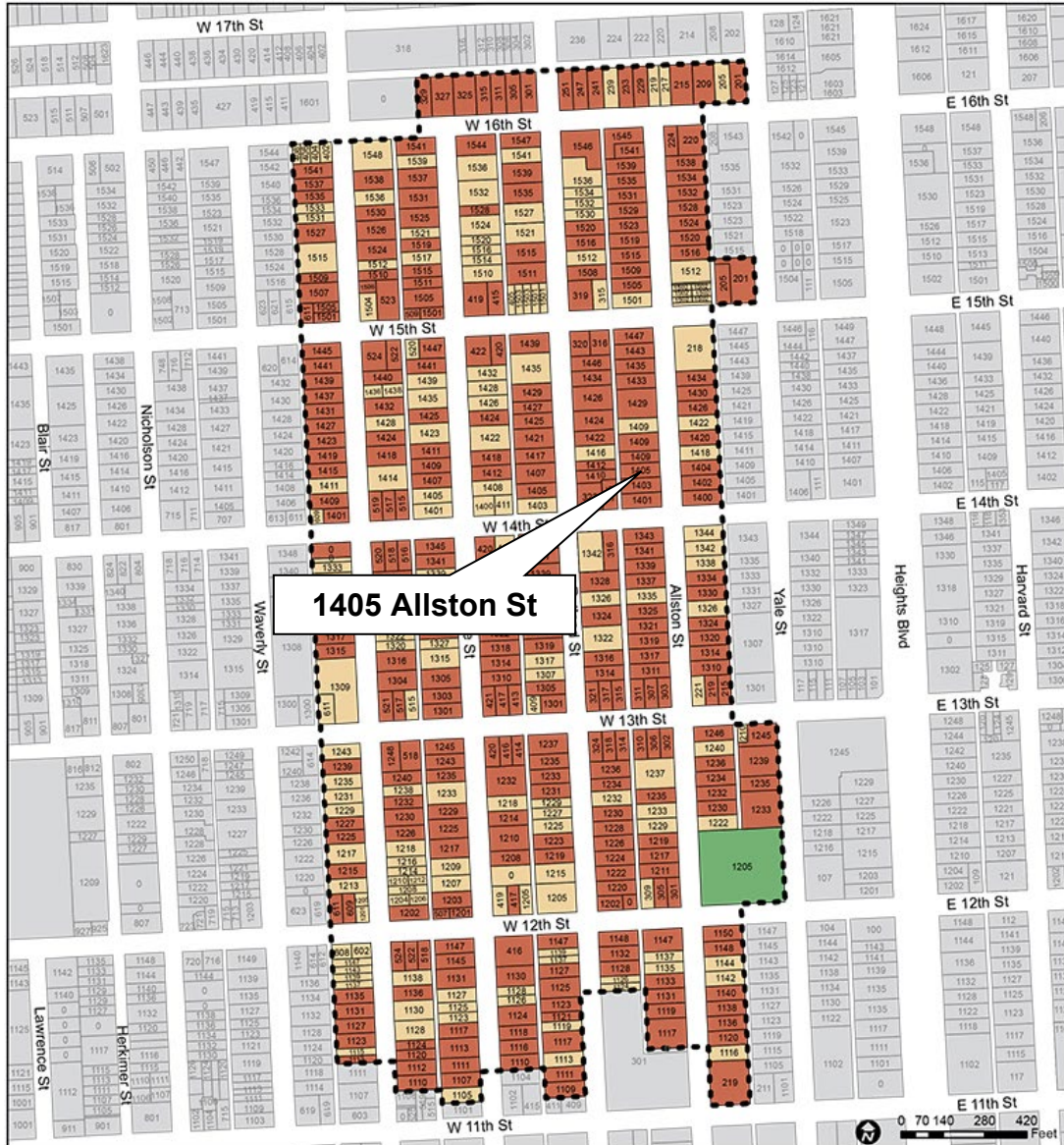
MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 2'-6"

Proposed first floor plate height: 10'-2"

Proposed second floor plate height: 9 ft

PROPERTY LOCATION
 HEIGHTS EAST HISTORIC DISTRICT



Houston Heights West Historic District

Historic District Boundary
 - - - - -

Building Classification

- Contributing
- Non-Contributing
- Park

Established: December 19, 2007
 Source: GIS Services Division
 Date: May 1, 2013
 Reference: pj17025_Heights_West

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



**PLANNING &
 DEVELOPMENT
 DEPARTMENT**

INVENTORY PHOTO



PHOTO

BEFORE ALTERATION



CURRENT PHOTOS

WORK WITHOUT PERMIT AND COA





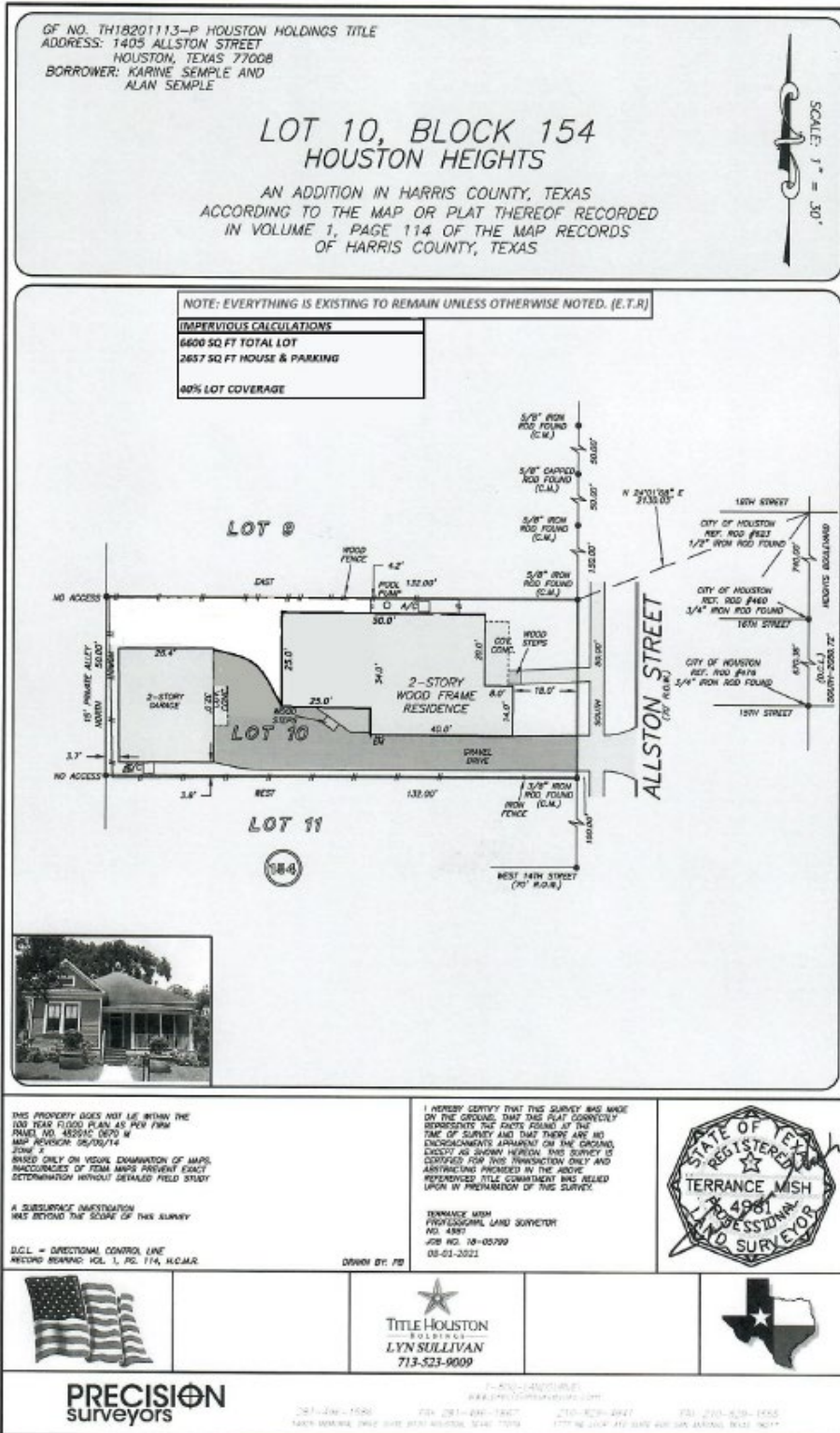


PHOTOS BEFORE ALTERATION





SURVEY



HISTORIC MAPS

1968 BLA & 1924-1950 SANBORN MAP

UNC
GAL
756"
32

32
38 1212" 38
1212"
32
700
7
10

CLASS _____ Yr. Built _____ Depr. _____ %
 Base Unit@ \$ _____ A/C&C/H@ \$ _____ Total Unit@ \$ _____

EXISTING APPRAISALS, if any -
 100% Value - without depreciation - \$ _____
 sp. - Ph. L. C. Fu. % Ec. % \$ _____
 EX APPRAISALS

1st 1212 SPO	430	\$	5230	\$
2nd 1212	300		3650	
2x KITCHENS	400		800	
1x BATH	400		400	
OP 70	120		80	
Dr 756	120		910	
			11070	
Less 6090			4980	
			4430	

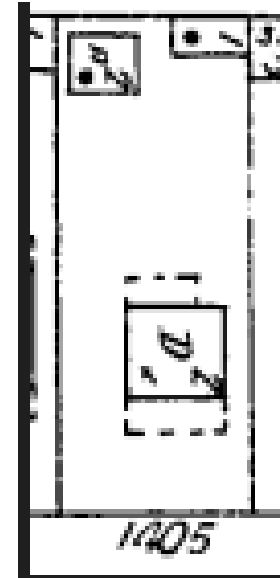
Old 100% SPO \$ 11070 X 18 = \$ 8860

Appraiser's name & date: VLD
 12-6-76

Total 100% Value \$ 8860
 For 19 77 X 2.5 factor = 22150 = City

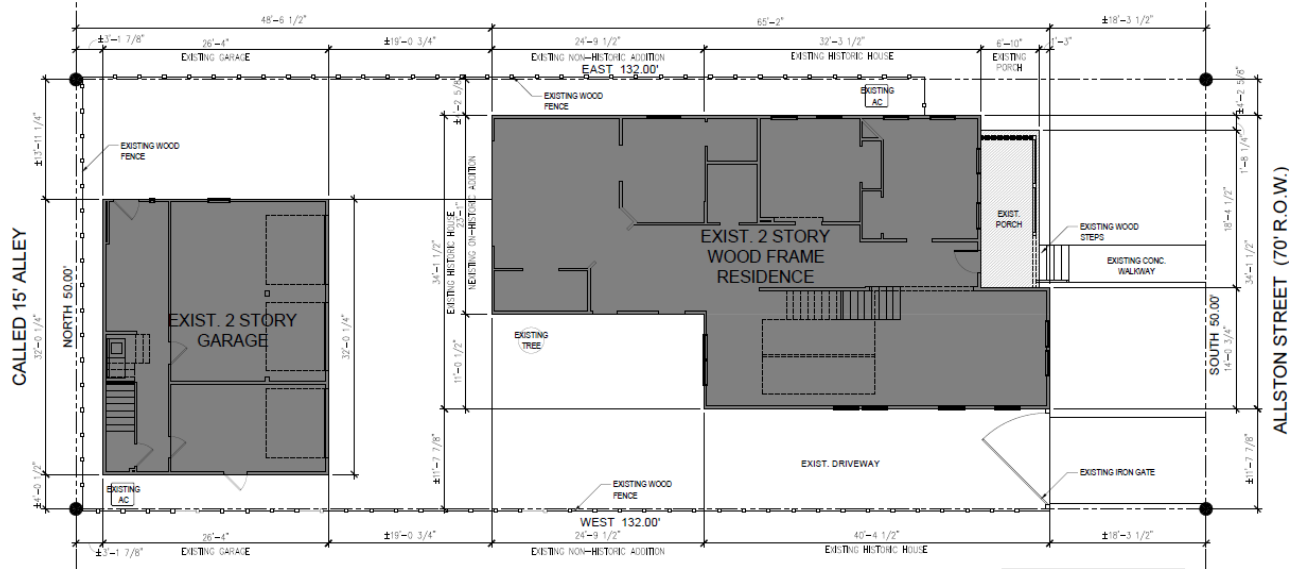
Appraiser's name & date: V. Paffenbarger
 FOR 19 68 40% \$ 5790 7750 (11) 100% = 22150

Co. 33% = 7090

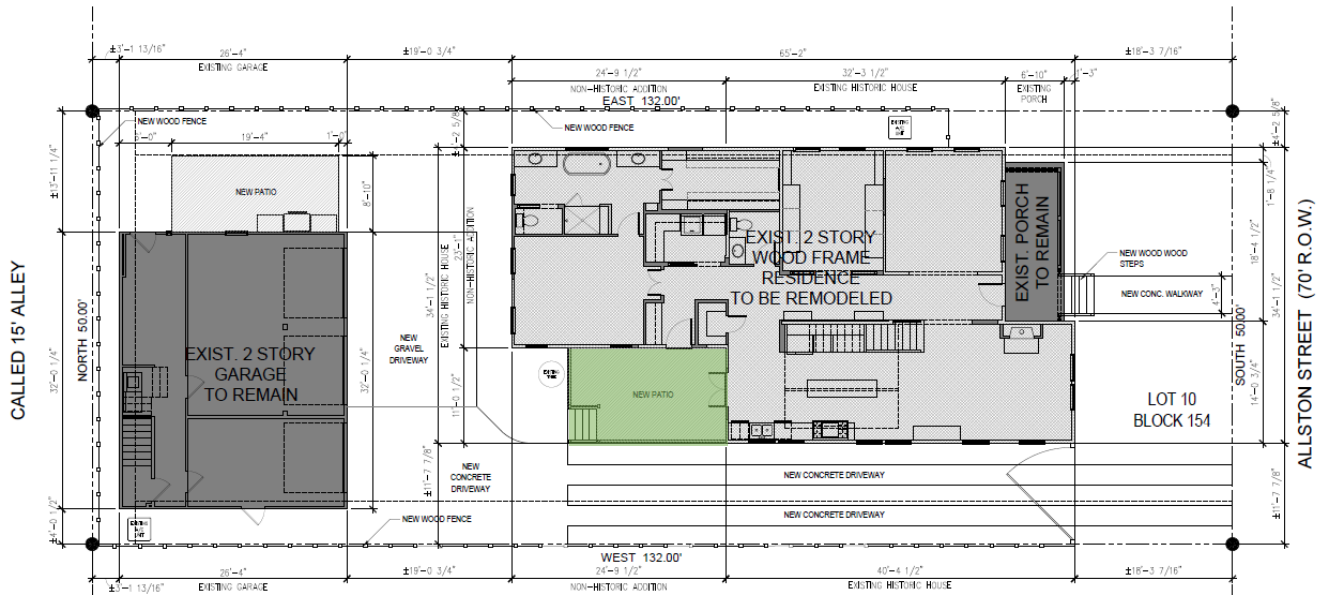




SITE PLAN
EXISTING

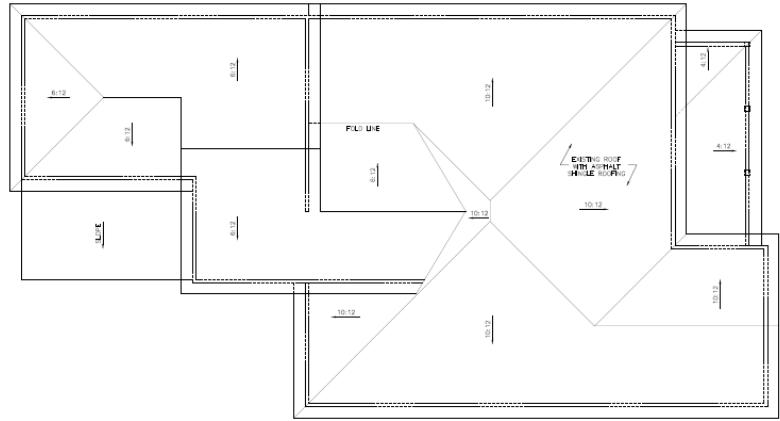
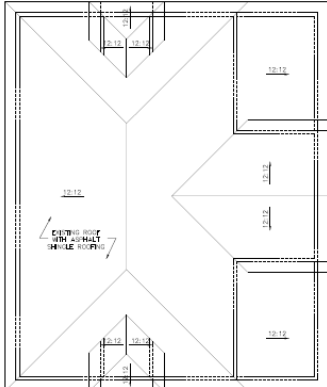


PROPOSED

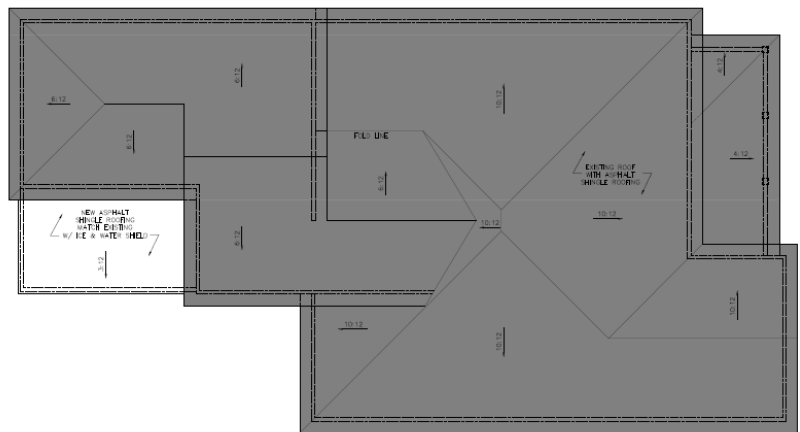
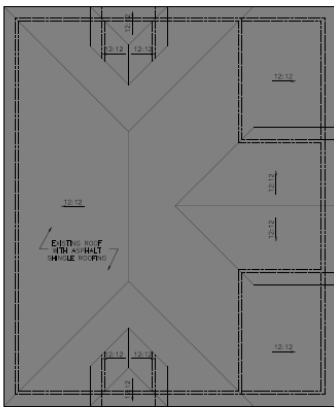




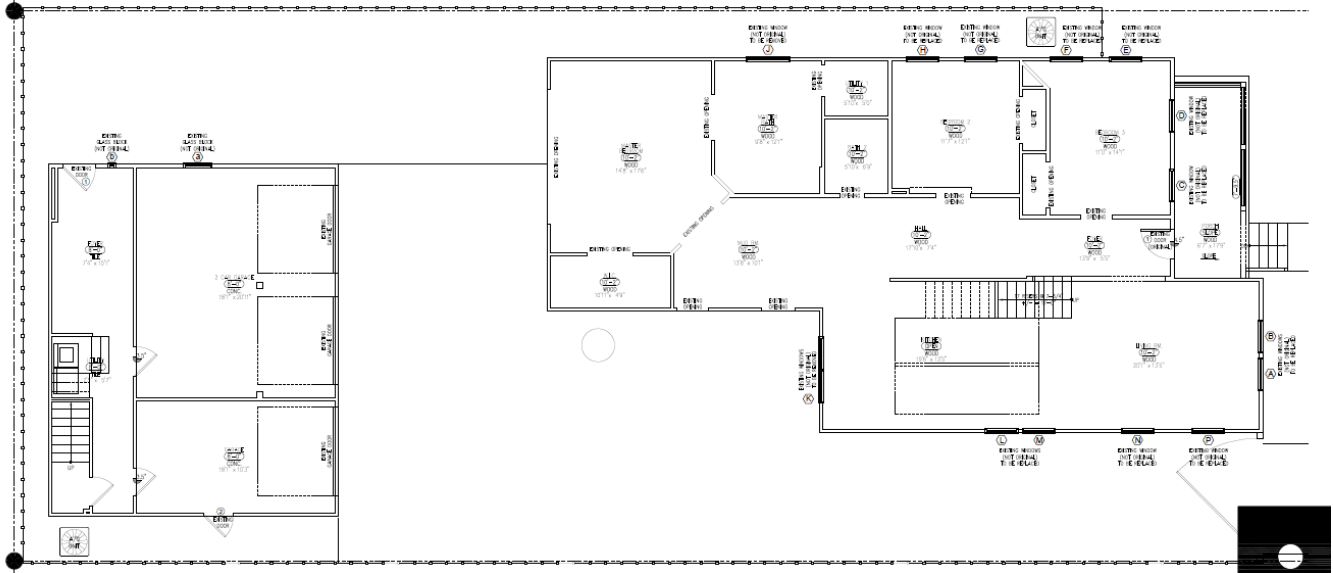
ROOF PLAN EXISTING



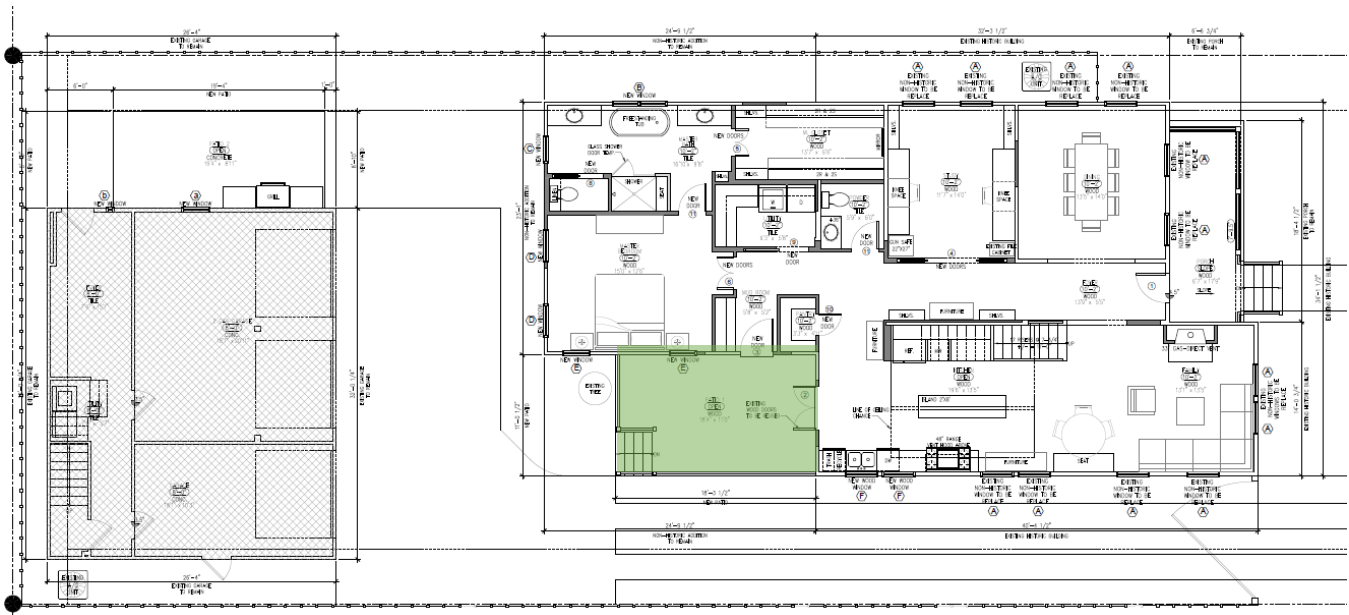
PROPOSED



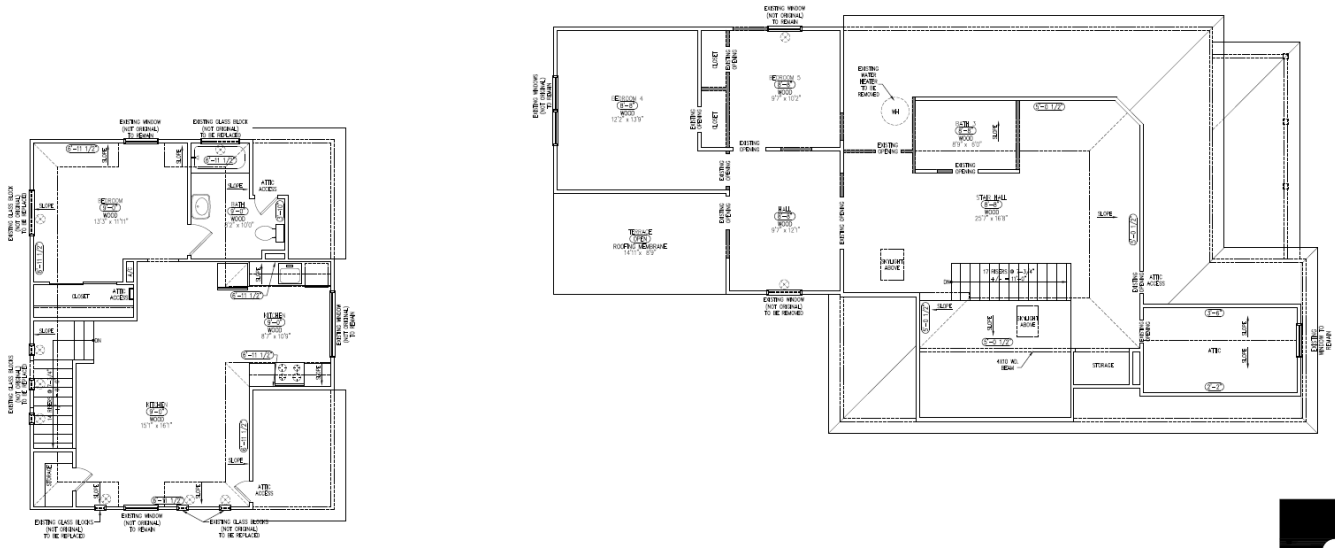
FIRST FLOOR PLAN EXISTING



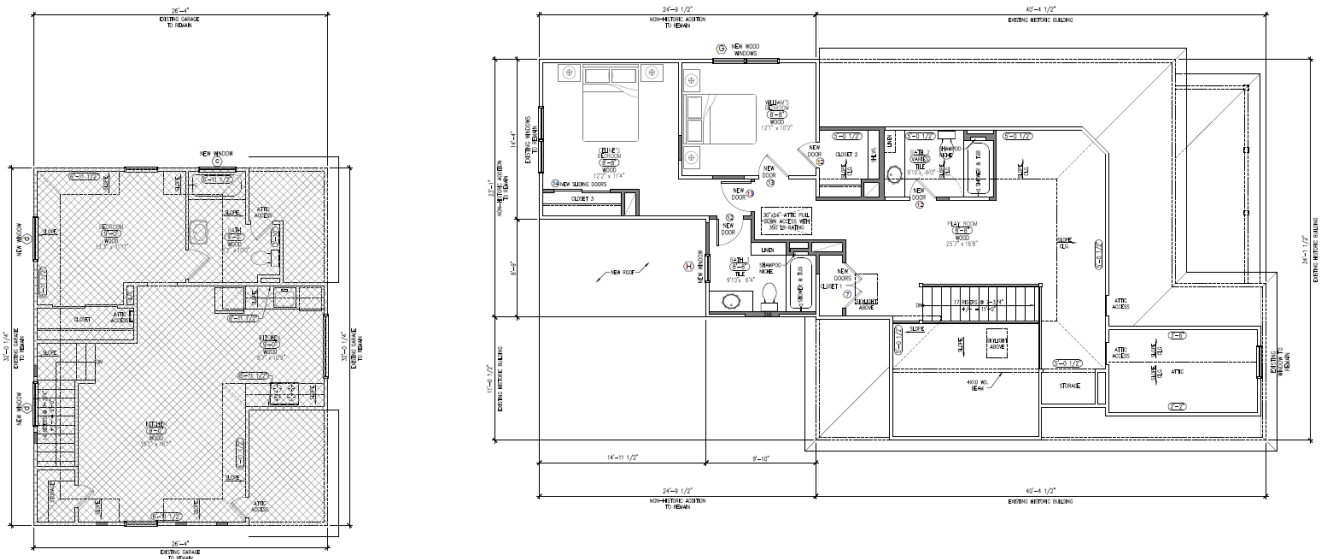
PROPOSED



SECOND FLOOR PLAN EXISTING



PROPOSED



EAST ELEVATIONS

EXISTING

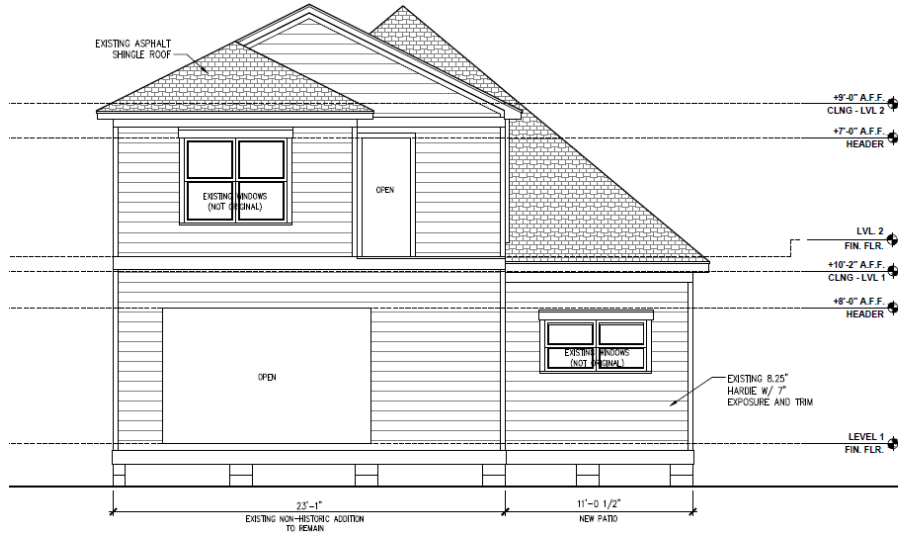


PROPOSED

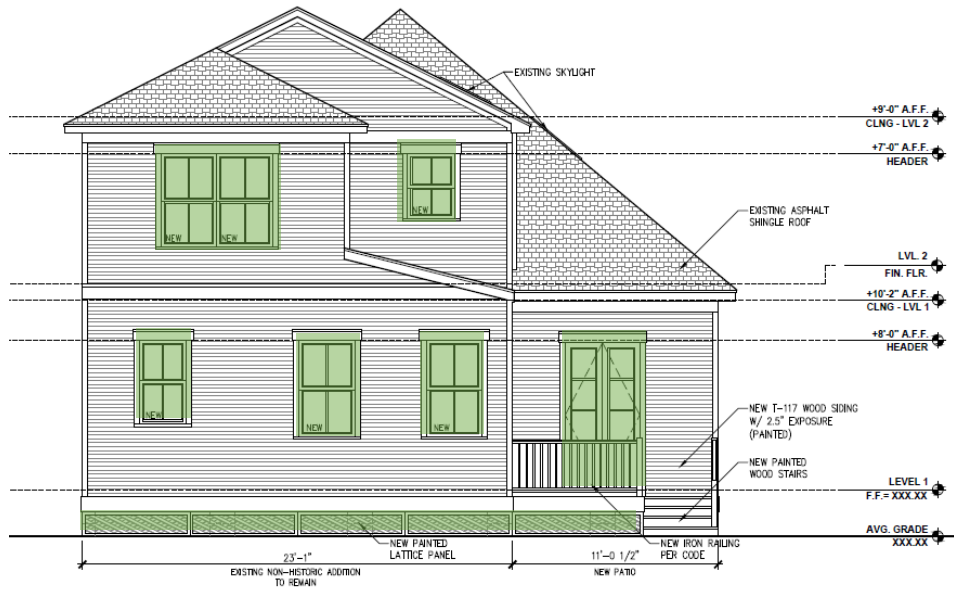


WEST ELEVATIONS

EXISTING

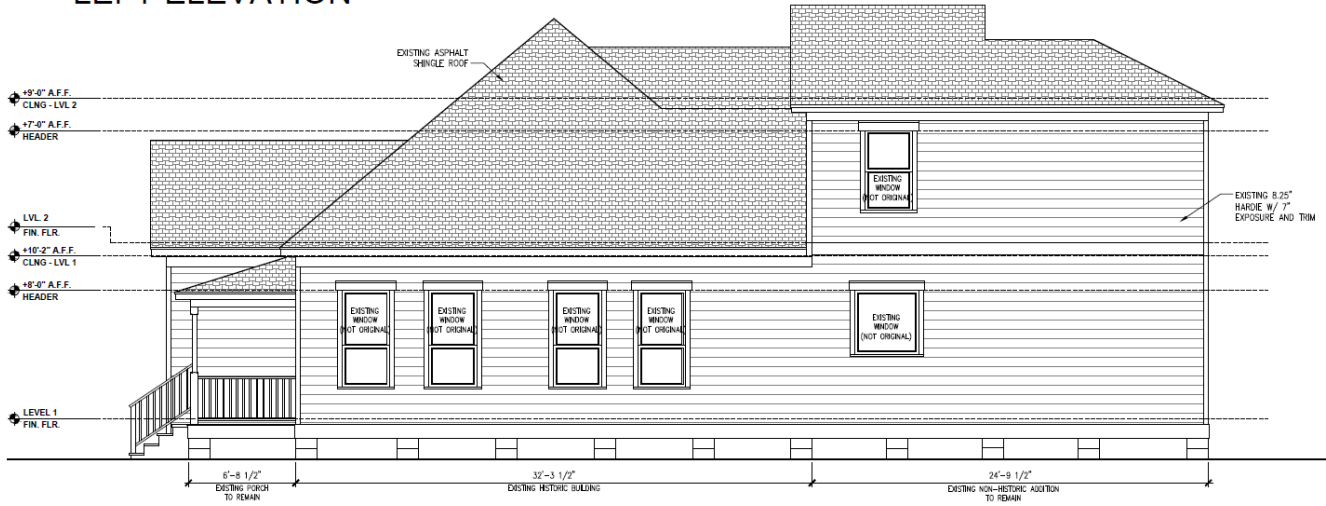


PROPOSED



NORTH ELEVATIONS

EXISTING

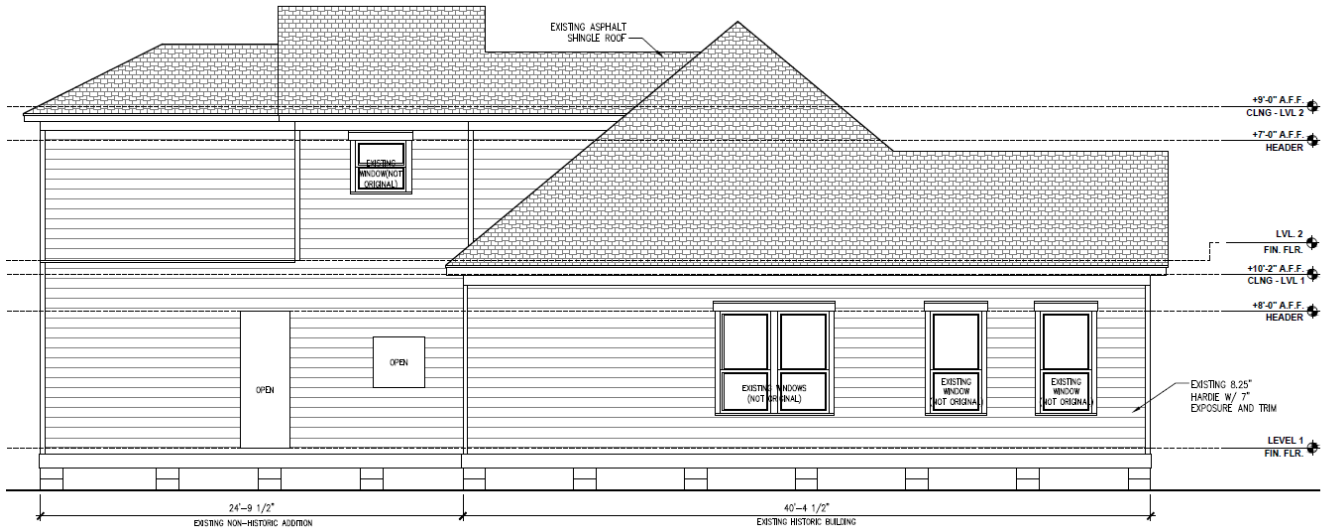


PROPOSED



SOUTH ELEVATIONS

EXISTING



PROPOSED



WINDOW AND DOOR INFORMATION



CURRENT WINDOW SCHEDULE (MAIN HOUSE)				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(B)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(C)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(D)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(E)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(F)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(G)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(H)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(J)	1	4'-0"	4'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REMOVED
(K)	1	(2)3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REMOVED
(L)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(M)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(N)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(P)	1	3'-0"	6'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(Q)	1	1'-6"	3'-0"	EXISTING WINDOW (ORIGINAL) TO REMAIN
(R)	1	3'-0"	5'-0"	EXISTING WINDOW (NOT ORIGINAL) TO REMAIN
(S)	1	(2)3'-0"	5'-0"	EXISTING WINDOW (NOT ORIGINAL) TO REMAIN
(T)	1	3'-0"	3'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REMOVED

CURRENT EXTERIOR DOOR SCHEDULE (MAIN HOUSE)				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(1)	1	3'-0"	6'-8"	ENTRY DOOR TO BE REMOVED (NOT ORIGINAL)

CURRENT WINDOW SCHEDULE (GARAGE)				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(a)	1	2'-8"	8"	EXISTING GLASS BLOCK (NOT ORIGINAL) TO BE REPLACED
(b)	1	8"	2'-8"	EXISTING GLASS BLOCK (NOT ORIGINAL) TO BE REPLACED
(c)	1	5'-9"	5'-9"	EXISTING WINDOW (NOT ORIGINAL) TO REMAIN
(d)	1	3'-6"	3'-6"	EXISTING GLASS BLOCK (NOT ORIGINAL) TO BE REPLACED
(e)	1	3'-0"	5'-0"	EXISTING WINDOW (NOT ORIGINAL) TO REMAIN
(f)	1	4'-0"	1'-0"	EXISTING GLASS BLOCK (NOT ORIGINAL) TO BE REPLACED
(g)	3	1'-0"	1'-0"	EXISTING GLASS BLOCK (NOT ORIGINAL) TO BE REPLACED
(h)	3	1'-0"	1'-0"	EXISTING GLASS BLOCK (NOT ORIGINAL) TO BE REMOVED
(j)	1	3'-0"	5'-0"	EXISTING WINDOW (NOT ORIGINAL) TO REMAIN

CURRENT EXTERIOR DOOR SCHEDULE (GARAGE)				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(1)	1	3'-0"	6'-8"	EXTERIOR DOOR (NOT ORIGINAL) TO REMAIN
(2)	1	3'-0"	6'-8"	EXTERIOR DOOR (NOT ORIGINAL) TO REMAIN



EXISTING WINDOW & DOOR SCHEDULE
 SCALE: 1/8" = 1'-0"

05.23.22
 1405 ALLSTON ST.
 SELF RESIDENCE

WINDOW SCHEDULE (MAIN HOUSE)				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	12	3'-0"	6'-0"	DOUBLE HUNG (FAMILY, DINING, STUDY)
(B)	1	(2)2'-6"	4'-6"	DOUBLE HUNG (MASTER BATH)
(C)	1	2'-6"	4'-6"	DOUBLE HUNG (MASTER BATH)
(D)	2	3'-0"	5'-0"	DOUBLE HUNG (MASTER BEDROOM)
(E)	2	2'-6"	5'-0"	DOUBLE HUNG (MASTER BEDROOM)
(F)	2	3'-0"	6'-0"	DOUBLE HUNG (KITCHEN)
(G)	1	3'-0"	5'-0"	DOUBLE HUNG (WILLIAM'S BEDROOM)
(H)	1	2'-6"	3'-6"	DOUBLE HUNG (BATH 3)

WINDOW SCHEDULE (GARAGE)				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(a)	1	2'-7"	8"	FIXED WINDOW
(b)	1	8"	6'-0"	FIXED WINDOW
(c)	1	3'-5"	3'-5"	FIXED WINDOW
(d)	2	4'-0"	1'-0"	FIXED WINDOW

DOOR SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(1)	1	2'-8"	6'-8"	EXTERIOR DOOR (FRONT DOOR TO REMAIN)
(2)	1	(2)2'-0"	7'-10"	EXTERIOR DOOR (KITCHEN)
(3)	1	3'-0"	8'-0"	EXTERIOR DOOR (MUD ROOM)
(4)	1	(2)2'-6"	8'-0"	INTERIOR PANELED DOOR (STUDY)
(5)	1	(2)1'-3"	8'-0"	INTERIOR PANELED DOOR (M. CLOSET)
(6)	1	(2)1'-6"	8'-0"	INTERIOR PANELED DOOR (MASTER BEDROOM)
(7)	1	(2)2'-0"	6'-8"	INTERIOR PANELED DOOR (CLOSET 1)
(8)	1	2'-4"	8'-0"	INTERIOR PANELED POCKET DOOR (MASTER BATH)
(9)	1	3'-0"	8'-0"	INTERIOR PANELED POCKET DOOR (UTILITY)
(10)	1	2'-0"	8'-0"	INTERIOR PANELED DOOR (PANTRY)
(11)	2	2'-6"	8'-0"	INTERIOR PANELED DOOR (POWDER, MASTER BATH)
(12)	3	2'-4"	6'-8"	INTERIOR PANELED DOOR (BATH 2, 3, CLOSET 2)
(13)	2	2'-8"	6'-8"	INTERIOR PANELED DOOR (WILLIAM'S & CELINE'S BEDROOM)
(14)	1	(2)2'-0"	6'-8"	INTERIOR PANELED SLIDING DOOR (CLOSET 3)

NOTE:
 THE MOUNTING PROFILE OF PROPOSED WINDOWS FOR THE ADDITION WILL BE RECESSED
 THE MATERIAL OF THE PROPOSED NEW WINDOWS ARE WOOD

Houston Archaeological & Historical Commission

June 30, 2022

HP2022_0136

ITEM A6

1405 Allston St

Houston Heights West
