

CERTIFICATE OF APPROPRIATENESS

Application Date: October 26, 2016

Applicant: Alexander Ridgway, Brickmoon Design, for Jerry and Mary Nelle Sinitiere, owners

Property: 1418 Ashland Street, Lot 25, Tract 24 and 26A, Block 152, Houston Heights Subdivision. The property includes a historic 1,194 square foot single family residence situated on a 8,712 square foot (66' x 132') interior lot.

Significance: Contributing Craftsman style residence, constructed circa 1920, located in the Houston Heights Historic District West.

Proposal: Alteration – Addition (*Revision*)

The applicant received a COA to construct a two-story 2,613 square foot addition in December 2015. The applicant now proposes the following revisions:

- Install a new craftsman style 3-lite front door at the restored front porch.
- Eliminate square wood railings and arch at the restored front porch and one-story portion of the addition.
- Remove a non-original louvered vent from the front-facing gable.
- Eliminate four wood windows from the west (front) elevation of the one-story portion of the addition, and replace with two sets of two single-lite sliding glass doors.
- Remove a non-original paneled side door and replace with a 1-over-1 wood window in the same location on the existing residence.
- Eliminate two windows from the second level of the north (side) elevation of the addition.

See enclosed application materials and detailed project description on p. 4-23 for further details.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: Approval

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:

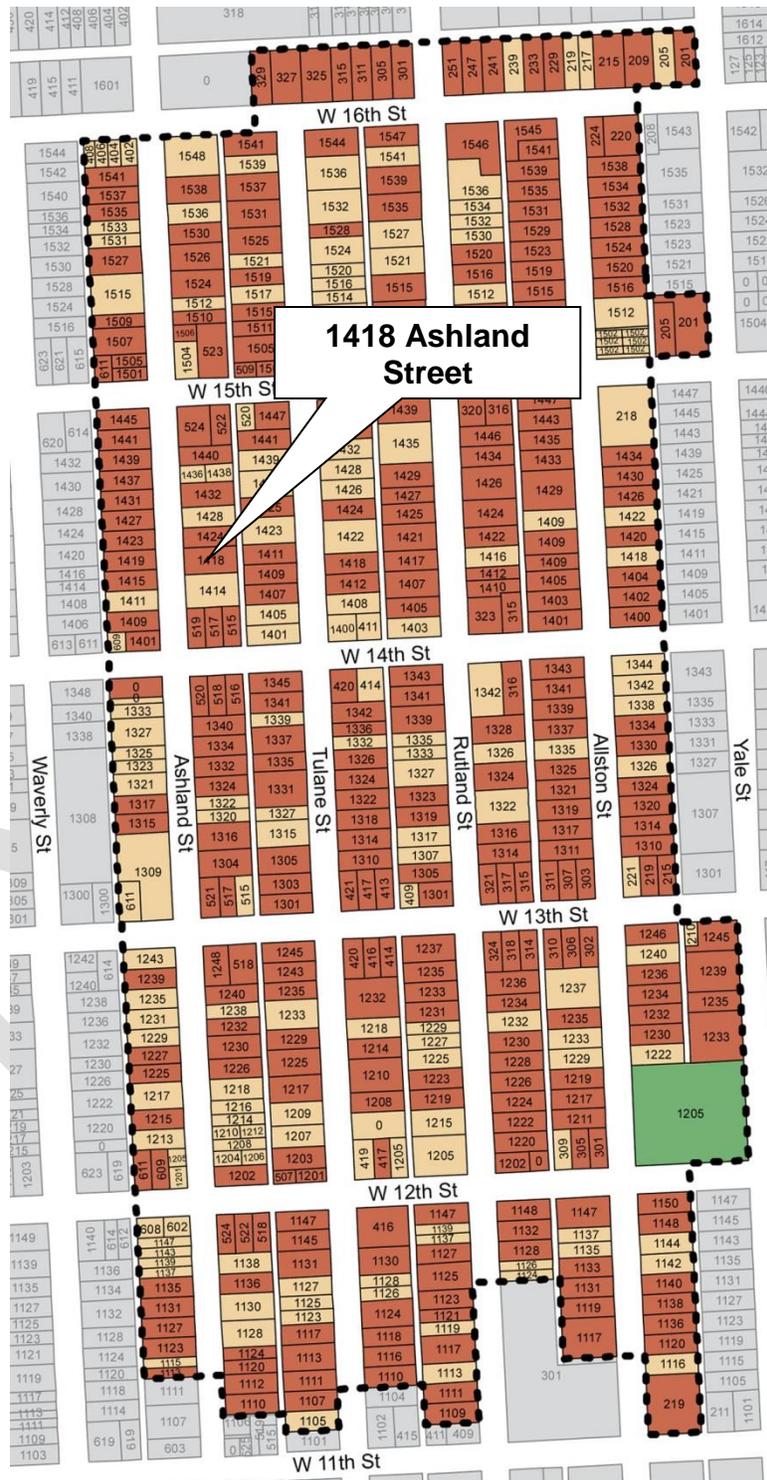
- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable | |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 and must be compatible with the size, scale, material and character of the property and the area in which it is located; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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. | | |



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT WEST

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



NEIGHBORING PROPERTIES



1414 Ashland – Noncontributing – 2012 (neighbor to the south)



1424 Ashland – Contributing – 1920 (neighbor to the north)



1428 Ashland– Noncontributing – 2005 (neighbor two doors to the north)



1423 Ashland– Contributing – 1920 (across street)



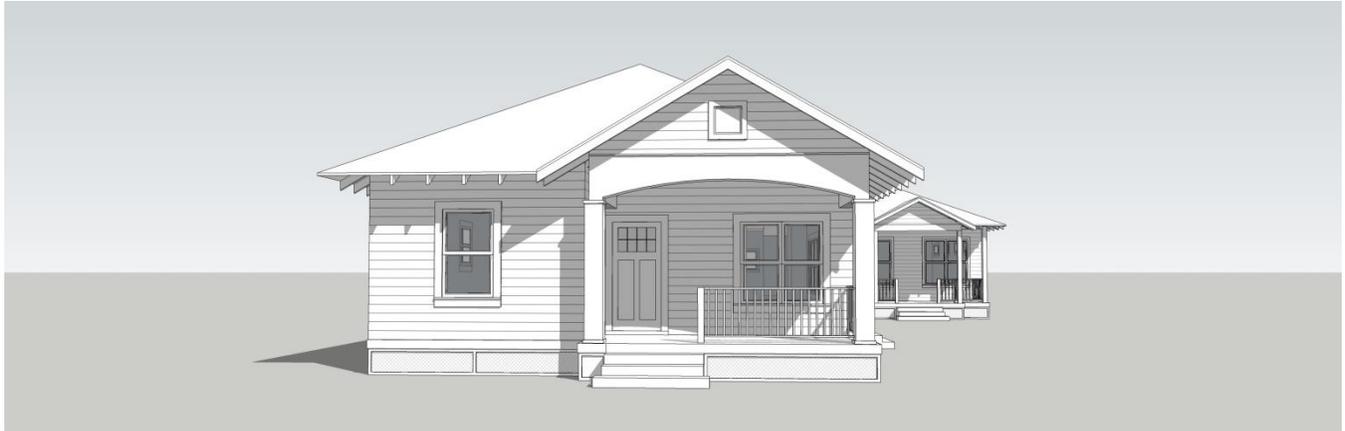
1419 Ashland – Contributing – 1920 (across street)



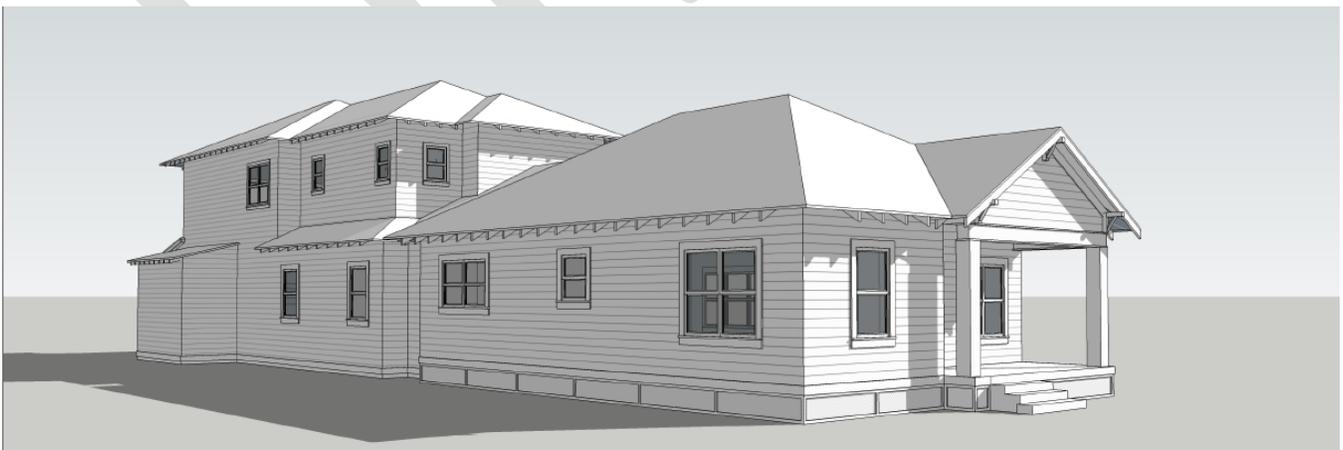
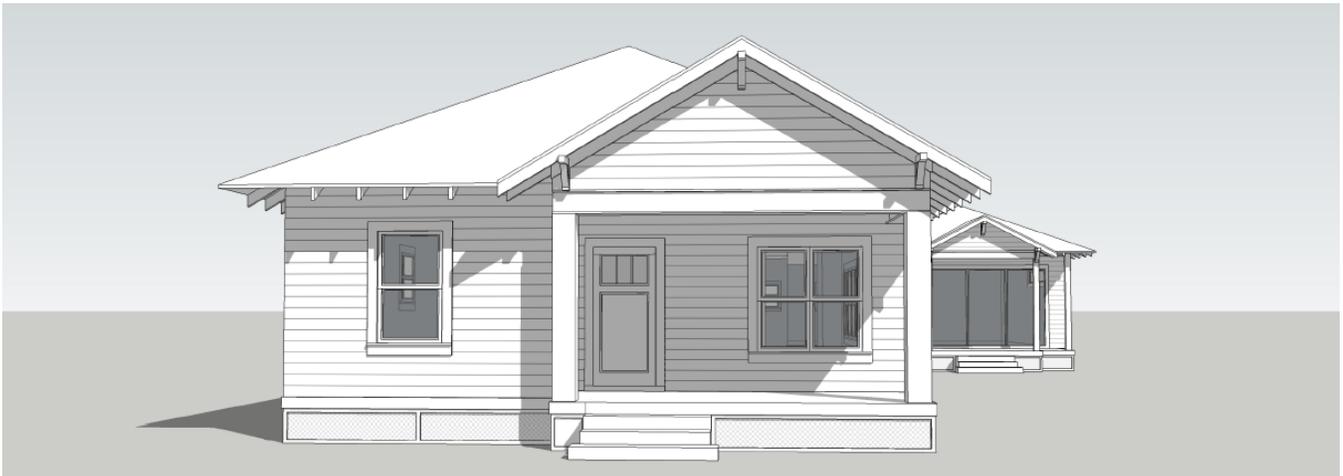
1415 Ashland– Contributing – 1920 (across street)

3D RENDERING – FRONT FACING ASHLAND STREET

APPROVED 12/16/2015



PROPOSED



WEST ELEVATION – FRONT FACING ASHLAND STREET

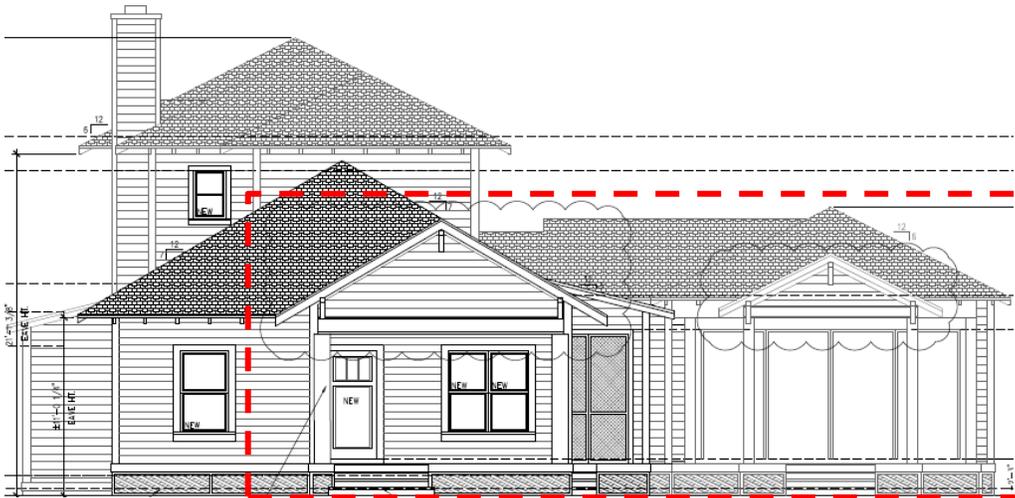
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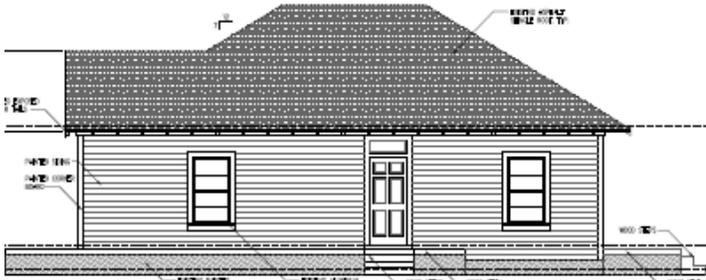
APPROVED 12/16/2015



PROPOSED



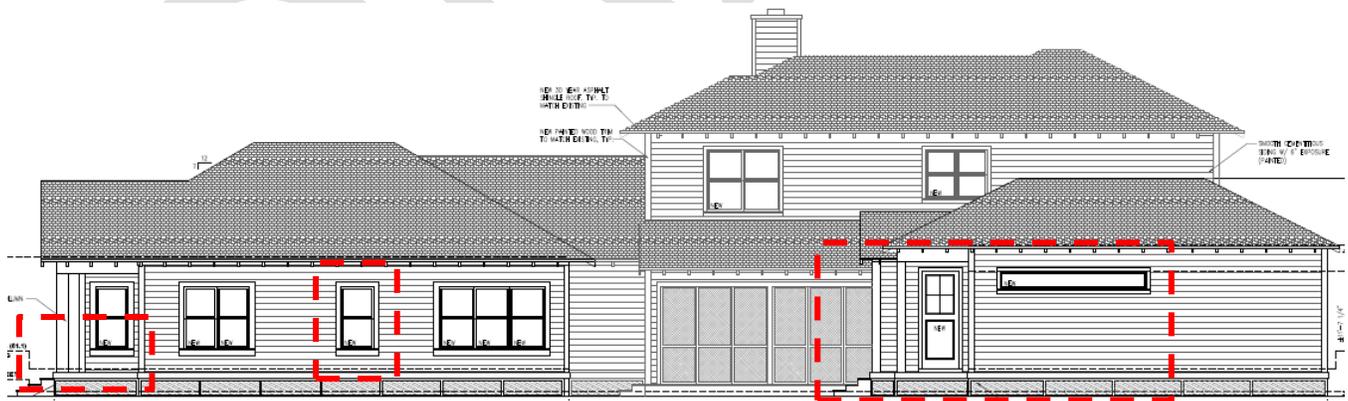
SOUTH SIDE ELEVATION
EXISTING



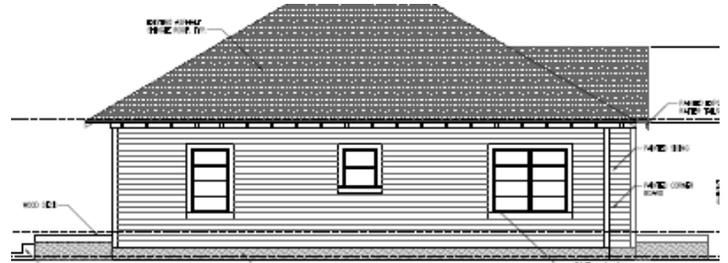
APPROVED 12/16/2015



PROPOSED



NORTH SIDE ELEVATION
EXISTING



APPROVED 12/16/2015



PROPOSED



EAST (REAR) ELEVATION

EXISTING



APPROVED 12/16/2015



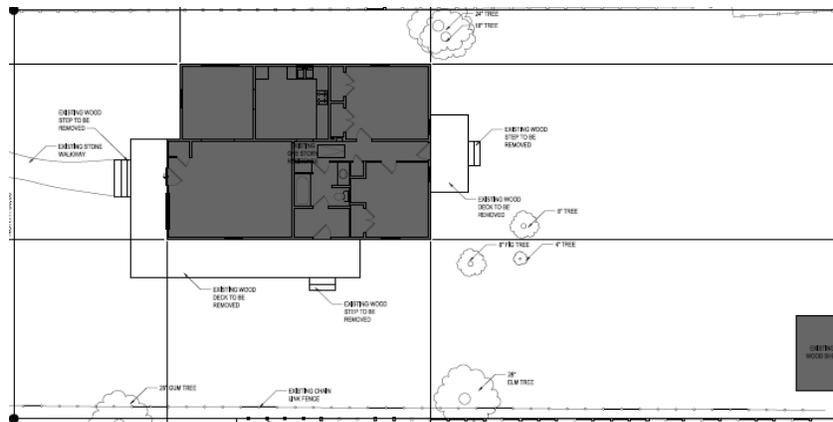
PROPOSED



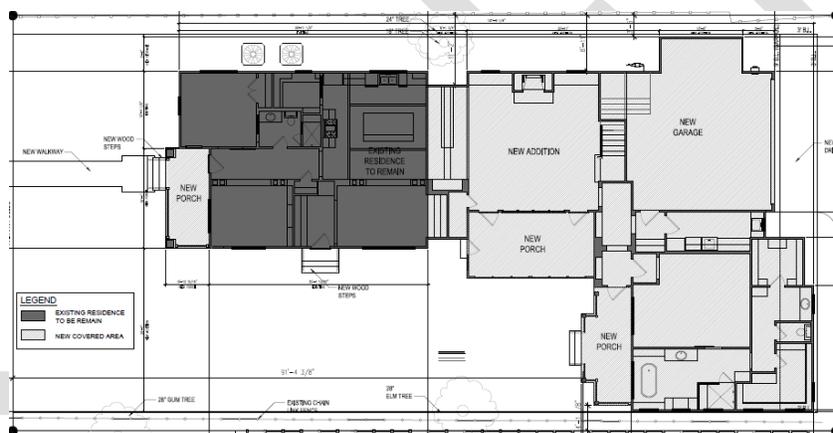


SITE PLAN

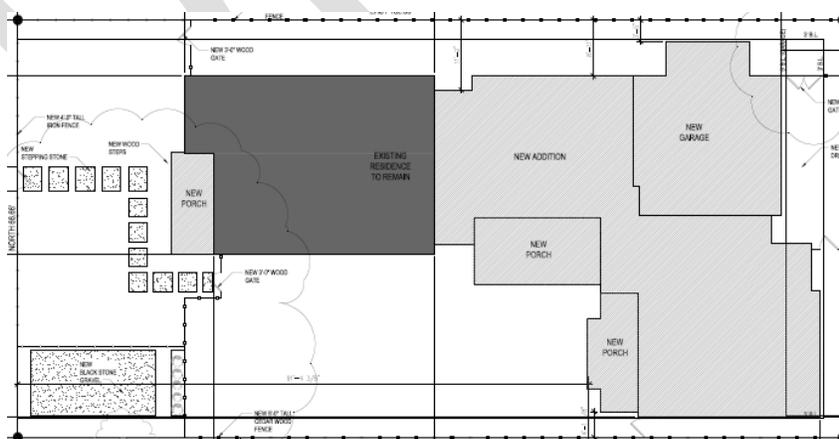
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APPROVED 12/16/2015



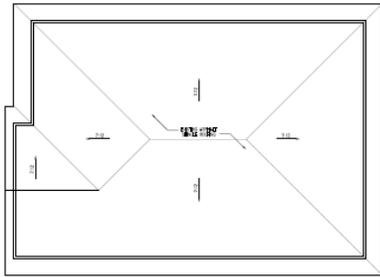
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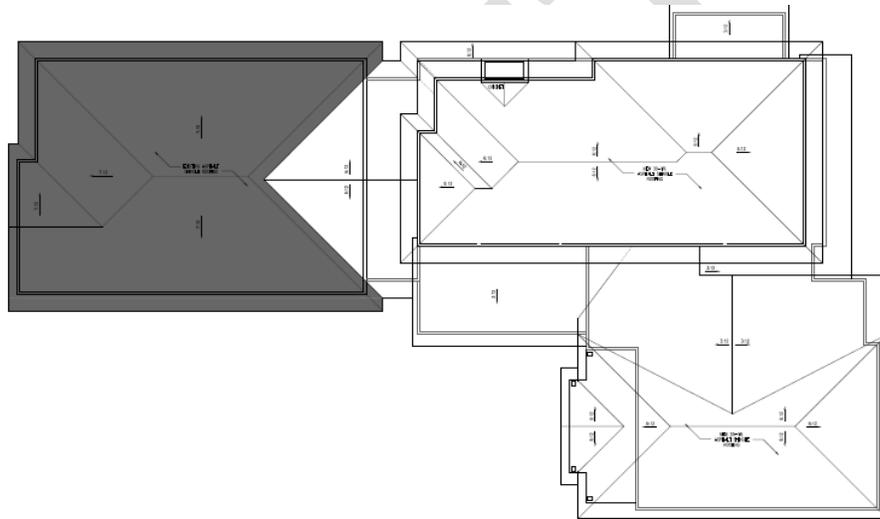


ROOF PLAN

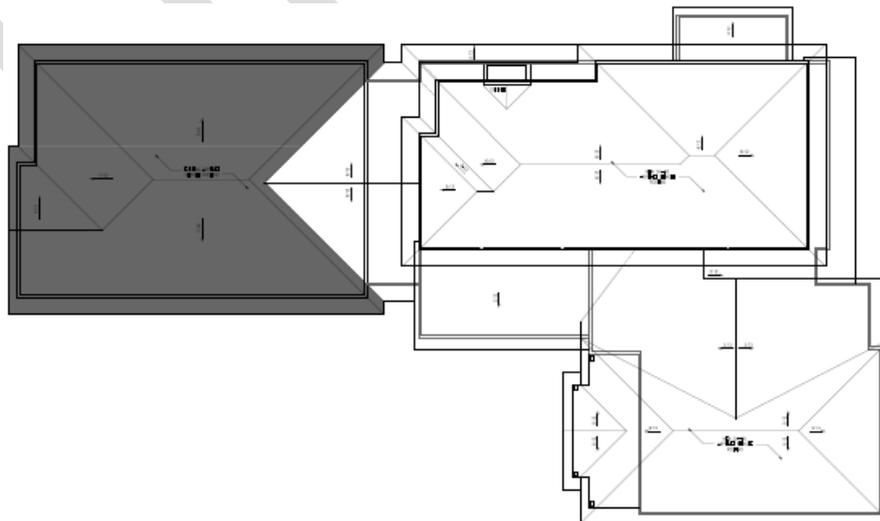
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APPROVED 12/16/2015

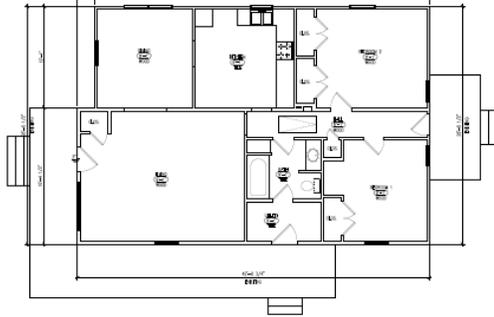


PROPOSED

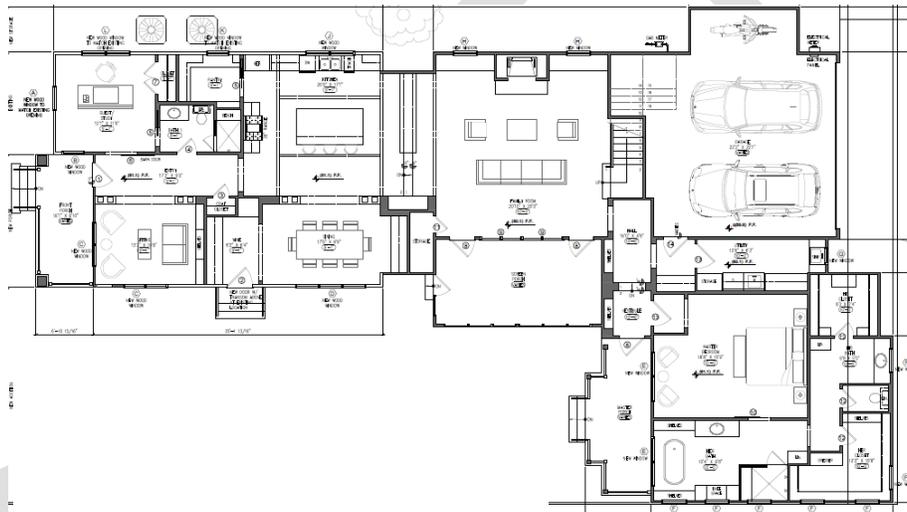


FIRST FLOOR PLAN

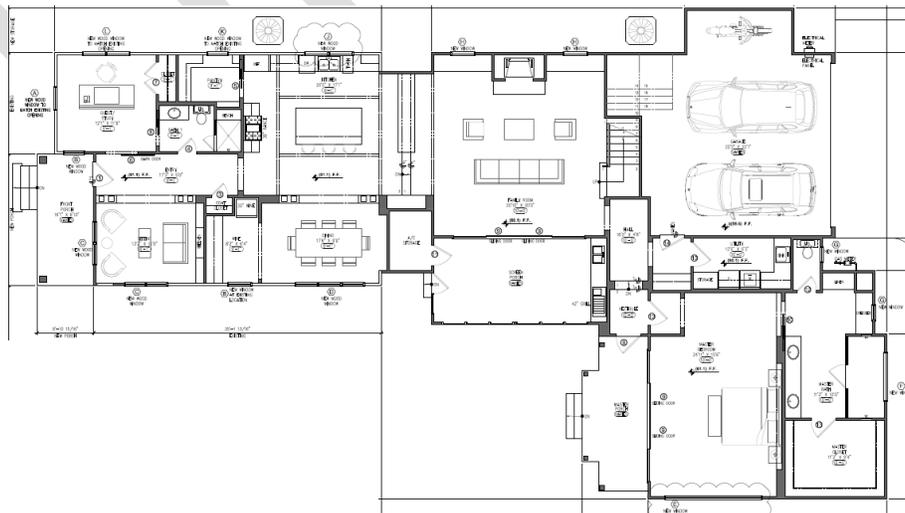
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APPROVED 12/16/2015



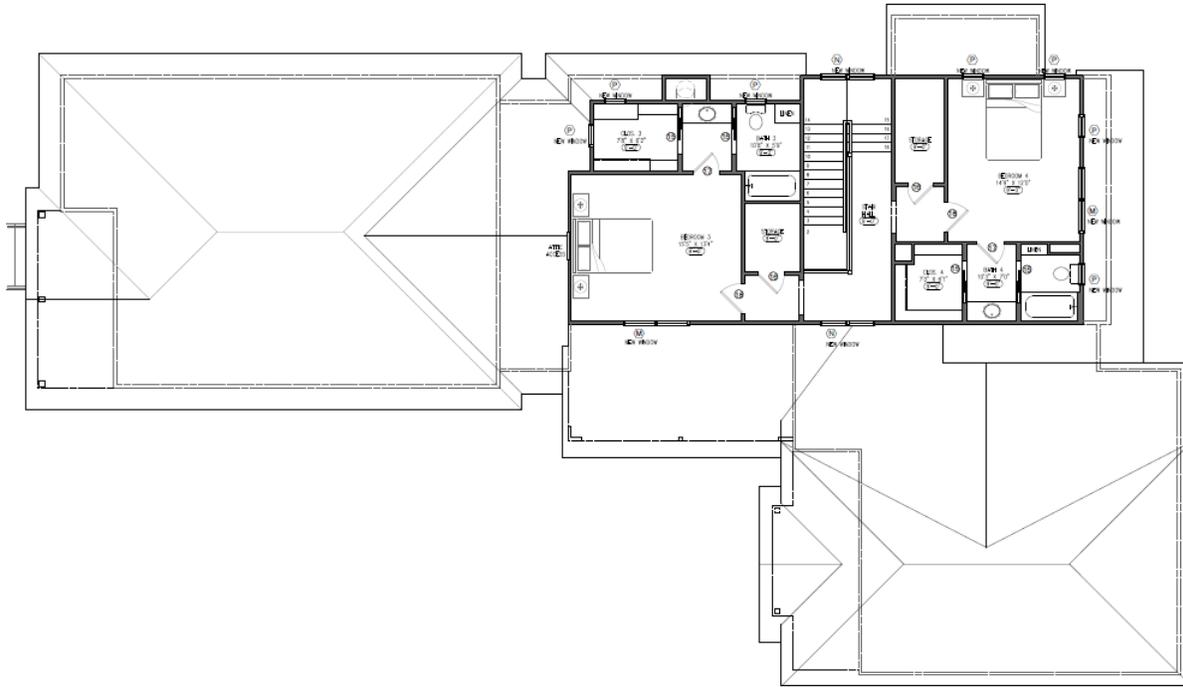
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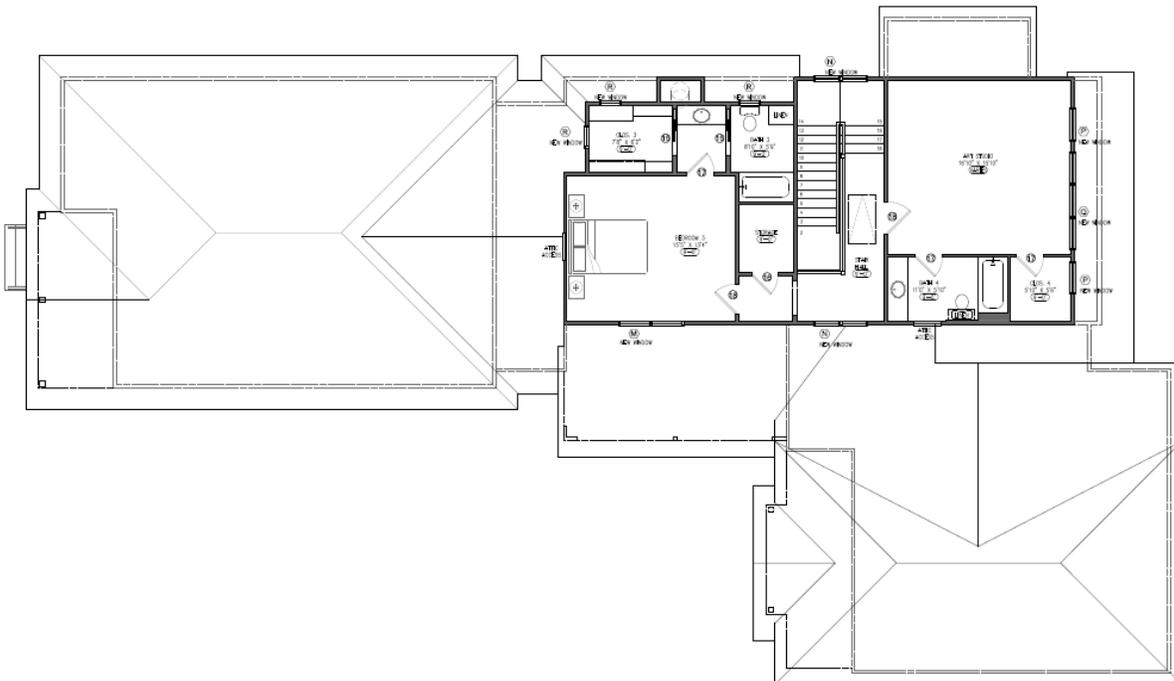


SECOND FLOOR PLAN

APPROVED 12/16/2015



PROPOSED



WINDOW SCHEDULE

EXISTING

EXISTING WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	1	EXISTING SIZE		EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(B)	1			EXISTING WINDOW TO REMOVED
(C)	1	EXISTING SIZE		EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(D)	1	EXISTING SIZE		EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(E)	1			EXISTING WINDOW TO REMOVED
(F)	1			EXISTING WINDOW TO REMOVED
(G)	1	3'-0"	3'-0"	EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(H)	1			EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED
(I)	1	EXISTING SIZE		EXISTING WINDOW (NOT ORIGINAL) TO BE REPLACED

APPROVED 12/16/2015

WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	1			DOUBLE HUNG MATCH EXISTING OPENING (GUEST/STUDY)
(B)	1	2'-8"	5'-0"	DOUBLE HUNG (GUEST/STUDY)
(C)	2	(2)2'-8"	5'-0"	DOUBLE HUNG (SITTING)
(D)	1	(3)2'-8"	5'-0"	DOUBLE HUNG (DINING)
(E)	2	(2)2'-6"	6'-0"	DOUBLE HUNG (MASTER BEDROOM, MASTER BATH)
(F)	7	3'-0"	1'-6"	FIXED WINDOW (MASTER BATH, HER CLOSET)
(G)	1	2'-0"	3'-0"	DOUBLE HUNG (UTILITY)
(H)	2	3'-0"	4'-6"	DOUBLE HUNG (MASTER BATH)
(J)	1	(2)3'-0"	3'-6"	DOUBLE HUNG (KITCHEN)
(K)	1			DOUBLE HUNG MATCH EXISTING OPENING (PANTRY)
(L)	1			DOUBLE HUNG MATCH EXISTING OPENING (PANTRY)
(M)	2	(2)3'-0"	5'-0"	DOUBLE HUNG (BEDROOM 3, 4)
(N)	2	(2)2'-6"	4'-0"	DOUBLE HUNG (STAIR HALL)
(P)	7	2'-0"	3'-0"	FIXED WINDOW (BEDROOM 4, CLOSET 3, BATH 3, 4)

PROPOSED

WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	1			DOUBLE HUNG MATCH EXISTING OPENING (GUEST/STUDY)
(B)	2	2'-8"	5'-0"	DOUBLE HUNG (GUEST/STUDY)
(C)	2	(2)2'-8"	5'-0"	DOUBLE HUNG (SITTING)
(D)	1	(3)2'-8"	5'-0"	DOUBLE HUNG (DINING)
(E)	1	12'-0"	1'-6"	FIXED WINDOW (MASTER BEDROOM)
(F)	1	6'-0"	1'-6"	FIXED WINDOW (MASTER BATH)
(G)	2	2'-0"	3'-0"	DOUBLE HUNG (UTILITY, MASTER BATH)
(H)	2	3'-0"	4'-6"	DOUBLE HUNG (FAMILY ROOM)
(J)	1	(2)3'-0"	3'-6"	DOUBLE HUNG (KITCHEN)
(K)	1			DOUBLE HUNG MATCH EXISTING OPENING (PANTRY)
(L)	1			DOUBLE HUNG MATCH EXISTING OPENING (PANTRY)
(M)	1	(2)3'-0"	5'-0"	DOUBLE HUNG (BEDROOM 3)
(N)	2	(2)2'-6"	4'-0"	DOUBLE HUNG (STAIR HALL)
(P)	2	3'-0"	5'-0"	FIXED WINDOW (ART STUDIO)
(Q)	1	(3)3'-0"	5'-0"	CASEMENT WINDOW (ART STUDIO)
(R)	3	2'-0"	3'-0"	FIXED WINDOW (BATH 3, CLOS. 3)

DOOR SCHEDULE

EXISTING

EXISTING EXTERIOR DOOR SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
①	1	3'-0"	6'-8"	ENTRY DOOR TO BE REMOVED (NOT ORIGINAL)
②	1	2'-8"	6'-8"	REAR DOOR TO BE REMOVED (NOT ORIGINAL)
②	1	2'-8"	1'-0"	TRANSOM ABOVE REAR DOOR TO REMOVED (NOT ORIGINAL)
③	1	3'-0"	6'-8"	SIDE DOOR TO BE REPLACED (NOT ORIGINAL)
③	1	3'-0"	1'-0"	TRANSOM ABOVE SIDE DOOR TO REPLACED (NOT ORIGINAL)

APPROVED 12/16/2015

DOOR SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
①	1	3'-0"	6'-8"	EXTERIOR DOOR (ENTRY)
②	2	3'-0"	6'-8"	EXTERIOR DOOR (WINE ROOM)
	1	3'-0"	1'-0"	TRANSOM
③	1	2'-0"	6'-8"	INTERIOR PANELED DOOR (COAT CLOSET)
④	1	2'-4"	6'-8"	INTERIOR PANELED DOOR (BATH 1)
⑤	2	2'-4"	6'-8"	INTERIOR PANELED POCKET DOOR (PANTRY, BATH 1)
⑥	1	4'-0"	7'-0"	BARN DOOR (GUEST/STUDY)
⑦	1	(2)2'-0"	6'-8"	INTERIOR PANELED DOOR (GUEST CLOSET)
⑧	3	3'-0"	8'-0"	FRENCH DOOR (FAMILY ROOM, MASTER VESTIBULE)
⑨	2	(2)2'-6"	8'-0"	FIXED FRENCH DOOR (FAMILY ROOM)
⑩	1	2'-8"	8'-0"	BARN DOOR (MASTER BATH)
⑪	1	2'-0"	8'-0"	INTERIOR PANELED DOOR (STORAGE)
⑫	3	2'-4"	8'-0"	INTERIOR PANELED DOOR (MASTER BATH, MASTER CLOSETS)
⑬	2	3'-0"	8'-0"	INTERIOR PANELED DOOR (MASTER BEDROOM, UTILITY)
⑭	1	3'-0"	8'-0"	EXTERIOR PANELED DOOR FIRE RATED (GARAGE)
⑮	4	2'-4"	7'-0"	INTERIOR PANELED POCKET DOOR (CLOS. 3, 4, BATH 3, 4)
⑯	2	2'-4"	7'-0"	INTERIOR PANELED DOOR (STORAGE)
⑰	2	2'-6"	7'-0"	INTERIOR PANELED DOOR (BATH 3, 4)
⑱	2	2'-8"	7'-0"	INTERIOR PANELED DOOR (BEDROOM 3, 4)

PROPOSED

DOOR SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
①	1	3'-0"	6'-8"	EXTERIOR DOOR (ENTRY)
②				N/A
③	1	2'-0"	6'-8"	INTERIOR PANELED DOOR (COAT CLOSET)
④	1	2'-4"	6'-8"	INTERIOR PANELED DOOR (BATH 1)
⑤	2	2'-4"	6'-8"	INTERIOR PANELED POCKET DOOR (PANTRY, BATH 1)
⑥	1	4'-0"	7'-0"	BARN DOOR (GUEST/STUDY)
⑦	1	(2)2'-0"	6'-8"	INTERIOR PANELED DOOR (GUEST CLOSET)
⑧	1	3'-0"	8'-0"	FRENCH DOOR (MASTER VESTIBULE)
⑨	2	(4)4'-0"	8'-0"	SLIDING DOOR (FAMILY ROOM, MASTER BEDROOM)
⑩	1	3'-0"	8'-0"	INTERIOR PANELED POCKET DOOR (MASTER BATH)
⑪	1	2'-6"	8'-0"	EXTERIOR PANELED DOOR (STORAGE)
⑫	1	2'-4"	8'-0"	INTERIOR PANELED DOOR (MASTER BATH)
⑬	3	3'-0"	8'-0"	INTERIOR PANELED DOOR (MASTER BEDROOM, MASTER CLOSET, UTILITY)
⑭	1	3'-0"	8'-0"	EXTERIOR PANELED DOOR FIRE RATED (GARAGE)
⑮	2	2'-4"	7'-0"	INTERIOR PANELED POCKET DOOR (CLOS. 3, BATH 3)
⑯	1	2'-4"	7'-0"	INTERIOR PANELED DOOR (STORAGE)
⑰	3	2'-6"	7'-0"	INTERIOR PANELED DOOR (BEDROOM 3, BATH 4, CLOSET 4)
⑱	2	2'-8"	7'-0"	INTERIOR PANELED DOOR (BEDROOM 3, ART STUDIO)

**HISTORIC STRUCTURAL WALL MATERIAL PREVIOUSLY REMOVED AT PROPOSED
NEW WINDOW OPENINGS**
EXISTING WINDOWS C AND D



**HISTORIC STRUCTURAL WALL MATERIAL PREVIOUSLY ALTERED AT PROPOSED
NEW WINDOW OPENING
EXISTING WINDOW G**



PROJECT DETAILS

Shape/Mass: Existing: The existing residence measures 28'-5" wide by 42' deep with an eave height of 11' and a ridge height of 20'-8". The existing residence features a 9' plate height.

Approved 12/16/2015: The addition will begin at the rear wall of the existing residence and measure 59' wide by 55'-5" deep with an eave height of 21'-1" and a ridge height of 28'-6".

Proposed: No change.

Setbacks: Existing: The existing residence is set back 24'-6" from the front property line 8'-10" from the north side property line, and 29'-3" from the south side property line.

Approved 12/16/2015: The addition will be constructed to within 5'-11" of the north side property line, 5'-5" of the south side property line, and will not impact the front setback.

Proposed: No change.

Foundation: Existing: The existing residence features a pier and beam foundation with a finished floor height of 2'-3" from existing natural grade. Existing natural grade is situated approximately 4" lower than the crown of Ashland Street. The applicant will not alter the existing grade or the finished floor height of the existing residence. The existing foundation is clad with non-original pressure treated wood lattice.

Approved 12/16/2015: The applicant proposes to replace the existing lattice with new wood lattice. The proposed addition will feature a concrete slab on grade foundation with a finished floor height of 1'-3" above existing natural grade.

Proposed: No change.

Windows/Doors: Existing: The existing residence features non-original wood and aluminum windows. The applicant proposes to replace all non-original windows with 1-over-1 double-hung wood windows. Three of the proposed windows will be installed in enlarged window openings. The applicant has removed sections of interior drywall around the proposed new window openings to reveal that the historic wall material has been altered or removed entirely, so no historic material will be lost as a result of the new openings.

Approved 12/16/2015: The addition will feature 1-over-1 and casement wood windows. A new craftsman style 6-lite front door will be installed at the restored front porch and a non-original recessed panel wood side door will be replaced with a 4-lite wood door.

Proposed: A new craftsman style 3-lite front door will be installed at the restored front porch. A non-original recessed panel wood side door will be removed and replaced with a 1-over-1 wood window in the same location. Two windows have been eliminated from the second level of the north (side) elevation of the addition. Four wood windows have been eliminated from the west (front) elevation of the addition, and replaced with two sets of two single-lite sliding glass doors.

Exterior Materials: Existing: The existing residence is clad with non-original horizontal lap cementitious siding with a 6" reveal throughout.

Approved 12/16/2015: The addition will be clad in matching siding.

Proposed: No change.

Roof: Existing: The existing residence features a hipped roof with a 7:12 pitch and a front facing gable over an enclosed porch.

Approved 12/15/2016: The addition will feature a hipped roof with a 6:12 pitch and a front facing gable and a side facing gable roof with a 3:12 pitch.

Proposed: No change.

Front Porch: Existing: The house originally featured a 7' deep by 16'-4" wide open front porch. This porch was

previously enclosed and most of the original porch elements have been lost.

Approved 12/16/2015: The applicant proposes to remove the porch enclosure and install new tapered columns and brick piers. The new porch will feature wood steps and square wood railings. The existing historic porch canopy will remain.

Proposed: The square wood railings have been eliminated from the design. The arch has been eliminated from the design.

Front Elevation: Approved 12/16/2015: A non-original front porch enclosure will be removed and a half-width front porch will be restored. A non-original louvered vent on the porch canopy will be replaced with one of a slightly smaller size. An L-shaped circa 1998 pressure treated wood deck will be removed from the front and south sides of the structure. The addition will feature a two-story section behind the structure and a one-story component to the side of the two-story addition. The one-story portion will feature a front porch with a gabled canopy and square columns and two pairs of 1-over-1 windows. The two-story portion will feature a gable and four 1-over-1 windows.

(West)

Proposed: A non-original louvered vent on the porch canopy will be removed. The square wood railings have been eliminated from the design on the porch and addition. The one-story portion of the addition will feature two pairs of single-lite sliding glass doors.

Side Elevation: Approved 12/16/2015: The applicant proposes to replace two non-original aluminum windows with an adjoining pair of wood windows and an adjoining trio of wood windows. Staff inspection found that the historic studs and shiplap have long since been removed at these locations so the enlarged window openings will not result in a loss of any historic materials. A non-original side door will be replaced by a new 4-lite wood door. A set of wood steps and wood square railings will be installed to access the side entrance. The addition will feature five single-lite casement windows on the first level and a row of three adjoining single-lite casement windows on the second floor. The addition will start at the rear of the existing structure. The addition will feature a side screened porch on the first level and four 1-over-1 windows on the second level.

(South)

Proposed: A non-original side door will be removed and replaced with a new 1-over-1 wood window in the same location. Five single-lite casement windows on the first level of the addition have been eliminated and replaced with one single-lite fixed window.

Side Elevation: Approved 12/16/2015: The applicant proposes to replace four non-original aluminum windows with five wood 1-over-1 windows. The window opening at the rear of the north elevation will be widened to convert the window opening from single to double. Staff inspection found that the structural wall material at the proposed opening has long since been removed meaning the enlarged opening will not result in the loss of historic materials. The addition will start at the rear of the existing structure. The addition will feature two 1-over-1 wood windows on the first level and four 1-over-1 wood windows on the second level.

(North)

Proposed: Two windows have been eliminated from the second level of the addition.

Rear Elevation: The rear elevation will not be visible from the right of way.
(East)