

CERTIFICATE OF APPROPRIATENESS

Applicant: Sally Cooper, owner

Property: 1202 Ashland Street, Lot 19, Tract 20A, Block 182, Houston Heights Subdivision. The property includes a historic 3,018 square foot, two-story wood frame single-family residence and detached garage situated on a 6,600 square foot (50' x 132') corner lot.

Significance: ContributingContributing hipped bungalow residence, constructed circa 1920, located in the Houston Heights Historic District WestHouston Heights Historic District West.

Proposal: Alteration – Addition

This application is connected to HP2021_0129 which is an application for the relocation of the garage which was administratively approved.

This application proposes a 306 SF one story side addition to the existing residence providing an informal entry/mudroom and downstairs laundry. The addition will be connected to the garage via a covered walkway. The original corner is believed to be where the kitchen ends and therefore has been lost due to previous additions.

Public Comment: Two letters of support.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITION

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 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; |
| <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. |

HEIGHTS DESIGN GUIDELINES

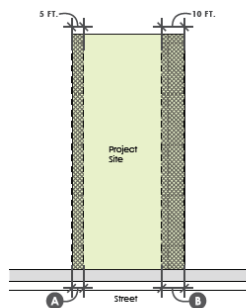
In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

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
 Max lot coverage percentage: 0.40
 Max lot coverage: 2,640
 Proposed Lot Coverage: 1,730

Side Setbacks (Addition and New Construction)



KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
C	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

Proposed side setback (N): 5'
 Proposed side setback (S): 10'- 4 3/4" No change
 Cumulative side setback: 15'-4 3/4"

-

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

Max FAR: 2,904

Proposed FAR: 2,742

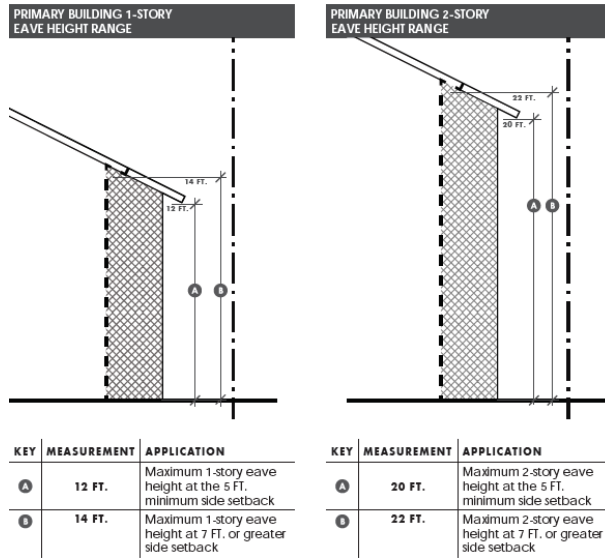
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Side Wall Length and Insets (Addition and New Construction)

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

Original Corner is already gone due to previous additions

Eave Height (Addition and New Construction)



Proposed eave height: 11'

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

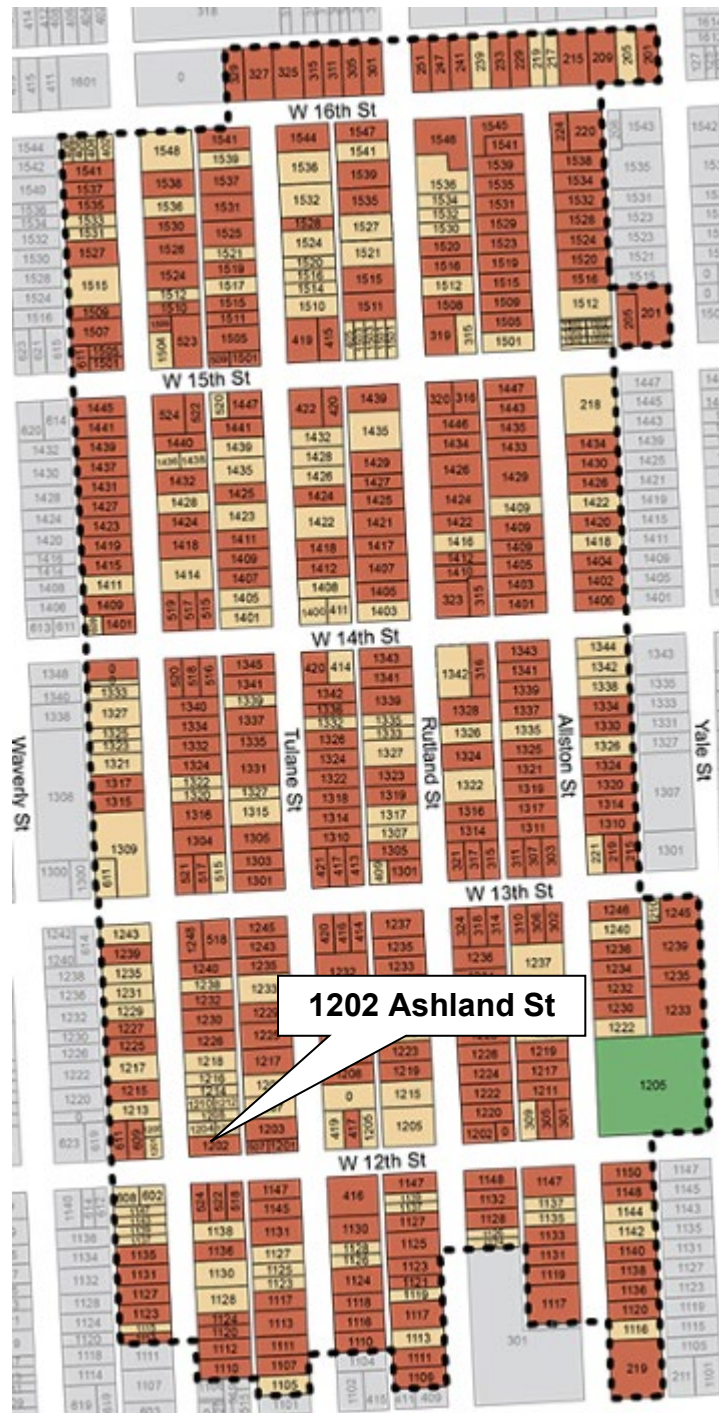
Proposed finished floor: 30"

Proposed first floor plate height: 8'-3"



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT WEST



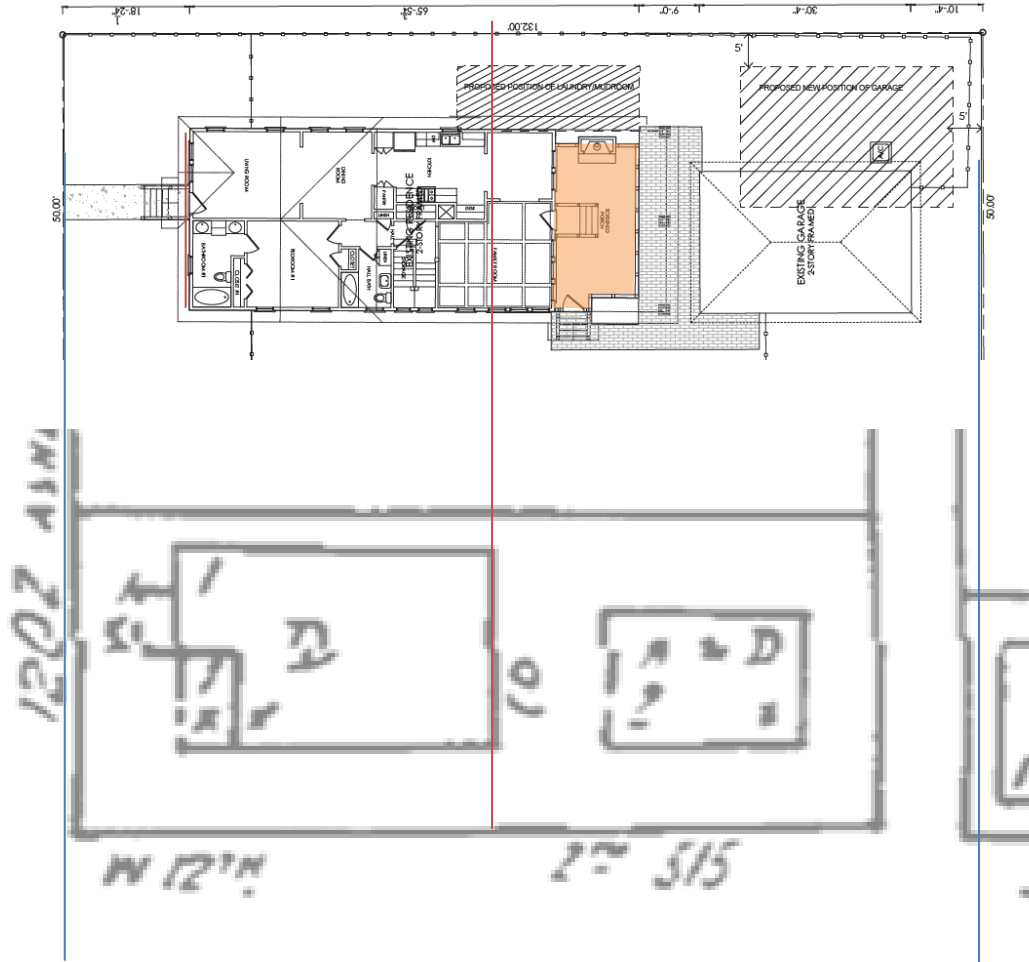
Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



SANBORN
COMPARISON BETWEEN EXISTING & SANBORN



acc 049-049-00-004-0

Gar 30
Apt
1st
slab

Res 47 54

26

14 7 0P
14

Res

1222
98

1320

9250
x 250 City factor

23,130 = new 100% mkt
value for 1978

Co. 32% = 7400

EXISTING APPRAISALS, if any -		Yr. Built		Depr. %	
100% Value - without depreciation-	\$				
Dep. - Ph. 30% Fu. % Ec. %	\$				
NEW APPRAISALS					
Res 1320	SF@ \$ 5.20	\$ 6860	Res 1320	SF@ \$ 5.20	\$ 6860
OP 98	1.40	140	OP 98	2.60	260
Gar 600	1.30	780	Gar 600	2.40	1440
Apt 600	5.00	3000	Apt 600	5.00	3000
		10780			11560 x .8 = 9250
Rate 30%		3230			
		7550			

Appraiser's name & date: J. C. Ring

TOTAL VALUE \$ 2550

FOR 19 62 10% \$ 3000

AREA REEVALUATION 55% 4000

name & date: J. C. Ring

Total 100% Value \$ 9250

For 19 77

3D RENDERING

PROPOSED



NORTH-WEST VIEW OF PROPOSED LAUNDRY & MUDROOM ADDITION TO EXISTING RESIDENCE



NORTH-EAST VIEW OF PROPOSED LAUNDRY & MUDROOM ADDITION TO EXISTING RESIDENCE

EXISTING RESIDENCE

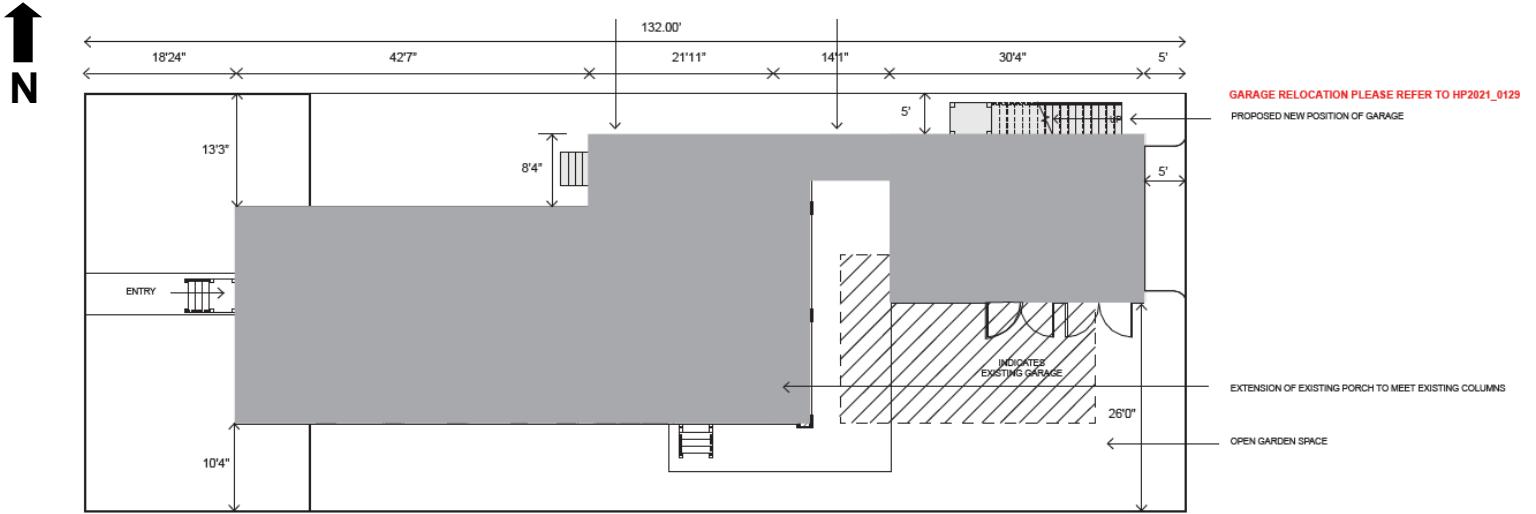
MUD



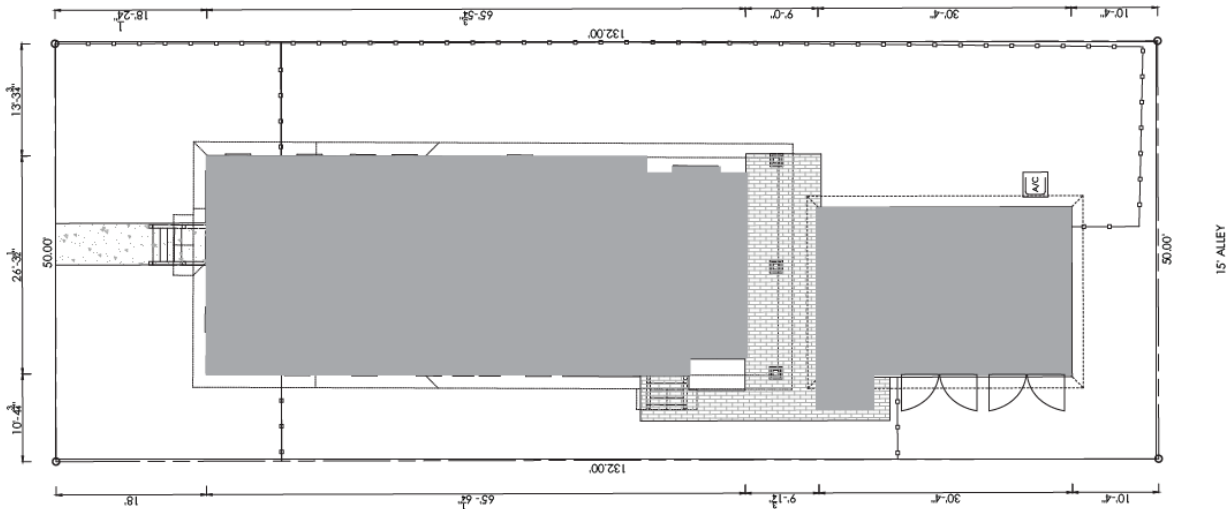
NORTH VIEW OF PROPOSED LAUNDRY & MUDROOM ADDITION TO EXISTING RESIDENCE

1202

SITE PLAN

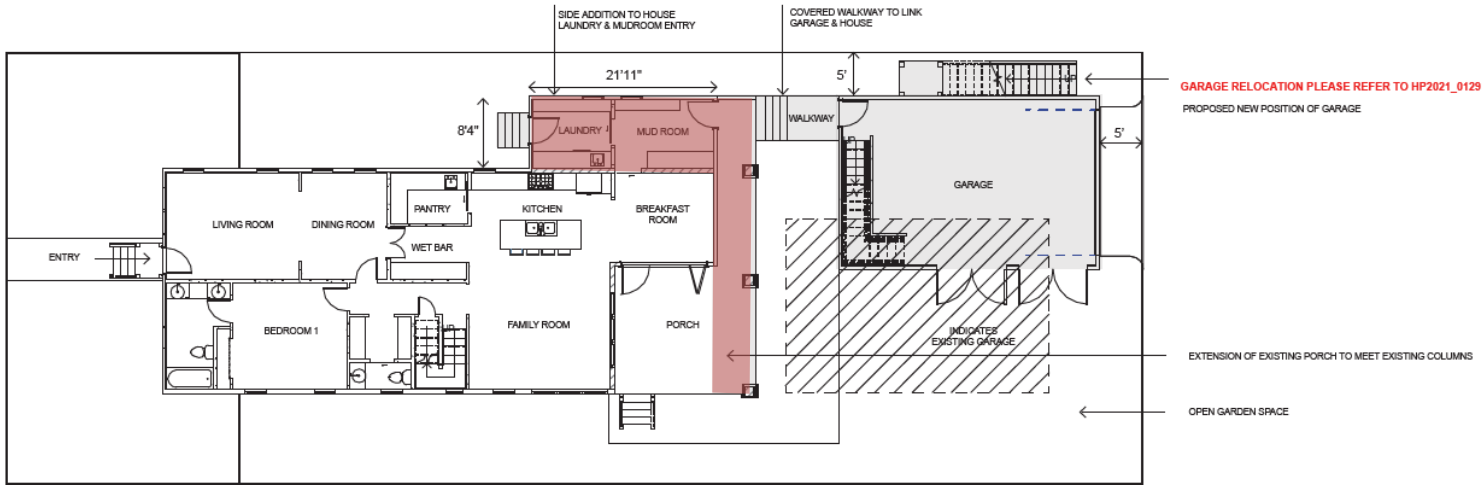


PROPOSED SITE PLAN

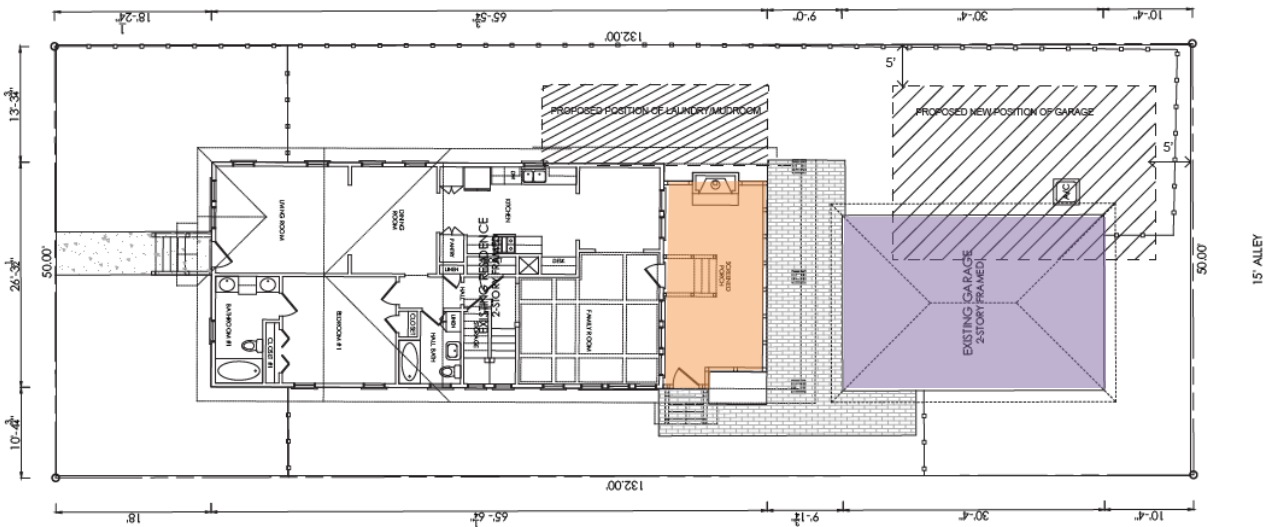


EXISTING SITE PLAN

FIRST FLOOR PLAN

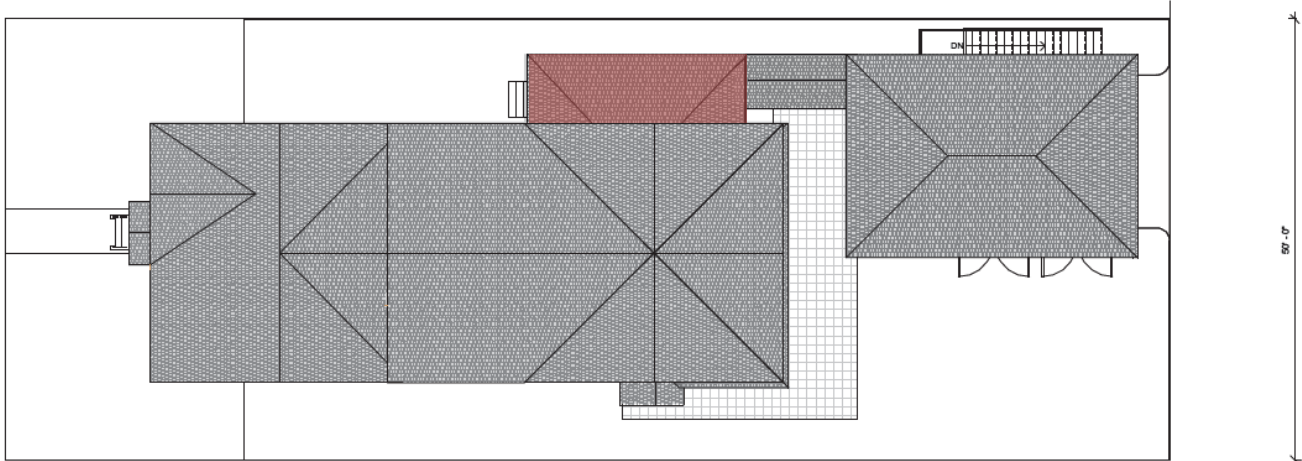


PROPOSED GROUND LEVEL FLOOR PLAN



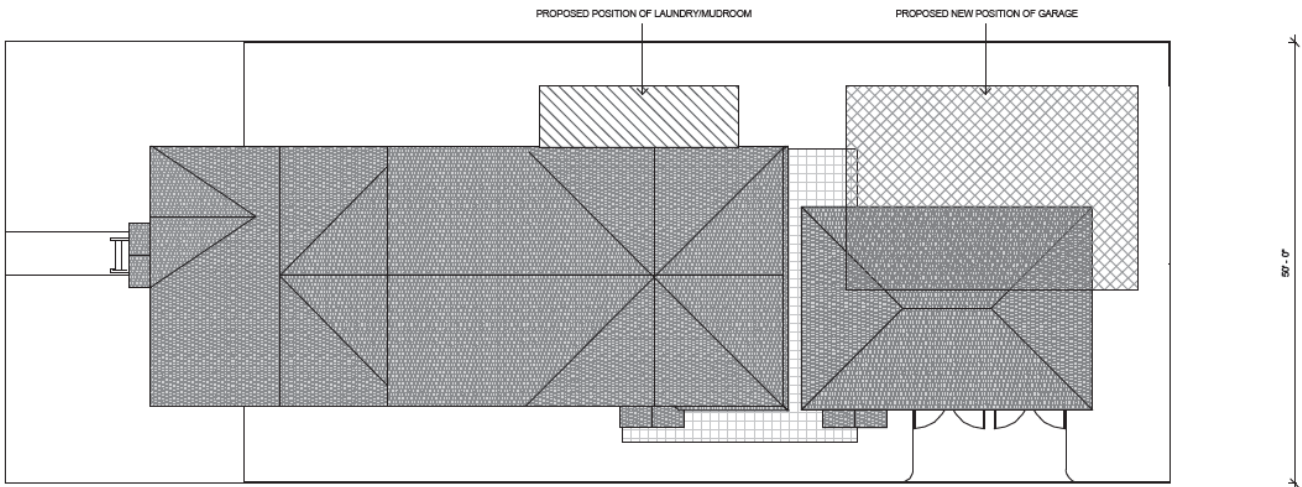
EXISTING GROUND LEVEL FLOOR PLAN

ROOF PLAN



PROPOSED ROOF PLAN

132'-0"



EXISTING ROOF PLAN

WEST ELEVATION – FRONT



PROPOSED WEST ELEVATION



EXISTING WEST ELEVATION

NORTH SIDE ELEVATION



PROPOSED NORTH ELEVATION



EXISTING NORTH ELEVATION

EAST REAR ELEVATION



PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION

NORTH SIDE ELEVATION



PROPOSED SOUTH ELEVATION



EXISTING SOUTH ELEVATION

WINDOW & DOOR SCHEDULE

1202 ASHLAND STREET WINDOWS



WINDOW W1 & W2

LOCATION: Mudroom & Laundry

BRAND: Jeld-Wen

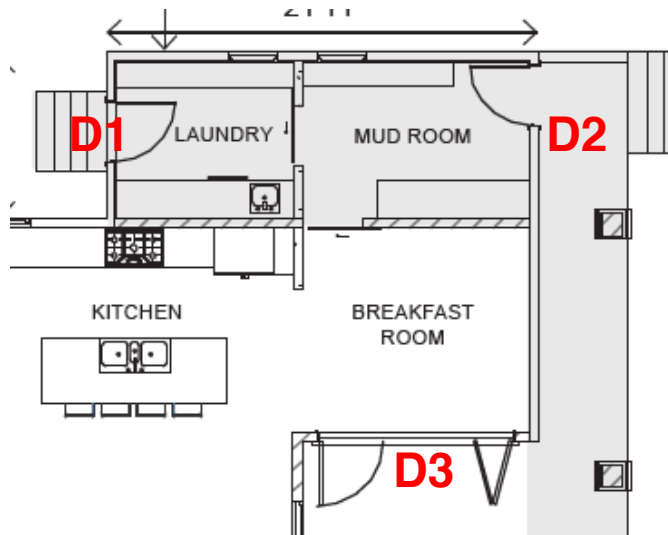
TYPE: W-2500™ Clad-Wood Window Traditional Double-Hung

MATERIAL: Pine / Glass

FINISH: Paint



1202 ASHLAND STREET DOORS



DOOR D1 & D2

LOCATION: Laundry & Mudroom

BRAND: Jeld-Wen

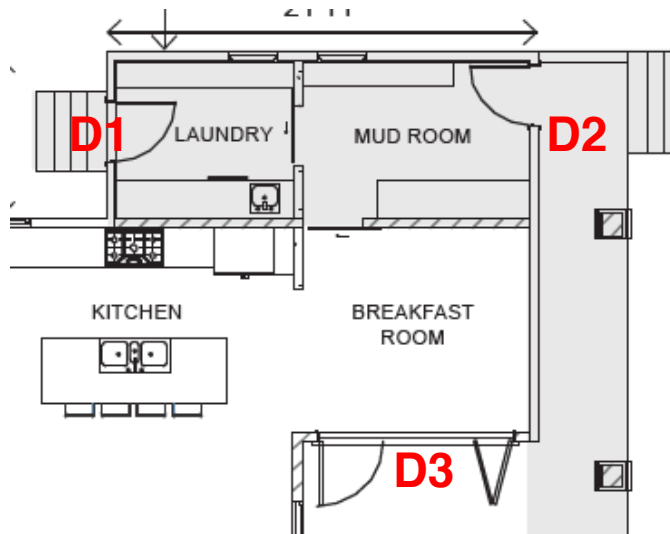
TYPE: Authentic Wood Exterior Door: 5010 Glass Panel

MATERIAL: Wood

FINISH: Stained



1202 ASHLAND STREET DOORS



DOOR D3

LOCATION: Breakfast Room

BRAND: Jeld-Wen

TYPE: Sitaline® Clad-Wood Patio Door: 3-Panel Stacking Multi-Slide

MATERIAL: Wood

FINISH: Paint



APPLICANT'S MATERIAL

1202 ASHLAND STREET EXISTING EXTERIOR PHOTOS



1202 ASHLAND STREET FRONT DOOR FACING WEST

1202 ASHLAND STREET EXISTING EXTERIOR PHOTOS



1202 ASHLAND STREET FRONT DOOR FACING WEST

1202 ASHLAND STREET EXISTING EXTERIOR PHOTOS



1202 ASHLAND STREET FRONT DOOR FACING WEST

1202 ASHLAND STREET EXISTING EXTERIOR PHOTOS



1202 ASHLAND STREET W 12TH STREET SIDE VIEW

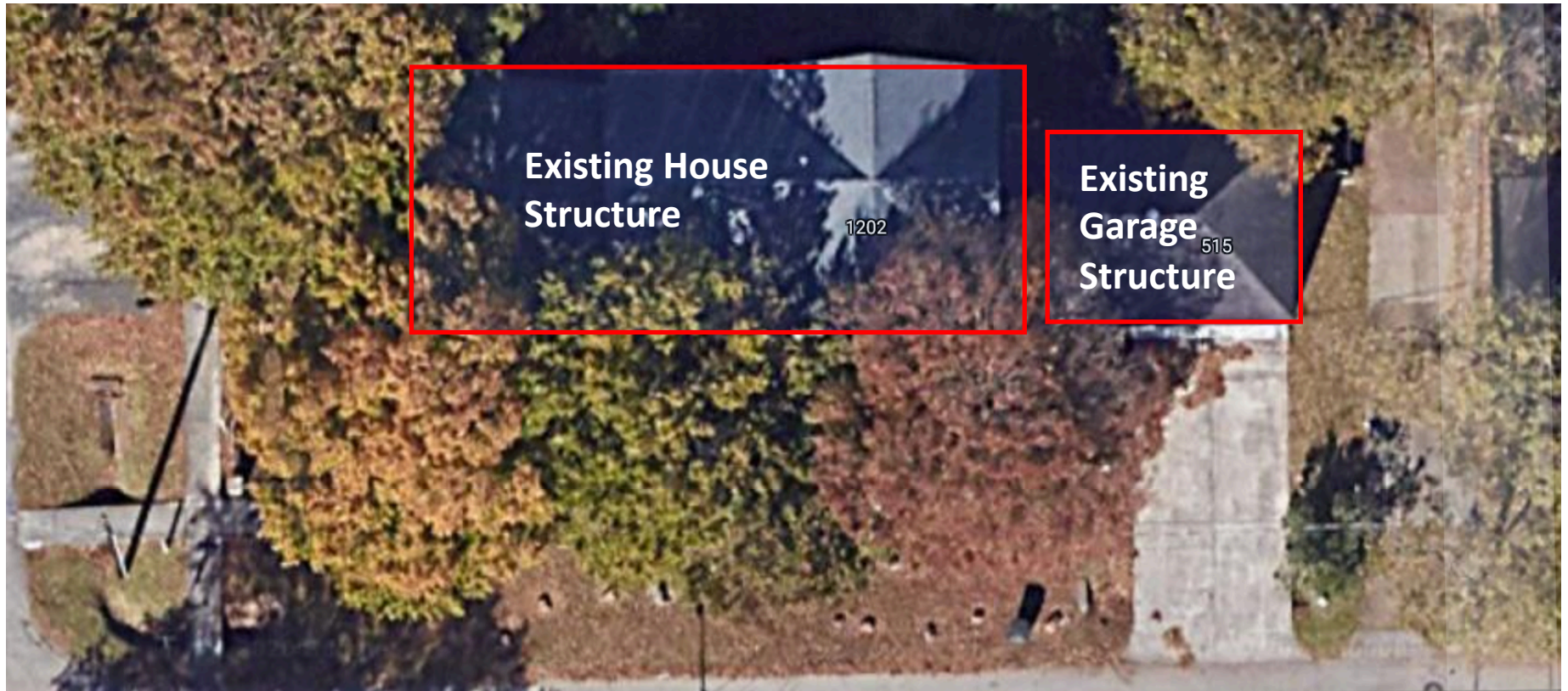
1202 ASHLAND STREET EXISTING EXTERIOR PHOTOS



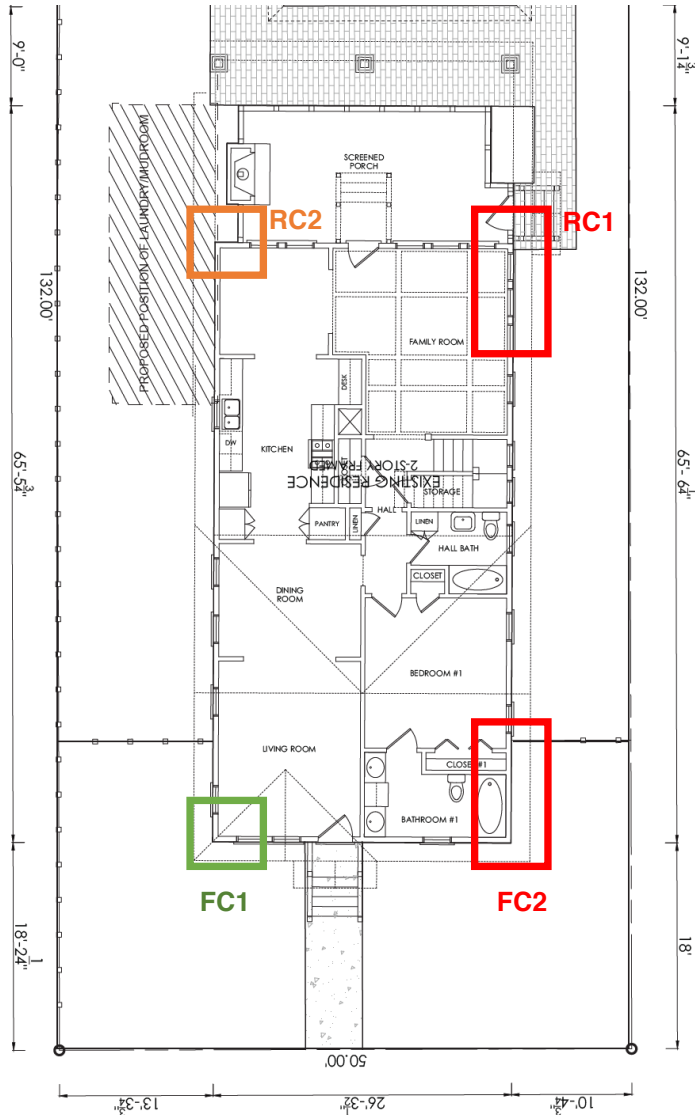
1202 ASHLAND STREET EXISTING EXTERIOR PHOTOS



1202 ASHLAND STREET GOOGLE REAR ALLEY VIEW



1202 ASHLAND STREET FOR REVIEW

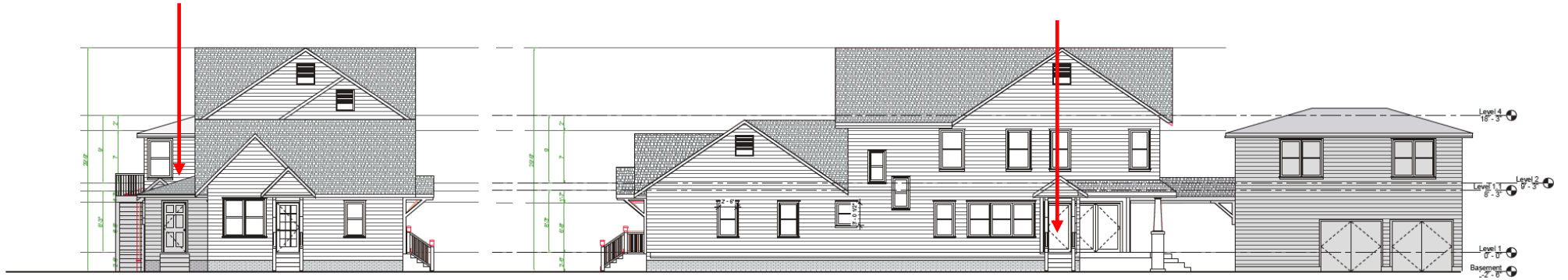


- Based on the available information, it is evident that at least 2 of the 4 original corners have not been retained over the building's history (refer areas highlighted in red).
- Front corner 2 (FC2) originally had a porch which was absorbed into the house to create an en-suite bathroom (date unknown).
- Rear corner 1 (RC1) has been integrated into the design of a 2-story addition and screened porch, circa 2013.
- FC2 and RC1, the altered corners, are both highly visible from the street, arguably already significantly impacting the Historic integrity of the building.
- Rear corner 2 (RC2) in proposed design is not visible from any vantage point.



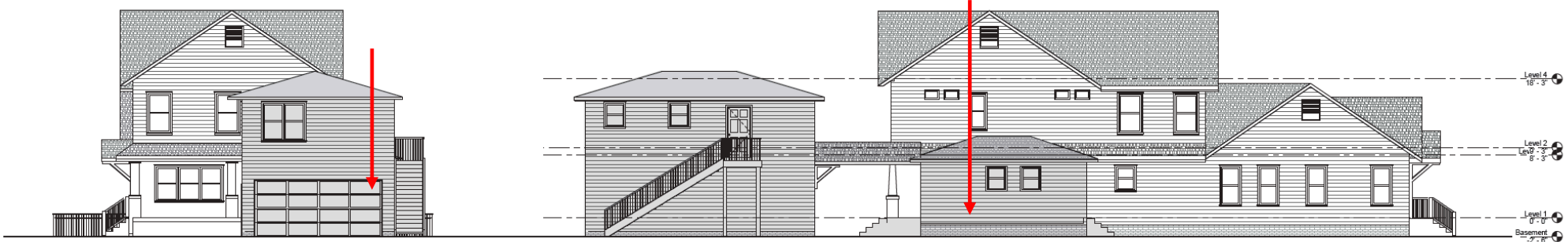
LOCATION OF ORIGINAL FRONT CORNER 2 (FC2)

LOCATION OF ORIGINAL REAR CORNER 1 (RC1)



PROPOSED WEST ELEVATION
ASHLAND STREET FRONTAGE

PROPOSED SOUTH ELEVATION
12th STREET FRONTAGE



PROPOSED EAST ELEVATION
REAR ALLEY

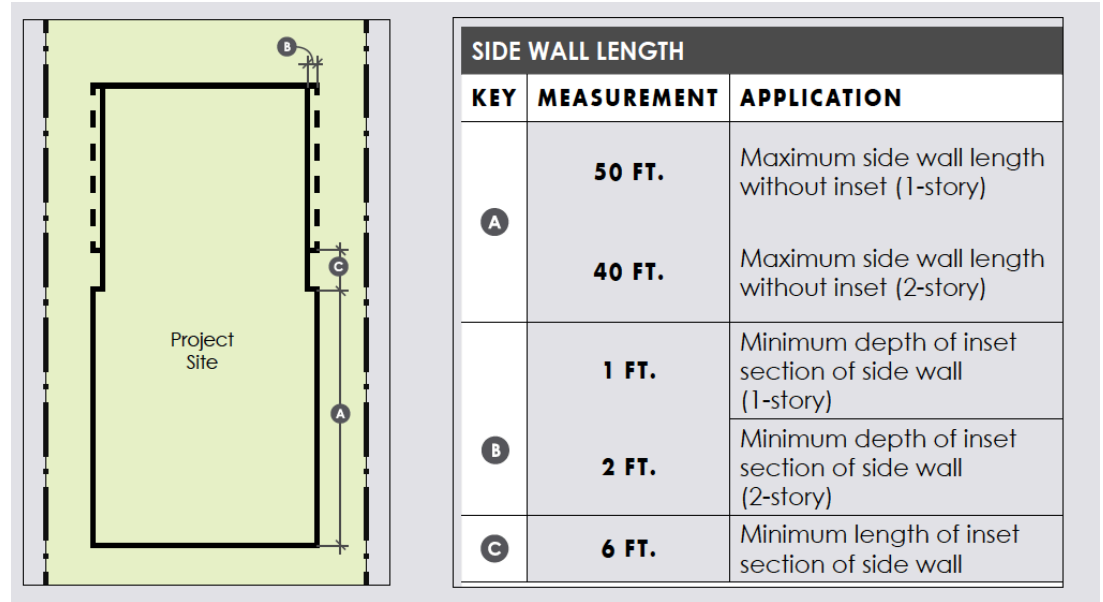
PROPOSED NORTH ELEVATION
BOUNDARY TO NON-CONTRIBUTING HOUSES

- Rear Corner 2 is currently not, and will not be, visible from East, West, or South Elevations (see above **RED** indicator arrow).
- Rear Corner 2 is currently not, and will not be, visible from the rear alley, Ashland Street or 12th Street.
- Currently only seen when onsite on the North elevation which runs alongside site boundary to neighboring properties.
- NB*Neighboring buildings are non-contributing structures.



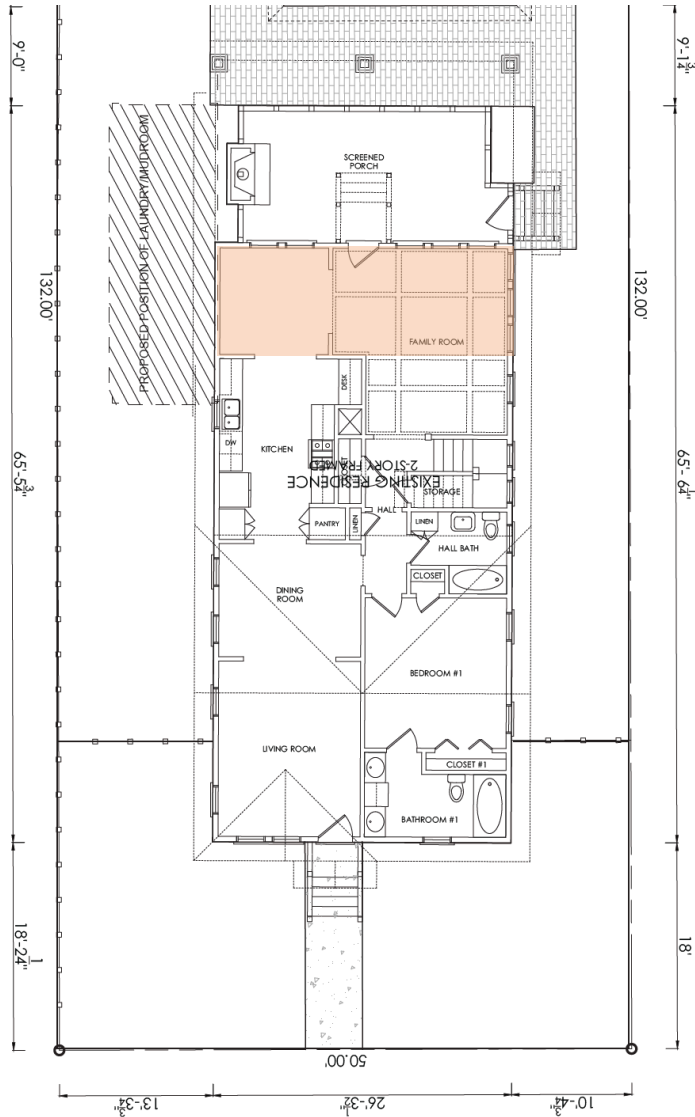
Evidence of removal of prior windows (or doors).

SEE OUTLINE OF PRIOR WINDOW OR DOOR.

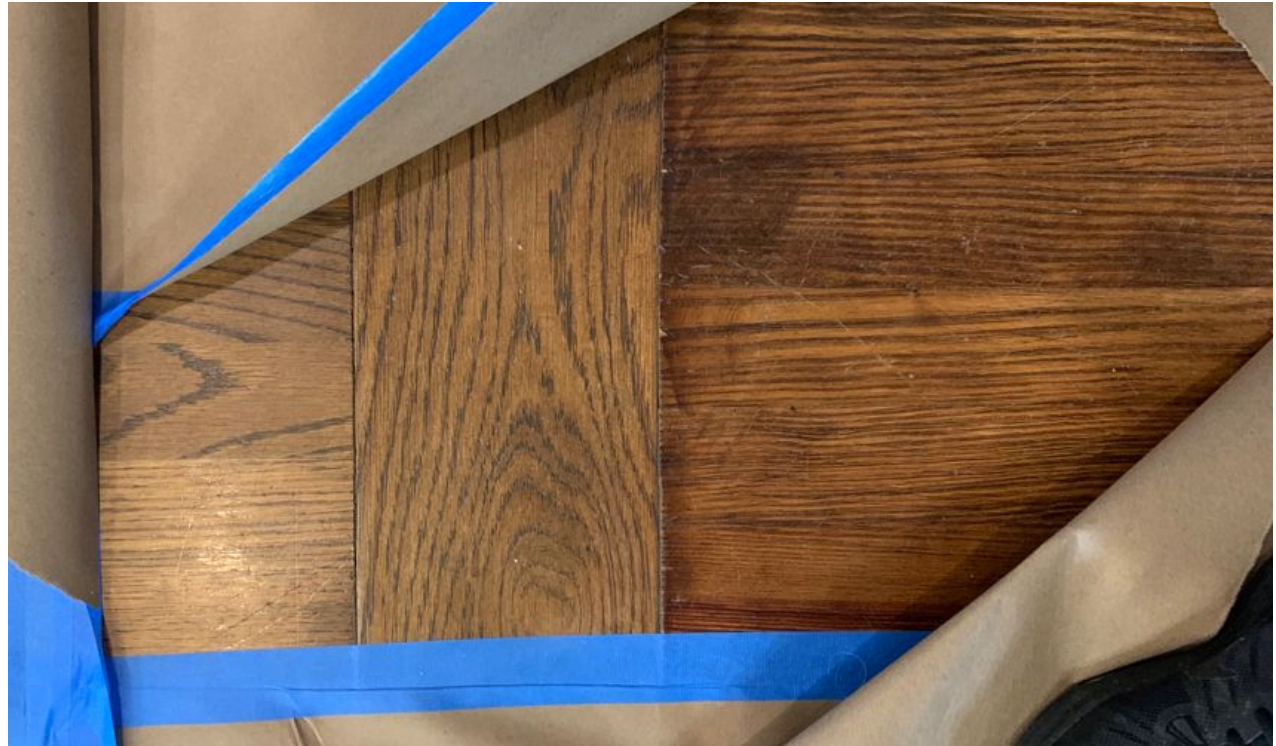


- Prior renovation completed in 2013 does not meet the 2FT minimum inset requirements for a 2-story addition.
- Note, siding has also been replaced in this section of the Rear Corner 2.

1202 ASHLAND STREET FOR REVIEW



- Some onsite evidence to suggest area highlighted may have been either a porch or screened porch at some point in the building's history.
- Notice flooring change between kitchen and area highlighted (Refer photo below).
- Existing plan from 2012, shows this area to be open plan – unusual for bungalows of this era to have such a design.
- Suggests, none of the rear original corners have been retained over the building's history.



PUBLIC COMMENT
TWO LETTERS OF SUPPORT

3rd September 2021

To Whom It May Concern,

1202 ASHLAND STREET, 77008, HOUSTON, TEXAS

I am writing regarding the proposed works at 1202 Ashland Street.

The current owners, Sally Cooper & Thomas Young, have shared their plans with us and we understand there is some discrepancy regarding the location of the original rear corner.

My family resided at and owned the house from 2010 and engaged the reputable Bungalow Revival to undertake an extensive renovation in 2012/2013. This involved a second story addition, removing a bedroom to open up the first floor as well as a screened porch.

Given my firsthand familiarity with the house through both living there and seeing the existing construction when renovating, I can attest that the corner in question is not original. It is obvious that this area was an exterior porch addition that has been enclosed at some point in the home's history.

- **Floorplan:** Prior to our renovation, the house was a typical 2 bed 1 bathroom bungalow. The rear porch room was long and narrow, unusual, and out of proportion with the original house.
- **Flooring:** In 2010 the original house had red oak flooring; the narrow rear room was the only area to have pine floors – a cheaper material - typical of porches. As part of our renovations, we replaced some of the pine to match the original floor which is why only a small area remains. We believe it likely that the porch & garage apartment were built at same time due to a similarity in construction materials.
- **Construction:** The previous attic had different materials showing that the porch area was not original to the house. A specific example, there was an old air vent on the roofline which would've been central to the original house (sans porch addition) however with the porch addition, this was not symmetrical and was obviously out of place.

Should you require further clarification please do not hesitate to contact me on the details below.

Sincerely,



Thomas Kolanski

C: 713 301 6689

E: Thomas.Kolanski@bwenergy.no



Sally Cooper <sallyelizabethcooper@gmail.com>

1202 Ashland - Construction photos

Nick Eronko <nick@bungalowrevival.com>
To: Sally Cooper <sallyelizabethcooper@gmail.com>

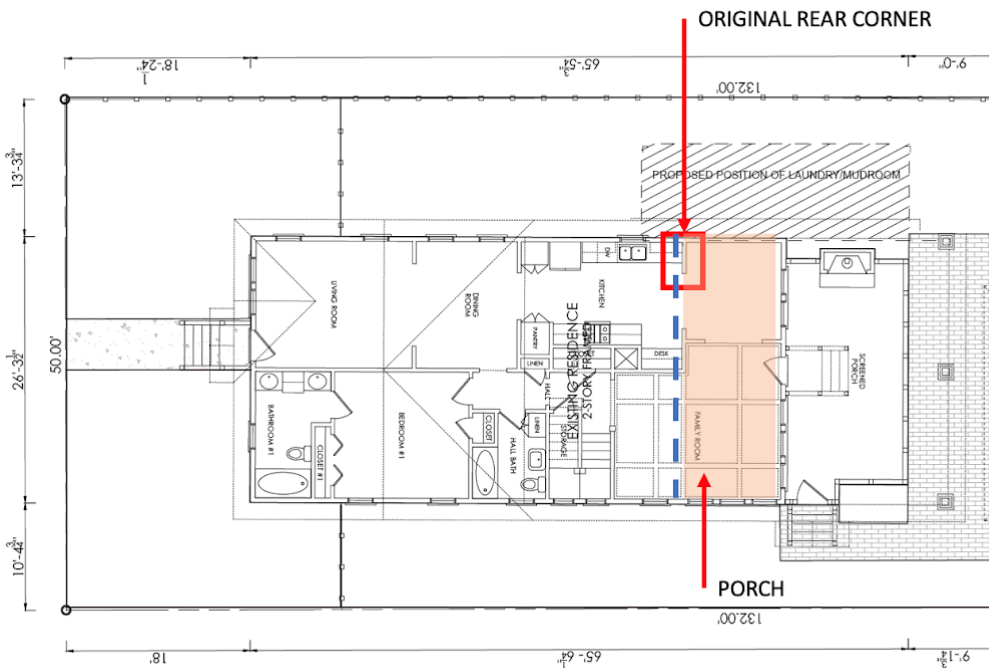
7 September 2021 at 16:21

A house this size, from original corner marked below, wouldn't have had a rear porch that big. Big porches were more for up front than in the rear back in the day. If I had to put money on it, I'd say it was an addition to the house some time ago. With all the windows...sun room?

From: Sally Cooper <sallyelizabethcooper@gmail.com>
Date: Tuesday, September 7, 2021 at 12:03 PM
To: Nick Eronko <nick@bungalowrevival.com>
Subject: Re: 1202 Ashland - Construction photos

Thanks Nick, I will share that with them.

Can you speak to - in your opinion - if the rear room was a porch at some point that's been enclosed? That's the main issue. Basically is the rear corner (that existed in 2012) original OR was it as per diagram below.



[Quoted text hidden]
[Quoted text hidden]