

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** May 25, 2021

**Applicant:** Mathew Sweeney, owner; Andy Madonna, agent

**Property:** 112 Stratford, Lot 6, Block 6, Avondale East Subdivision. The property includes a historic 1,725 square foot, one-story, wood frame single-family residence situated on a 6,000 (50' x 120') interior lot.

**Significance:** Contributing craftsman bungalow style residence, constructed circa 1913, located in the Avondale East Historic District.

**Proposal:** Alteration – Addition: Construct an 808 square foot second story addition to the rear of the existing contributing residence totaling 2,533 square feet.

Proposed changes include:

- Master Suite second floor addition to the back (South East) attic space.
- Installation of two windows on the East wall that were previously filled in by prior owner.
- New windows and openings to match existing windows and openings.
- Addition shall include exposed rafter tails and soffit to match existing
- The addition roof shall be a gable/dormer with a roof pitch of 3/12
- New ridge height to match existing at 21'-2"
- The maximum eave height at dormer to be 16'-7"
- Installation of composite shingles to match existing roof
- The addition shall be clad with wood siding to match existing

**Public Comment:** No public 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:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|
| <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.   |                            |

PROPERTY LOCATION

AVONDALE EAST HISTORIC DISTRICT



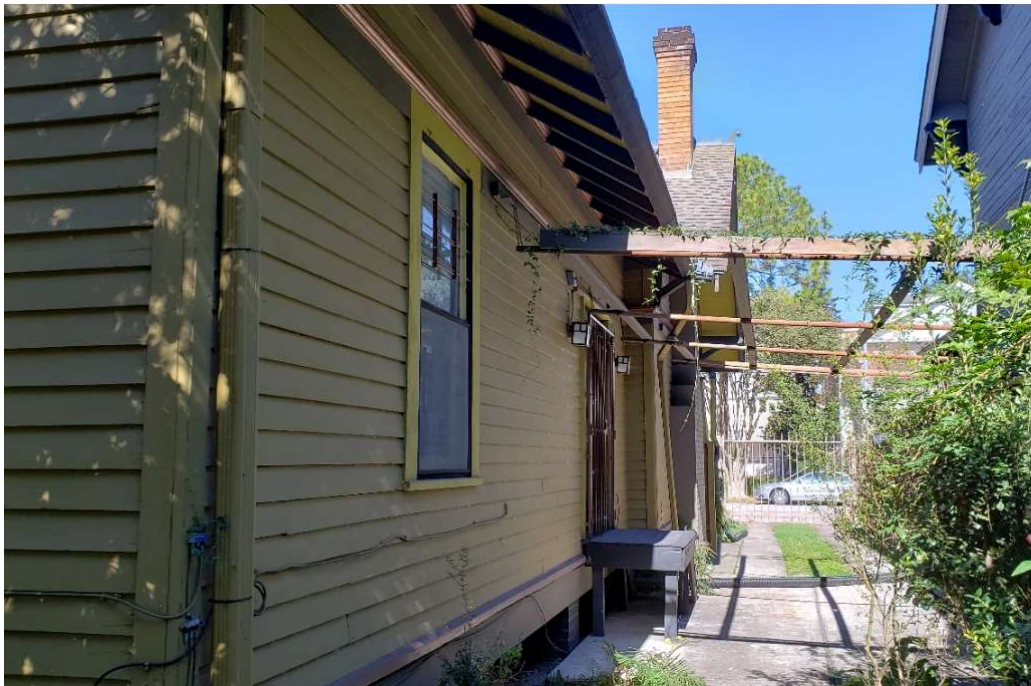
Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO

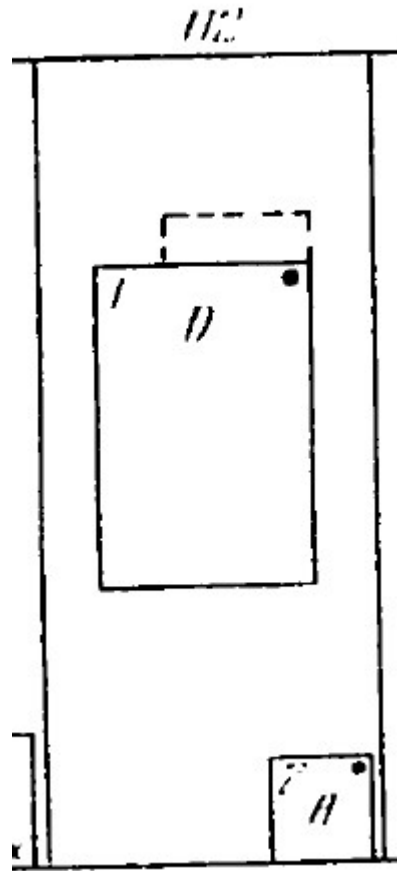






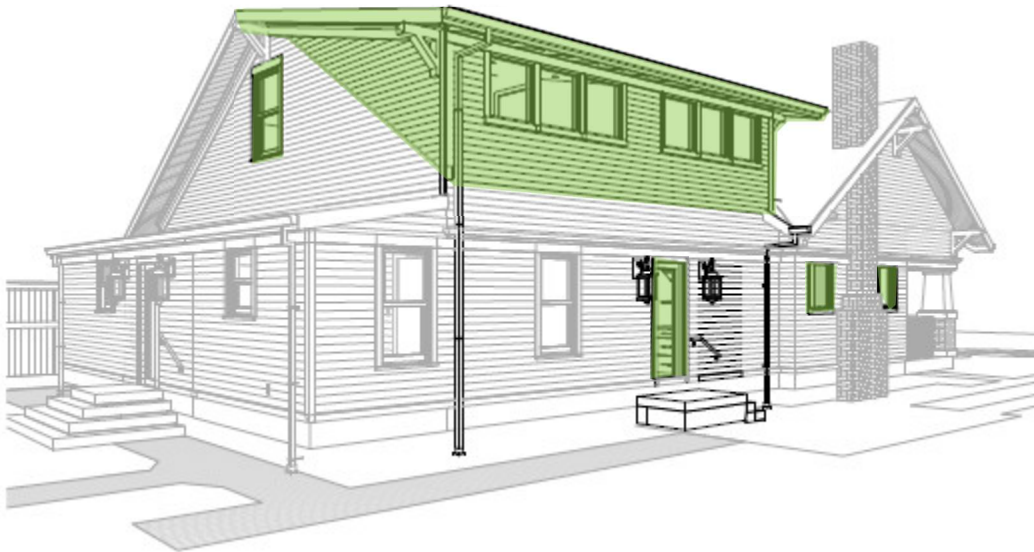
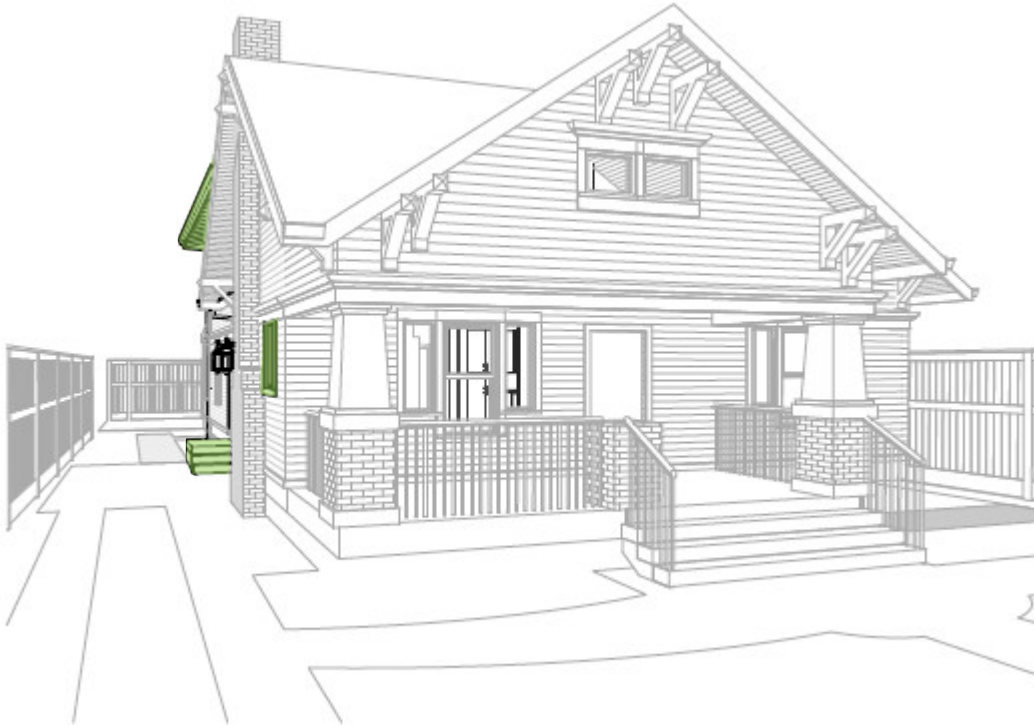


SANBORN MAP



RENDERINGS

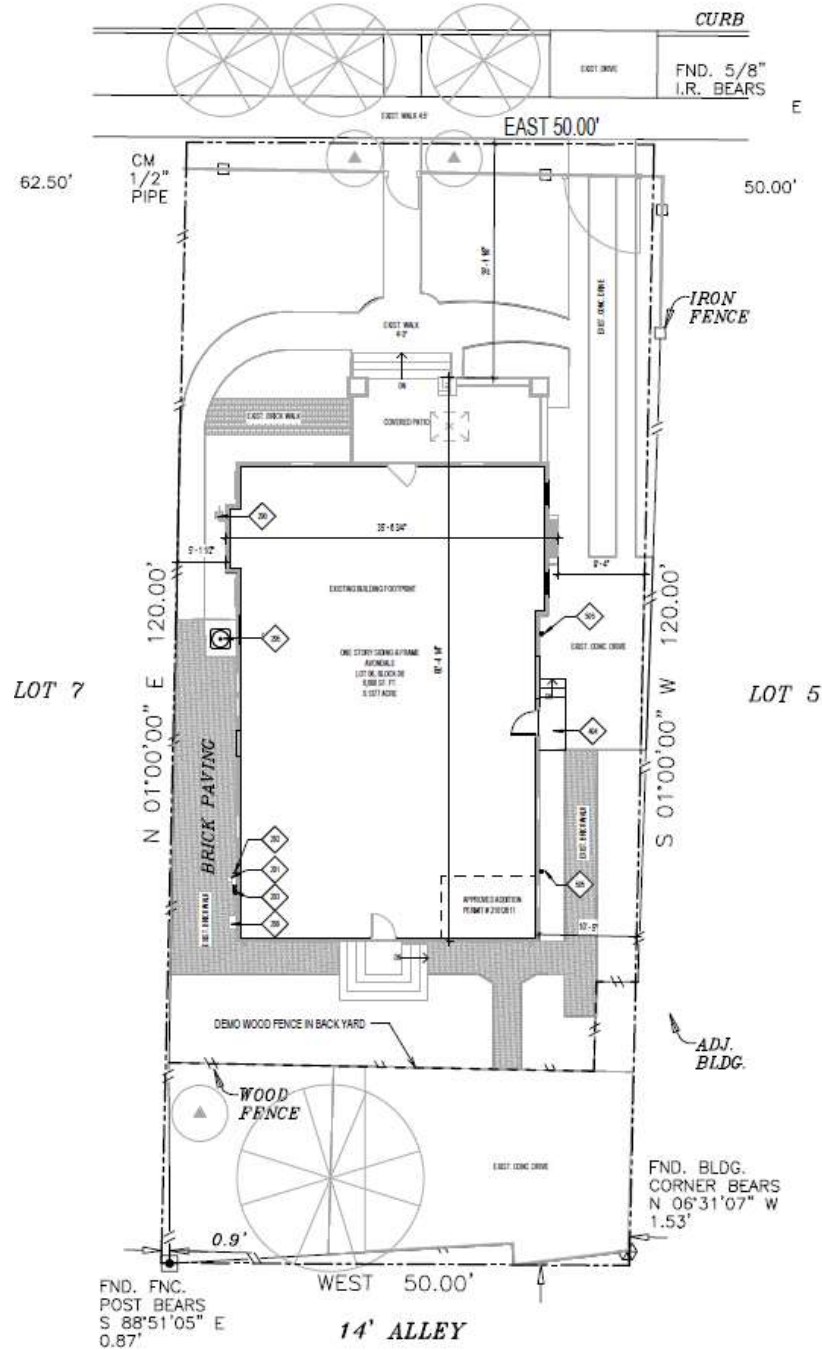
PROPOSED





**SITE PLAN  
PROPOSED**

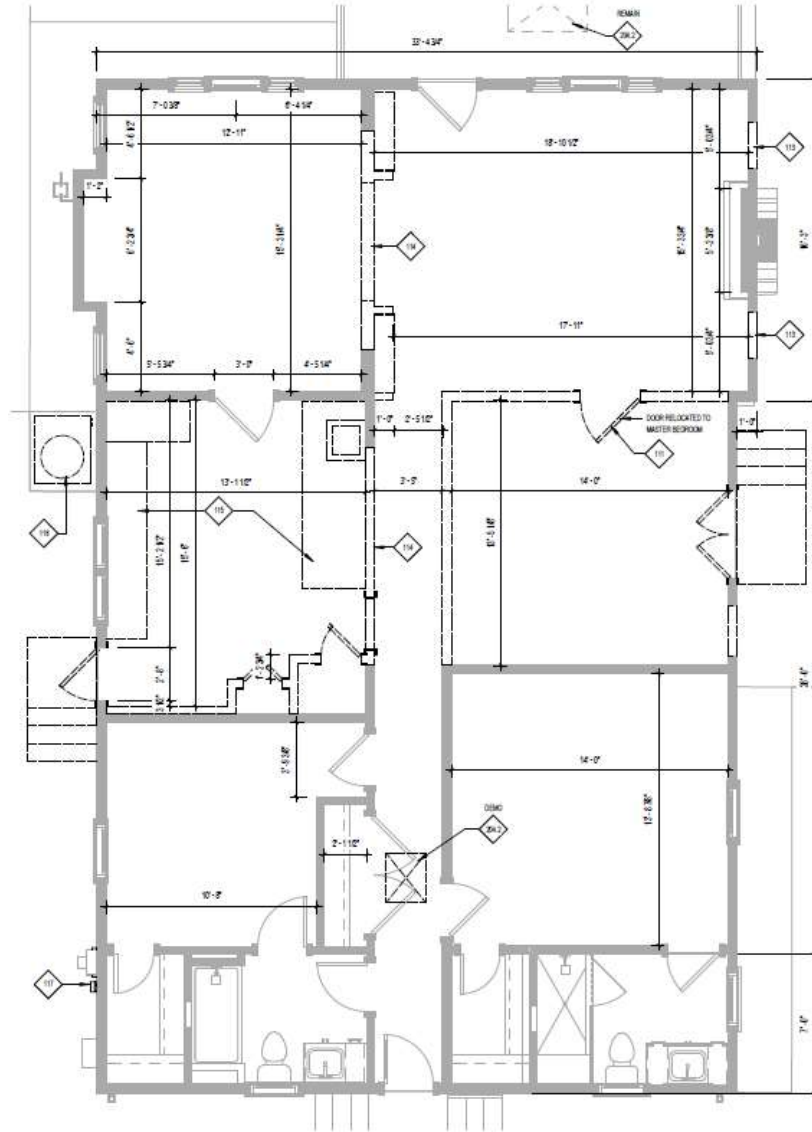
*STRTFORD AVENUE*  
(A.K.A. STRATFORD ST. - 80' R.O.W.)





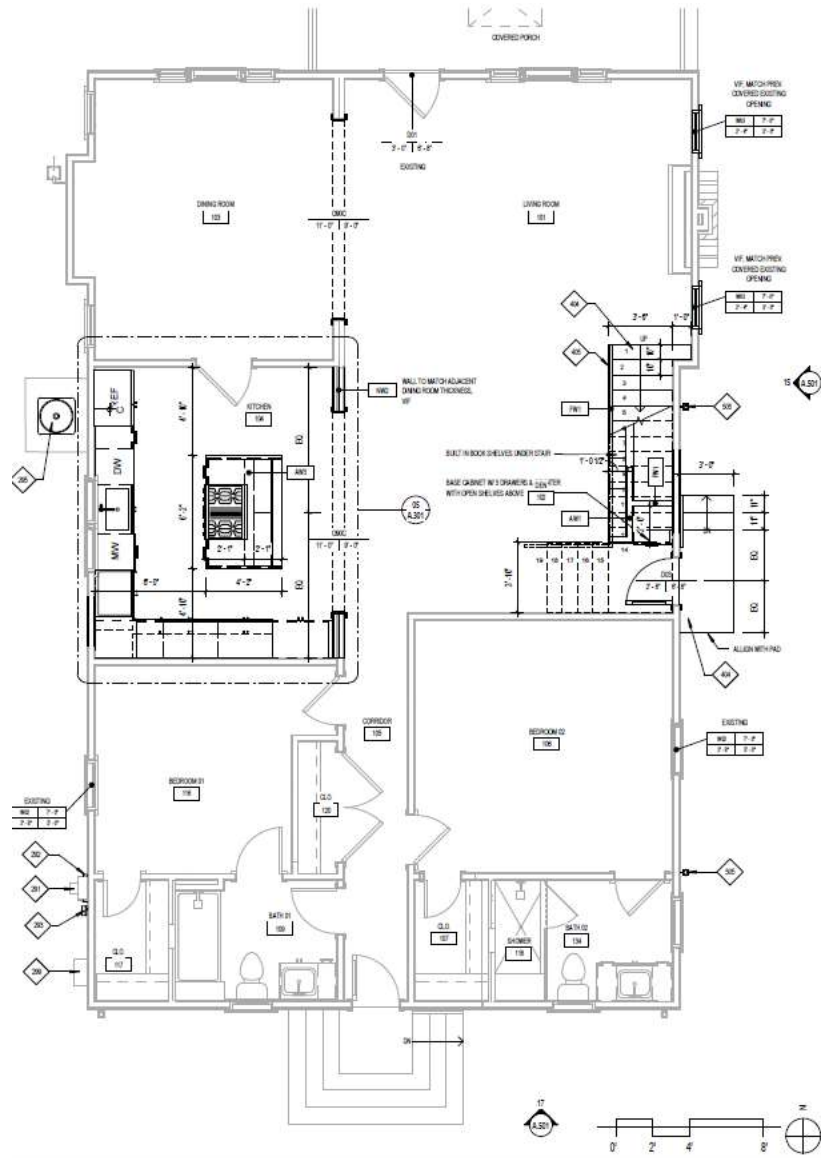
FIRST FLOOR PLAN

DEMOLITION



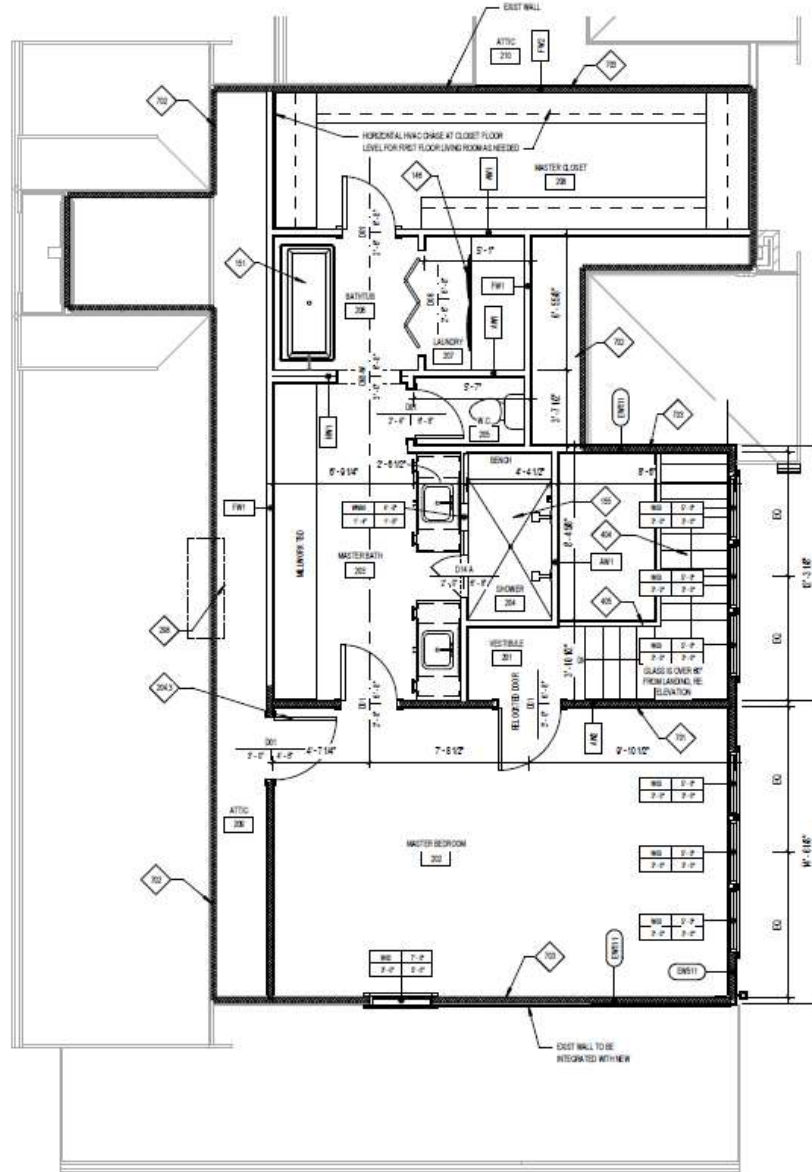
FIRST FLOOR PLAN

PROPOSED

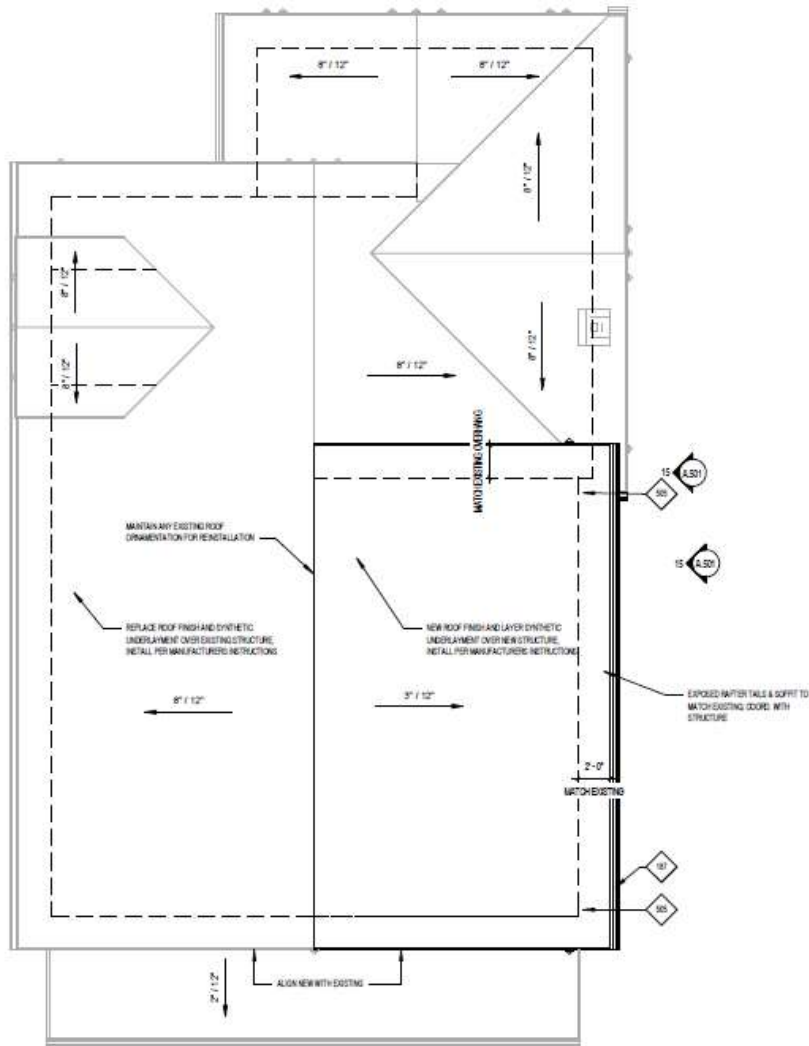


SECOND FLOOR PLAN

PROPOSED



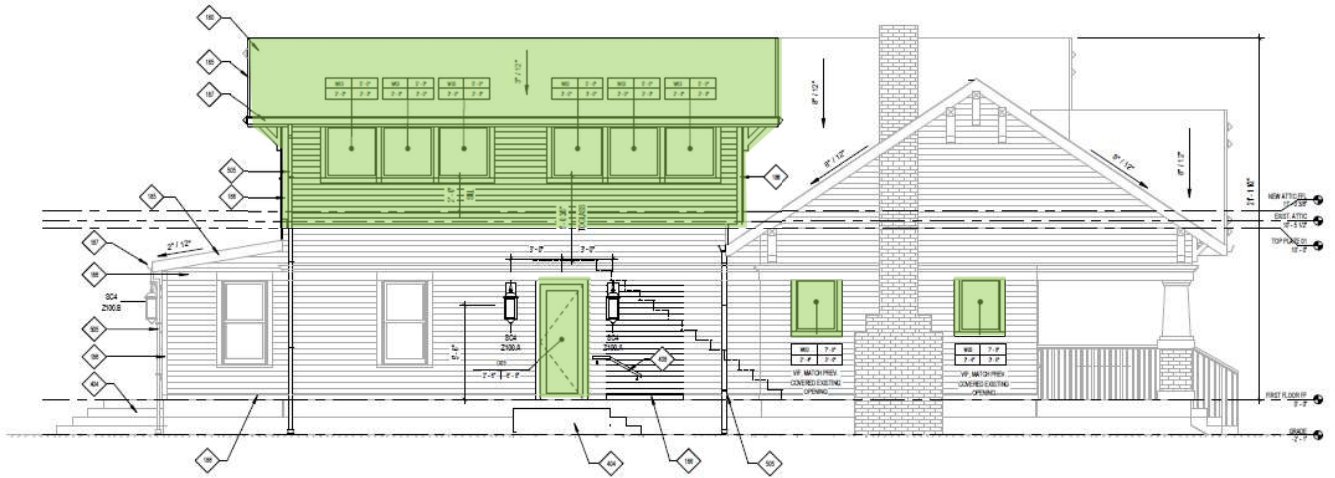
### ROOF PLAN PROPOSED





EAST (SIDE) ELEVATION

PROPOSED

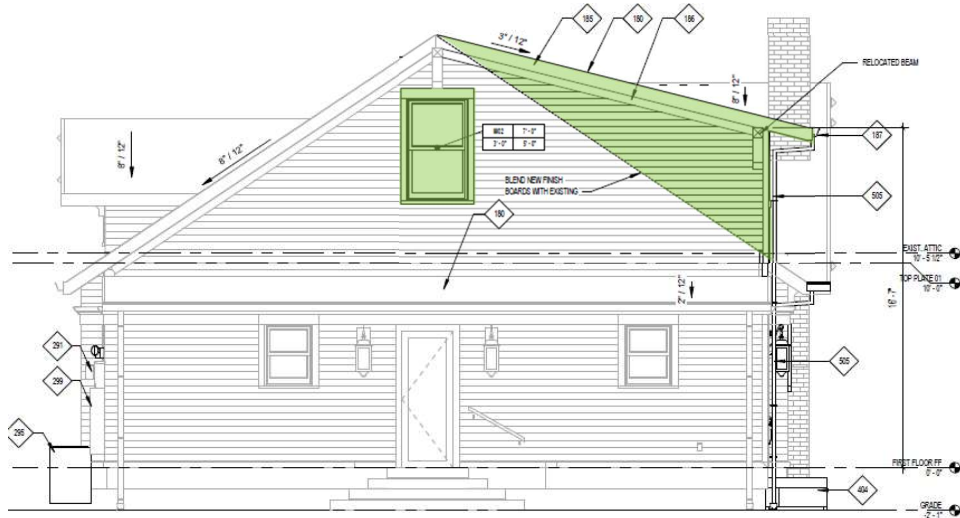


**NORTH SIDE ELEVATION**  
**PROPOSED**



**SOUTH (SIDE) ELEVATION**

**PROPOSED**



**WINDOW SCHEDULE**

PROPOSED WINDOW SCHEDULE								
Window	Material	Lite Pattern	Style	Dimensions	Mounting Profile	Brand or Equivalent	Existing To Remain	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	WindowCo.	No	
A	WOOD	COTTAGE	FIXED	28 X 36				
B	WOOD	COTTAGE	SINGLE HUNG	36X60				
C	WOOD	COTTAGE	CASEMENT	36X36				

TYPE	COUNT	WIDTH	HEIGHT	TRANSOM HEIGHT	NOTES
W02	1	3' - 0"	5' - 0"		SINGLE HUNG
W03	2	2' - 4"	3' - 0"		CASEMENT
W03	6	3' - 0"	3' - 0"		CASEMENT
WN90	1	1' - 4"	1' - 8"		SHOWER NICHE

- A. GLAZING IN HAZARDOUS AREAS PER IRC MUST BE TEMPERED GLASS AND MEET THE CODE REQUIREMENTS.
- B. ALL WINDOWS WITH SIMULATED DIVIDED LIGHT WITH EXTERIOR AND INTERIOR MUNTINS TO MATCH EXISTING DESIGN.
- C. ALL WINDOW GLAZING SPACERS TO BE BLACK IN COLOR
- D. ALL EXTERIOR WINDOW FINISHES TO MATCH EXISTING AND COLOR
- E. ALL PENETRATIONS WITHIN THE BUILDING'S CONDITIONED ENVELOPE SHALL BE AIR SEALED AS PER 2015 IECC
- F. MAXIMUM FENSTRATION U-FACTOR : 0.40
- G. MAXIMUM GLAZED FENSTRATION SHGC : 0.25

**DOOR SCHEDULE**

DOOR TYPE	COUNT	WIDTH	DOOR HEIGHT	HEIGHT W/ TRANSOM	FIRE RATING	NOTES
D01	1	3' - 0"	4' - 6"			SINGLE DOOR
D01	1	2' - 4"	6' - 8"			SINGLE DOOR
D01	1	2' - 6"	6' - 8"			SINGLE DOOR
D01	1	2' - 8"	6' - 8"			SINGLE DOOR
D01	1	3' - 0"	6' - 8"			SINGLE DOOR
D03	1	2' - 6"	6' - 8"			GLASS DOOR
D06	1	2' - 6"	6' - 8"			BIFOLD DOUBLE DOOR
D14-A	1	2' - 0"	6' - 8"			SHOWER DOOR



ATTACHMENT A

Certificate Of Appropriateness: Alteration/Addition Worksheet

(For buildings outside Houston Heights East, West, or South Districts)



PLANNING & DEVELOPMENT DEPARTMENT

\* This form is required. Failure to include accurate and complete requested information below may result in an incomplete application and delay the review/recommendation of the proposed project to Director and HAHC.

Address: 112 Stratford st. Lot Size (Total Sq Ft): 6,000  
 General Addition Info: Lot Dimensions (W X L): 50 x 120

Existing stories*	<u>1</u>	Proposed addition stories*	<u>2</u>
Existing max ridge height*	<u>21' - 2"</u>	Proposed max ridge height*	<u>21' - 2"</u>
Existing max eave height*	<u>10'-0" &amp; 14'-4" @ DORMER</u>	Proposed max eave height*	<u>16'-7" @ DORMER</u>

Square Footage/Lot Coverage:	Existing	Proposed/New *do not include existing	= End Result/ Total
Ground Floor Square Footage of Primary Building (HCAD)* <small>*please include sunrooms or enclosed porches w/ walls or window</small>	<u>1,725</u>	<u>0</u>	<u>1,725</u>
Detached Garage, Garage Apt or Accessory Building Square Footage	<u>n/a</u>		
<small>* Subtract detached garages more than 528 square feet by 528 square feet. If smaller than 528 sq ft, please subtract only the amount less than 528 sq ft.</small>			
	New Total Lot Coverage* =		<u>0</u>

Setbacks From Property Line:

	Existing	Proposed/New	Shares property line with neighbor -Y/N?
North*	<u>25'-1"</u>	<u>25'-1"</u>	<u>N</u>
South*	<u>34'-6"</u>	<u>34'-6"</u>	<u>N</u>
East*	<u>9'-4"</u>	<u>9'-4"</u>	<u>Y</u>
West*	<u>5'-1"</u>	<u>5'-1"</u>	<u>Y</u>

Max Width/Depth & Inset:

"widest building wall corner to corner"	Existing	Proposed/New *do not include existing	= End Result/Total
Max Width*	<u>35'-8 3/4"</u>	<u>0</u>	<u>35'-8 3/4"</u>
Max Depth*	<u>80'-4"</u>	<u>0</u>	<u>35.4</u>

Are original corners maintained with an inset on the addition?\*

YES or NO

Please advise inset dimensions for applicable corners:  
0

Do you have flooding issues?  YES  NO

Foundation:

	Existing	Proposed/New Addition
Grade to Finished Floor Height (1st fl)*	<u>2'</u>	<u>2'</u>
Type*	<u>PIER BEAM</u>	<u>PIER BEAM</u>
Material*	<u>2X10</u>	<u>2X10</u>

Roof:

	Existing	Proposed/New Addition
Pitch*	<u>8 AND 2</u>	<u>3</u>
Style*	<u>GABLE &amp; DORMER</u>	<u>DORMER</u>
Material *	<u>COMP. SHINGLE</u>	<u>COMP. SHINGLE</u>

Cladding:

	Existing	Proposed/New Addition
Primary Siding Material *	<u>wood</u>	<u>wood</u>
Primary Siding Width Reveal	<u>4"</u>	<u>4"</u>
Skirting Material	<u>wood</u>	<u>wood</u>
Soffit Material	<u>wood</u>	<u>wood</u>
Fascia Material	<u>wood</u>	<u>wood</u>

Are all windows on the addition inset & recessed?  YES or NO

Porch Details:

	Existing	Proposed/New Addition
Eave Height		
Width		
Depth		
Decking Material		
Pier/Base Material		
Column Material		
Step Material		
Railing Height		
Railing Material		

Please remember to fill out the window worksheet  
 And review guidelines for drawing submissions

See link for more info: <https://cohweb.houstontx.gov/HPT/login.aspx>

Form Date: January 4, 2021 3:29 PM