

CERTIFICATE OF APPROPRIATENESS

Applicant: Sarah Hannah, agent for Baylee Safady, owner

Property: 744 Harvard Street, Lot 23, Block 259, Houston Heights Subdivision. The property includes a historic 1,300 square foot one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

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

Proposal: Alteration – Addition. The applicant is proposing to construct a 975 square foot addition, bringing the total square footage of the house to 2309 SF.

The applicant proposes the following:

- The first-floor addition will begin at the existing rear corners with the addition stepping in 12" on the Northwest corner of the house. At the Southwest corner of the house, there is a 12" inset with a 4'-10 1/4" offset from the existing historic wall. There is also a one-story side bump out at the South side of the house that is set back more than 60% of the original house with the projection aligning with the adjacent existing projection.
- The second-floor addition is set back at 60% of the existing house with low walls inset 36" from the historic walls on the first floor. The second-floor addition does not extend past the existing rear wall.
- The addition will feature 117 wood siding at the second-floor addition and at the first-floor bump out. We will use brick at the first-floor rear addition. The new windows will be double hung, 1/1 windows to match existing, except where casement windows are required for egress. The casement windows will have simulated divided lites to match the double hung windows. Large steel windows will be installed at the back of the first-floor addition.
- The new gabled and hipped roof at the addition will match the existing composition roofing material and have a matching slope of 6.5-over-12.
- All new windows need to be wood, inset and recessed.

Minimum 1 3/4 inch inset depth from exterior casing to the face of the window unit (Upper Sash) Windows must be 1-over-1 if single or double-hung and equally horizontally divided. 1 3/4 inch minimum inset for Fixed Window.

*Draft report is subject to change

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**

- | S | D | NA | |
|-------------------------------------|--------------------------|--------------------------|---|
| <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. |

HEIGHTS DESIGN GUIDELINES

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|--------------------------|--------------------------|--------------------------|---|

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

S D NA

S - satisfies D - does not satisfy NA - not applicable

☒ ☐ ☐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%)



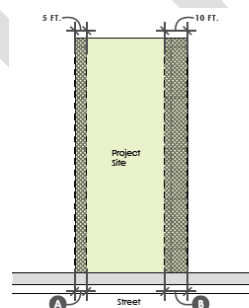
Existing Lot Size: 6,600
 Max. Allowed: 2,640
 Proposed Lot Coverage: 2,314

☒ ☐ ☐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



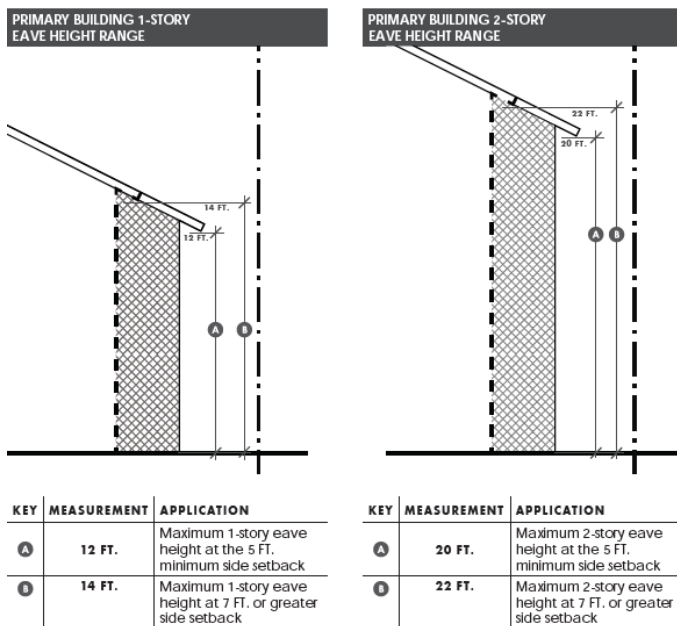
Existing Lot Size: 6,600
 Max. FAR Allowed: 2,904
 Proposed FAR: 2,874

☒ ☐ ☐Side Setbacks (Addition and New Construction)

Note: This diagram shows just one example of a side setback configuration.

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
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	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
C	15 FT.	Minimum cumulative side setback for a two-story house

Proposed side setback (south elevation): 9'-9"
 Proposed side setback (north elevation): 7'- 1 1/4"
 Cumulative side setback: 16'-10 1/4"

Eave Height (Addition and New Construction)

Proposed eave height: 18'-4"
Proposed ridge height is 25'-7 1/4"

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 is 1' and maximum length with no inset is 32'- 1 3/4"

☒ ☐ ☐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: 27 1/2"

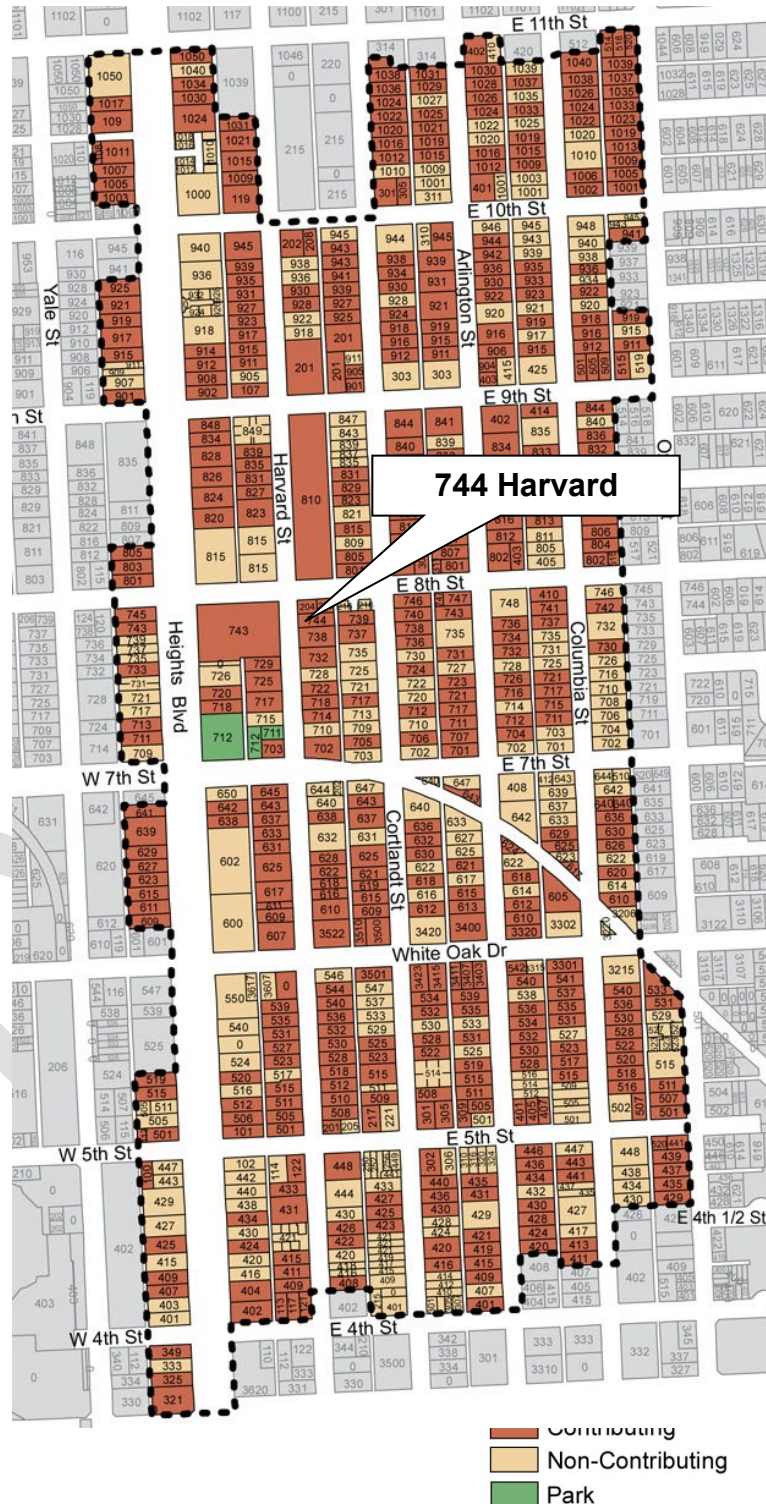
Proposed first floor plate height: 9'2"

Proposed second floor plate height 6'-8"



PROPERTY LOCATION

HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT



INVENTORY PHOTO



EXISTING PHOTOS

PROVIDED BY APPLICANT

DRAFT

Safady Shults Residence
744 Harvard St
Houston, TX 77007

West Elevation



North Elevation



East Elevation



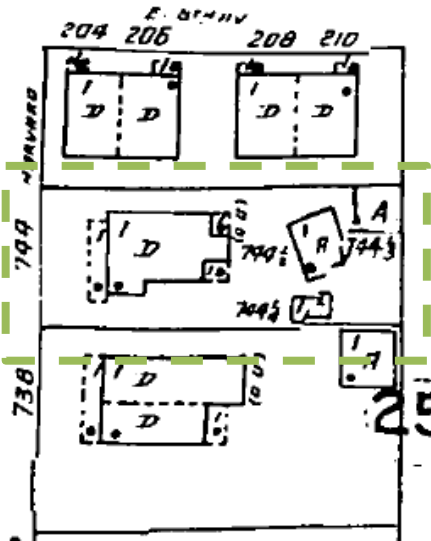
South Elevation



CONTEXT AREA



SANBORN MAP 1925 -1951 & TAX RECORDS

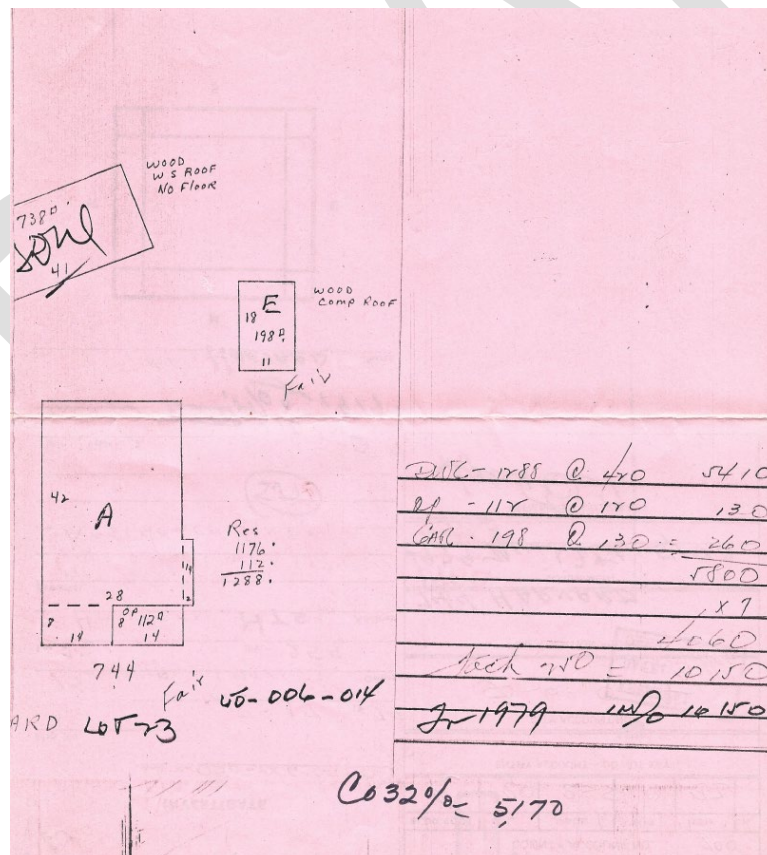


Map No. _____ Addition Houston
 Block 259 Lot 23
 OWNER Harrison, Mrs. J.
 ADDRESS 744 Harvard
 TYPE OF PROPERTY res OCCUPIED VACANT
 BASEMENT, Whole Part _____
 FOUNDATION, Concrete, Stone, Brick, Piers, Posts _____
 WALLS, Brick _____ Stone _____
 Hollow Tile, Stucco, Metal, Concrete Blocks, Box _____
 Weatherboard _____
 ROOF CONS., Concrete, Steel, Wood Truss _____
 ROOF, Hip, Gable, Mansard, Flat _____
 ROOFING, Composition, Metal, Slate, Wood, Shingles, Tile, Asbestos _____
 EXTERIOR TRIM, Stone, Terra Cotta, Metal, Wood, Marble, Granite _____
 FLOORING, Pine, Hardwood, Cement, Tile, Marble, Dirt _____
 INTERIOR TRIM, Plaster, Hardwood, Marble, Metal, Built-in Features _____
 HEATING, Furnace, Stoves, Fireplace, Chimneys, Gas _____
 LIGHTING, Electricity _____
 PLUMBING, Sewer, Water, Baths _____
 ELEVATORS _____
 CONDITION, Good, Fair, Bad, Obsolete _____
 PERMIT DATE _____ NO. _____ AMT. _____

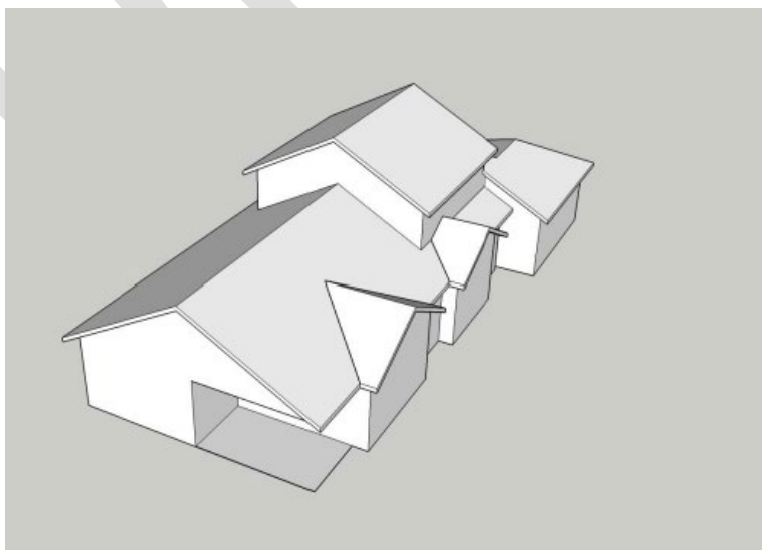
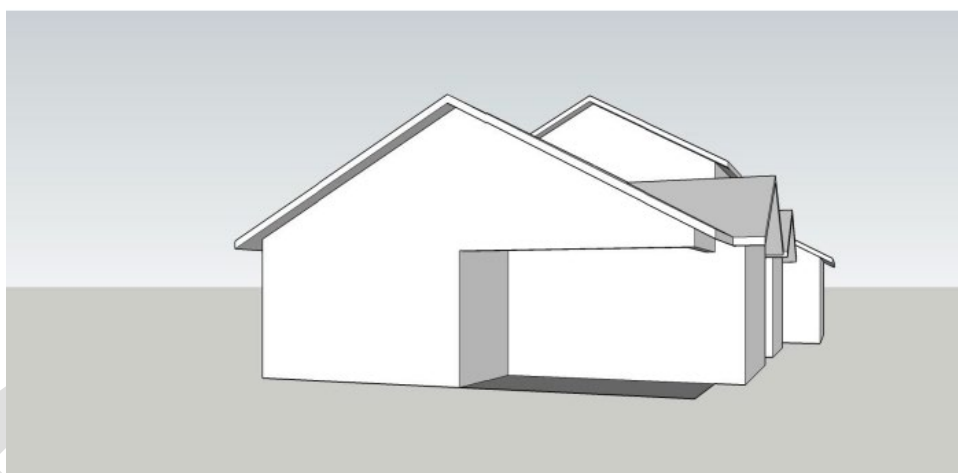
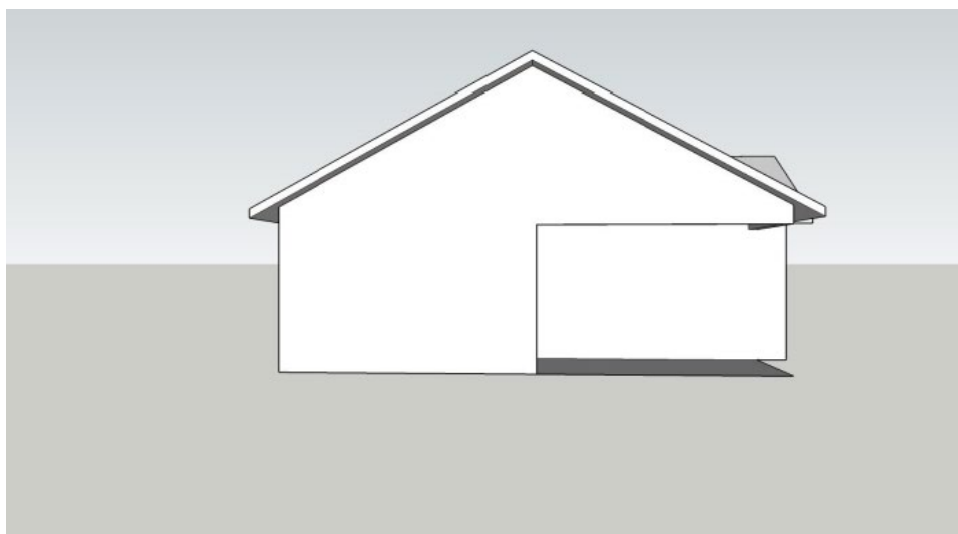
IMPROVEMENTS	
No. Sq. Ft.	Price Per Sq. Ft.
1204	2.00
Total \$ 2410	
Percent Good	70 1680
Other Bldgs.	1 100
Total All Bldgs.	1780

LAND VALUE			
Front x Depth	Unit Value	Factor	Front Ft. Value - \$
50 x 132 @ 11			620
TOTAL			

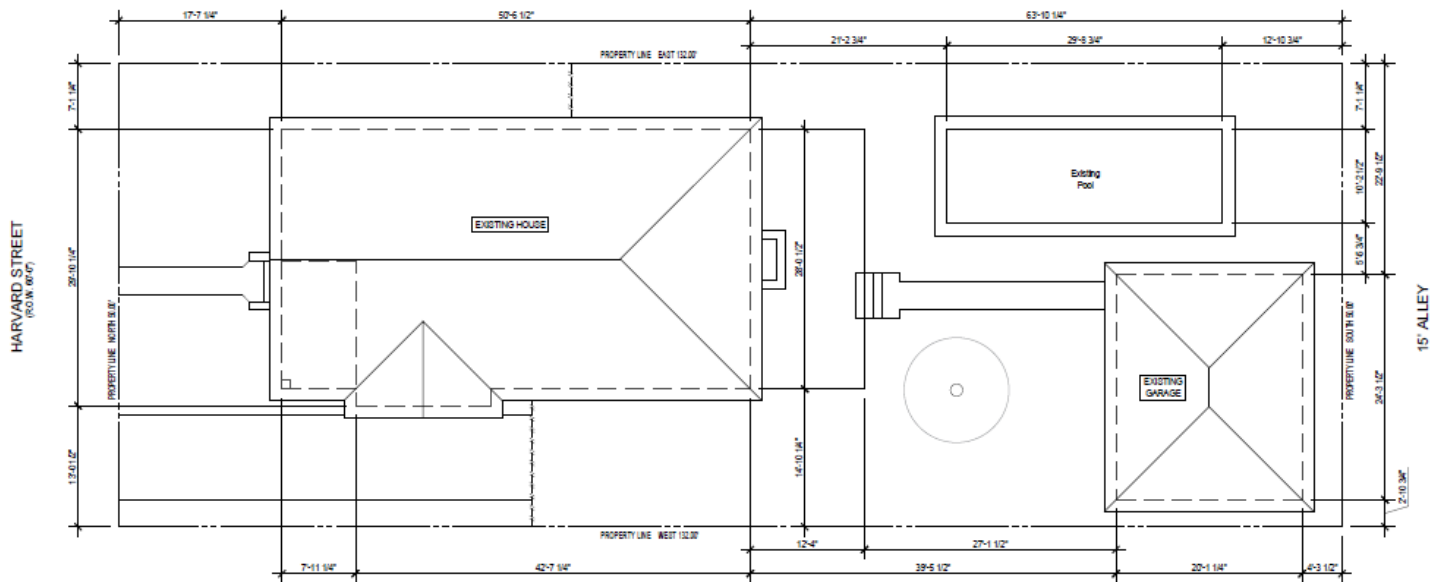
370-910



PROPOSED 3 D RENDERINGS

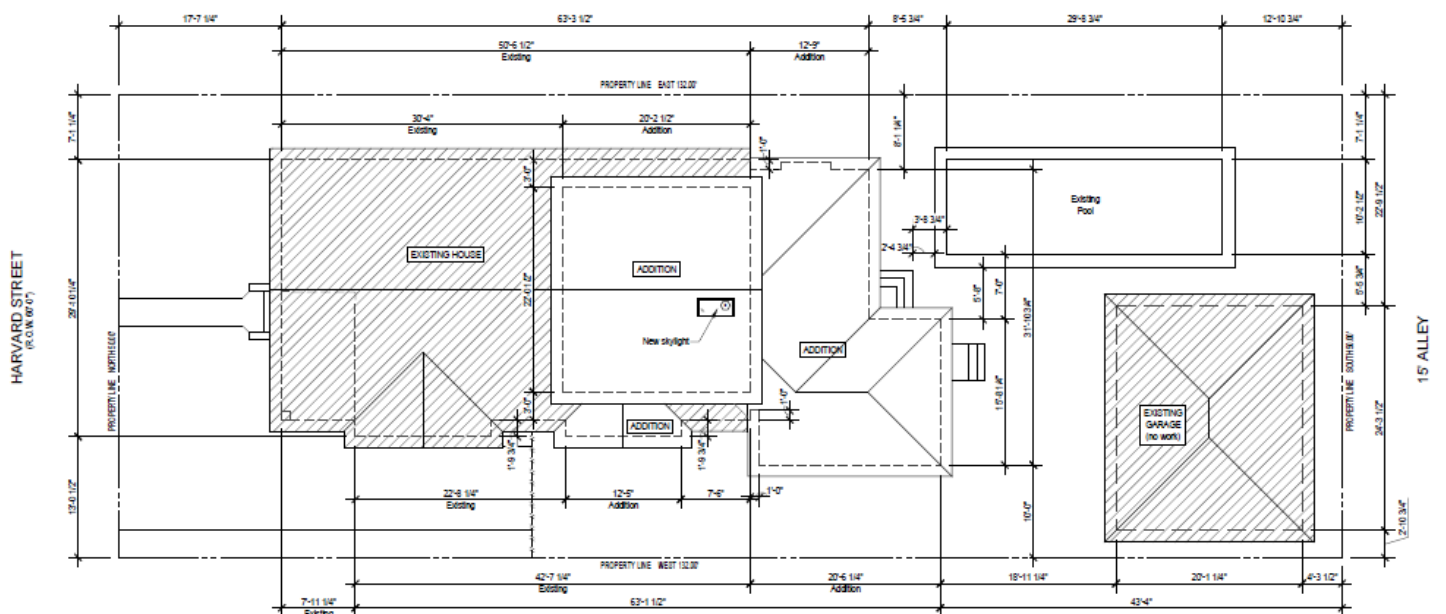


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LOT 23, BLOCK 259 HOUSTON HEIGHTS

01 EXISTING SITE PLAN

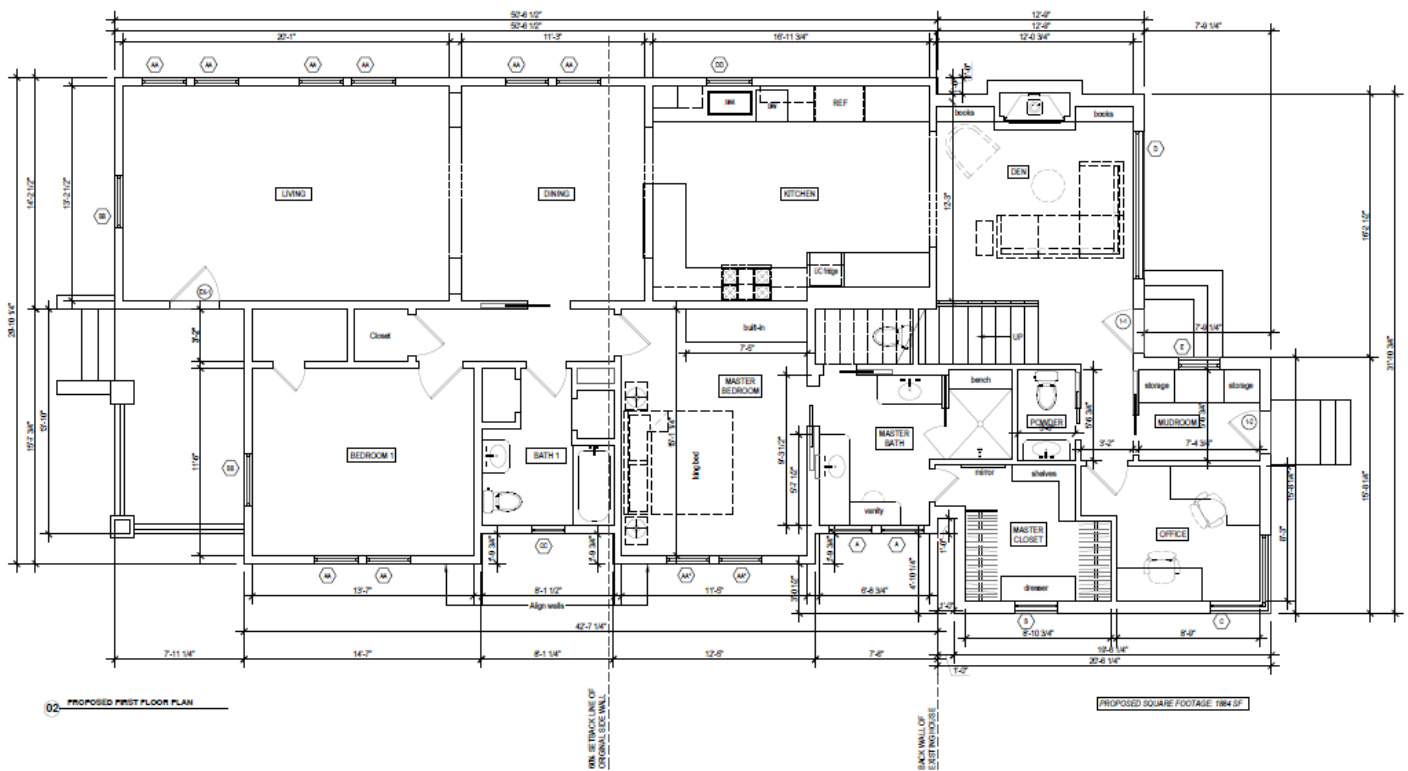
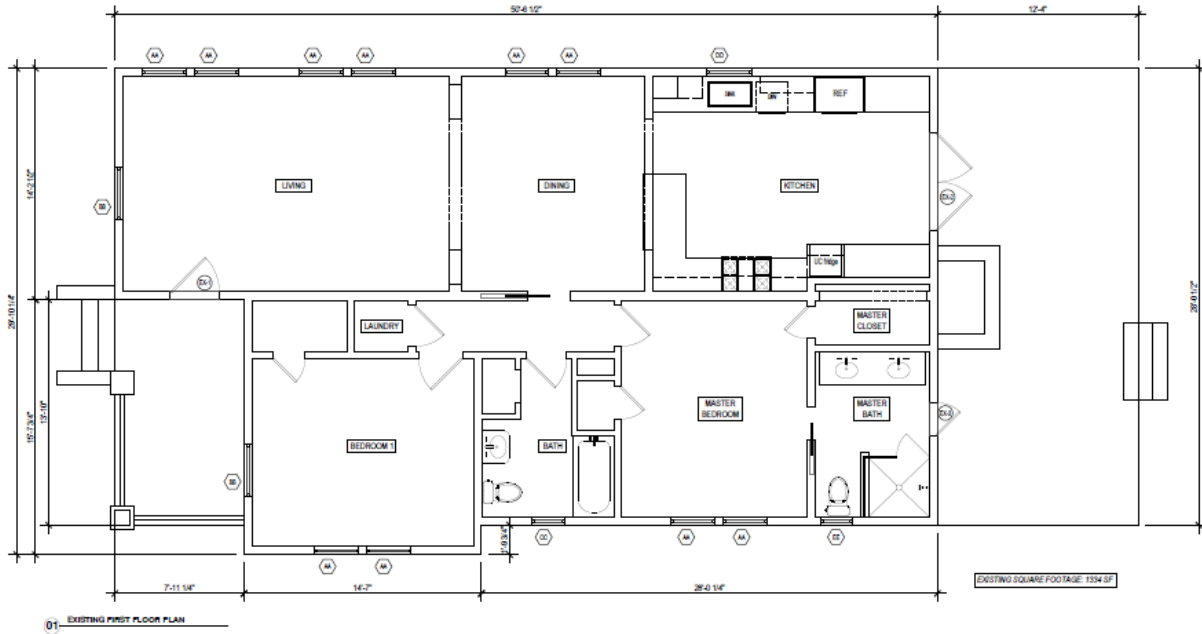


LOT 23, BLOCK 259 HOUSTON HEIGHTS

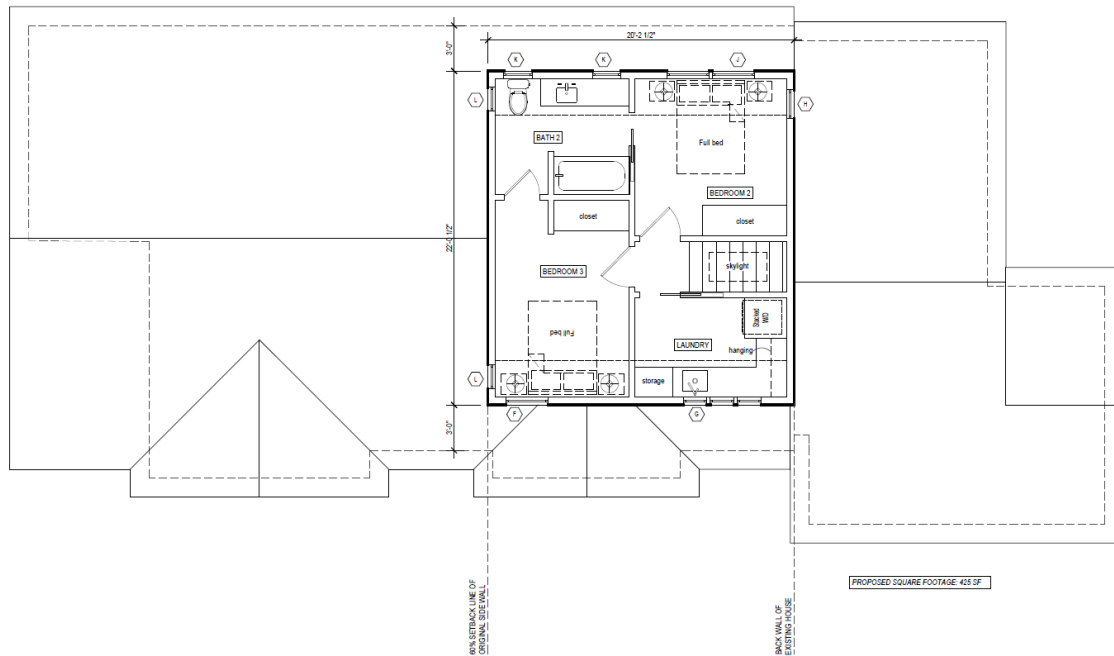
02 PROPOSED SITE PLAN



FIRST FLOOR PLAN

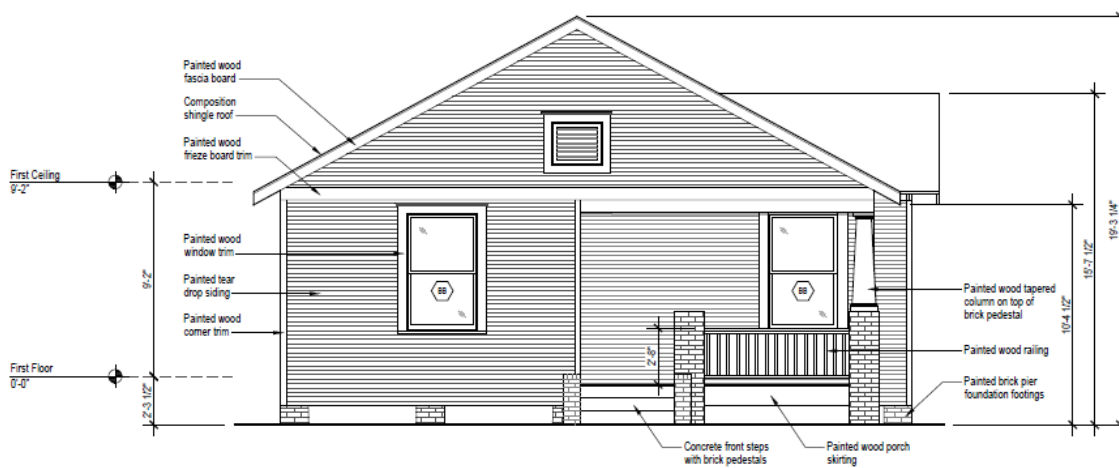


**SECOND FLOOR PLAN
PROPOSED**

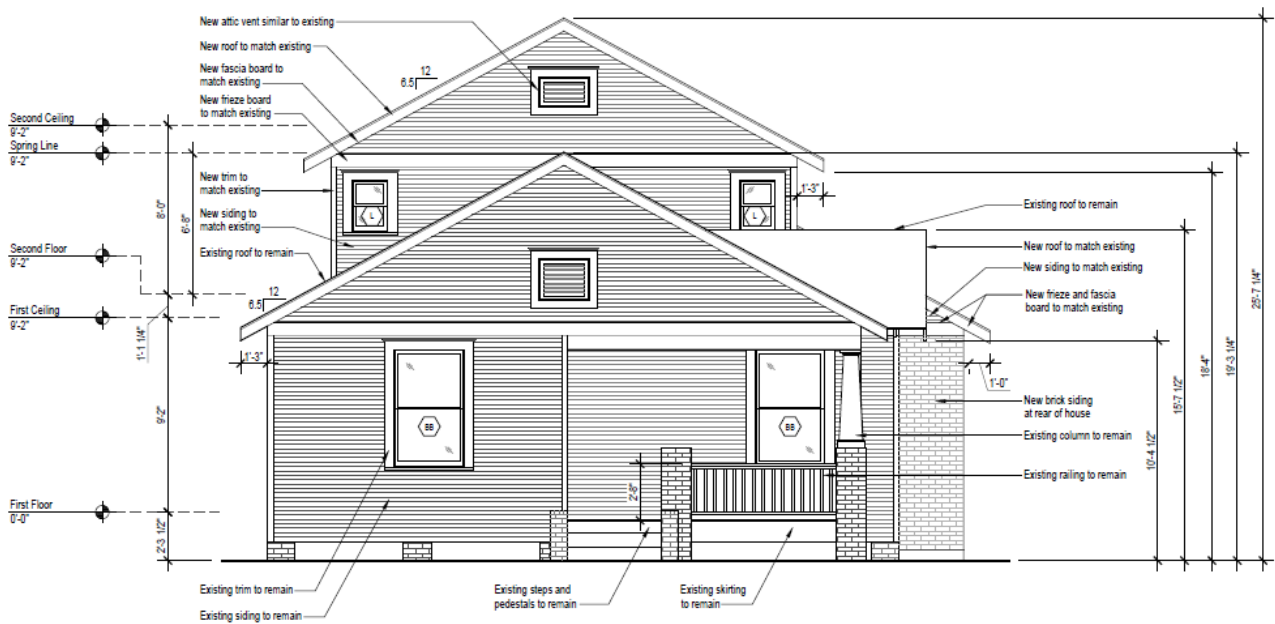


01- PROPOSED SECOND FLOOR PLAN

FRONT WEST ELEVATION



01 EXISTING WEST ELEVATION

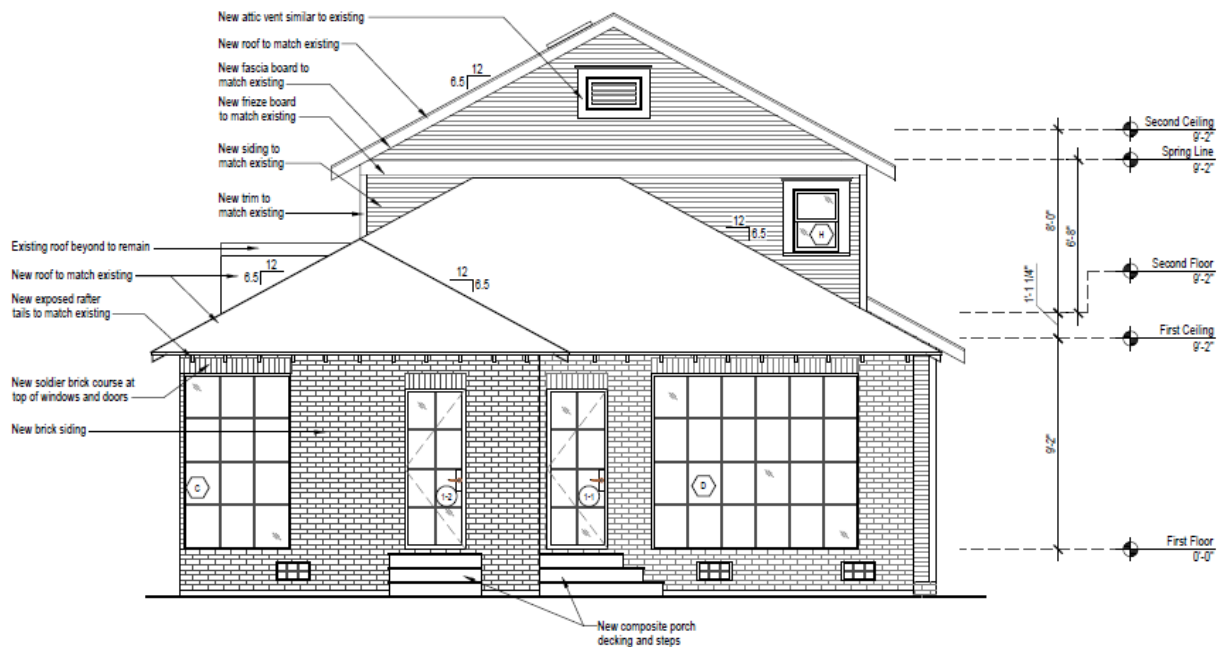


02 PROPOSED WEST ELEVATION

REAR EAST ELEVATION

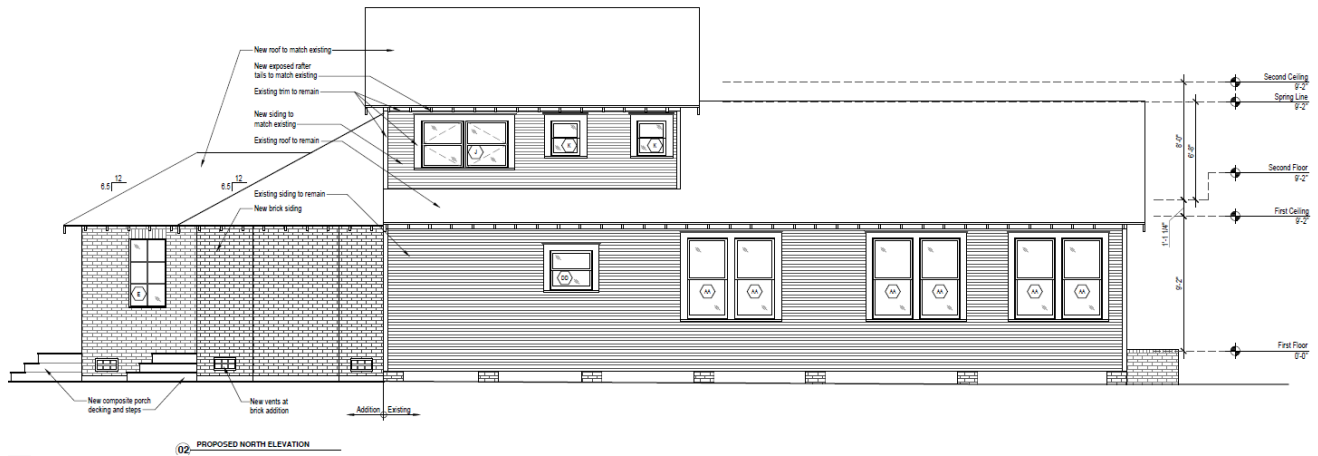
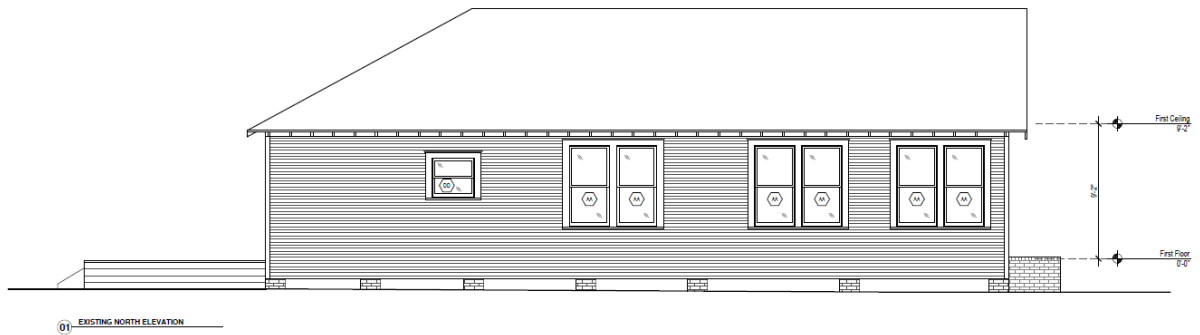


03 EXISTING EAST ELEVATION



04 PROPOSED EAST ELEVATION

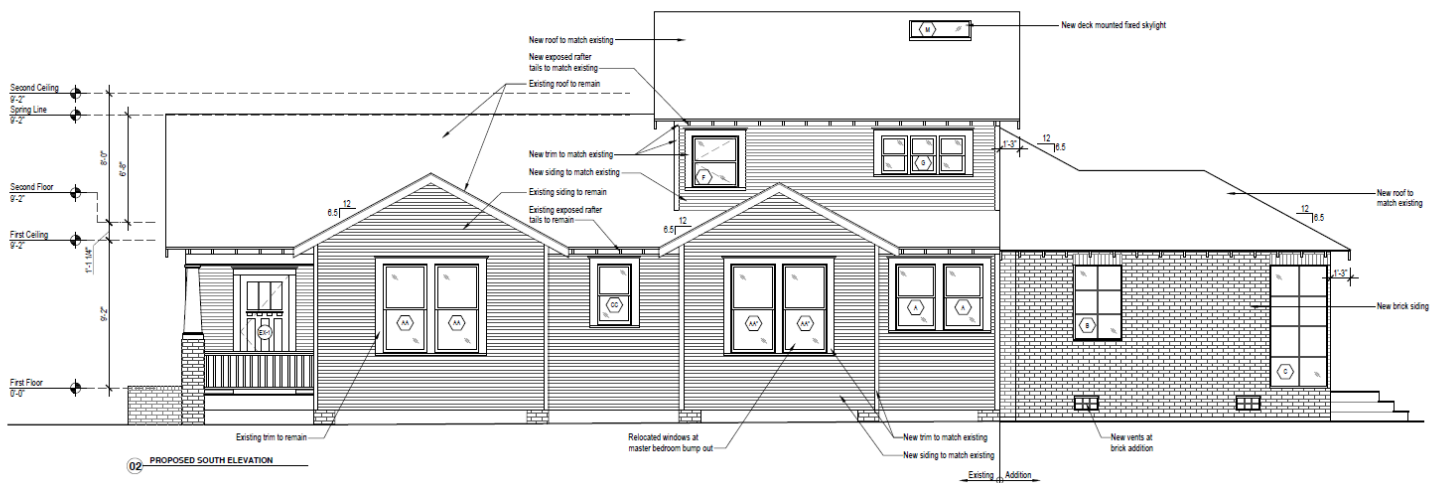
NORTH SIDE ELEVATION



SOUTH SIDE ELEVATION



01 EXISTING SOUTH ELEVATION



WINDOW & DOOR SCHEDULE

EXISTING WINDOW SCHEDULE							
SYMBOL	LOCATION	TYPE	QUANTITY	FRAME WIDTH	FRAME HEIGHT	TOP OF SILL	NOTES
AA	LIVING DINING BEDROOM 1, MASTER BEDROOM	DBL HUNG	13	34 7/8"	66 13/16"	26 1/4"	EXISTING TO REMAIN EXCEPT IN MASTER BEDROOM TO BE REUSED
BB	LIVING, BEDROOM 1	DBL HUNG	2	41 3/8"	66 13/16"	26 1/4"	EXISTING TO REMAIN
CC	BATH	DBL HUNG	1	27 7/16"	48"	47"	EXISTING TO REMAIN
DD	KITCHEN	DBL HUNG	1	36 3/8"	34 7/8"	50 1/4"	EXISTING TO REMAIN
EE	MASTER BATH	DBL HUNG	1	26 7/8"	37"	50 1/2"	TO BE REMOVED

Window Notes:

1. All new windows shall be Sierra Pacific Premium wood windows or equal unless noted otherwise.
2. All new steel windows shall be Quartz Luxury Windows, Edgeline Series or equal.
3. All new exterior doors shall be Quaker doors or equal.
4. New skylight shall be Velux or equal.

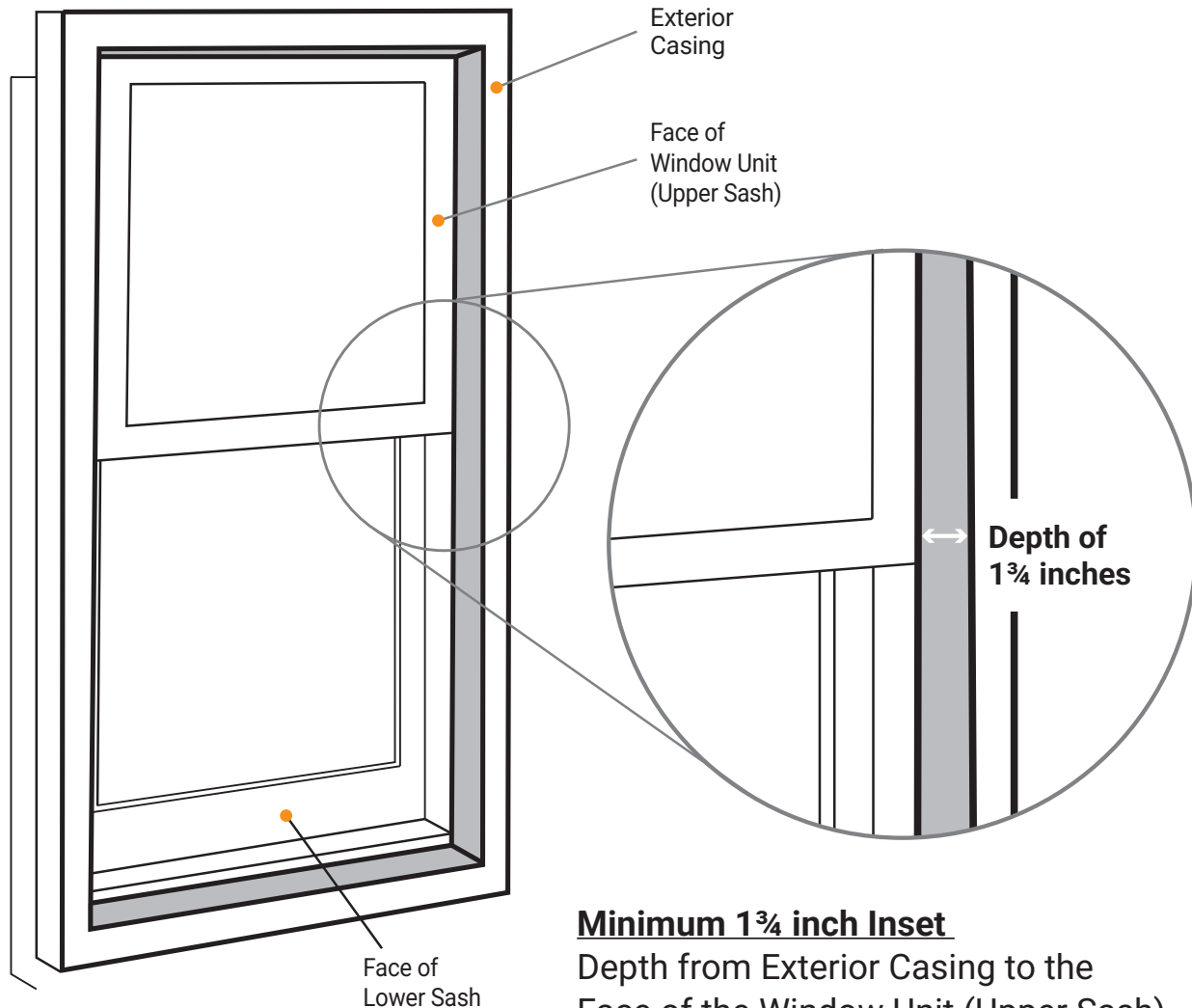
EXISTING DOOR SCHEDULE					
SYMBOL	LOCATION	TYPE	WIDTH	HEIGHT	NOTES
EX-1	LIVING	SWING	36"	84"	EXISTING TO REMAIN
EX-2	KITCHEN	SWING	PR 36"	80"	TO BE REMOVED
EX-3	MASTER BATH	SWING	24"	80"	TO BE REMOVED

PROPOSED WINDOW SCHEDULE								
SYMBOL	LOCATION	TYPE	QUANTITY	FRAME WIDTH	FRAME HEIGHT	TOP OF SILL	MODEL NUMBER	NOTES
AA	MASTER BEDROOM	DBL HUNG	2	34 7/8"	66 13/16"	26 1/4"	-	EXISTING TO BE REUSED
A	MASTER BATH	DBL HUNG	2	31 15/32"	52 5/8"	43 7/16"	26 X 22	
B	MASTER CLOSET	FIXED	1	37 3/8"	56 7/8"	36"	CUSTOM	VERIFY SIZE WITH CLIENT BEFORE FRAMING, DIVIDED LITES
C	OFFICE	FIXED CORNER	1	43" / 60"	92 7/8"	0"	CUSTOM	FINISHED SILL FLUSH WITH FINISHED FLOOR, VERIFY SIZE WITH CLIENT BEFORE FRAMING, CORNER WINDOW WITH DIVIDED LITES
D	DEN	FIXED	1	109 3/8"	92 7/8"	0"	CUSTOM	FINISHED SILL FLUSH WITH FINISHED FLOOR, VERIFY SIZE WITH CLIENT BEFORE FRAMING, DIVIDED LITES
E	MUDROOM	FIXED	1	31 3/8"	56 7/8"	36"	CUSTOM	FINISHED SILL FLUSH WITH COUNTERTOP, VERIFY SIZE WITH CLIENT BEFORE FRAMING
F	BEDROOM 3	CASEMENT	1	36 3/16"	40 3/16"	26 3/8"	31 X 35	MEETS EGRESS, SIMULATED DIVIDED LITES
G	LAUNDRY	DBL HUNG	1	64 13/32"	32 5/8"	36"	20 X 12-3W	FINISHED SILL FLUSH WITH COUNTERTOP, ADJUST HEAD HEIGHT AS NEEDED
H	BEDROOM 2	DBL HUNG	1	25 15/32"	36 5/8"	31 7/8"	20 X 14	
J	BEDROOM 2	CASEMENT	1	72 3/8"	40 3/16"	26 3/8"	31 X 35-2W	MEETS EGRESS, SIMULATED DIVIDED LITES
K	BATH 2	DBL HUNG	2	25 15/32"	32 5/8"	36"	20 X 12	FINISHED SILL FLUSH WITH COUNTERTOP, ADJUST HEAD HEIGHT AS NEEDED
L	BATH 2, BEDROOM 3	DBL HUNG	2	21 15/32"	32 5/8"	35 7/8"	16 X 12	
M	STAIR HALL	SKYLIGHT	1	23 1/4"	46 1/4"	-	FD-008	VELUX FIXED SKYLIGHT

PROPOSED DOOR SCHEDULE					
SYMBOL	LOCATION	TYPE	WIDTH	HEIGHT	NOTES
I-1	DEN	SWING	32"	84"	DIVIDED LITE, FULL GLAZED, TEMPERED
I-2	MUDROOM	SWING	32"	84"	DIVIDED LITE, FULL GLAZED, TEMPERED



Historic Window Standard: New Construction & Replacement



Minimum 1 3/4 inch Inset

Depth from Exterior Casing to the Face of the Window Unit (Upper Sash)

Windows must be 1-over-1
(equally horizontally divided)

1 3/4 inch minimum inset for Fixed Window

For more information contact:

Houston Office of Preservation

832-393-6556

historicpreservation@houstontx.gov