

CERTIFICATE OF APPROPRIATENESS

Application Date: May 18, 2021

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 sqft 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.

Public Comment: Letter of opposition received and attached

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria 8&9
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
(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; The proposed side addition won't maintain one of the only two original corners remaining.
(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; The proposed side addition will hide the original rear corner.
(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

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

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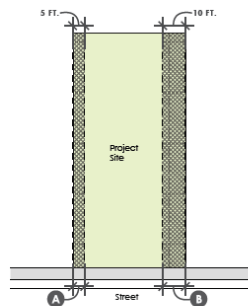
Maximum Lot Coverage (Addition and New Construction)

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

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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
	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
	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"

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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

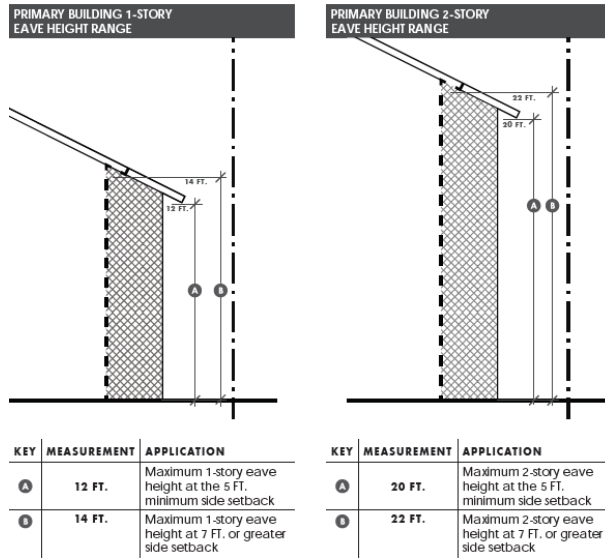
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Side Wall Length and Insets (Addition and New Construction)

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

Max side wall length: 42'-7"
Side Wall inset depth: no inset at the rear original corner

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

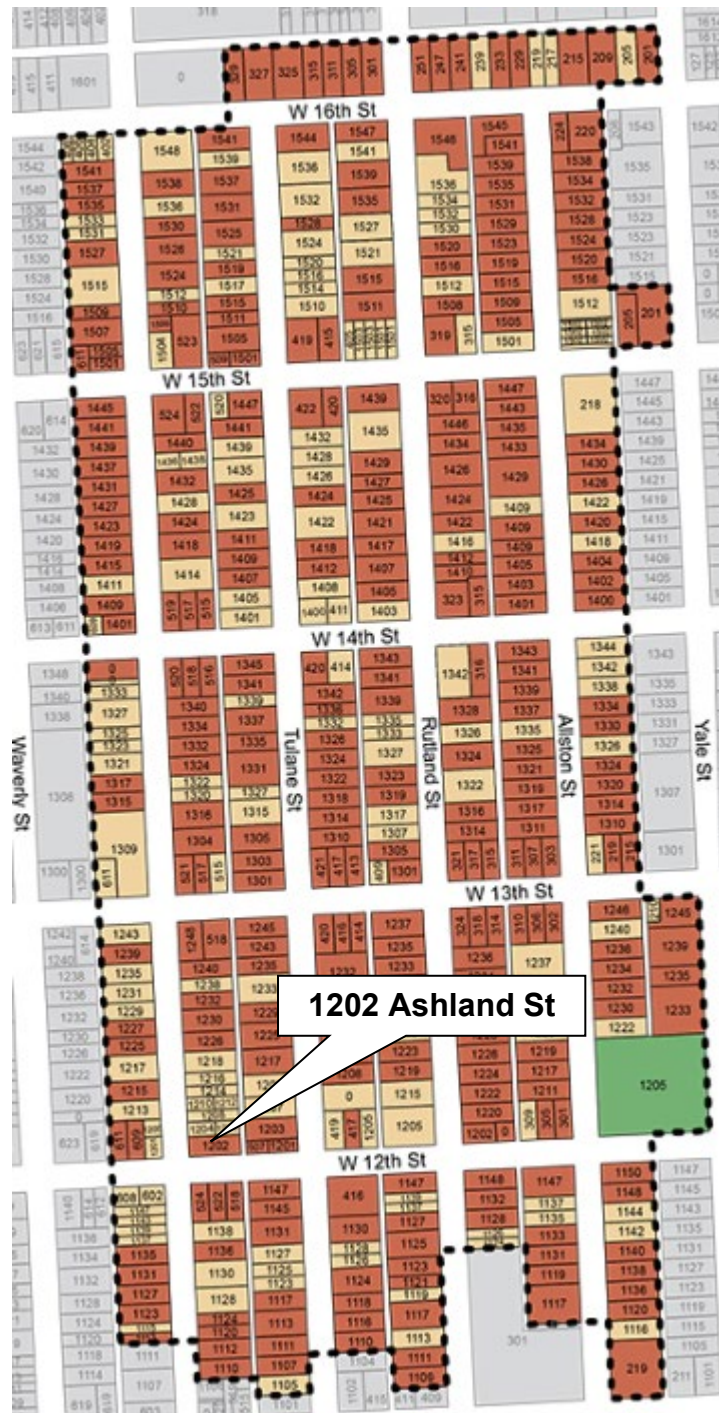
Proposed finished floor: 30"

Proposed first floor plate height: 8'-3"



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT WEST



Building Classification

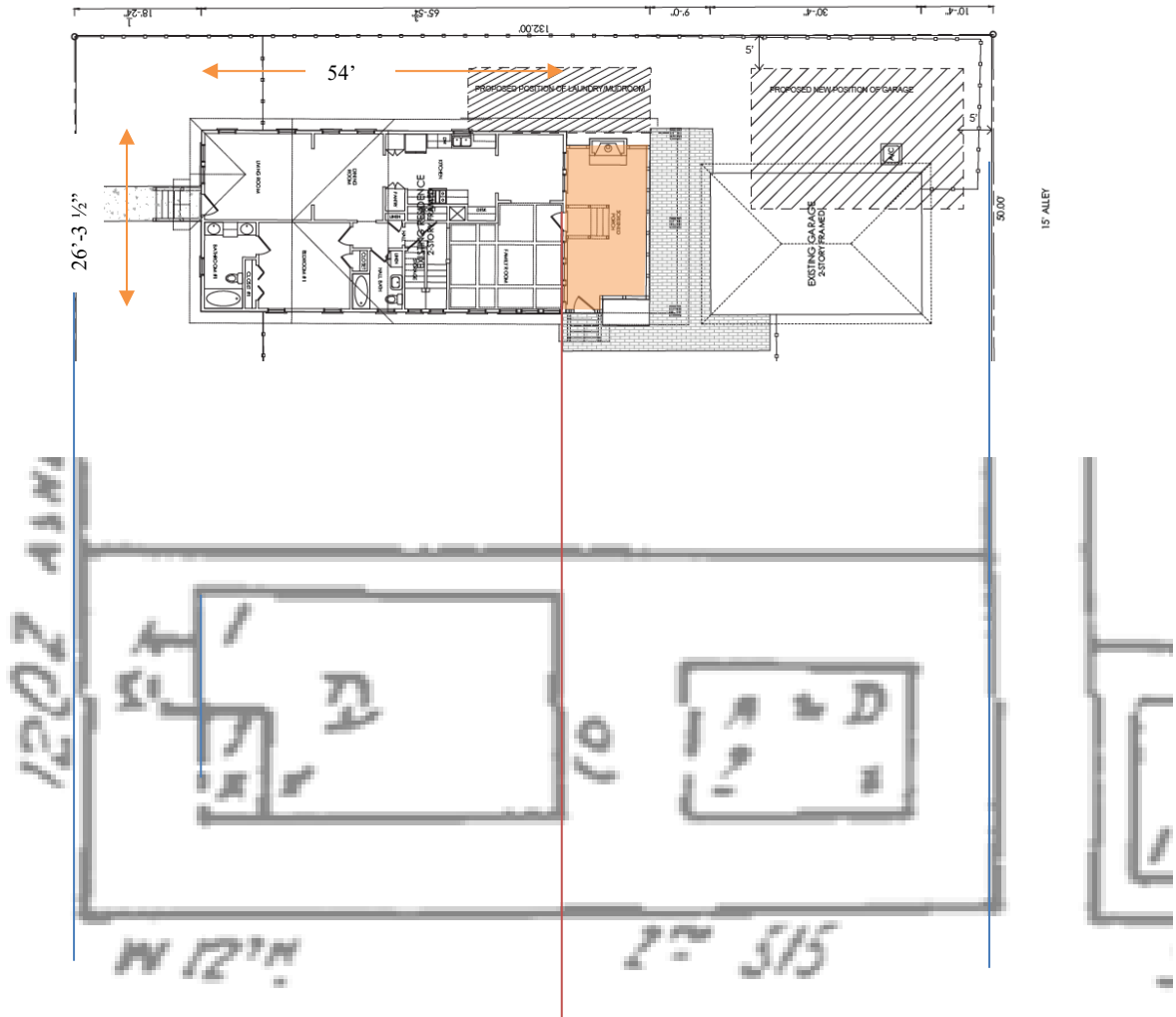
- Contributing
- Non-Contributing
- Park

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 -
100% Value - without depreciation- \$ _____

Dep. - Ph. 30% Fu. _____ Ec. _____

NEW APPRAISALS

Item	Value	SF@	Rate	Total
Res	1320		\$ 5.20	\$ 6860
OP	98		1.40	140
Gar	600		1.30	780
Apt	600		5.00	3000
Total				10780
Rate 30%				3230
Total Value				7550

Item	Value	SF@	Rate	Total
Res	1320		\$ 5.20	\$ 6860
OP	98		2.60	260
Gar	600		2.40	1440
Apt	600		5.00	3000
Total				11560
				11560 x .8 = 9250

Appraiser's name & date: J. Ring TOTAL VALUE \$ 2550 name & date: 7/7/76

FOR 19 62 10% \$ 3000 For 19 77

AREA REEVALUATION 55% 4000

Total 100% Value \$ 9250

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

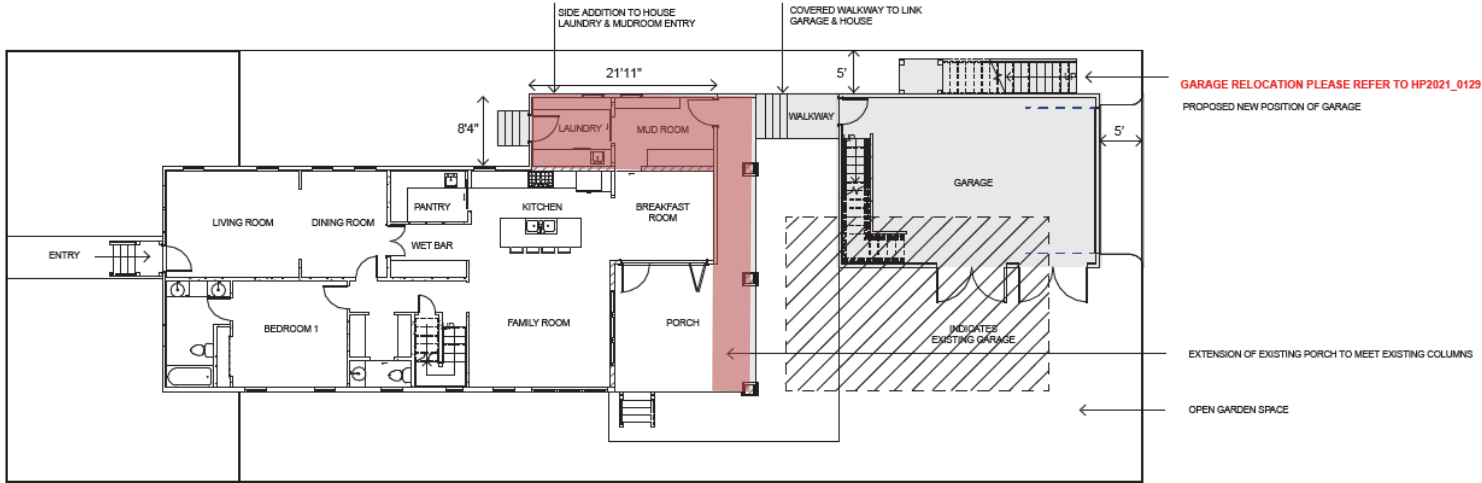
MUD



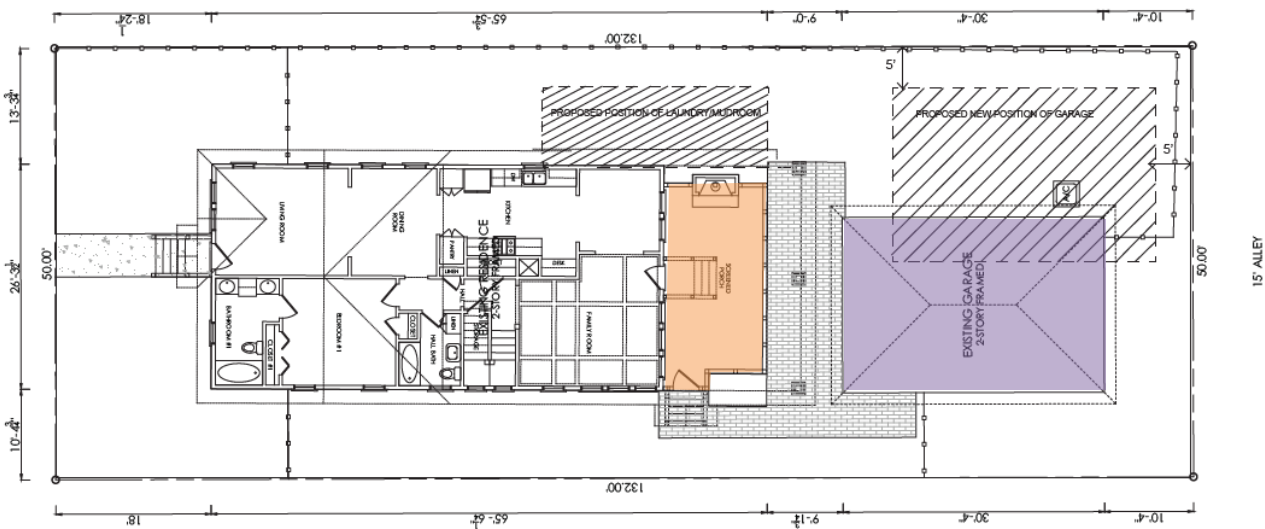
NORTH VIEW OF PROPOSED LAUNDRY & MUDROOM ADDITION TO EXISTING RESIDENCE

1202

FIRST FLOOR PLAN

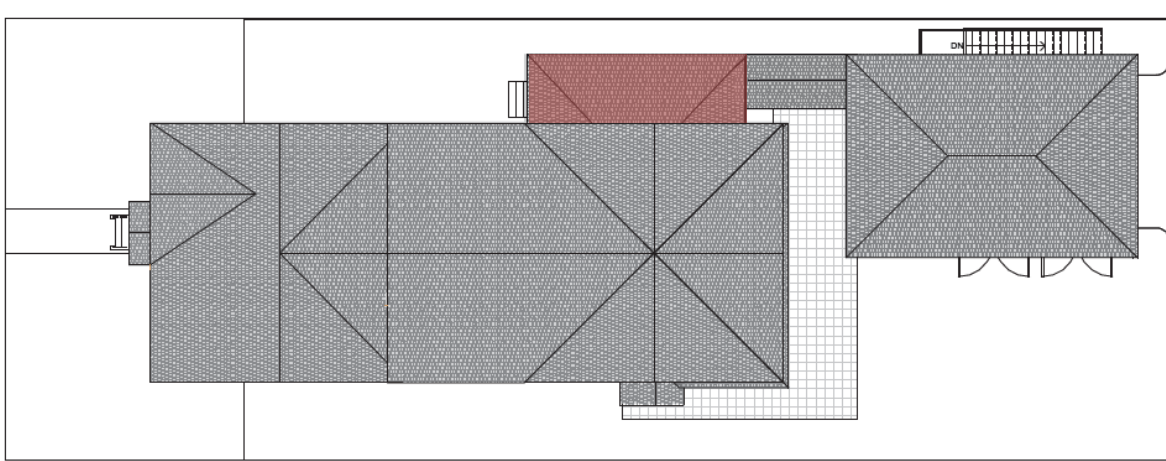


PROPOSED GROUND LEVEL FLOOR PLAN



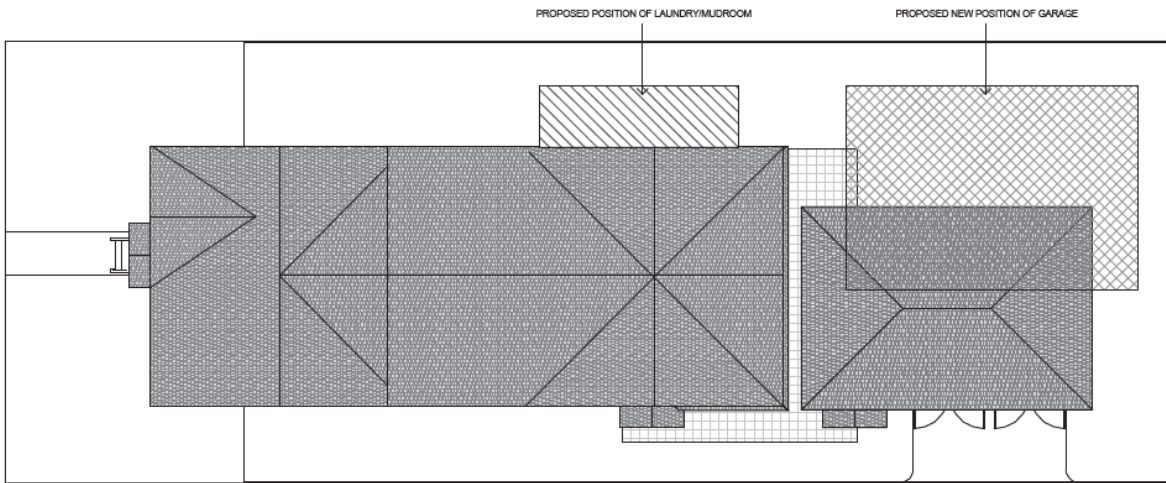
EXISTING GROUND LEVEL FLOOR PLAN

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

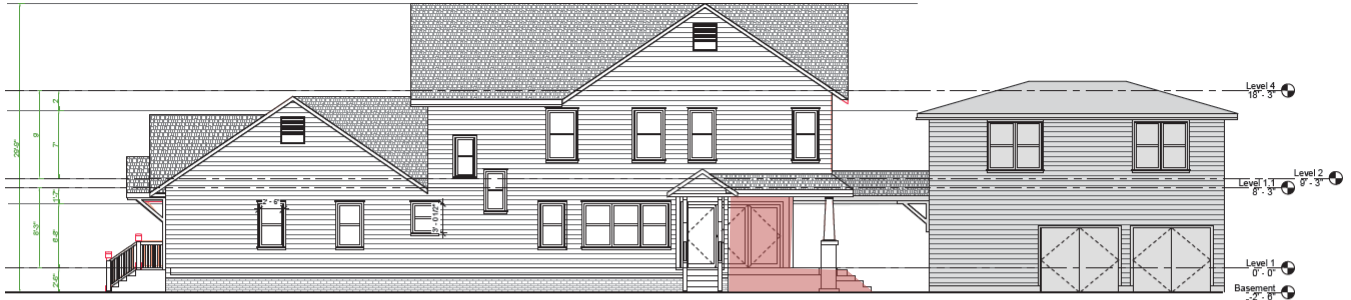


PROPOSED EAST ELEVATION



EXISTING EAST ELEVATION

NORTH SIDE ELEVATION



PROPOSED SOUTH ELEVATION



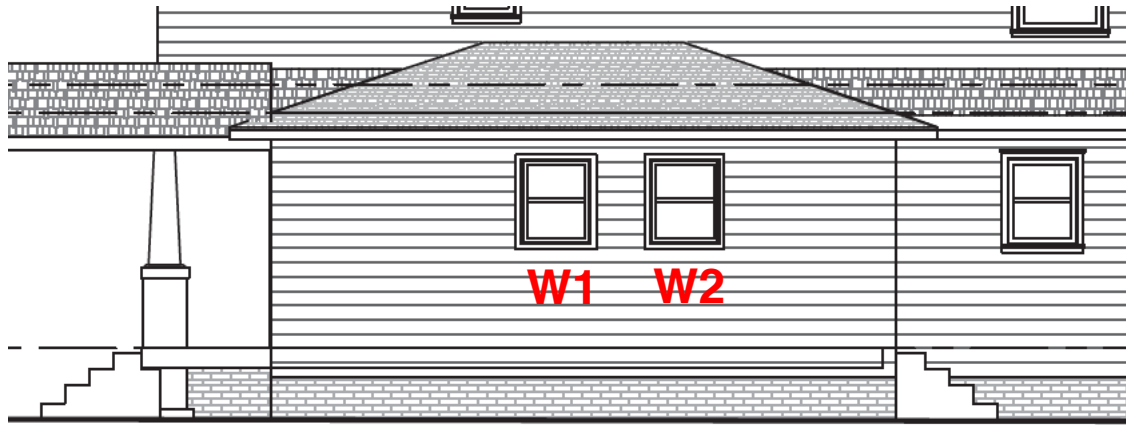
EXISTING SOUTH ELEVATION

SITE VISIT PHOTOS



DOOR SCHEDULE

1202 ASHLAND STREET WINDOWS



WINDOW W1 & W2

LOCATION: Mudroom & Laundry

BRAND: Jeld-Wen

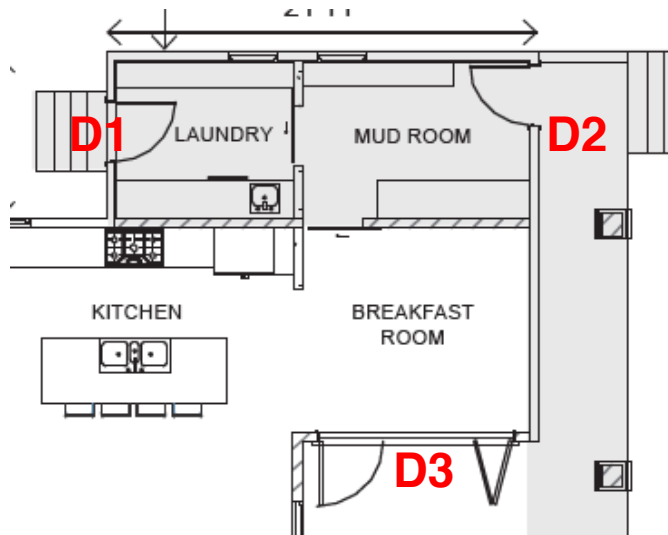
TYPE: W-2500™ Clad-Wood Window Traditional Double-Hung

MATERIAL: Pine / Glass

FINISH: Paint



1202 ASHLAND STREET DOORS



DOOR D1 & D2

LOCATION: Laundry & Mudroom

BRAND: Jeld-Wen

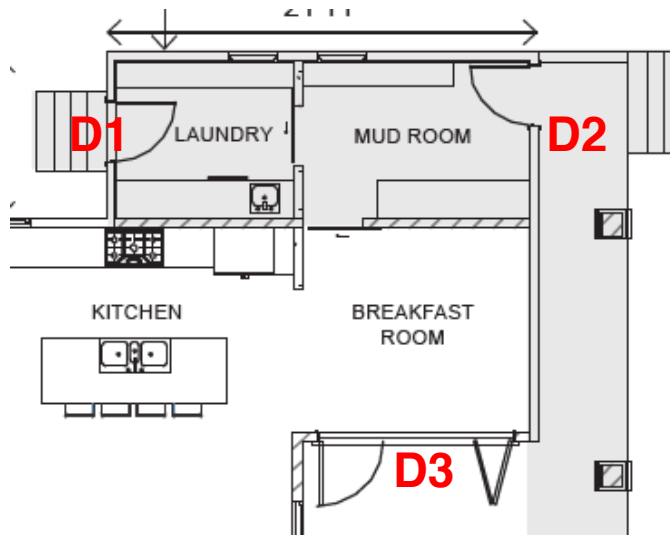
TYPE: Authentic Wood Exterior Door: 5010 Glass Panel

MATERIAL: Wood

FINISH: Stained



1202 ASHLAND STREET DOORS



DOOR D3

LOCATION: Breakfast Room

BRAND: Jeld-Wen

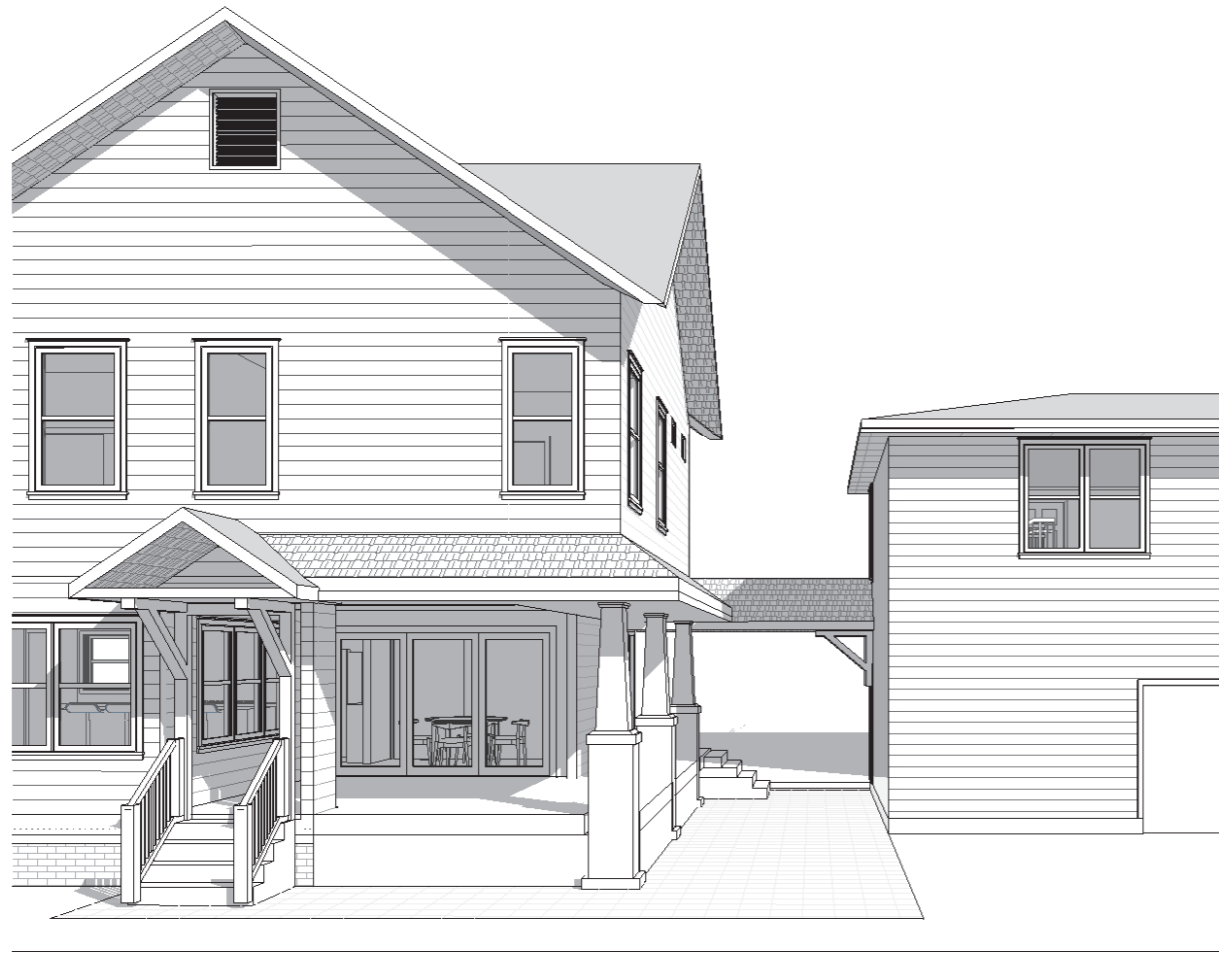
TYPE: Sitaline® Clad-Wood Patio Door: 3-Panel Stacking Multi-Slide

MATERIAL: Wood

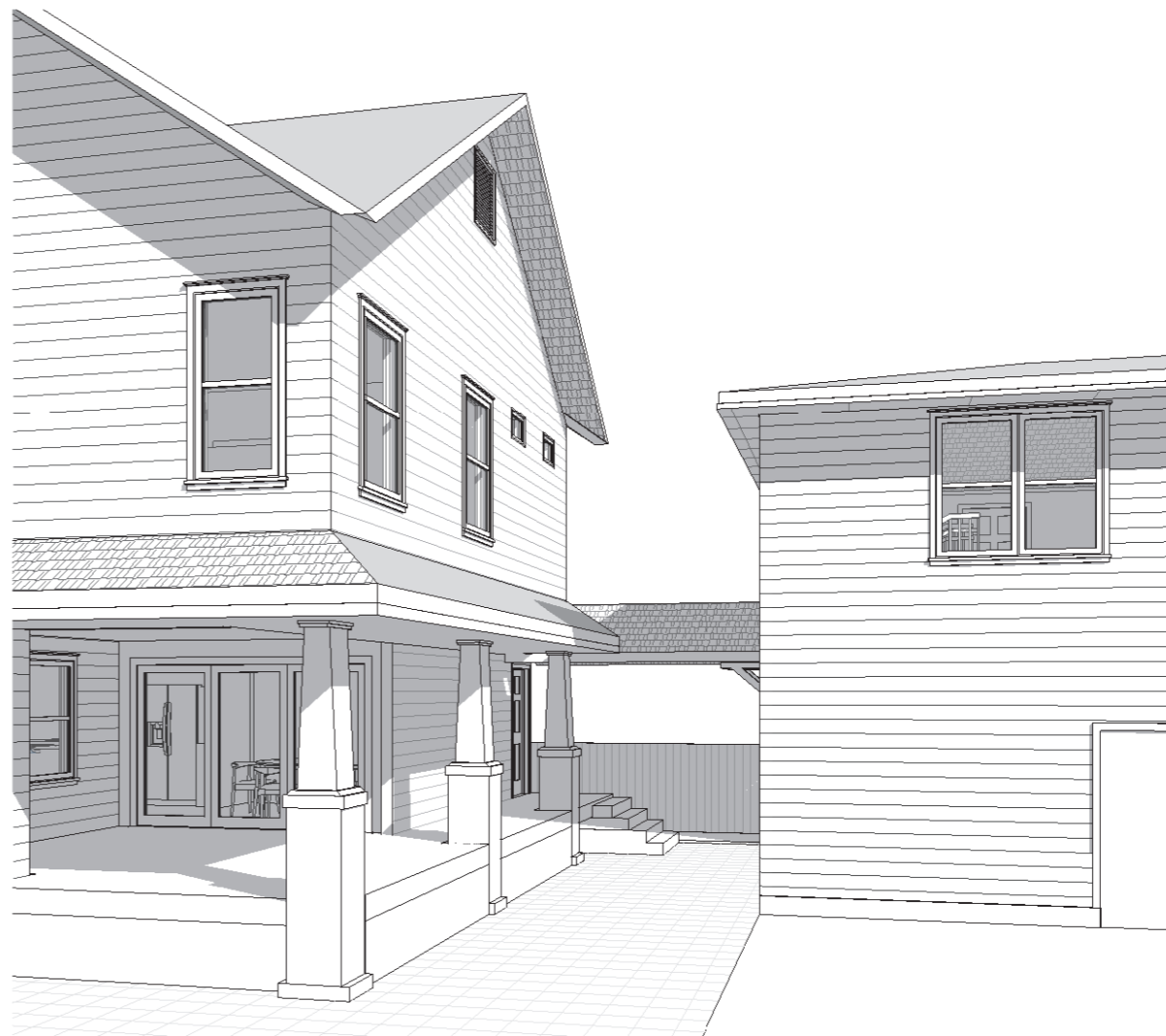
FINISH: Paint



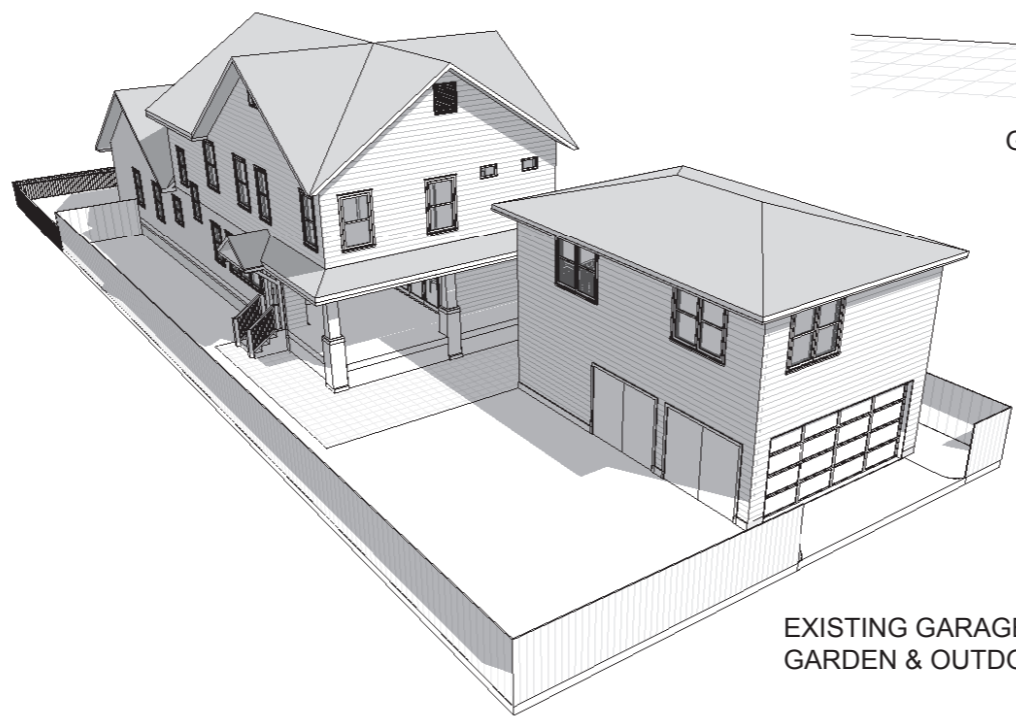
APPLICANT'S MATERIAL



SOUTH ELEVATION
UPGRADED OUTDOOR
LIVING AREA WITH COVERED
WALKWAY TO GARAGE



GARAGE REPOSITIONED TO TAKE ADVANTAGE OF IMPROVED CONNECTION TO GARDEN



EXISTING GARAGE REPOSITIONED FOR LARGER
GARDEN & OUTDOOR LIVING

PROPOSED PERSPECTIVE VIEWS

1202 ASHLAND STREET - ADDITION

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

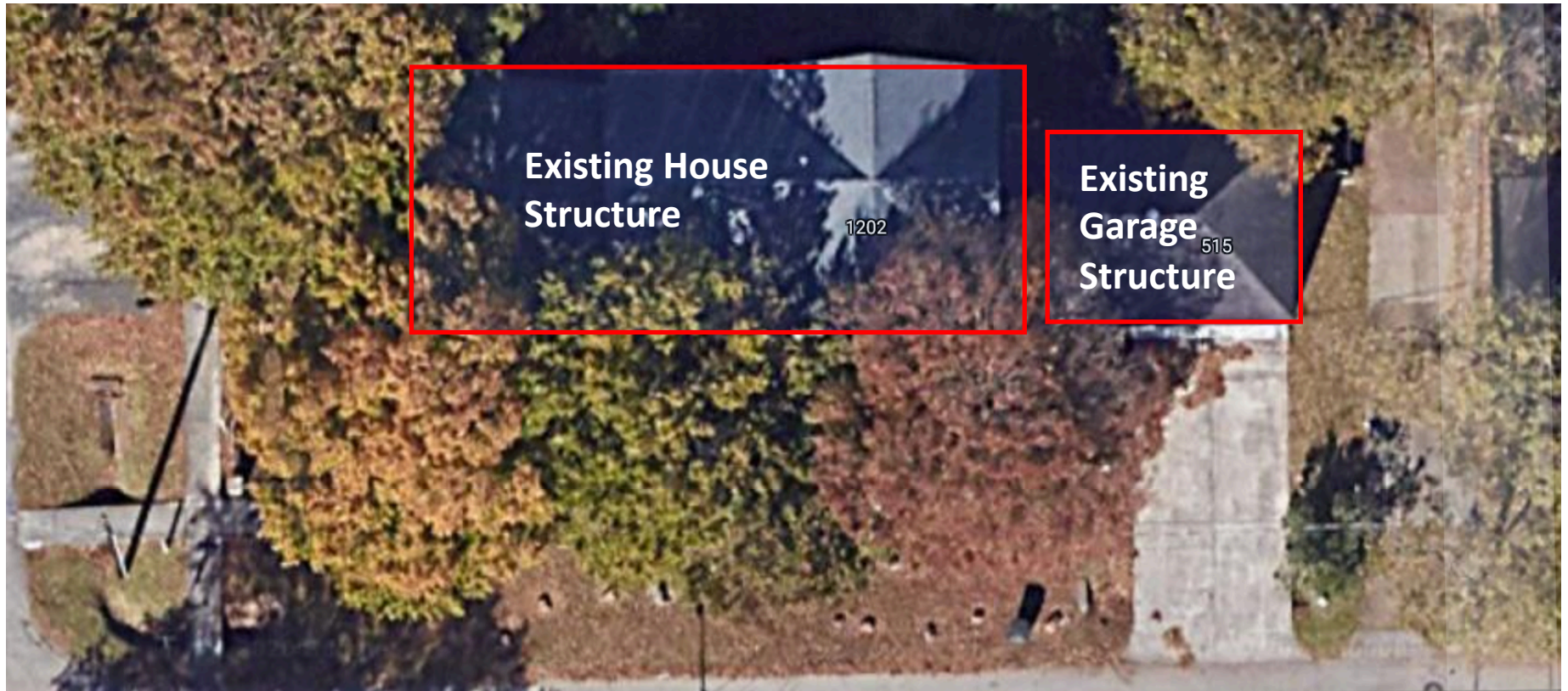
1202 ASHLAND STREET EXISTING EXTERIOR PHOTOS



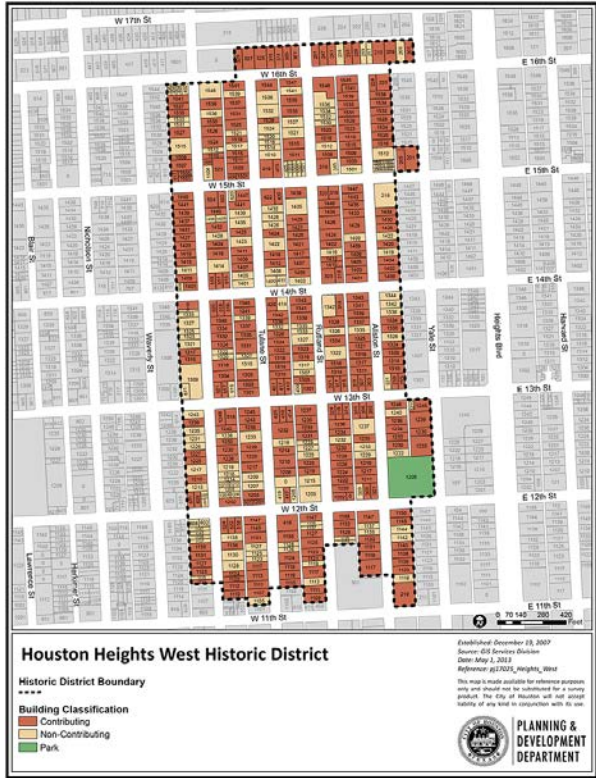
1202 ASHLAND STREET EXISTING EXTERIOR PHOTOS



1202 ASHLAND STREET GOOGLE REAR ALLEY VIEW



1202 ASHLAND STREET SIDE ADDITIONS IN CONTEXT AREA



1202 ASHLAND STREET

1202 ASHLAND STREET SIDE ADDITIONS IN CONTEXT AREA



1120 ASHLAND STREET – CONTRIBUTING STRUCTURE



1131 ASHLAND STREET – CONTRIBUTING STRUCTURE

1202 ASHLAND STREET SIDE ADDITIONS IN CONTEXT AREA



1239 ASHLAND STREET – CONTRIBUTING STRUCTURE



1240 ASHLAND STREET – CONTRIBUTING STRUCTURE

1202 ASHLAND STREET SIDE ADDITIONS IN CONTEXT AREA



1245 TULANE STREET – CONTRIBUTING STRUCTURE



1243 TULANE STREET – CONTRIBUTING STRUCTURE

1202 ASHLAND STREET SIDE ADDITIONS IN CONTEXT AREA



1224 TULANE STREET – CONTRIBUTING STRUCTURE



1229 TULANE STREET – CONTRIBUTING STRUCTURE



419 W 12th STREET – CONTRIBUTING STRUCTURE



1131 TULANE STREET – CONTRIBUTING STRUCTURE



1132 RUTLAND STREET – CONTRIBUTING STRUCTURE



1224 RUTLAND STREET – CONTRIBUTING STRUCTURE



1314 RUTLAND STREET – CONTRIBUTING STRUCTURE



1421 RUTLAND STREET – CONTRIBUTING STRUCTURE



1539 RUTLAND STREET – CONTRIBUTING STRUCTURE



1535 RUTLAND STREET – CONTRIBUTING STRUCTURE



1538 ALLSTON STREET – CONTRIBUTING STRUCTURE



1529 ALLSTON STREET – CONTRIBUTING STRUCTURE

1202 ASHLAND STREET SIDE ADDITIONS IN CONTEXT AREA



1505 ALLSTON STREET – CONTRIBUTING STRUCTURE

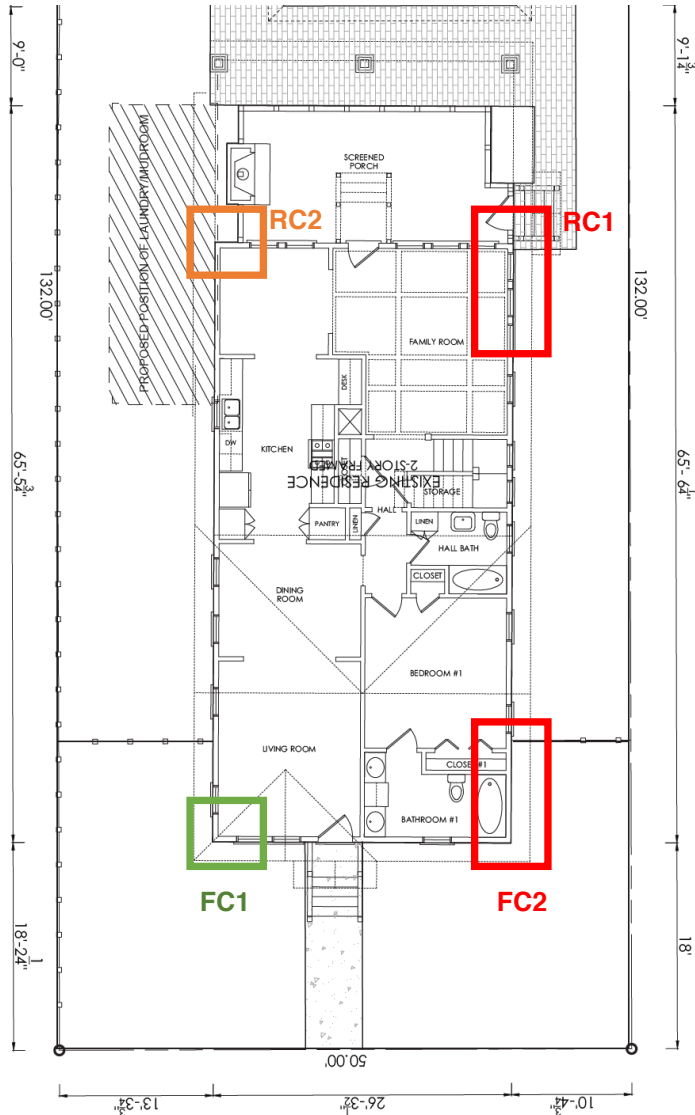


1339 ALLSTON STREET – CONTRIBUTING STRUCTURE



1311 ALLSTON STREET – CONTRIBUTING STRUCTURE

1202 ASHLAND STREET FOR REVIEW

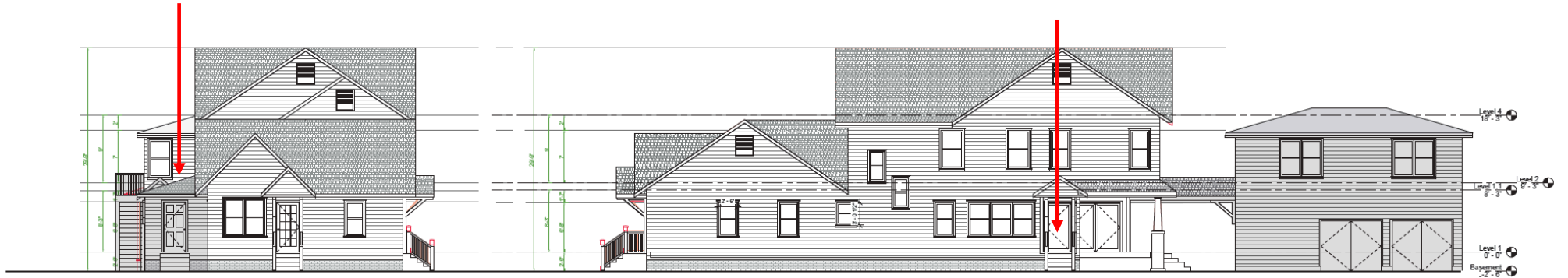


- Based on the available information, it is evident that at least 2 of the 4 original corners have not been retained over the building's history (refer areas highlighted in red).
- Front corner 2 (FC2) originally had a porch which was absorbed into the house to create an en-suite bathroom (date unknown).
- 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.



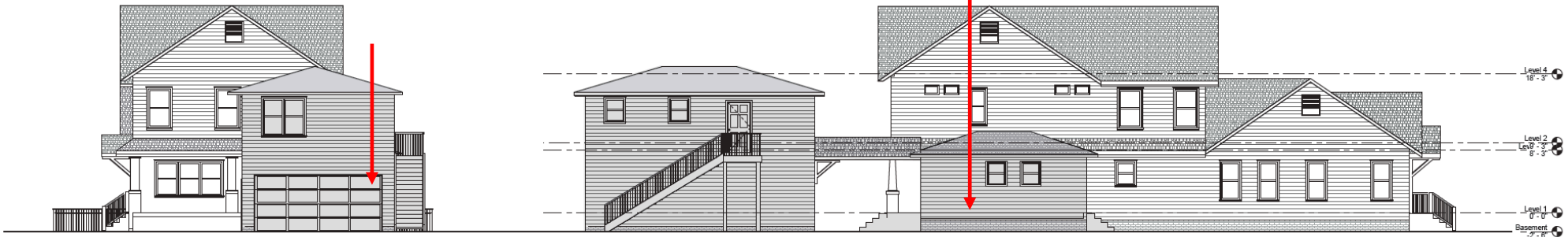
LOCATION OF ORIGINAL FRONT CORNER 2 (FC2)

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.



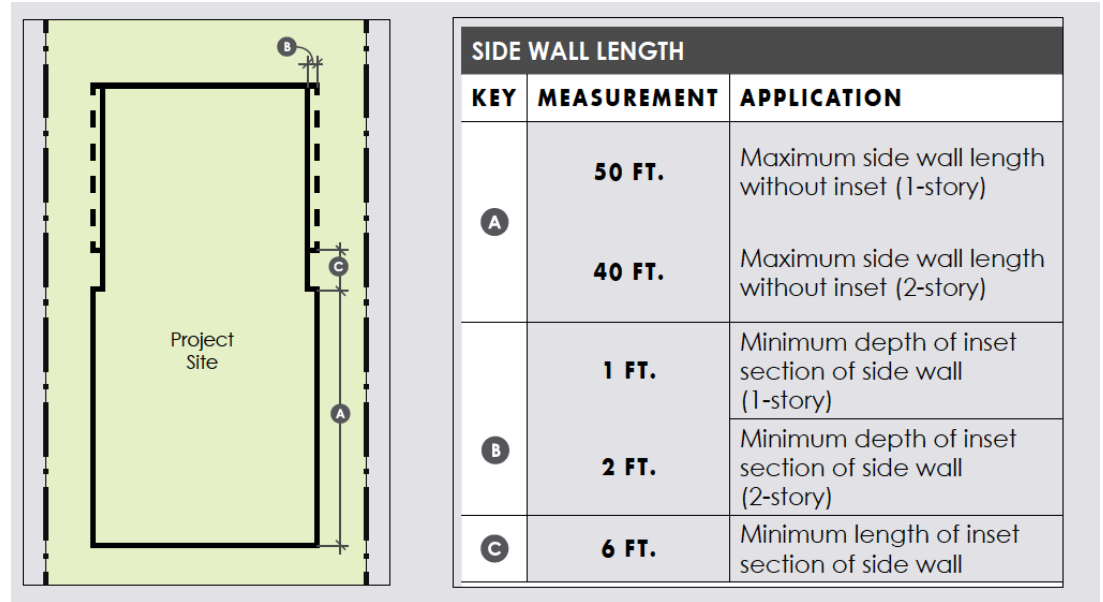
Siding in the area of proposed addition is not original.

INDICATES THE END OF THE OF THE ADDITION.



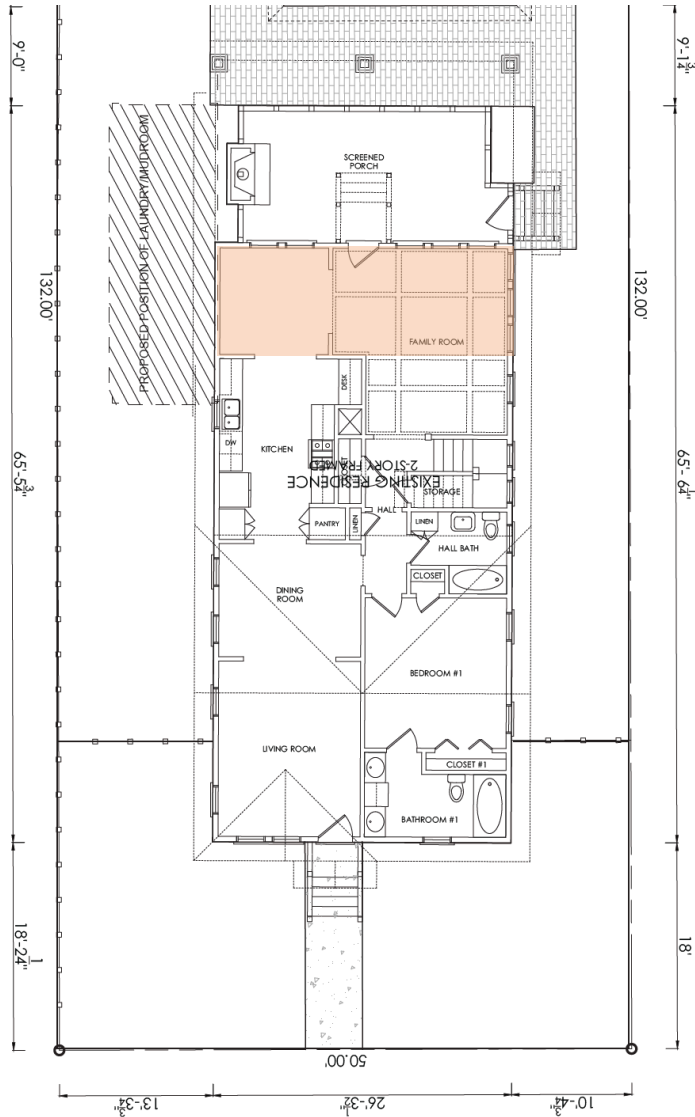
Evidence of removal of prior windows (or doors).

SEE OUTLINE OF PRIOR WINDOW OR DOOR.

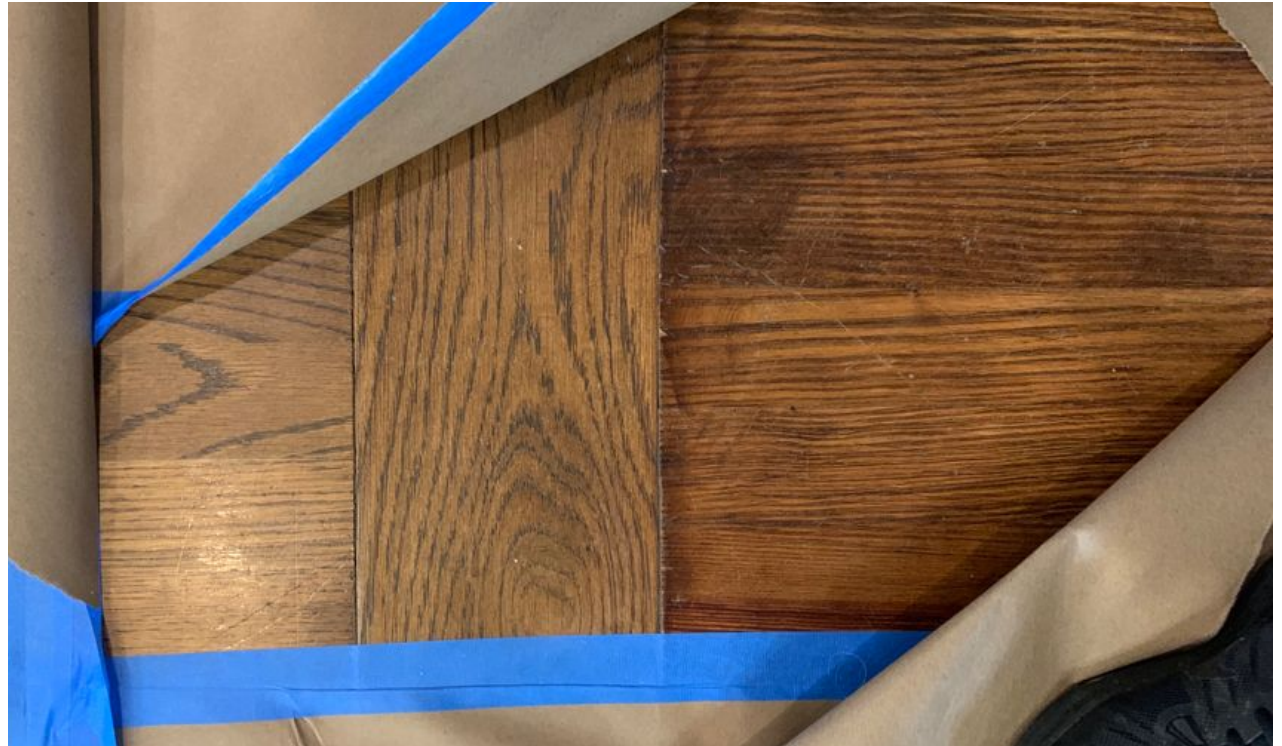


- Prior renovation completed in 2013 does not meet the 2FT minimum inset requirements for a 2-story addition.
- Note, siding has also been replaced in this section of the Rear Corner 2.

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
LETTER OF OPOSITION**

From: Amy Bronstad <abronstad@gmail.com>
Sent: Tuesday, June 15, 2021 12:09 PM
To: PD - Historic Preservation <historicpreservation@houstontx.gov>
Subject: Comments Re: HP2021_0133 and HP2021_0129

[Message Came from Outside the City of Houston Mail System]

To the Houston Archaeological and Historic Commission,

We are writing to submit public comments regarding the applications for 1202 Ashland:

HP2021_0133
HP2021_0129

We live at 1206 Ashland, next door and in line with the garage of 1202 Ashland. We have several concerns with the proposed changes for this structure.

The proposed changes to the garage include moving it much closer to our property, which may negatively impact water drainage between our homes.

Furthermore, relocation of the garage, plus the addition of an external stairway at what appears to be 12 inches or fewer from our shared fence, would negatively impact views from our home, decreasing the value of our home and effectively removing one of the primary reasons we, and many others, choose to live in the Heights (e.g., great views of nature and the wildlife it supports).

In addition, the relocation of the garage and the addition of the mud room would likely entail removal of trees and vegetation, negatively impacting local wildlife and reducing effective management of rainwater runoff.

See attached photos showing the views we currently enjoy from our home.

We ask the commission to reconsider the proposed changes at 1202 Ashland and deny the application to relocate the garage.

Thank you for your time and consideration,

Amy Bronstad
Mark Roberts
1206 Ashland St.
Houston, TX 77008