

CERTIFICATE OF APPROPRIATENESS

Applicant: Jorge O. Arreola, agent for, Jan R. Greer, owner

Property: 1802 Harvard Street, Lots 14 & 15, Block 105, Houston Heights South Subdivision. The property includes a historic three-story wood frame (with basement) 5,341 square foot single-family residence and a two-story 812 square foot carriage house situated on a 14,520 square foot corner lot.

Significance: Contributing Carriage House, constructed circa 1893, located in the Houston Heights East Historic District.

Proposal: Alteration – windows, door.

The applicant is proposing to relocate an existing window from the south elevation (visible from the street) to the front (west) in addition to adding more windows on three of the four elevations. All windows are to be inset and recessed with wood material to match existing. A new larger 84" x 120" garage door is proposed to replace the current garage door on the rear elevation.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with condition to keep the existing window on the south elevation (as opposed to relocation).

HAHC Action:

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torquing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: June 29, 2023



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for two years from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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 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; |

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- (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

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

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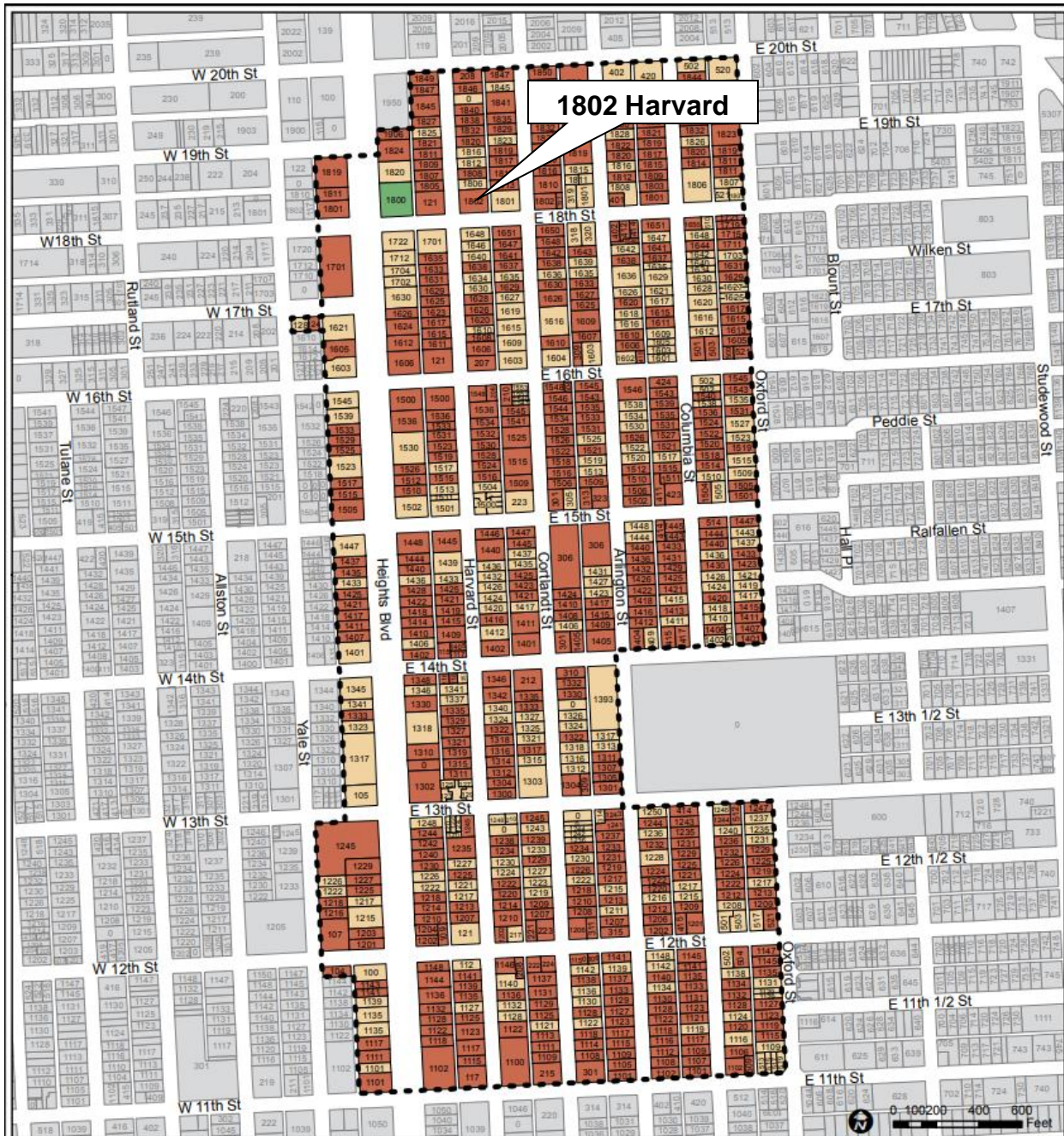


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PROPERTY LOCATION
HOUSTON HEIGHTS EAST HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO (Main residence)



CURRENT PHOTO (Main residence, carriage house to follow)



AERIAL VIEW OF PROPERTY



CARRIAGE HOUSE PHOTOS

FRONT (WEST)



FRONT (WEST)



REAR & SIDE (EAST & NORTH)



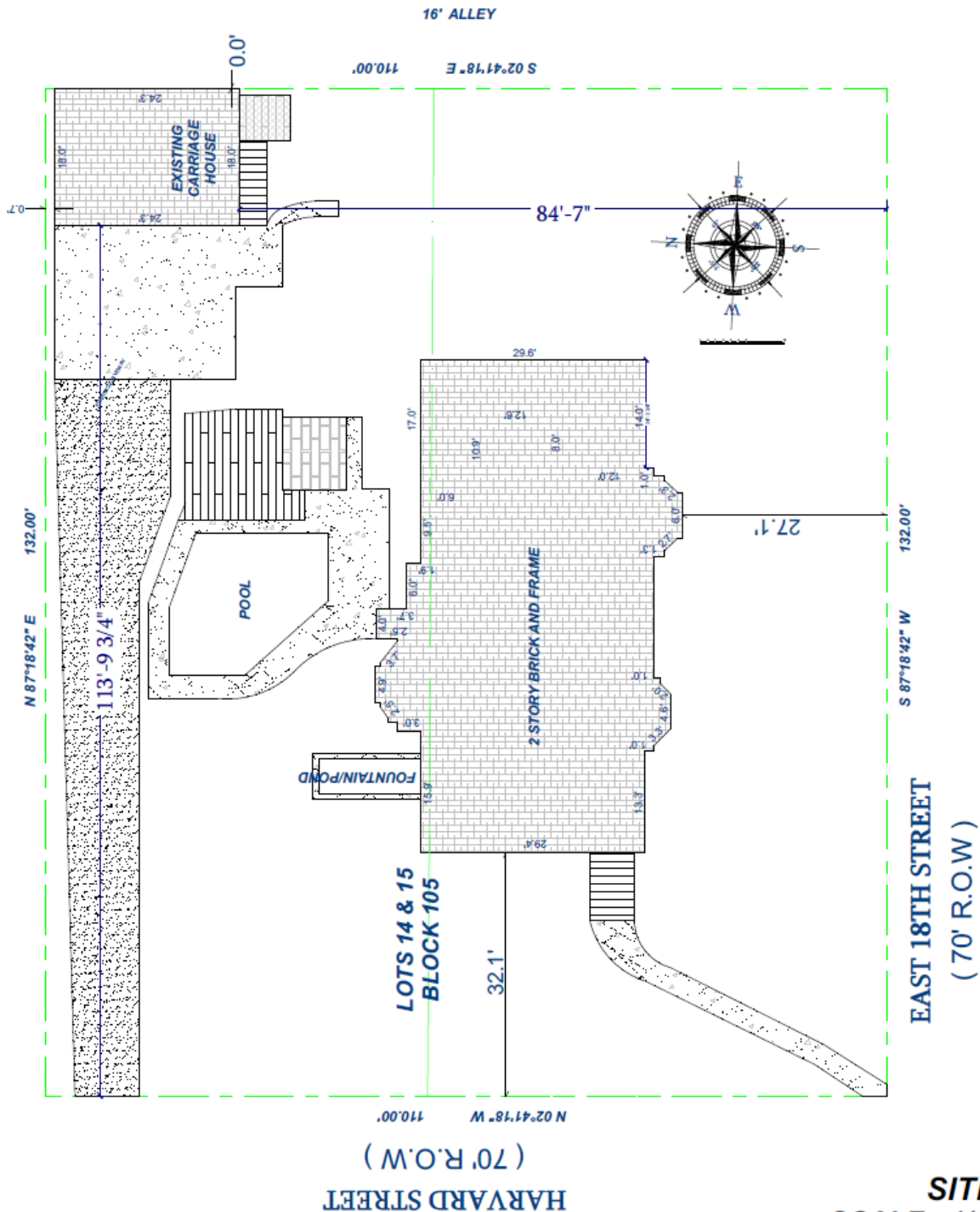
SIDE (SOUTH)



SIDE (SOUTH)

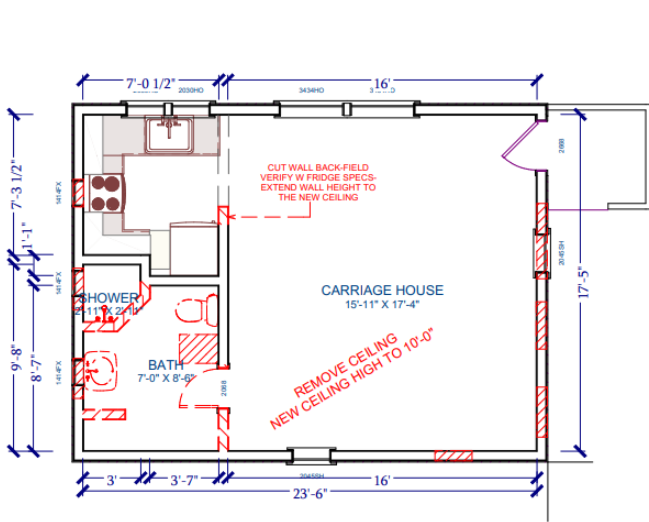


SITE PLAN

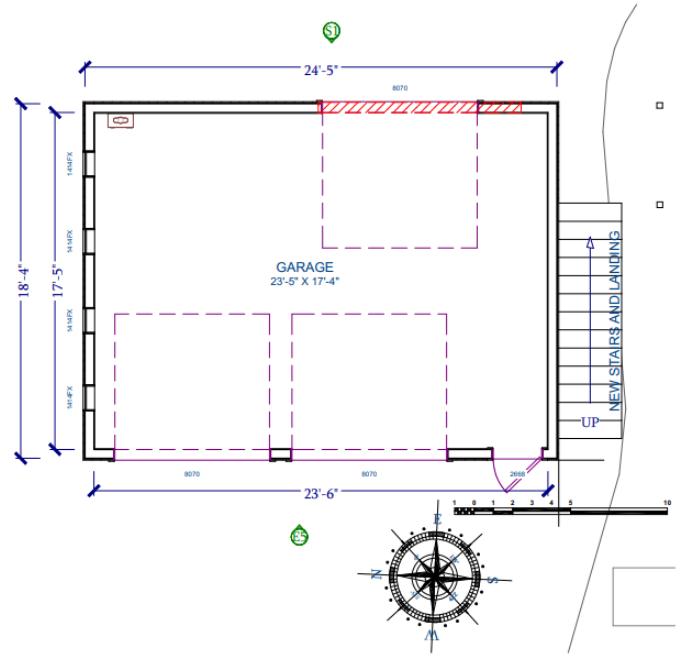


*All dimensions subject to field verify, dimensions area approximately

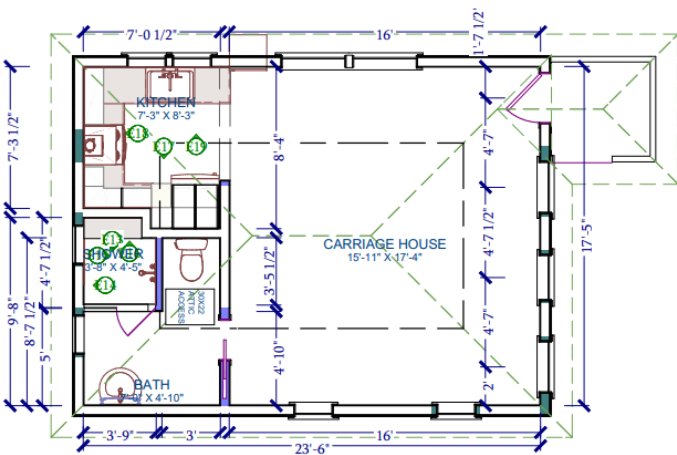
EXISTING FLOOR PLAN



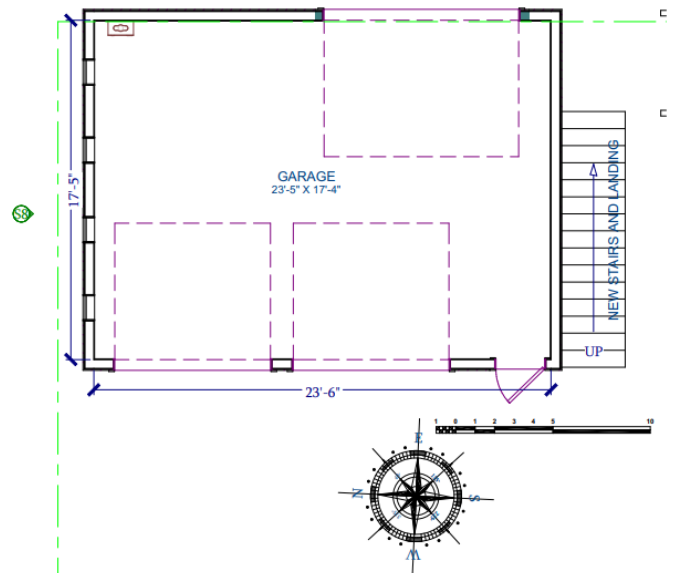
2nd Floor



PROPOSED FLOOR PLAN



2nd Floor



ELEVATIONS

EXISTING FRONT (WEST)



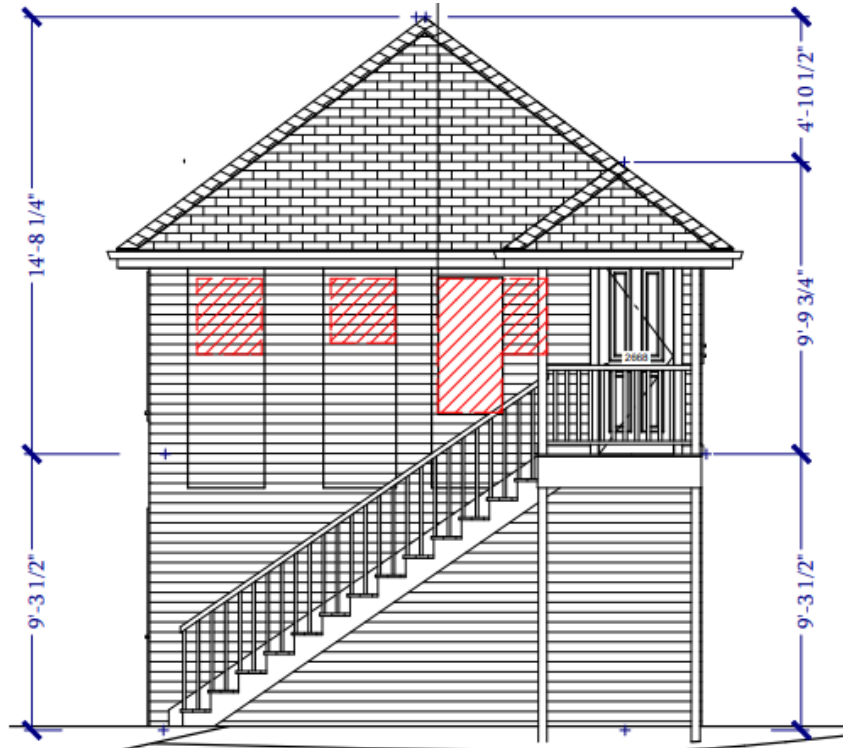
PROPOSED FRONT (WEST)



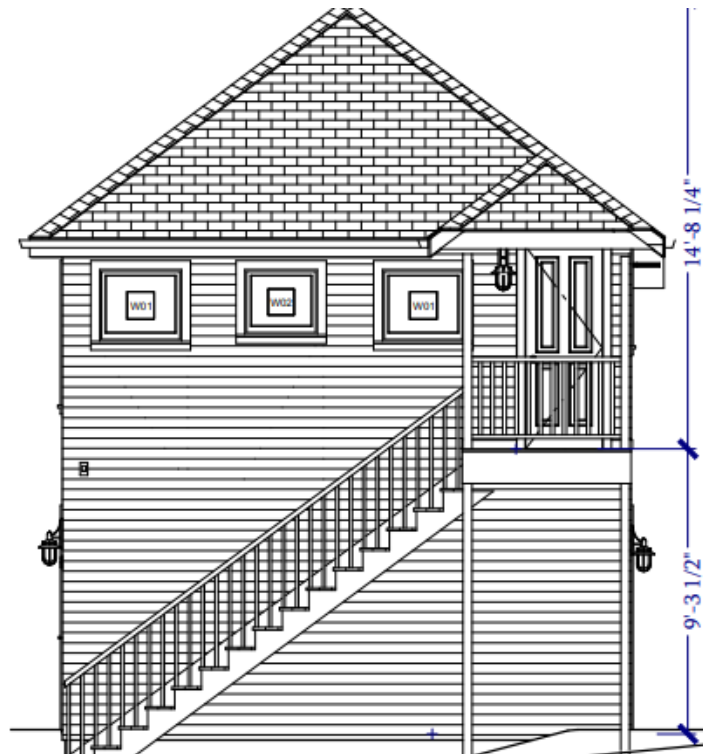


The black rectangle was an A/C wall unit that was included on the previous 2020 COA but the applicant clarified that it is now **not** to be included and that the only change here is the garage door.

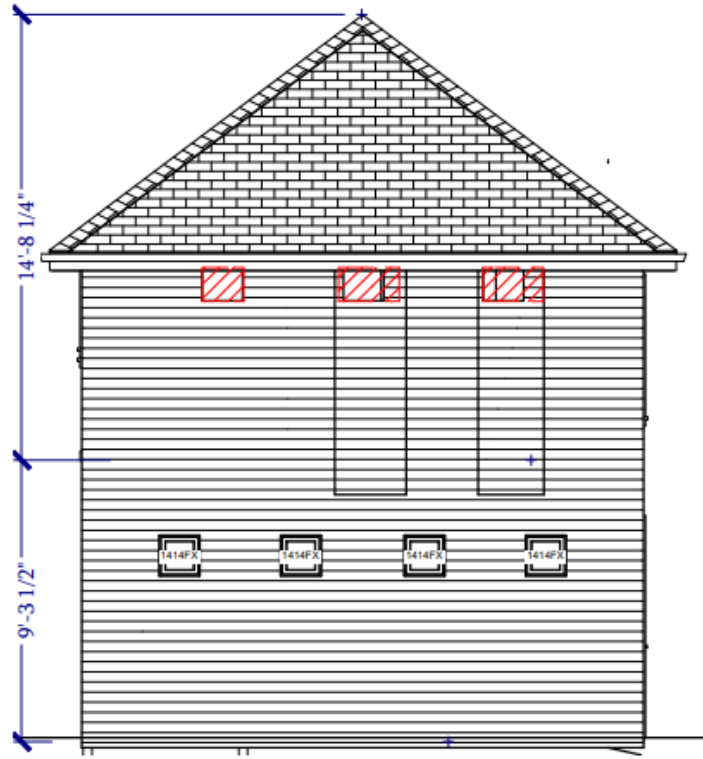
EXISTING SIDE (SOUTH)



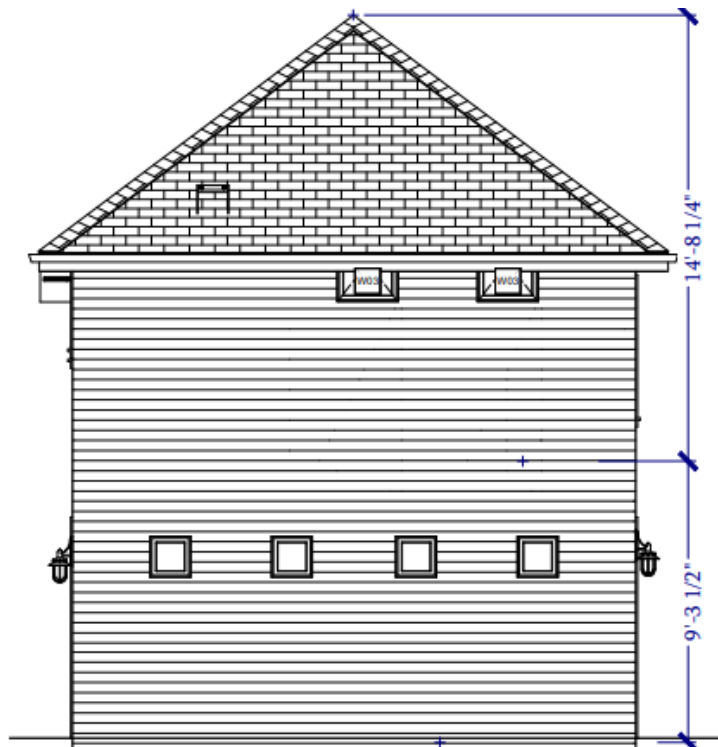
PROPOSED SIDE (SOUTH)



EXISTING SIDE (NORTH)



PROPOSED SIDE (NORTH)



WINDOW AND DOOR SCHEDULE

DOOR SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	DESCRIPTION	HEADER	THICKNESS	COMMENTS
D01	10070	1	1	10070	120 "	84 "	122"X87"	GARAGE-GARAGE DOOR P02	2X13X125" (2)	1 3/4"	
D02	shower door , tempered glass, field verify										
D03	2068	1	2	2068 R	24 "	80 "	49 1/4"X82 1/2"	POCKET-DOOR P03	2X6X52 1/4" (2)	1 3/8"	

WINDOW SCHEDULE											
NUMBER	LABEL	QTY	FLOOR	SIZE	WIDTH	HEIGHT	R/O	EGRESS	DESCRIPTION	HEADER	COMMENTS
W01	2824FX	2	2	2824FX	32 "	28 "	owner supply, field verify				
W02	2421FX	1	2	2421FX	28 3/8 "	25 3/8 "	owner supply, field verify				
W03	2014AW	2	2	2014AW	24 "	16 "	26"X18"		SINGLE AWNING	2X6X29" (2)	
W04	2045SH	2	2	2045SH	24 "	53 "	existing to remain, field verify				