

CERTIFICATE OF APPROPRIATENESS

Applicant: Laura Carrera, architect for Eric Reese, owner

Property: 811 Branard St, Tracts 9A & 10 block 18, Lockhart Connor and Barziza neighborhood subdivision. The property includes a historic 1,610 square foot one-story wood and brick single-family residence situated on a 5,000 square foot (50'x100') interior lot.

Significance: Contributing Craftsman style residence, constructed in 1920, located in the First Montrose Commons Historic District.

Proposal: Alteration: Addition to the 1,610 SF one-story single-family residence.

The applicant is proposing the following:

- Demolishing the noncontributing ADU structure that is 1,044 sqft.
- Construct a two-story new addition at the rear of the site.
- The new addition will add 1,381 sqft to the residence, as well as a new attached garage.
- The proposed eave height will be at 20' proposed ridge height will be at 25'- 4 27/32"
- All new proposed windows will be inset and recessed.

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
<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
FIRST MONTROSE COMMONS



INVENTORY PHOTO



CURRENT PHOTO



CONTEXT AREA



Figure 2- 807 & 809 Branard St _ next door neighbor



Figure 3_ 813 Branard St _ next door neighbor

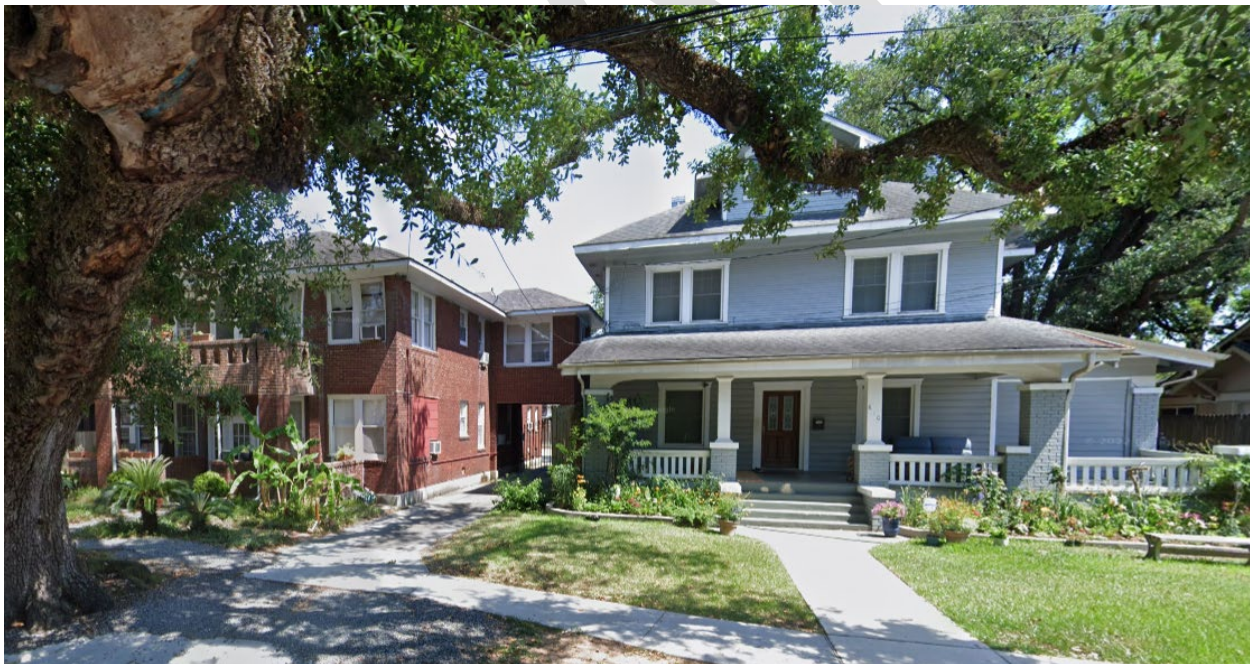


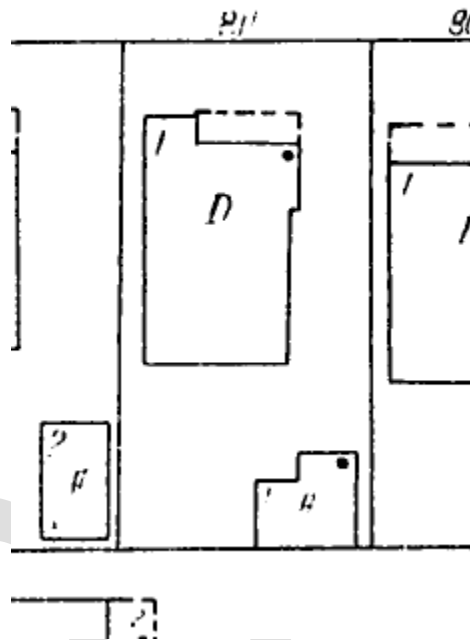
Figure 1-810 & 812 Branard Street _ across the street neighbors

EXISTING PHOTOS



SANBORN MAP

1924-1950



3D RENDERING

PROPOSED



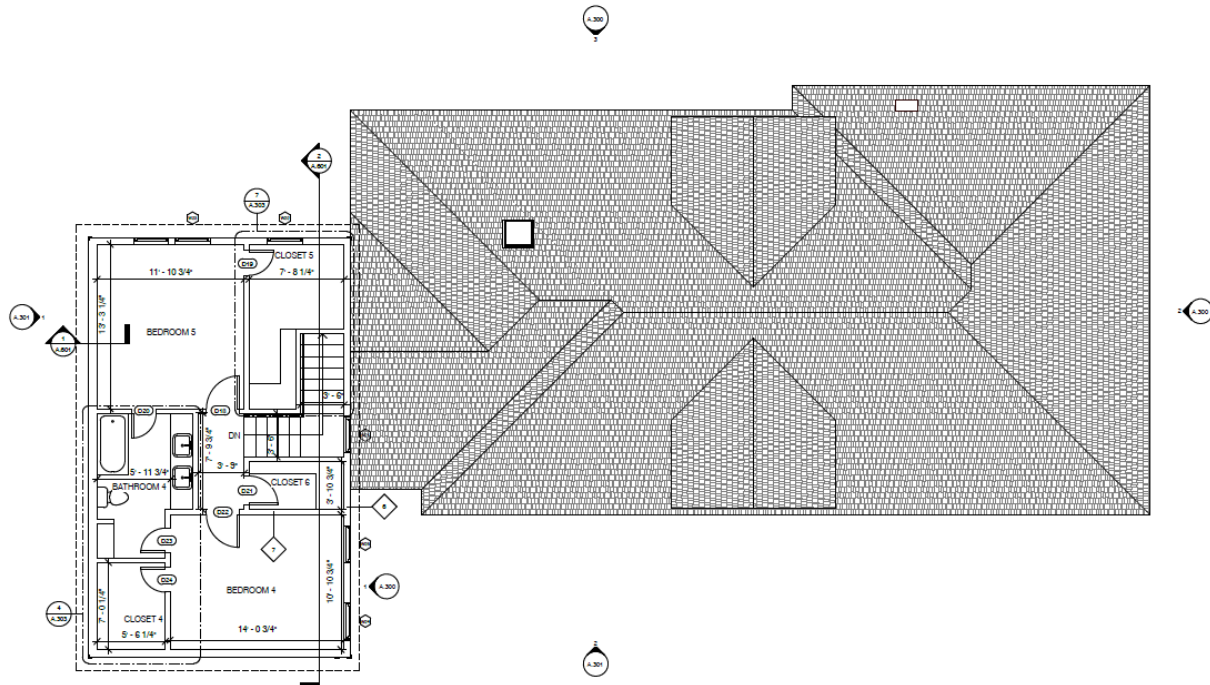
CALCULATION: IMPERVIOUS COVERAGE %

1.	MAIN HOUSE (NEW & EXISTING):	2,811 SQ-FT
2.	WALKWAY & DRIVEWAY (NEW & EXISTING):	432 SQ-FT
TOTAL:		3,243 SQ-FT
TOTAL LOT AREA:		5,000 SQ-FT
PERCENTAGE IMPERVIOUS AREA CALCULATION: (3243/ 5,000) * 100 = 64.8%		

PROJECT SQUARE FOOTAGE

EXISTING MAIN HOUSE :	1,610 SQ-FT
EXISTING FRONT PORCH :	200 SQ-FT
EXISTING BACK PATIO:	433 SQ-FT
EXISTING ADU:	1,044 SQ-FT
EXISTING WALKWAY, PAVERS, & DRIVEWAY:	1,340 SQ-FT
TOTAL EXISTING:	4,627 SQ-FT
PROPOSED MAIN HOUSE (EXISTING TO REMAIN):	1,610 SQ-FT
PROPOSED MAIN HOUSE (ADDITION):	1,381 SQ-FT
PROPOSED FRONT PORCH (EXISTING TO REMAIN):	200 SQ-FT
PROPOSED REAR PORCH:	63 SQ-FT
PROPOSED WALKWAY & DRIVEWAY:	420 SQ-FT
TOTAL PROPOSED:	3,674 SQ-FT

SECOND FLOOR PLAN



FRONT NORTH ELEVATION

EXISTING



PROPOSED



SIDE WEST ELEVATION

EXISTING



PROPOSED



SIDE EAST ELEVATION

EXISTING



PROPOSED

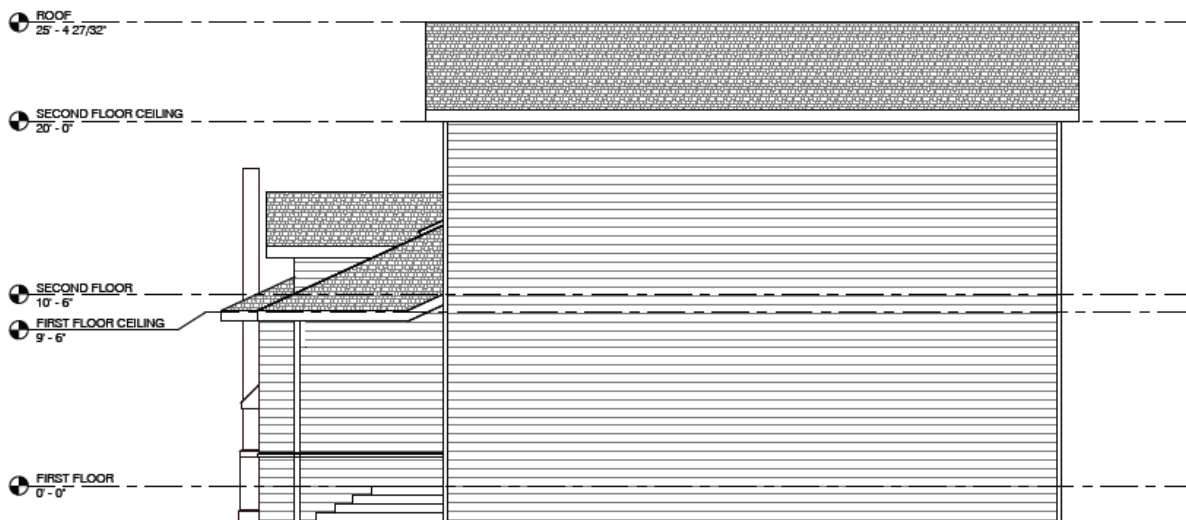


REAR SOUTH ELEVATION

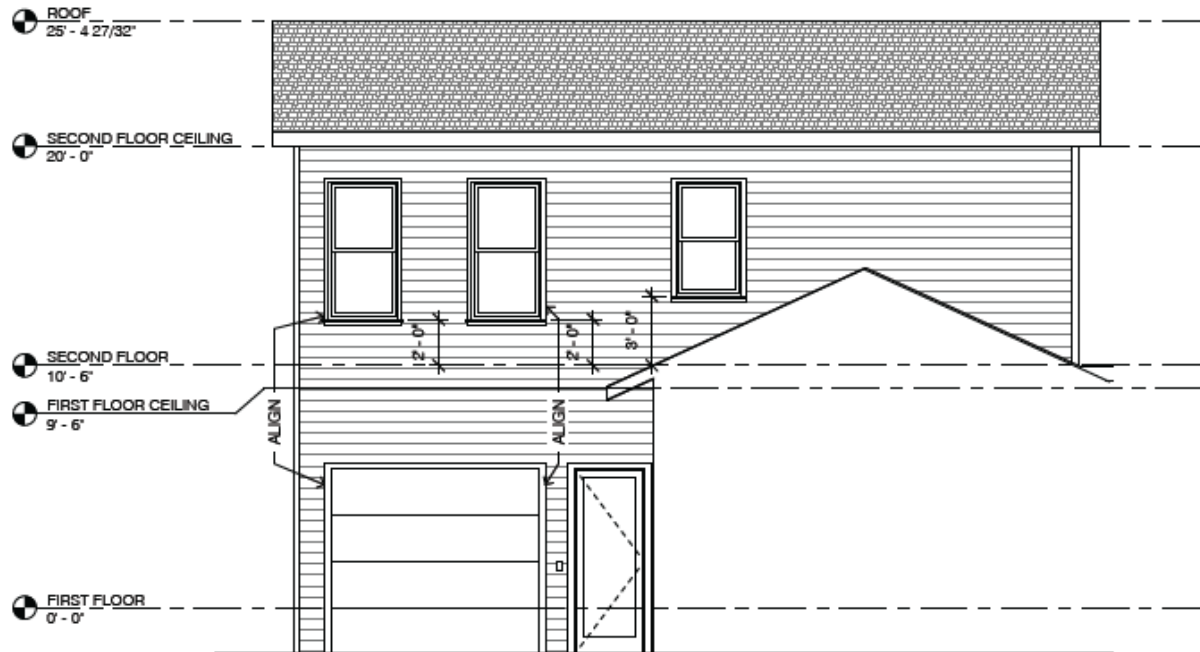
EXISTING



PROPOSED



North elevation of Addition



WINDOW & DOOR SCHEDULES

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	SILL HEIGHT	DESCRIPTION	EGRESS	SAFETY GLASS REQUIRED	ROUGH OPENING
W9	2' - 10"	5' - 11 1/4"	1' - 9"	NEW DOUBLE HUNG WOOD WINDOW			
W10	2' - 10"	5' - 11 1/4"	1' - 9"	NEW DOUBLE HUNG WOOD WINDOW	YES		
W11	2' - 10"	5' - 11 1/4"	1' - 9"	NEW DOUBLE HUNG WOOD WINDOW			
W21	2' - 10"	4' - 11 1/4"	3' - 0"	NEW DOUBLE HUNG WOOD WINDOW			
W22	2' - 11"	3' - 6"	4' - 5 1/4"	NEW DOUBLE HUNG WOOD WINDOW			
W23	2' - 10"	5' - 11 1/4"	2' - 0"	NEW DOUBLE HUNG WOOD WINDOW	YES		
W24	3' - 0"	5' - 11 1/4"	2' - 0"	NEW DOUBLE HUNG WOOD WINDOW			
W25	3' - 0"	5' - 11 1/4"	2' - 0"	NEW DOUBLE HUNG WOOD WINDOW	YES		
W41	2' - 2 21/32"	2' - 2 21/32"		NEW SKYLIGHT 2448 SKLT			
W42	2' - 10"	5' - 11 1/4"	2' - 0"	NEW DOUBLE HUNG WOOD WINDOW	YES		

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	DESCRIPTION	SAFETY GLASS REQUIRED
D5	3' - 0"	6' - 8"	NEW SWING DOOR - WOOD	
D7	2' - 0"	6' - 8"	NEW POCKET DOOR - WOOD	
D8	2' - 8"	6' - 8"	NEW SWING DOOR - WOOD	
D9	2' - 0"	6' - 8"	NEW SWING DOOR - WOOD	
D10	3' - 0"	7' - 0"	NEW SWING DOOR - WOOD	
D11	2' - 8"	6' - 8"	NEW SWING DOOR - WOOD	
D12	2' - 0"	6' - 8"	NEW POCKET DOOR - WOOD	
D13	2' - 0"	6' - 8"	NEW SWING DOOR - WOOD	
D14	2' - 4"	6' - 8"	NEW SWING DOOR - WOOD	
D15	3' - 0"	6' - 8"	NEW SWING DOOR -WOOD *A SOLID WOOD DOOR NOT LESS THAN 1 3/8 INCH WITH SELF CLOSING HINGES*, FIRE PROTECTION RATING OF 20 MINUTES	
D16	3' - 0"	8' - 0"	NEW SWING DOOR - WOOD	
D17	9' - 0"	8' - 0"	NEW GARAGE DOOR - METAL	
D18	2' - 8"	6' - 8"	NEW SWING DOOR - WOOD	
D19	2' - 0"	6' - 8"	NEW SWING DOOR - WOOD	
D20	2' - 0"	6' - 8"	NEW SWING DOOR - WOOD	
D21	2' - 4"	6' - 8"	NEW SWING DOOR - WOOD	
D22	2' - 8"	6' - 8"	NEW SWING DOOR - WOOD	
D23	2' - 0"	6' - 8"	NEW SWING DOOR - WOOD	
D24	2' - 0"	6' - 8"	NEW SWING DOOR - WOOD	

CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



PLANNING &
DEVELOPMENT
DEPARTMENT

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
W13	Wood	1/1	DH	34 x 72	Recessed	Original	Yes
W14	Wood	1/1	DH	22 x 35	Recessed	Original	Yes
W15	Wood	1/1	DH	23 x 35	Recessed	Original	Yes
W16	Wood	1/1	DH	23 x 35	Recessed	Original	Yes
W17	Wood	1/1	DH	34 x 72	Recessed	Original	Yes
W18	Wood	1/1	DH	334 x 72	Recessed	Original	Yes
W19	Wood	1/1	DH	34 x 72	Recessed	Original	Yes
W20	Wood	1/1	DH	34 x 72	Recessed	Original	Yes
W26	Wood	1/1	DH	36 x 60	Recessed	Original	No

DAMAGE TO EXISTING WINDOWS	
Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows

*** Use additional sheets as necessary

CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



PLANNING &
DEVELOPMENT
DEPARTMENT

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
W1	Wood	1		20 x 66	Recessed	Original	Yes
W2	Wood	1		31 x 66	Recessed	Original	Yes
W3	Wood	1		20 x 66	Recessed	Original	Yes
W4	Wood	1/1	DH	34 x 72	Recessed	Original	Yes
W5	Wood	1/1	DH	34 x 72	Recessed	Original	Yes
W6	Wood	1/1	DH	34 x 72	Recessed	Original	Yes
W7	Wood	1/1	DH	34 x 47	Recessed	Original	Yes
W8	Wood	1/1	DH	34 x 47	Recessed	Original	Yes
W12	Wood	1/1	DH	34 x 72	Recessed	Original	Yes

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>

PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
W9	Wood	1/1	DH	34 x 72	Recessed	Sierra Pacific Windows	Rear patio
W10	Wood	1/1	DH	34 x 72	Recessed	Sierra Pacific Windows	Bedroom 3
W11	Wood	1/1	DH	34 x 72	Recessed	Sierra Pacific Windows	Bedroom 3
W21	Wood	1/1	DH	34 x 60	Recessed	Sierra Pacific Windows	Stair way
W22	Wood	1/1	DH	35 x 42	Recessed	Sierra Pacific Windows	Closet 5
W23	Wood	1/1	DH	36 x 72	Recessed	Sierra Pacific Windows	Bedroom 5
W24	Wood	1/1	DH	36 x 72	Recessed	Sierra Pacific Windows	Bedroom 4
W25	Wood	1/1	DH	36 x 72	Recessed	Sierra Pacific Windows	Bedroom 4
W41	Wood	1		27 x 27	Recessed	Velux	Kitchen Skylight

- Must include photos of all windows with labels indicated on this sheet
- Must include manufacture's specifications and details for all proposed windows

*** Use additional sheets as necessary

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: _____

Lot Size (Total Sq Ft): _____

General Addition Info:

Lot Dimensions (W X L) : _____

Existing stories*		Proposed addition stories*	
Existing max ridge height*		Proposed max ridge height*	
Existing max eave height*		Proposed max eave height*	

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>			
Detached Garage, Garage Apt or Accessory Building Square Footage			
<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* =		

Setbacks From Property Line:

	Existing	Proposed/New	Shares property line with neighbor -Y/N?
North*			
South*			
East*			
West*			

Do you have flooding issues? YES NO

Foundation:

	Existing	Proposed/New Addition
Grade to Finished Floor Height (1st fl)*		
Type*		
Material*		

Cladding:

	Existing	Proposed/New Addition
Primary Siding Material *		
Primary Siding Width Reveal		
Skirting Material		
Soffit Material		
Fascia Material		

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

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>

Max Width/Depth & Inset:

widest building wall corner to corner	Existing	Proposed/New *do not include existing	= End Result/Total
Max Width*			
Max Depth*			

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

YES or NO

Please advise inset dimensions for applicable corners:

Roof:

	Existing	Proposed/New Addition
Pitch*		
Style*		
Material *		

Porch Details:

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