CERTIFICATE OF APPROPRIATENESS

Application Date: December 6, 2022

Applicant: Sumaiya Kassim, owner

Property: 1204 Studewood Street, Lot 18, Block 127, North Norhill Subdivision. The property includes a 1,256 SF one-story wood frame duplex and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing vernacular craftsman style duplex, circa 1930, located in the Norhill Historic District.

Proposal: Alteration –

- The ceiling plate is proposed to be raised 1’ to 9’ (work completed without COA)
- One original front door opening to be changed to a window

This full project was presented at the September 2022 meeting. The decision was to issue a COR allowing for the addition and the new single car garage but denying elevation of the ceiling plate (it should be returned to original height) and requiring that both front doors to be retained and functioning, no alteration to the front porch.

Criteria cited for denial were criterion 4 and 5.

Public Comment: No public comment received.

Civic Association: **Norhill Neighborhood Civic Association supports the project as applied for**

Recommendation: **Denial - does not satisfy criteria and issuance of COR as applied for**

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
☒	☐	☐	(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;

This building has been historically a duplex, or at least a double front and rear door building. At least two reasons exist to allow the one front door to be changed into a window. First, the draft Norhill Design Guidelines specifically allow for this. The draft document has gone through rigorous public input. Second, the front entry doors and trim have been changed to contemporary materials. The replacement of a door with a window does not require the removal of original material. If the appearance of a second door defines the building, then a more owner friendly resolution would be to retain the opening with solid infill and re-install appropriate trim.

The elevation of the first-floor ceiling plate by approximately 1' while a not insignificant change; does not rise to the level of a change that eliminates any distinguishing qualities or characteristics of either the existing building or its environment. This is evidenced by the various proportional relationships between roof rafter tail ends to window tops throughout the context area. *The Field Guide to American Houses*, by McAlester, does not call out any proportional relationship between the length, height, or width of a walls and roof rafter tails or roof massing, as a distinguishing characteristic of a vernacular craftsman bungalow.

☒	☐	☐	(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.

The applicants have proposed to retain both entry roofs and sets of entry stoops. That proposal maintains the stylistic feature, perhaps the strongest feature, that delineates this "duplex" from a single-family residence. That is, it retains two features that characterize the building as it is today. None of the details of this building today represent examples of skilled craftsmanship.

☒	☐	☐	(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;

☒ ☐ ☐ (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;

☒ ☐ ☐ (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.

N

PROPERTY LOCATION

NORHILL HISTORIC DISTRICT

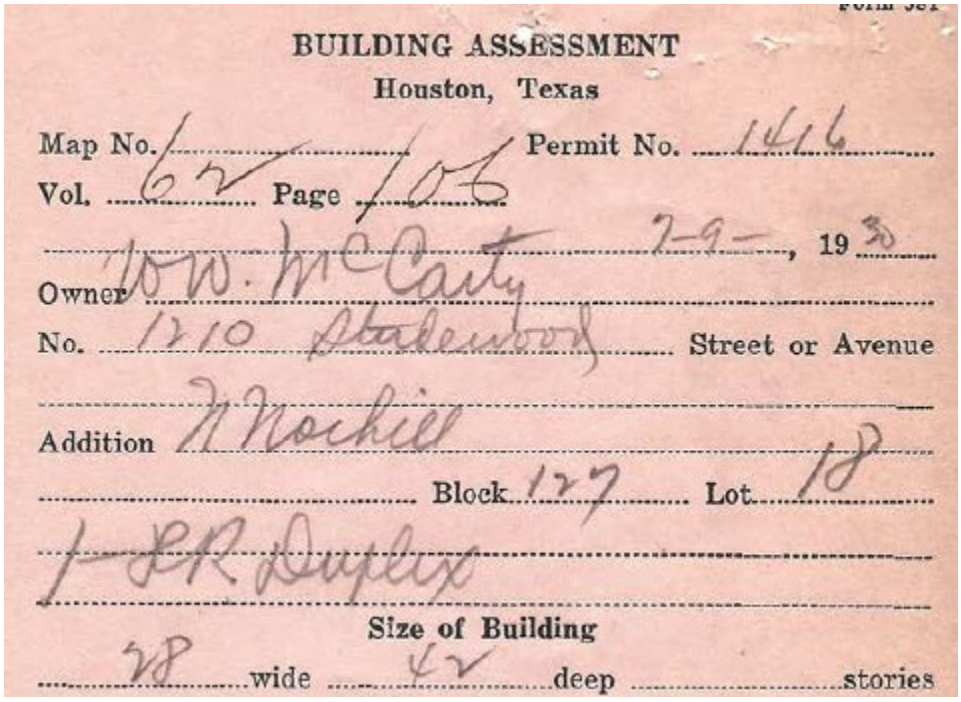
Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

Background Information for this site:

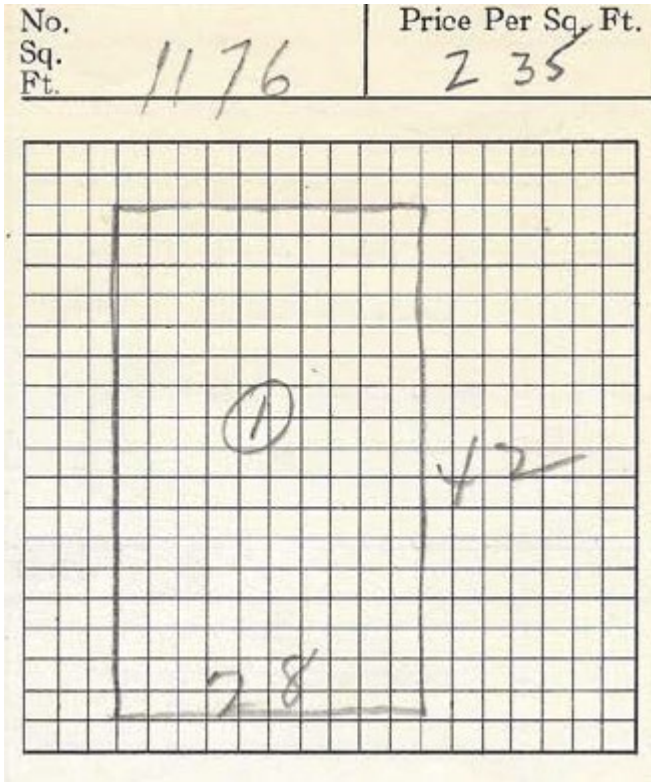
Additionally, please see attached BLA (Building Land Assessment) from Harris County.



BUILDING ASSESSMENT
Houston, Texas

Map No. ..... Permit No. 1416
Vol. 62 Page 106
7-9-, 1930
Owner W. W. McCarty
No. 1210 Studewood Street or Avenue
Addition Norhill
Block 127 Lot 18
1-2R Duplex
Size of Building
28 wide 42 deep stories

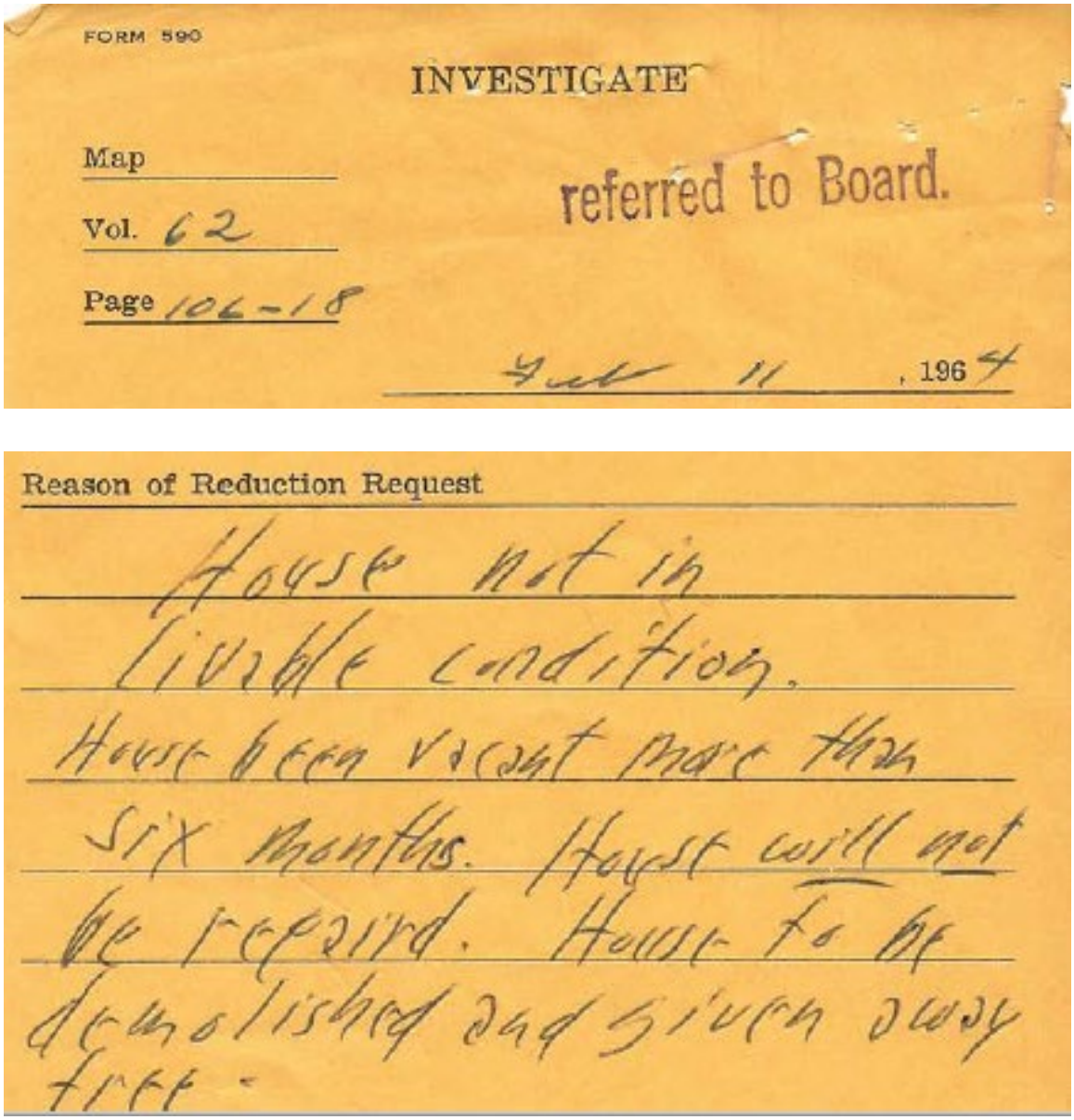
Figure 1 - Confirms was a Duplex in July 1930



No. Sq. Ft. 1176 | Price Per Sq. Ft. 2 35

1
42
28

Figure 2 - no indication of individual gables on front elevation nor sides


FORM 590

INVESTIGATE

Map

Vol. 62

Page 106-18

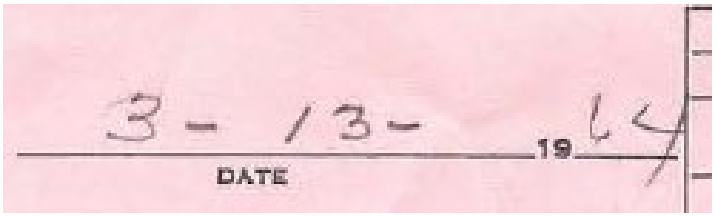
referred to Board.

Feb 11, 1964

Reason of Reduction Request

House not in
livable condition.
House been vacant more than
six months. House will not
be repaired. House to be
demolished and given away
first.

Figure 3 - February 11, 1964



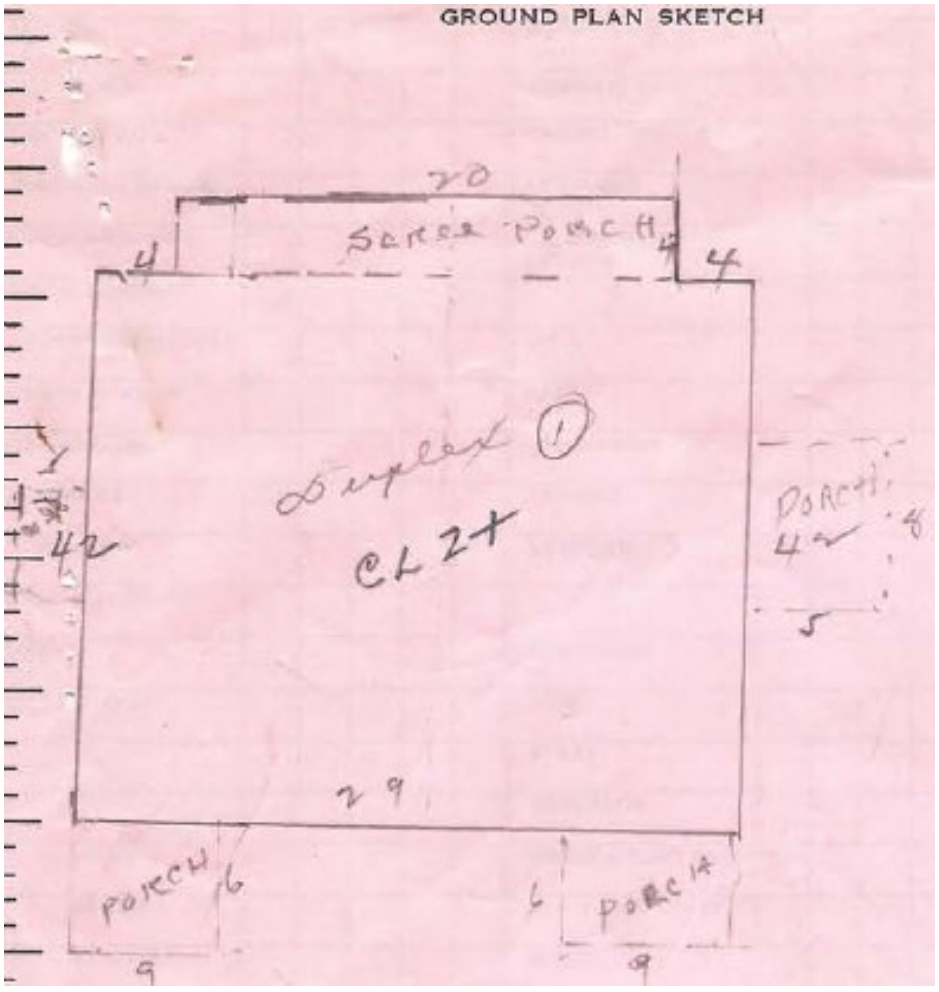


Figure 4 – March 13, 1964 - Appearance of front, rear, and side porches

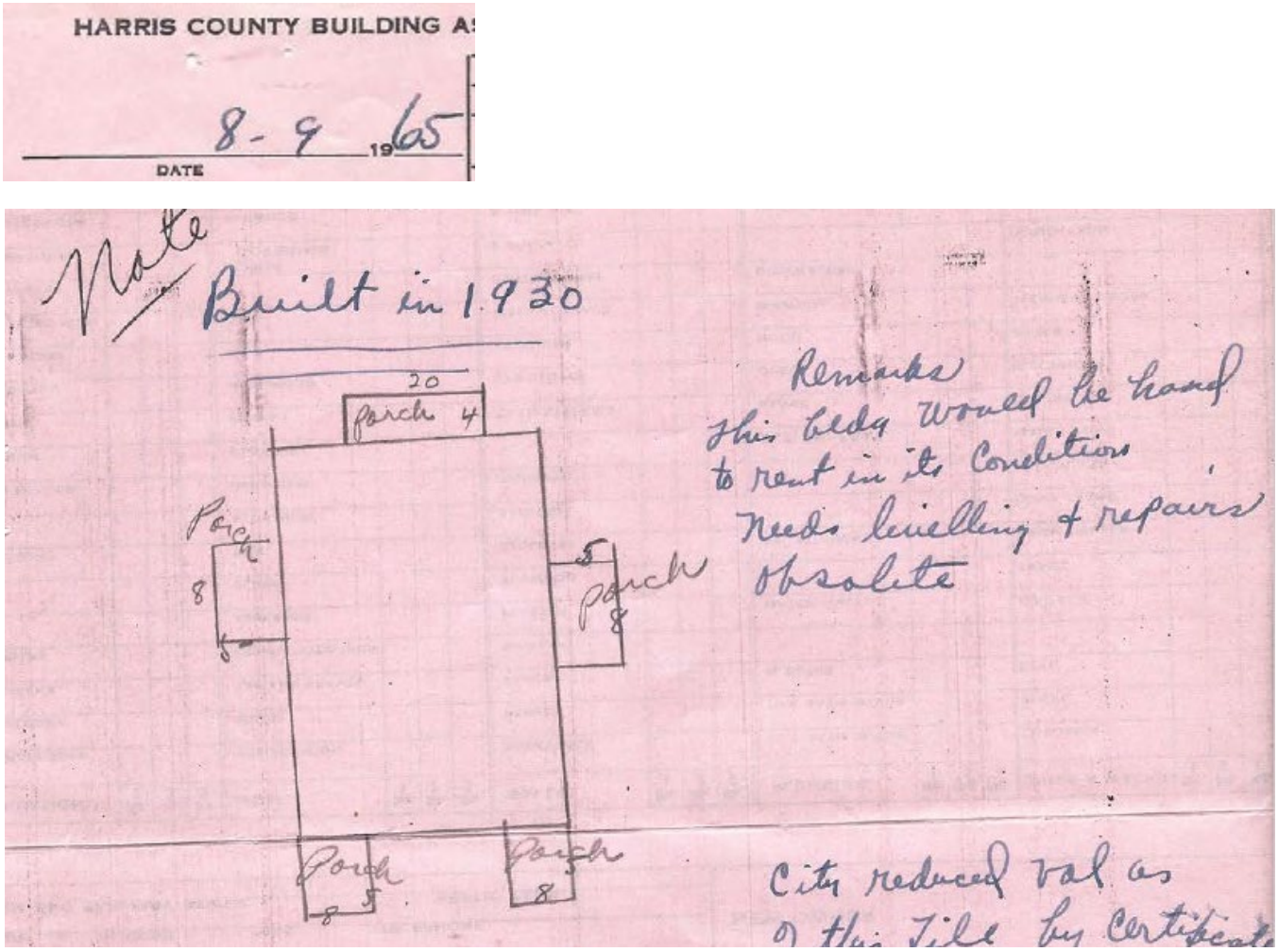


Figure 5 - August 1965

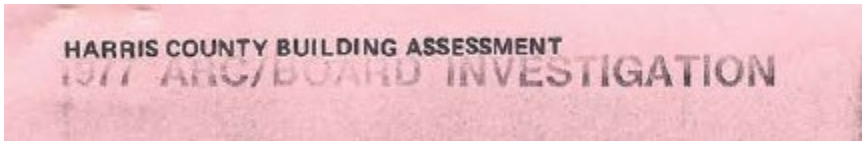
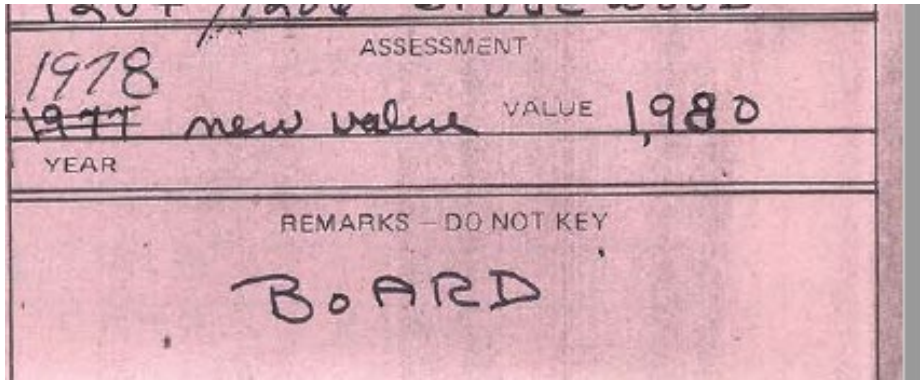


Figure 6 - 1977



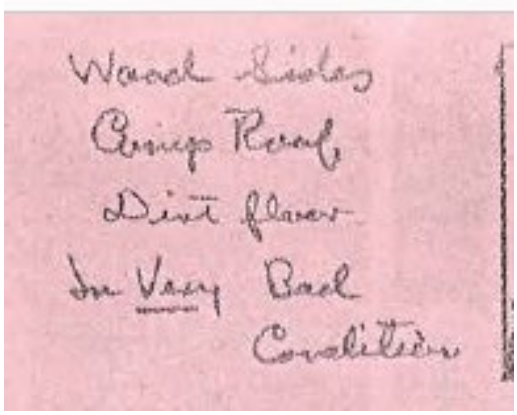
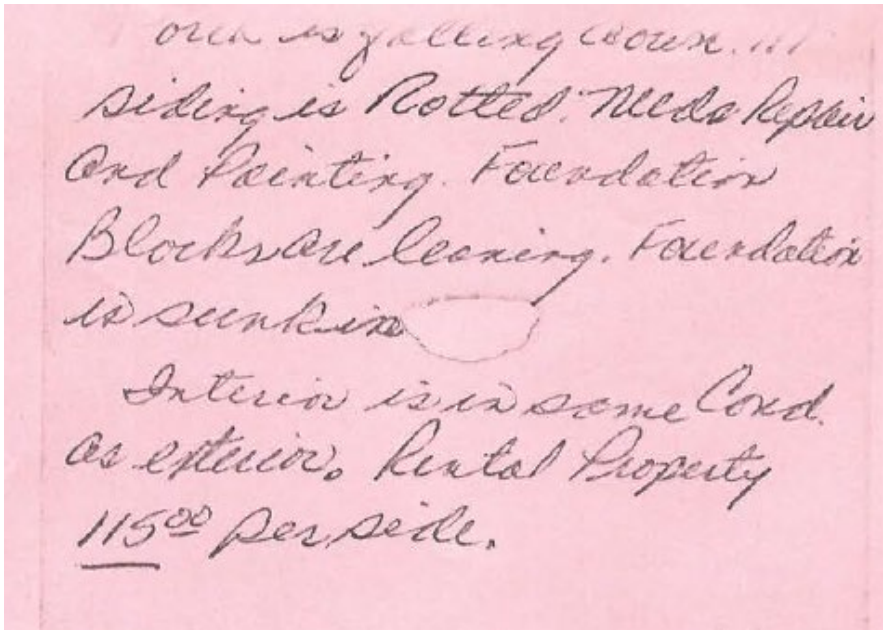


Figure 7 - 1978

Porch is falling down. Siding is rotted, needs repair and pointing. Foundation Blocks are leaning. Foundation is sunken. Interior in same condition as exterior. Rental Property 115.00 per side.



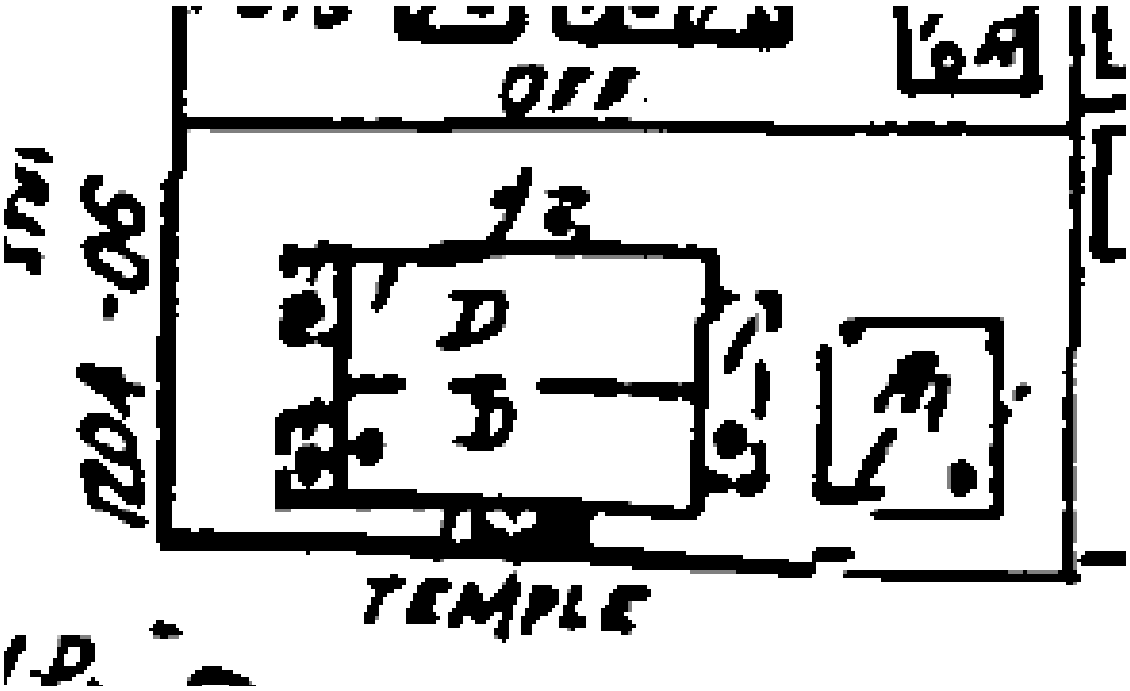
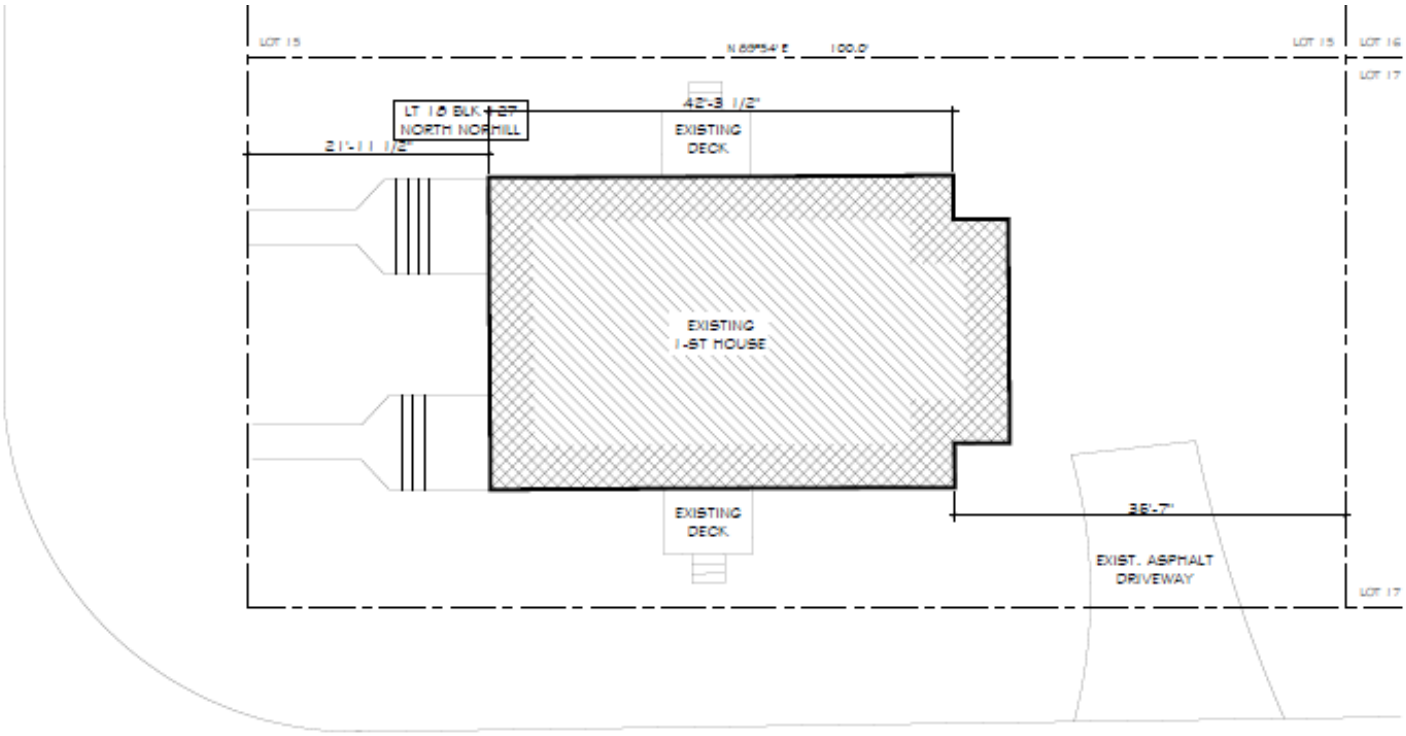
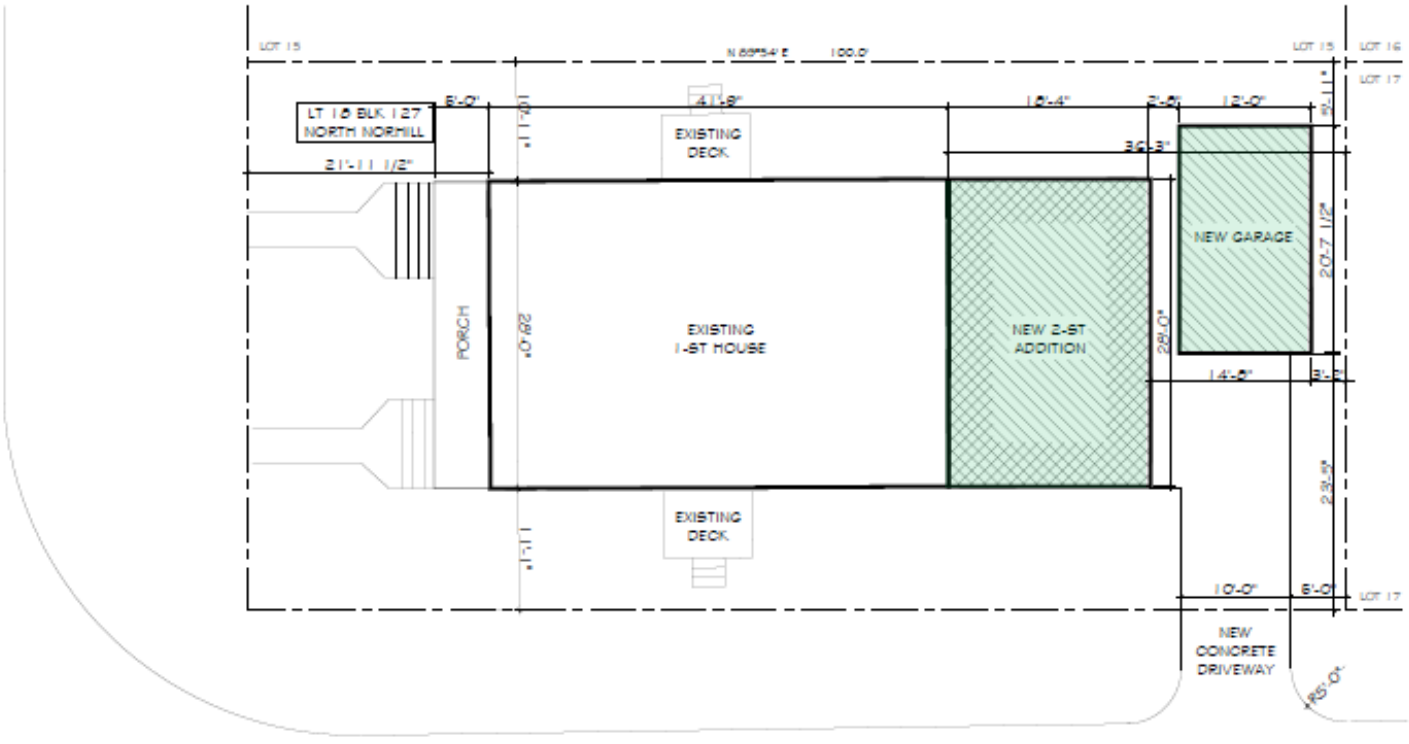


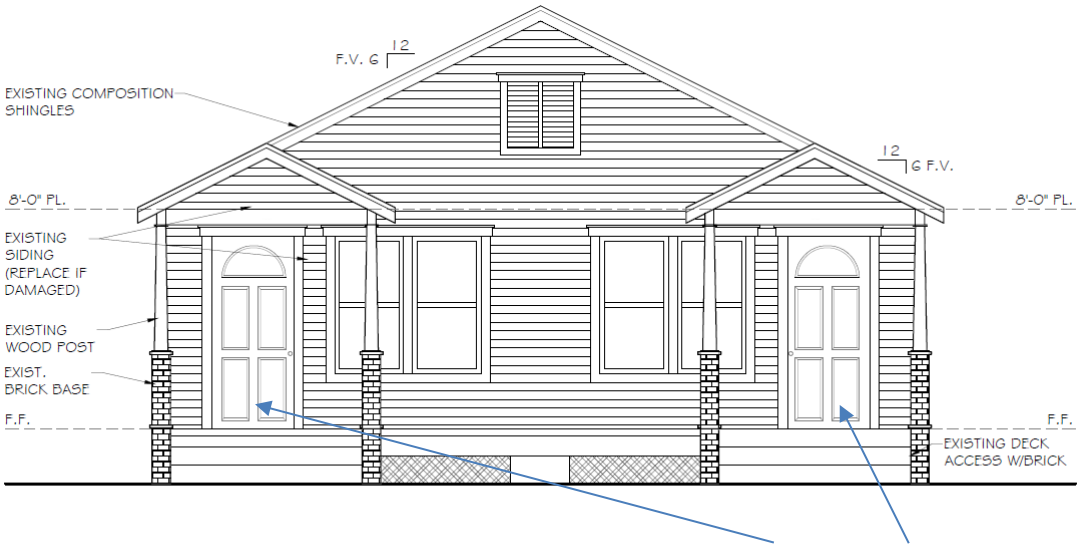
Figure 8 - Sanborn 1924 to 1950 is not on an Earlier Sanborn



1 SITE PLAN "EXISTING"
SCALE: 1/8"=1'-0"

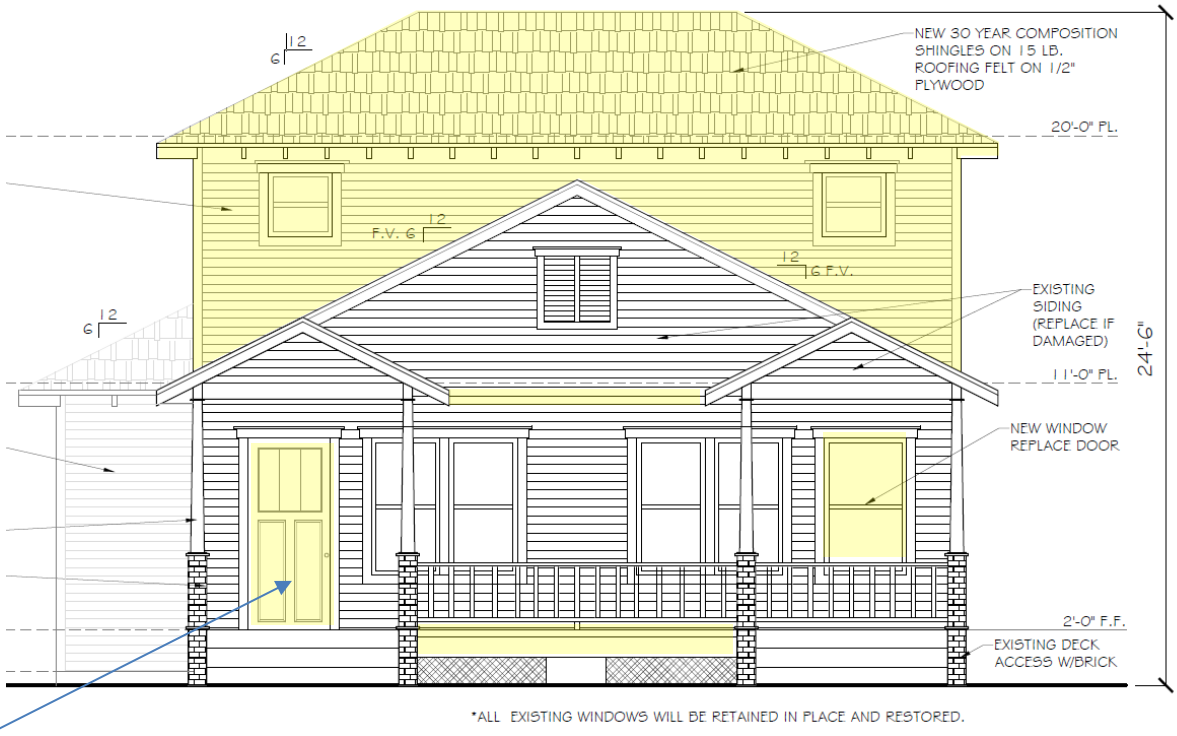
TEMPLE AVE.
(50' R.O.W.)





3 EXIST. FRONT ELEVATION
SCALE: 1/4"=1'-0"

Existing doors and door trim are not original



Applicant proposes to replace inappropriate door with a craftsman style door

4 EXIST. RIGHT ELEVATION
SCALE: 1/4"=1'-0"

Existing doors and door trim are not original

*ALL EXISTING WINDOWS WILL BE RETAINED IN PLACE AND RESTORED.

4 RIGHT ELEVATION
SCALE: 1/4"=1'-0"

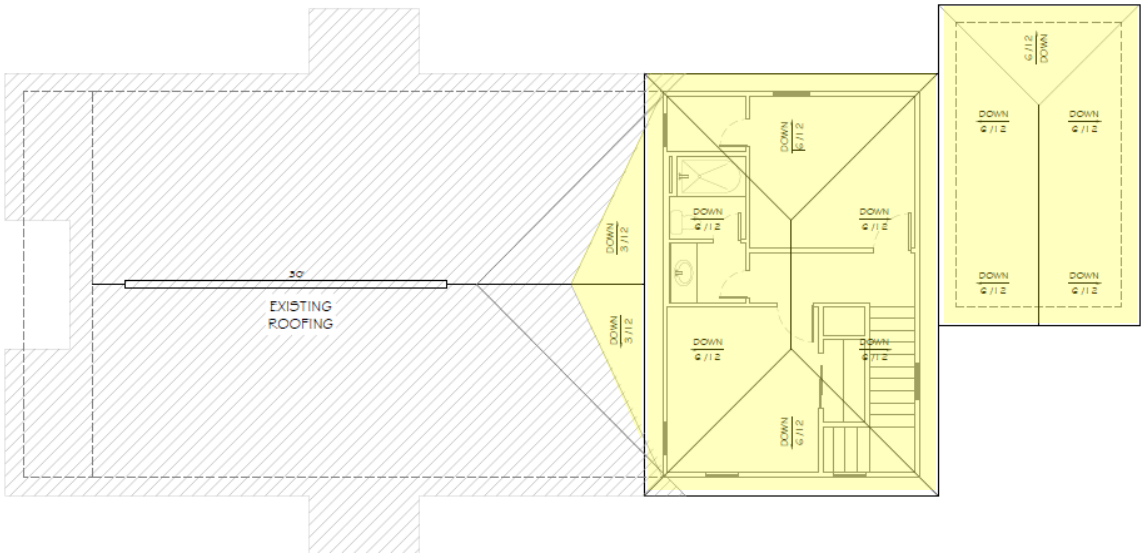


Figure 9 - Proposed Roof Plan

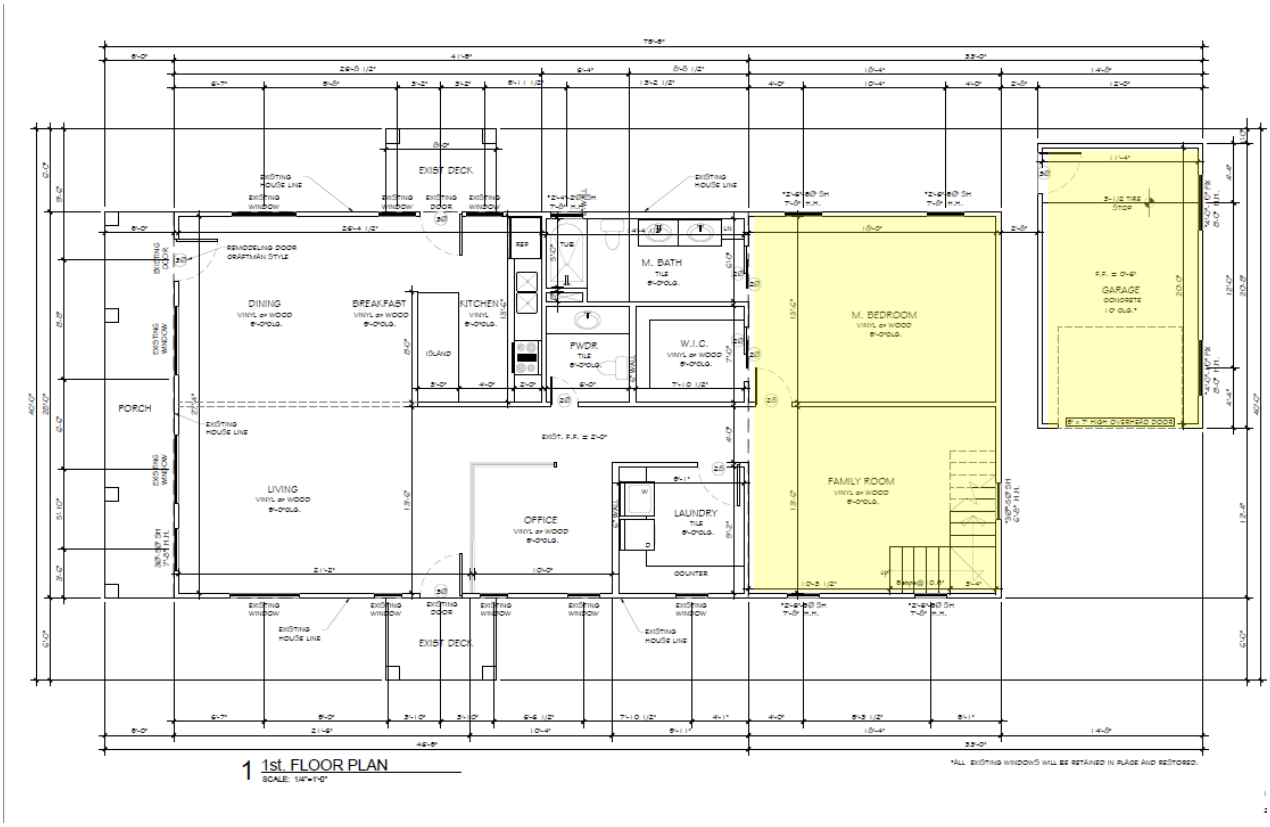


Figure 10 - Proposed First Floor Plan

Proportional Relationships Between Roofs, Eaves and Exterior Walls


1136
1138


1204

Figure 12 - Leaning brick stoops with gapped mortar joints

Figure 11 - Non original porch deck and railings

Figure 13 - Interior Shiplap Walls Intact

Figure 14 - Many Houses that We Call Duplexes Never Were. They Were Single Family Homes that were built to Accommodate a Renter

A structure with two front doors

4.34 For a structure that has two front doors, the following are acceptable alterations:

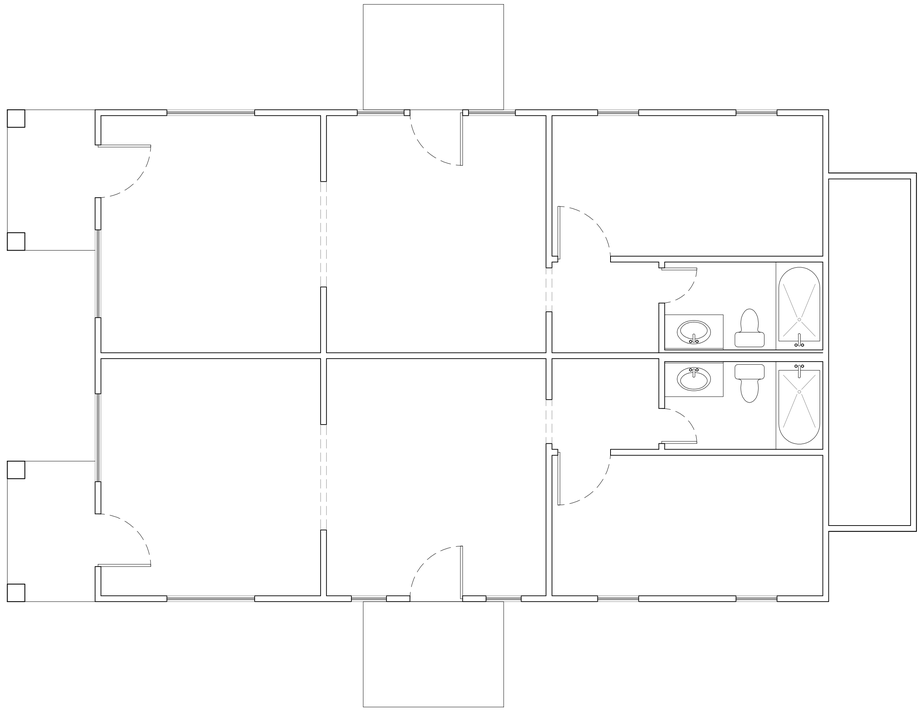
- Retain both front doors; one may be made inoperable.
- Alternatively, replace one of the doors with a window and leave the other door as is.

4.35 A previously altered front entry may be restored.

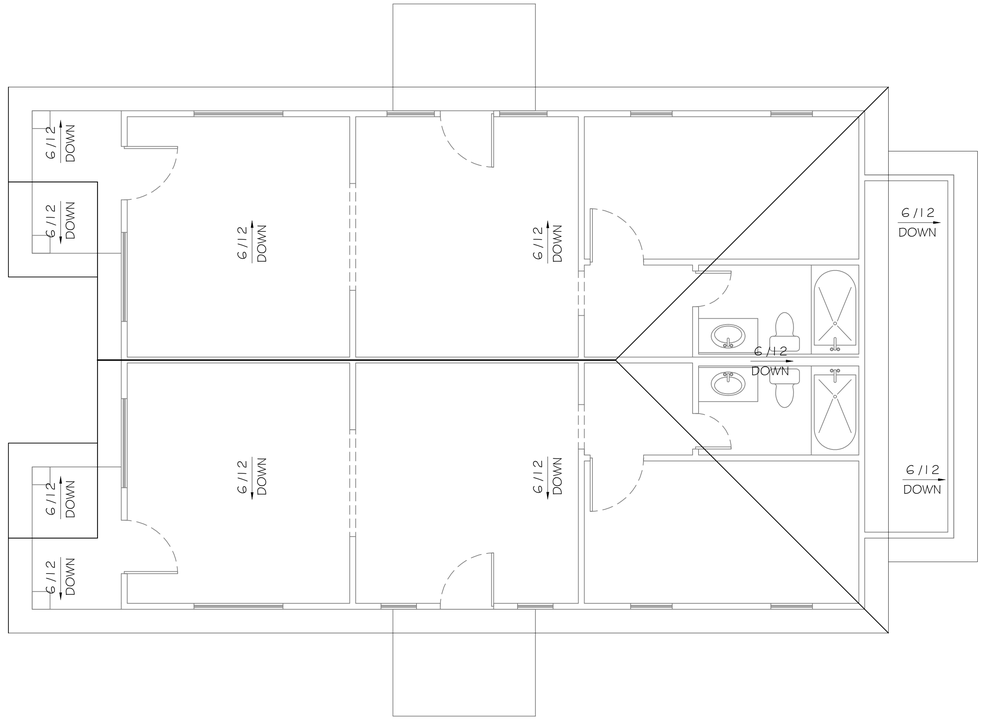
- If a building was converted from single-family use to a duplex, and historical evidence for a single front entry door is available, you may restore the front entry to its original configuration.

Figure 15 - Language from the Norhill DGs Draft

Please see attached drawings for additional details.



1 EXISTING FLOOR PLAN
SCALE: 1/4"=1'-0"



2 EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"

TABULATIONS

EXIST. LIV' AREA:	1,256 SQ.FT
EXIST. PORCH:	80 SQ.FT
EXIST. 2 DECK:	96 SQ.FT
EXIST. COV'D AREA:	2972 SQ.FT

3 EXIST. FRONT ELEVATION
SCALE: 1/4"=1'-0"

4 EXIST. RIGHT ELEVATION
SCALE: 1/4"=1'-0"

project:

NEW REMODEL & ADDITION

1206 STUDEWOOD ST.
HOUSTON, TX. 77008

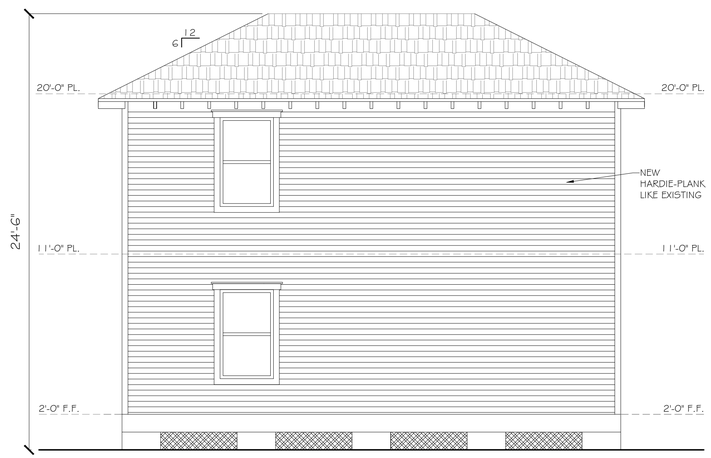
EXISTING CONDITIONS

sheet: A0.0

modernadhtn@gmail.com

By J.G.

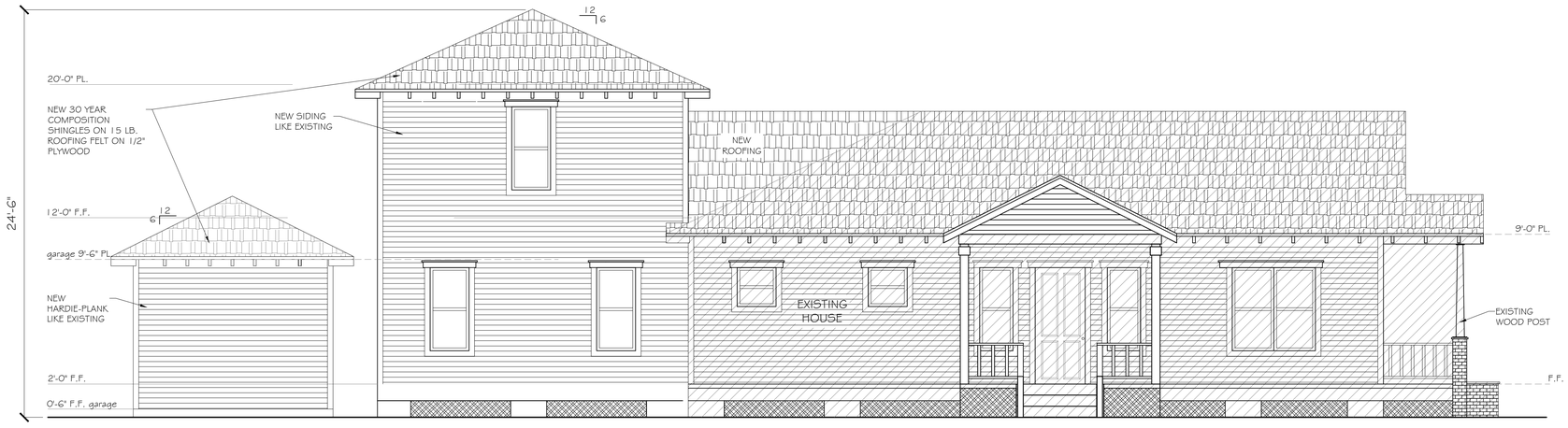
1 FRONT ELEVATION
SCALE: 1/4"=1'-0"



2 REAR ELEVATION (WITHOUT GARAGE)
SCALE: 1/4"=1'-0"

1. ALL EXTERIOR FINISHES,ROOFING, AND DETAILS SHALL BE INSTALLED PER MANUFACTURED SPECIFICATION AND COMPLY WITH U.L AND A.S.T.M. STANDARDS. BUILDERS/OWNERS WILL HIRE ONLY PROFESSIONAL CONTRACTORS TO PERFORM ANY CONSTRUCTION FOR THIS DWELLING. CONSTRUCTION WILL BE SUPERVISE BY THE BUILDER WHO WILL DETERMINE, GUIDE, REVIEW, INSPECT, APPROVE AND THEN CERTIFY ALL WORKMANSHIP OF SUBCONTRACTORS. DESIGNER IS NOT RESPONSIBLE FOR POOR,INCOMPLETE OR SUBSTANDARD WORKMANSHIP. ALL CONTRACTORS HIRED BY BUILDER MUST HAVE THE EXPERIENCE AND KNOWLEDGE TO PERFORM ACCORDING TO A.S.T.M. AND U.L. GENERAL INDUSTRY STANDARDS AND PRACTICES. WORK SHALL COMPLY WITH THE 2012 I.R.C. BOOK OF STANDARDS WHICH IS TO BE PROVIDED BY THE BUILDER TO SUBCONTRACTORS AND KEEP ON SITE THROUGH THE DURATION OF CONSTRUCTION. DESIGNER DOES NOT CERTIFY OR APPROVE THE QUALIFICATIONS OF ANY BUILDER, HIS ASSIGNS, OR SUBCONTRACTORS. ON SITE SUPERVISION IS NOT PART OF DESIGNER GENERAL SERVICES.
2. SEE ELEVATION AND DETAIL SHEET FOR TYPICAL FASCIA AND SOFFIT CORNICE DESIGN. REFER TO BUILDER FOR EXACT MATERIAL SPECIFICATION AND EXACT CONSTRUCTION ASSEMBLY.
3. VERTICAL & HORIZONTAL EXPANSION JOINTS, WEEP HOLES, AND BRICK TIES AS REQ'D.-LOCATED BY BLDR./CONTRACTORS AS PER B.I.A. AND ASTM MASONRY STANDARDS.
4. INSULATION PER OWNER/ BLDR.. SELECTION, MIN. R-13 WALL, R-19 SLOPE ROOF AND KNEE WALL, R-30 @ ATTIC
5. BUILDER WILL USE MINIMUM (CLASS B SHINGLES) WITH A 30 YR. MANUF. WARRANTY FOR COMPOSITION ROOF OVER 30 LB.. FELT PAPER UNDERLAY. MINIMUM 7/16 OSB ROOF DECKING WITH TECH SHIELD IF REQUESTED. BUILDER SHALL INSTALL PASSIVE DESIGNED CONTINUOUS SOFFIT AND RIDGE VENTS PER MANUFACTURER SPECIFICATIONS AND A.S.T.M. STANDARDS. POWER VENTS IF REQUIRED.
6. ALL STONE TO BE CULTURED UNLESS NOTED OTHERWISE
7. ALL CHIMNEY STACKS TO RISE MINIMUM 2'-0" ABOVE ANY ROOF OS STRUCTURED WITHIN A 10'-0" RADIUS AND BE FITTED WITH A U.L. APPROVE SPARK ARRESTOR IF REQUIRED. FLASH AND CRICKET AROUND CHIMNEY AS REQUIRED. ANY DECORATIVE CHIMNEY CAP OR COVERS TO BE FABRICATED FROM NON COMBUSTIBLE METAL MATERIAL, ALLOW FOR FULL UNOBSTRUCTED VENTILATION. SEE MANF. SHOP DRAWINGS FOR ALL DETAILS.
8. PLUMBER TO SIZE AND LOCATE VENT STACKS TO EXTEND THROUGH ROOF DECK AND TERMINATED MOT LESS THAN 12" AWAY FROM ANY STRUCTURE. ALL PENETRATIONS TO BE SEALED AND FLASHED AS REQUIRED. LOCATE VENT STACKS ON REAR SIDE OF MAIN RIDGE IF POSSIBLE OR OUT OF VIEW FROM FRONT ELEVATION, PAINT STACKS TO MATCH ROOF COLOR.
9. ALL VENTING FOR APPLIANCE, MECHANICAL EQUIPMENT, OR COMBUSTION PRODUCING MACHINERY SHALL HAVE CONTINUOUS PIPING FROM SOURCE TO OUTSIDE. PIPES OR DUCTS SHALL BE FABRICATED FROM MATERIALS WITH SPECIFIC SIZE AND TERMINATED TO OUTSIDE AT A DISTANCE SPECIFIED BY MANUFACTURED. ALL OPENINGS OR PENETRATIONS FOR SUCH EQUIPMENT, A/C COILS, APPLIANCE, PLUMBING, AND ELECTRICAL SHALL HAVE GALV. METAL COVERS WILL BE SEALED TO PREVENT WATER OR MOISTER FROM ENTERING INTO WALL OR CEILING CAVITY. SEE MANUFACTURER SPECS. FOR DIRECT VENT AND GAS LOG FIRE BOX ASSEMBLY AND TERMINATION INCLUDING PROTECTIVE SAFETY SHIELD AND MINIMAL SURROUND CLEARANCE FOR HOT VENT PIPES. ALL SIZING FOR PIPES OR DUCTS TO BE DETERMINED BY MANUFACTURED AND SHALL COMPLY WITH U.L AND A.S.T.M. STANDARDS OR GUIDELINES. DUCTWORK SHALL INCLUDE DEVICE TO PREVENT BACK DRAFT AND EXHAUST FROM RE-ENTERING BUILDING. TERMINATION SHALL BE LOCATED NOT CLOSER THAN 36" MINIMUM FROM ANY OPENING SUCH AS A DOOR OR A WINDOW LEADING DIRECTLY INTO THE BUILDING. ABSOLUTELY NO VENTING OF ANY KIND INTO ATTIC, GARAGE, WALL, OR CEILING CAVITIES.
10. ALL A/C COILS & ELEC. PENETRATION TO BE PLACED THROUGH GALV. COUNTER FLASH DUCT AND SEALED W/ NON-COMBUSTIBLE PERM.FOAM INSULATION
11. OWNER / BUILDER TO APPROVED AND LOCATE ALL GUTTERS AND DOWN SPOUTS W/ CONTRACTOR AND TIE INTO LANDSCAPE DRAIN AS REQUIRED.
12. TYPICAL VERTICAL ELEVATION DIMENSION TAKEN FROM TOP OF SLABS. ALL DIMENSION ARE NOMINAL NOT ACTUAL, ADJUST ACTUAL SIZES ACCORDINGLY.
13. F.V. (FIELD VERIFY)

3 GENERAL NOTES
SCALE: N.T.S.



3 LEFT ELEVATION
SCALE: 1/4"=1'-0"

project:

NEW REMODEL & ADDITION

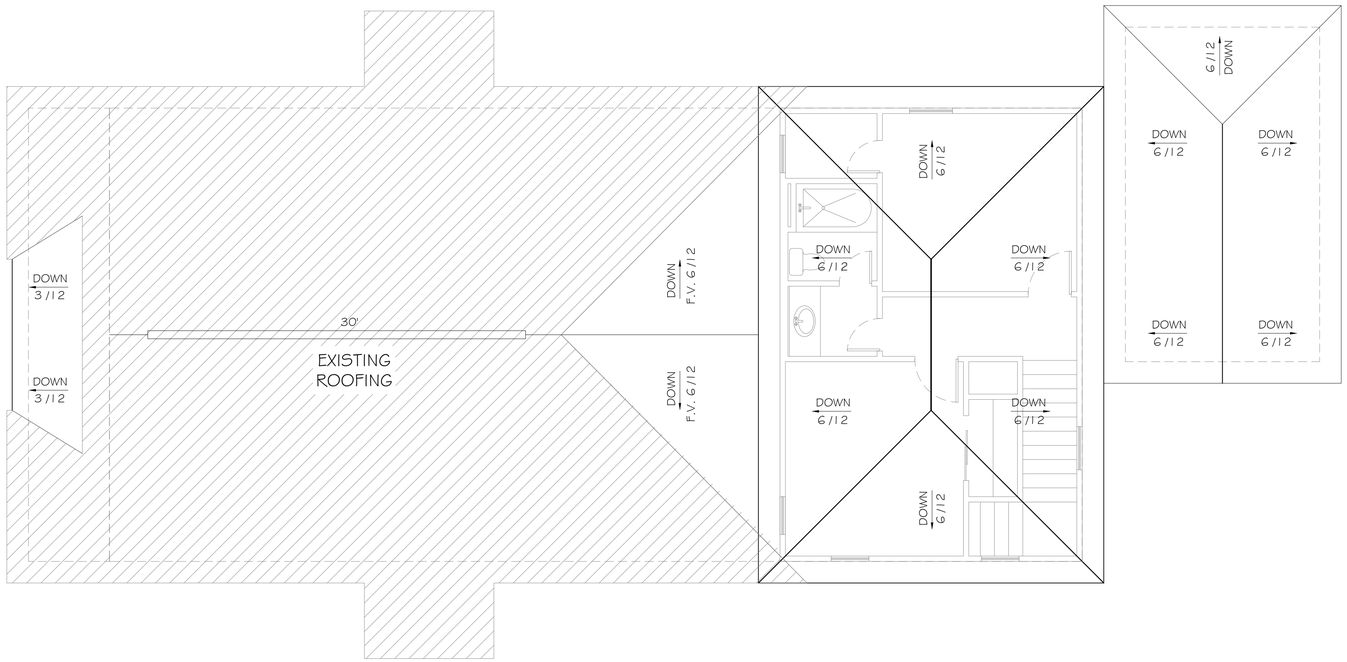
1206 STUDEWOOD ST.
HOUSTON, TX. 77008

ELEVATIONS

sheet: A2.0

modernadhtn@gmail.com

By J.G.



1 ROOF PLAN
SCALE: 1/4"=1'-0"

VENT CALCULATION:

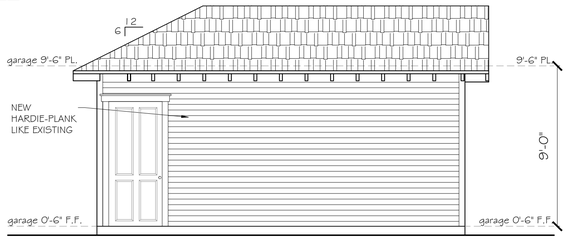
ROOF FLOOR AREA (SQ. FT.) = 2,455/300=8.18 X144=1,178/2= 589 SQ. IN.
PROVIDE

AIR HAWK (1) = 225 SQ. IN.

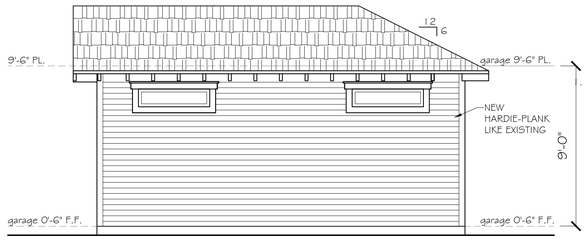
LINEAR VENT (35 x 18)= 630 SQ. IN.

TOTAL ATTIC VENTING = 855 > 589 SQ. IN.

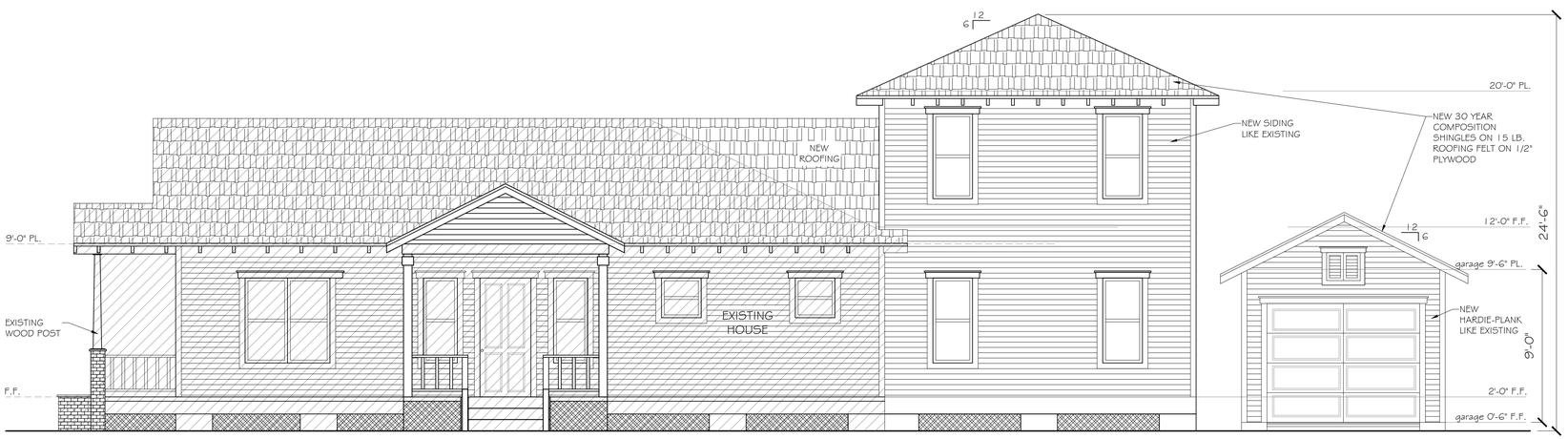
NOTE : MIN. SOFFIT VENT AREA MUST EQUAL OR EXCEED UPPER VENT AREA REQUIRED



2 GARAGE FRONT ELEVATION
SCALE: 1/4"=1'-0"



3 GARAGE REAR ELEVATION
SCALE: 1/4"=1'-0"



4 RIGHT ELEVATION
SCALE: 1/4"=1'-0"

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5. BUILDER WILL USE MINIMUM (CLASS B SHINGLES) WITH A 30 YR. MANUF. WARRANTY FOR COMPOSITION ROOF OVER 30 LB.. FELT PAPER UNDERLAY. MINIMUM 7/16 OSB ROOF DECKING WITH TECH SHIELD IF REQUESTED. BUILDER SHALL INSTALL PASSIVE DESIGNED CONTINUOUS SOFFIT AND RIDGE VENTS PER MANUFACTURER SPECIFICATIONS AND A.S.T.M STANDARDS. POWER VENTS IF REQUIRED.
6. ALL STONE TO BE CULTURED UNLESS NOTED OTHERWISE
7. ALL CHIMNEY STACKS TO RISE MINIMUM 2'-0" ABOVE ANY ROOF OS STRUCTURED WITHIN A 10'-0" RADIUS AND BE FITTED WITH A U.L. APPROVE SPARK ARRESTOR IF REQUIRED. FLASH AND CRICKET AROUND CHIMNEY AS REQUIRED. ANY DECORATIVE CHIMNEY CAP OR COVERS TO BE FABRICATED FROM NON COMBUSTIBLE METAL MATERIAL, ALLOW FOR FULL UNOBSTRUCTED VENTILATION. SEE MANF. SHOP DRAWINGS FOR ALL DETAILS.
8. PLUMBER TO SIZE AND LOCATE VENT STACKS TO EXTEND THROUGH ROOF DECK AND TERMINATED MOT LESS THAN 12" AWAY FROM ANY STRUCTURE. ALL PENETRATIONS TO BE SEALED AND FLASHED AS REQUIRED. LOCATE VENT STACKS ON REAR SIDE OF MAIN RIDGE IF POSSIBLE OR OUT OF VIEW FROM FRONT ELEVATION, PAINT STACKS TO MATCH ROOF COLOR.
9. ALL VENTING FOR APPLIANCE, MECHANICAL EQUIPMENT, OR COMBUSTION PRODUCING MACHINERY SHALL HAVE CONTINUOUS PIPING FROM SOURCE TO OUTSIDE. PIPES OR DUCTS SHALL BE FABRICATED FROM MATERIALS WITH SPECIFIC SIZE AND TERMINATED TO OUTSIDE AT A DISTANCE SPECIFIED BY MANUFACTURED. ALL OPENINGS OR PENETRATIONS FOR SUCH EQUIPMENT, A/C COILS, APPLIANCE, PLUMBING, AND ELECTRICAL SHALL HAVE GALV. METAL COVERS WILL BE SEALED TO PREVENT WATER OR MOISTER FROM ENTERING INTO WALL OR CEILING CAVITY. SEE MANUFACTURER SPECS. FOR DIRECT VENT AND GAS LOG FIRE BOX ASSEMBLY AND TERMINATION INCLUDING PROTECTIVE SAFETY SHIELD AND MINIMAL SURROUND CLEARANCE FOR HOT VENT PIPES. ALL SIZING FOR PIPES OR DUCTS TO BE DETERMINED BY MANUFACTURED AND SHALL COMPLY WITH U.L AND A.S.T.M. STANDARDS OR GUIDELINES. DUCTWORK SHALL INCLUDE DEVICE TO PREVENT BACK DRAFT AND EXHAUST FROM RE-ENTERING BUILDING. TERMINATION SHALL BE LOCATED NOT CLOSER THAN 36" MINIMUM FROM ANY OPENING SUCH AS A DOOR OR A WINDOW LEADING DIRECTLY INTO THE BUILDING. ABSOLUTELY NO VENTING OF ANY KIND INTO ATTIC, GARAGE, WALL, OR CEILING CAVITIES.
10. ALL A/C COILS & ELEC. PENETRATION TO BE PLACED THROUGH GALV. COUNTER FLASH DUCT AND SEALED W/ NON-COMBUSTIBLE PERM.FOAM INSULATION
11. OWNER / BUILDER TO APPROVED AND LOCATE ALL GUTTERS AND DOWN SPOUTS W/ CONTRACTOR AND TIE INTO LANDSCAPE DRAIN AS REQUIRED.
12. TYPICAL VERTICAL ELEVATION DIMENSION TAKEN FROM TOP OF SLABS. ALL DIMENSION ARE NOMINAL NOT ACTUAL, ADJUST ACTUAL SIZES ACCORDINGLY.
13. F.V. (FIELD VERIFY)

5 GENERAL NOTES
SCALE: N.T.S.

project:

NEW REMODEL & ADDITION

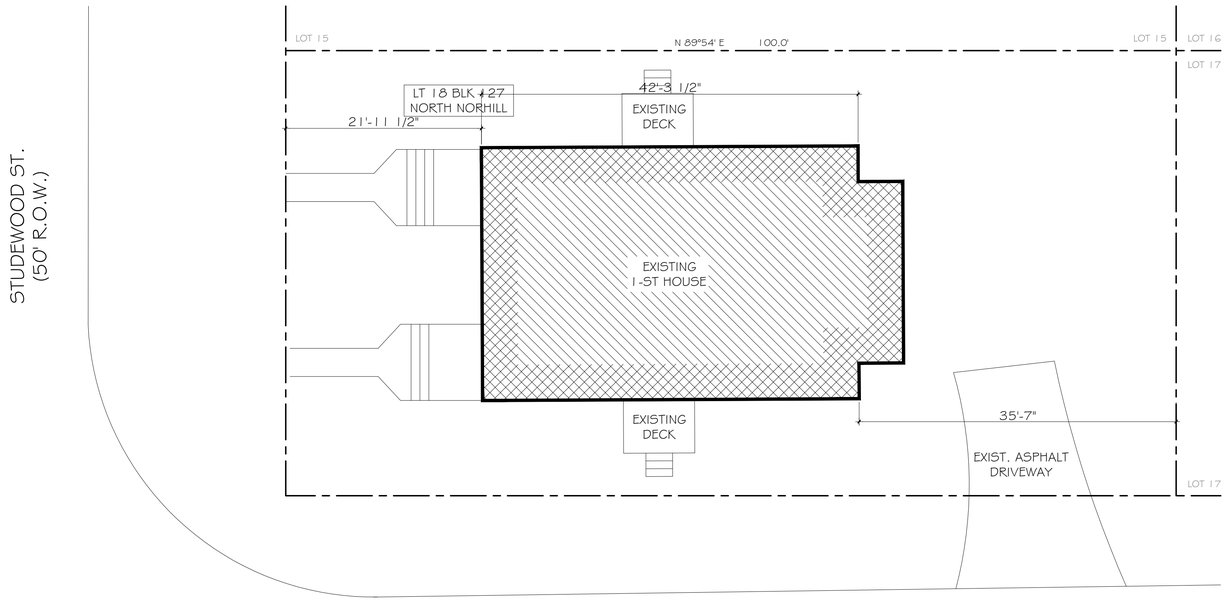
1206 STUDEWOOD ST.
HOUSTON, TX. 77008

ROOF & ELEV'S

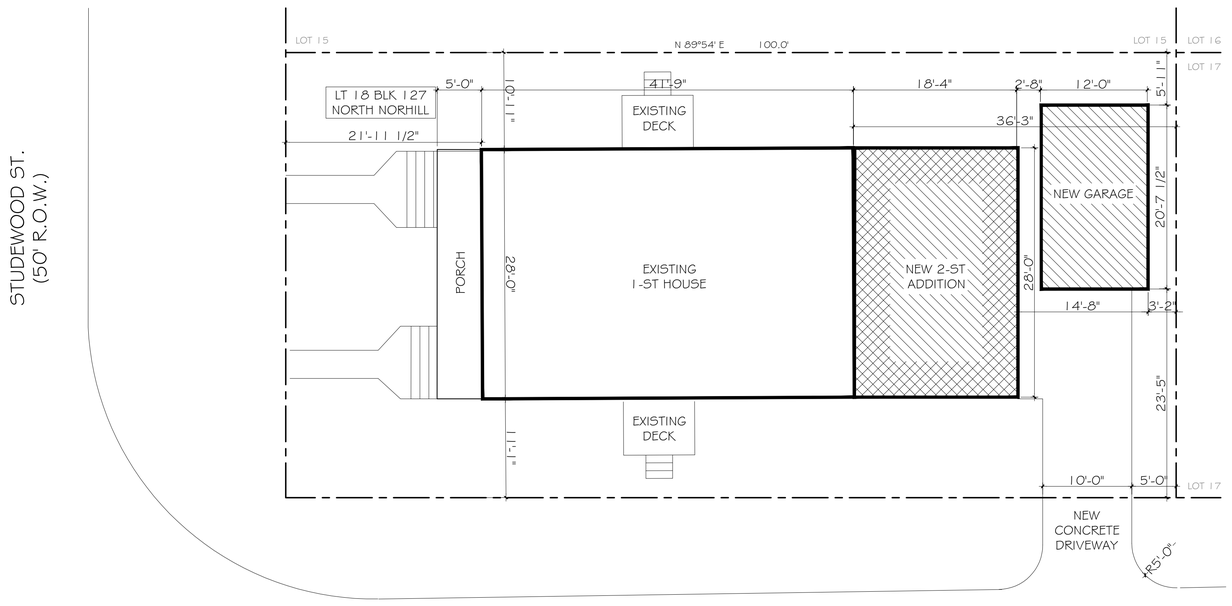
sheet: A3.0

modernadhtn@gmail.com

By J.G.



1 SITE PLAN "EXISTING"
SCALE: 1/8"=1'-0"



2 SITE PLAN "PROPOSED"
SCALE: 1/8"=1'-0"

1. DO NOT SCALE THESE DRAWINGS-USE DIMENSIONS SHOWN & ALL LOCATIONS (FIELD VERIFY ALL DIMS. PRIOR TO CONSTRUCTION).
2. CONTRACTOR SHALL FIELD VERIFY PROPOSED BUILDING LAYOUT WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS.
3. GENERAL CONTRACTOR SHALL EXCAVATE A MINIMUM OF 6" OF EXISTING SOIL IN THE AREA OF THE NEW BUILDING AND STOCKPILE FOR REUSE AS BACKFILL AROUND THE BUILDING.
4. COMPACT THE SUBGRADE TO A MINIMUM OF NINETY FIVE (95) PERCENT OF ITS MAX. DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST (ASTM D 698).
5. FILL MATERIAL SHOULD BE A SILTY OR SANDY CLAY HAVING A PLASTICITY INDEX (PI) OF TEN (10) TO TWENTY (20) AND A LIQUID LIMIT OF 28 OR MORE. FILL MATERIALS SHOULD BE PLACED IN SIX (6) TO EIGHT (8) INCH LOOSE LIFTS AND COMPACTED AT OPTIMUM MOISTURE CONTENT TO NINETY-FIVE (95) PERCENT OF THEIR MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR COMPACTION TEST.
6. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BUILDING PERMITS AND FOR NOTIFICATION OF ALL AUTHORIZED INSPECTORS, SUPERINTENDENTS SUPERINTENDENTS, OR PERSONS IN CHARGE OF PRIVATE OR PUBLIC UTILITIES AFFECTED BY HIS OPERATIONS PRIOR TO COMMENCEMENT OF WORK.
8. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION OR TRENCHING. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING OR REPLACING ANY DAMAGE TO UTILITIES OR OTHER IMPROVEMENTS.

3 GENERAL NOTES
SCALE: N.T.S.

project:

NEW REMODEL & ADDITION

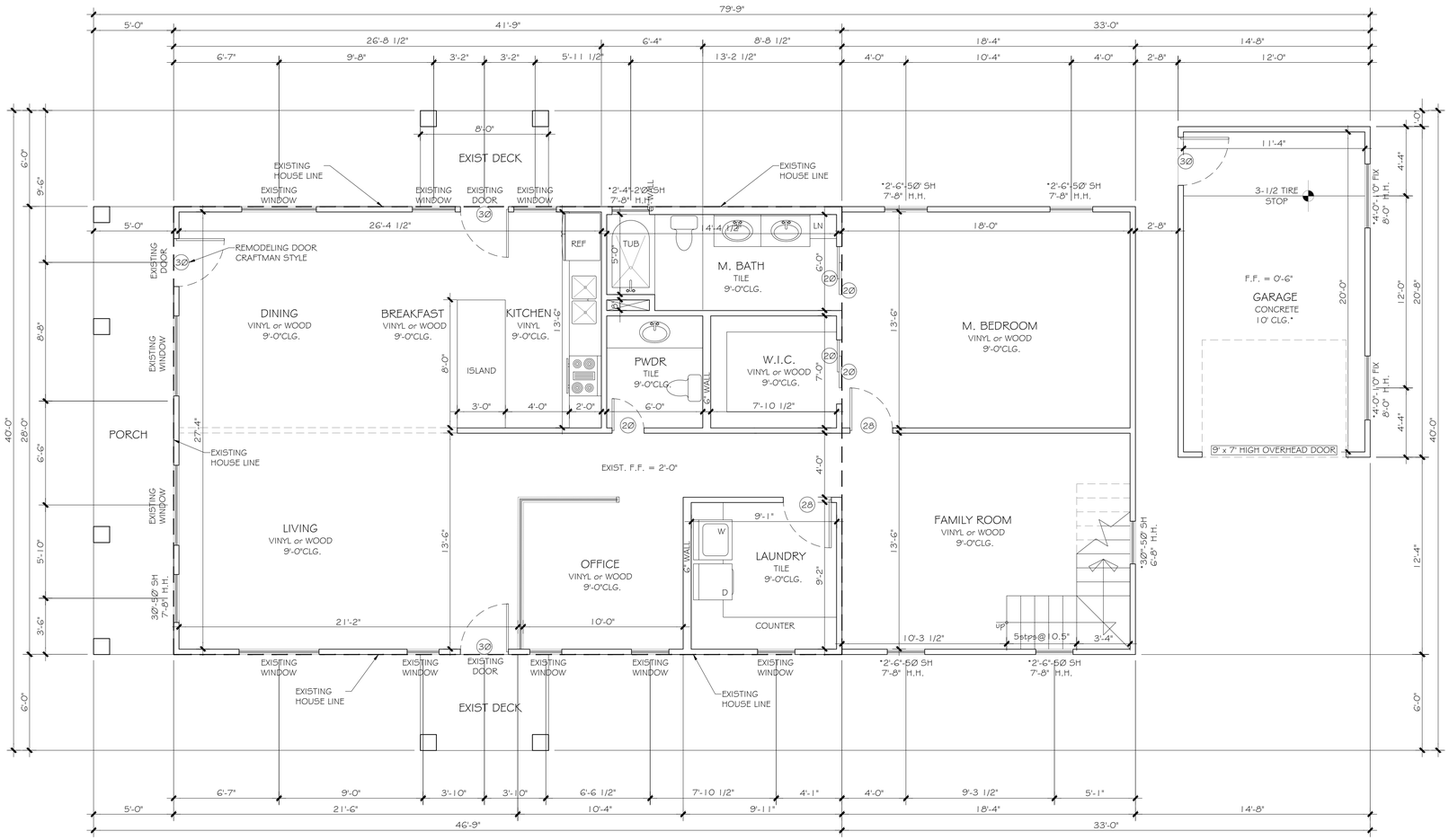
1206 STUDEWOOD ST.
HOUSTON, TX. 77008

SITE PLAN

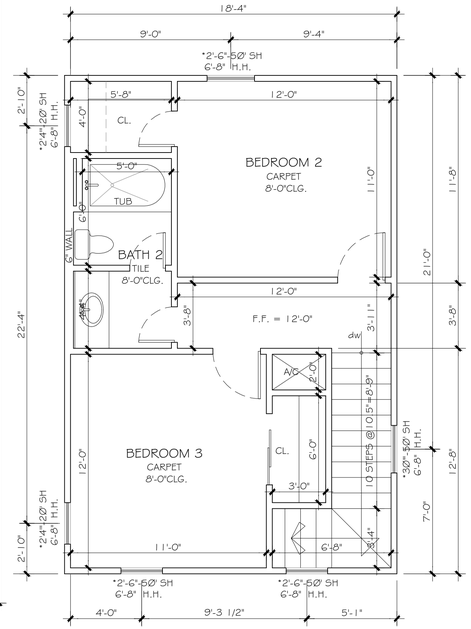
sheet: C1.0

modernadhtn@gmail.com

By J.G.



1 1st. FLOOR PLAN
SCALE: 1/4"=1'-0"



2 2nd. FLOOR PLAN
SCALE: 1/4"=1'-0"

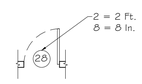
*ALL NEW WINDOWS WILL BE MATCH TO EXISTING WINDOWS (EXCEPT GARAGE 2-WINDOWS).

NOTE :
DO NOT SCALE-OFF DIRECTLY FROM DRAWING.
CONTRACTOR SHALL FIELD VERIFY DIMENSIONS.

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE CODES, INCLUDING THE INTERNATIONAL RESIDENTIAL CODE AND CITY OF HOUSTON CODES. THE DRAWINGS AND SPECIFICATIONS ARE AN OUTLINE OF THE MINIMUM MATERIAL REQUIREMENTS AND THEIR APPLICATION.
2. BEFORE COMMENCING WORK, CONTRACTOR SHALL PERFORM A SURVEY OF EXISTING CONDITIONS IN ORDER TO VERIFY ACCURACY OF DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWING WITH ACTUAL CONDITIONS. CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY OF ANY PROBLEMS FOUND THAT MAY AFFECT THE WORK. PROCEEDING WITH THE WORK SHALL CONSTITUTE ACCEPTANCE BY THE CONTRACTOR THAT CONDITIONS ARE CORRECT AND THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR CONDITIONS.
3. ALL CONSTRUCTION SHALL BE COMPLETE, FINISHED, AND OF THE HIGHEST WORKMANSHIP. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE OWNER AND DESIGNER.
4. APPROVED PLANS AND SPECIFICATIONS SHALL NOT BE MODIFIED NOR CHANGED WITHOUT AUTHORIZATIONS FROM THE BUILDING OFFICIAL.

ALL CONSTRUCTION SHALL BE COMPLIANCE WITH THE 2015 IECC

HISTORICAL DEPT. NOTES :
1.- ALL OF THE HOME'S ORIGINAL WOOD WINDOWS MUST BE KEPT/RESTORED.
2.- NEW WINDOWS ON THE ADDITION ARE PREFERRED TO BE WOODEN SASH ONES MEETING THE HOP'S REQUIREMENTS OF HISTORICALLY ACCURATE WINDOWS.
3.- JELD-WEN WOODEN SASH WINDOWS ARE AVAILABLE FROM GROGAN'S ON YALE.
4.- ALL WINDOWS MUST BE INSTALLED "INSET" TO MATCH THE INSULATION OF THE ORIGINAL HOME.



6'-8" HIGH SIZE
INTERIOR DOORS

2 DOOR LEGEND
SCALE: 1/4" = 1'-0"

TABULATIONS

EXIST. LIV' AREA:	1,256	SQ.FT
NEW ADD 1st LEVEL:	427	SQ.FT
NEW ADD 2nd LEVEL:	472	SQ.FT
TOTAL NEW LIV':	2,155	SQ.FT
NEW GARAGE:	248	SQ.FT
EXIST. PORCH:	80	SQ.FT
NEW ADD. PORCH:	60	SQ.FT
EXIST. 2 DECK:	96	SQ.FT
TOTAL COV'D:	2,639	SQ.FT

1. THE CONSTRUCTION OF THIS DWELLING MUST COMPLY WITH INTERNATIONAL RESIDENTIAL CODE
2. DO NOT SCALE-OFF DIRECTLY FROM DRAWING. CONTRACTOR SHALL VERIFY AND WORK WITH DIMENSIONS SHOWN. ALL DIMENSION SHALL BE VERIFY IN SITE.
3. SINGLE HUNG ALUMINUM WINDOWS UNO
   8'-Ø" HEADER HT. AT 10' - Ø" PLATE
   7'-8" HEADER HT. AT. 9' - Ø" PLATE
   6'-8" HEADER HT. AT 8' - Ø" PLATE
4. CHIMNEYS TO BE 2'-Ø" (MIN.) ABV. ANY ROOF LINE WITHIN A 10'-Ø" RADIUS.
5. THE ATTIC ACCESS STAIRWAY SHALL COMPLY WITH SECTION M 1305.1.3 AS AMENDED: ACCESS SHALL BE PROVIDED WITH A PULL DOWN STAIRWAY WITH A CLEAR OPENING NOT LESS THAN 22 INCHES IN WIDTH AND LOAD CAPACITY OF NOT LESS THAN 350 POUNDS. THE PASSAGEWAY SHALL HAVE CONTINUOUS SOLID FLOORING IN ACCORDANCE WITH CHAPTER 5 OF THE IRC. AND NO LESS THAN 24 INCHES WIDE. A LEVEL SERVICE SPACE AT LEAST 30 INCHES DEEP AND 30 INCHES WIDE SHALL BE PRESENT ALONG ALL SIDE OF THE APPLIANCE WHERE ACCESS IS REQUIRED. THE CLEAR ACCESS OPENING DIMENSIONS SHALL BE MINIMUM OF 20 INCHES BY 30 INCHES, WHERE SUCH DIMENSIONS ARE LARGE ENOUGH TO ALLOW REMOVAL OF THE LARGEST APPLIANCE.
6. 6'-8" INTERIOR DOORS AT FIRST FLOOR
7. WHERE WOOD FRAMING IS EXPOSED TO WATER SPLASHING, PROVIDE WATERPROOF PAPER FLASHING AND COUNTER FLASHING.
8. SEE OWNER/CONTRACTOR FOR WINDOW MANUFACTURER AND STYLES. WINDOW SUPPLIER TO LOCATE SAFETY GLASS AS REQUIRED & CERTIFY ALL WINDOW TO COMPLY WITH I.B.C. I.R.C. AND 2015 ENERGY CODE. PROVIDE MASTIC WRAP. WATERPROOFING AND CAULK SURROUND FLASHING ABOVE WINDOWS AND COUNTER.FLASH AS REQUIRED
9. ALL GLAZING LOCATED IN DOORS TO BE SAFETY GLAZING
10. HOUSEHOLD VENTING SHALL BE OUTSIDE DWELLING. PROVIDE VENTILATION AT ALL BATHS AND UTILITY ROOMS VIA NATURAL OR MECHANICAL MEANS CAPABLE OF FIVE AIR CHANGES PER HOUR AND IS VENTED DIRECTLY OUTSIDE WITH A POINT OF DISCHARGE MIN.
11. HVAC INSTALLATION, SIZING, LOCATION IS THE RESPONSIBILITY OF A/C CONTRACTORS
12. ALL LAVATORIES 2'-8" HIGH U.N.O.
13. ALL SHEETROCK CORNER TO BE ROUNDED, EXCLUDING CORNERS AT WINDOW.
14. CROSS VENTILATION AT ENCLOSED ATTICS, SIZE PER CODE CALCULATION.

3 GENERAL NOTES
SCALE: N.T.S.

project:

NEW REMODEL & ADDITION

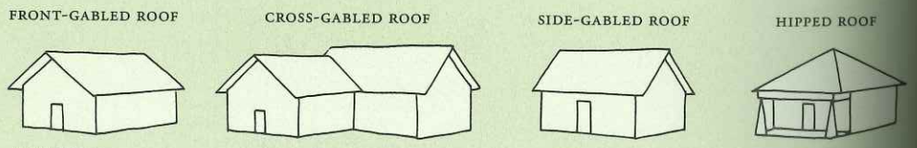
1206 STUDEWOOD ST.
HOUSTON, TX. 77008

FLOOR PLAN

sheet: A1.0

modernadhtn@gmail.com

By J.G.



PRINCIPAL SUBTYPES

Craftsman

1905–1930

Identifying Features

Low-pitched, gabled roof (occasionally hipped) with wide, unenclosed eave overhang; roof rafters usually exposed; decorative (false) beams or braces commonly added under gables; porches, either full- or partial-width, with roof supported by tapered square columns; columns or piers frequently extend to ground level (without a break at level of porch floor); commonly one or one and one-half stories high, although two-story examples occur in every subtype.

Principal Subtypes

Four principal subtypes can be distinguished:

FRONT-GABLED ROOF—About one-third of Craftsman houses are of this subtype. Porches, which may either be full- or partial-width, are almost evenly divided between those sheltered beneath the main roof and those with separate, extended roofs. Most examples of this subtype are one story, but one-and-a-half- and two-story examples are not uncommon; dormers are found in only about 10 percent of this subtype.

CROSS-GABLED ROOF—Cross-gabled examples make up about one-fourth of Craftsman houses. Of these, three-quarters are one-story examples; dormers occur on about 20 percent. Porches are varied, but by far the most common type is a partial-width, front-gabled porch, its roof forming the cross gable.

SIDE-GABLED ROOF—About one-third of Craftsman houses are of this subtype. Most are one and one-half stories high with centered shed or gable dormers. Porches are generally contained under the main roof, sometimes with a break in slope. Two-story examples commonly have added, full-width porches. This subtype is most common in the northeastern and midwestern states.

HIPPED ROOF—These make up less than 10 percent of Craftsman houses; they are almost equally divided between one- and two-story examples. This subtype is similar to

some simple Prairie houses, which normally lack the exposed rafters and other typical Craftsman details.

Variants and Details

PORCH ROOF SUPPORTS—Columns for supporting the porch roofs are a distinctive and variable detail. Typically short, square upper columns rest upon more massive piers, or upon a solid porch balustrade. These columns, piers, or balustrades frequently begin directly at ground level and extend without break to a level well above the porch floor. Commonly the piers or columns have sloping (battered) sides. Materials used for piers, columns, and solid balustrades are varied. Stone, clapboard, shingle, brick, concrete block, or stucco are all common; they frequently occur in combination. Small rounded stones, such as those found in the arroyos of southern California, were particularly favored.

ROOF-WALL JUNCTIONS—Among the most distinctive features of the style are the junctions where the roof joins the wall, which are almost never boxed or enclosed. The roof has a wide eave overhang; along *horizontal* edges the actual rafter ends are exposed, or false rafter ends are added. These are sometimes cut into decorative shapes and rafter tails may extend beyond edge of roof. Along the sloping, or rake, edges, three or more beams (usually false) extend through the wall to the roof edge. These are either plain or embellished by a triangular knee brace.

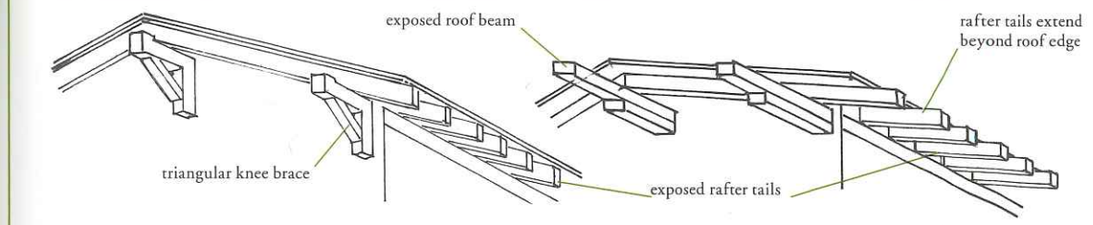
OTHER DETAILS—Craftsman doors and windows are similar to those used in vernacular Prairie houses (see page 554). Two or more windows are often grouped together in one assembly; a narrow window on each side of a broad center window is common. Dormers are commonly gabled or shed, with exposed rafter ends and braces such as are found at the main roof-wall junction. The most common wall cladding is wood clapboard; wood shingles rank second. Stone, brick, concrete block, and stucco are also used, most frequently in the northern and midwestern states. Secondary influences such as Tudor false half-timbering, Swiss balustrades, or Oriental roof forms are also sometimes seen.

Occurrence

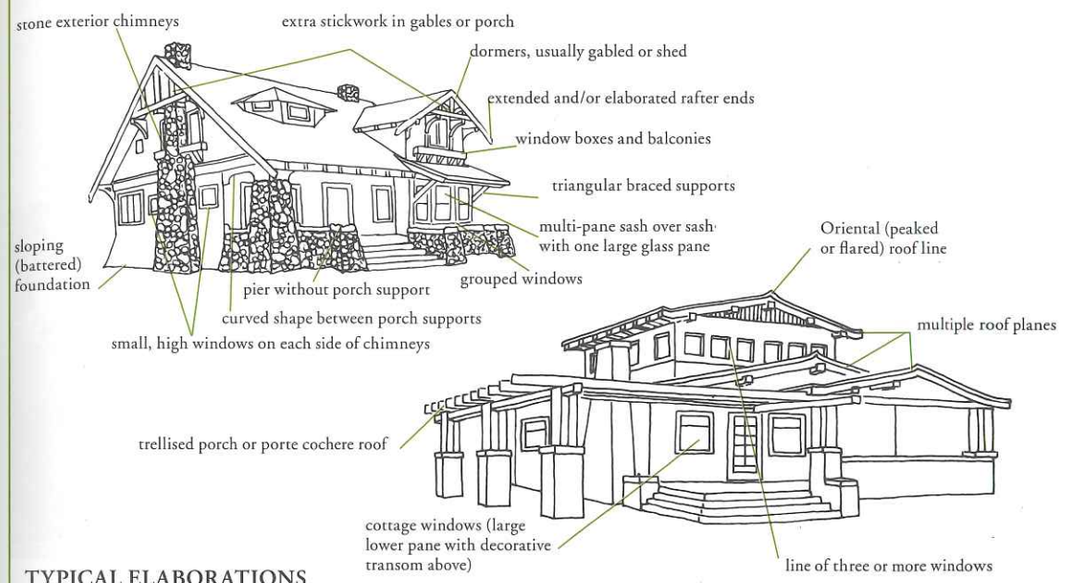
This was the dominant style for smaller houses built throughout the country during the period from about 1905 until the early 1920s. The Craftsman style originated in southern California and most landmark examples are concentrated there. Like vernacular examples of the contemporaneous Prairie style, it was quickly spread throughout the country by pattern books and popular magazines. The style rapidly faded from favor after the mid-1920s; relatively few were built after 1930.

Comments

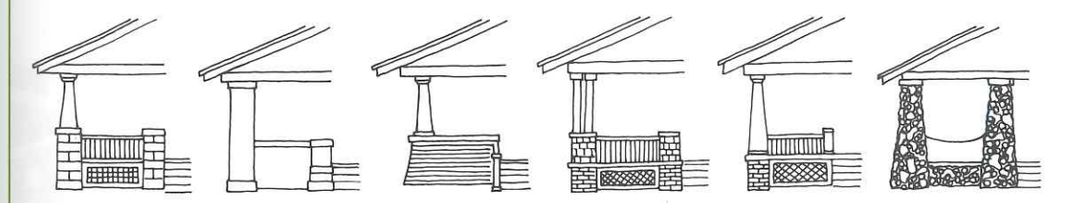
Craftsman houses were inspired primarily by the work of two California brothers—Charles Sumner Greene and Henry Mather Greene—who practiced together in Pasadena from 1893 to 1914. About 1903 they began to design simple Craftsman-type bungalows;



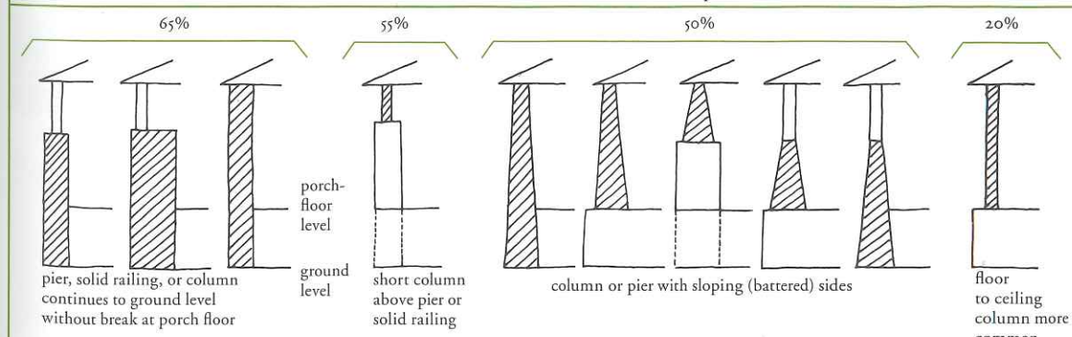
TYPICAL ROOF-WALL JUNCTIONS



TYPICAL ELABORATIONS



SOME TYPICAL PORCH SUPPORTS AND PORCH RAILINGS Low piers without columns above are common



COMMON PORCH SUPPORT VARIANTS

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FRONT-GABLED ROOF

1. Holmes County, Florida; ca. 1910s. Here a Craftsman porch is attached to a simple folk form.
2. Canton, Mississippi; ca. 1910s. The porch roof is a separate gabled element in this very common version of the subtype.
3. Lexington, Kentucky; ca. 1910s. Note the doubled porch supports set on a closed porch railing. There is a section of hipped roof in the front with a gable above.
4. Kansas City, Missouri; ca. 1910s. This stucco example has three front-facing gables, all with half-timbered detailing.
5. Jackson, Mississippi; ca. 1910s. This photograph emphasizes the triangular knee braces commonly used in the gable ends of Craftsman houses. The slightly tapered porch-roof supports, extending from ground level, are of irregular brick masonry. Note how the main roof extends over the porch.
6. Kansas City, Missouri; ca. 1910s. A large two-story example of stone and stucco. The gable encompassing the entire second story is unusual.
7. Emporia, Kansas; ca. 1910s. This is a more typical two-story form than Figure 6. Note the matching roof-support columns and gables over the entry and porte cochere.
8. Santa Monica, California; 1911. Note the striking interlocking porch support detailing and the roof rafters that extend beyond the edge of the roof.
9. Santa Monica, California; 1911. Milbank House. Protruding roof beams (single, paired, and tripled), all with multiple setbacks that read almost like saw teeth.

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CROSS-GABLED ROOF

1. Abbeville, South Carolina; ca. 1920s. Modest examples with Craftsman detailing, such as this, were common in outlying areas into the early 1930s.
2. San Jose, California; ca. 1910s. The two picture windows in this house are obvious later alterations. Note how the vergeboards here and in Figure 5 extend a bit beyond the roof edge to give a visual effect that the rafter tails extend beyond the edge of the roof.
3. Ardmore, Oklahoma; ca. 1910s. Note the similarity between this and Figure 6. Examples with the single room on the second story were called airplane bungalows, presumably because they afforded a panoramic view.
4. Kansas City, Missouri; ca. 1910s. Note the triple front-facing gables.
5. Louisville, Kentucky; ca. 1910s. Brick Craftsman houses were less common than wood; most occur in the larger cities of the Northeast and the Midwest. Fire codes in some cities—Denver and Chicago, for example—prohibited wooden exteriors.
6. Santa Barbara, California; ca. 1910. Note the intentional omission of center porch supports here and in Figures 2 and 5. This was done to allow an unobstructed view from front rooms.
7. Wichita, Kansas; ca. 1910s. Note the tapered porch supports that rise from ground level and are made of rough-faced stone.
8. Bellingham, Washington; 1908. Roeder House; Alfred Lee, architect. Triangular knee braces are used under the rafters, not just the roof beams, as is typical.
9. Pasadena, California; 1908. Gamble House; Greene and Greene, architects. A garden view of one of the great landmarks of the style. Note the numerous low-pitched gables, open porches, and exposed wooden structural elements. (In this case they *are* structural, not just added decoration as in most Craftsman houses.) Here the rafter tails extend beyond the edge of the roof, a typical high-style elaboration that is also visible in Figure 6.

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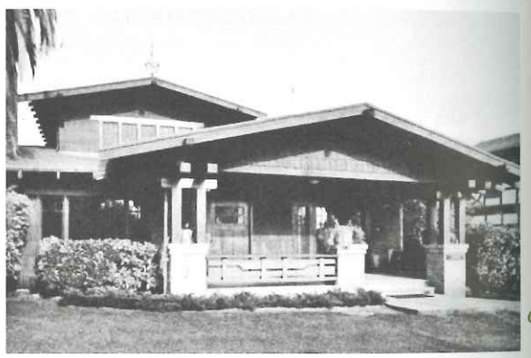

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SIDE-GABLED ROOF

1. Dallas, Texas; 1915. Lorrimer House. The typical exposed rafter ends show clearly here.
2. Salisbury, North Carolina; 1913. Rock House. Entry porches such as this are less common than full-width porches.
3. Lexington, Kentucky; ca. 1910s.
4. Louisville, Kentucky; ca. 1910s. Side-gabled Craftsman houses frequently have the attic area finished for bedrooms. Light comes from windows in the gable and from large centered dormers (see also Figures 2, 3, 5, and 7).
5. Kansas City, Missouri; ca. 1910s. The elaborate shed dormer with twin gables gives this example a Swiss Chalet feel.
6. Denver, Colorado; ca. 1910s. Note the peaked Oriental influence in the gables.
7. Durham, North Carolina; ca. 1910s. The wide expanse of porch without porch supports allows an unrestricted view from the front windows (see also Figures 3, 4, and 5).
8. Dallas, Texas; 1920. Clem House. Note the half-timbering in the gables and the use of paired, tapering porch supports atop the wide pedestals.
9. Dallas, Texas; 1917. Wheaton House. Large round columns such as this are seen in Craftsman pattern books, but are uncommon in actual examples.


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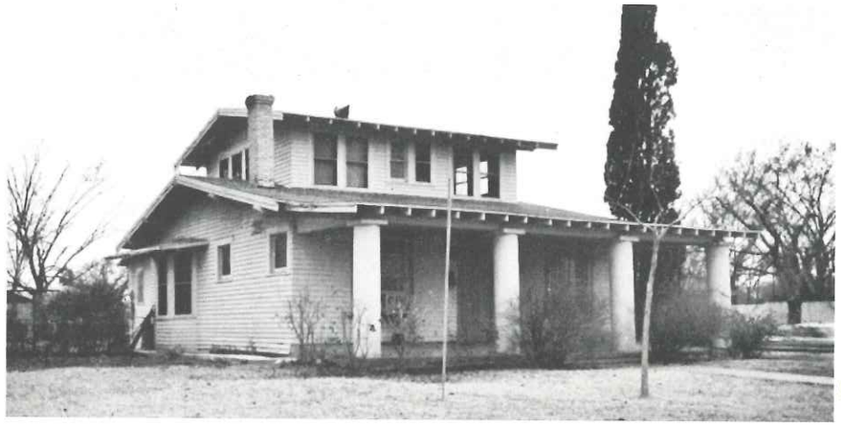
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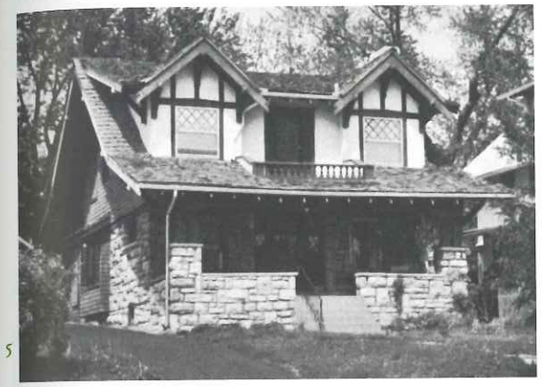
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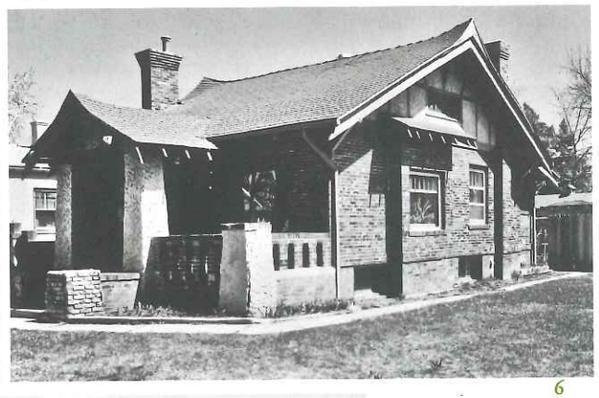
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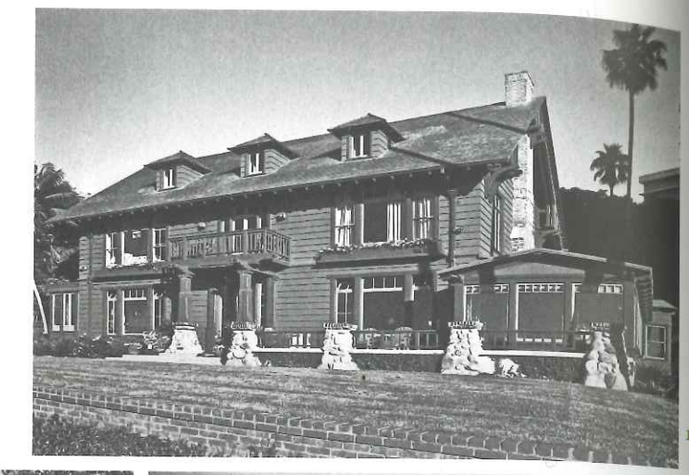
SIDE-GABLED ROOF (cont.)

10. Santa Monica, California; ca. 1910s.
11. Dallas, Texas; 1914. Cranfill House.
12. Dallas, Texas; 1911. Defreese House. Note the full-width two-tiered porch. The typical triangular knee braces are clearly visible along the side gable. Derived from *Associated Architects Fifty House Plans* (published in 1910).[1]
13. Wichita, Kansas; ca. 1920. Lewis House.
14. Buffalo, New York; ca. 1910s. Note the contrasting stonework of the first and second stories and the shed dormers with matching shed-roof porch.



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HIPPED ROOF

1. Dallas, Texas; ca. 1910s.
2. Washington, District of Columbia; ca. 1910s. Note the trellised entry porch. Similar porches were also used as side or wing porches in many examples of the style.
3. Dallas, Texas; 1912. Gibbs House. Note the porte cochere with a sleeping porch above. This was a typical addition to the main-house block in early 20th-century houses.
4. Dallas, Texas; 1917. Burgoyne House. This house shows the close relationship of the subtype with simple Prairie houses built in the four-square shape. The unenclosed eaves distinguish this example from similar Prairie forms; the porch supports are clearly Craftsman, but these are also used frequently on Prairie houses.

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by 1909 they had designed and executed several exceptional landmark examples that have been called the "ultimate bungalows." Several influences—the English Arts and Crafts movement, an interest in Oriental wooden architecture, and their early training in the manual arts—appear to have led the Greenes to design and build these intricately detailed buildings. These and similar residences were given extensive publicity in such magazines as the *Western Architect, The Architect, House Beautiful, Good Housekeeping, Architectural Record, Country Life in America,* and *Ladies' Home Journal,* thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows; some even offered completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the one-story Craftsman house quickly became the most popular and fashionable smaller house in the country. High-style interpretations are rare except in California, where they have been called the Western Stick style. One-story vernacular examples are sometimes called bungalows. However, during the early 20th century, the term "bungalow" could refer to small, one-story examples of other styles—for example, a Spanish or a Tudor bungalow. Craftsman examples were often called California bungalows.