

CERTIFICATE OF APPROPRIATENESS

Application Date: April 4, 2022

Applicant: Ana M. Monsalvo, designer for Evan E. Fulcher, owner

Property: 1120 Ashland Street, Lot 25, Block 205, Houston Heights Subdivision. The property includes a historic 1,938 square foot, one-story wood frame single-family residence situated on a 4,707 square foot (35'6" x 132') interior lot.

Significance: Contributing Hipped Bungalow residence, constructed circa 1915, located in the Houston Heights Historic District West.

Proposal: Alteration – Addition. The residence has a previous one-story addition, and the applicant is proposing to construct and attached garage and a second story addition as follows:

- Construct an attached 494 SF two-story garage.
- Construct a second story addition on top of the previous one-story addition with a 5' side setback on the north elevation.
- The addition will have a 6:12 hip roof with a ridge height of 25'-8"

Public Comment: No public 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 |
| <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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. |

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

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HEIGHTS DESIGN GUIDELINES

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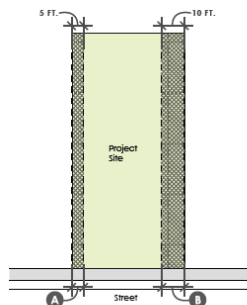
Maximum Lot Coverage (Addition and New Construction)

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: 4,707
 Max lot coverage percentage: 0.44
 Max lot coverage: 2,071
 Proposed Lot Coverage: 2,071

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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
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 (N): 2' (grand fathered)
 5' on new second floor
 Proposed side setback (S): 21'-4"

Maximum Floor Area Ratio (Addition and New Construction)

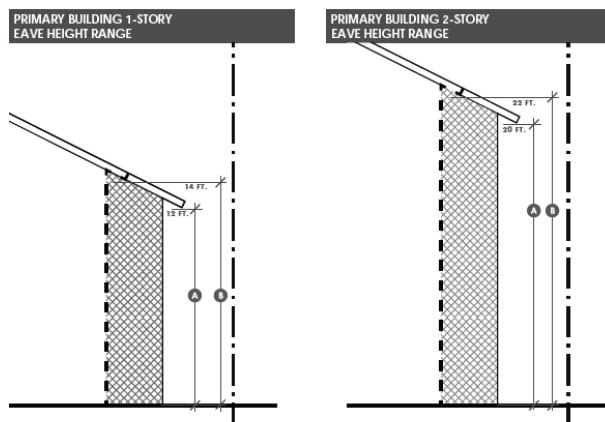
LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Existing Lot Size: 4,707
Max FAR: 2,259
Proposed FAR: 2,254

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 Width with no inset: 29'-8"



KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 Ft. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 Ft. or greater side setback

KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 Ft. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 Ft. or greater side setback

Eave Height (Addition and New Construction) Proposed eave height: 19'-8" and 25'-8" max ridge height

PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT WEST

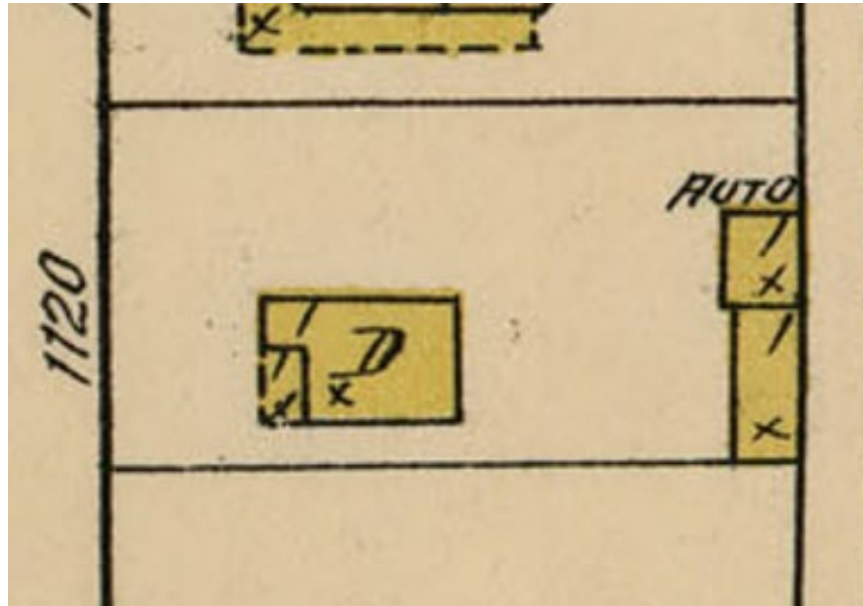


CURRENT PHOTO



SANBORN FIRE INSURANCE MAPS – VOL. 2, SHEET 097

1919



1968: CITY RECORD

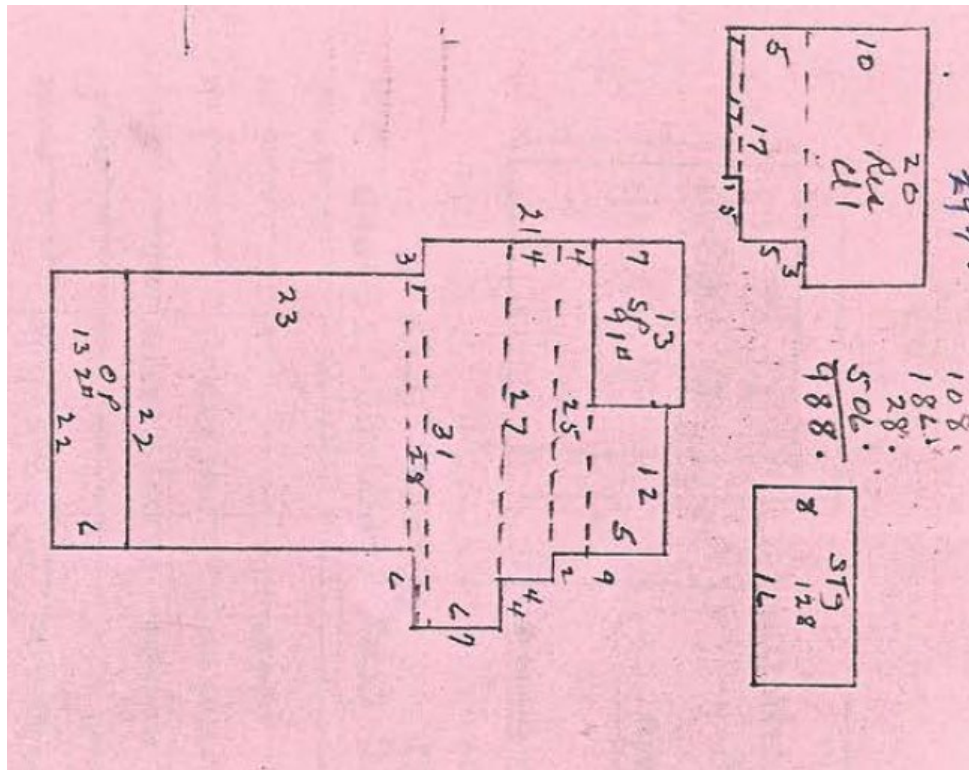


Figure 1- Harris County Archival Records

CONTEXT (CURRENT)



Figure 2- 1124 Ashland Street, next door neighbor

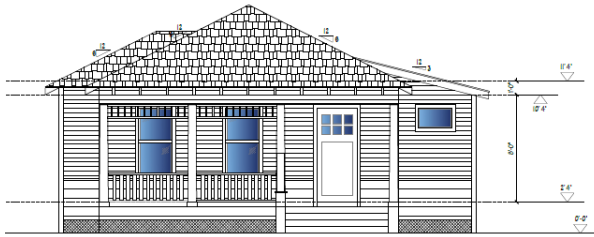


Figure 2- 1127 Ashland Street, opposite neighbor

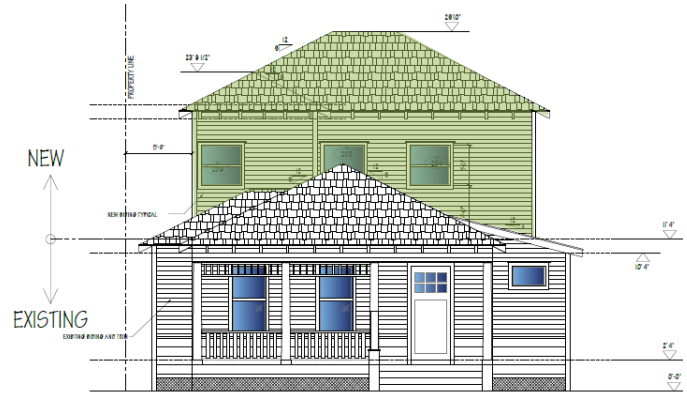


Figure 3- Ashland Street, context area across the street

WEST ELEVATION – FRONT FACING ASHLAND STREET



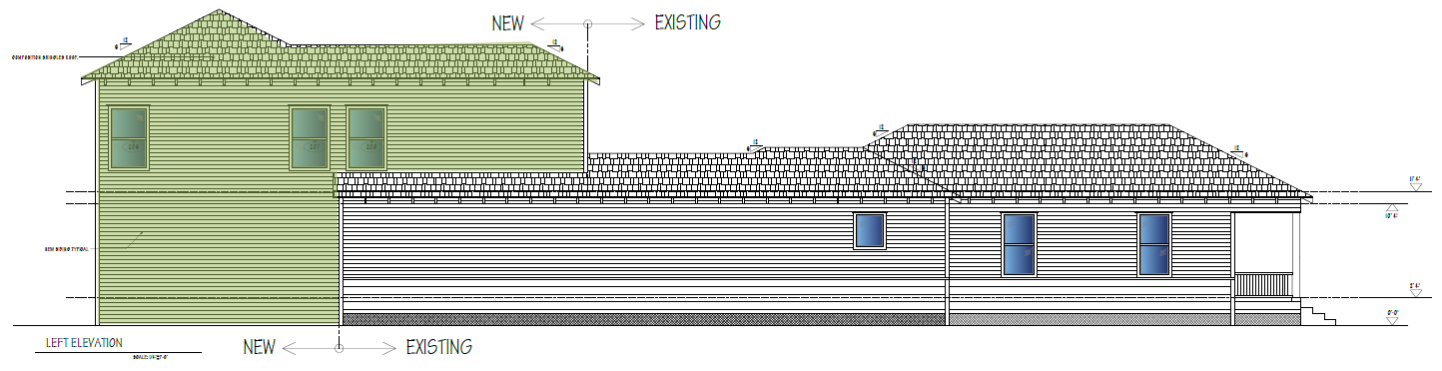
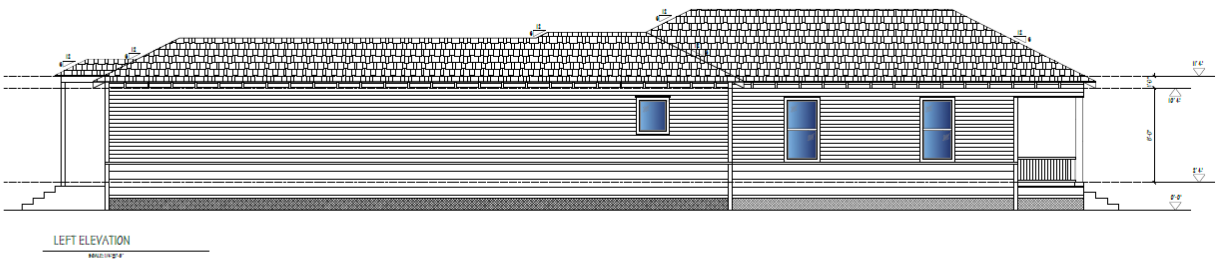
EXISTING FRONT ELEVATION
SCALE: 1/8" = 1'-0"



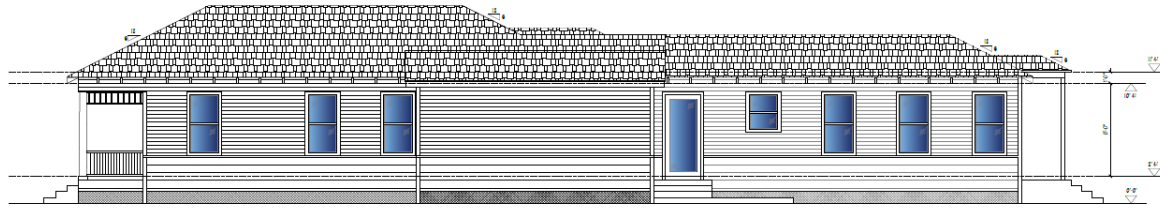
NEW FRONT ELEVATION
SCALE: 1/8" = 1'-0"

NORTH SIDE ELEVATION

THIS DRAWING SHALL BE USED TO IDENTIFY THE NECESSARY WORK TO BE PERFORMED TO BRING THE PROPOSED WORK INTO COMPLIANCE WITH THE HISTORIC PRESERVATION ACT AND THE HISTORIC PRESERVATION REGULATIONS. THE DRAWING IS NOT A CONTRACT DOCUMENT. IT IS THE RESPONSIBILITY OF THE ARCHITECT TO PROVIDE ALL NECESSARY NOTES TO THE ARCHITECTURAL CONTRACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

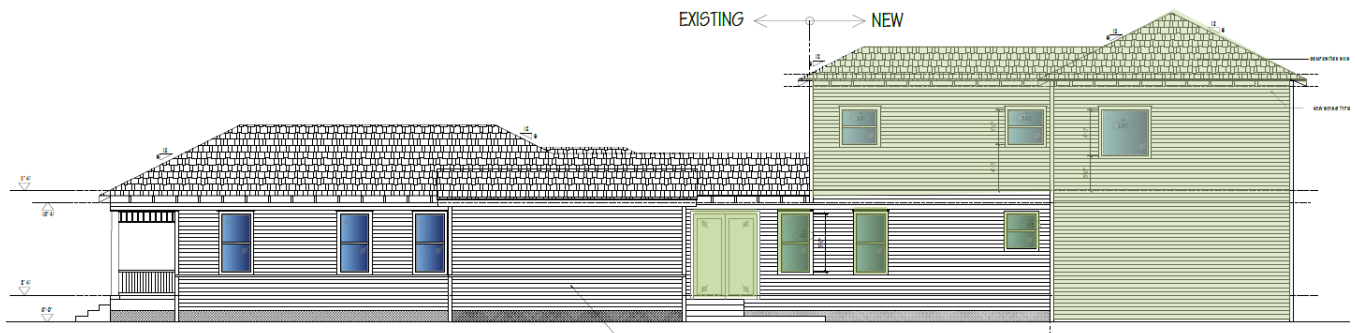


SOUTH SIDE ELEVATION



EXISTING RIGHT ELEVATION
SCALE 1/8" = 1'-0"

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED TO BE IN FEET AND INCHES.
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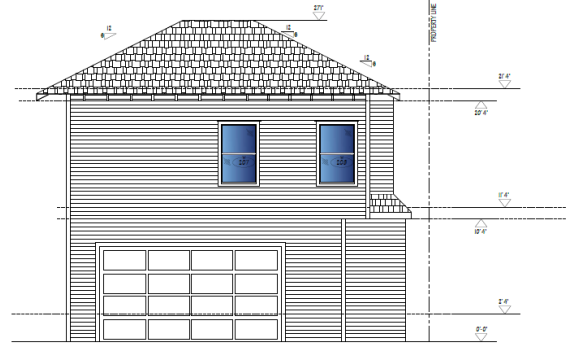
NEW RIGHT ELEVATION
SCALE 1/8" = 1'-0"

EXISTING ← → NEW

EAST (REAR) ELEVATION



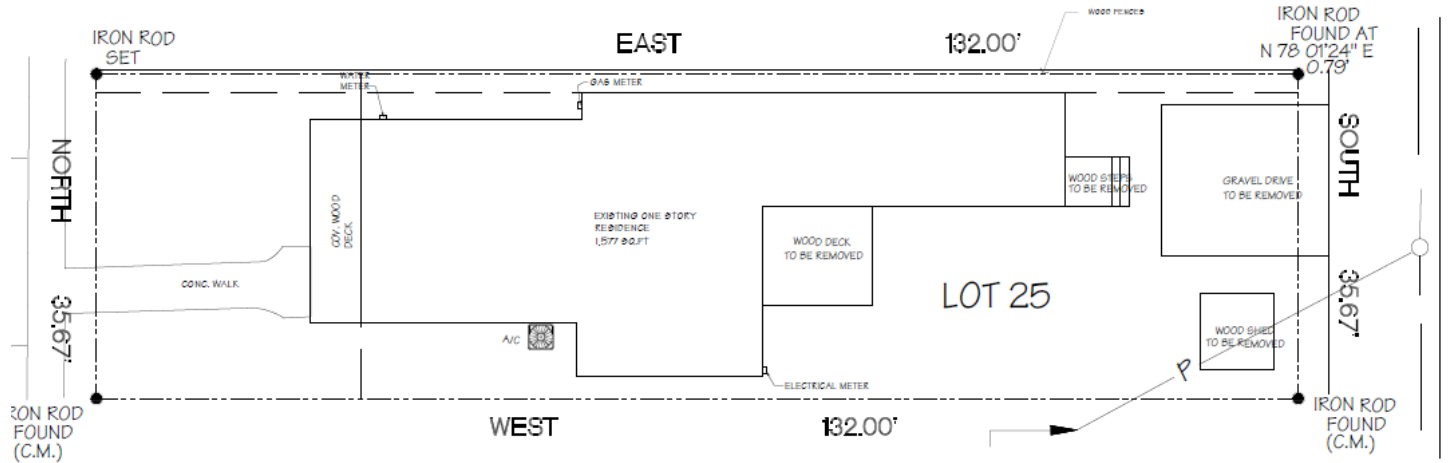
EXISTING BACK ELEVATION



NEW BACK ELEVATION



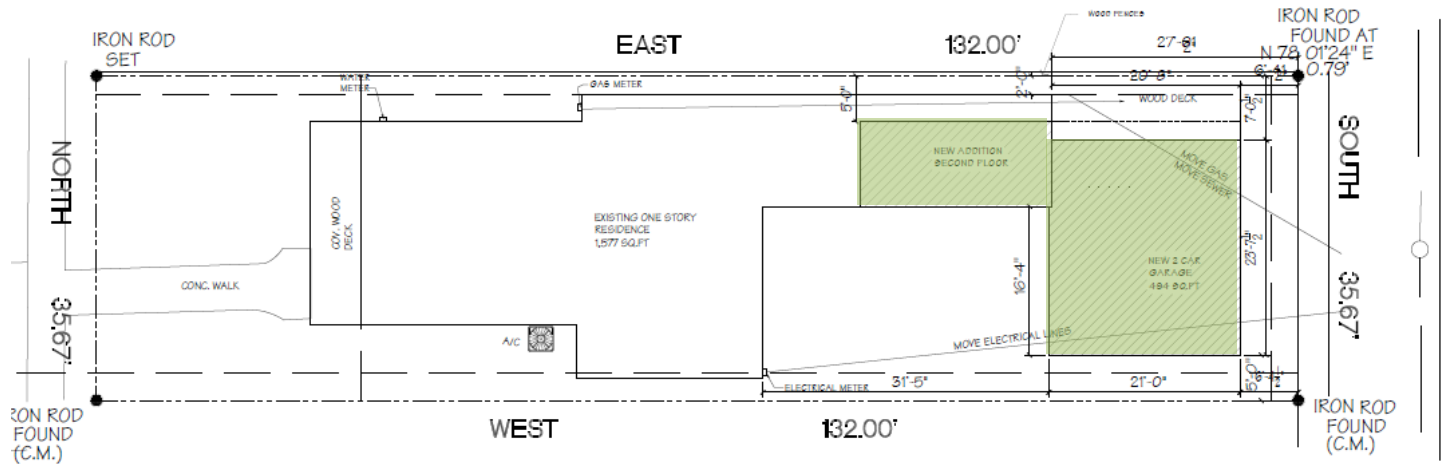
SITE PLAN



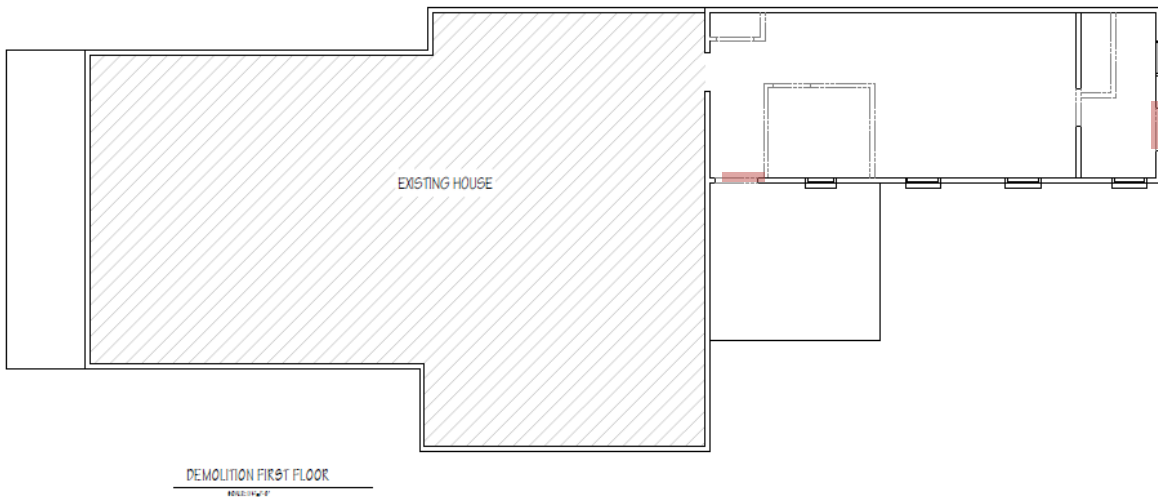
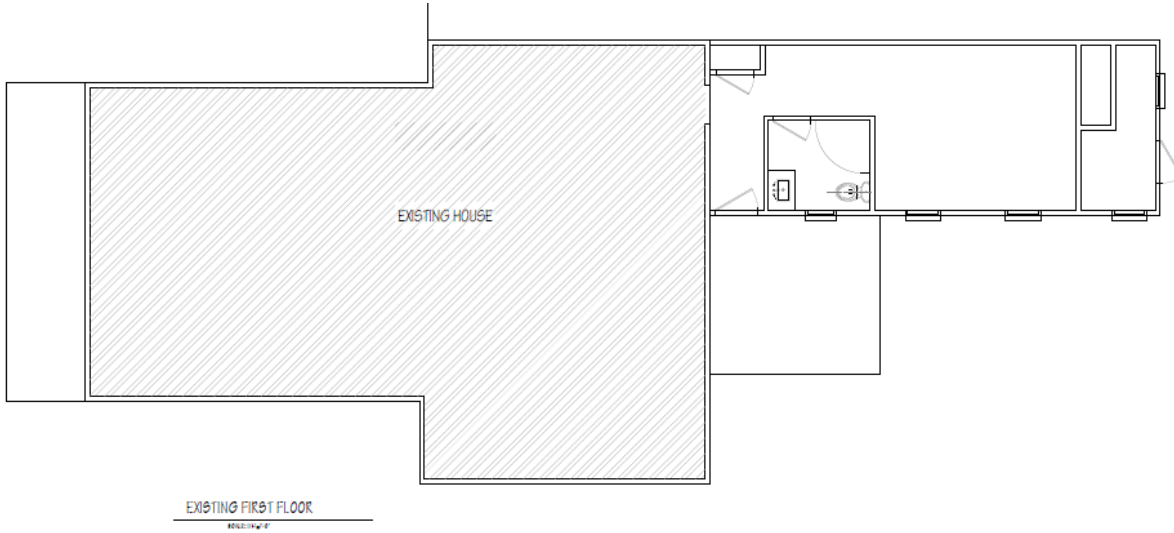
LOT 24

EXISTING SITE PLAN

LOT 26



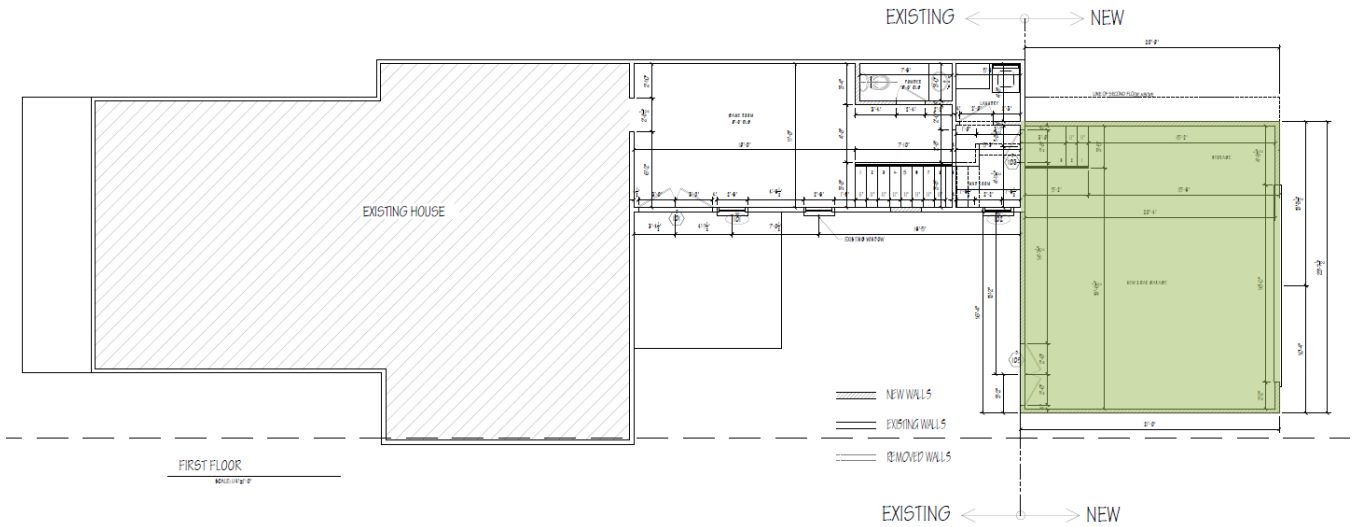
FIRST FLOOR PLAN





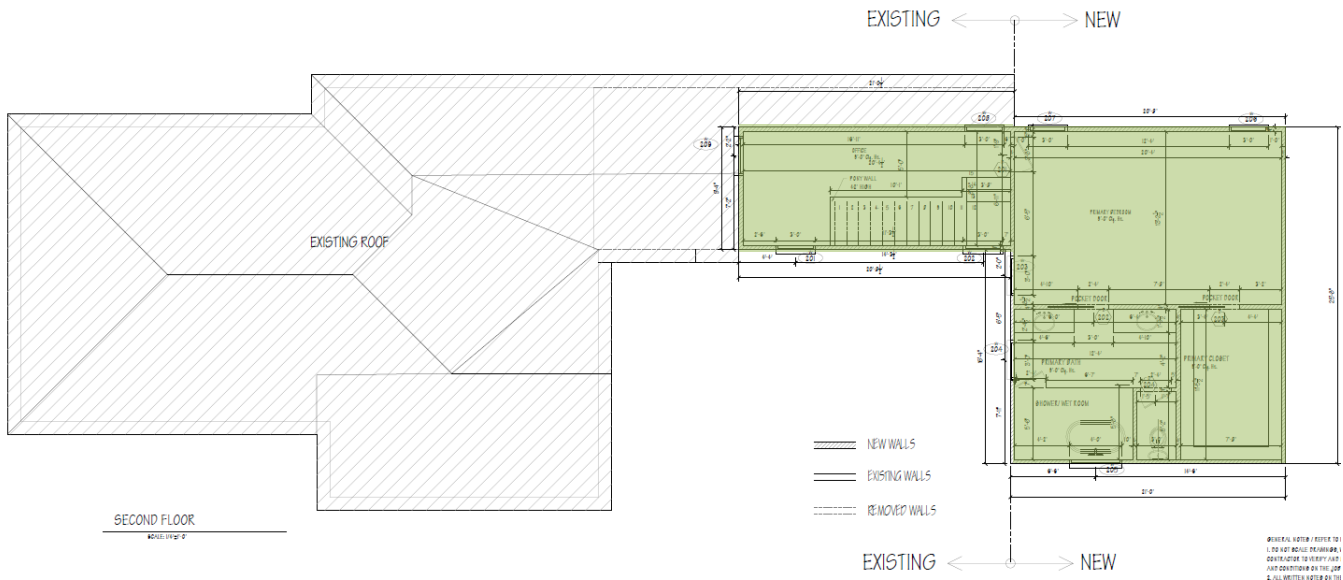
FIRST FLOOR PLAN

PROPOSED



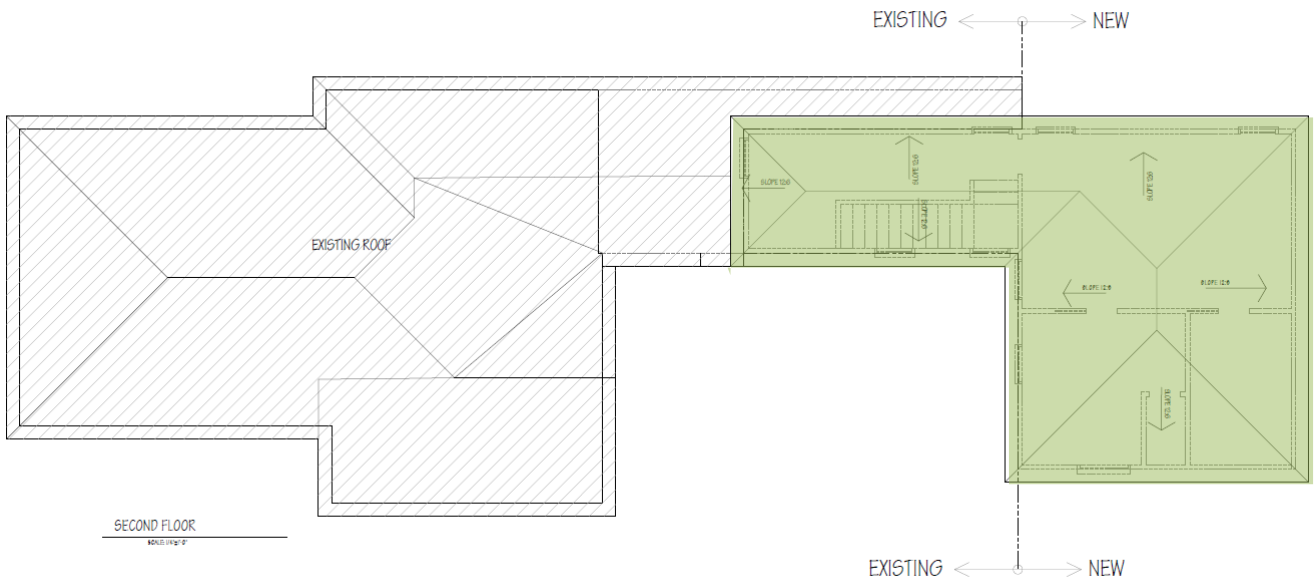
SECOND FLOOR PLAN

PROPOSED



GENERAL NOTE / REFER TO:
 1. FOR ALL ROOMS DIMENSIONS
 2. FOR ALL ROOMS DIMENSIONS
 AND CONDITIONS ON THE JOB
 3. ALL MEASUREMENTS IN THIS

ROOF PLAN



SECOND FLOOR
SCALE 1/8" = 1'-0"

WINDOW/DOOR SCHEDULE

WINDOW SCHEDULE



FIRST FLOOR

*(T) FOR TEMPERED GLASS

W NO.	WIDTH/HIEGHT	ROOM	DESCRIPTION	GLASS
201	3'-0"x3'-0"	STAIRS	SINGLE HUNG	-
202	3'-0"x3'-0"	STAIRS	SINGLE HUNG	-
203	3'-0"x5'-0"	PRIMARY ROOM	SINGLE HUNG	-
204	3'-0"x3'-0"	PRIMARY BATH	SINGLE HUNG	-
(T) 205	4'-0"x4'-0"	PRIMARY BATH	FIXED	-
206	3'-0"x5'-0"	PRIMARY ROOM	SINGLE HUNG	-
207	3'-0"x5'-0"	PRIMARY ROOM	SINGLE HUNG	-
208	3'-0"x5'-0"	FAMILY ROOM	SINGLE HUNG	-
209	3'-0"x5'-0"	FAMILY ROOM	SINGLE HUNG	-

DOOR SCHEDULE



FIRST FLOOR

W NO.	WIDTH/HIEGHT	TICKNESS	ROOM
201	2'-8"x6'-8" L	1 3/8"	PRIMARY ROOM
202	2'-4"x6'-8" POCKET	1 3/8"	PRIMARY BATH
203	2'-4"x6'-8" POCKET	1 3/8"	PRIMARY CLOSET
204	2'-4"x6'-8" L	1 3/8"	TOILET ROOM