CERTIFICATE OF APPROPRIATENESS

Application Date: July 2, 2018

Applicant: Rob Hellyer, Premier Remodeling for Henry and Sarah Terrell, owners

Property: 628 Woodland (3008 Reagan), Lot 8 and Tract 7, Block 27, Woodland Heights Subdivision. The property includes a historic 1,733 square-foot, one-story, wood-frame residence and a detached garage situated on a 7,500 square-foot (75 x 100) corner lot.

Significance: Contributing Bungalow residence, constructed circa 1925, located in the Woodland Heights Historic District.

Proposal: Alteration - Addition with attached garage

An existing 265-square foot rear addition and two-story garage apartment will be demolished and a new 1,920 square foot two-story addition will be constructed to the rear of the one-story residence, built over and beyond the area of the existing addition and garage.

- Two-story addition will have maximum measurements of 59½' wide, 29' tall, and 33' deep.
- Two-story addition extends 11' past original structure on the east elevation.
- Two-story addition will be inset 13'-9" from the existing west elevation; recess approximately 4' back before extending out at the garage, 6' past the original structure.
- Two-story addition will have a multi-gable roof with a 20' eave height.

See enclosed detailed project description and application materials for further details.

Public Comment: Four public comments received, three in favor. See Attachment A.

Civic Association: No comment received.

Recommendation: **Denial - does not satisfy criteria 1, 4, 10**

HAHC Action: **Deferred**

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 - satisfies D - does not satisfy NA - not applicable

S	D	NA		
☐	☒	☐	(1)	The proposed activity must retain and preserve the historical character of the property; *The historic property is characterized by a primary residence with a subordinate, detached garage. Constructing a two-story addition that extends out from both sides of the historic building and features a complex ridgeline with multiple gables does not retain 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; *The form of the historic building, with its multiple cross gables, insets, and outsets, is a character defining feature. Constructing a two-story addition of this size that too closely mimics these features results in a building form that is too complex and detracts from the character of the historic building.*
☒	☐	☐	(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 missing 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
The proposed two-story addition extends significantly farther out from the current footprint of the historic building, overwhelming the mass of the historic structure. Further, the addition does not have a sensitive connection to the historic building, with a significant portion of the addition's portion of the addition's mass located at the junction of the old and new. Shifting the mass behind the historic building would result in a more compatible addition. The addition also features a complex roof form with multiple gables and ridgelines. These features, in combination, create an overly complex building form and massing scheme that is atypical of the property and context area.

☒ ☐ ☐ (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

WOODLAND HEIGHTS

Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO

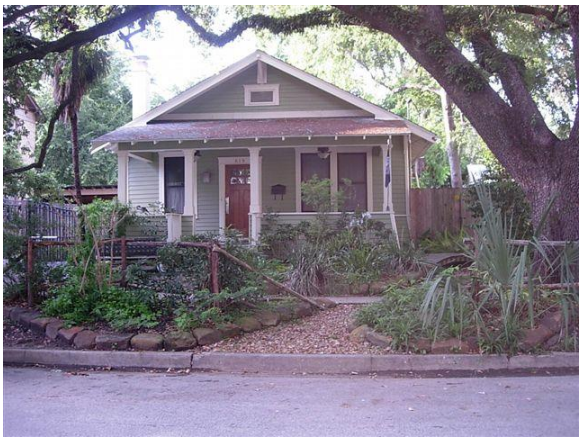
CURRENT PHOTO

WEST ELEVATION FROM REAGAN

CONTEXT AREA

611 Woodland – Contributing – 1915 (across street)

615 Woodland – Contributing – 1920 (across street)



619 Woodland– Contributing – 1920 (across street)

623 Woodland– Contributing – 1930 (across street)

604 Woodland– Contributing – 1925 (neighboring)

608 Woodland– Contributing – 1916 (neighboring)

620 Woodland – Contributing – 1915 (neighboring)

702 Woodland – Contributing – 1920 (neighbor)

612 Woodland – Contributing – 1910 (neighboring)

629 Woodland – Contributing – 1920 (across street)

3D RENDERINGS

EXISTING WITH PROPOSED: FRONT FACING WOODLAND

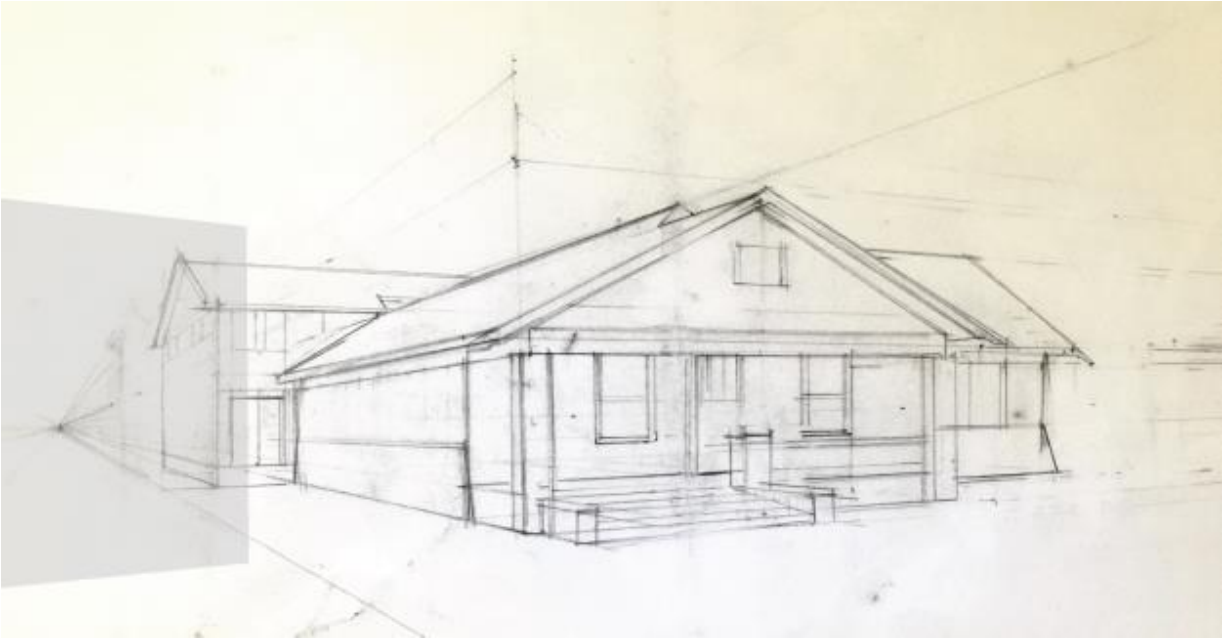
NORTHWEST VIEW

EXISTING

EXISTING WITH PROPOSED: FROM NORTHWEST CORNER (WOODLAND AT REAGAN)

NORTHEAST VIEW

PROPOSED



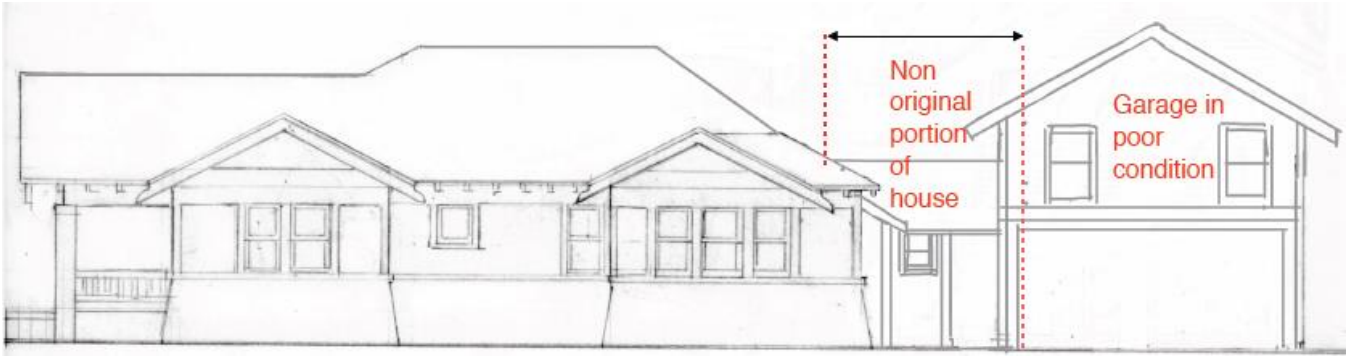
NORTH ELEVATION – FRONT FACING WOODLAND

EXISTING

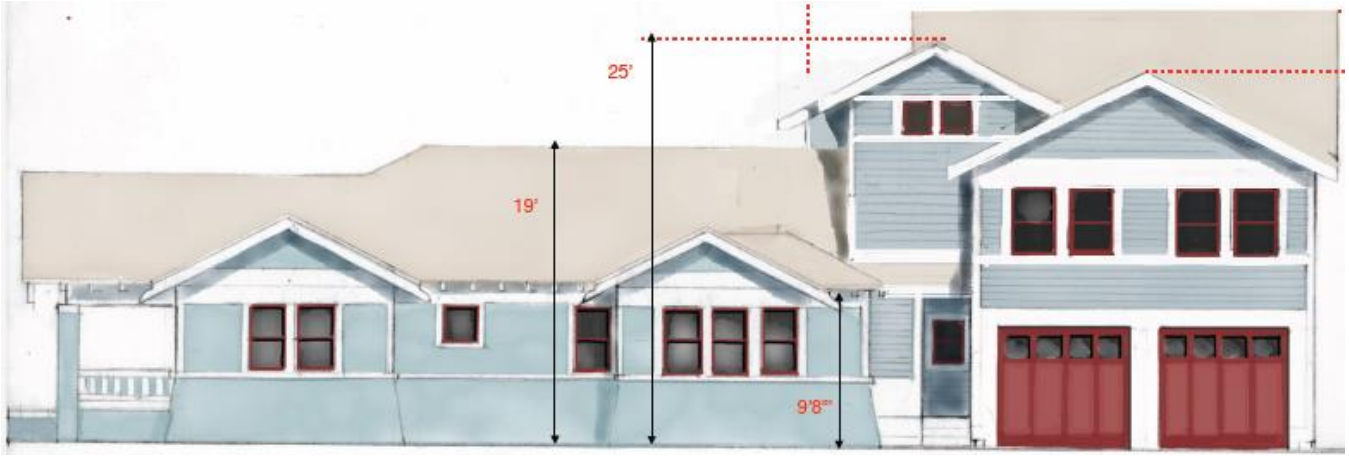
PROPOSED

WEST SIDE ELEVATION – SIDE FACING REAGAN

EXISTING

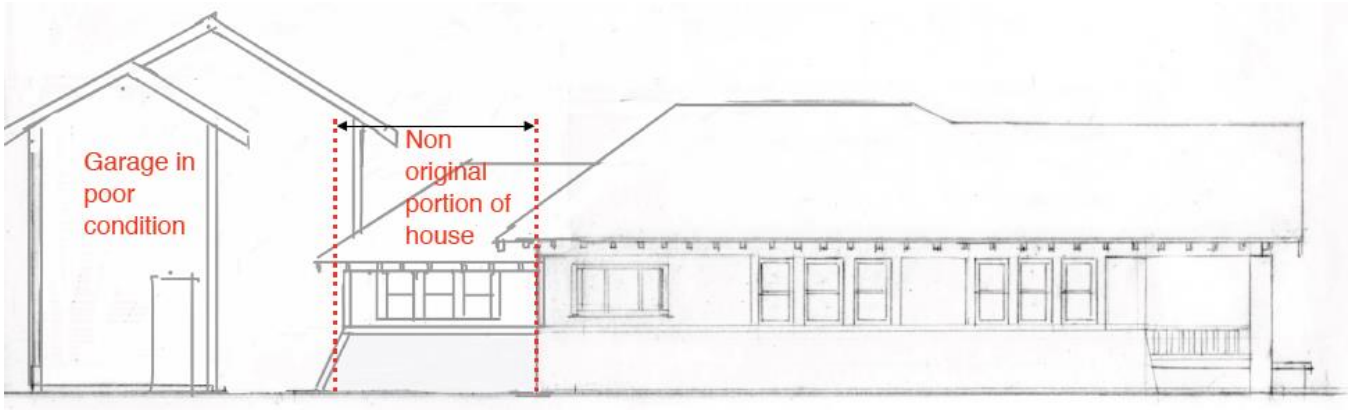


PROPOSED

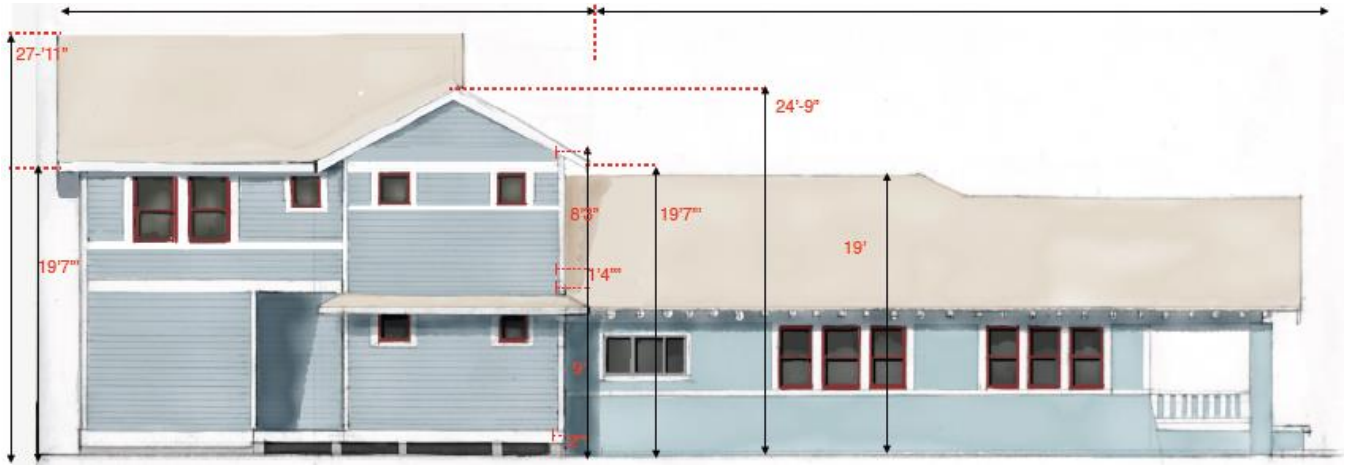


EAST SIDE ELEVATION

EXISTING

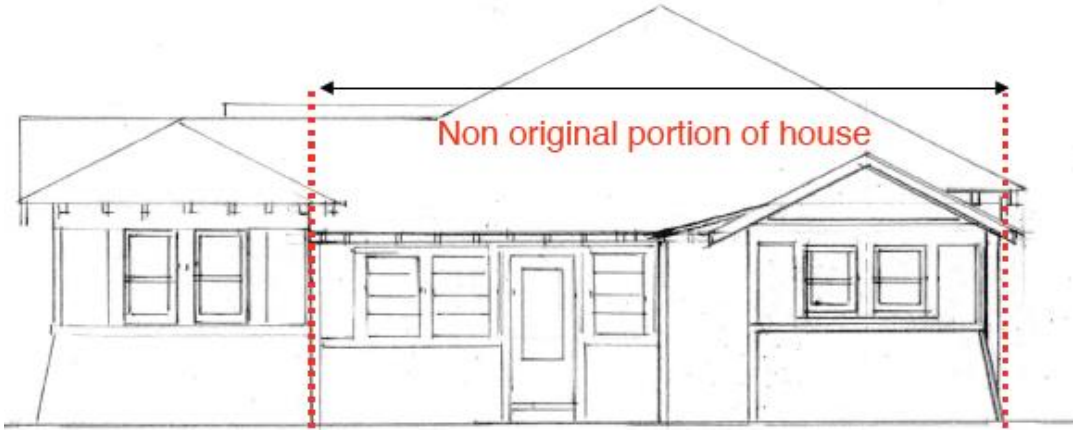


PROPOSED



SOUTH (REAR) ELEVATION

EXISTING

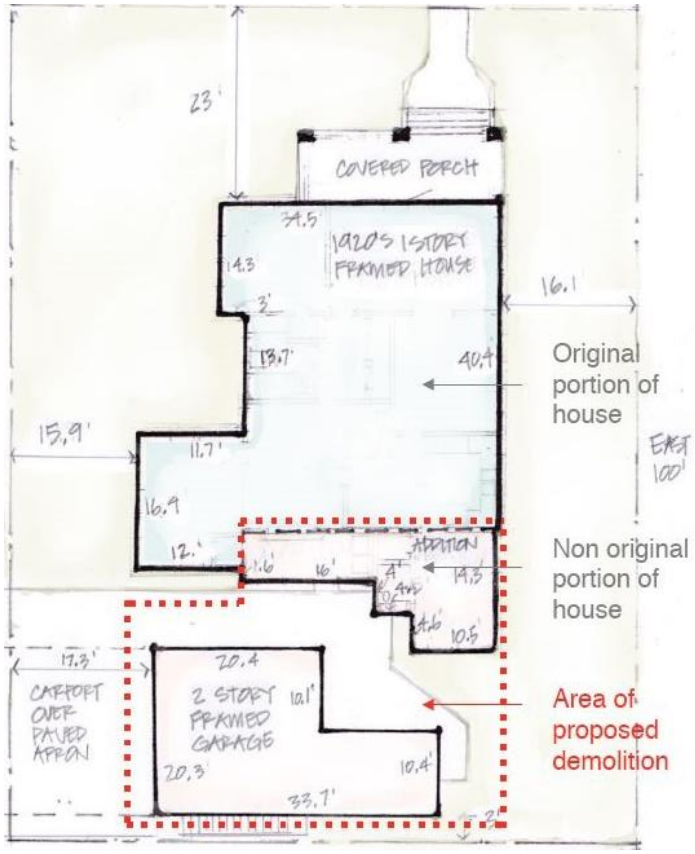


PROPOSED

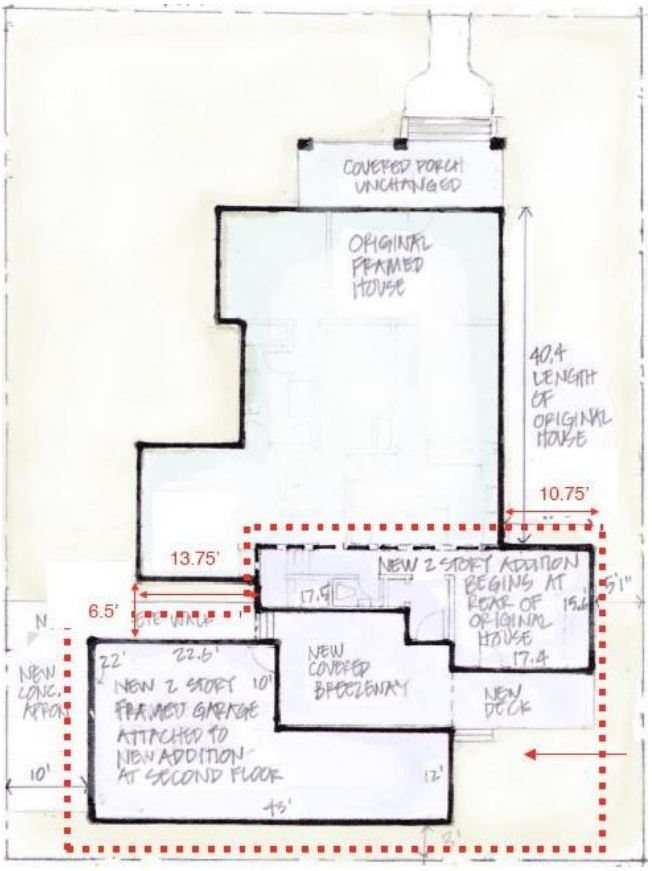
SITE PLAN

N

EXISTING

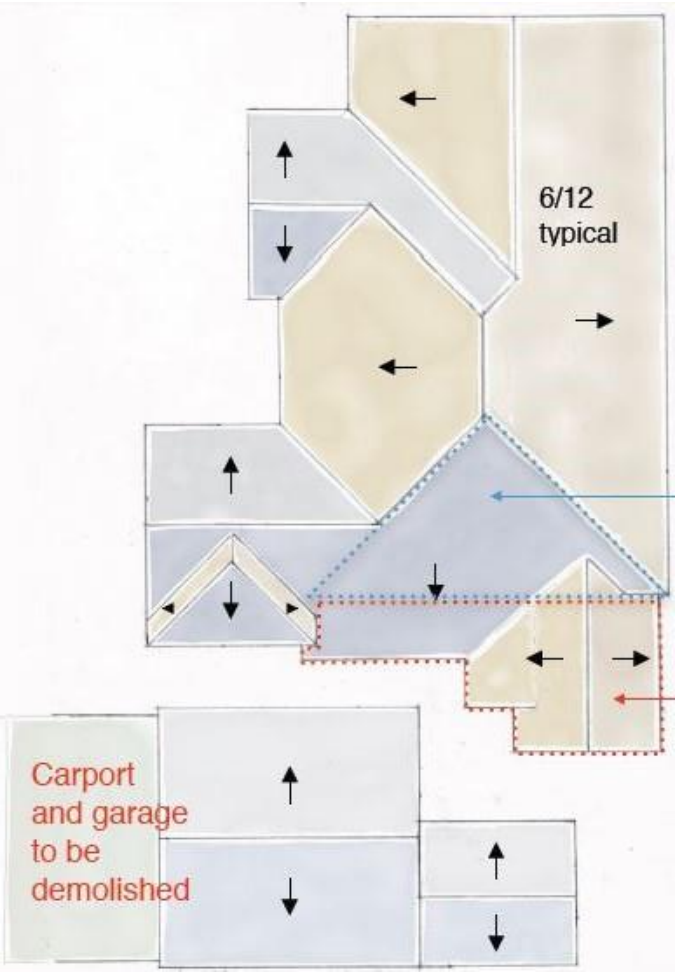


PROPOSED

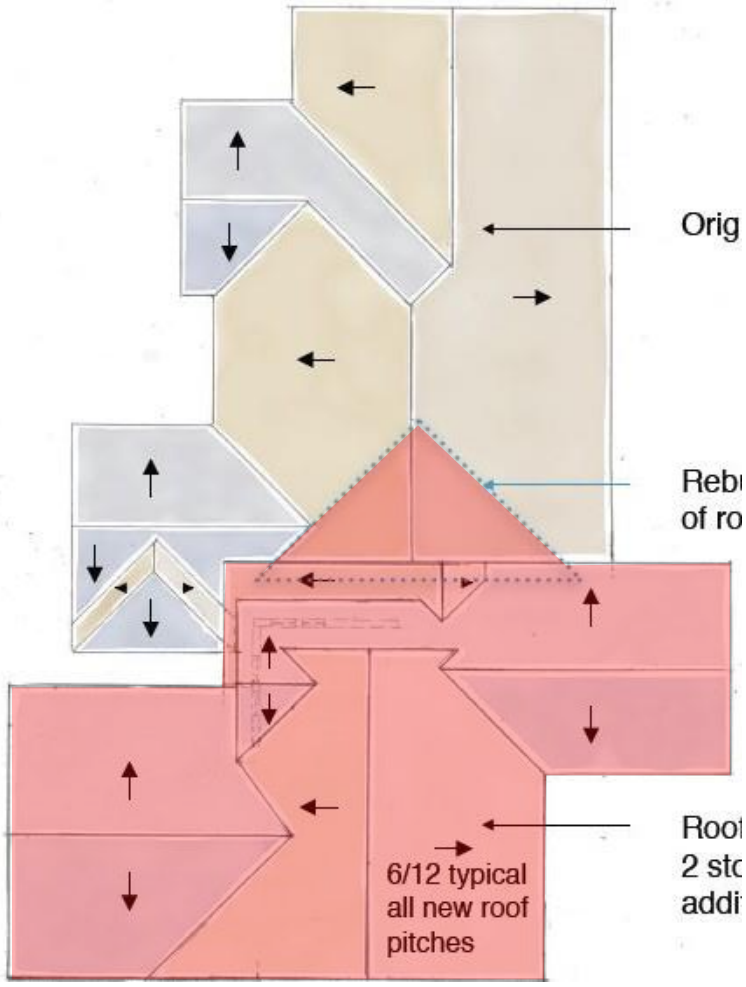


ROOF PLAN

EXISTING



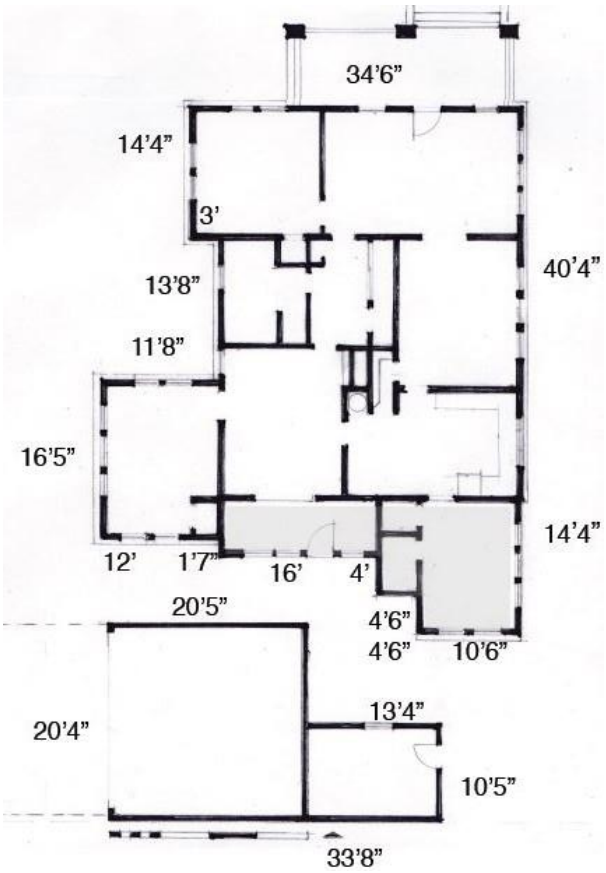
PROPOSED



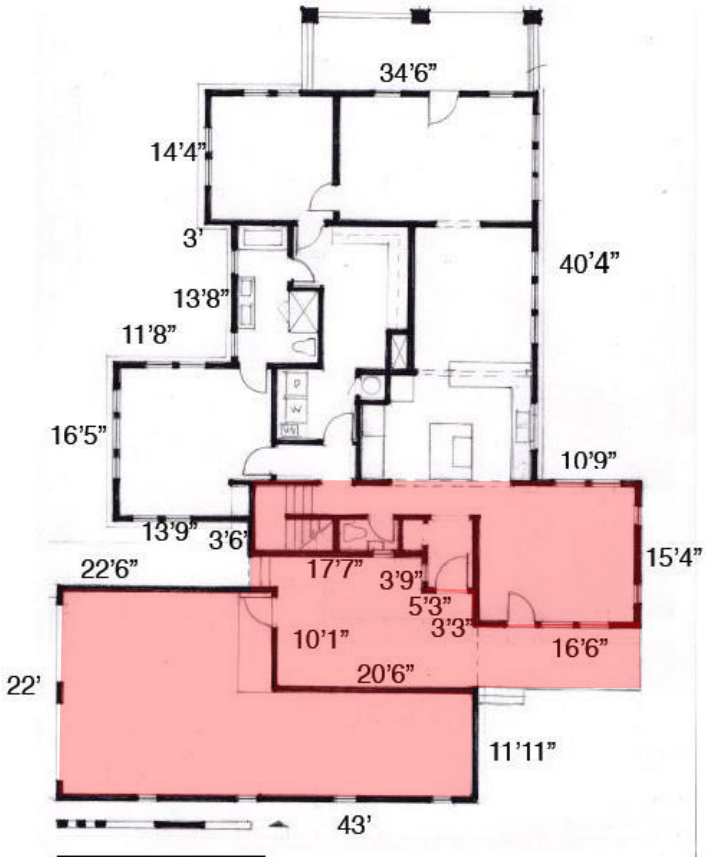
N

FIRST FLOOR PLAN

EXISTING



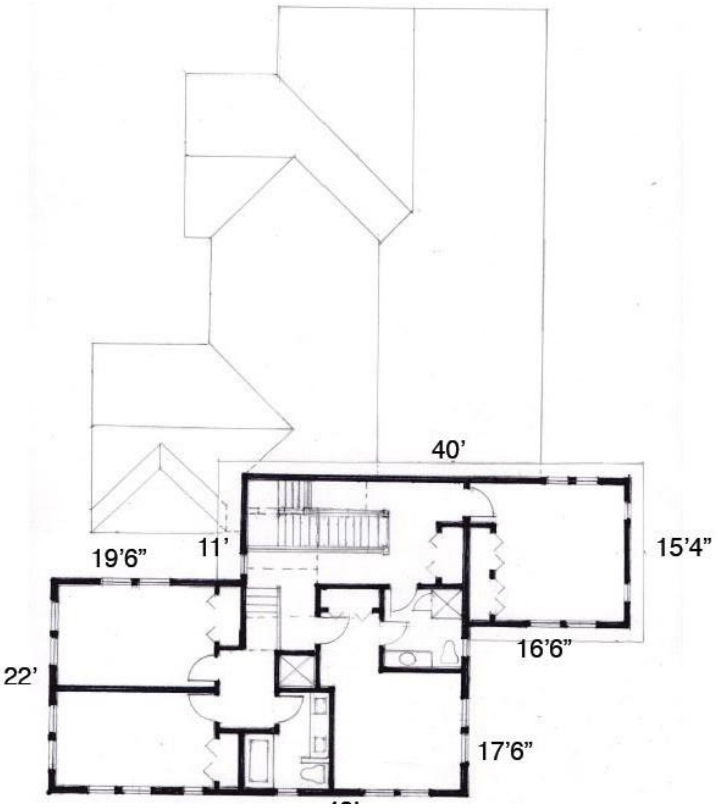
PROPOSED



N

SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

	Exterior Doors	Width	Height	Material	Finish
D1	French Single Lite	3'0"	6'8"	Wood + Glass	Painted
D2	Half Lite	3'0"	6'8"	Wood + Glass	Painted
D3	Sectional Overhead Garage Door	8'0"	7'0"	Wood Composite + Glass	Painted

	Windows	Width	Height	Material	Finish
A	Single Lite - Fixed	24"	24"	Wood + Glass	Painted
B	Single Lite - Awning	24"	24"	Wood + Glass	Painted
C	One Over One	24"	36"	Wood + Glass	Painted
D	One Over One	30"	48"	Wood + Glass	Painted
E	One Over One	36"	60"	Wood + Glass	Painted

PROJECT DETAILS

Shape/Mass: The existing one-story residence is 1,733 square feet and measures approximately 43' wide by 55' deep with a maximum ridge height of 19'. The non-historic 265 square foot rear addition that measures 31' wide by 14' deep will be removed.

The proposed 1,920-square foot two-story addition with attached garage will measure 60'-5" wide by 32'-10" deep with a maximum ridge height of 29'. The proposed addition will extend 10'-9" beyond the existing eastern wall plane. The addition will be inset 13'-9" from the existing western wall plane. The addition will recess approximately 4' back before extending out 19'-6" at the garage, 6' beyond the existing western wall plane.

The residence with proposed addition will have maximum measurements 60'-5" wide by 73' deep and 29' tall.

Setbacks: The existing residence has a north (front) setback of 15', east (side) setback of 16', west (side) setback of 16', and a south (rear) setback of 23'4".

The existing garage is setback 15'-10" from the east (side), 17' from the west (side), 75' from the front (north), and 3' from the south (rear) property line.

The proposed addition does not affect the existing north (front) setback and retains the existing 3' south (rear) setback. The east (side) setback will decrease to 5'-1". The west (side) setback will decrease to 10'.

Foundation: The existing residence has a pier and beam foundation with a finished floor height of 2'.

The addition will have a pier and beam foundation to match existing height.

The attached garage will have slab-on-grade with a finished floor height of 6".

Windows/Doors: The existing residence has wood 1/1 windows and an aluminum slider window on the non-original addition. The existing residence has a 1/3 lite wood door with three divided lites.

The proposed addition will feature 1/1 wood windows, as well as single-lite fixed and awning windows. All proposed windows to be inset and recessed.

The addition will have two full-lite doors and one 2/3 lite door. The garage will have a four-panel overhead door with four transoms above each solid panel. See drawings and window/door schedule for more detail.

Exterior Materials: The existing residence is clad with teardrop wood siding with a 3" reveal, the house has clapboard angled skirting on the east and west sides. The addition will be clad in 5" cementitious lap siding with a smooth finish. See drawings and window/door schedule for more detail.

Roof: The existing residence has a cross-gable roof that measures 19' to the ridge, 9'-8" to the eave, and has a 6:12 pitch with rafter tails exposed and curved barge boards.

The addition's roof will feature multiple gables on all four elevations, measuring 27'-11" at the highest ridge above the garage, and 24'-9" on the portion at rear of residence. A 19'-7" eave height will be consistent throughout.

ATTACHMENT A

PUBLIC COMMENT

Tue 7/17/2018 6:31 PM

AB

Anne B [redacted]

Application No. 180717 [628 Woodland Street, Woodland Heights]

To PD - Historic Preservation

Responded

You replied to this message on 7/18/2018 9:09 AM.

Dear Historic Preservation Commission Members:

We are submitting this letter in support of the application for renovation of the above noted address. We have owned two homes in Woodland Heights--a historic bungalow (1914) on the 1000 block of Bayland and our current home in the 500 block of Highland. I note this for two reasons: 1. our previous bungalow was too small to accommodate our growing family and, as such, we sought a larger home, and; 2. our Highland home was built in 1992 yet fits the fabric of the historic residential architecture so closely that it is continually assumed to be historic.

We have lived in Woodland Heights for 15 years and have watched the value of our property and the desirability of the neighborhood increase exponentially due to the careful renovation and construction of homes that are able to accommodate growing families. It is not unusual to see families with four cycling on our streets. This dynamic has made our community far more vibrant than neighborhoods--just outside of our boundaries--that see less investment.

For example, the home beside ours was crumbling after decades of non-maintenance by elderly owners. We were so fortunate to have a couple purchase the property and fully renovate and restore it to all of it's glory while maintaining a footprint that is sensitive to the surrounding properties. It is an absolute gem of a property that continues to receive accolades from neighbors.

Rob Hellyer was the General Contractor for our residence. He is tremendously committed to our neighborhood's identity--he is a resident, after all. His knowledge of design detailing and his sensitivity to historic preservation make him an ideal consultant to oversee a historic renovation.

We encourage you to approve this restoration and renovation that will bring another young family to our community and polish a property badly in need of investment.

Sincerely,

A.G. Baumgardner
507 Highland Street
Houston, TX 77009

From: Willis, Andrew (10240) [redacted]
Sent: Thursday, July 19, 2018 9:59 PM
To: PD - Historic Preservation
Subject: : Application 628 Woodland

Dear Historic Preservation Commission Members:

We are submitting this letter in support of the application for renovation of the above noted address. We own a house in the Woodland Heights -- in the 1000 block of Highland and have lived in our home for the last 4 years.

Over the last several years that we have lived in the Woodland Heights we have seen the value of our property and the surrounding homes increase in value. I attribute this to not only the neighbors, the retailers that are popping up, but also the uniqueness of our homes. Whether it is developing a new property or renovating an existing one our homes have an identity that many other areas desire.

Abby and Michael are planning on renovating 628 Woodland. I have known Abby and Michael for many years and Abby grew up in the Heights. Her family still reside in the area and I know she is committed to fully renovating and restoring the house to its prior state while maintaining a footprint that is sensitive to the surrounding properties. By being a lifelong Heights resident she knows and understands why it is important to retain the appearance of the homes.

Rob Hellyer is the General Contractor for the residence. I understand through his work he is committed to keeping the Woodland Height's identity. His knowledge of the properties in the areas and his approach to retaining the historic elements makes him an ideal consultant to oversee the renovation.

The Commission has clearly made the appropriate decisions over the last several years and ensured that the historic look of the neighborhood has remained. The plans for Abby and Michael's property clearly fit into the spirit of the homes in the area and would be a great addition to our historic area.

We encourage you to approve this restoration and renovation and I hope that my friends, Abby and Michael will be soon be my neighbor.

Sincerely,

Andrew Willis

1032 Highland St

Michael & Abby Henson
628 Woodland

July 24, 2018

To the HAHC Members & City of Houston Planning & Development Department:

Thank you for considering our application to make an addition to the contributing historical structure at 628 Woodland Street in Woodland Heights. This house is special to us, as it's the home Abby grew up in. Her parents bought the house in 1990 and she lived there for ten years, including a handful spent attending nearby Travis Elementary School. Abby also lived in the house's garage apartment for a few years after college. Today, as we plan our move back to Houston, we're excited at the opportunity to re-join a neighborhood we love by purchasing and renovating this wonderful old home.

We've spent the past several months working with architect Joyce Lander and contractor Rob Hellyer to help us with this project. They were chosen specifically because they understand and respect the character of the neighborhood and the original structure. We have done our best to design an addition that preserves this character; and have worked with the Planning & Development Staff to incorporate their input throughout the design process.

In reviewing the draft CoA report we received yesterday, we'd like to submit a bit more information for your consideration. Much of the report feedback surrounds use of gables in the structure. We'd point out that this was done purposefully, as the current house and garage apartment are constructed in this way; our plans only increase the number of gables by one. The report also asks that the addition be of compatible size and massing with the original structure and context area. We feel that by increasing the house's footprint to the east in the rear of the property, the addition does not overwhelm the historic structure, especially from the perspective of a neighbor on the street or sidewalk.

Enclosed are architectural notes from Joyce that outline our design concepts, as well as additional visual perspectives. You can see that our overarching goal was to sensibly add enough room for a family in a way that largely preserves the feel and footprint of the old house.

In fact, that family is growing imminently – unfortunately, we could not travel in from Dallas for the meeting because Abby is due with our first child any day now. Rob and Abby's father, Henry Terrell, will speak on our behalf.

Thank you again for your consideration. We believe that our plans show a project that is both within the guidelines of the Historic Preservation Manual and compatible in look and feel with the historic neighborhood. We would welcome your approval so we can break ground soon and move back home next summer.

Sincerely,

Michael & Abby Henson

Joyce Lander
628 Woodland – Architectural Considerations & Public Perspectives

Massing

The concept was to transform the original house into a family dwelling appropriate for 2018 and beyond. Just by chance, this house is on a corner lot, restricting potential building area. The required additional space could not be accommodated on one floor in the only portion of the lot available for construction. This dictated a second story.

Our goal was to avoid a large, tall, boxy addition stuck onto the back of the house, which might have been simpler, but an eyesore from all sides.

To keep the garage front facing Reagan only minimally higher than the current two-story garage, it has an 8' plate height on grade, with an 8' second story plate height.

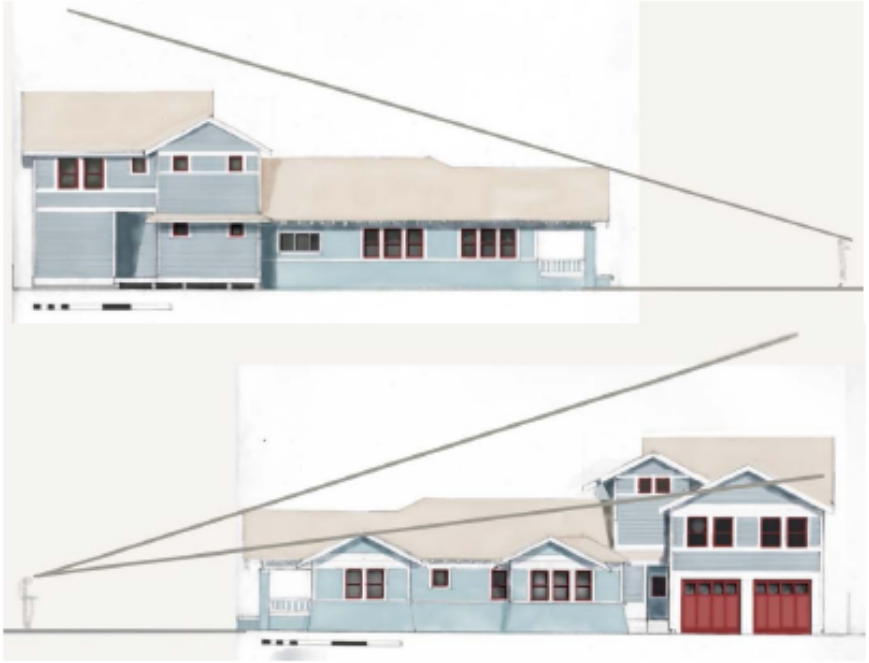
The remainder of the addition matches the original house's 9' plate height, which is 2' above grade, and the second floor has a minimal 8' plate height. Since this is taller than the garage portion, its ridge will be higher.

In order to achieve harmony, the roof pitch is consistent throughout, matching that of original house. Architecturally, with a constant roof pitch, the wider a space is, the taller the roof ridge will be. To prevent the large, tall box, the form is broken into a narrower piece with a lower ridge attached to the rear of the original house, and a wider piece attached to the rear of the garage.

So there are three ridge lines, stepping up to the tallest, which is at the least viewable position of the lot. They have gables, because that roof type is consistent with the original house.

When viewed naturally, on the street and sidewalk, the tallest portion of the addition will hardly be visible, and the lower portions, being set back from the original house, will not "overwhelm" the house.

Please see the below sight-lines from the perspective of someone on the south curb of Woodland:



We'd further like to emphasize that the elevations, which are two-dimensional drawings used to communicate construction information, and do not reflect how the human eye sees in three dimensions. The north plane of the addition is 48' behind the plane of the front porch on Woodland (and 63' from the north property line), yet in the elevation drawing appears to be in the same plane.

Projection of Proposed Addition to the East

The placement of the current house on the site creates a 16' side yard on the east side of the house. Because of its corner location, the east and south are the "non-public" portions of the house, making them the only buildable areas. We chose to project 11' into the east side yard to allow for a family room attached to the rear of the current kitchen at a distance of 48' back from the front of the porch. The neighboring house on the east side is very close to the property line on that side, further diminishing the ability to view the addition from Woodland Street.

In the below perspective rendering, the addition can be seen well behind the original structure on the East side; with the rest of the addition almost completely obscured from public view:

PUBLIC COMMENT FROM ROB HELLYER, APPLICANT

528 HIGHLAND

NORTH ELEVATION – FRONT FACING HIGHLAND STREET

EXISTING

House: 4,532 SF
Lot: 7,500 SF
FAR: .60

APPROVED FEBRUARY 2014

CERTIFICATE OF APPROPRIATENESS

Application Date: August 4, 2014

Applicant: Michael & Laura Czapski, owners

Property: 528 Highland Street, Lot 8 & Tract 7, Block 20, Woodland Heights Subdivision. The property includes a historic one-story residence situated on a 7,500 square foot (75' x 100') corner lot.

Significance: Contributing Queen Anne residence with Colonial influence, constructed circa 1915, located in the Woodland Heights Historic District.

Proposal: Alteration – Request for HAHC approval of completed and partially completed alterations that have exceeded the scope of work approved in two previous COAs.

The applicant received a COA in February 2014 for a two-story rear addition to a one-story contributing house. In March, the applicant was red-tagged for removing all of the shiplap from the original house without approval. He was granted a COA in April 2014 for this unapproved work.

In July, staff discovered the following additional deviations from the approved scope of work:

- Roof pitch of the addition was increased from 6:12 to 8:12.
- Ridge height as constructed is 2' taller than approved (32'-6" rather than 30'-5").
- Second story addition encroaches an additional 18" into the original structure.
- Construction of a bump-out approximately 3' wide by 11' long on east elevation of original structure that resulted in the removal of an additional 11' of the original exterior wall and required a change to the approved roof shape.
- Removal of all original wood siding behind the bay window on the west elevation and replacement with cementicous siding.
- Removal of the front porch decking, railing, and ceiling beadboard.
- Installation of a window on the rear portion of the east elevation of the addition.

See enclosed application materials and detailed project description on p. 4-30 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

501 EUCLID

House: 3,070 SF
Lot: 6,200 SF
FAR: .50
COA: 2015

510 EUCLID

Houston Archaeological & Historical Commission
January 29, 2015
HPO File No. 150121

ITEM B.19
510 Euclid Street
Woodland Heights

CERTIFICATE OF APPROPRIATENESS

Application Date: November 25, 2014

Applicant: Will Miller, Lacasa Builders, owner

Property: 510 Euclid Street, Tracts 3 & 4A, Block 23, Woodland Heights Subdivision. The property includes a historic 1,078 square foot, one-story wood frame single-family residence situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Craftsman residence, constructed circa 1915, located in the Woodland Heights Historic District.

Proposal: Alteration – Construct a two-story 2,175 square foot addition with attached 2 car front loading garage. The addition will begin at the rear wall of the existing historic structure, will be clad in shingle shake and cementitious siding, have an eave height of 19', and a ridge height of 24'. The garage entrance will be located 88' from the front property line. As part of the proposal, the applicant also requests to:

- Remove non-original metal support columns
- Deconstruct existing non-original damaged brick porch and reconstruct using existing materials to existing specifications
- Remove non-original existing rear addition

See enclosed application materials and detailed project description on p. 4-15 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

House: 3,350 SF
LOT: 5,000 SF
FAR: .67
COA: 2015

Houston Archaeological & Historical Commission
January 29, 2015
HPO File No. 150121

ITEM B.19
510 Euclid Street
Woodland Heights

NORTH ELEVATION – FRONT FACING EUCLID STREET

EXISTING

PROPOSED

514 EUCLID

House: 3,452 SF
LOT: 5,000 SF
FAR: .69
HCAD: 2015

419 EUCLID

COA: 2013

423 WOODLAND

502 WOODLAND