

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 1846 Harvard St.

Historic District / Landmark Houston Heights East /HHWC Clubhouse HCAD # 0201010000035

Subdivision Houston Heights Lot 25 Block 105

DESIGNATION TYPE

- | | |
|--|--|
| <input checked="" type="checkbox"/> Landmark | <input checked="" type="checkbox"/> Contributing |
| <input type="checkbox"/> Protected Landmark | <input type="checkbox"/> Noncontributing |
| <input type="checkbox"/> Archaeological Site | <input type="checkbox"/> Vacant |

PROPOSED ACTION

- | | |
|--|-------------------------------------|
| <input checked="" type="checkbox"/> Alteration or Addition | <input type="checkbox"/> Relocation |
| <input type="checkbox"/> Restoration | <input type="checkbox"/> Demolition |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Excavation |

DOCUMENTS

Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name Houston Heights Woman's Club

Company _____

Mailing Address P.O. Box 7782
Houston, TX 77008

Phone 713-412-3996 (Treasurer)

Signature Kelly Matheva (President)

Date July 5, 2016

APPLICANT (if other than owner)

Name _____

Company _____

Mailing Address _____

Phone _____

Email _____

Signature _____

Date _____

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ___/___/___ Application complete: ___/___/___

CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITON CHECKLIST



PLANNING &
DEVELOPMENT
DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: 1846 Harvard St.

BUILDING TYPE

- | | |
|--|--|
| <input type="checkbox"/> single-family residence | <input type="checkbox"/> garage |
| <input type="checkbox"/> multi-family residence | <input type="checkbox"/> carport |
| <input type="checkbox"/> commercial building | <input type="checkbox"/> accessory structure |
| <input type="checkbox"/> mixed use building | <input checked="" type="checkbox"/> other Club House |
| <input type="checkbox"/> institutional building | |

ALTERATION TYPE

- | | |
|---|---|
| <input type="checkbox"/> addition | <input type="checkbox"/> roof |
| <input type="checkbox"/> foundation | <input type="checkbox"/> awning or canopy |
| <input checked="" type="checkbox"/> wall siding or cladding | <input type="checkbox"/> commercial sign |
| <input type="checkbox"/> windows or doors | <input type="checkbox"/> ramp or lift |
| <input type="checkbox"/> porch or balcony | <input type="checkbox"/> other |

WRITTEN DESCRIPTION

- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- | | |
|--|---|
| <input type="checkbox"/> current site plan | <input type="checkbox"/> demolition plan |
| <input type="checkbox"/> proposed site plan | <input type="checkbox"/> current roof plan |
| <input type="checkbox"/> current floor plans | <input type="checkbox"/> proposed roof plan |
| <input type="checkbox"/> proposed floor plans | <input type="checkbox"/> current elevations (all sides) |
| <input type="checkbox"/> current window and door schedule | <input type="checkbox"/> proposed elevations (all sides) |
| <input type="checkbox"/> proposed window and door schedule | <input type="checkbox"/> perspective and/or line of sight |

1846 Harvard Street

Certificate of Appropriateness Application

Written Description

Property Description, Current Conditions, and Any Prior Alterations or Additions

The subject property structure was originally designed and built as a club house for the women in the greater Houston Heights in 1912. The structure is a Craftsman style design with a full width front porch. A cypress wood "skirt" surrounds the perimeter of the structure with the exception of the porch area and extends to generally the surrounding ground level. The roof rafter tails are exposed. Surrounding development has been increased in vertical elevation so that the subject property is a land depression in the area and collects stormwater runoff from the adjacent properties. A crushed stone parking lot was installed in 2011 that is used for off-street parking for the property and has street access to Columbia Street. As a result of several likely conditions, rainwater collects under the structure and produces humid conditions that exacerbate the structural integrity. The interior floor is depressed at a maximum of 4 ¾ inches at the north east corner when compared to the middle of the building. This condition is either caused by expansion of the pier foundation elements in the center of the structure caused by the water expanding the soil and heaving the foundation upward or by the contraction of the perimeter piers in relation to the center that results from the difference in soil moisture.

The current kitchen area on the south side of the building was added in 1932 and the stage area in the east part of the building interior was slightly lowered to allow women to "comfortably" sit on the stage facing the audience. A wheelchair ramp has been added to the front steps area. No other modifications to the exterior of the building are in evidence.

Proposed Work; Plans to Change Any Exterior Features, and/or Addition Description

Removal of one to two bottom courses of wood skirt

In a meeting with Mr. Pete Stockton, on site, it was determined that two areas of concern should be addressed. First, ventilation under the floor should be increased to allow any moisture that does accumulate under the floor to evaporate. Currently, the wood skirt prevents any air circulation under the floor. The discussed recommendation was to remove the two bottom courses of the existing wood skirt. If not allowed to remove the courses, add venting panels to the skirt. Second, the water-filled

hole beneath the building should be filled to prevent additional accumulation of water. The discussed recommendation was to use "Flowable Fill", a slurry mixture of sand and cement and other added components, to be placed under the floor area and finished with a crown high point in the center to allow any water accumulation to drain out from the building. A third action was discussed and recommended that would provide revised ground elevations along the perimeter of the building that would allow surface drainage to occur to the front street. This would include drainage swales that would capture both roof and off-site stormwater drainage. It is hopeful that these first three modifications will solve the water accumulation problem. However, it is anticipated that if the problem is still present, further actions were discussed and recommended. The fourth action discussed and recommended, if necessary, is to install underground pvc pipes along the building perimeter (or connect to existing French drains), draining to the street thru curb cuts, that would allow the directly connected downspouts and a rainwater gutter system to be installed, to directly flow to the street rather than accumulate at the building perimeter and possibly under the building, either by direct flow or seepage. The proposed rainwater gutters would be designed as a ½ round drain system with full round downspouts to harmonize with the period architecture and to allow the exposed tail rafters to continue to contribute to the period visual character. Should, at some point in the future, a substitute technology become available, the rainwater gutter and downspout system could be removed without damage to historical materials.

In addition we propose to re-adjust the existing piers where necessary under the house in order to help level out the floors as much as is practical while minimizing damage to the structure. Floor elevations indicated a variance of approx. 5" from the highest point to the lowest point inside the building. This will not alter the elevation of the clubhouse.

Current Building Material Conditions and Originality of any Materials Proposed to be Repaired or Replaced

The wood skirt is original cypress material. The boards are 5" in height. It is proposed that the material removed be placed in the attic of the building to allow for future re-installation should that be possible.

Proposed New Materials Description; Attach Specification Sheets if Necessary

Should it be necessary to install the rainwater gutter and downspout system, it is anticipated that the system be custom designed without seams and custom made of 24-gauge, galvanized metal material, unpainted, with metal hangars. A 6 inch diameter cross section is initially recommended. The downspouts will be connected to the pvc pipe by standard pipe-to-downspout connectors at the ground level.



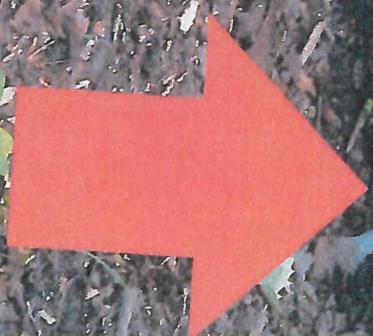


Hudson Heights
Women's Club
EST. 1920



Water flow direction

Concrete pier absorbing water for long periods of time due to poor drainage.



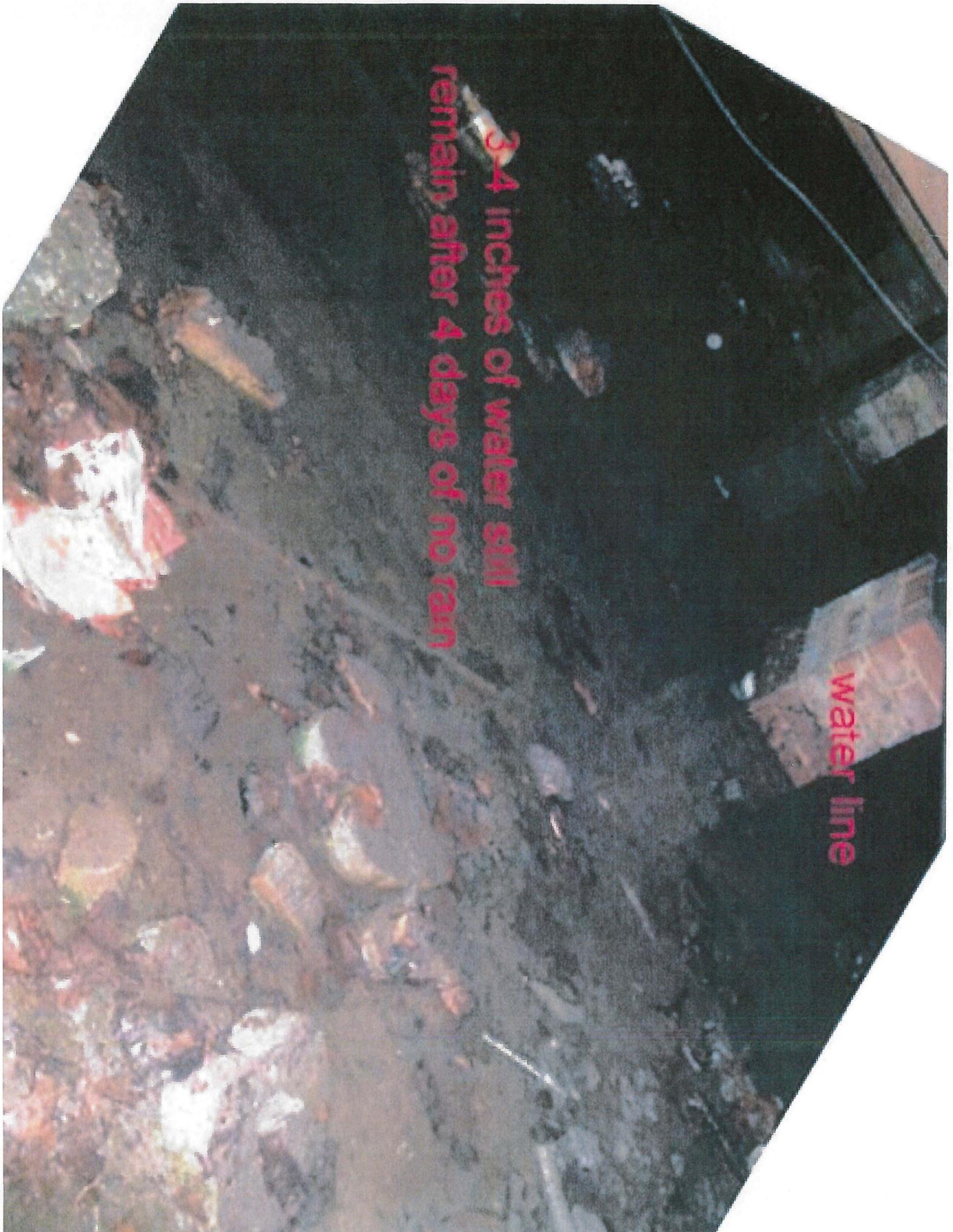


Water damaged beam touching the soil.

Soil has been pushed from under the house from the poor water drainage and it has rested against the beam, creating a dam-effect and traps more water and more erosion causing house to sink more.

water line

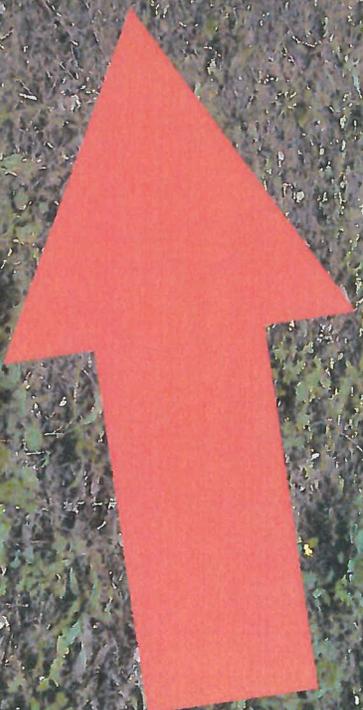
3-4 inches of water still
remain after 4 days of no rain

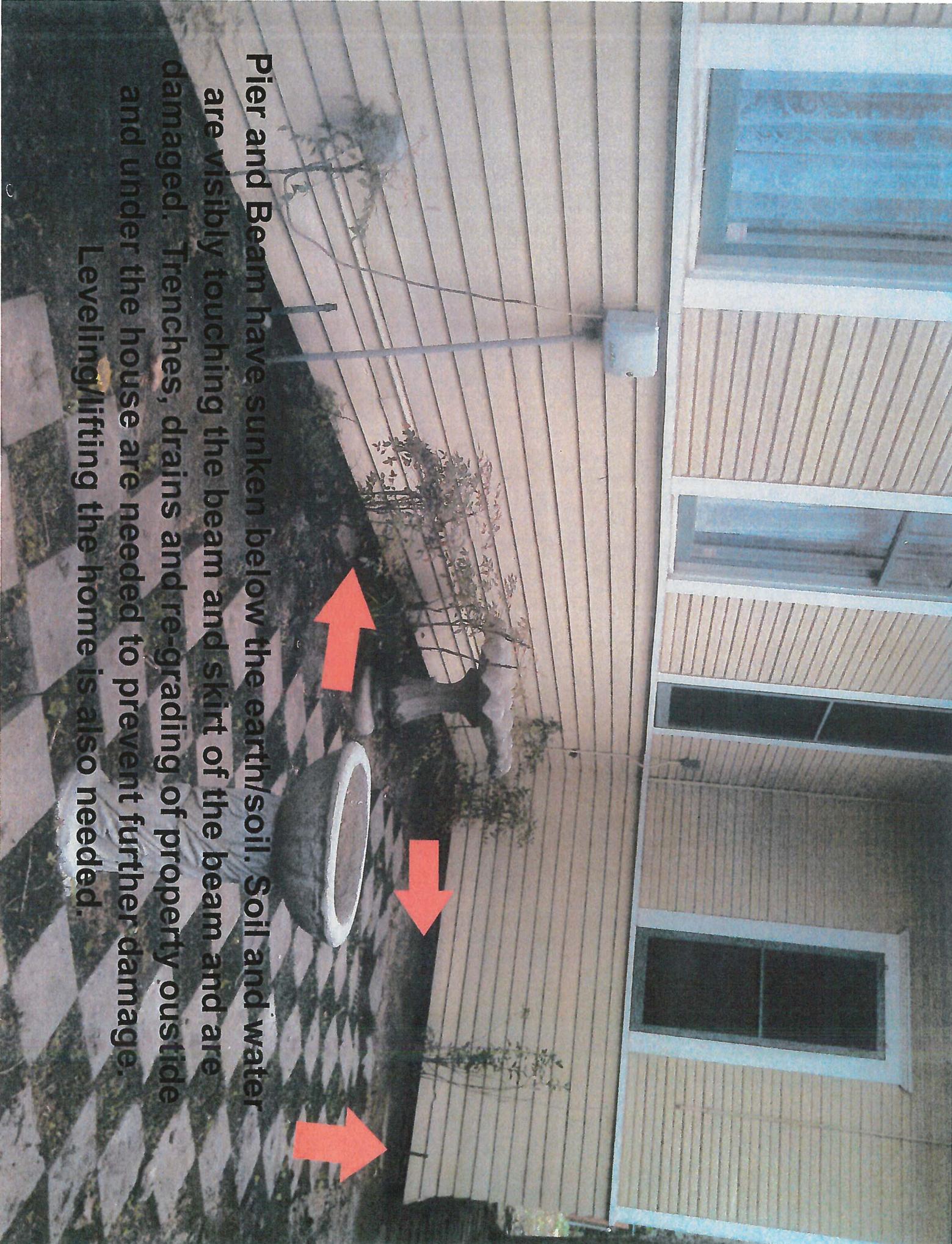






Slope is towards the house, not away from house. Not enough french drains. Should be re-graded to keep water from flowing towards house.





Pier and Beam have sunken below the earth/soil. Soil and water are visibly touching the beam and skirt of the beam and are damaged. Trenches, drains and re-grading of property outside and under the house are needed to prevent further damage. Leveling/lifting the home is also needed.