CERTIFICATE OF APPROPRIATENESS

Application Date: April 1, 2015

Applicant: Kenneth A. Newberry, AIA, Newberry Campa Architects, LLC, for Steven and Sherrie Robinson, owners

Property: 1118 Tulane Street, Lot 27, Tract 26, Block 204, Houston Heights Subdivision. The property includes a historic 1,028 square foot, one-story wood frame stone veneer single-family residence and detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Craftsman residence, constructed circa 1920, located in the Houston Heights Historic District West.

Proposal: Alteration – Addition. Construct a 2,886 square foot one-and-a-half-story addition and attached alley loading garage to a one story residence. The addition will measure 37' x 56' and will be 22' in height. Additionally:

- The existing foundation is damaged beyond reasonable repair and will be replaced
- To correct existing grade issues, when the new foundation is constructed, the house will be raised 11¾" to have a finished floor height of 1'-9"
- Due to the new foundation, the existing stone veneer will be removed, numbered, photographed, and reinstalled in the same exact location

See enclosed application materials and detailed project description on p. 5-26 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **Approved**

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: April 23, 2015

PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

Planning Official **Date**

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

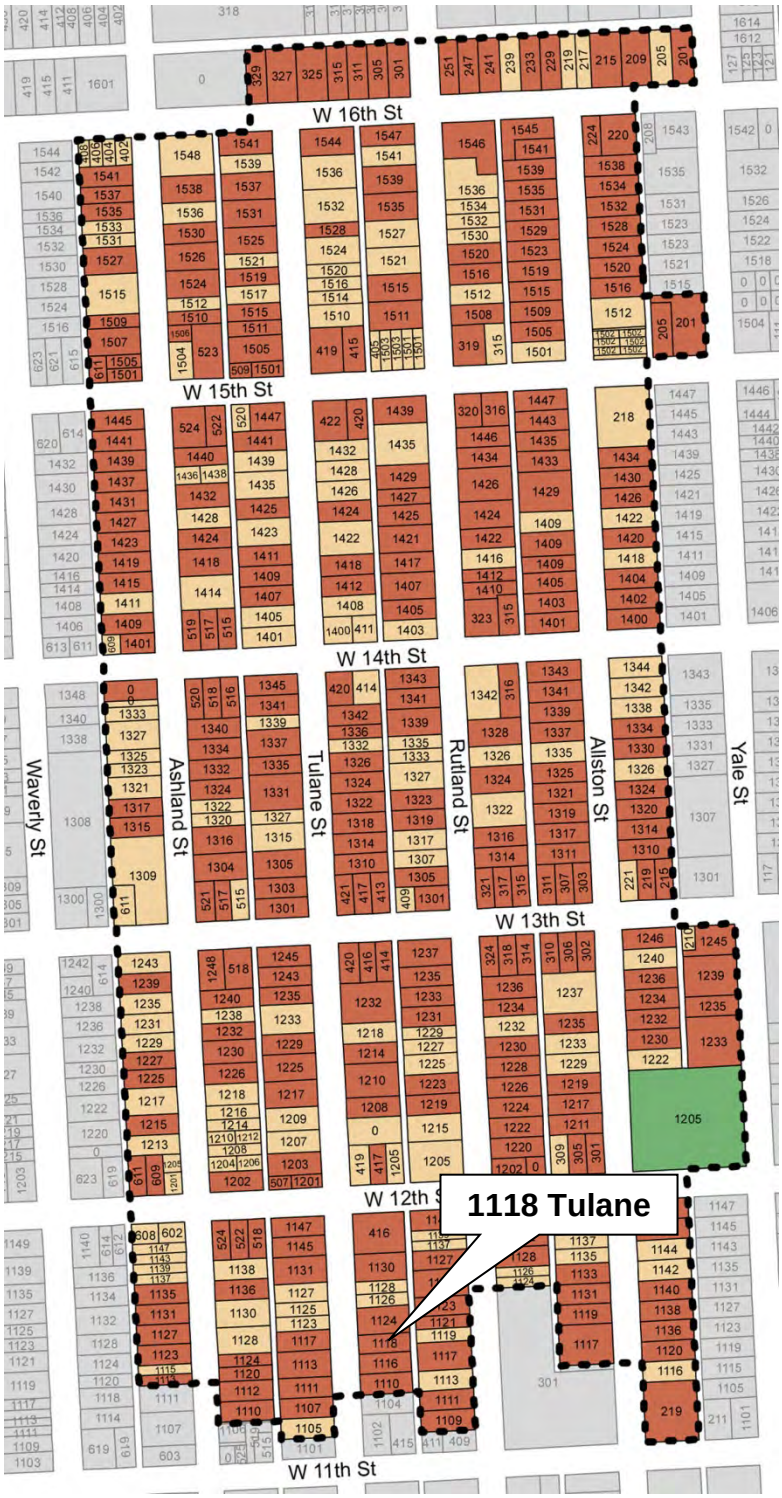
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, 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;
☒	☐	☐	(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 or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
☒	☐	☐	(10)	The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
☐	☐	☐	(11)	The proposed activity will comply with any applicable deed restrictions.

N

PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT WEST

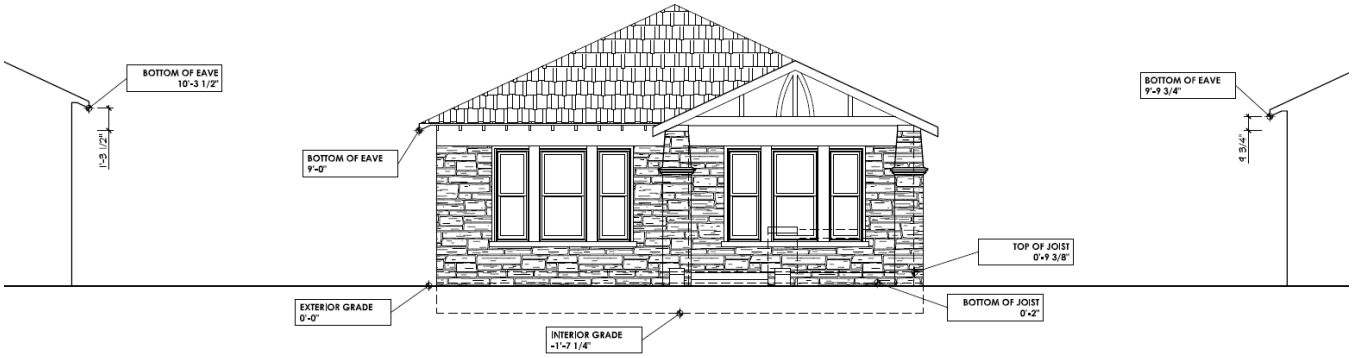


Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

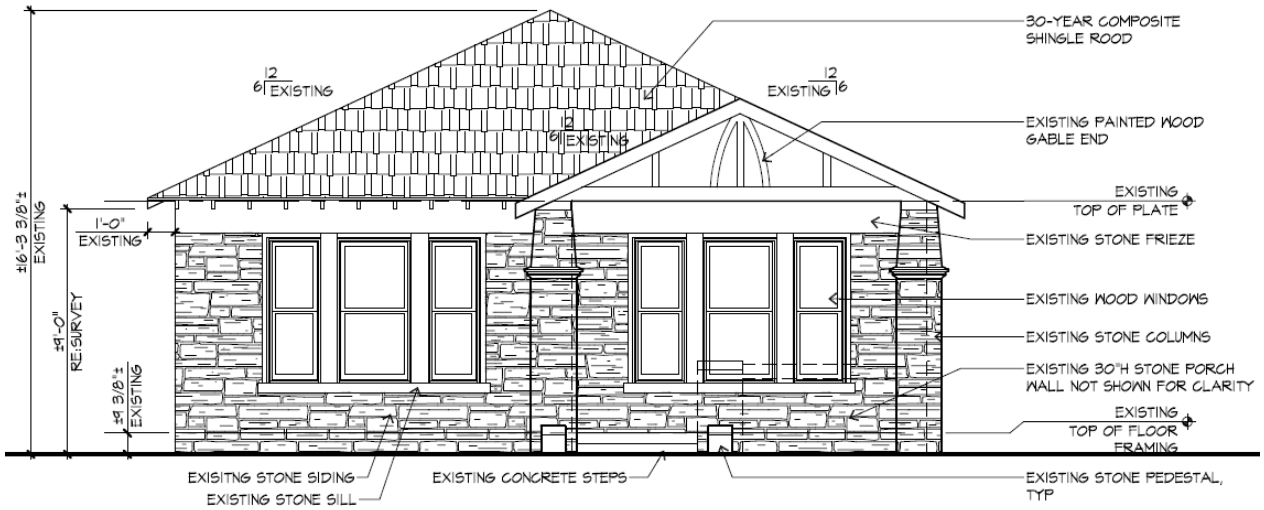
NEIGHBORING PROPERTIES

COMPARISON

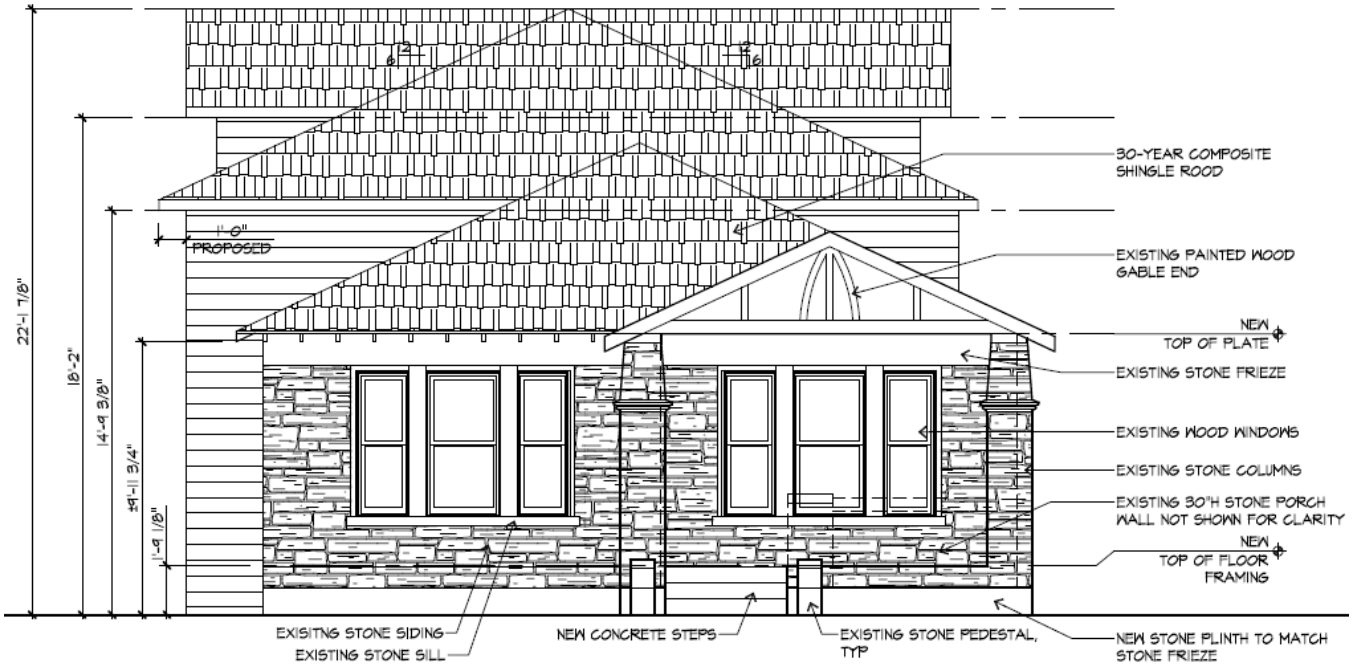


WEST ELEVATION – FRONT FACING TULANE STREET

EXISTING

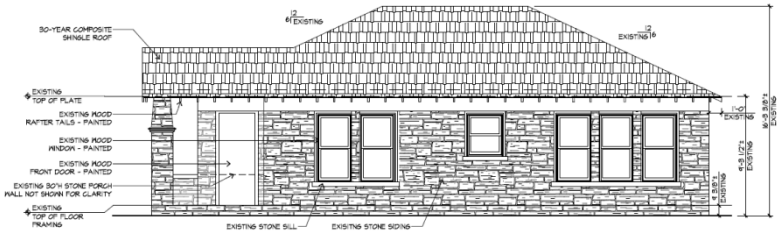


PROPOSED

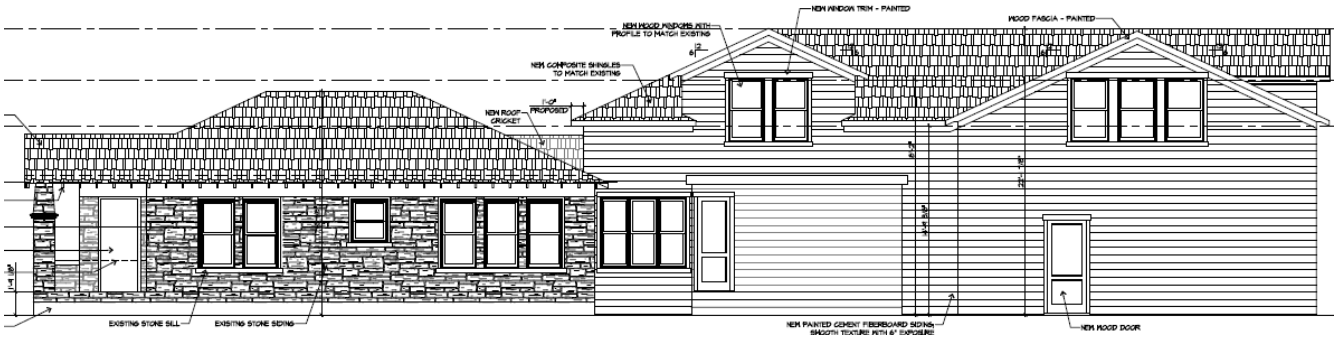


NORTH SIDE ELEVATION

EXISTING

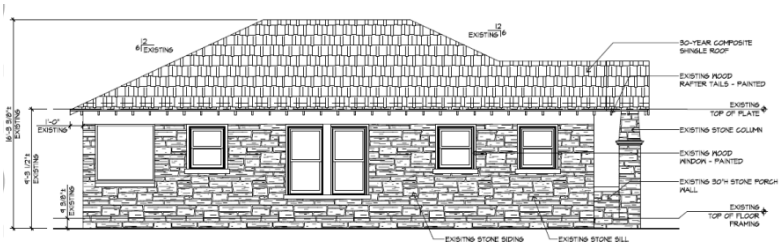


PROPOSED

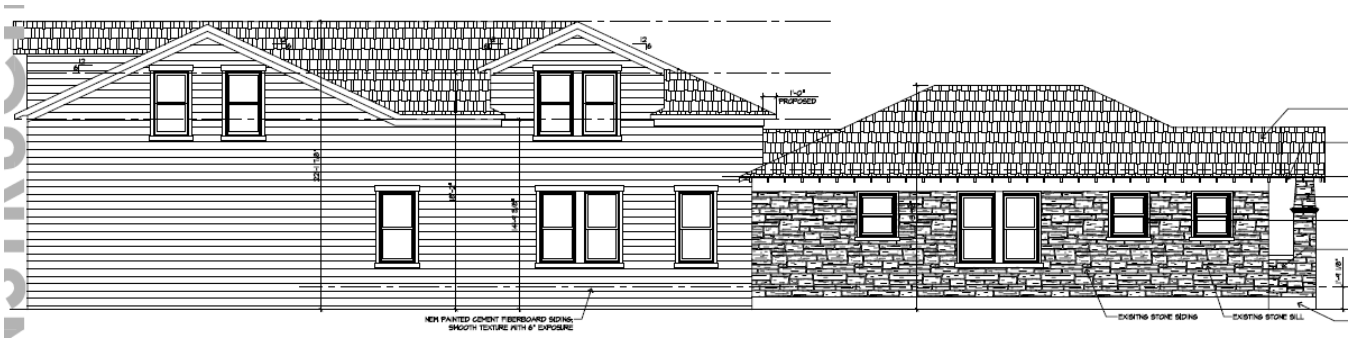


SOUTH SIDE ELEVATION

EXISTING

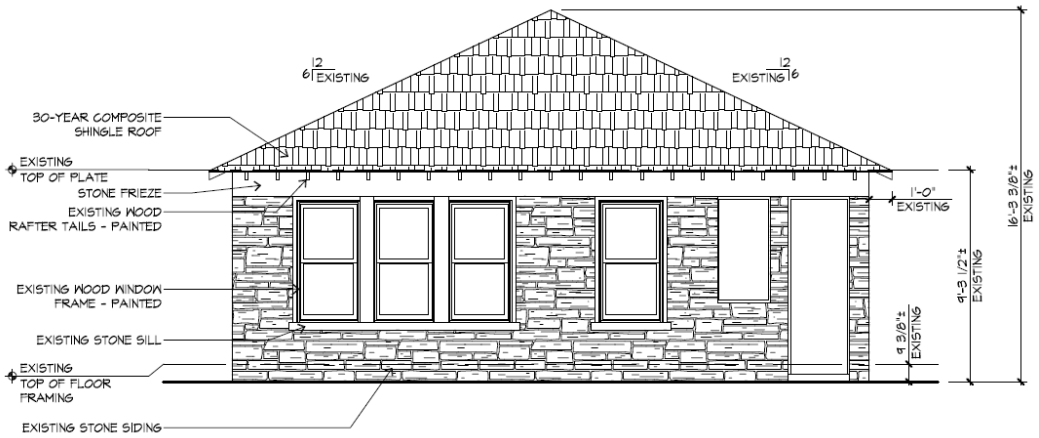


PROPOSED



EAST (REAR) ELEVATION

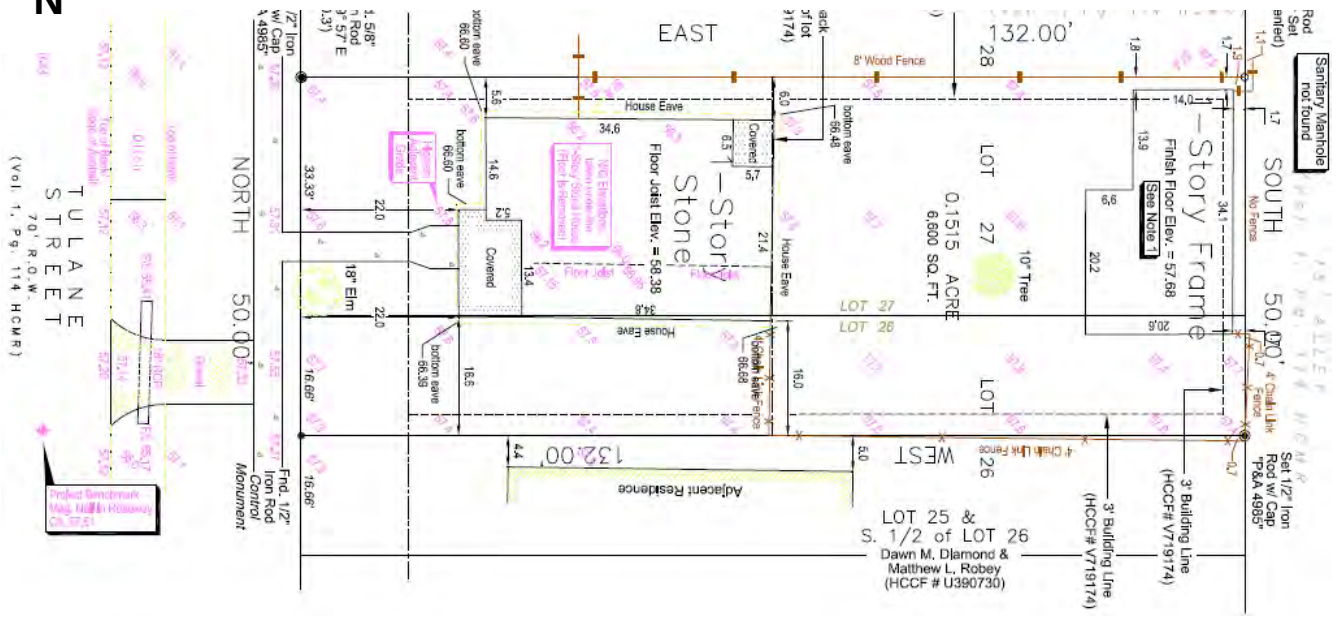
EXISTING



PROPOSED

SITE PLAN

EXISTING



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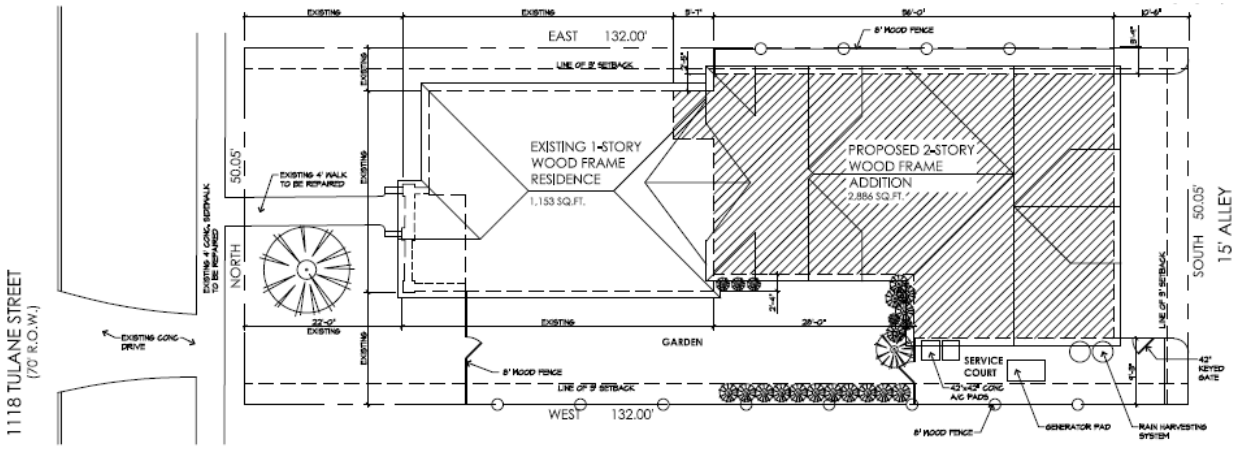
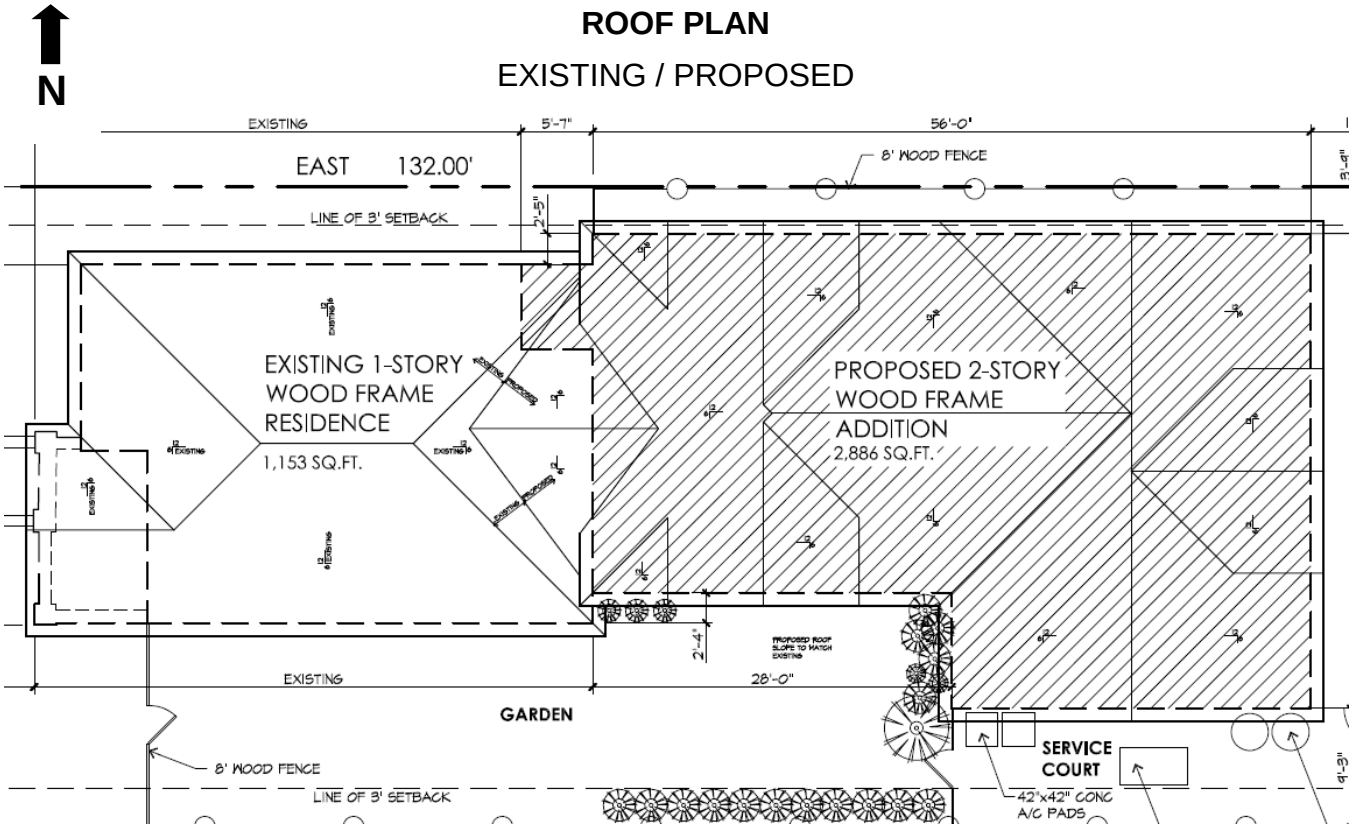


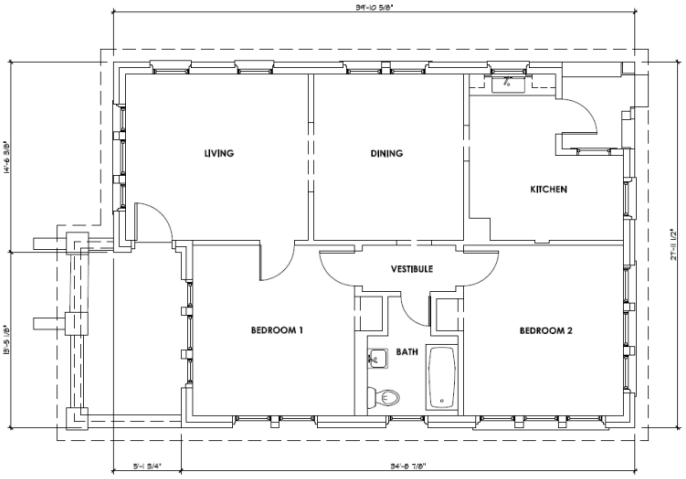
ROOF PLAN

EXISTING / PROPOSED



FIRST FLOOR PLAN

EXISTING



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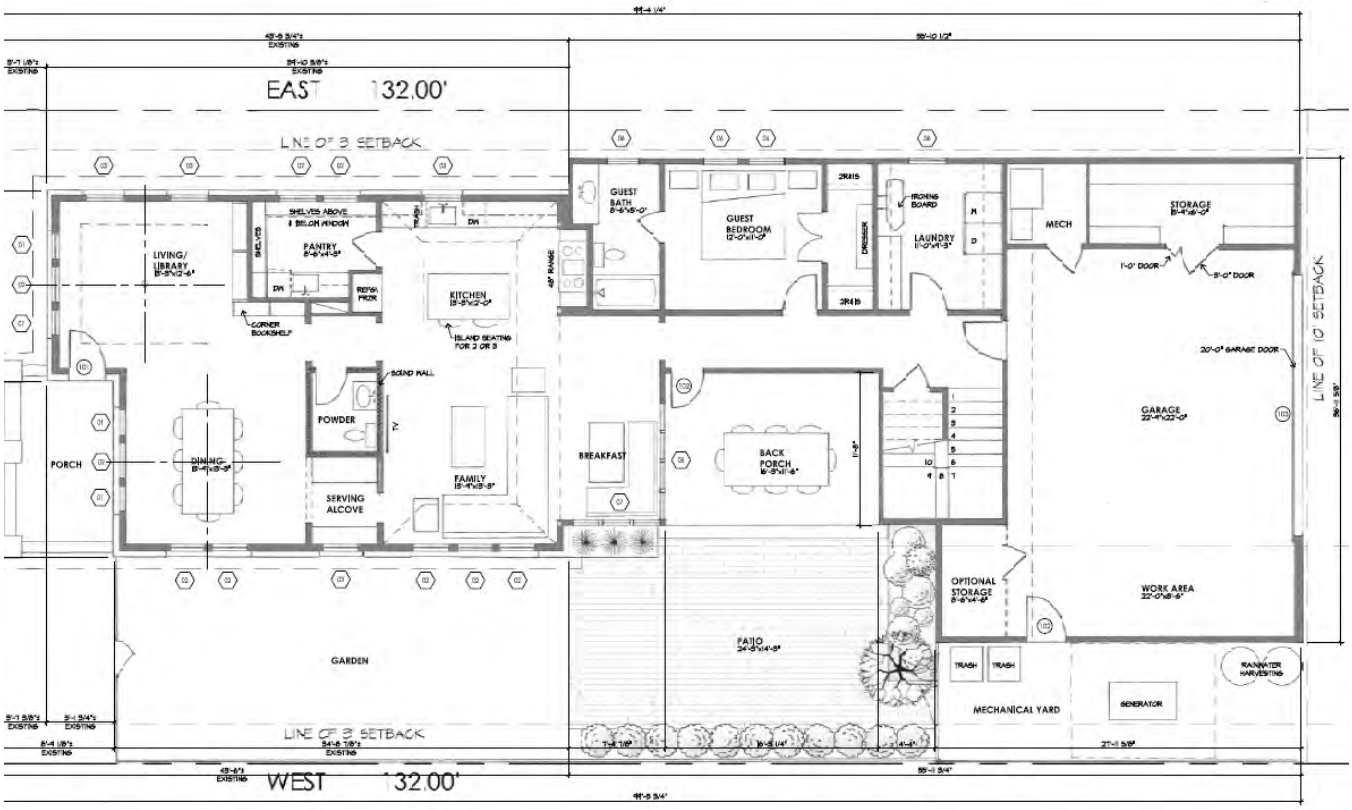
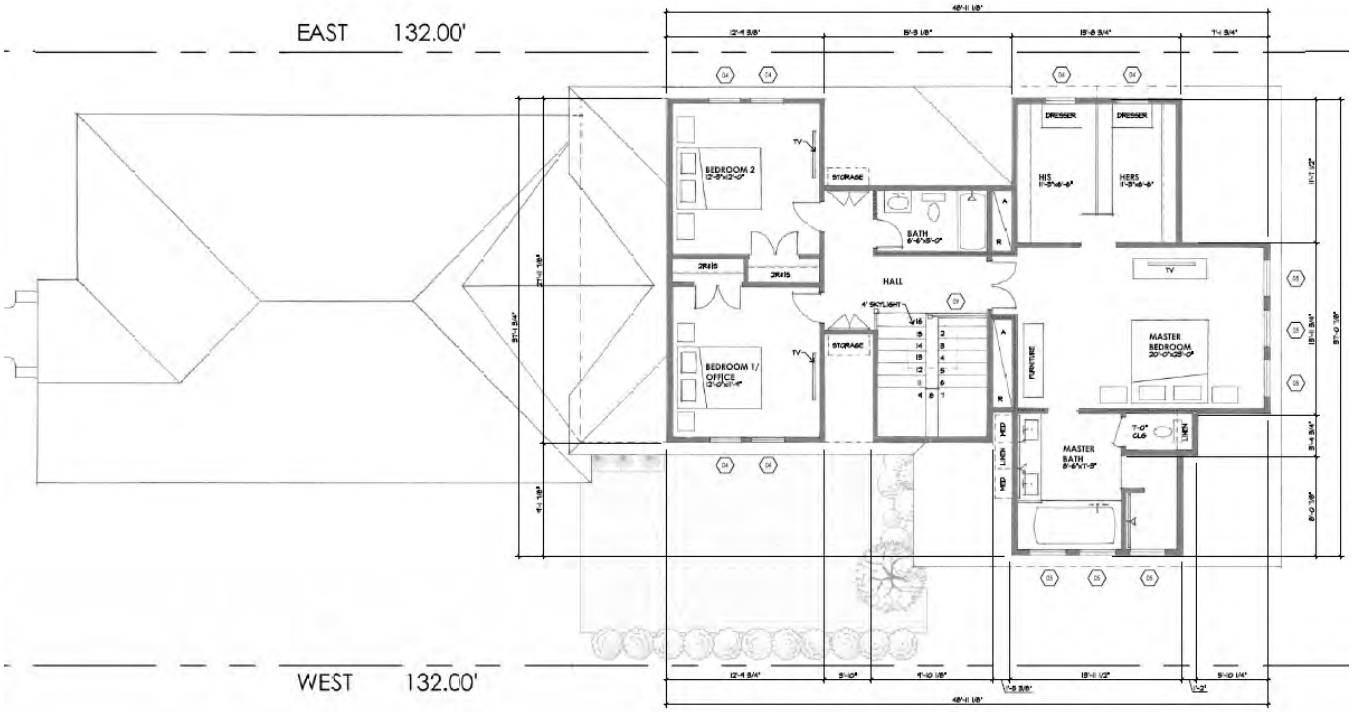


SECOND FLOOR PLAN

PROPOSED

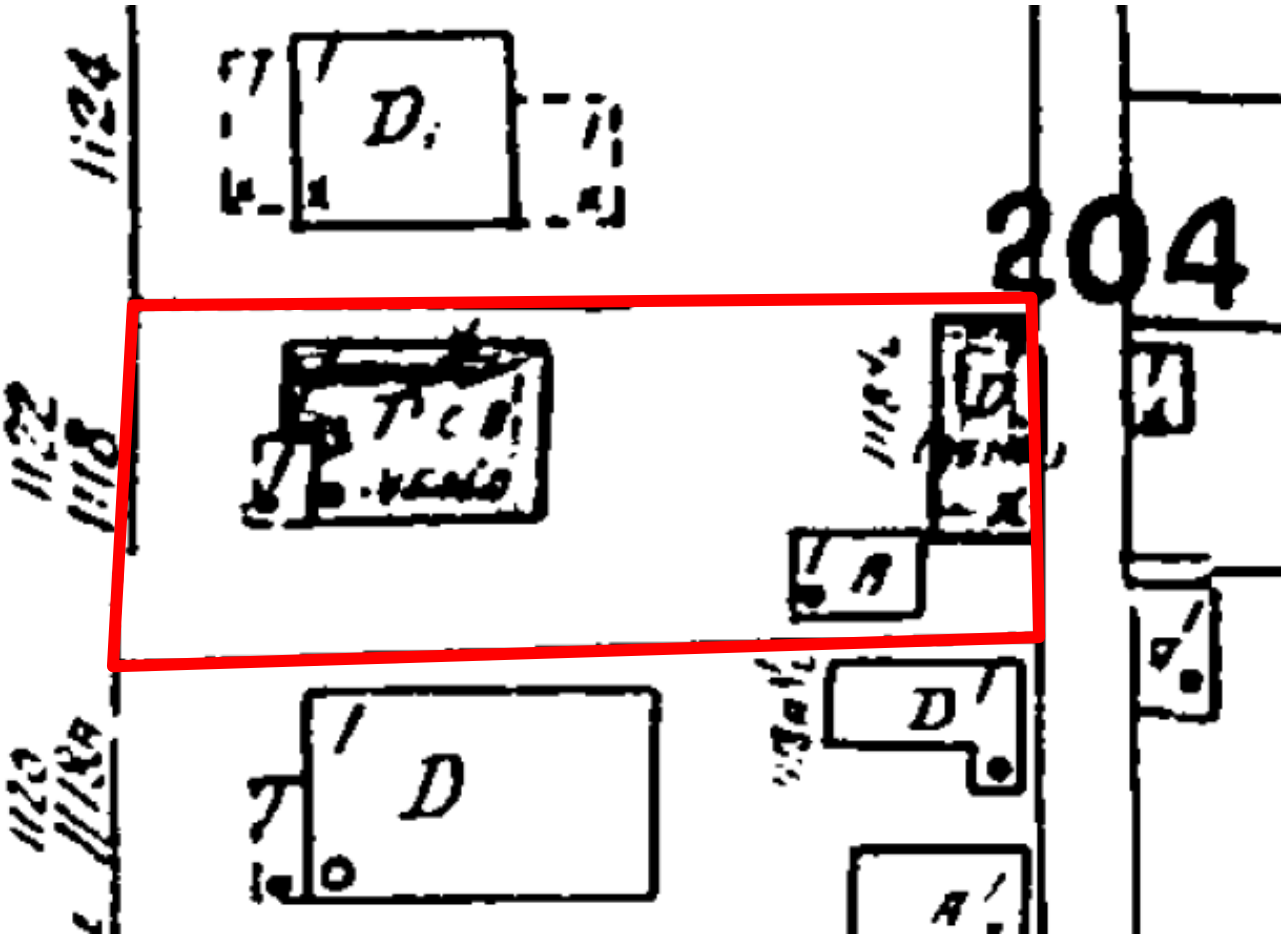


WINDOW / DOOR SCHEDULE

See floor plans for locations

TAG	QUANTITY	SIZE	FUNCTION
101	1	EXISTING TO REMAIN	WOOD DOOR
102	2	3°7°	WOOD DOOR
103	1	20°8°	METAL OHD
01	4	EXISTING TO REMAIN	DOUBLE HUNG
02	9	EXISTING TO REMAIN	DOUBLE HUNG
03	4	EXISTING TO REMAIN	DOUBLE HUNG
04	6	2'9"	DOUBLE HUNG
05	6	3°5°	DOUBLE HUNG
06	4	2'9"	DOUBLE HUNG
07	1	6'6"	DOUBLE HUNG
08	1	8'9"	DOUBLE HUNG

SANBORN MAP
1924-1951



WINDOW DETAIL

Appendix B (2 pgs.)

SHARE THIS:

SINGLE & DOUBLE HUNG WINDOW

NO DIVIDED LITE

We've updated this classic window design and turned it into an efficient, high performance product. Our single hung version features a fixed top sash and an easy-tilt bottom. On the double hung, both sash tilt in for easy cleaning.

Our aluminum clad wood single and double hung windows have a maintenance-free heavy duty extruded clad exterior and a beautiful wood interior protected to the core against wood rot by our patented CoreGuard. Our concealed wood jambliner is a big upgrade over other manufacturer's vinyl version.

(http://www.hurd.com/sites/default/files/product-images/conceal_dh_int.png)

(http://www.hurd.com/sites/d

- Double hung 1 over 1
- No nail fin

PRODUCT OPTIONS (/ALUMINUM-CLAD-WINDOWS-PATIO-DOORS/SINGLE-DOUBLE-HUNG-WINDOWS?QT-PRODUCT_OPTIONS_TECHNIC/

TECHNICAL DESCRIPTION (/ALUMINUM-CLAD-WINDOWS-PATIO-DOORS/SINGLE-DOUBLE-HUNG-WINDOWS?QT-PRODUCT_OPTIONS_TEC

Construction

- Exterior clad with .050" extruded aluminum.
- Natural pine interior standard. Prime, paint or stain optional.
- Alternate wood species optional.
- CoreGuard wood treatment.
- Basic jamb width 4-9/16".

Performance Glazing

- Available in all Eco System options except FeelSafe

WINDOW DETAIL

Weatherproofing

- Weatherstrip located on bottom rails, headjamb, top checkrail and top and bottom stiles.

Operation

- Concealed wood jambliner standard.
- Easy-tilt top and bottom sash (bottom only on single hung).
- Block and tackle balance mechanism.
- Flush mounted locks: positive locking mechanism draws sash tightly against weatherstrip.
- Two locks on glass units 32" and wider.
- Optional fingertip groove milled in bottom rail.

Options

Decorative glazing: Bronze, gray, obscure or stained glass.
Grilles: Hurd simulated divided lite, removable wood grilles or grilles in airspace.
Screens: Aluminum frame painted to match exterior cladding. Charcoal color fiberglass cloth standard, aluminum mesh optional.
Hardware: Sash lock in seven finishes. Sash lift handle optional.

Other options:

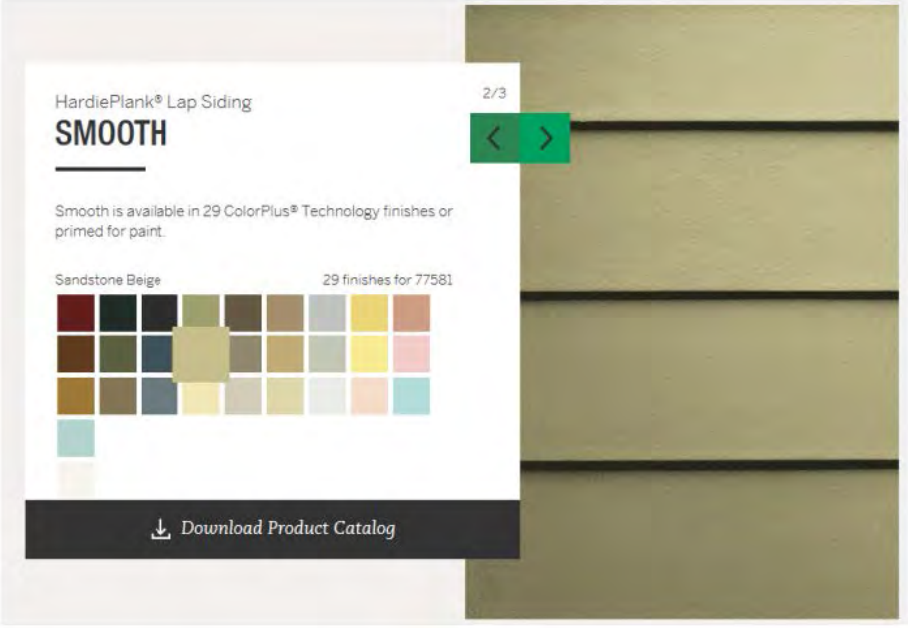
- Standard extension jambs available up to 8-1/8".
- Extruded aluminum drip cap.
- Applied aluminum clad brickmould, ovalo or flat casing.
- Non-standard sizing to 1/16".

Contact your Hurd distributor for size limitations.

STONE DOCUMENTATION

- **Stone Documentation:**
  All existing stone will be removed and documented in a similar method as done in restoration projects in Europe. Prior to removal, all exterior stone walls will be photographed in segments and referenced according to their cardinal direction. Stone would be removed carefully and marked (keyed) on the back side with wax pencils. Each key mark would reference its designated pallet number, cardinal direction, location/segment. In addition, the existing stone to be removed on the East side of the house (rear) where the new addition will be added, will be stored and reused for any pieces that may be damaged.

SIDING DETAIL



PHOTOS


Photo 1
West Side
Facing Street

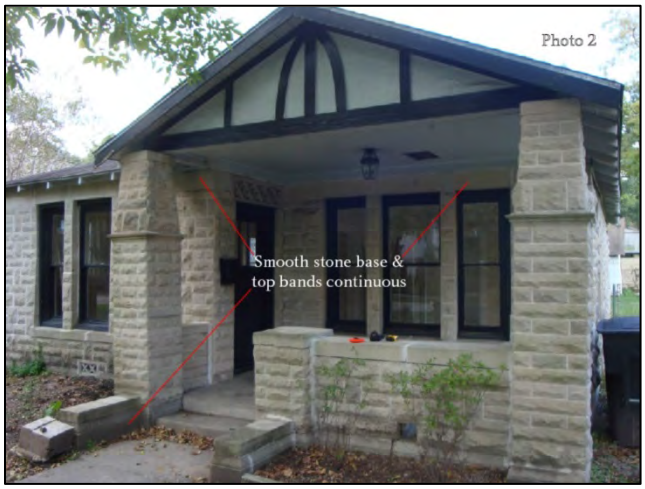


Photo 2
Smooth stone base &
top bands continuous


Photo 3
South Side
Smooth stone base &
top bands continuous

Photos


Photo 6
8" of water
below house

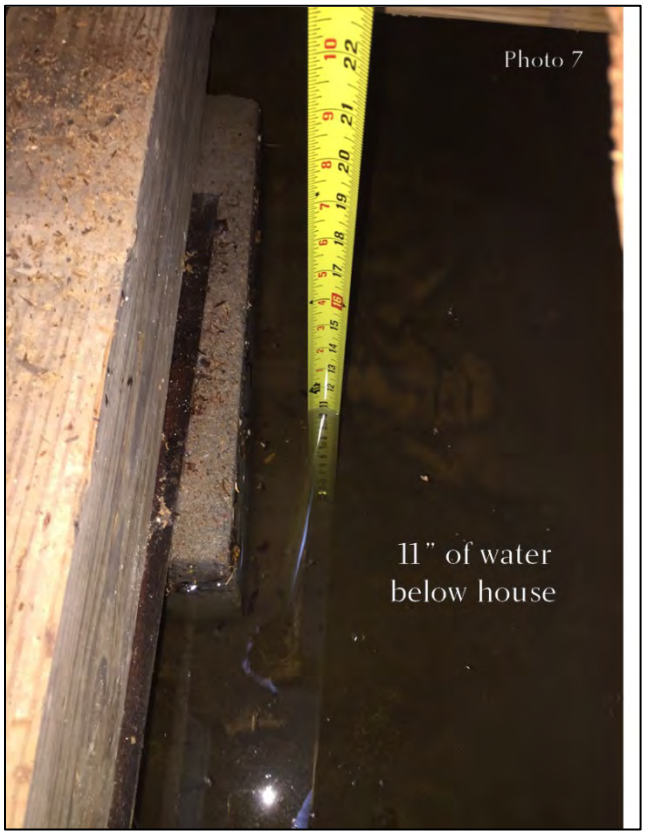


Photo 7
11" of water
below house


Photo 5
East Side
Back of House
Reuse stone and
windows for restoration


Photo 8
Stone base area buried
over time

Photos


Photo 9
Exposed stone base
Pump Sump
Crack from foundation failure


East side of back of house
Photo 10
Stone pulling away from house


Re-use stone sills from back of house to replace broken sills


Photo 12
Repair or restore rotted sills & sashes with wood

STRUCTURAL REPORT

INSIGHT Structures

Appendix A 3 pgs.

October 20, 2014

Steve and Sherrie Robinson
2633 Aztec Court
League City, Texas 77573

Re: 1118 Tulane
1118 Tulane Street
Houston, Texas 77008
Job Number: 14-1020.165

To Whom It May Concern:

The undersigned visited the above referenced project at the request of Jorge Carranza of Newberry Campa Architects to observe and comment on the condition of the foundation system of an existing single story wood framed residence. Based on the Harris County Appraisal District records, the house was built in 1930 and is just over 1,000 square. At the time of the site visit, some interior flooring was removed so the interior face of the concrete grade beam could be observed. Standing water was present throughout the crawlspace. For the purposes of this letter, the front of the house faces west.

The existing structure consists of a pier and beam structure with a cast-in-place perimeter grade beam and interior piers with wood framed sills and joists. The front porch has a concrete slab finish. Based on visual observation, it appears that the foundation repair work has occurred in the past, but INSIGHT Structures does not have documentation of when this work was performed. The structure above the foundation consists of stick framing for the walls, ceiling and roof.

Based on visual observations, many structural deficiencies were evident in the structure. The exterior stone veneer is cracked in numerous places (visible in Photographs 4, 5, and 6) and the interior floors are perceptibly out of level. There has been significant differential movement in the structure. The greatest single concern is the condition of the perimeter grade beam. It is fractured in multiple places (visible in Photographs 1, 2, and 3). The exterior stone veneer is cracked and separated at these same locations. The crack visible in Photograph 4 coincides with the grade beam crack evident in Photograph 3. Even if the structure is underpinned with new drilled piers, these fractures will remain a structural liability and it is our opinion that the masonry veneer cracks will continue to crack at these foundation hinge points. In addition to the cracked grade beams, another issue structural issue is wood floor framing bearing at the perimeter grade beam. The joists are notched to bear on the perimeter grade beam. Over time, these joists have deteriorated at many of the bearing locations. This condition has been repaired with the installation of new pad and block footings just inside the perimeter as well as new sistered wood framing. The new wood framing can be seen in Photograph 3. It appears that the interior shallow pad and block footings are settling differentially than the perimeter grade beam. This is another condition that does not have an effective long term repair detail to minimize differential movement and perform in an acceptable manner.

Since the crawlspace elevation is lower than the exterior grade, the poor drainage and standing water are contributing to the structural issues. Ideally, the crawlspace elevation is higher than adjacent grade with a well-ventilated airspace so that moisture issues are not a concern. That is not feasible in the existing condition of this residence.

INSIGHT Structures Inc. | Firm No.12871
3111 Sackett Street, Suite 200 | Houston, Texas 77098 | Ph. 713.523.0775 | Fax: 713.523.2402 | www.insightstructures.com

STRUCTURAL REPORT

The exterior stone veneer is also a cause for concern on this project. Particularly at the east elevation, the stone veneer is loose and not plumb. Based on the condition of the stone, it is our opinion that the veneer is not positively anchored to the framing as required by code. In places, there are signs that post construction anchors were installed provide some anchorage into the framing. The stone is so far out plumb, that it is our opinion that post construction anchors are not sufficient to anchor the stone in an acceptable manner. At the time of the site visit, the original cause of this displacement was not visible but is likely related to the inadequacy of the existing concrete grade beam.

Based on the existing structural conditions, it is our opinion that the existing structure is deficient in its current condition. The existing foundation is not structurally sound and should not be used for any future work. Additionally, it is our opinion that the foundation cannot be repaired in a reasonable manner to perform satisfactorily moving forward. It is our opinion that this project should have a new foundation system installed if the residence is to be improved. We recommend a foundation system that consists of drilled and underreamed reinforced concrete piers with a perimeter concrete grade beam with interior piers to support a wood framed sub-floor. We anticipate that the piers would be 10' to 12' depending on the recommendations from a geotechnical engineer. The perimeter grade beam is generally 12" wide by 24" deep.

Thank you for working with INSIGHT Structures. Please contact us for any further assistance.

Sincerely,

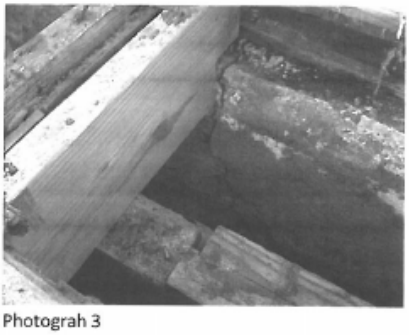
Bradley R. Dougherty, PE

STRUCTURAL REPORT

APPENDIX


Photograh 1


Photograh 2


Photograh 3


Photograh 4


Photograh 5


Photograh 6

PROJECT DETAILS

Shape/Mass: The existing 1,153 square foot, one-story structure has a maximum width of 27'-11½" and a maximum depth of 43'-6". The existing residence has a ridge height of 16'-4". The existing front porch is 13'-5" wide and 8'-9" deep.

After the house is raised, the new existing ridge height will be 17'-3".

The proposed addition will begin at the rear wall of the existing structure, however, a 5'-7" deep rear inset porch on the northeast corner will be enclosed. The proposed one and a half story addition will have a maximum width of 37'-0" and a maximum depth of 55'-10". On the north, the addition will extend 2'-5" and run towards the rear the full 55'-10". On the south, the addition will be inset 2'-4" on the south and will run 28'-0" before extending out 9'-2" (to the full width) and running another 28'-0" to the rear. The addition will have a ridge height of 22'-2". The second floor of the addition will be comprised of several dormers. See drawings for more detail.

Setbacks: The existing residence has a front (west) setback of 22'-0"; a north side setback of 5.6'; and a south side setback of 16.6'.

The proposed residence will maintain its current location. The addition will begin at the rear wall and will have a north side setback of 3'-9"; a south side setback of 9'-3"; and a rear (east) setback of 10'-6". See drawings for more detail.

Foundation: The existing residence has pier and beam foundation featuring a cast-in-place perimeter grade beam. The front porch floor is a poured concrete slab. Currently, the residence has a finished floor height of 9½". The current foundation is low and was improperly repaired in the past. The perimeter grade beam is fractured in several places leading to cracking of the stone veneer. Additionally, the floor joists were improperly installed and notched to bear on the perimeter grade beam. These joists are now deteriorating. The crawlspace is lower than the surrounding grade and is consistently filled with 8"-12" of standing water. The civil engineer and surveyor consulted on the project determined the entire grade surrounding the house is higher than the grade below the structure and also that the drain ditch elevations are currently at a same elevation or higher than the grade at the home, which results in negative drainage and water pooling within and around the home. Repairs made to prop up the fractured grade beam are settling differently leading to further damage to the veneer cladding. A structural engineer has determined that the foundation cannot be reasonably repaired and must be replaced, a claim verified by a City senior structural inspector during a site visit with staff.

Due to the deficiencies of the existing foundation and grade conditions, the existing foundation will be replaced with a new pier and beam foundation. This will raise the elevation of the home by 11¾". The new proposed finished floor height will be 1-9 1/8". To make up the difference in height, a new stone plinth will be installed around the foundation. See drawings and Engineer Report for more detail.

Windows/Doors: All existing windows on the South, West, and North sides are to remain. Damage to these existing units will be repaired or restored in a manner that maintains the historic character of the windows. The windows to the East where the proposed addition is to be added would be removed and stored for the restoration. The existing front door is to remain.

The windows in the proposed addition will be wood clad double-hung vinyl windows. The windows will be recessed to match the existing condition of the historic residence. See window schedule/details and drawings for more detail.

Exterior Materials: The existing residence is clad in cut stone veneer.

Due to the foundation being replaced, all of the stone veneer will need to be removed. All existing stone will be removed and documented in a similar method as done in restoration projects in Europe. Prior to removal, all exterior stone walls will be photographed in segments and referenced according to their cardinal direction. Stone would be removed carefully and marked (keyed) on the back side with wax pencils. Each key mark would reference its designated pallet number, cardinal direction, and location/segment. In addition, the existing stone to be removed on the East side of the house (rear) where the new addition will be added, will be stored and reused for any pieces that may be damaged.

The addition will be clad in smooth cementitious siding with a 6" reveal (in order to approximate the dimension of the stone). See drawings for more detail.

Roof: The existing residence features a hipped roof with a front facing gable over the front porch. The compositing shingle roof has a roof pitch of 6:12 and an eave height of 9'-3½".

After the house is raised, the new existing eave height will be 9'-11¾".

The proposed composition shingle roof of the addition will have a pitch of 6:12 and an eave height of 14'-10". Since the second floor will consist mostly of dormers, the eaves of the dormers will be 18'-2". A small cricket will connect the existing roof to the addition. The proposed roof will have a 1'-0" overhang. See drawings and roof plans for more detail.

Front Elevation: (West) The existing west elevation features two bays. Both bays feature a group of three windows, a larger window flanked by narrow windows. The south bay features the front porch. The porch it topped by a front facing gable with a decorative painted wood design.

The addition will be inset on the south and extend to the north. The hipped roof of the addition will be punctuated by side facing gabled dormers. There is no fenestration on the front of the proposed addition. See drawings for more detail.

Side Elevation: (North) The north elevation of the existing residence features the front porch to the west followed by the front door, a pair of windows, a single window, and then three additional windows towards the rear.

The proposed addition will begin at the rear wall of the existing house. On the first-story will be a group of three windows followed by an inset door, and a pedestrian door for the garage at the rear. The second-story will be tucked into two dormers. The western dormer will have a pair of windows while the eastern dormer will have a group of three windows. See drawings for more detail.

Side Elevation: (South) The south elevation of the existing residence features the front porch to the west followed by the, two windows, a pair of windows and a single window towards the rear. At the rear of the existing structure is a small inset porch.

The proposed addition will enclose the existing inset porch. On the first-story of the addition will be a single window followed by a pair of windows and another single window. The second-story will be tucked into two dormers. The western dormer will have a pair of windows while the eastern dormer will have two additional windows. See drawings for more detail.

Rear Elevation: (East) The rear elevation of the residence and addition is not visible from the public Right-of-Way. See drawings for more detail.