CERTIFICATE OF APPROPRIATENESS

Application Date: September 2, 2015

Applicant: Carie Golzales, Richard Grothues Designs, Inc., for Lighthill Partners, LLC, owner

Property: 1515 Columbia Street, Lot 9, Block 137, Houston Heights Subdivision. The property includes a Historic 1,302 square foot, one-story wood frame single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

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

Proposal: Alteration – *Revision*. The applicant was approved for a rear two-story addition in September 2015. In February 2016, the applicant revised the scope of work and was approved for a two-story detached garage with no addition to the house. The applicant now wishes to construct a one-story addition to connect the previously approved garage and the original house. Additionally:

- The existing rear metal addition and garage will be removed.
- The existing vinyl siding is to be removed and the original 117 wood siding will be retained and repaired.
- The existing non-original aluminum windows and vinyl trim will be replaced with new vinyl windows and wood trim.
- A rear one-story addition will be constructed at the original rear wall and will be inset on both sides before connecting to a new two-story garage located at the rear of the property.
- The one-story connector portion will be inset from the original structure 1' on both sides and be approximately 34' deep by 27' wide with a ridge height of 18' (1' lower than existing); the rear two-story garage will be 24' deep by 33' wide with a ridge height of 26.5'.

See enclosed application materials and detailed project description on p. 4-21 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: August 25, 2016

PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years 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.

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;
☒	☐	☐	(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, 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.

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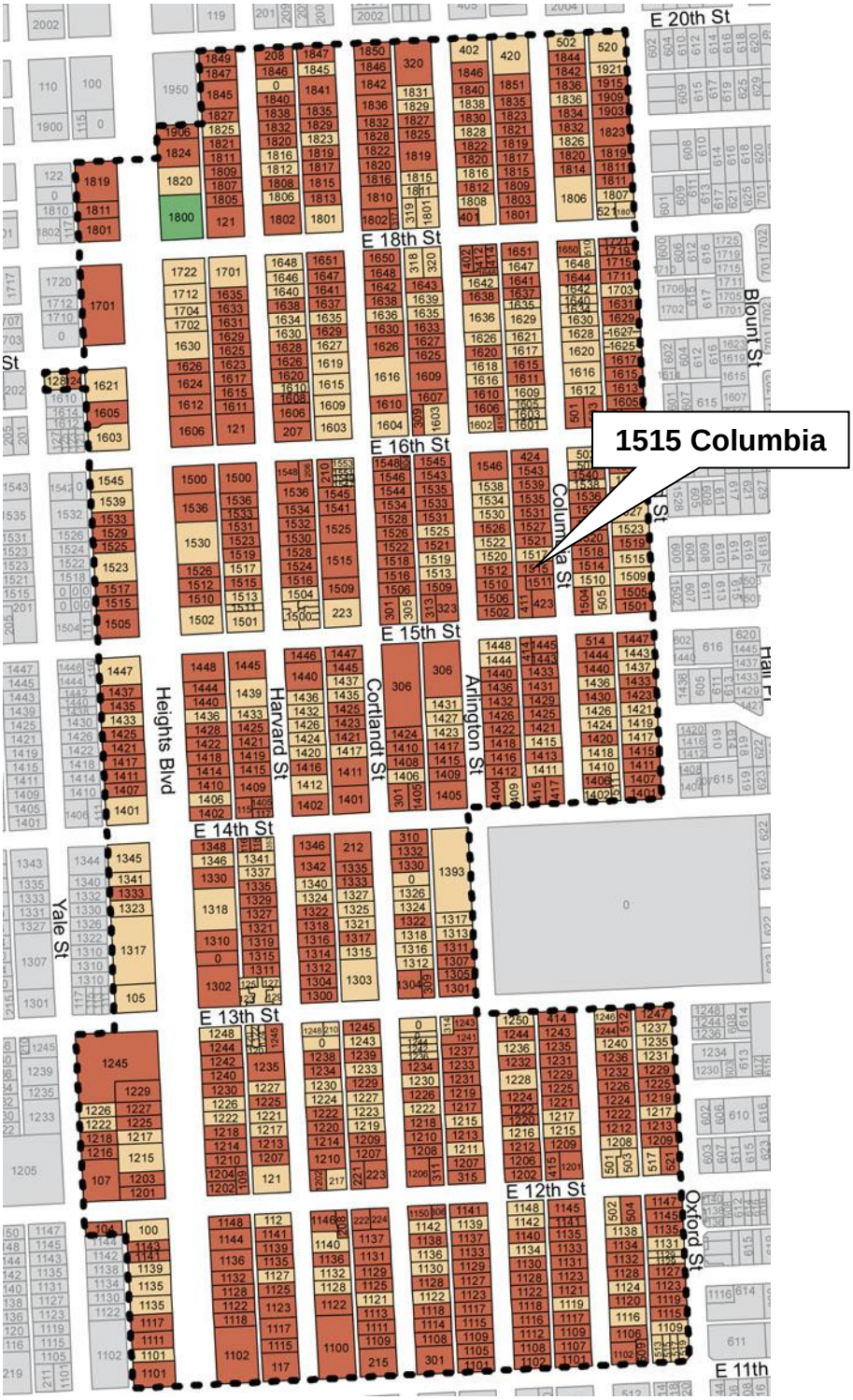
PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST



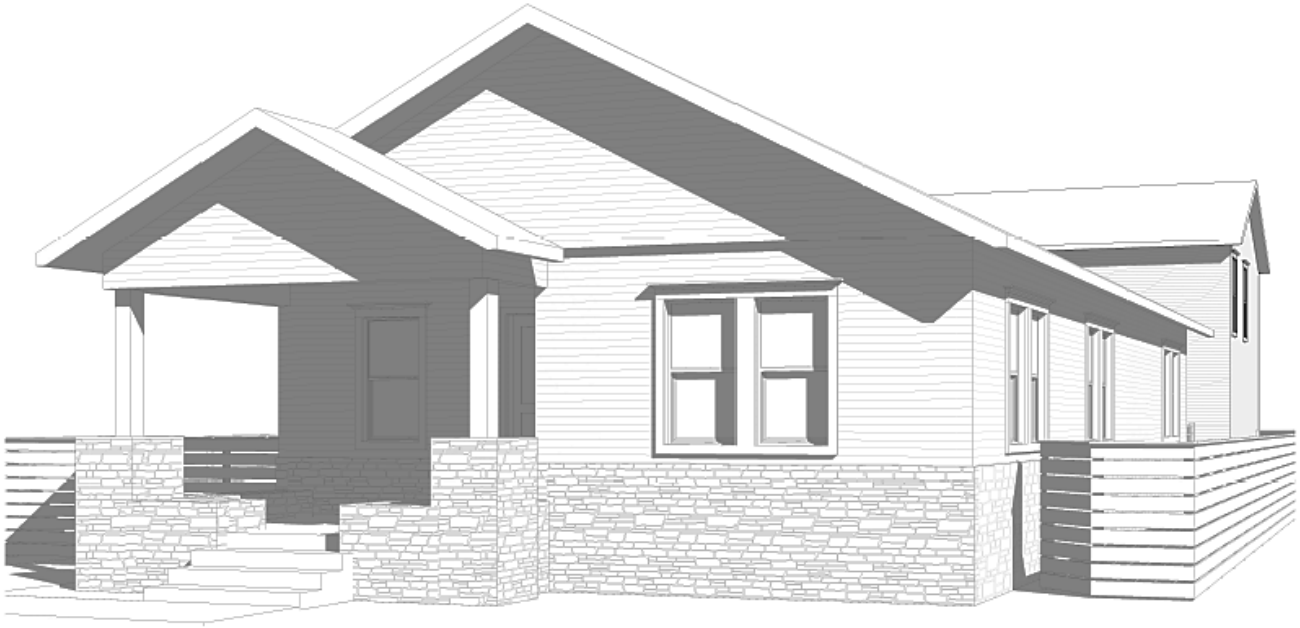
Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

CURRENT PHOTO

3D RENDERING – FRONT FACING COLUMBIA STREET

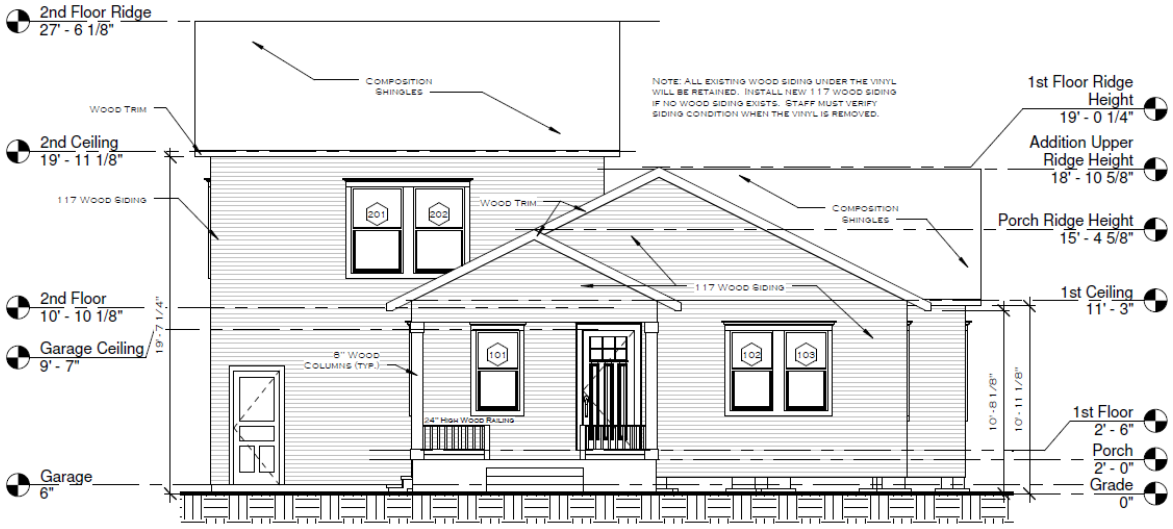
PROPOSED



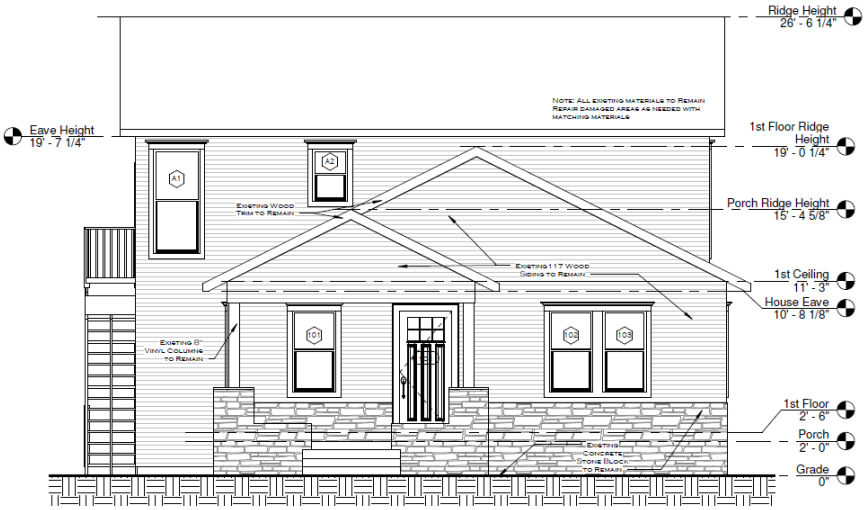
EAST ELEVATION – FRONT FACING COLUMBIA STREET

EXISTING

APPROVED SEPTEMBER 2015

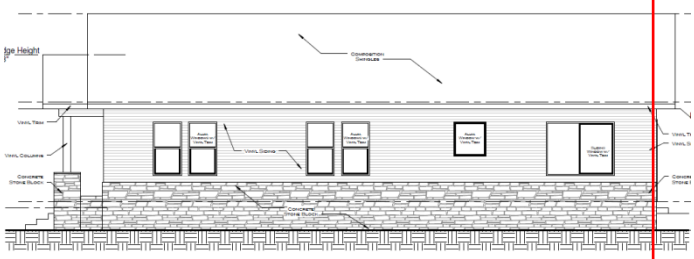


PROPOSED



NORTH SIDE ELEVATION

EXISTING



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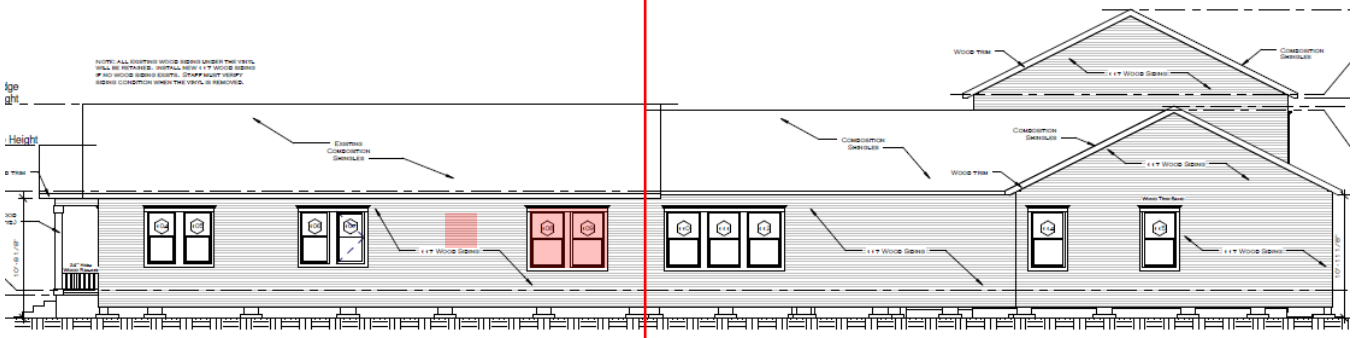

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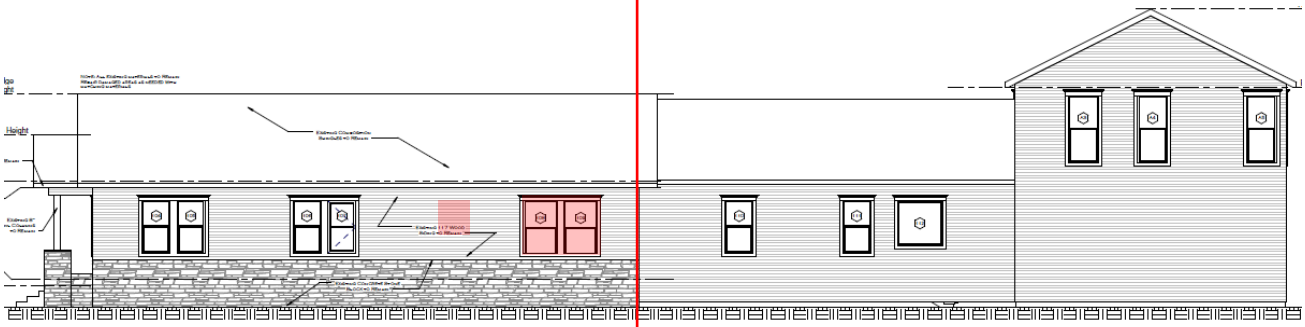
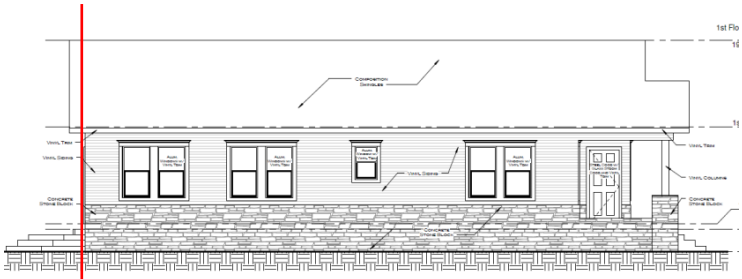
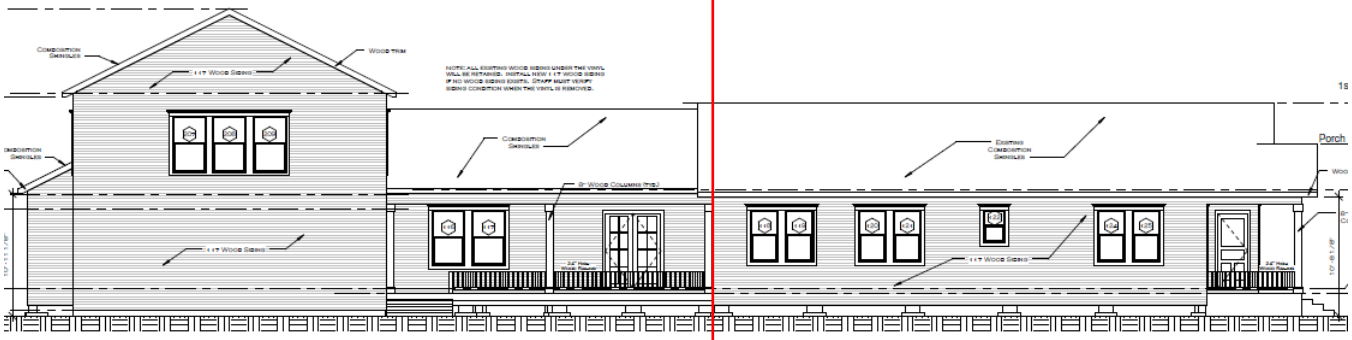


SOUTH SIDE ELEVATION

EXISTING



APPROVED SEPTEMBER 2015



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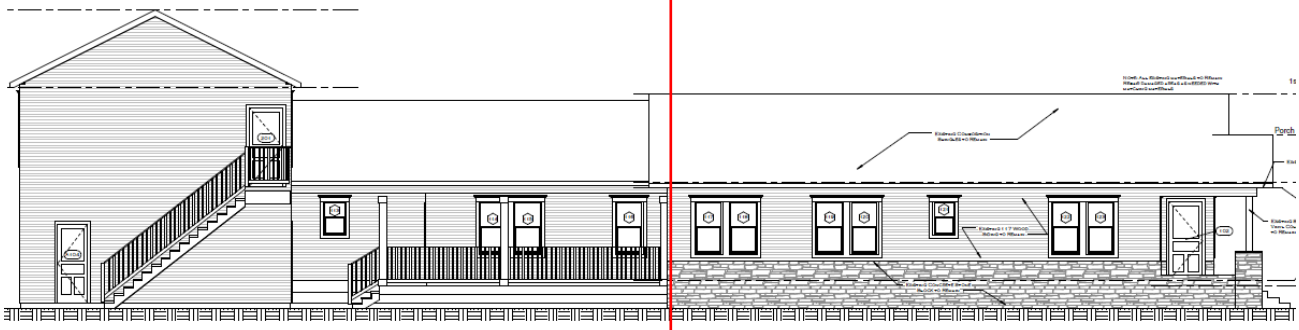
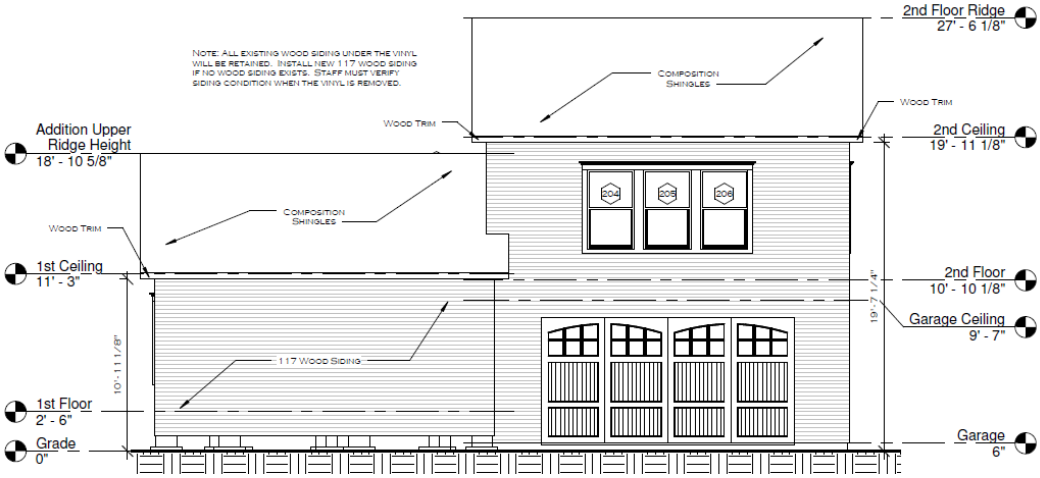


WEST (REAR) ELEVATION

EXISTING

APPROVED SEPTEMBER 2015



PROPOSED

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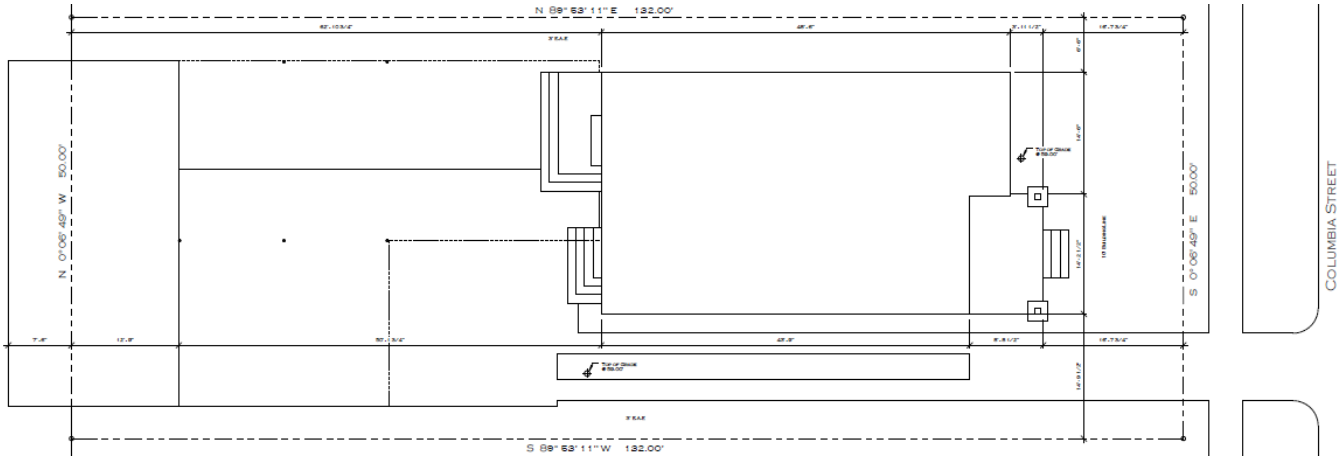
SITE PLAN

EXISTING



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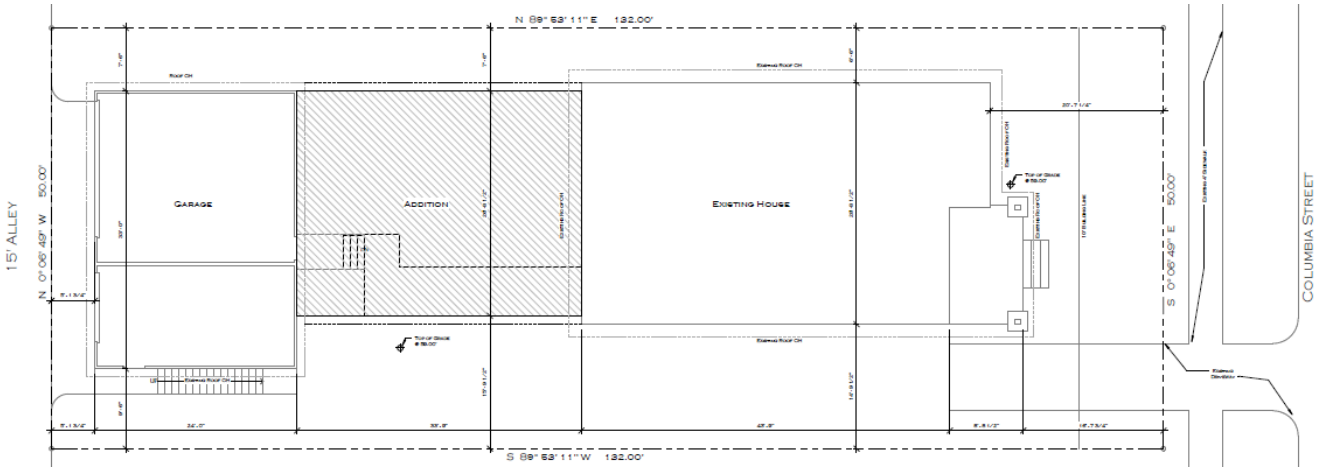

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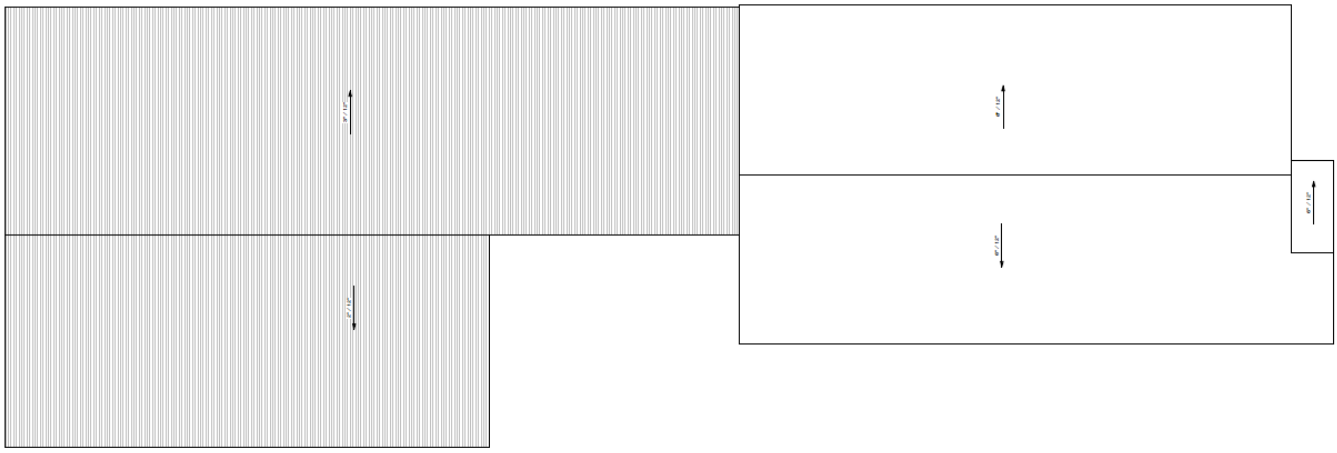
ROOF PLAN

EXISTING



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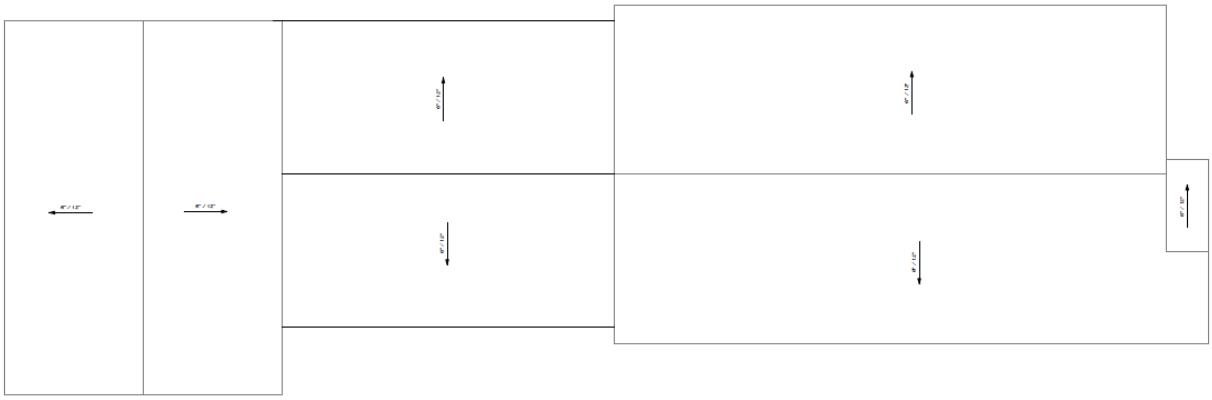

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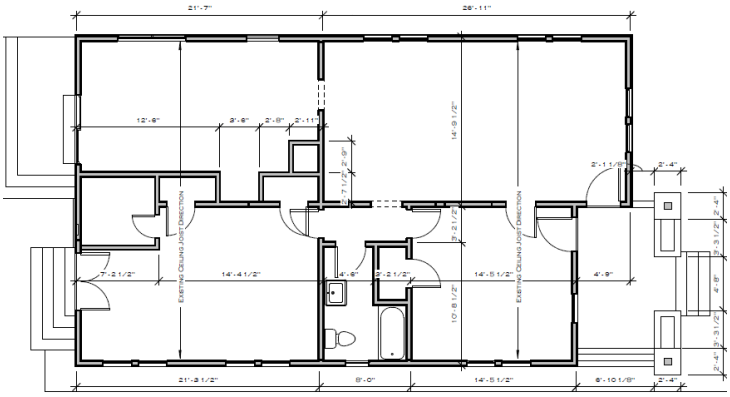
FIRST FLOOR PLAN

EXISTING



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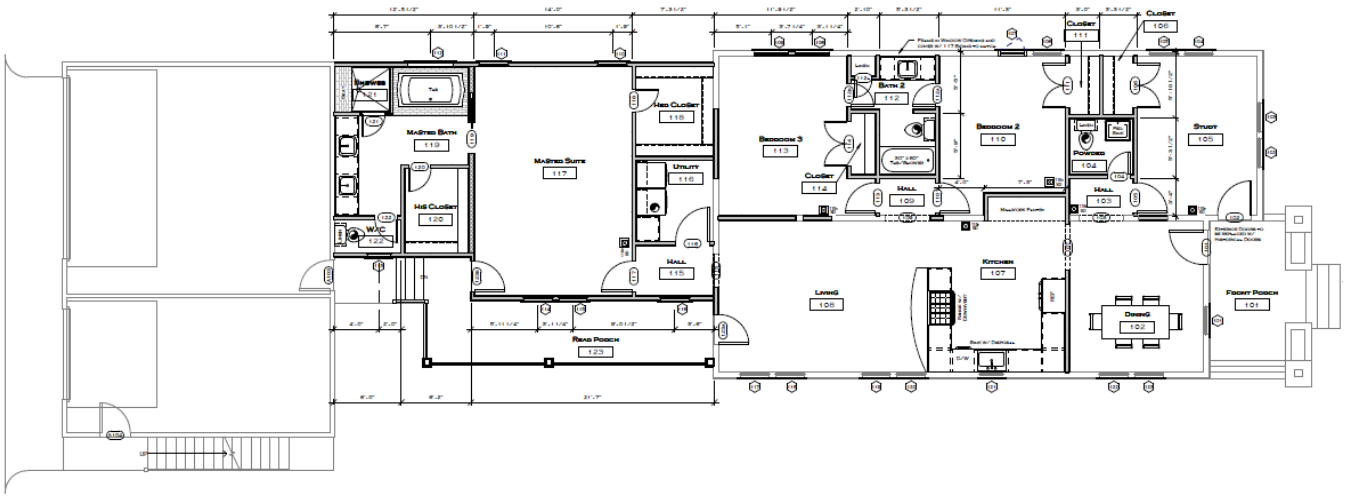

GARAGE APARTMENT FLOOR PLANS

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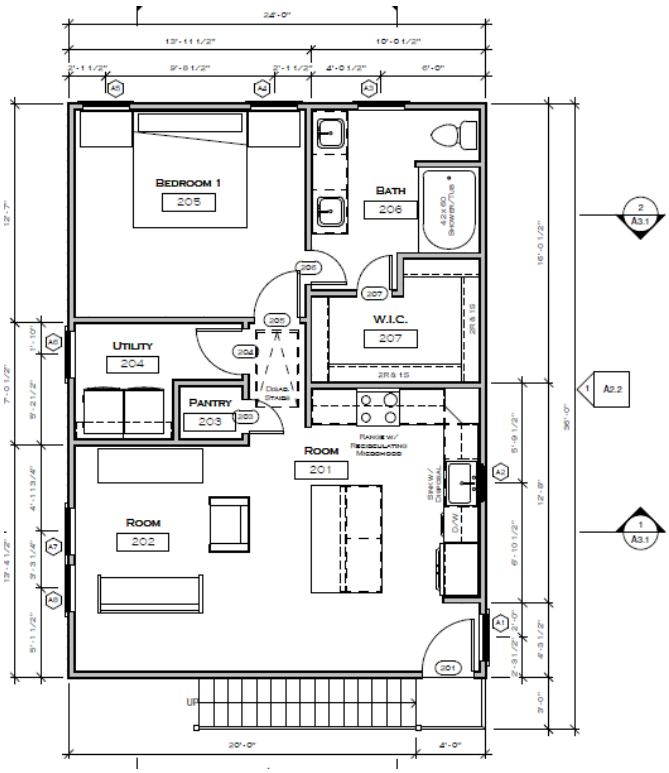
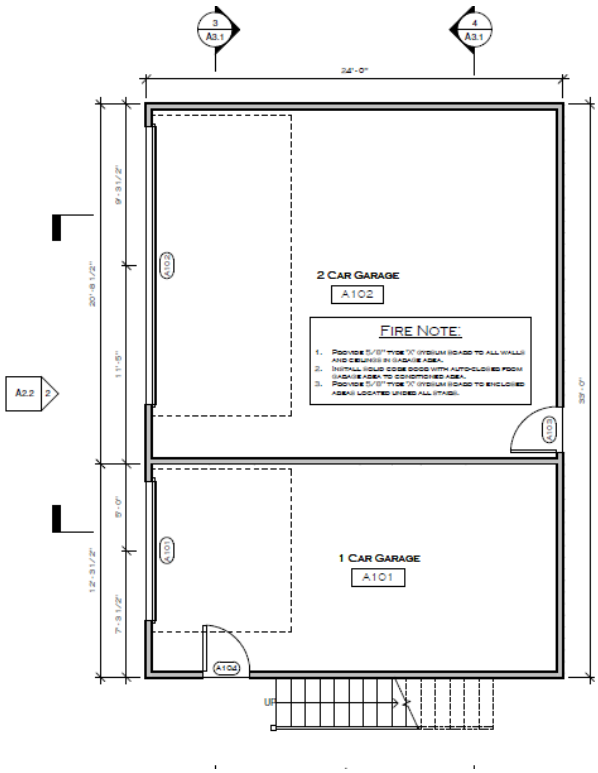
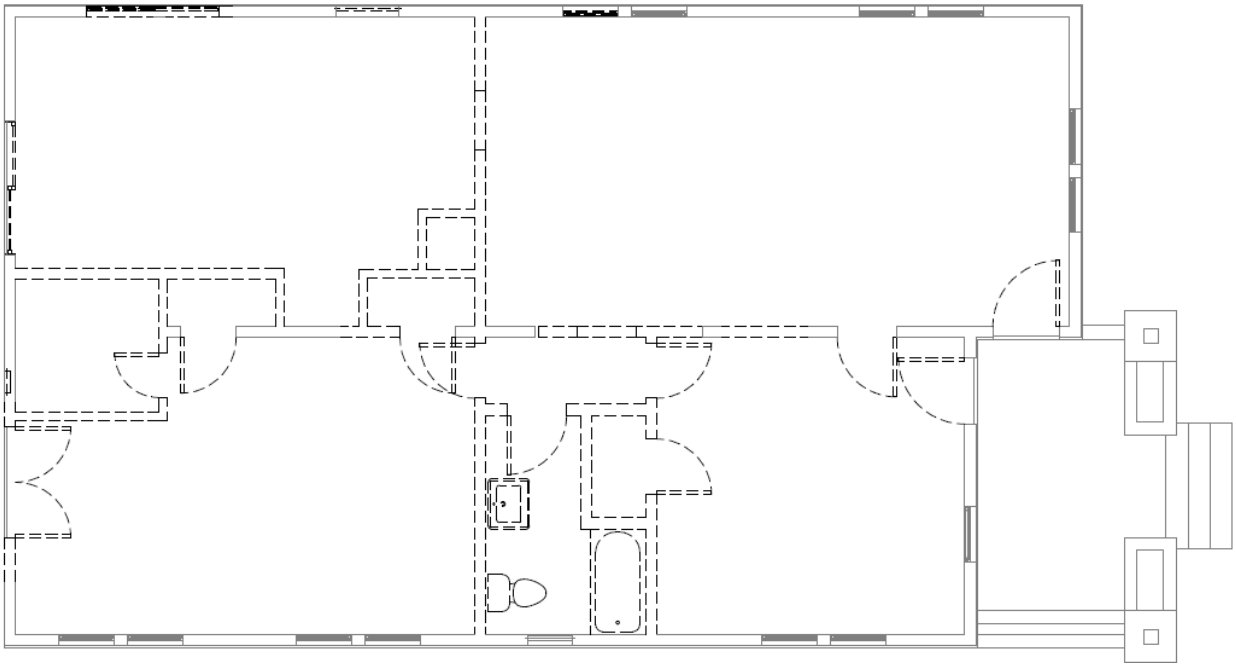
FIRST FLOOR



SECOND FLOOR



DEMOLITION PLAN

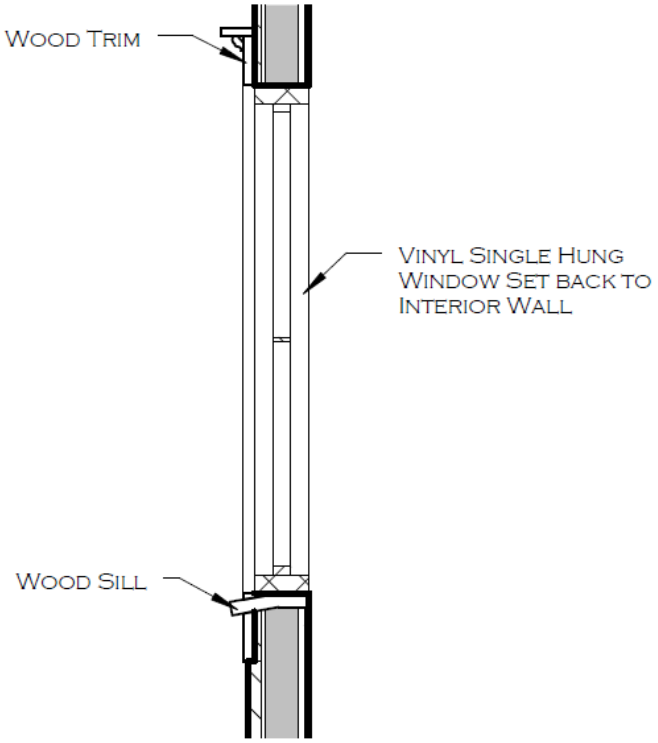


WINDOW / DOOR SCHEDULE

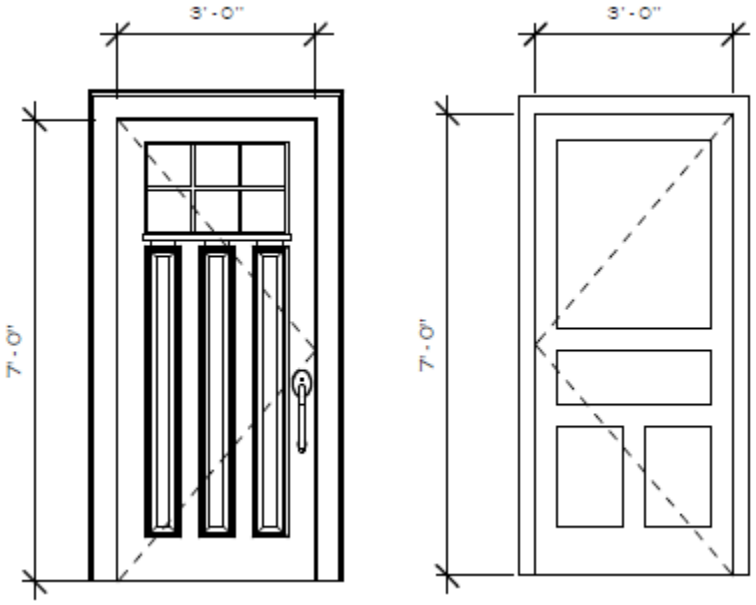
Window Schedule (All new windows to be recessed to maintain the look of original wood windows)								
Mark	Width	Height	Sill Height	Head Height	Operation	Comments	Window Material	Trim Material
101	2'-6"	4'-8"	2'-4"	7'-0"	Single Hung	Existing to be Replaced (Same Size)	Vinyl	Wood
102	2'-6"	4'-8"	2'-4"	7'-0"	Single Hung	Existing to be Replaced (Same Size)	Vinyl	Wood
103	2'-6"	4'-8"	2'-4"	7'-0"	Single Hung	Existing to be Replaced (Same Size)	Vinyl	Wood
104	2'-6"	4'-8"	2'-4"	7'-0"	Single Hung	Existing to be Replaced (Same Size)	Vinyl	Wood
105	2'-6"	4'-8"	2'-4"	7'-0"	Single Hung	Existing to be Replaced (Tempered Same Size)	Vinyl	Wood
106	2'-6"	4'-8"	2'-4"	7'-0"	Single Hung	Existing to be Replaced (Tempered Same Size)	Vinyl	Wood
107	2'-6"	4'-8"	2'-4"	7'-0"	Casement	Existing to be Replaced w/ Same Size casemnt window for Egress	Vinyl	Wood
108	3'-0"	5'-0"	2'-0"	7'-0"	Single Hung	Egress	Vinyl	Wood
109	3'-0"	5'-0"	2'-0"	7'-0"	Single Hung	Egress	Vinyl	Wood
110	2'-6"	4'-8"	2'-4"	7'-0"	Single Hung	Existing to be Replaced (Same Size)	Vinyl	Wood
111	2'-6"	4'-8"	2'-4"	7'-0"	Single Hung	Egress	Vinyl	Wood
112	4'-0"	4'-0"	3'-0"	7'-0"	Fixed	Obscure Tempered	Vinyl	Wood
113	2'-0"	3'-0"	4'-0"	7'-0"	Single Hung	Existing to be Replaced (Same Size)	Vinyl	Wood
114	2'-6"	4'-8"	2'-4"	7'-0"	Single Hung	Egress	Vinyl	Wood
115	2'-6"	4'-8"	2'-4"	7'-0"	Single Hung	Egress	Vinyl	Wood
116	2'-6"	4'-8"	2'-4"	7'-0"	Single Hung	Existing to be Replaced (Same Size)	Vinyl	Wood
117	2'-6"	4'-8"	2'-4"	7'-0"	Single Hung	Existing to be Replaced (Same Size)	Vinyl	Wood
118	2'-6"	4'-8"	2'-4"	7'-0"	Single Hung	Existing to be Replaced (Same Size)	Vinyl	Wood
119	2'-6"	4'-8"	2'-4"	7'-0"	Single Hung	Existing to be Replaced (Same Size)	Vinyl	Wood
120	2'-6"	4'-8"	2'-4"	7'-0"	Single Hung	Existing to be Replaced (Same Size)	Vinyl	Wood
121	2'-0"	3'-0"	4'-0"	7'-0"	Single Hung	Existing to be Replaced (Same Size)	Vinyl	Wood
122	2'-6"	4'-8"	2'-4"	7'-0"	Single Hung	Existing to be Replaced (Same Size)	Vinyl	Wood
123	2'-6"	4'-8"	2'-4"	7'-0"	Single Hung	Existing to be Replaced (Same Size)	Vinyl	Wood

Door Schedule 1					
Mark	Width	Height	Hand	Hardware	Comments
101	5'-2"	7'-0"	Right	Deadbolt & Lockset	Threshold/Weatherstripping
102	3'-0"	7'-0"	Right	Deadbolt & Lockset	Threshold/Weatherstripping
103	4'-0"	6'-8"			Cased Opening
104	2'-0"	8'-0"	Right	Privacy	
105	2'-8"	6'-8"	Right	Privacy	
106	4'-0"	6'-8"	Double	Passage	
107	4'-0"	6'-8"			Cased Opening
109	4'-0"	6'-8"			Cased Opening
110	2'-8"	6'-8"	Right	Privacy	
111	4'-0"	6'-8"	Double	Passage	
112a	2'-0"	8'-0"	Left	Privacy	
112b	2'-0"	6'-8"	Right	Privacy	
112L	1'-6"	6'-8"	Right	Passage	
113	2'-8"	6'-8"	Left	Privacy	
114	4'-0"	6'-8"	Double	Passage	
115	3'-0"	6'-8"			Cased Opening
116	3'-0"	6'-8"	Right	Passage	
117	2'-8"	6'-8"	Left	Privacy	
118	2'-0"	6'-8"		Passage	
119	2'-8"	6'-8"	Pocket	Privacy	
120	2'-0"	8'-0"	Right	Passage	
121	2'-0"	6'-6"	Right	Passage	Tempered Glass Shower Door
122	2'-0"	8'-0"	Left	Privacy	

WINDOW PROFILE DETAIL



DOOR DETAIL



PHOTOS

APPLICANT PHOTOS

PROJECT DETAILS

Shape/Mass: Existing: The existing original residence has an overall width of 28'-8½" and has an overall depth of 52'-8½". A non-original metal addition and garage begins at the rear of the existing structure and extends 7'-6" past the rear property line into the alley. The residence has an existing ridge height of 19'-0¼". The existing porch has been highly modified and currently includes 2'-4" x 2'-4" simulated stone porch piers and attached 2'-4" x 3'-3½" simulated stone planters. The porch piers are topped by 8" vinyl columns. Top of natural grade at front yard by house is 58.52' while the crown of street is at 57.74', a 9.36" difference in height.

September 2015: The existing rear metal addition and garage will be removed. The proposed addition will begin at the rear of the original structure. The proposed addition will be comprised of a one-story potion connecting to a rear one-story portion and a rear two-story garage. The one-story connector will be inset 1'-0" on both sides. The southern portion of the connector will include a 6'-7½" deep porch. The connector will extend 29'-6½" towards the rear on the south side and 33'-4" on the north. The rear one-story portion will extend out 4'-5" towards the north and will be 21'-4" wide by 28'-2" deep. The two-story garage will 22'-9½" wide by 27-11½" deep and extend out 7'-10½" to the south. The one-story portions of the addition will have a ridge heights of 18-6¼" and 18-10½" (lower than the existing ridge). The two-story portion will have a ridge height of 27'-6". The bulky porch piers, planters, and columns will be removed and replaced with new 8" wood columns.

August 2016: The existing rear metal addition and garage will be removed. The proposed addition will begin at the rear of the original structure. The proposed addition will be comprised of a one-story potion connecting to a new rear two-story garage. The one-story connector will be inset 1'-0" on both sides. The southern portion of the connector will include a 5'-10" deep porch. The connector will extend 33'-9" towards the rear. The two-story garage will 33' wide by 24' deep and extend out from the addition 5'-3½" to the south and will be flush along the north. The ridge height of the connector will be 18' (1' lower than the existing ridge). The two-story attached garage will have a ridge height of 26'-6¼". See drawings for more detail.

Setbacks: Existing: The existing residence has a front (east) setback of 16'-7¾"; a south side setback of 14'-9½" (3.8' from the metal garage); a north side setback of 6'-6"; and a rear setback of 62'-7¾" (to the rear of the house) or 7'-6" over the west (rear) property line (garage).

September 2015: The current setbacks for the existing original structure will not be modified. The existing rear addition and garage will be removed. The proposed addition will have a south side setback of 3'-1"; a north side setback of 3'-1"; and a rear (west) setback of 1'-1¾". The garage portal will be setback 5'-1¾".

August 2016: The current setbacks for the existing original structure will not be modified. The existing rear addition and garage will be removed. The proposed addition will have a south side setback of 9'-6"; a north side setback of 7'-6"; and a rear (west) setback of 5'-1¾". See drawings for more detail.

Foundation: The existing house features a pier and beam foundation with a finished floor height of 2'-6".

The addition will have a pier and beam foundation with a finished floor height to match existing. The garage will have a concrete slab on grade foundation. See drawings for more detail.

Windows/Doors: The existing house currently features non-original 1-over-1 aluminum windows and doors. A sliding glass door is located at the rear of the north elevation. The windows and doors have vinyl trim.

The windows on the front (east) and south elevation will be replaced with new vinyl windows that match the existing size, location, and openings. On the north elevation, the two easternmost pairs of windows will be replaced with new vinyl windows that match the existing size, location, and openings. The existing fixed window will be removed and patched over and the sliding glass door at the rear will be replaced with a pair of new vinyl windows. The existing residence features two front doors, and while both openings will be retained, the non-original aluminum doors will be replaced with more appropriate wood Craftsman doors. The windows in the proposed addition will be 1-over-1 single-hung vinyl.

All proposed new windows will be vinyl 1-over-1 single-hung and recessed to simulate the profile of wood windows. The proposed windows will not be flange mounted with nail fins. A single window on the north elevation will be a casement window to allow for proper egress (a false exterior muntin will simulate the 1-over-1 look). All proposed windows and doors will have wood trim. See drawings and window/door schedule for more detail.

Exterior Materials: Existing: The existing house is clad in vinyl siding which has been installed over the original 117 wood siding. Many of the existing elements, including the porch columns, are vinyl. The house has been skirted in simulated stone which also surrounds the porch piers.

September 2015: The simulated stone and vinyl siding will be removed. All original wood siding under the vinyl will be retained and restored. New 117 wood siding will be installed if no wood siding exists. Staff must verify siding condition once vinyl is removed. The bulky porch piers will be removed and replaced with simple square wood columns.

August 2016: The simulated stone and vinyl siding will be retained. All original wood siding under the vinyl will be retained and restored. The addition will be clad in new 117 wood siding. See drawings for more detail.

Roof: The existing house features a front gable composition shingle roof with a pitch of 6:12 and an eave height of 10'-11".

The proposed addition will have gable roofs. The one story portion will have a pitch of 6:12 with an eave height of 10'-11" to match existing. The two-story garage will have a side gable roof with a pitch of 6:12 and an eave height of 19'-7¼". See drawings for more detail.

Front Elevation: (East) The existing front elevation features two bays. The southern bay features the partial porch with a single window and door. The northern bay features a pair of windows. Both the porch and main portion of the house is topped by front facing gables.

The two-story garage portion of the addition will extend to the south. The first-story of the garage portion will include a single door and no additional fenestration. The second-story will include two windows. An exterior staircase will be located along the south wall of the garage. The garage will be topped by a side gable roof. See drawings for more detail.

Side Elevation: (North) The existing north elevation features the profile of the partial, inset porch to the east. To the west are two pairs of windows followed by a single fixed square window and a sliding glass door at the rear.

The existing wood under the vinyl will be restored. On the existing structure, the fixed square window will be removed and sided over and the sliding glass door will be converted into a pair of windows. The one-story portion of the addition will be lower than the existing residence and will include a group three windows. The two-story garage portion will feature three windows on the second story and no fenestration on the first. See drawings for more detail.

Side Elevation: (South) The existing south elevation features the profile of the partial, inset porch to the east as well as a second side front door. To the west is a pair of windows followed by a single window and two additional pairs of windows.

The existing wood under the vinyl will be restored. The one-story portion of the addition will be lower than the existing residence and will include four windows located behind a side porch. The two-story garage portion will feature a door on the first-story and second-story with an exterior staircase in between. See drawings for more detail.

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