CERTIFICATE OF APPROPRIATENESS

Application Date: August 5, 2015

Applicant: Nick Eronko, Bungalow Revival, for Heather Andrews, owner

Property: 540 Columbia Street, Lot 22, Block 286, Houston Heights Subdivision. The property includes a historic 1,840 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

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

Proposal: Alteration – Revision**.** *The HAHC approved a COA in January 2015 to construct a 1,512 square foot two story addition behind and on top of the residence, remove two original windows on the north side, remove one original window and install two new windows on the south side, replace non-original windows with wood windows, replace vinyl, cementitious, wood and asbestos siding with wood 117, remove a non-original front stoop, re-expose an original inset porch, and move the house 8' closer to the north property line, from current 10'-9" setback to 3'.*

The applicant has revised the proposal as follows:

- The attached garage will be 1'-8" wider
- The north setback of the attached garage will be reduced to 3'
- The north eave of the attached garage will be reduced from 2' to 1'
- The front gable window will be decreased in size
- The window pattern on the south wall of the addition will be altered

See enclosed application materials and detailed project description on p. 6-21 for further details.

Public Comment: One with no objection. See Attachment A, p. 22-23.

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 27, 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 - satisfies D - does not satisfy NA - not applicable

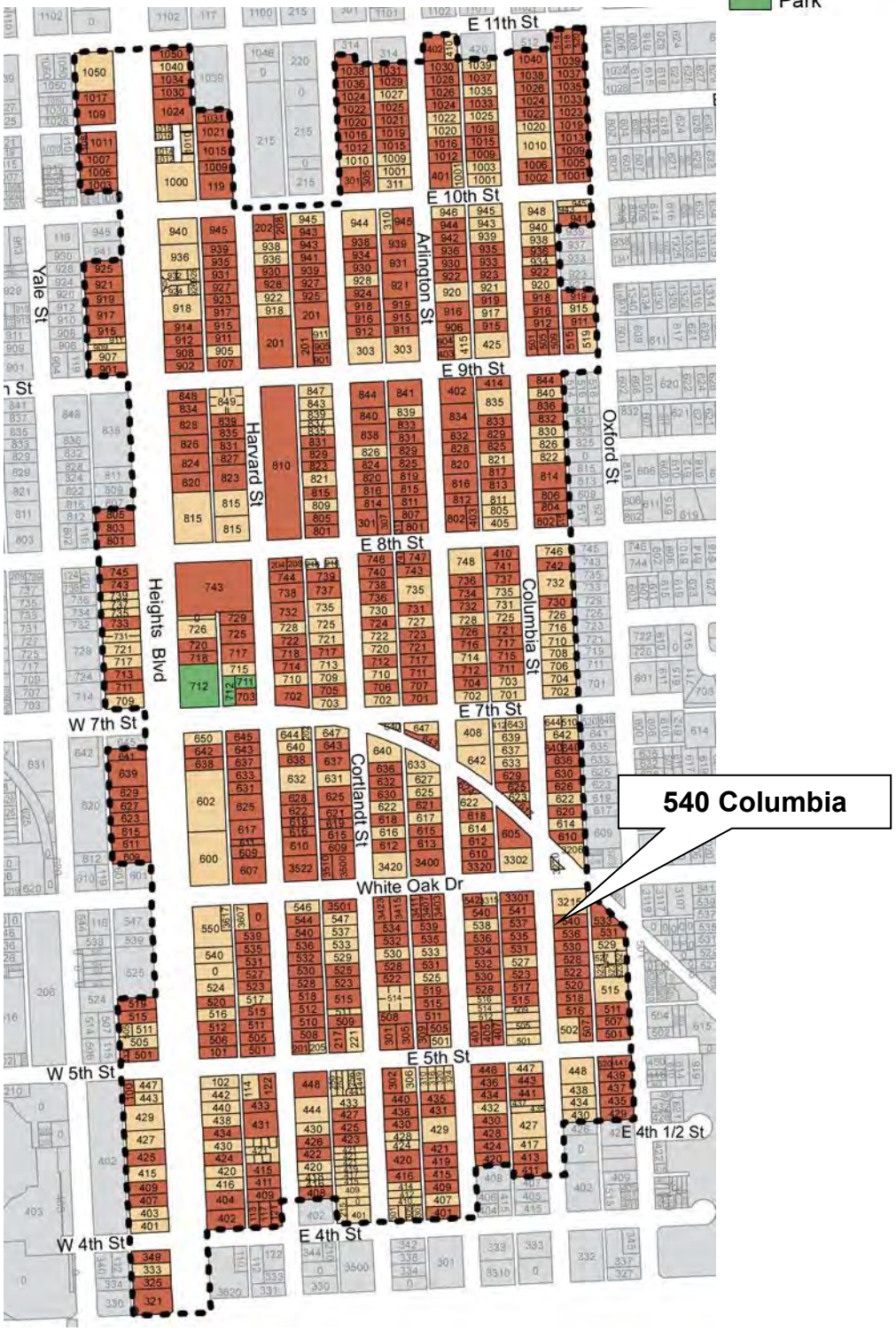
S	D	NA		
☒	☐	☐	(1)	The proposed activity must retain and preserve the historical character of the property;
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
☒	☐	☐	(3)	The proposed activity must recognize the building, structure, object 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 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 SOUTH

Building Classification
- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

NEIGHBORING PROPERTIES

542 Columbia Street – Contributing – 1920 (neighbor)

536 Columbia Street – Contributing – 1920 (neighbor)

541 Columbia Street – Contributing – 1920 (across street)

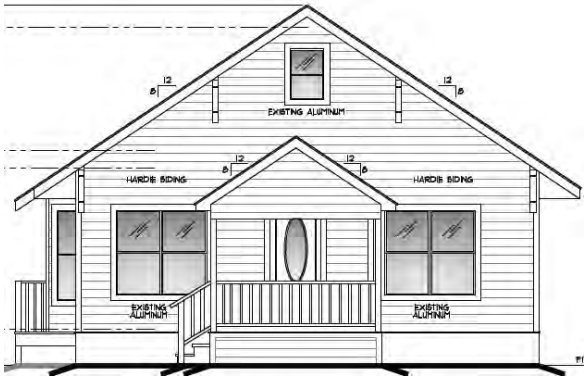
537 Columbia Street – Contributing – 1920 (across street)

535 Columbia Street – Contributing – 1920 (across street)

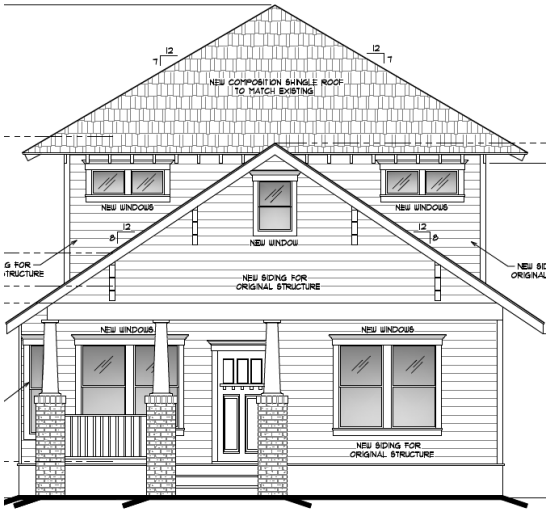
531 Columbia Street – Contributing – 1920 (across street)

WEST ELEVATION – FRONT FACING COLUMBIA STREET

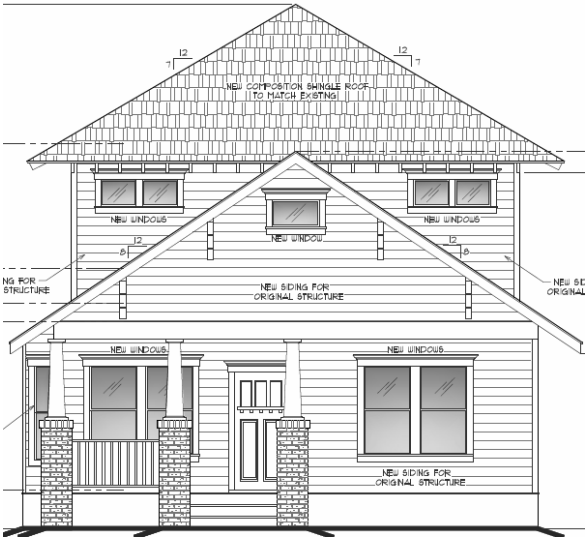
EXISTING



APPROVED – 1/29/15



PROPOSED



NORTH SIDE ELEVATION

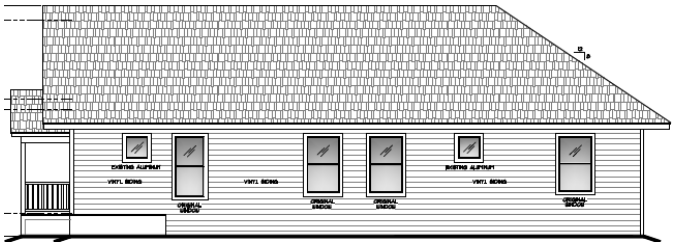
EXISTING

APPROVED – 1/29/15

PROPOSED

SOUTH SIDE ELEVATION

EXISTING



APPROVED – 1/29/15

PROPOSED

EAST (REAR) ELEVATION

EXISTING

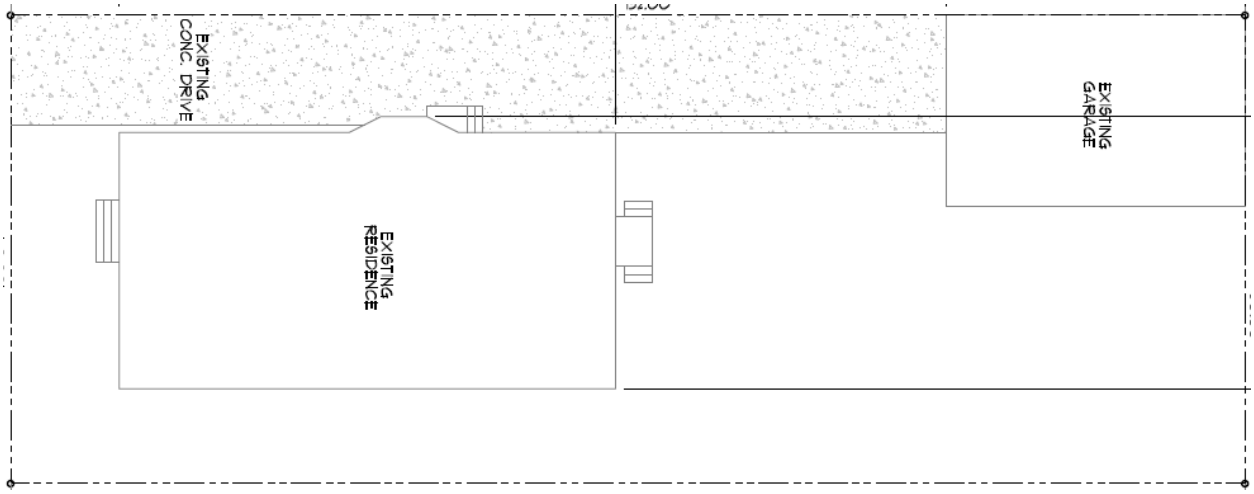
APPROVED – 1/29/15

PROPOSED

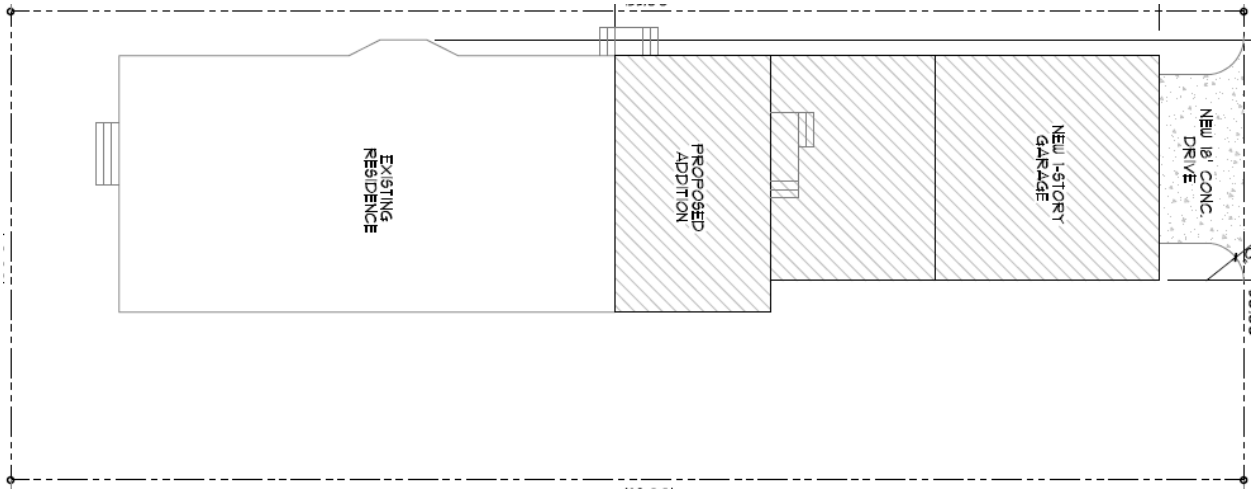
N

SITE PLAN

EXISTING



APPROVED – 1/29/15



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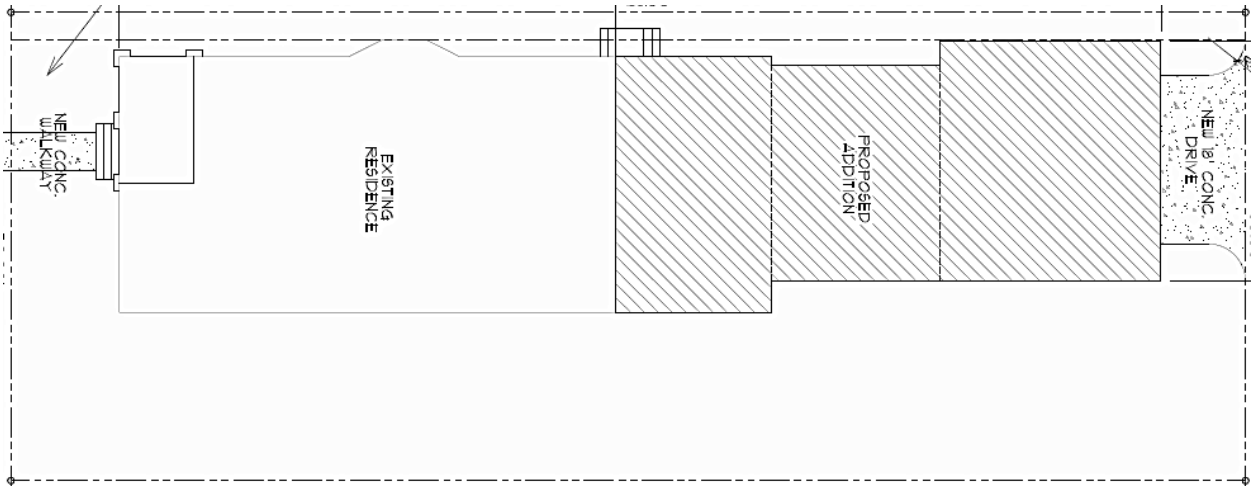

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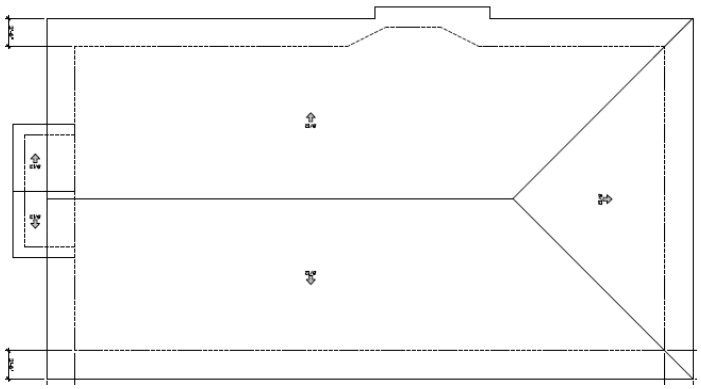
ROOF PLAN

EXISTING



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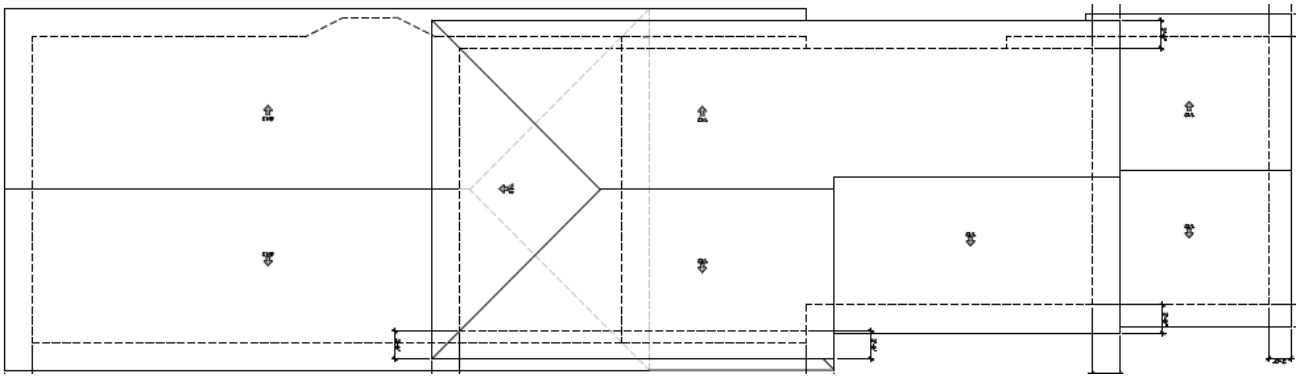
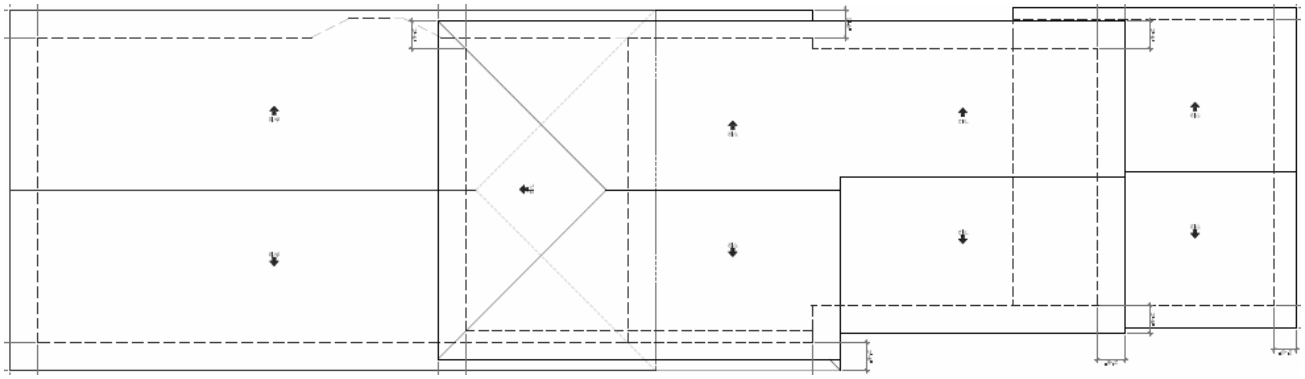


PROPOSED



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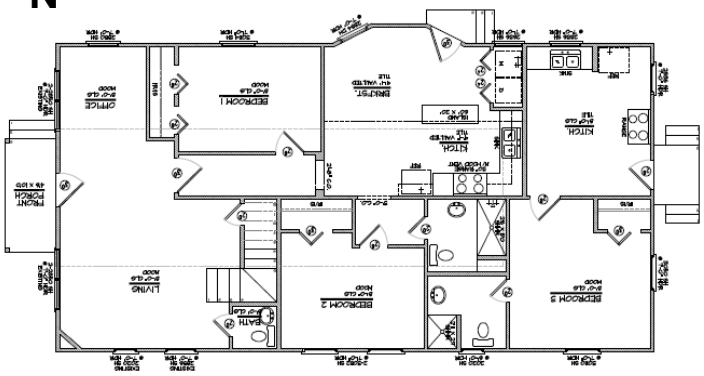
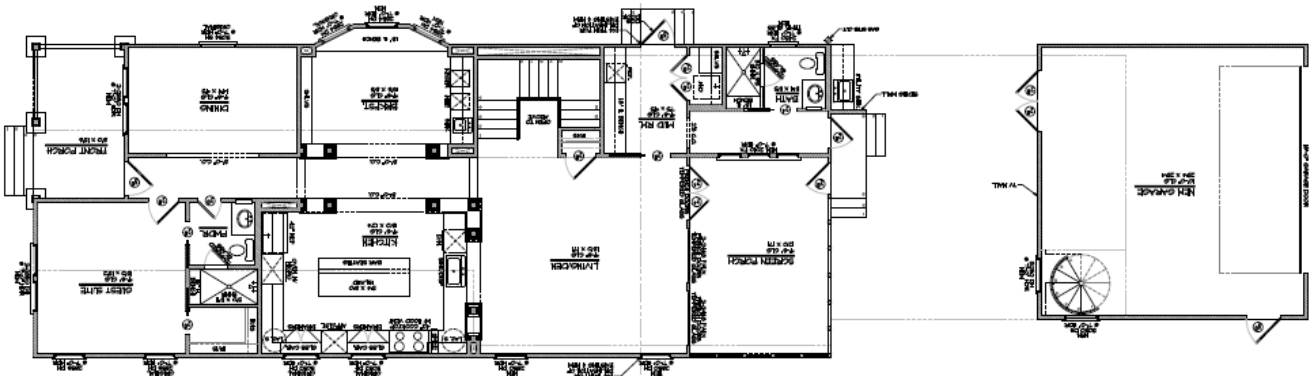
FIRST FLOOR PLAN

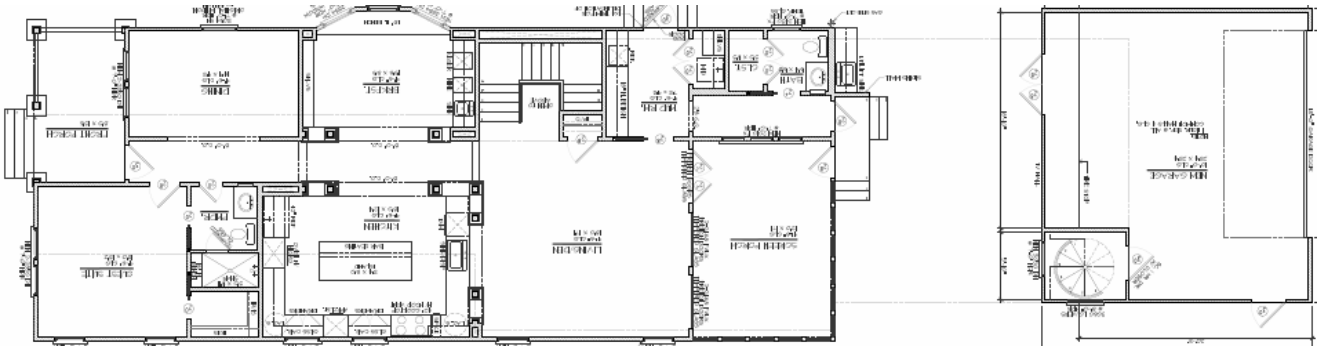
EXISTING



APPROVED – 1/29/15



PROPOSED



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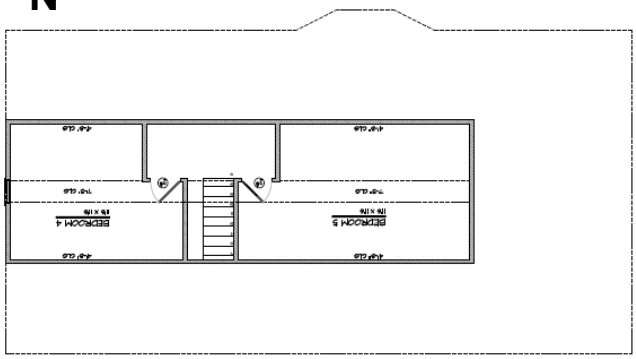
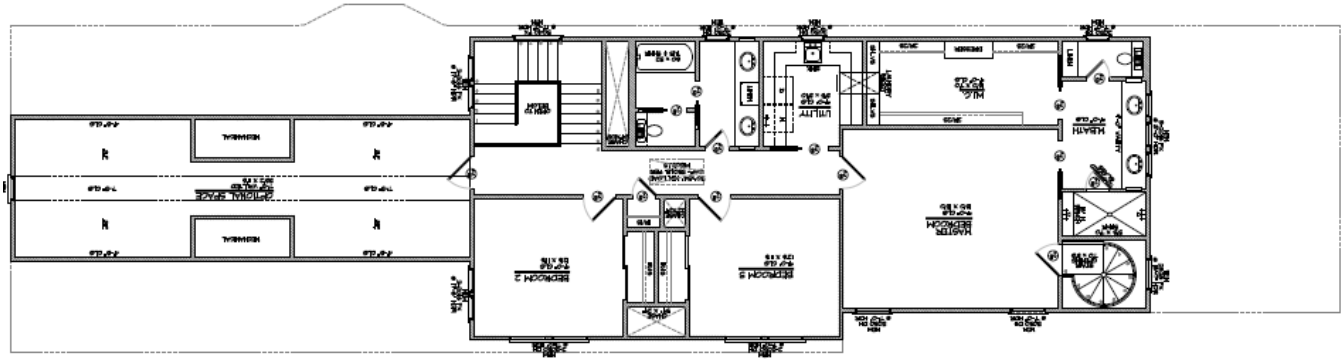
SECOND FLOOR PLAN

EXISTING

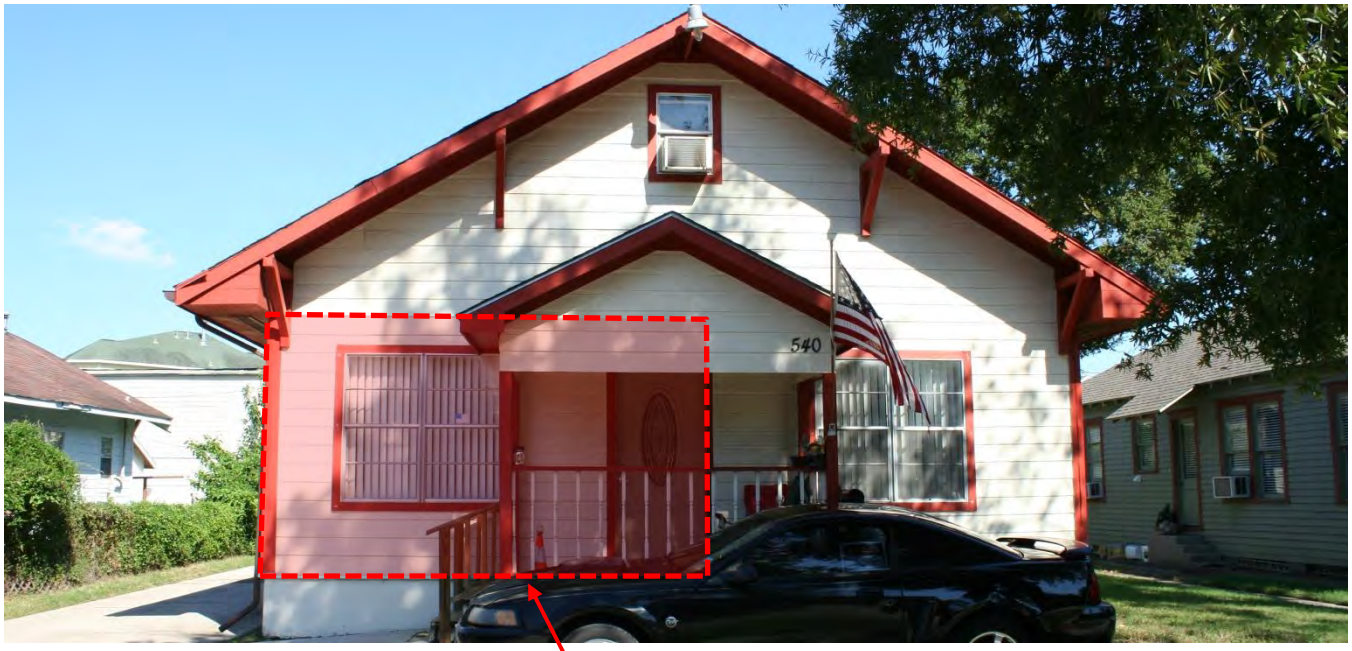


APPROVED – 1/29/15 (NO CHANGE)



EXISTING WINDOWS AND SIDING

WEST (FRONT) WALL



NON-ORIGINAL ALUMINUM WINDOWS, DOOR AND STOOP TO BE REMOVED

LOCATION OF ENCLOSED INSET PORCH TO BE RE-OPENED

EXISTING WINDOWS AND SIDING

NORTH WALL

ORIGINAL WINDOWS TO BE REMOVED (SEE DETAIL BELOW)

ORIGINAL WINDOWS TO BE RETAINED

ALUMINUM WINDOW TO BE REMOVED

METAL DOOR AND A/C OPENING TO BE REPLACED WITH WOOD WINDOWS

ORIGINAL WINDOWS TO BE REMOVED

NORTH WALL SIDING DETAILS

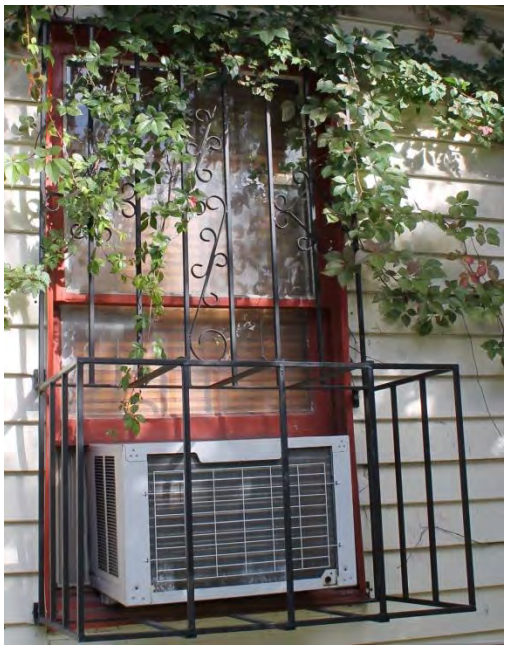
NO SIDING UNDER VINYL

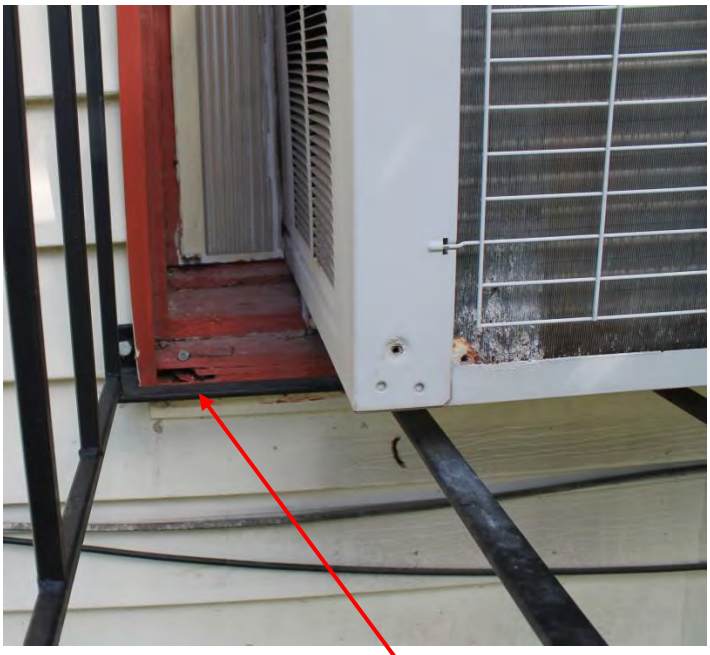
PAINTED AND UNPAINTED WOOD BEVEL LAP UNDER VINYL

EXISTING WINDOWS AND SIDING

SOUTH WALL

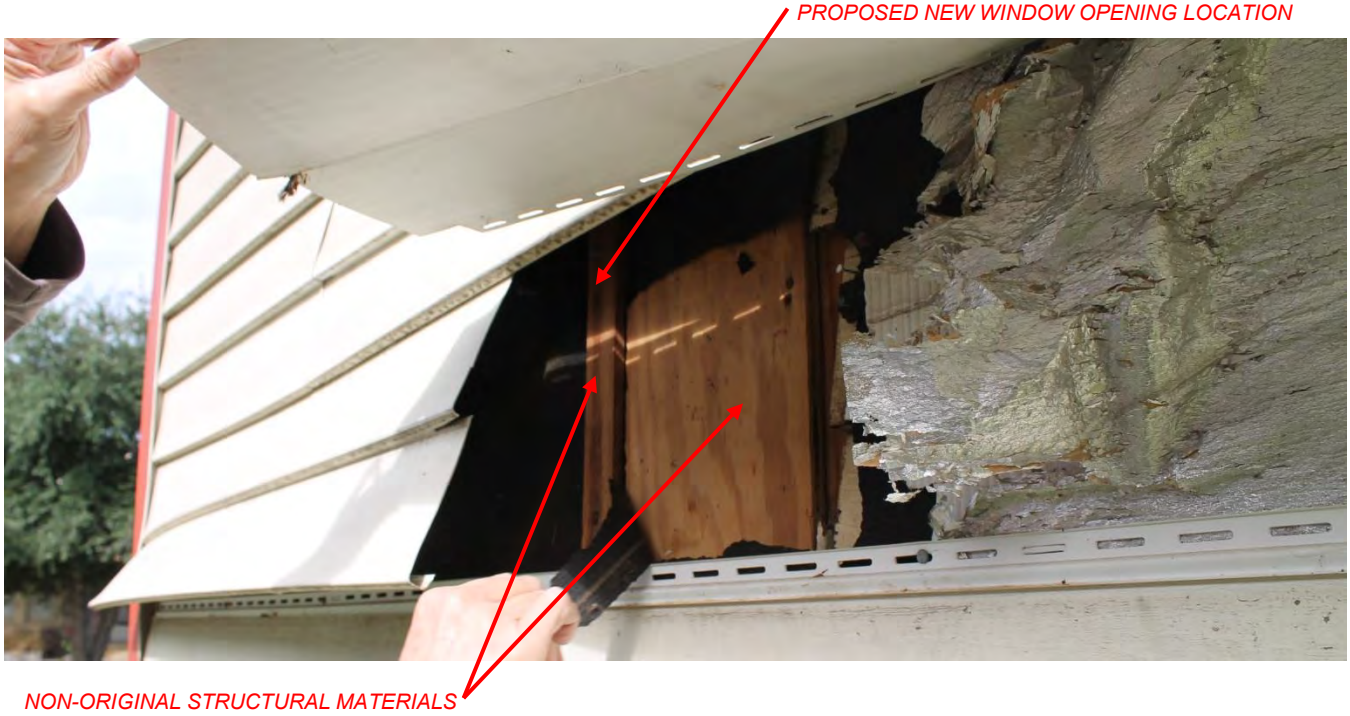
PROPOSED NEW WINDOW OPENINGS



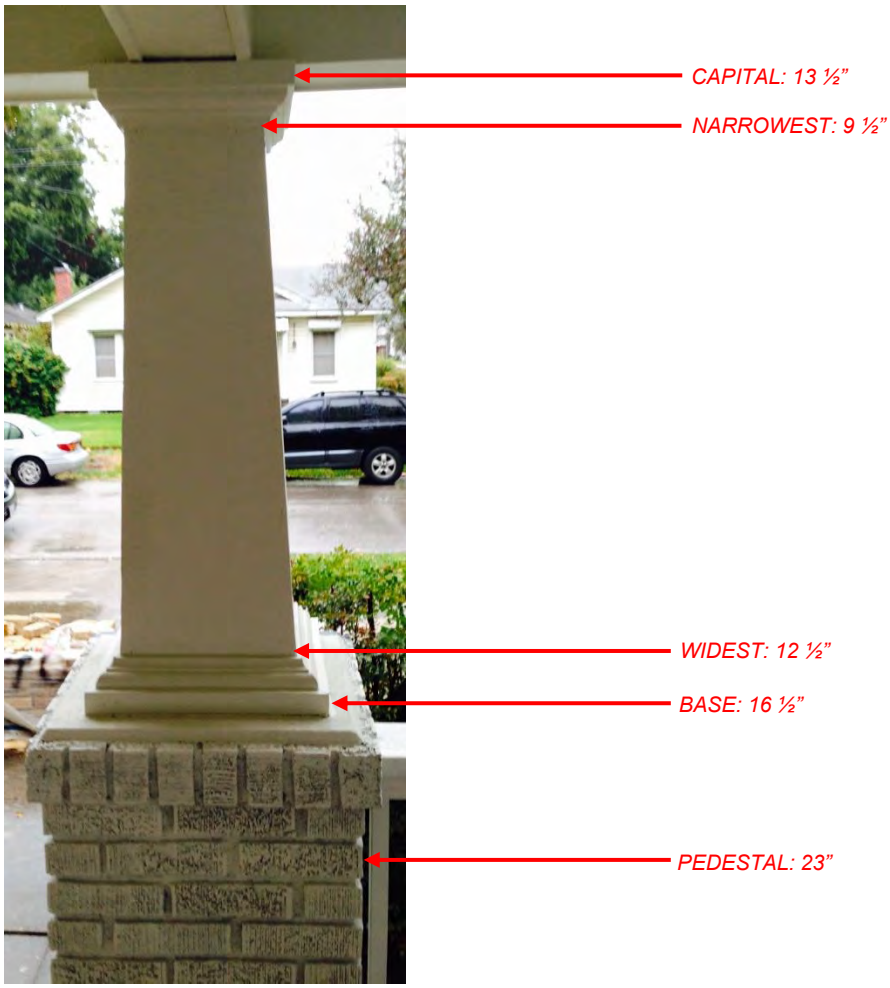


ROT IN SILL

SOUTH WALL SIDING DETAILS



PROPOSED PORCH COLUMNS



PROJECT DETAILS

Shape/Mass: The existing residence measures 29'-1" wide (including a 2'-1" bay on the north side) by 57'-7" deep with a 21'-3" ridge height and a 9'-10" eave height. An existing non-original front stoop will be removed and the original inset front porch measuring 13'-6" wide by 8' deep will be re-exposed. The addition will extend 16'8" at the first floor in line with both side walls. A garage measuring 25'-8" wide by 24' deep will be separated from the ground floor addition by a 17'-7" breezeway bridged by the second floor of the proposed addition. The proposed second floor will begin 39'-8" (72.5%) from the front wall and extend 55'-9" back with its rear wall 15'-11" forward of the garage's rear wall. It will be inset 1' on both sides. The addition will feature a ridge height of 29'-6" and an eave height of 20'.

Setbacks: The existing residence features an 11'-7" west (front) setback, a 10'-9" north side setback and a 10'-2" south side setback. The residence is proposed to be moved 7'9" to the north, reducing the north setback to 3' and increasing the south setback to 17'-11". The addition will feature a matching north setback of 3', a south setback of 21'-3" and an east (rear) setback of 9'-11" forward of the rear garage wall.

Foundation: The existing residence features a pier and beam foundation with a finished floor of height of 2'-2" to remain. The proposed addition will feature a pier and beam foundation with a matching 2'-2" finished floor height and a slab on grade for the attached garage.

Windows/Doors: The existing residence features three double hung wood 4/1 windows, four double hung wood 1/1 windows and five non-original aluminum windows. All aluminum windows will be removed and replaced with new double hung wood 1/1 windows. The aluminum window in the front gable will be removed and replaced with a partial height fixed wood window. Three 4/1 wood windows will be retained. One 4/1 wood window exhibits rot in the sill and will be removed. Two double hung wood 1/1 windows will be removed and the openings will be patched with siding. One non-original door and one window unit air conditioner in the north side bay will be removed and replace with double hung wood 1/1 windows. Two double hung wood 1/1 windows will be installed in new openings on the south wall. The non-original metal front door with oval lite will be removed and replaced with a wood door with 3 lites and dentil shelf. The addition will feature double hung wood 1/1 windows, an overhead garage door and single lite side and rear doors.

Exterior Materials: The existing residence features vinyl siding over a mix of horizontal lap cementitious, bevel lap wood and asbestos tile, all of which will be removed and replaced with wood with a 117 profile. The currently enclosed inset front porch will be re-exposed and feature tapered wood columns on brick pedestals.

Roof: The existing residence features a front gable with an 8/12 pitch and a 2'-6" eave overhang clad in composition shingles. The eaves have been partially closed and will be re-opened exposing original rafter tails to remain. A non-original front gabled stoop will be removed. The addition will feature a hip with a 7/12 pitch and a 2'-6" eave overhang clad in composition shingles. The attached garage will feature a rear-facing gable with a 6/12 pitch clad in composition shingles.

Front Elevation: (West) The existing residence measures 27' wide with a bay bump out extending 2'-1" on the north side. A non-original stoop with stamped metal front door and projecting gable is centered on the wall and will be removed. One pair of aluminum windows on the south side of the wall and the gable window will be removed and replaced with wood windows. One pair of aluminum windows on the north side of the wall will be removed along with a portion of the wall measuring 13'-6" wide to restore a previously enclosed inset porch. A new pair of wood windows and a wood front door will be installed in the back wall of the restored porch. The porch will feature four (three visible) new tapered wood columns on brick pedestals, wood balustrades and wood front steps. An aluminum window in the gable will be removed and replaced with a partial height fixed window. The second

floor of the addition will feature two pairs of fixed wood windows.

Side Elevation: (North) The existing residence features, from west to east, one aluminum window, two wood windows, an opening for a window unit air conditioner, a stamped metal door, and two wood windows. The door, air conditioner opening and one wood window are located on a centrally located bay. The aluminum window and a portion of the wall measuring 8' wide will be removed to re-expose a previously enclosed inset porch which will feature tapered wood columns on brick pedestals and a wood balustrade. Of the four wood windows, two will remain. The two wood windows at the east end will be removed and patched with siding. The wood window on the central bay and the wood window between the bay and the re-opened porch will both remain. The door on the bay will be removed, the air conditioner opening will be enlarged and two new wood windows will be installed. Two new fixed wood windows will be installed in a new vertical extension of the wall between the first floor and the proposed second floor. The addition will extend 16'-8" back on the ground floor and feature a wood and glass door and a wood window. The second floor will join the first floor addition and one-story garage over a 17'-7" breezeway and feature three wood windows.

Side Elevation: (South) The existing residence features, from west to east, one aluminum window to be removed, three wood windows to be retained, one aluminum window to be removed and one wood window to be removed and the opening patched with siding. The wood window to be removed exhibits wood rot in the sill. One new opening will be created immediately west of the removed window and a new wood window will be installed. One new window opening will be created at the far west of the wall. The proposed addition will extend 16'-8" back on the first floor and feature one wood window and an enclosed inset porch. The second floor will join the first floor addition and one-story garage over a 17'-7" breezeway and feature six wood windows and one permanently shuttered window. The garage will feature one permanently shuttered wood window and one door.

Rear Elevation: (East) Elevation not visible from right of way. See elevation drawings for details.

ATTACHMENT A

PUBLIC COMMENT

HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT

August 2015 HAHC Meeting

Comments by J. Kent Marsh, AICP CUD, 1538 Arlington, HHEHD

321 Heights Boulevard – New Construction/Garage Resubmittal

I OBJECT to the approval of a Certificate of Appropriateness for this proposed project as the application does not meet the Approval Criteria for New Construction in a Historic District.

Does Not Meet Approval Criteria #1 - The proposed new construction does not match the typical setbacks of existing contributing structures in the historic district. The new construction is proposed to be placed 92.8 feet from the front property line. This is significantly greater than the typical front setback line within the HHSHD. In fact, the adjacent contributing structure is significantly closer to the front setback line than the distance proposed for the new construction. Greater setback lines along Heights Boulevard would substantially reduce the historic character of the HHSHD. The proposed construction should be placed approximately in line with the existing adjacent contributing structure.

Does Not Meet Approval Criteria #2 – The exterior features of the proposed new construction are not compatible with the exterior features of existing contributing structures in the HHSHD. An example of exterior features of existing contributing structures in the HHSHD can be found on the adjacent contributing structure. These existing exterior features include: Triangular bordered front gable, covered front porch with round full-height columns, triple bay double hung one-over-one windows, foundation banding and fascia banding on a one-story structure. The proposed structure includes cedar lap siding and fixed pane windows, neither of which are typical exterior features of existing contributing structures in the HHSHD.

Does Not Meet Approval Criteria #3 – The roofline of the proposed new construction is a basically flat, minimum slope membrane roof which is not compatible with rooflines and resulting typical proportions of existing contributing structures in the HHSHD which generally have sloped roofs in the 5:12 or 6:12 angle proportion. A typical example would be the adjacent existing contributing structure which has a sloped roof that is typically found in the HHSHD.

504 Columbia Street – Alteration-Addition Revision

I have NO OBJECTION to the granting of a revised Certificate of Appropriateness for this project. The proposed additional width of the garage and the reduction of the roof overhang in the same location is not a significant change in the visual character of the proposed addition.

612 Arlington Street – Alteration-Siding

I OBJECT to the granting of a revised Certificate of Appropriateness for this project that will allow damaged wood siding to be replaced with smooth finish hardi board. I do not object to the removal of the existing vinyl siding but the areas of wood damage should be replaced with in-kind wood siding to restore the structure exterior similar to its original condition. Hardi-board should not be used as a replacement for damaged wood on existing historic contributing structures.

716 Arlington Street – Alteration-Addition/Garage

I can SUPPORT WITH CONDITIONS, the proposed one-story addition to the rear of the existing contributing structure. Two proposed modifications warrant additional conditions. First, the applicant proposes to elevate the existing structure an additional 6 inches to a total of 30 inches above natural ground. To accomplish the elevation change, the brick/wood combination columns will need adjustment. I can support this change being accomplished by a foundation addition to the bottom of the exiting brick base that would raise the brick/wood combination column along with the remainder of the house structure so that the front vertical proportion of the elevation would remain constant. The vertical addition at the bottom of the combination columns would have the least negative visual impact when compared to other methods of raising the house structure and not raising the combination columns or adding to the wood portion of the column to increase the height.

Second, the applicant proposes to add side dormers to the addition for additional natural lighting. The visual character of these proposed dormers completes with the simplistic visual character of the existing contributing structure and visually enhances the proposed addition to the detriment of the existing historic structure. I can support this application if the visual impact of the proposed side dormers is reduced.

I strongly support the one-story addition plan to the existing structure and the visual differentiation of the addition from the existing structure by the side insets and extensions.

747 Arlington Street – Alteration-Addition/Porch/Door/Windows Revision

I SUPPORT WITH CONDITIONS, this revised application. I support the slight raising of the existing windows as proposed and I support proposed modifications to the addition. However, I do not support the movement of existing windows on the exterior of the existing contributing structure. The visual historic character of the exterior of the contributing structure will be significantly changed from the existing condition. Changing locations of existing historic windows because it is “unusual” or “to better complement the floor plan” is not an acceptable reason to modify a contributing historic structure.

849 Harvard Street – Units A, C, D, and E, Alteration – Siding

I have NO OBJECTION to this proposed modification to these non-contributing structures.

1021 Harvard Street – Alteration – Porch

I have NO OBJECTION to this proposed porch addition to this contributing structure. There is sufficient differentiation between the visual character of the existing historic structure and the proposed addition. With the proposed attachment indicated, the additional porch is removable in the future should that be desired.