

CERTIFICATE OF APPROPRIATENESS

Application Date: November 25, 2014

Applicant: Gail Schorre, Morningside Architects LLP for Mark and Linda Margavio, owner

Property: 1832 Columbia Street, lot 20, block 108, Houston Heights Subdivision. The property includes a historic 1,036 square foot historic residence situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Bungalow Craftsman style residence, constructed circa 1915, located in the Houston Heights Historic District East.

Proposal: Alteration – Construct a two story 1,764 square foot addition and attached two story rear garage with 400 square feet of living space to the rear of a one story contributing residence.

- Addition will feature an eave height of 22' 11", approximately 11' taller than the existing structure's eave and a ridge height of 32' 6", approximately 10' taller than the existing structure's ridge
- Addition will necessitate the removal of a 7' deep portion of the existing structure's north side exterior wall.
- The proposed addition will be approximately 5' wider than the existing house on the north side and approximately 11' wider on the south side.
- Two story garage-carport will be located at the rear of the lot and attached to the rear of the proposed addition.

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

Public Comment: Two supportive and one opposed. Please see attachment A.

Civic Association: No comment received.

Recommendation: Denial – Does not satisfy criteria 1, 4, 8, and 9

HAHC Action: Deferred

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;
The proposal to construct a significantly taller and wider addition to the rear of a smaller Contributing residence will result in a large discrepancy of scale between the addition and existing contributing structure. This undermines the 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 existing structure's simple shape and small stature are distinguishing qualities of this property and other historic structures within the Historic District. Constructing a much larger scale addition to the rear of the property diminishes these qualities by transforming the structure from a small house to one that is much larger.
- (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;
The proposal to remove a section of the side exterior wall impairs the essential form and integrity of the structure.
- (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;
The size discrepancy resulting from the addition being taller and wider than the existing structure results in an incompatible scale between the two structures. The proposal to remove a portion of the existing exterior wall represents a significant loss of historical and architectural material.
- (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);

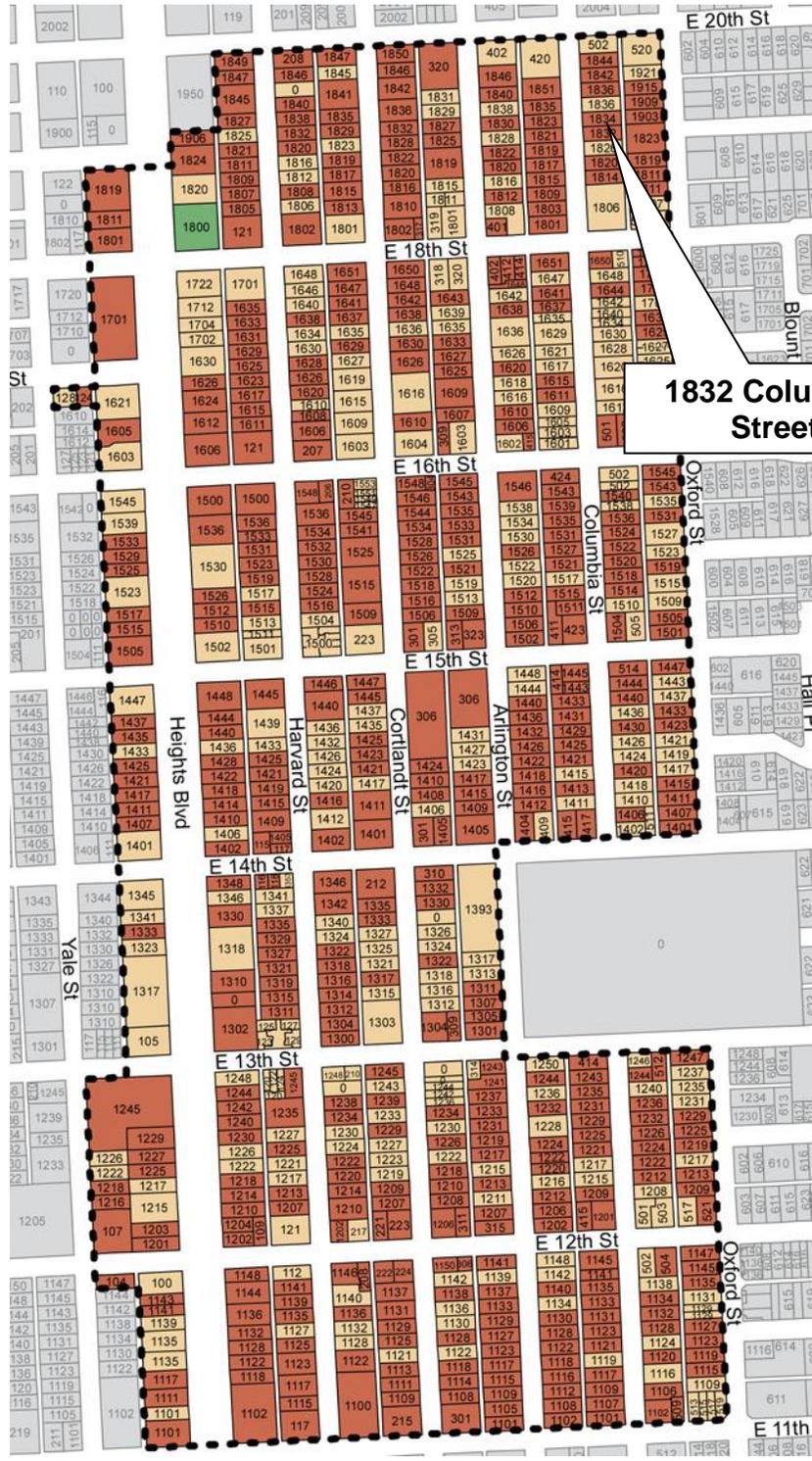
- (11) The proposed activity will comply with any applicable deed restrictions.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



1832 Columbia Street

INVENTORY PHOTO



CURRENT PHOTO



NEIGHBORING PROPERTIES

BLOCKFACE



OPPOSING BLOCKFACE



NEIGHBORING PROPERTIES



1826 Columbia Street – Vacant Lot – (neighbor to the south)



1834 Columbia Street – Contributing – 1920 (neighbor to the north)



1820 Columbia Street – Contributing – 1915



1819 Columbia Street – Contributing – 1910 (across street)



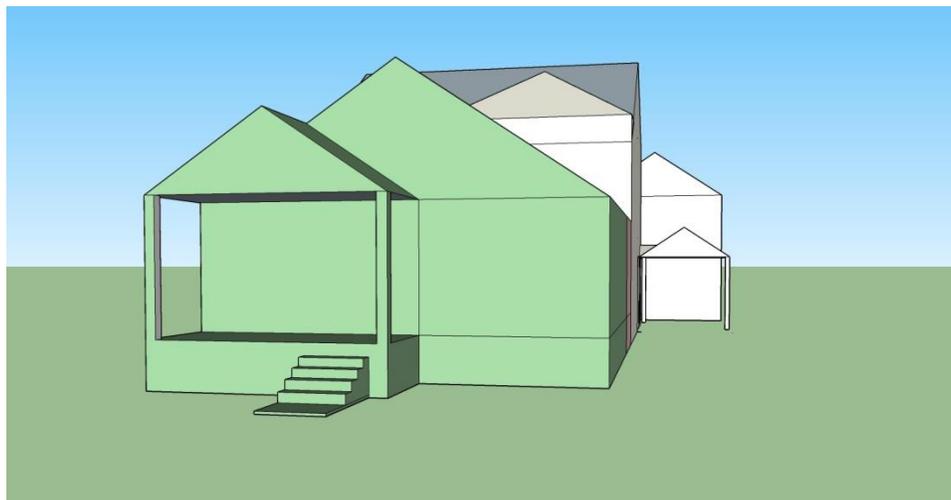
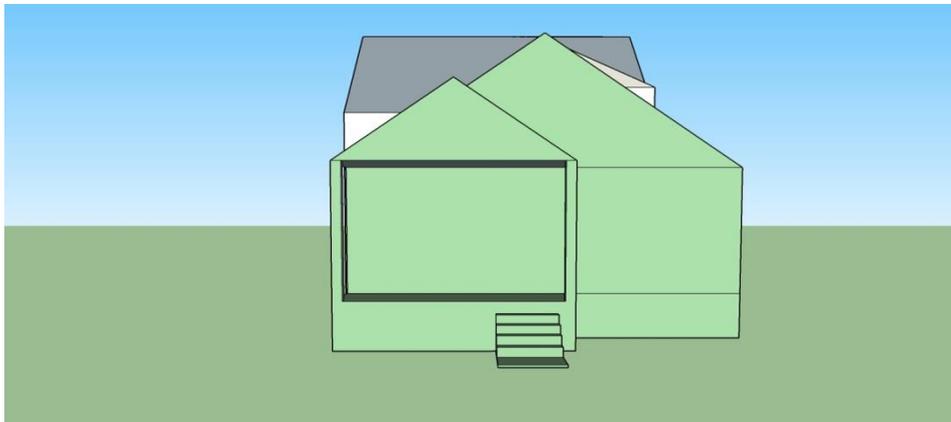
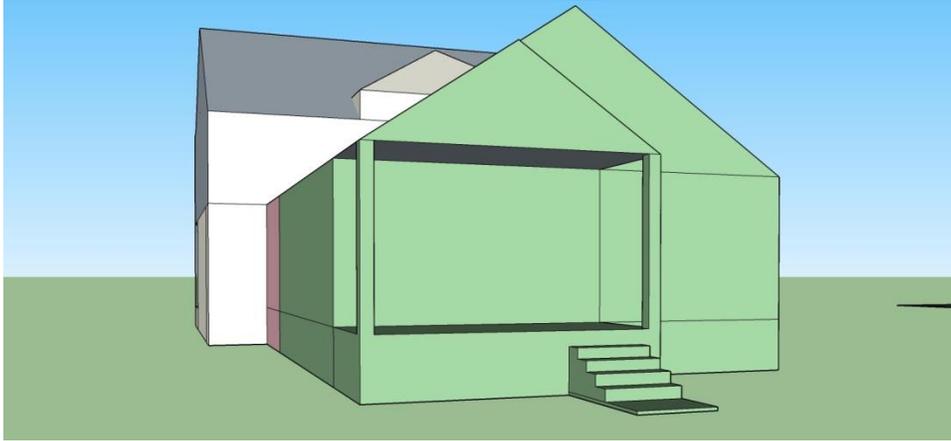
1821 Columbia Street – Contributing – 1910 (across street)



1823 Columbia Street – Contributing – 1910 (across street)

3D RENDERING – FRONT FACING COLUMBIA STREET

PROPOSED



WEST ELEVATION – FRONT FACING COLUMBIA STREET

EXISTING



PROPOSED

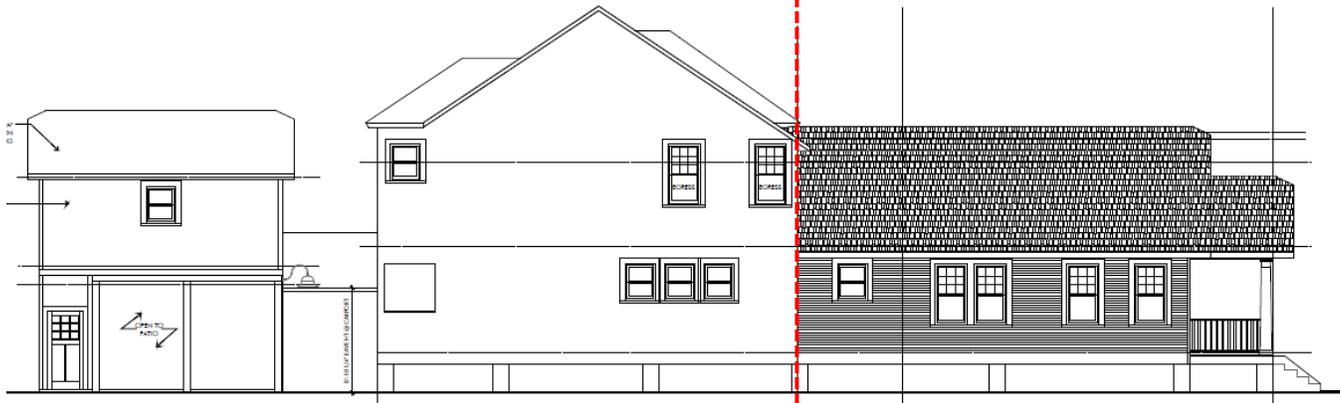


NORTH SIDE ELEVATION

EXISTING

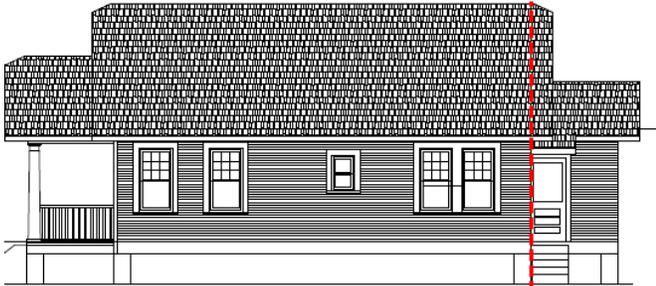


PROPOSED



SOUTH SIDE ELEVATION

EXISTING



PROPOSED



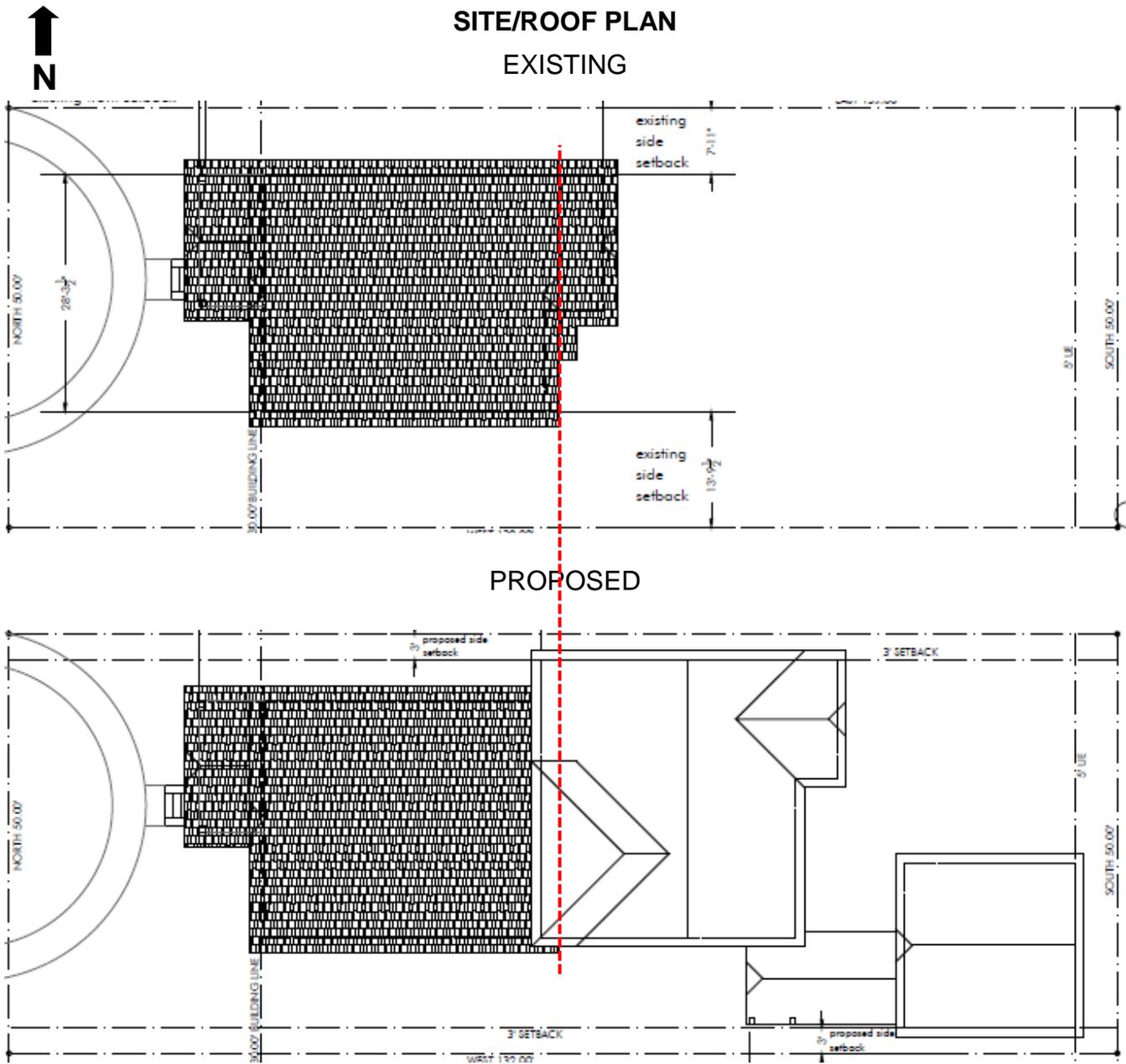
EAST (REAR) ELEVATION

EXISTING



PROPOSED

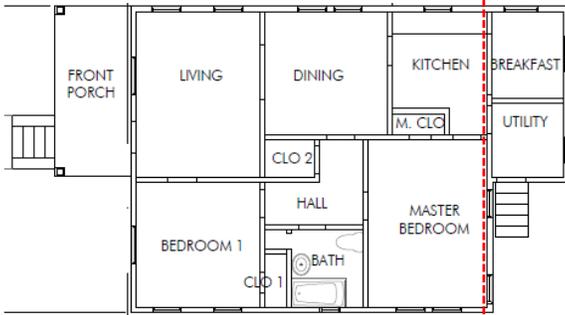




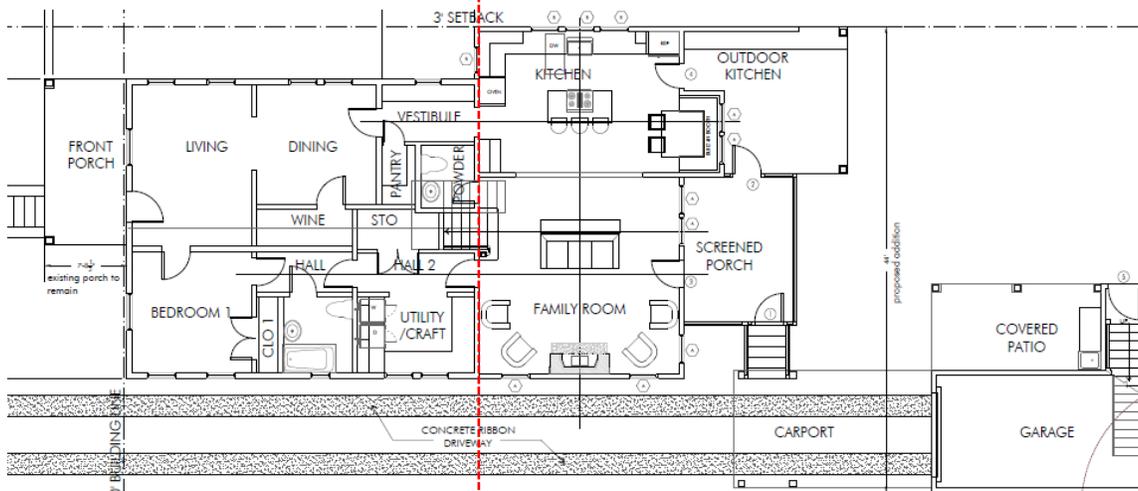


FIRST FLOOR PLAN

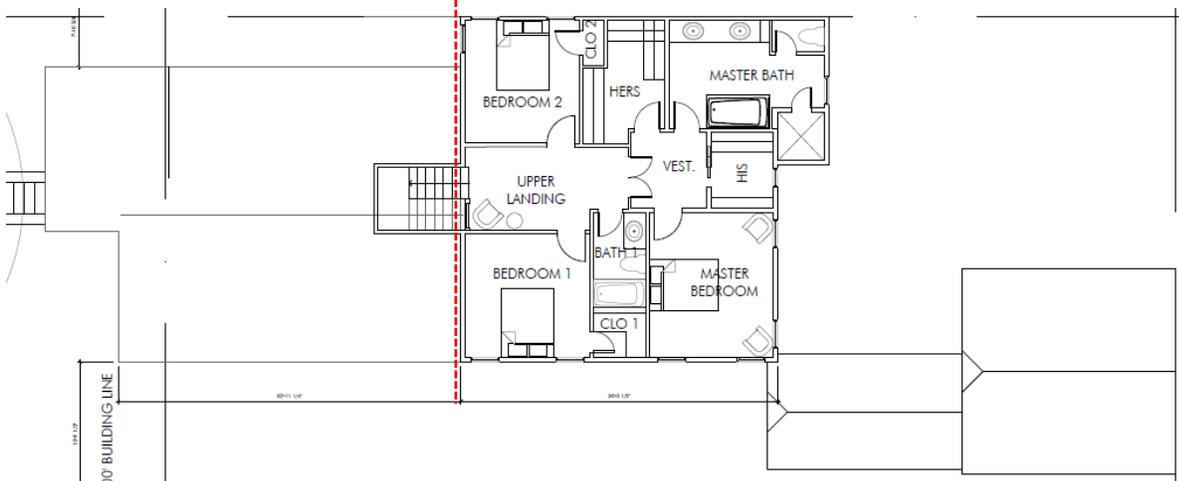
EXISTING



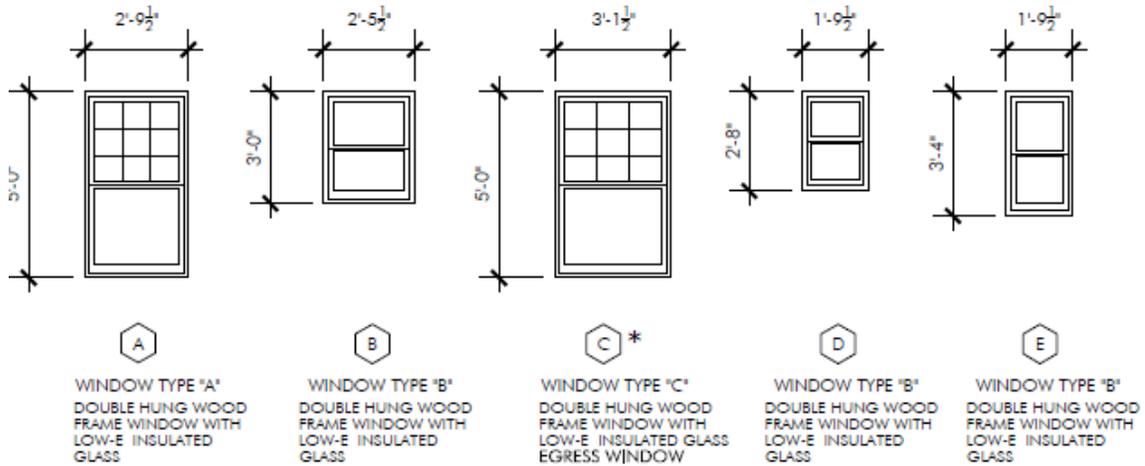
PROPOSED



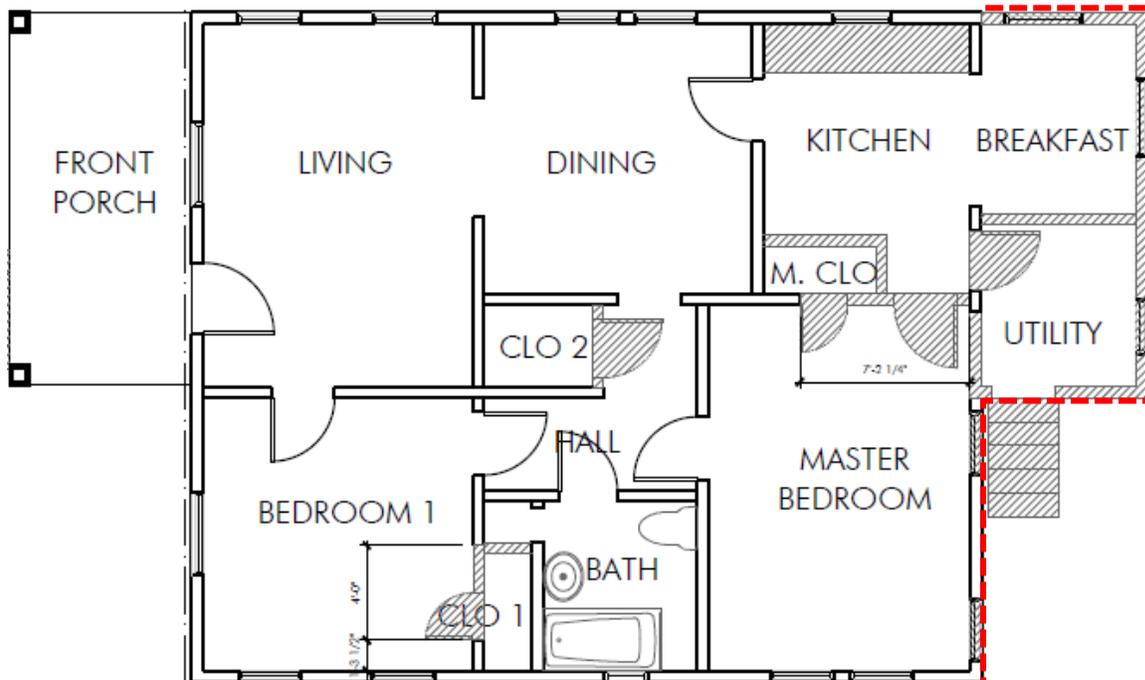
PROPOSED SECOND FLOOR PLAN



WINDOW SCHEDULE



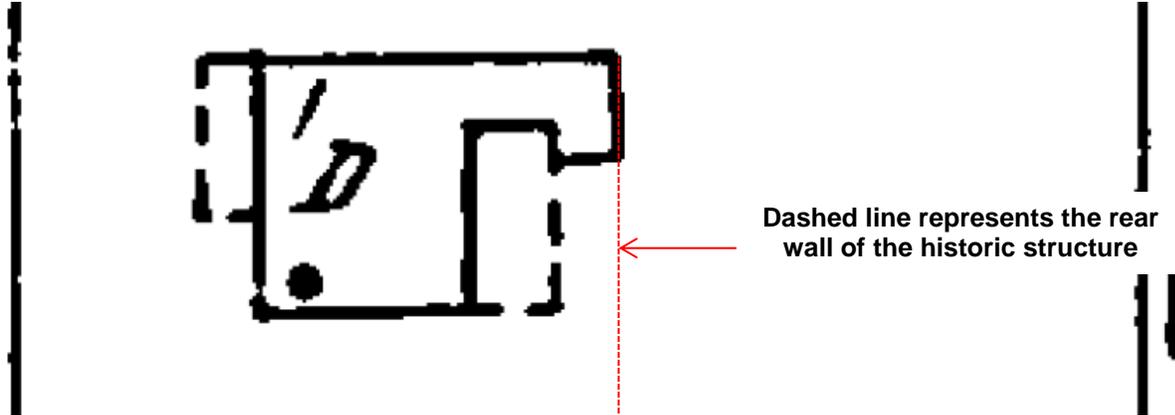
PROPOSED DEMOLITION PLAN



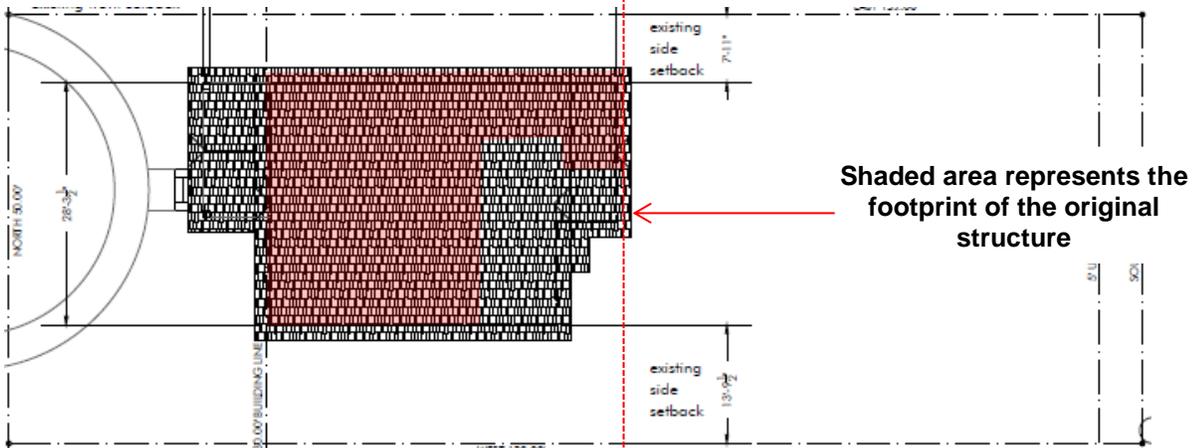
Section of the existing house proposed to be removed

SANBORN MAP

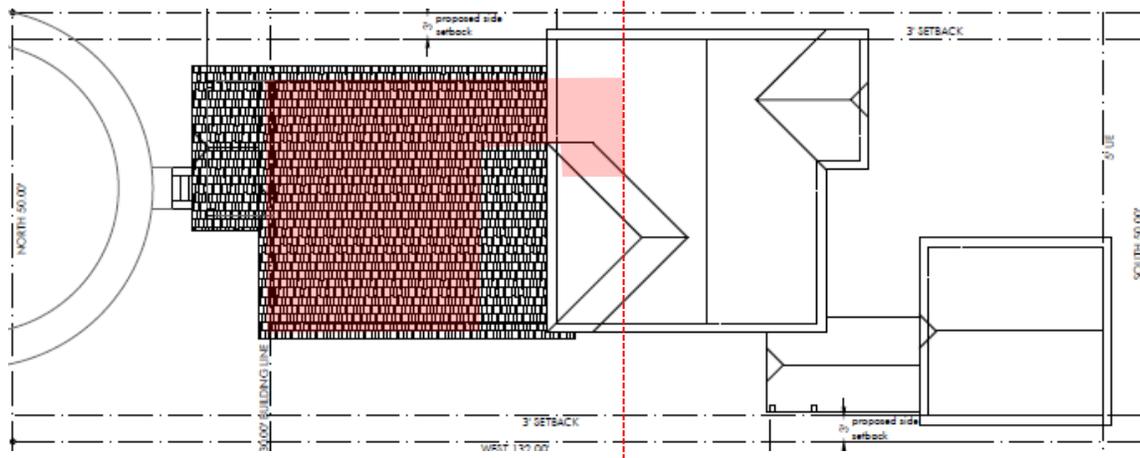
1924 - 1950



EXISTING SITE PLAN



PROPOSED SITE PLAN



PROJECT DETAILS

Shape/Mass: The existing structure measures 39' 4" deep by 28' 3" wide and features an eave height of 11' 7" and a ridge height of 22' 4". The addition will consist of a two story addition to the rear of the existing house and a rear two story garage attached to the addition by a 18' 9" deep by 11' wide carport. The addition will begin by removing the rear 7' of the existing home. The main section of the addition will measure 35' 4" deep by 33' 2" wide and will feature an eave height of 22' 11" and a ridge height of 32' 6".

The attached garage will be situated at the southeastern corner of the lot. It will measure 20' deep by 19' 9" wide and will feature an eave height of 17' 8" and a ridge height of 25' 1".

The combined existing house, rear addition, carport, and garage will measure approximately 98' deep by 44' wide and will feature an eave height of 22' 11" and a ridge height of 32' 6".

Setbacks: The existing residence is set back 23' 3" from the west (front) property line, 13' 9" from the south, and 7' 11" from the north. The main portion of the proposed addition will be built to within 3' of the north side setbacks but will not change the existing south setback. The proposed attached garage-carport portion will be set back 88' 3" from the front property line and will be built to within 3' of the southern property line but will not impact the north setback. When combined, the addition in its totality will extend to 3' of each side setback.

Foundation: The existing residence features a pier and beam foundation with a 3' 5" finished floor height. The main portion of the addition will feature a matching pier and beam foundation. The garage portion will feature a concrete slab on grade foundation.

Windows/Doors: The existing house features wood 12-over-1, 9-over-1, and 1-over-1 wood windows. The applicant proposes to retain all of the existing windows. Matching interior sash mounted wood windows will be used on the addition and attached garage. See window schedule and corresponding floor plans for details.

Exterior Materials: The existing house features wood 117 siding. The addition will be clad in smooth finish cementitious siding with a 2.5" profile.

Roof: The existing residence features an 8:12 pitched roof with a clipped front facing gable. The addition will feature a side facing gable/hipped roof with a matching pitch.

Front Elevation: The front elevation of the existing house will not be changed. The addition will measure approximately 10' taller than the existing structure measuring from the existing ridge to the ridge of the addition. The addition will be 4' 11" wider than the existing structure on the north side. The attached garage will be located at the rear of the property and will feature a front facing garage door.

Side Elevation: The addition will begin at the rear 7' of the existing structure, necessitating its removal. The main portion of the addition will feature a band of 3 windows on the first floor and three windows on the second.

Side Elevation: The addition will begin at the rear wall of the existing structure. The main portion of the addition will feature two windows on the first floor and four on the second. The garage will be attached to the addition by a front facing carport.

Rear Elevation: The rear elevation is not visible from the public right of way.

ATTACHMENT A
PUBLIC COMMENT
Tina Han



From: Tina Han
To: Butler, G
Cc:
Subject: Letter of SUPPORT for HAHC application for COA for 1832 Columbia
Sent: Mon 12/15/2014 10:50

Dear Geoff,

I have reviewed the preliminary staff report for 1832 Columbia listed on the HAHC Meeting Document website:
http://www.houstonx.gov/planning/Commissions/docs_pdfs/hahc/reports_DRAFT/B17_1832_Columbia_Addition_DRAFT.pdf

I am writing to show my **SUPPORT** of this project. The addition, set back on the property as far as it is and behind a previous addition to the house, will be of an appropriate size and will not result in the loss of any historic material. It will allow the historic house to be preserved, thus maintaining the character of the historic neighborhood.

Please respond to let me know that my letter of support will be included to the HAHC.

Thank you,

Tina Han
Heights Historic South
409 Harvard St.

Kent Marsh

AGENDA ITEM #17 – 1832 Columbia – OBJECT

The proposed addition will have a frontal plane area much greater than the frontal plane area of the existing structure and will visually overpower the existing historically contributing structure. The historical context of the block and the district will be diminished by this proposed addition. A rear portion of the original structure is proposed to be removed and will reduce the historic material of the structure.

J. Kent Marsh, AICP CUD
1538 Arlington St., Houston Heights East Historic District

Brie Kelman

**17. 1832 Columbia St, Alteration-Addition
Support**