

CERTIFICATE OF APPROPRIATENESS

Application Date: October 1, 2014

Applicant: Martin & Jackie Harrison, owner

Property: 1448 Columbia Street, Lot 24, Block 161, Houston Heights Subdivision. The property includes a historic 2,340 squarer foot, one-story wood frame single-family residence and a two-story detached garage situated on a 6,600 square foot (50' x 132') corner lot.

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

Proposal: Alteration – Replace an existing wood pergola with a new gable roof over an existing rear porch on a contributing residence located on a corner lot. Replace the existing rear porch square wood columns with new square smooth finish cementitious columns. Install screen panels in between the proposed square columns.

See enclosed application materials and detailed project description on p. 5-13 for further details.

Public Comment: Six in favor and One opposed. See Attachment A.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: October 23, 2014



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.

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 |
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- (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.



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



1448 Columbia St

INVENTORY PHOTO



NORTH ELEVATION – SIDE FACING E. 15th STREET

EXISTING

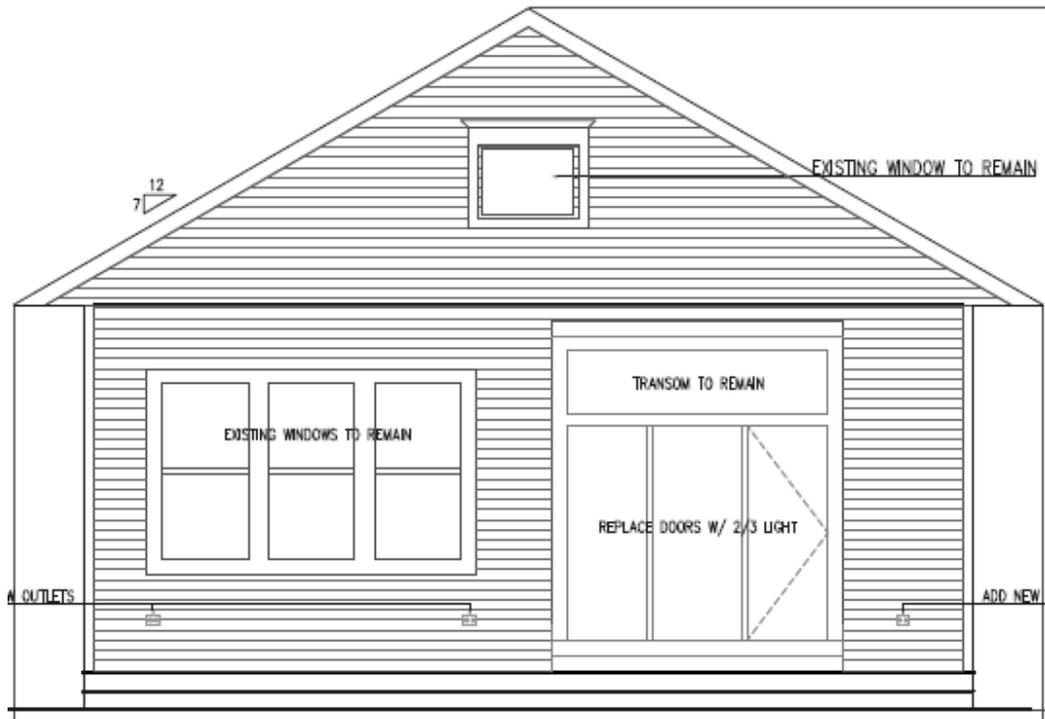


PROPOSED

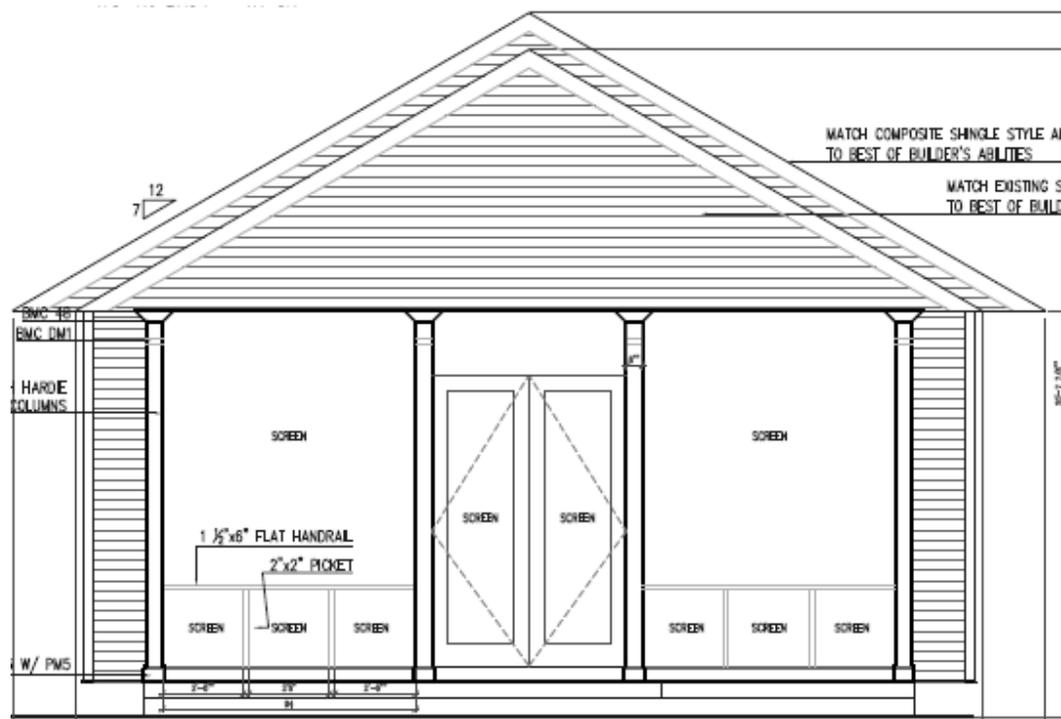


EAST (REAR) ELEVATION

EXISTING



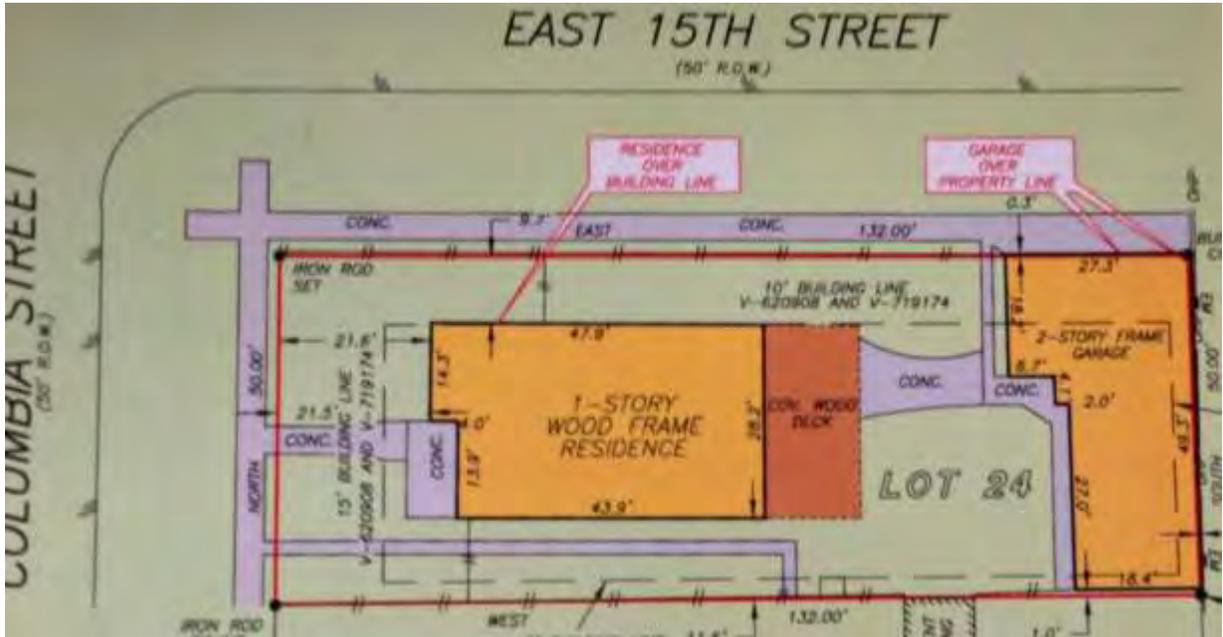
PROPOSED



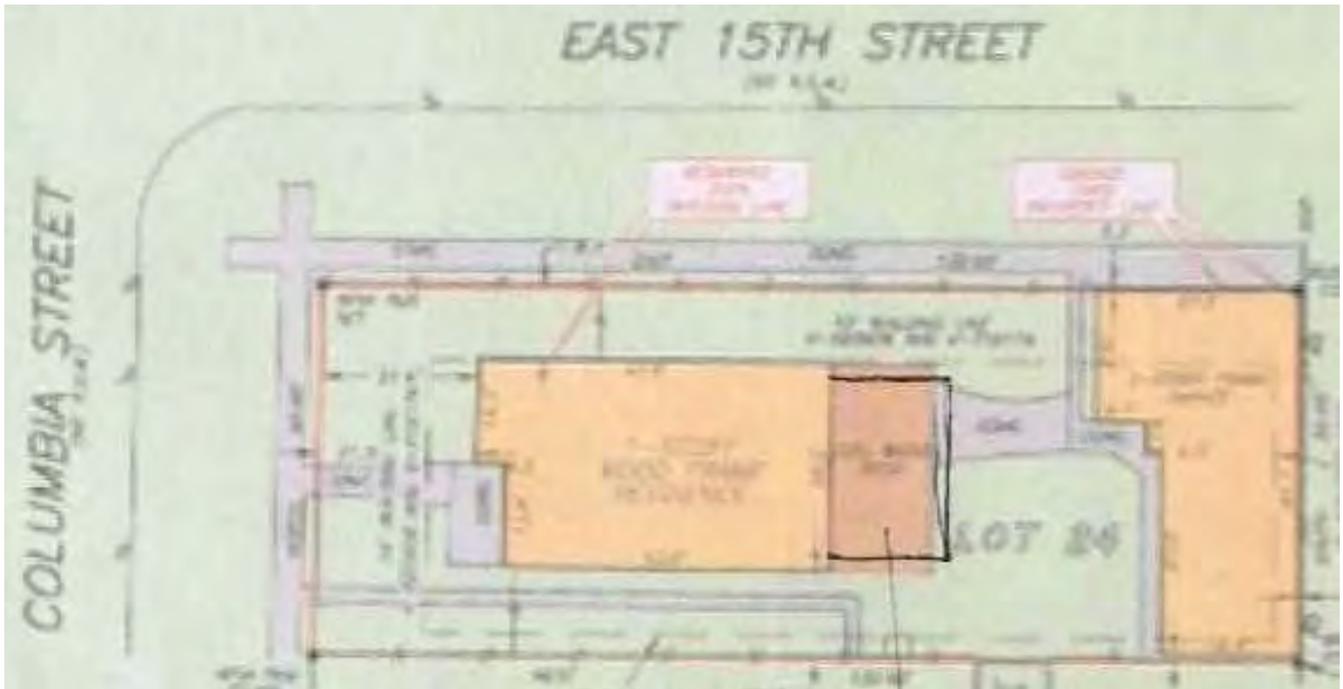


SITE PLAN

EXISTING

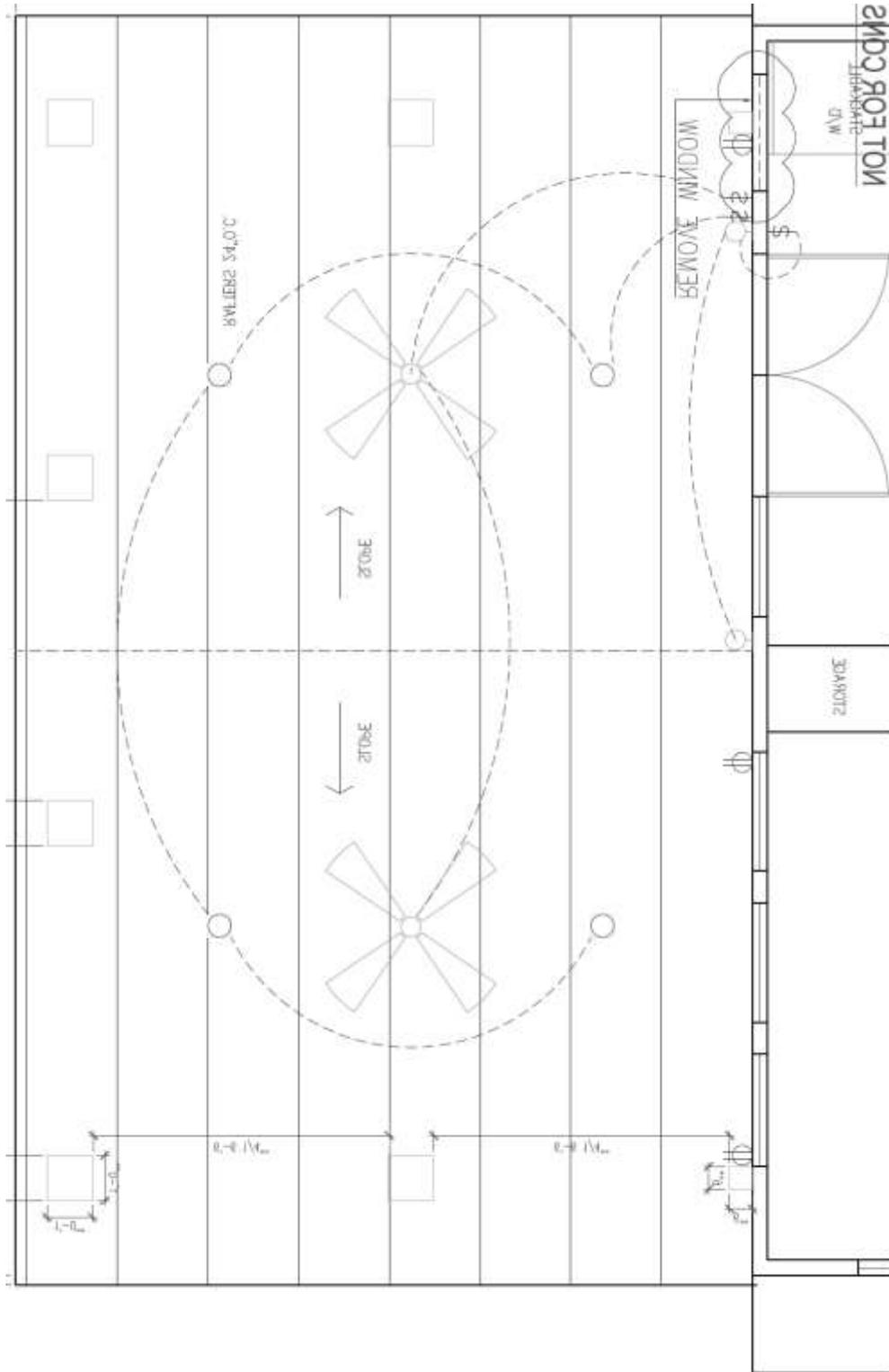


PROPOSED





1ST FLOOR AND ROOF PLAN
PROPOSED



PROJECT DETAILS

Shape/Mass: The existing rear porch measures 28'-3" wide and 16'-3" deep. The existing wood pergola measures 17'-11" in height. The rear porch with a wood pergola will be demolished and replaced with a new wood porch with gable roof. The proposed porch will measure 16'-3" deep, 28' wide and 18' in height.

Setbacks: The existing porch is setback 9'-8" from the north property line, 11'-7" from the south property line, and 46'-5" from the rear property line.

Foundation: The existing porch is built on a pier and beam foundation; the proposed porch will be built on a pier and beam foundation.

Windows/Doors: The existing residence features 1-over-1 wood sash windows, single lite fixed window, single lite full height windows, and a single lite wood entry door. A 1-over-1 sash window on the northeast corner will be removed and the opening will be infilled with new 117 siding. The two existing single lite full height windows and single lite entry door with a single lite transom will be replaced with a set of french doors and a new full height window; the transom will be retained. The proposed porch will feature a set of screened double door.

Exterior Materials: The existing residence is clad with 117 wood siding; the siding will be retained. The proposed porch will feature 8" square smooth finish cementitious columns, wood steps and screen panels. The proposed gable will be clad with 117 wood siding to match the existing residence.

Roof: The rear porch features a wood pergola; the pergola will be demolished. The proposed rear porch will feature a gable roof with a 7/12 pitch. The roof will feature a 1'-8" overhang and will be clad with composite shingles.

Side Elevation: The porch will feature two square 8" columns.
(North)

Side Elevation: The porch will feature two square 8" columns.
(South)

Rear Elevation: An existing 1-over-1 wood sash window located on the northeast corner will be removed and the opening will be infilled with wood 117 siding. The porch will feature four square 8" columns, wood steps, and a set of screened double doors. The single lite fixed gable window will be retained.
(East)

ATTACHMENT A
PUBLIC COMMENT

From: Joy Tober
Sent: Wednesday, October 22, 2014 1:36 PM
To: Kent Harsh; DuCros, Diana - PD
Subject: Re: October HAHC Meeting Call HHHD DRC

Kent,

Here are my comments for the COA's to be considered at the October HAHC meeting.

1448 Columbia St - The report for this proposal, as it reads now, shows elevations that the existing rear window will remain. However, the description states the window will be removed and replaced with siding to match. I would support this project only on the condition that the existing original window remain.

1222 Columbia Street - The one story side addition is appropriate and keeps in mind the scale of the existing historic structure and remains subordinate. The size and scale of the second story addition is visually overpowering and should be limited in relationship to the original structure.

1815 Cortlandt Street - The design concept for this proposed new construction is a wonderful approach and could be a great addition to the district, however, there are some significant aspects that still do not satisfy the criteria. The proportions and the setbacks of the proposed new construction are not compatible with neighboring contributing structures, both along the block as well as within the district. The proposed side setbacks create a width that is not typical in the district, original lots allow for much more spacing than is proposed. The proportions are far from typical within the district and should be scaled down. The arrangement between the three different "sections" would be more cohesive if the one-story structure were situated further back just behind the front entrance connector.

Thank you,
Joy Tober
Houston Heights East Historic District

Houston Heights East Historic District Development Review Committee (ad-hoc)

Monthly Review Report

The DRC report for Certificate of Appropriateness Applications is as follows:

Month: Oct-14 Date of Report: 21-Oct-14

HAHC Action	Site Address	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote
B18	1448 Columbia	M & J Harrison		Alteration - replace pergola w/covered porch in rear on corner lot	Support No Object Object	5 1
B20	1222 Columbia	N & L Martin	Brick Moon	Alteration - renewal of expired CofA - same scope	Support No Object Object	2 2 2
B21	1815 Cortlandt	Laura Menefee	Brick Moon	New Construction - 4314 SF	Support No Object Object	3 2

From: Jonathan Smulian
Sent: Tuesday, October 21, 2014 11:07 AM
To: Kent Marsh
Subject: RE: October HAHC Meeting CofA HHEHD DRC

1448 Columbia –support with recommended staff modifications

1222 Columbia-no objection

1815 Cortlandt – support but query design components and suggest modifications based on the following comments -

1. that the new house appears to be built on a slab as opposed to pier and beam which is typical and desirable in the Heights . Pier and beam would be more compatible with existing residential structures,
2. that the window facing the street in the single story wing will read as a square as opposed to the other windows in this proposed house . Typical window proportions in the Heights which have always had a vertical as opposed to horizontal emphasis. A square window of this dimension is not compatible with existing residential structures . While it is common to find a bank of two or three identical windows located adjacent to each other, these are typically separated by substantial upright, which allows the windows to visually maintain their vertical emphasis.

From: Zucker, Jim
Sent: Tuesday, October 21, 2014 10:00 AM
To: Kent Marsh
Subject: RE: October HAHC Meeting CofA HHEHD DRC

1448 Columbia—I support approval of the proposed plans with 1' columns as the property owner has proposed. This is at the rear of the house and no one will ever notice the difference between a 1' column and a 10" column as proposed by the Staff. It is ridiculous that these property owners have to go through this uncertainty over 2" on a column.

1222 Columbia—I support approval of this project. It has already been approved once. While we all know that there is no precedent, if the HAHC denies this application it will establish once and for all that not only is there no precedent, there is no standard at all.

1815 Cortlandt—Support. Although I don't like the appearance, I think this is an example of what we talked about at our last meeting: buildings that fit into the neighborhood without attempting to look historical.

From: Charlie
Sent: Tuesday, October 21, 2014 9:30 AM
To: Kent Marsh
Subject: Re: HAHC Meeting Documents | Houston eGov Website

18. 1448 Columbia St. Alteration-Porch - approve

19. 1214 Harvard St. Alteration-Addition/Windows - Not Approve

20. 1222 Columbia St. Alteration-Addition, Renewal - Not Approve -How was this approved before?

21. 1815 Cortlandt St, New Construction-Residence/Garage - Not Approve

From: Mark R. Williamson [REDACTED]
Sent: Tuesday, October 21, 2014 12:01 PM
To: Kent Marsh
Subject: Re: October HAHC Meeting CofA HHEHD DRC

Hustling to get comments to you by noon.

1448 Columbia (across the street from me) - support with staff modification

1222 Columbia - object to addition (even though formerly approved) - too massive and visually obtrusive; no objection to removing 1950s addition

From: Brie Kelman [REDACTED]
Sent: Tuesday, October 21, 2014 9:16 AM
To: Kent Marsh
Subject: Re: October HAHC Meeting CofA HHEHD DRC

Houston Heights East

18. 1448 Columbia St, Alteration-Porch

- Support as-proposed by the owner with 1' columns (assuming that is the owner's preference). The back porch is not visible from the public right-of-way.

19.

20. 1222 Columbia St, Alteration-Addition, Renewal

- Support

21. 1815 Cortlandt St, New Construction-Residence/Garage

- Support

OCTOBER 2014 HAHC MEETING

HOUSTON HEIGHTS EAST HISTORIC DISTRICT

MONTHLY COMMENTS FROM J KENT MARSH, 1538 ARLINGTON STREET

ITEM B18 – 1448 Columbia Street - OBJECT

- 1. Existing historical material is proposed to be removed from the existing historical structure

The applicant proposes to remove an existing window from the east side of the structure – an existing window on the northeast corner of the rear wall of the existing structure between the door and the north wall. This proposed activity would not preserve the historical character of the property and does not satisfy Approval Criteria #1, #4, #8, and #9

- 2. Existing historical character of the property will be diminished

The applicant proposes to add a roof structure at a pitch that will cover up the existing attic window on the east side of the existing structure, even though the East Elevation drawing indicates "Existing window to remain". While it may remain, it will be covered by the proposed porch roof and will not be visible from the street (this is a corner lot and the rear of the existing structure is visible from 15th Street), essentially, in effect, "destroying" the attic window. Visible attic windows are a significant element of historical character within the HHEHD. Also, a typical characteristic for the pitch of porch roofs in the Houston Heights East Historic District is to be less pitch than the roof pitch of the main structure. The pitch on this proposed porch roof should be reduced and the existing attic window should remain visible. Otherwise, this proposed activity would not preserve the distinguishing qualities or character of the building, structure, object or site and its environment, and does not satisfy Approval Criteria #4, #6, and #9.

ITEM B20 – 1222 Columbia Street - NO OBJECTION

This is a renewal of an expired COA. The proposed alterations remain the same as the expired, approved COA.

ITEM B21 – 1815 Cortlandt Street - OBJECT

- 1. Proposed scale and volume is not compatible with existing contributing structures in the district.

This proposed new construction of 4,314 square feet is significantly greater than and is not compatible with the typical proportions (volume and scale) of existing contributing structures in the historic district. Proportions for new construction include volume and scale relationships as well as width and roofline. As such, the proposed new construction does not satisfy Approval Criteria #3.

J. Kent Marsh, AICP CUD
1538 Arlington Street