

CERTIFICATE OF APPROPRIATENESS

Application Date: October 1, 2014

Applicant: Alex Ridgeway, Brick Moon Design for Neil and Lori Martin, owner

Property: 1222 Columbia Street, Lot 17, Block 191, Houston Heights Subdivision. The property includes a historic 1,428 square foot house situated on a 6,600 square foot (50' x 132') interior lot.

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

Proposal: Alteration – Renewal of a COA to construct an addition that was granted August 14, 2013 and has expired. The scope of work previously approved remains unchanged.

- Construct a two story 2,049 square foot addition to the rear, and on both sides of a one story contributing residence.
- Replace two original windows and four non-original windows on the north elevation.

See enclosed application materials and detailed project description on p. 5 - 18 for further details.

Public Comment: Two in favor, three opposed, and two who have expressed no objection. See Attachment A.

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: 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

- (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

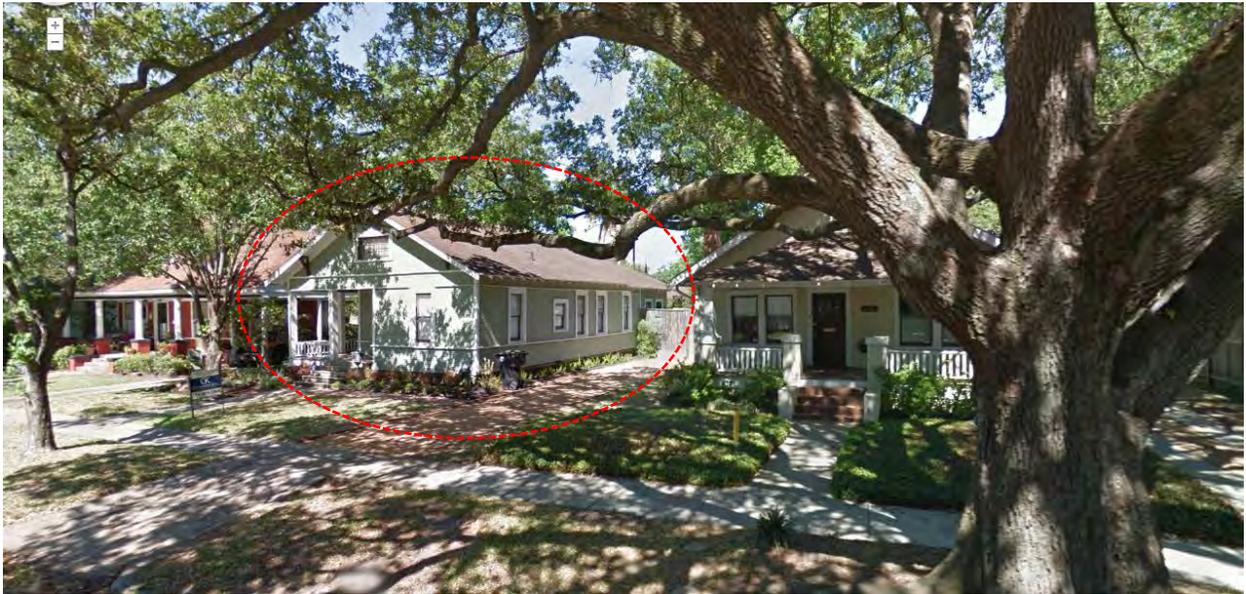


1222 Columbia Street

INVENTORY PHOTO



STREET VIEW IMAGES

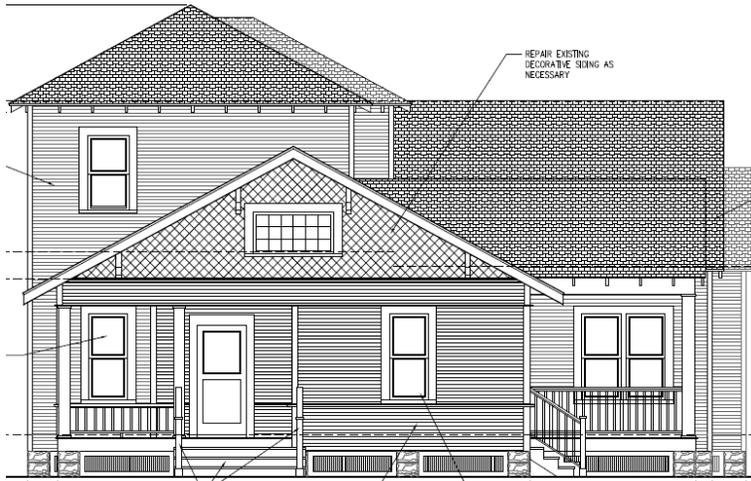


WEST ELEVATION – FRONT FACING CORTLANDT STREET

EXISTING



APPROVED 8/14/13



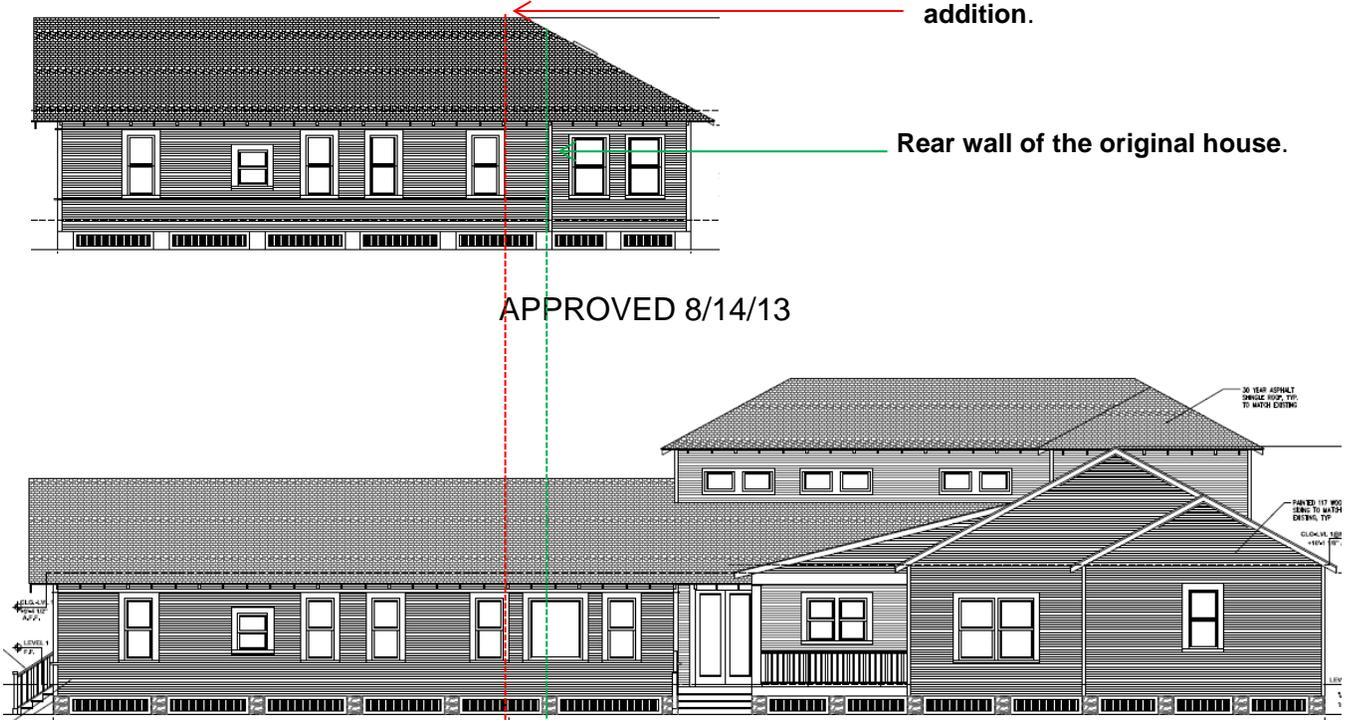
SOUTH SIDE ELEVATION

EXISTING

Starting point of the proposed addition.

Rear wall of the original house.

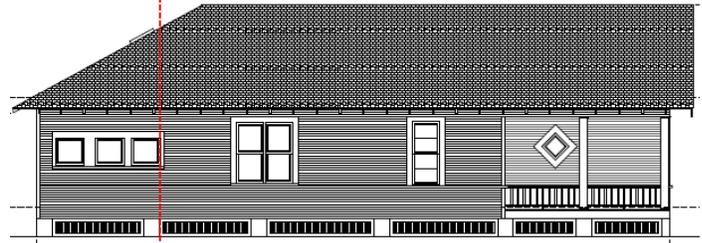
APPROVED 8/14/13



NORTH SIDE ELEVATION

EXISTING

Starting point of the rear addition



APPROVED 8/14/13

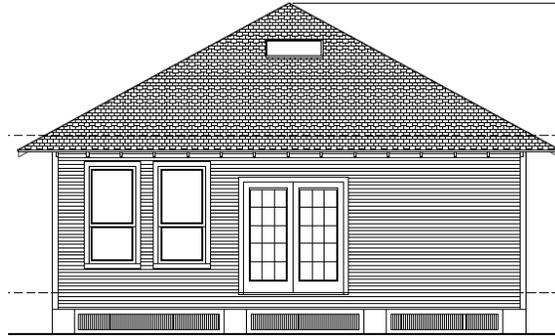
Existing aluminum window to be replaced with wood windows of the same size



Two existing windows to be replaced as part of a reconfiguration of the kitchen

EAST (REAR) ELEVATION

EXISTING

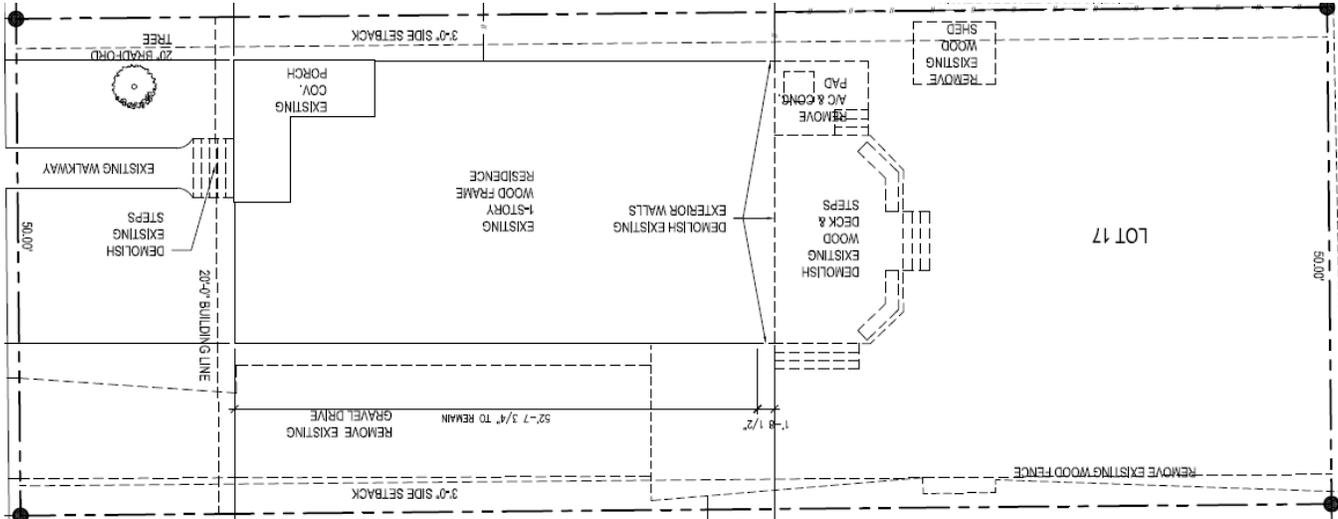


APPROVED 8/14/13

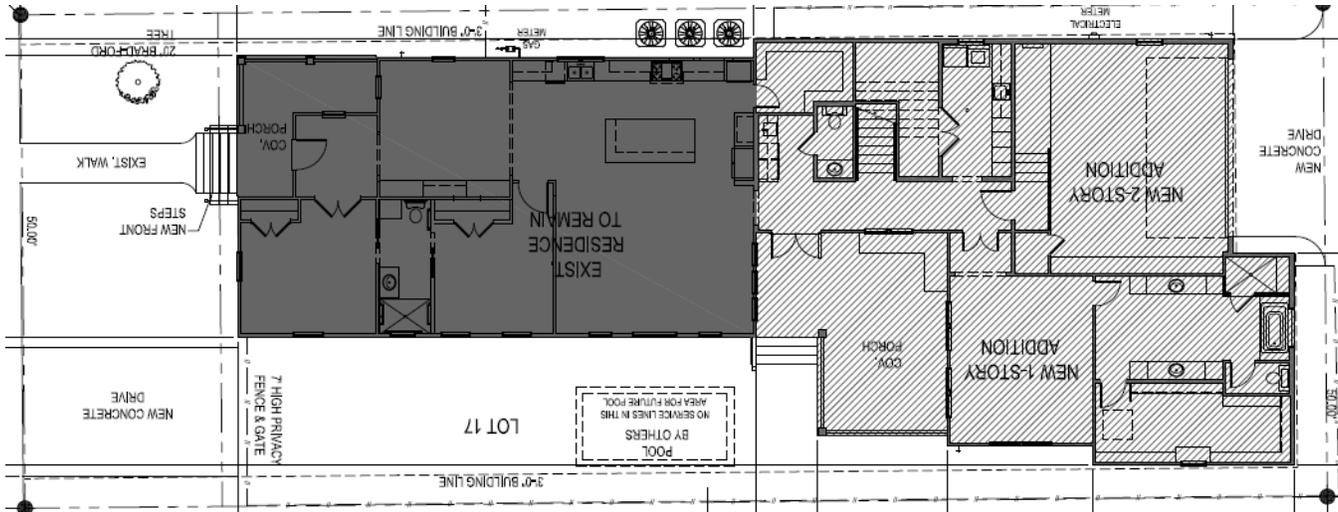




SITE PLAN EXISTING

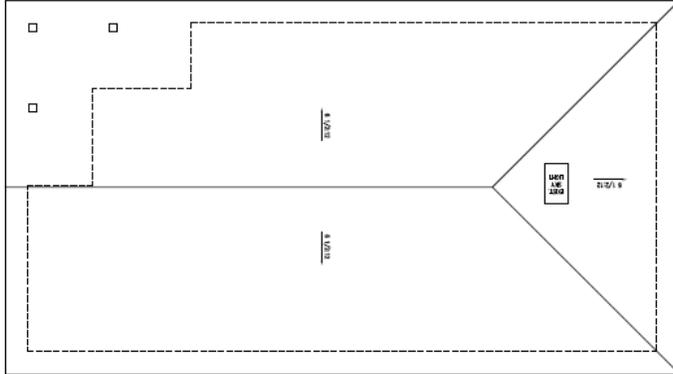


APPROVED 8/14/13

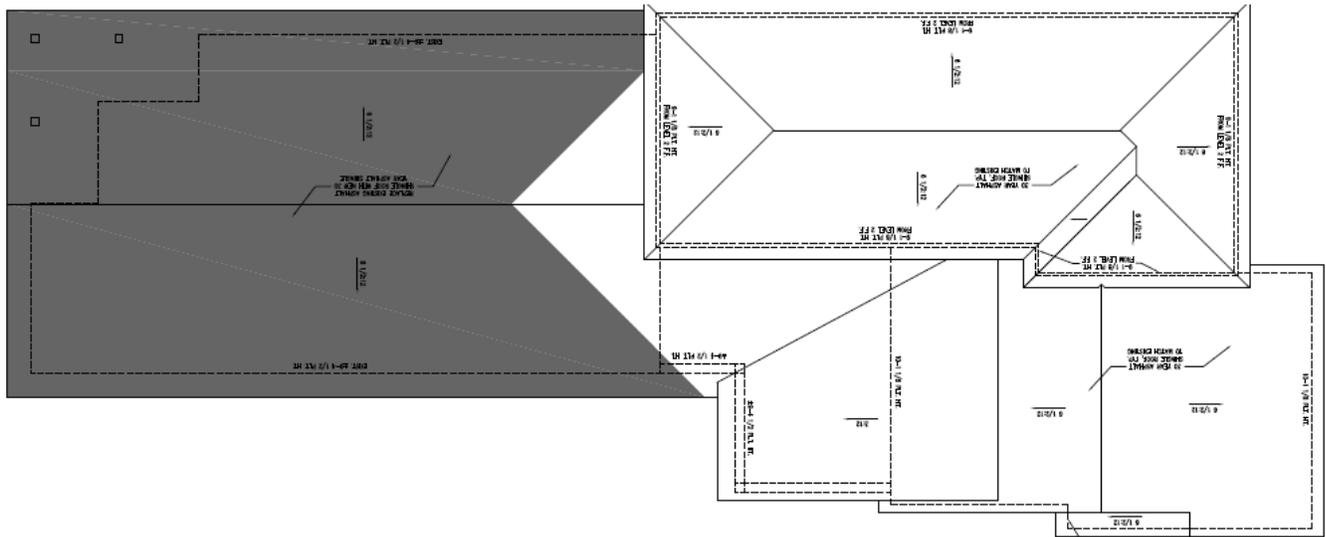




ROOF PLAN
EXISTING

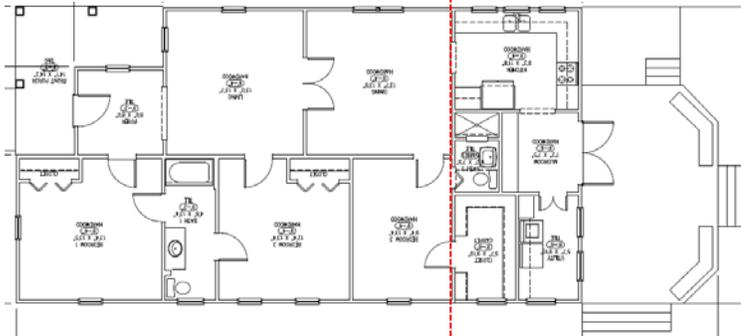


APPROVED 8/14/13

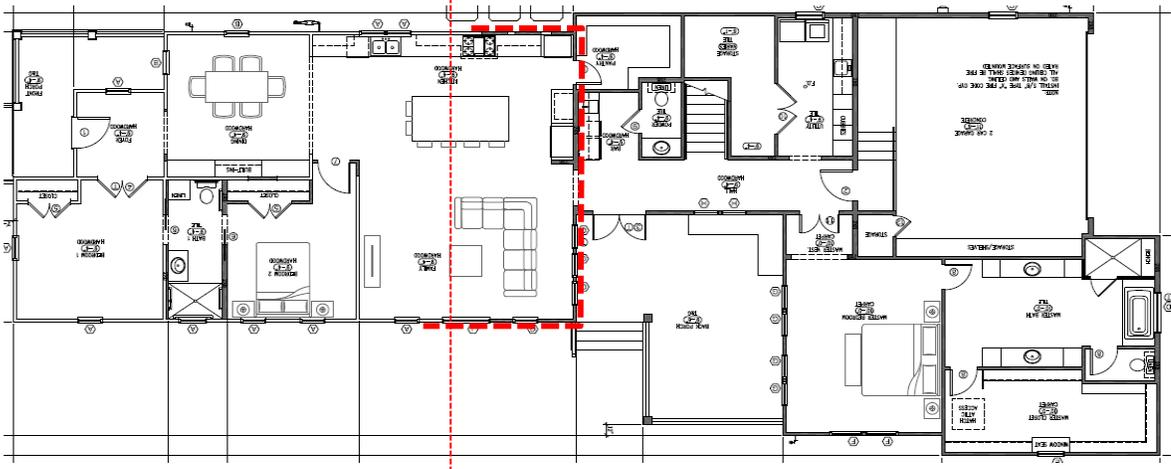




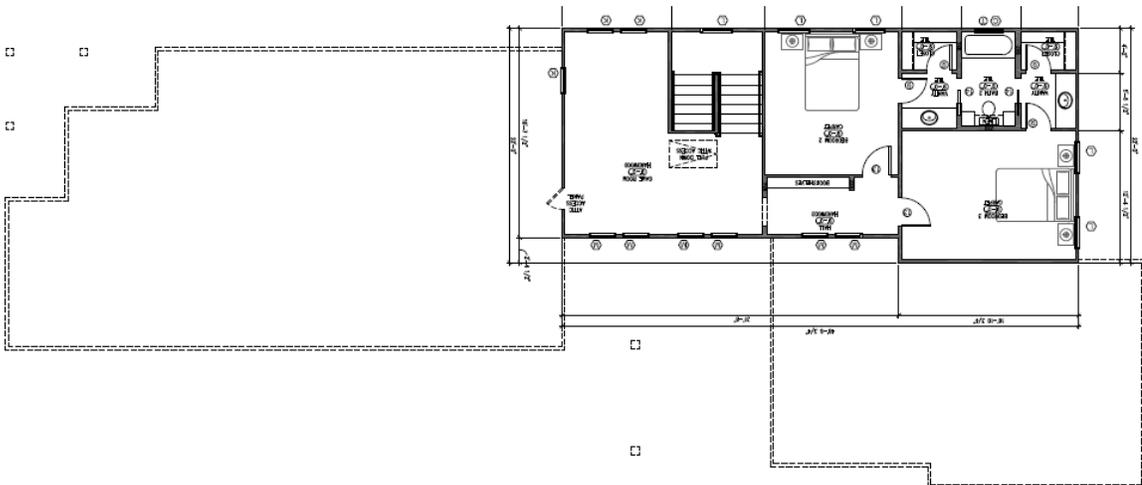
FLOOR PLAN
EXISTING



APPROVED 8/17/13 FIRST FLOOR (Proposed Demo Area Highlighted in Red)



APPROVED 8/14/13 SECOND FLOOR

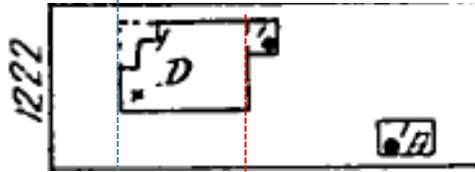


WINDOW / DOOR SCHEDULE

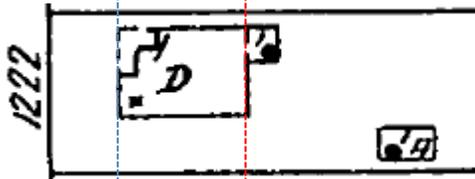
WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(A)	9			EXISTING WINDOWS TO REMAIN
(B)	2			REPLACE EXIST. ALUMINUM WINDOW WITH NEW DOUBLE HUNG WOOD WINDOW (MATCH EXISTING SIZE)
(C)	3	2'-8"	4'-6"	DOUBLE HUNG (UTILITY, GARAGE & BATH 2)
(D)	1	4'-0"	5'-0"	DOUBLE HUNG (MASTER BATH)
(E)	1	2'-6"	5'-0"	DOUBLE HUNG (MASTER CLOSET)
(F)	2	3'-0"	5'-2"	DOUBLE HUNG (MASTER BEDROOM)
(G)	9	2'-4"	5'-2"	DOUBLE HUNG (MASTER BEDROOM & FAMILY)
(H)	2	2'-4"	3'-6"	DOUBLE HUNG (HALL)
(J)	1	4'-6"	5'-2"	FIXED (FAMILY)
(K)	3	2'-6"	4'-6"	DOUBLE HUNG (GAMEROOM)
(L)	5	3'-0"	5'-0"	DOUBLE HUNG (STAIRWELL, BEDROOM 2, & BEDROOM 3)
(M)	6	2'-6"	1'-8"	FIXED (HALL & GAMEROOM)
DOOR SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
(1)	1	3'-0"	6'-8"	EXTERIOR ENTRY DOOR, EXISTING DOOR TO REMAIN
(2)	1	3'-0"	8'-0"	EXTERIOR PANELED DOOR (GARAGE) SELF CLOSING 20 MIN. RATED
(3)	1	PR 2'-6"	8'-0"	EXTERIOR FRENCH DOOR FULL LITE (BACK PORCH)
(4)	1	PR 2'-4"	8'-0"	INTERIOR FRENCH DOOR DIVIDED LITE (STUDY)
(5)	2	PR 2'-0"	8'-0"	INTERIOR PANELED DOOR (STUDY & BEDROOM 1)
(6)	2	3'-0"	8'-0"	INTERIOR PANELED POCKET DOOR (BATH 1)
(7)	1	3'-0"	8'-0"	INTERIOR PANELED DOOR (BEDROOM 1)
(8)	3	2'-6"	8'-0"	INTERIOR PANELED DOOR (MASTER BATH & MASTER CLOSET)
(9)	6	2'-4"	8'-0"	INTERIOR PANELED DOOR (POWDER, PANTRY & BATH 2)
(10)	1	PR 2'-6"	6'-8"	INTERIOR PANELED DOOR (UTILITY)
(11)	1	PR 1'-10"	8'-0"	INTERIOR PANELED DOOR (MASTER VESTIBULE)
(12)	1	2'-0"	8'-0"	EXTERIOR PANELED DOOR (GARAGE STORAGE)
(13)	2	2'-8"	8'-0"	INTERIOR PANELED DOOR (BEDROOM 2 & BEDROOM 3)
(14)	2	2'-4"	8'-0"	INTERIOR PANELED POCKET DOOR (BATH 2)

SANBORN MAPS

1924



1951



Existing Site Plan



Proposed Site Plan



PHOTOS PROVIDED BY APPLICANT



Replace existing wood window over the kitchen along the north elevation



East (rear) and south (side) elevation. The section of the side wall between the red dotted line and the rear elevation will be removed in order to revise the fenestration at the proposed family room. This is part of a rear addition that was added sometime after 1951



Rear deck and addition to be removed



Sidewalk perspective looking south

PROJECT DETAILS**PROJECT DETAILS FROM ORIGINAL COA GRANTED 8/14/13. NO CHANGES
PROPOSED FOR RENEWAL**

Shape/Mass: The existing home is 1,428 square feet. It measures 28' wide by 52' deep and features a roof ridge height of 20'. The first 38' of the existing home is likely the original home based on the attached Sanborn Map images. The addition will begin at the rear wall of the original home and will measure 46' wide at its widest point (at the rear of the property, by 69' deep and will feature a roof ridge height of 28'. This will necessitate removal of a rear addition that was constructed sometime after 1951, and a small section of the rear portion of the original south wall. The addition will bring the total square footage of the completed home to 3,477 square feet. The addition will also feature an attached garage and a covered patio on the first floor.

Setbacks: The house features a front (west) setback of 22' a north setback of 4' and a south setback of 17'. The addition will not impact the front setback, and will encroach to three feet of the property line on the north and south sides.

Foundation: The foundation of the existing home is a 3' tall pier and beam. The addition will feature a matching foundation for the living space and a concrete slab foundation for the garage.

Windows/Doors: The original house's wood windows will remain intact, with the exception of a pair of window to the rear of the north elevation. These will be removed and replaced with a shorter pair of double hung wood windows in order to accommodate a new kitchen. Two non-original metal windows, one on the south elevation, the other on the front on a wall behind the front porch, will be removed and replaced with double hung wood windows. The addition will feature a combination of wood casement and double hung windows. See window schedule for window specifications

Exterior Materials: The existing house features wood 117 siding, which will remain intact. The addition will feature horizontal lap cementitious siding with a 4" reveal.

Roof: The existing house features a front open gable roof with a 6:12 pitch. The addition will feature multiple hipped roofs with a matching pitch, with the exception of the roof over the proposed side porch, which will be a shed roof with a 4:12 pitch.

**Front Elevation:
(West)** The front elevation of the existing home will remain unchanged, with the exception of a non-original metal window. The front elevation of the addition will feature a one story portion, visible from the south side of the house, which will feature a side covered porch with square columns and railings similar to those on the front porch. The two story portion, behind the existing home, will feature a hipped roof and one double hung window. The second story portion of the addition will be set back 74' from the front property line.

**Side Elevation:
(North)** A non-original metal window will be removed and replaced with a new wood one. To the left of this window, a pair of double hung windows will be removed and replaced with a pair of smaller windows in order to accommodate a kitchen. The rear portion of the addition will be two stories. It will be built over a pier and beam foundation, with the exception of the very rear, which will be built on a concrete slab foundation for the alley loading garage.

**Side Elevation:
(South)** The original 38' of the home will remain unchanged, with the exception of a small portion of the wall on the rear of the south elevation, which will be removed in order to accommodate the rear addition (see attached floor plans). An existing, non-original rear addition will also be removed. Approximately the first 14' of the addition will be one story and will be built under a roofline matching the existing house. The remaining 55' of the addition will consist of a two story portion

behind the existing home, with another one story portion directly to the south.

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

ATTACHMENT A
PUBLIC COMMENT
Jonathan Smulian

From: Jonathan Smulian | [redacted]
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.

Jim Zucker

From: Zucker, Jim | [redacted]
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.

Charlie Thorpe

From: Charlie [redacted]
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

Mark Williamson

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

Brie Kelman

From: Brie Kelman
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

Kent Marsh

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.

Joy Tober

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