

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 4, 2014

**Applicant:** Michael & Laura Czapski, owners

**Property:** 528 Highland Street, Lot 8 & Tract 7, Block 20, Woodland Heights Subdivision. The property includes a historic one-story residence situated on a 7,500 square foot (75' x 100') corner lot.

**Significance:** Contributing Queen Anne residence with Colonial influence, constructed circa 1915, located in the Woodland Heights Historic District.

**Proposal:** Alteration – Request for HAHC approval of completed and partially completed alterations that have exceeded the scope of work approved in two previous COAs.

The applicant received a COA in February 2014 for a two-story rear addition to a one-story contributing house. In March, the applicant was red-tagged for removing all of the shiplap from the original house without approval. He was granted a COA in April 2014 for this unapproved work.

In July, staff discovered the following additional deviations from the approved scope of work:

- Roof pitch of the addition was increased from 6:12 to 8:12.
- Ridge height as constructed is 2' taller than approved (32'-6" rather than 30'-5").
- Second story addition encroaches an additional 18" into the original structure.
- Construction of a bump-out approximately 3' wide by 11' long on east elevation of original structure that resulted in the removal of an additional 11' of the original exterior wall and required a change to the approved roof shape.
- Removal of all original wood siding behind the bay window on the west elevation and replacement with cementitious siding.
- Removal of the front porch decking, railing, and ceiling beadboard.
- Installation of a window on the rear portion of the east elevation of the addition.

See enclosed application materials and detailed project description on p. 4-30 for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Denial - does not satisfy criteria

*Staff recommends that the owner be required to build in accordance with the earlier approved COA, to remove all unapproved work already performed, and to make repairs with in-kind materials.*

**HAHC Action:** Denied



- (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;

*Replacement of portions of siding and porch elements, the further encroachment of the addition, and the construction of the bump-out destroys a significant amount of historic material. The increased height and depth of the addition is not compatible or in scale with the property or 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.

**TIMELINE**

- 11-17-2013: Two-story addition to a contributing one-story historic residence for 528 Highland Street denied at HAHC for being out of scale, encroaching too far forward onto the existing structure, and the excessive removal of original historic material.
- 01-16-2014: Revised two-story addition to a contributing one-story historic residence for 528 Highland Street denied at HAHC for being out of scale, not subordinate to the existing structure, and not retaining the historic character of the property.
- 02-13-2014: Revised two-story addition to a contributing one-story historic residence for 528 Highland Street approved at HAHC. The approved design included changes reducing the scale of the addition and the amount of the original house to be removed.
- 03-04-2014: Building permit issued (#14019826).
- 04-01-2014: Stop Work order posted by Public Works for unpermitted work that involved the foundation, shiplap, and ceiling joists.
- 04-24-2014: New COA approved by HAHC to: replace removed interior shiplap with 7/16" OSB (Oriented Strand Board) or 1/2" CDX (Plywood); rebuild the damaged piers and level the house; repair the sagging ceiling joists and add additional joists as structurally required; remove, remediate, and replace termite damaged and rotted subfloor.
- 05-20-2014: Revision to building permit issued for change to guest bath (#14053452). The revision was issued without Historic approval because permit application identified no changes to square footage and included only a floor plan of the guest bath changes. The project showed a bump-out on a portion of the historic wall and two historic windows that were identified on the COA to be retained.
- 06-27-2014: While surveying historic structures, staff noticed work that exceeded approved and permitted scope. Photos taken by staff showed inconsistencies with the approved plans – including a gable on the 2nd story roof instead of a hip, a bump-out on the east elevation, and discrepancies in the total height. Staff was not able to conduct a full evaluation or gain access to the property due to a construction fence.
- 07-02-2014: Public Works posted notice (Red Tag) on site for violation of COA, specifically “addition not to plan.” Staff and owner met to discuss the discrepancies between the approved COA and the work on site. Owner agreed to submit as-built drawings and dimensions to compare with COA. Staff informed owner that only permitted work could continue -- all unpermitted activities were to stop unless and until a revised COA was approved. Staff asked for access to property but was denied.
- 07-09-2014: Owner submitted certified height certificate showing the actual height of the addition. Owner stated that the contractors had removed the gable and started to frame the hip. Staff again told owner to stop unpermitted work.
- 07-15-2014: Public Works inspector met with owner to discuss scope of work and building code issues.
- 07-23-2014: Owner met with staff and inspector to discuss the current construction vs. the approved scope of work. Owner informed staff that he continued with the unapproved work, despite staff's earlier suggestions to stop unpermitted activities, in order to weatherproof the house from the elements (the addition was sided, the roof was shingled, etc.)
- 08-04-2014: Revised COA application submitted to Planning for as-built project. All of the unpermitted work has been completed except for the work on the front porch.



**Building Classification**

- Contributing
- Non-Contributing
- Park

**PROPERTY LOCATION**

**WOODLAND HEIGHTS HISTORIC DISTRICT**



CURRENT PHOTOS



NORTH ELEVATION – FRONT FACING HIGHLAND STREET

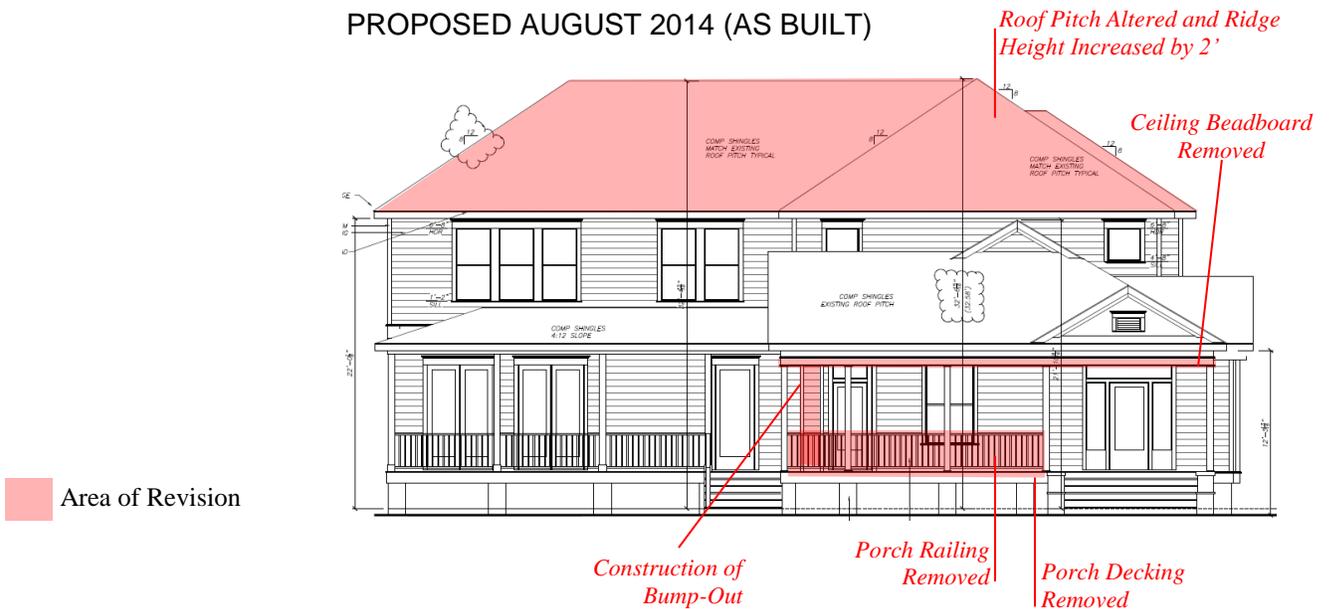
EXISTING



APPROVED FEBRUARY 2014



PROPOSED AUGUST 2014 (AS BUILT)



### WEST SIDE ELEVATION (FACING NORTHWOOD STREET)

EXISTING



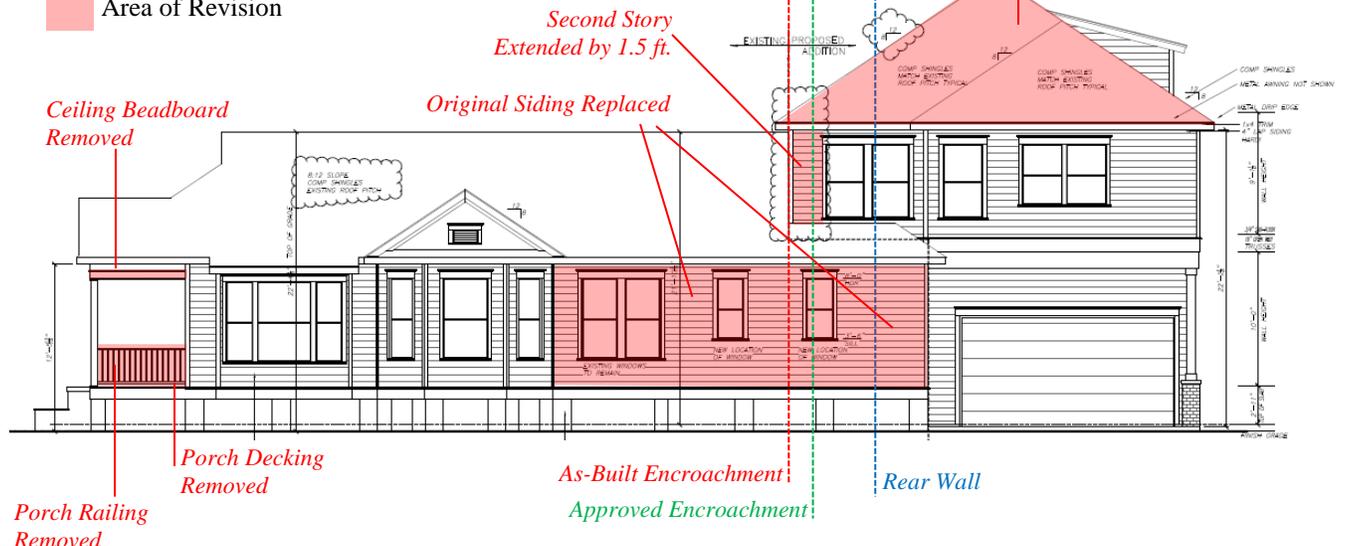
APPROVED FEBRUARY 2014



PROPOSED AUGUST 2014 (AS BUILT)

*Roof Pitch Altered and Ridge Height Increased by 2'*

Area of Revision

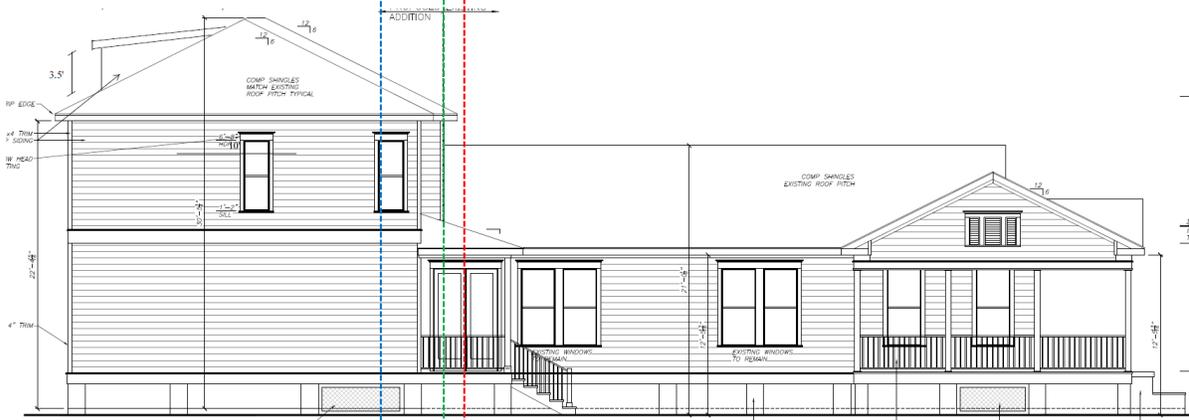


EAST SIDE ELEVATION

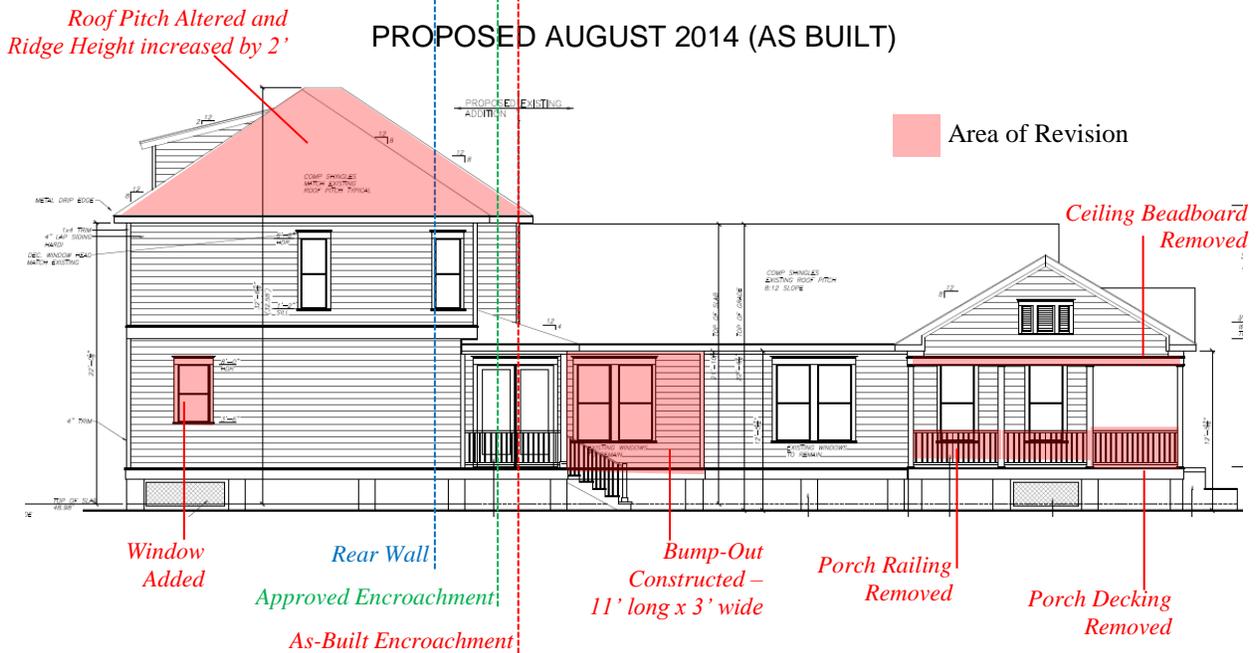
EXISTING



APPROVED FEBRUARY 2014



PROPOSED AUGUST 2014 (AS BUILT)



**SOUTH (REAR) ELEVATION**

**EXISTING**



**APPROVED FEBRUARY 2014**



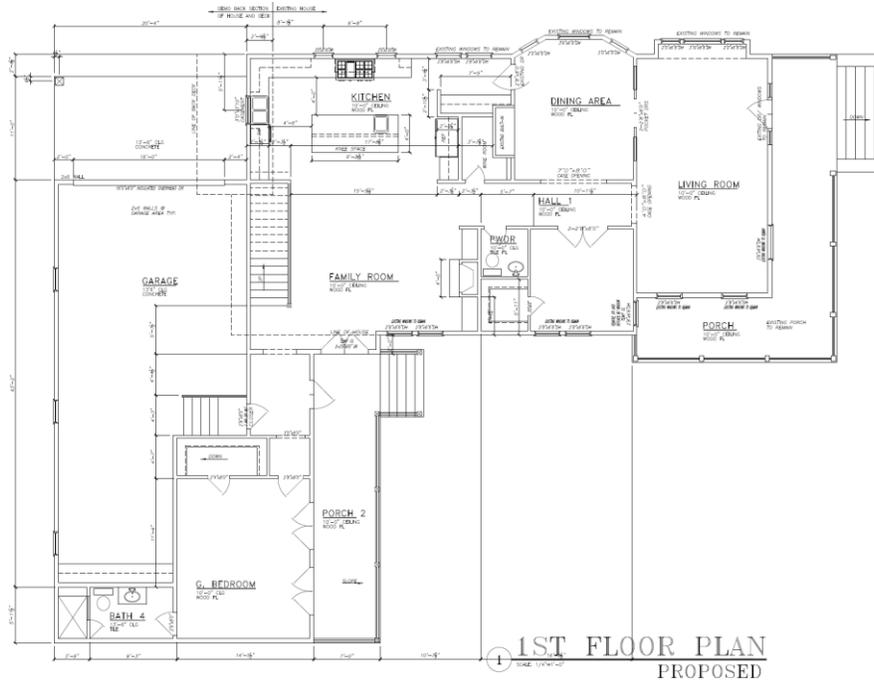
**PROPOSED AUGUST 2014 (AS BUILT)**



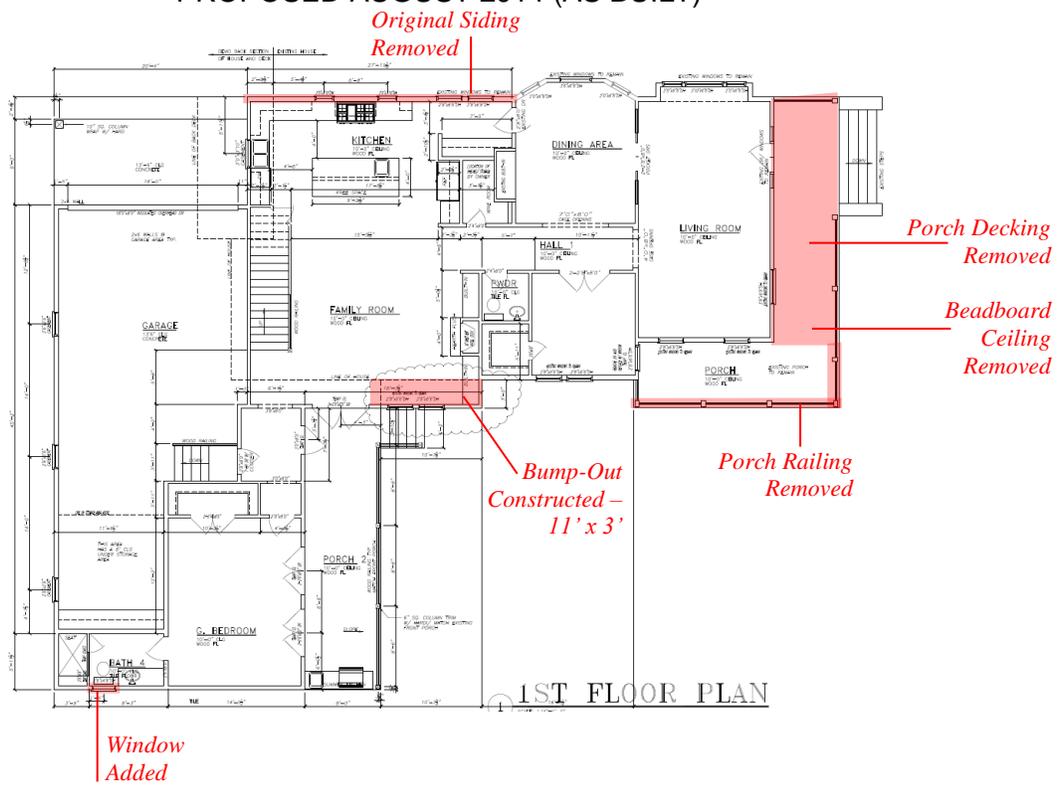
 Area of Revision



FIRST FLOOR PLAN  
APPROVED FEBRUARY 2014

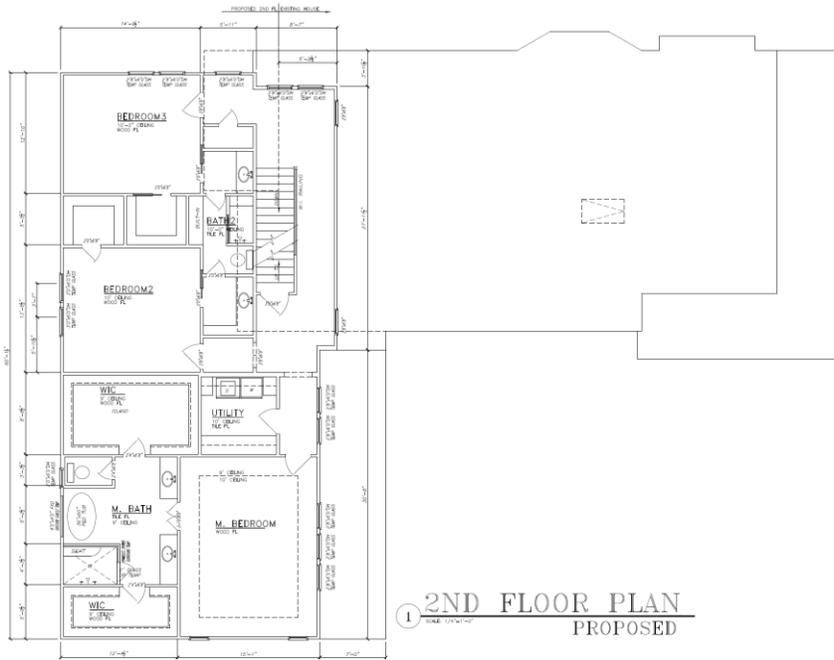


PROPOSED AUGUST 2014 (AS BUILT)

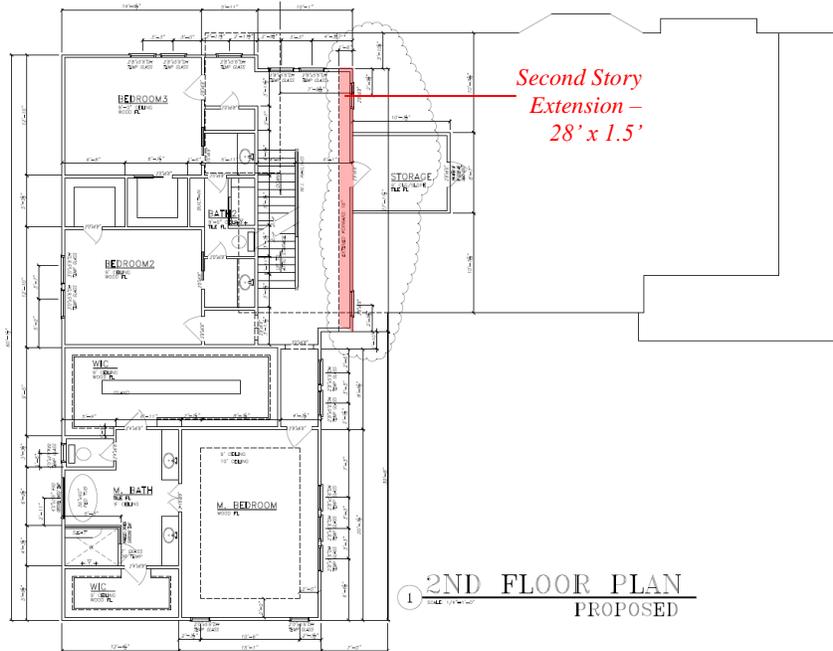




**SECOND FLOOR PLAN**  
APPROVED FEBRUARY 2014



PROPOSED AUGUST 2014 (AS BUILT)



 Area of Revision



## COMPLIANCE DOCUMENTATION

## PERMITTING INFO

**Project #14019826**

<b>Recorded</b>	<b>Permit</b>	<b>Insp</b>	<b>Comment Text</b>
07/24/2014	13	139	NEED NEW C OF A
07/24/2014	GE	PRN	New COA required, scope exceeded. Owner met with PDD HPO 7.23.14.
07/24/2014	GE	PRN	*** CALL HPO 713-837-7963 FOR TEMP OVERRIDE FOR WORK NOT ASSOCIATED
07/24/2014	GE	PRN	WITH COA ***
07/02/2014	13	139	NOT TO PLAN. SEE HISTORICAL, REVISE.
06/11/2014	13	13W	Frnt porch at addition ok.
06/09/2014	ES		SAWPOLE CUT IN #919826 9 AM
06/06/2014	ES	ESF	esf -3-#4. ems-210032.
06/04/2014	13	13W	Clips/straps .
06/02/2014	13	13W	Prev corrctions incomplete .See tags on site.
05/30/2014	13	13X	NO PLANS OR PERMITS ON SITE.
05/30/2014	13	13X	plan and permit onsite corrections not made
05/28/2014	13	13W	Anchor bolts nuts washers not installed. Coln at gar not
05/28/2014	13	13W	installed per plan. Frny porch colns not installed &
05/28/2014	13	13W	strapped per plan.
04/18/2014	13	13X	addition piece less porch. less insul.
04/18/2014	13	13X	missing hanger at triple mop
04/17/2014	13	13X	CANCELLED BY MICHEAL
04/04/2014	13	13S	rcvd pier letter, Debra A Banas Czapski 54232.
04/03/2014	13	138	APPROVED PER MARGARET WALLACE BROWN
04/01/2014	13	133	PENDIN OIER LETTER, ENGINEER ON SITE
04/01/2014	13	138	Posted stop work order. Foundation worker asked to leave.
03/04/2014	GE	PRN	***** HISTORICAL *****
03/04/2014	GE	PRN	Issuance of this permit does not waive compliance with the Historic
03/04/2014	GE	PRN	Preservation Ordinance per City of Houston Municipal Code of
03/04/2014	GE	PRN	Ordinances Chapter 33 Article VII. For more information, contact 713
03/04/2014	GE	PRN	-837-7963.
03/04/2014	GE	PRN	Project must conform to the Certificate of Appropriateness. Revisions
03/04/2014	GE	PRN	to a project require Planning/Historical review and/or a new
03/04/2014	GE	PRN	Certificate of Appropriateness.
02/26/2014	13	PRN	NEW RESIDENTIAL ADDITION /REMODEL
02/26/2014	13	PRN	ADDITIONAL PERMITS ARE REQUIRED ELEC./PLUMB./HVAC.
02/26/2014	13	PRN	JAMES E. DEAVER JR. P.E.# 96663 FOR FOUNDATION FRAME ROOF WINDLOAD.
02/26/2014	13	PRN	TRUSS PLAN REVIEW AND PERMIT REQUIRED PRIOR TO INSTALLATION.
02/26/2014	13	PRN	N.I.F.

**Project # 14053452**

(Project submitted with different floor plan showing bump-out on east elevation; not routed through Historical)

<b>Recorded</b>	<b>Permit</b>	<b>Insp</b>	<b>Comment Text</b>
05/20/2014	RV	PRN	Scope of revision; Changing first floor guest
05/20/2014	RV	PRN	bathroom lay-out in guest bedroom.

PHOTOS



Applicant Photo; Gable removed (hipped)



Applicant Photo

PHOTOS



Applicant Photo



Applicant Photo; removed porch decking

PHOTOS



Staff Photo: 06/27/2014



Applicant Photo; showing re-sided west wall  
Applicant continued to work after notified to stop all unpermitted work

PHOTOS



Staff Photo: 06/27/2014



Staff Photo: 06/27/2014

PHOTOS



Staff Photo: 06/272014; Showing gable



Applicant Photo

PHOTOS



Applicant Photo; Removed beadboard porch ceiling



Applicant Photo; Altered porch column

PHOTOS



Applicant Photo; Removed original porch railings



Applicant Photo; Unapproved bump-out on east elevation

PHOTOS



Applicant Photo; replaced boards with cementitious siding



Applicant Photo; Second-story addition encroaches an additional 18" onto original house

PHOTOS



Applicant Photo; Unapproved bathroom window



Applicant Photo; Missing/Broken trim



Applicant Photo; Replacement porch decking and beadboard on site

PHOTOS



Applicant Photo; Missing/Broken window sill



Applicant Photo; Damaged siding

GOOGLE IMAGES

(MAY 2011)



(JULY 2013)



**GOOGLE IMAGES**

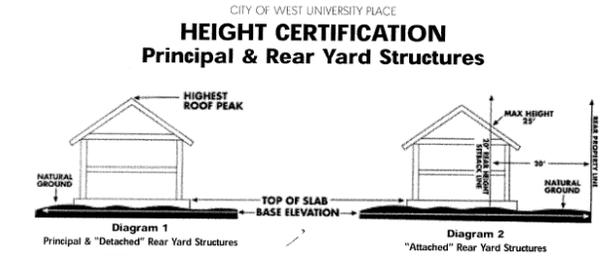
(FEBRUARY 2014)



(MARCH 2014)



HEIGHT CERTIFICATION



PROJECT BENCHMARK **48.61**  
(Benchmark must be the same as benchmark used for Base Elevation Certificate)

LOCATION OF BENCHMARK  
 Top of Curb     Nail on Power Pole  
 Nail in Tree     Other **NAIL IN ROAD**

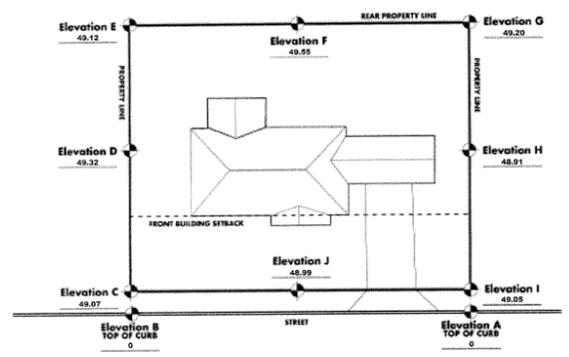
- STEPS TO DETERMINE THE HEIGHT OF STRUCTURES:
- From PROJECT BENCHMARK, determine TOP OF SLAB ELEVATION.
  - When framing is complete, determine distance from TOP OF SLAB to HIGHEST ROOF PEAK. If "ATTACHED" REAR YARD STRUCTURE, see Diagram 2 and use 20' Rear Height Setback Line for your HIGHEST POINT.
  - Subtract BASE ELEVATION from HIGHEST ROOF PEAK ELEVATION (or HIGHEST POINT at the 20' Rear Height Setback Line) to determine STRUCTURE HEIGHT above base elevation.

	PRINCIPAL STRUCTURE	REAR YARD STRUCTURE
TOP OF SLAB ELEVATION	48.98	
TOP OF SLAB TO HIGHEST ROOF PEAK	+ 32.58	
HIGHEST ROOF PEAK ELEVATION	= 81.48	
BASE ELEVATION <i>(From Base Elevation Certificate)</i>	- 49.15	
<b>HEIGHT OF STRUCTURE*</b>	<b>= 32.33</b>	
	<small>*MAX Height = 35' above Base Elevation</small>	<small>*MAX Height = 25' above Base Elevation</small>

Property Address: **528 Highland St.**  
 Lot **Lot 8 & 7** Block **20** Section  
 Subdivision **Woodland Heights**

 ORIGINAL ENGINEER OR SURVEYOR SIGNATURE  
**07/09/2014**  
 DATE

CITY OF WEST UNIVERSITY PLACE  
**BASE ELEVATION CERTIFICATE**



LOCATION OF PROJECT BENCHMARK  
 Top of Curb     Nail on Power Pole  
 Nail in Tree     Other **MAG NAIL IN STREET**

YOU MUST USE THE SAME PROJECT BENCHMARK FOR  
 1. HEIGHT CERTIFICATION FOR PRINCIPAL AND REAR YARD STRUCTURES  
 2. DRAINAGE PLANS  
 3. SITE PLANS

METHOD A  
 Elevations A + B / 2 = Base Elevation **0.00**

METHOD B  
 Elevations C + D + E + F + G + H + I + J / 8 = Base Elevation **49.15**

**BASE ELEVATION 49.15**

NOTE: Failure to establish base ground elevation prior to disturbance of undisturbed soil, construction or demolition may require the use of METHOD A in determining base ground elevation.

Property Address: **528 Highland Street**  
 Lot **Lot 8 & 25' of 7** Block **20** Section  
 Subdivision **Woodland Heights**

 ORIGINAL ENGINEER OR SURVEYOR SIGNATURE  
**07/08/2014**  
 DATE

CITY OF WEST UNIVERSITY PLACE • Base Elevation Certificate • REV 10.26.04

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## PROJECT DETAILS

**Shape/Mass:** The following list details how the shape and mass of the proposed addition and existing structure has been altered and now exceeds the scope of work as outlined in the approved Certificate of Appropriateness:

- The second story addition extends 18" farther onto the original house than approved. This encroachment runs for 28' along the front elevation. No explanation of why this happened has been provided.
- Bump-out on east elevation. A 2'-10" wide by 10'-9" deep bump-out on the first-story of the original structure was constructed. In order to bump out the existing wall, historic material was destroyed. Fortunately, the original windows from this location, which were removed, were later installed in the bump-out. According to the applicant, the foundation company installed the piers based on the "bid set" of plans which included this portion of the addition. The final COA approved plans did not include this portion. The framer continued on with the error and it was not realized until the framing was complete.
  - o In previous denied versions of the project, the owner was repeatedly told to remove the east elevation bump-out because it destroyed too much historic material. When the project was finally approved in February 2014, the existing original east elevation was retained as requested by staff.
- Structure taller than approved. Due to the increase in roof pitch, the actual ridge of the addition is 2'-1" taller than approved. The approved ridge height was 30'-5" while the structure currently has a height of 32'-6".
- See drawings and photos for more detail.

The applicant is seeking approval for the above work that expands the approved plans and that has already been completed.

**Windows/Doors:** A 2'-0" x 3'-0" window was added to the bathroom at the very rear of the east side of the residence. According to the applicant, the plans were changed to include this window and the permit runner took them to the city for approval. However, the permit runner did not take the plans to Planning for Historical approval. See drawings and photos for more detail.

The applicant is seeking approval for the above window work which has already been completed.

**Exterior Materials:** The following list details instances where work on exterior materials located on the existing structure has been altered and exceeds the scope of work as outlined in the approved Certificate of Appropriateness:

- Removed original siding south of the existing bay windows on west elevation. This siding should have been retained and repaired but not removed. The siding was removed wholesale during the installation of two new approved windows. The existing siding was replaced with 4" cementitious siding.
- The 1"x4" front porch wood decking was removed.
- The porch ceiling wood beadboard was removed.
- Existing wood porch railings were removed.
- Treated blocking was added to porch columns to make them level.
- Cementitious trim was used to replace existing wood trim around the porch.
- Portions of damaged wood siding have been replaced with cementitious siding.
- See drawings and photos for more detail.

The applicant is seeking approval for the above work on the exterior materials that has already been completed and approval for the work that needs to be completed. The applicant plans on using new wood for the porch decking, beadboard, and railings that will be installed.

**Roof:** The following list details instances where work on the roof exceeds the scope of work as outlined in the approved Certificate of Appropriateness:

- Constructed a front gable roof as opposed to a hipped roof. Inconsistencies were discovered with the approved stamped set of plans. Plans showed a hipped roof on all elevations and a gable roof on the roof plan.
- When roof shape discrepancy was discovered, and after a meeting in which staff advised the applicant to stop all work until a list of all unapproved work can be compiled, the applicant notified staff that his construction crew tore off the gable and constructed a hip.
- Incorrect roof pitches. Plans note that existing roof pitch is 6:12 and that the proposed addition roof was to match existing at 6:12. However, the applicant's designer "eyeballed" the existing roof pitch and was incorrect with 6:12. The existing roof pitch is actually 8:12 and therefore, the roof of the addition was built at 8:12 (to match existing) and not at 6:12. If staff was aware of the existing 8:12 roof pitch, staff would have advised that applicant to reduce the roof pitch to 6:12, or lower, in order to reduce the height of the structure.
- See drawings and photos for more detail.

The applicant is seeking approval for the above roof work that has already been completed.