

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Alexander Ridgway, Brickmoon Design for Bobby and Elizabeth Poirrier, owners

Property: 215 W 16th Street, lots 41, 42 & 43, block 132, Houston Heights Subdivision. The property includes a historic 1,222 square foot, one-story wood frame single-family residence and a detached shed situated on a 10,200 square foot (75' x 136') interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1910, located in the Houston Heights Historic District West.

Proposal: Alteration – Construct a 3,200 square foot two story addition and attached garage at the rear wall of the contributing one story residence.

- Existing front porch screening will be removed to re-open the porch; existing original columns and floor will remain
- Existing concrete porch steps will be removed and replaced with wood steps with wood railings
- Existing wood shingles in the front (south) and east gables will be removed and replaced with wood shingles

See enclosed application materials and detailed project description on p. 5-20 for further details.

Public Comment: One opposed. See Attachment A.

Civic Association: No comment received.

Recommendation: Partial Approval: Approval of addition and porch alterations. Denial of removal and replacement of shingles in gables.

HAHC Action: Partially Approved: Approval of addition and porch alterations. Denial of removal and replacement of shingles in gables.

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: January 29, 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.

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 | |
|-------------------------------------|-------------------------------------|-------------------------------------|----------------------|---|----------------------------|--|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property;
<i>The use of a different siding material with a distinctive pattern in the gables contributes significantly to the historical character of the residence and should be altered.</i> | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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;
<i>The use of a different siding material with a distinctive pattern in the gables is a significant stylistic feature of this residence and should not be altered.</i> | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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;
<i>Existing siding material in the gables represents significant historical material and should not be removed unless damaged beyond repair.</i> | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. | | |



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT WEST

- Building Classification**
- Contributing
 - Non-Contributing
 - Park



215 W 16th

INVENTORY PHOTO



NEIGHBORING PROPERTIES



217 W 16th – Noncontributing – 2000 (neighbor)



209 W 16th – Contributing – 1910 (neighbor)



1545 Allston – Contributing – 1925 (across street)



224 W 16th – Contributing – 1920 (across street)



220 W 16th – Contributing – 1920 (across street)



1546 Rutland – Contributing – 1925 (across street)

3D RENDERINGS – FRONT FACING W 16th STREET

PROPOSED



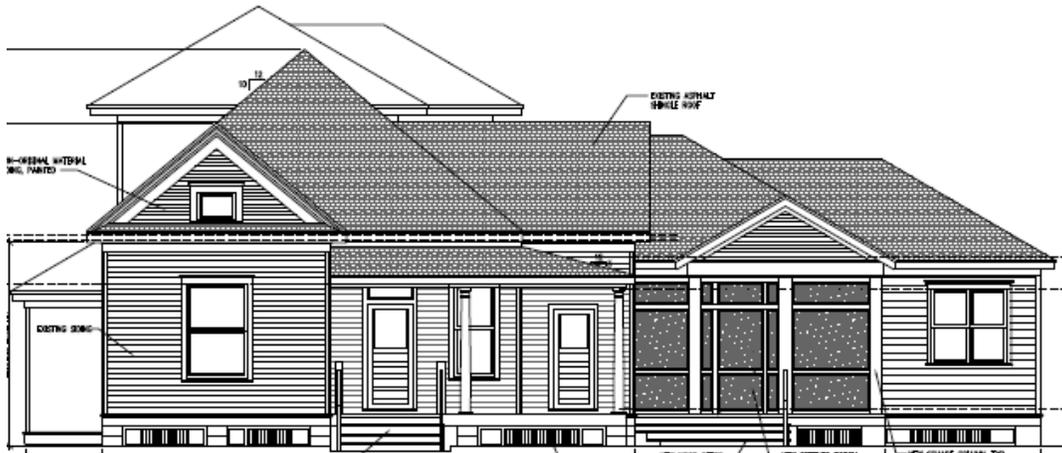


SOUTH ELEVATION – FRONT FACING W 16th STREET

EXISTING



PROPOSED



WEST SIDE ELEVATION

EXISTING



PROPOSED



ORIGINAL REAR WALL

EAST SIDE ELEVATION

EXISTING



PROPOSED



ORIGINAL REAR WALL

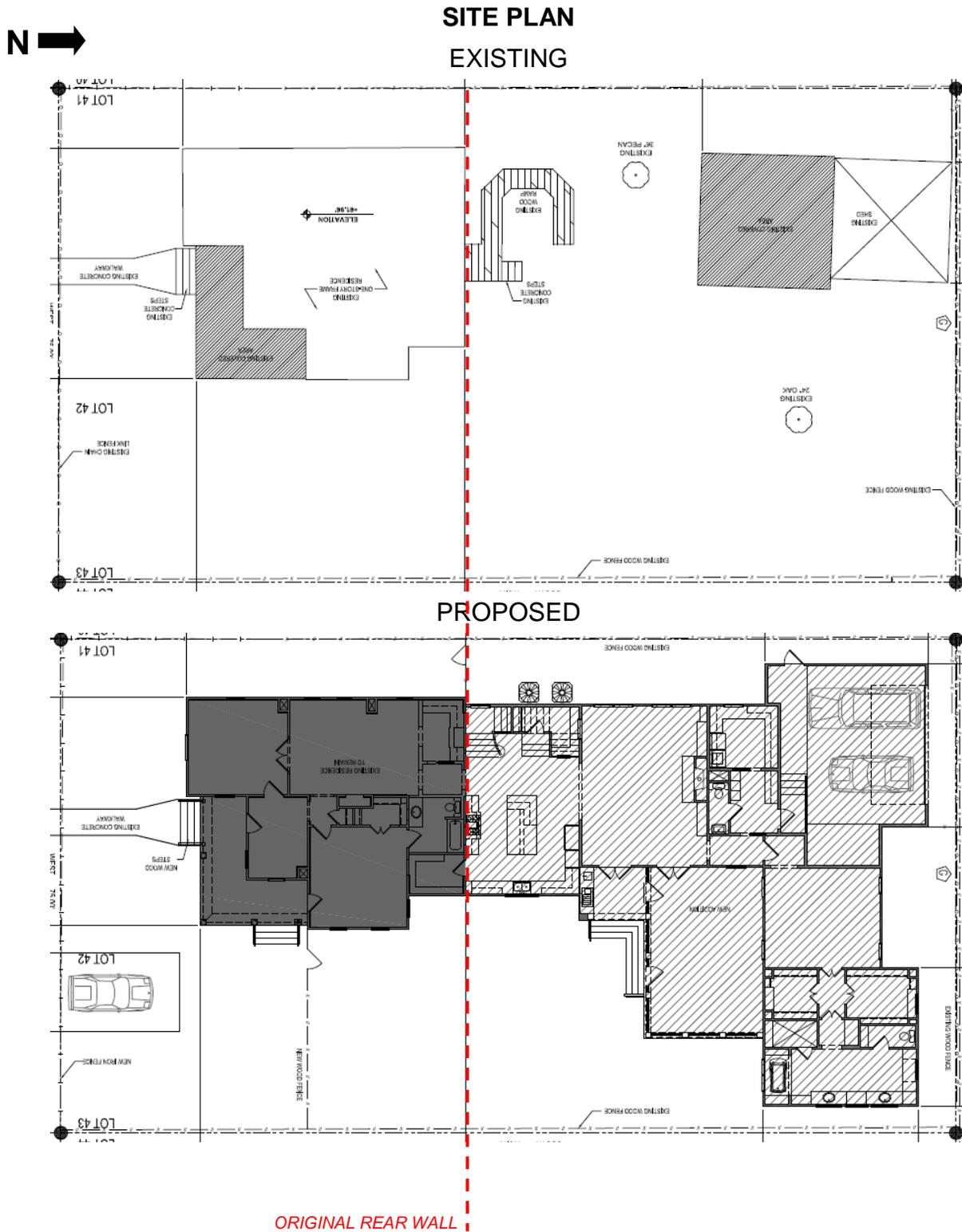
NORTH (REAR) ELEVATION

EXISTING

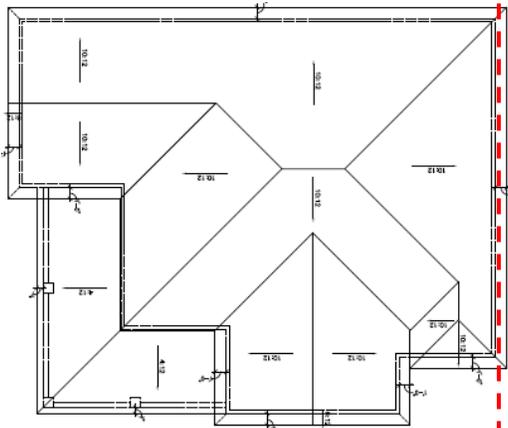


PROPOSED

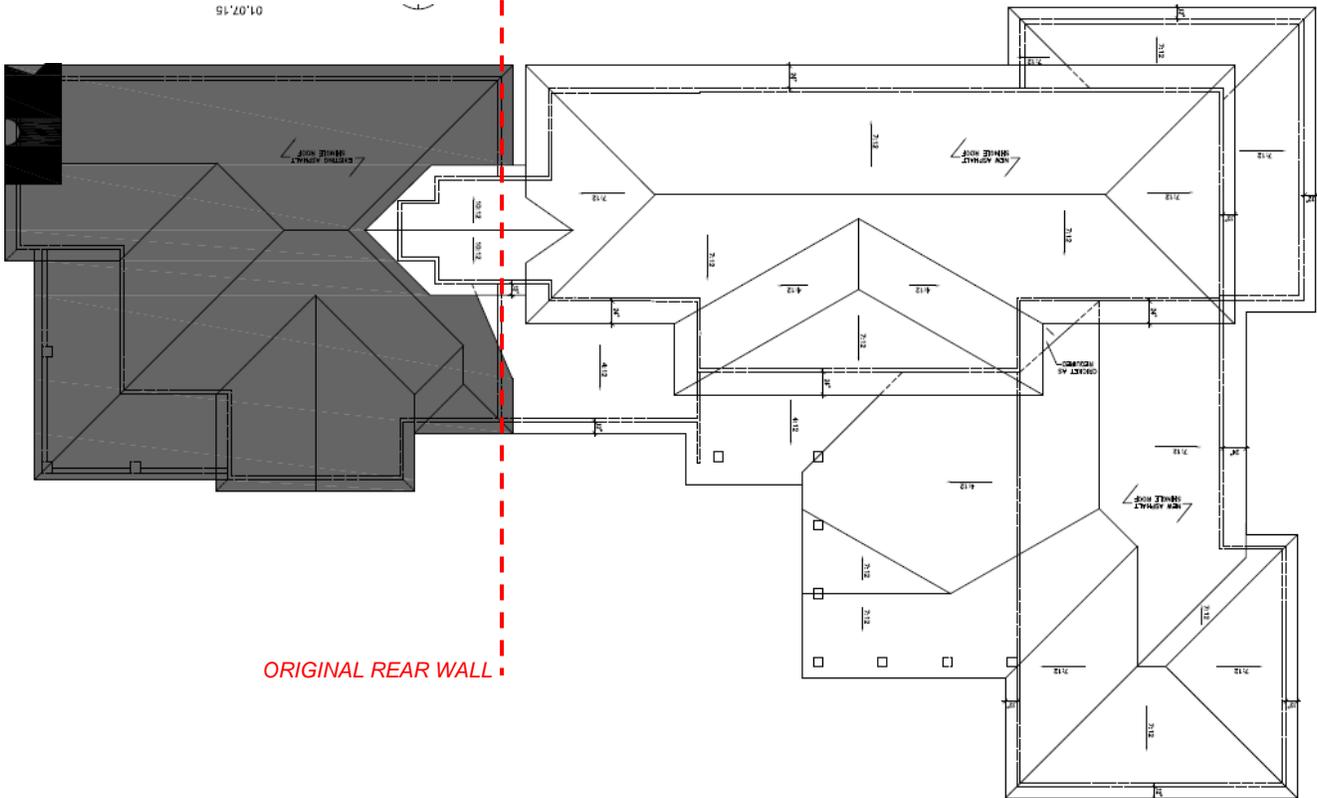




ROOF PLAN
EXISTING



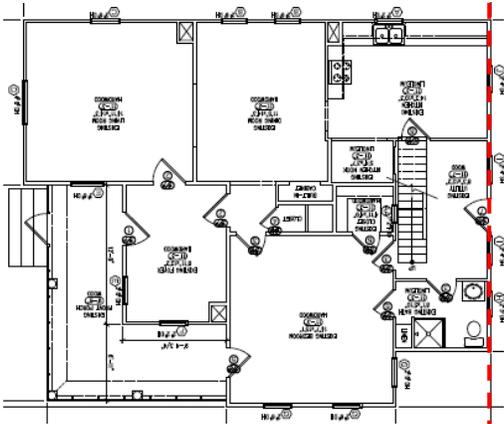
PROPOSED



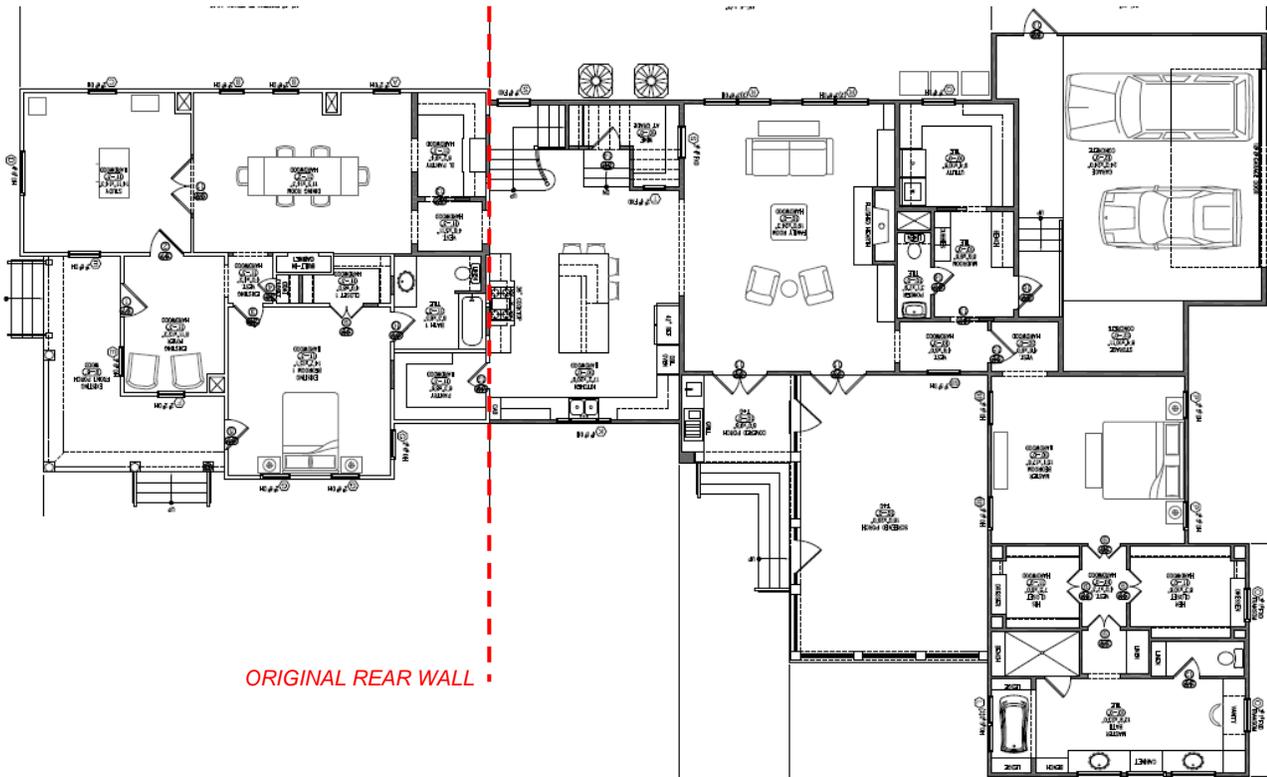
ORIGINAL REAR WALL

FIRST FLOOR PLAN

EXISTING



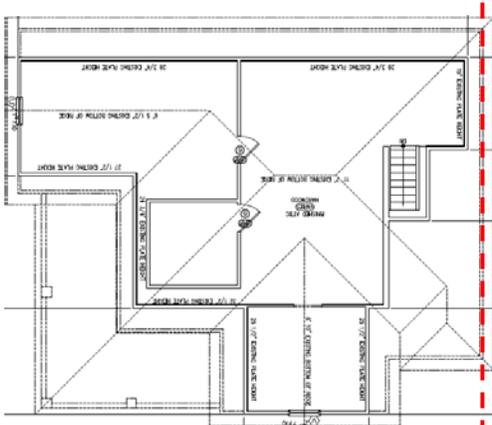
PROPOSED



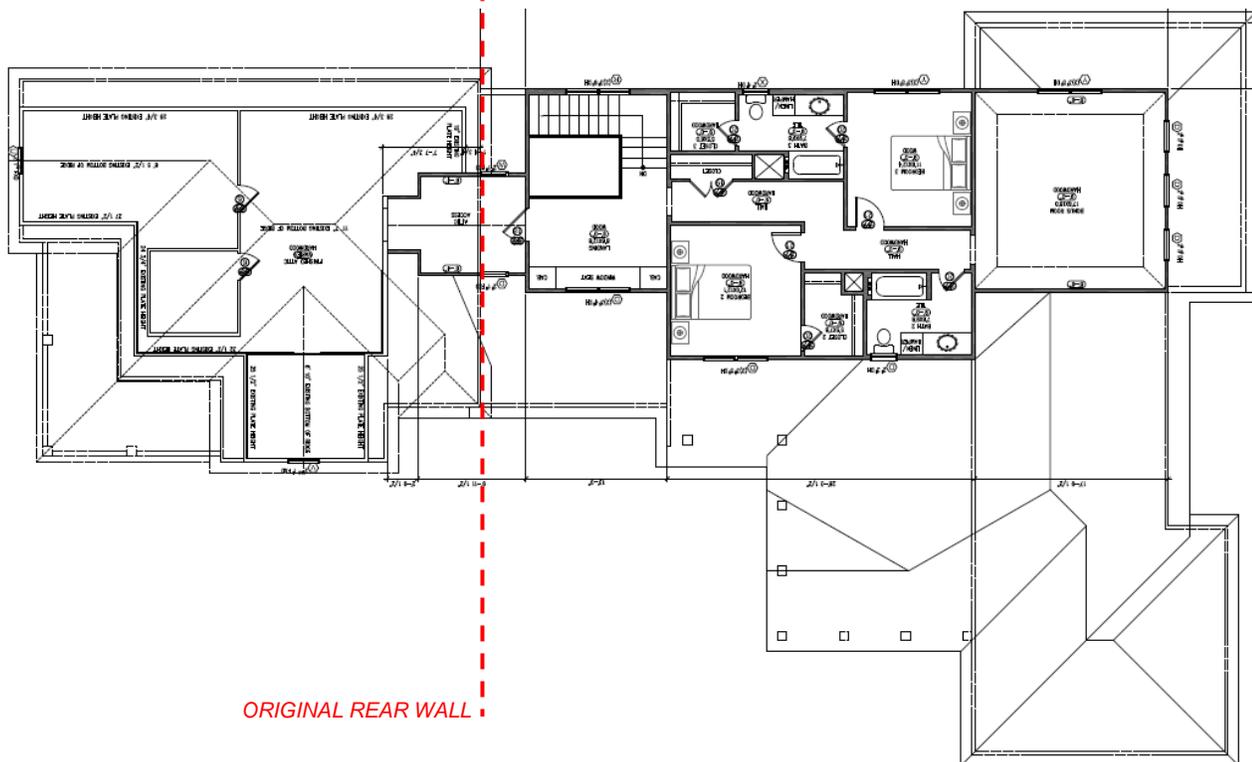
ORIGINAL REAR WALL

SECOND FLOOR PLAN

EXISTING



PROPOSED



GABLE DETAIL



WINDOW SCHEDULE

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(A)	1	2'-6"	2'-11"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(B)	2	2'-4"	6'-5"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(C)	1	2'-8"	6'-5"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(D)	1	4'-0"	6'-3"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(E)	2	3'-6"	6'-6"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(F)	1	2'-6"	2'-8"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(G)	3	2'-8"	6'-6"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(H)	1	2'-4"	5'-5"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(I)	2	2'-8"	4'-4"	SINGLE HUNG	2X4	EXISTING TO BE REMOVED
(J)	1	2'-6"	4'-3"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(K)	1	1'-3" 2'-6" 1'-3"	4'-6" 4'-6" 4'-6"	FIXED DOUBLE HUNG FIXED	2X4	NEW WOOD WINDOW, MULLED UNIT.
(L)	1	(2)2'-6"	5'-0"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
(M)	2	4'-0"	1'-6"	FIXED	2X4	NEW WOOD WINDOW
(N)	1	3'-6"	1'-6"	FIXED	2X4	NEW WOOD WINDOW
(O)	2	3'-0"	1'-6"	FIXED	2X4	NEW WOOD WINDOW
(P)	5	2'-6"	5'-0"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
(Q)	1	3'-0"	4'-6"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
(R)	4	(2)3'-0"	6'-0"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
(S)	2	3'-0"	4'-0"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
(T)	1	2'-0"	4'-0"	FIXED	2X4	NEW WOOD WINDOW
(U)	1	2'-6"	1'-10"	FIXED	2X4	EXISTING TO REMAIN
(V)	1	2'-10.5"	1'-6"	FIXED	2X4	EXISTING TO REMAIN
(W)	2	2'-6"	1'-6"	FIXED	2X4	NEW WOOD WINDOW
(X)	1	2'-6"	4'-0"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
(Y)	3	(2)3'-0"	5'-0"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
(Z)	1	2'-6"	3'-6"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
(AA)	1	1'-8"	2'-10"	FIXED	2X4	NEW WOOD WINDOW
(BB)	1	3'-0"	5'-0"	DOUBLE HUNG	2X4	NEW WOOD WINDOW

DOOR SCHEDULE

DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
①	1	3'-0"	7'-0"	EXTERIOR	2X4	EXISTING TO REMAIN. EXIST. FOYER
		3'-0"	1'-6"	TRANSOM		
②	2	3'-0"	7'-0"	INTERIOR	2X4	EXISTING TO REMAIN (1), 1 TO BE REMOVED. EXIST. FOYER
		3'-0"	1'-6"	TRANSOM		
③	1	2'-8"	6'-8"	INTERIOR	2X4	EXISTING TO REMAIN (1), 2 TO BE REMOVED. EXIST. BDRM, EXIST. BATH
④	1	2'-0"	6'-8"	INTERIOR	2X4	EXISTING TO REMAIN. CLOSET
⑤	1	2'-8"	6'-8"	EXTERIOR	2X4	EXISTING TO REMAIN. EXIST. BDRM
⑥	4	2'-6"	6'-8"	INTERIOR	2X4	EXISTING TO BE REMOVED. EXIST. CLOSET, EXIST. BATH, ATTIC
⑦	1	3'-0"	6'-8"	EXTERIOR	2X4	EXISTING TO BE REMOVED. EXIST. UTILITY
⑧	1	2'-7"	6'-8"	INTERIOR	2X4	EXISTING TO BE REMOVED. EXIST. KITCHEN
⑨	5	(2)1'-6"	8'-0"	INTERIOR	2X4	NEW DOOR. EXIST. BDRM 1, M. BDRM, HIS CLOSET, HER CLOSET
⑩	1	2'-8"	8'-0"	INTERIOR	2X4	NEW DOOR. BATH 1
⑪	3	(2)2'-6"	8'-0"	EXTERIOR	2X4	NEW DOOR. DINING, FAMILY
⑫	2	2'-4"	8'-0"	INTERIOR	2X4	NEW DOOR. PANTRY, MASTER BATH
⑬	2	2'-8"	8'-0"	INT. POCKET	2X6	NEW DOOR. VESTIBULE, BUTLER'S PANTRY
⑭	2	2'-6"	8'-0"	INTERIOR	2X4	NEW DOOR. POWDER, WINE
⑮	1	3'-0"	8'-0"	INTERIOR	2X4	NEW DOOR. VESTIBULE
⑯	1	3'-0"	8'-0"	EXTERIOR	2X4	NEW 30 MIN. FIRE RATED DOOR W/ SELF CLOSING HARDWARE. GARAGE
⑰	1	3'-0"	8'-0"	EXTERIOR	2X4	NEW DOOR. GARAGE
⑱	1	3'-0"	7'-0"	INTERIOR	2X4	NEW DOOR. ATTIC
⑲	1	(2)2'-0"	7'-0"	INTERIOR	2X4	NEW DOOR. HALLWAY
⑳	4	2'-4"	7'-0"	INTERIOR	2X4	NEW DOOR. CLOSET 2, CLOSET 3, BATH 2,
㉑	2	2'-8"	7'-0"	INTERIOR	2X4	NEW DOOR. BDRM 2, BDRM 3

PROJECT DETAILS

Shape/Mass: The existing residence measures 34'-11" wide by 40'-8" deep with an eave height of 13'-6" and a ridge height of 26'-3". The proposed addition will begin at the existing rear wall and be inset 1' on the west side and continue in line with the existing west wall. The addition will measure 67'-3" wide by 70'-4" deep with an eave height of 22' and a ridge height of 29'-2".

Setbacks: The existing residence features an 18'-8" front (south) setback, a 30'-11" east setback and a 9'-1" west setback, all of which will be retained. The addition will feature a 4' east setback, a 3'-8" west setback and a 4'-1" rear (north) setback.

Foundation: The existing residence feature a pier and beam foundation with a 2'-5" finished floor to be retained. The addition will feature a pier and beam foundation with a 2'-5" finished floor height and the attached garage will feature a concrete slab on grade.

Windows/Doors: The residence features double-hung wood windows to be retained, a wood front door with transom and a wood door without transom to be retained. The addition will feature wood double hung windows.

Exterior Materials: The residence features wood bevel lap siding with a 4 ½" reveal to be retained. Two existing gables feature wood shingles to be removed and replaced with wood shingles. The non-original enclosure will be removed from the front porch. Existing wood porch columns and porch floor will be retained. The existing concrete front porch steps will be removed and replaced with wood steps with wood railings. The proposed addition will feature horizontal lap cementitious siding with a 6" reveal.

Roof: The existing residence features a hipped roof with a 10/12 pitch clad with composition shingles. The second story of the addition will feature a hipped roof with a 7/12 pitch and 2' eave overhang and the first story will feature a hipped roof with a 7/12 pitch and 1' eave overhang, both clad with composition shingles.

Front Elevation: The residence features three windows and two doors, one with a transom, and one window in the (South) gable, all of which will be retained. The front porch features non-original screening to be removed. Existing columns and porch floor will be retained. Existing concrete porch steps will be removed and replaced with wood steps with wood railings. Existing wood shingles in the gable will be removed and replaced in kind. The addition will feature a screened porch with square columns and a pair of windows.

Side Elevation: The residence features four windows to remain. On the first floor, the addition will feature, from (West) south to north, one fixed window, two pairs of windows, a single window and a door. The second floor will feature a pair of windows, a single window, and two pairs of windows.

Side Elevation: The residence features four windows and one window in the gable, all of which will remain. The (East) front porch features non-original screening to be removed. Existing columns and porch floor will be retained. On the first floor, the addition will feature, from south to north, one window with side lites, one pair of doors, an enclosed porch, and a ribbon of three fixed windows. The second floor will feature one fixed window, two pairs of windows and a single window.

Rear Elevation: Not visible from public right of way. See elevation drawings for details. (North)

ATTACHMENT A
PUBLIC COMMENT

Houston Heights West Historic District

Certificate of Appropriateness Applications for the January 2015 HAHC Meeting

Comments/Concerns from J. Kent Marsh

205 W 16th – NO OBJECTION

Generally, the proposed design is in character with that of the existing district. The only exception is the square windows which are not a prevalent design characteristic of the historic district. If the intent is to have a certain height window, the width should be adjusted so that the width to height relationship is more vertical than square.

215 W 16th – OBJECT

I support staff contention that the wood shingles should remain in the existing gable and should not be replaced with horizontal sheathing.

1528 Allston – SUPPORT

1411 Ashland – OBJECT

The proposed large brackets are not a prevailing element found within the district. While it is not necessary or even desired to copy exactly the historic elements found within the district, the emulation of the existing elements is desired. The proposed brackets are out of scale and out of context with elements found on contributing structures in the district.

1507 Ashland – OBJECT

The dormers and flat shed roof addition on top of the existing historic structure is not acceptable nor required. There is plenty of space on site to allow the new structure to be separate from the existing historic structure.

1212 Tulane (Addition) –OBJECT

This contributing structure is very unique and every attempt should be made to save it intact. While there is evidence of the need for significant repair, the charm of the gambrel roof and the flip-up wave at the end of the cornice is very unique and should be maintained and celebrated. The addition should occur behind the existing structure with a “dash” connection between the existing and the proposed addition.

1212 Tulane (Garage) – SUPPORT

A simple non-visually competitive element that solves a problem and doesn't scream for attention.