

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 – *Deferral*: Construct a two story 1,584 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. The applicant initially submitted a COA application last month that staff found to not meet criteria 1, 4, 8, and 9 for alterations to Contributing structures. The application was deferred at the December 17, 2014 HAHC meeting in order to allow staff time to review revisions discussed at the meeting by the applicant. The applicant and owner have since met with staff and agreed to revise their previous design.

The applicant now proposes the following modifications to their deferred proposal:

- Reduced the ridge height from 32' 6" to 28' 11" and the eave height from 22' 11" to 22' 4".
- Reduced the width of the addition from 33' 2" to 28' 3". The main portion of the addition will now measure the same width as the existing residence.
- Start the second floor of the addition at the rear wall of the existing structure eliminating any encroachment over it. The rear 7' of the north side wall of the existing house will now be retained.

See enclosed application materials and detailed project description on p. 4-17 for further details.

Public Comment: Two in support and one expressing no objection. Please 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: 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:

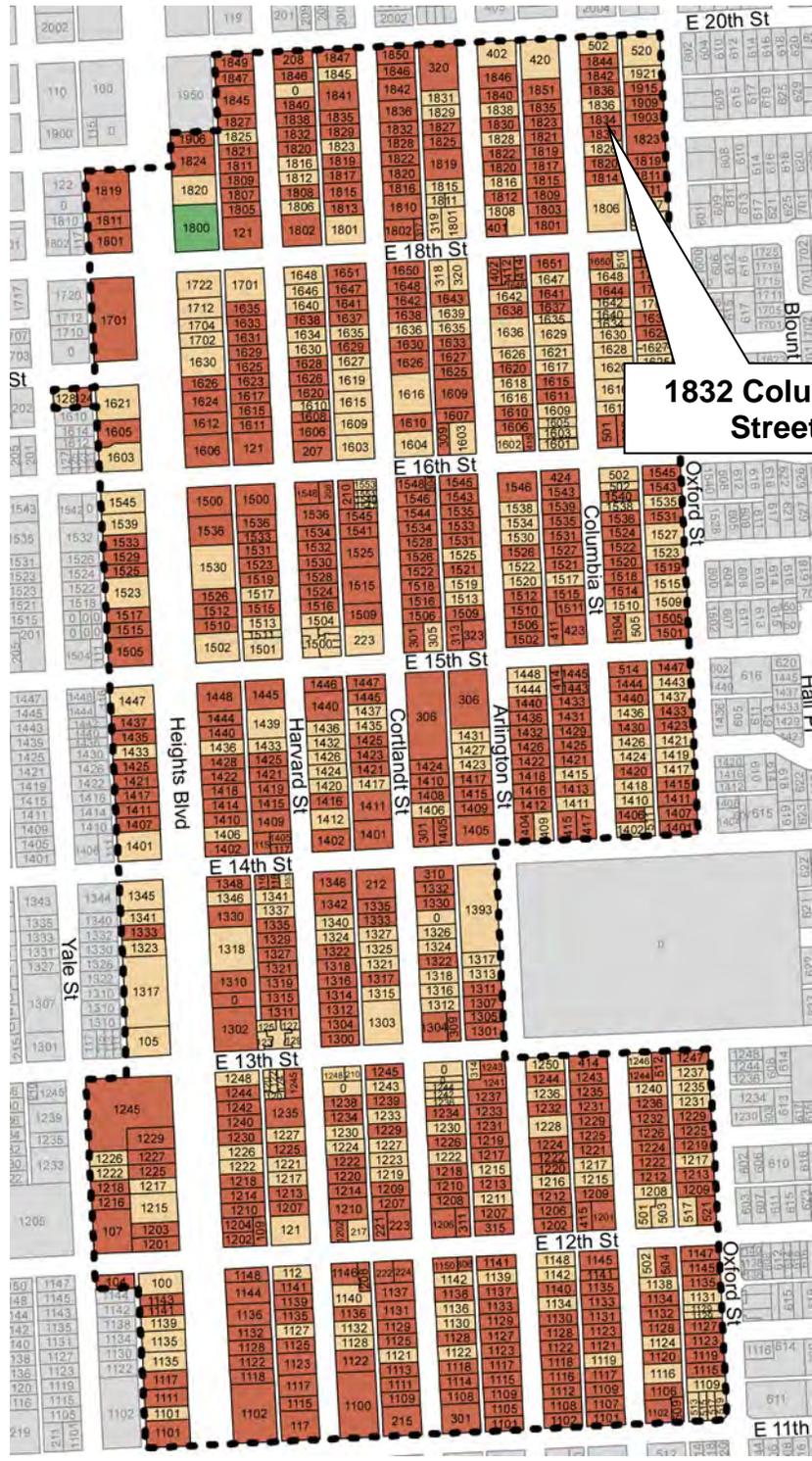
S D NA S - satisfies D - does not satisfy NA - not applicable

- (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



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)



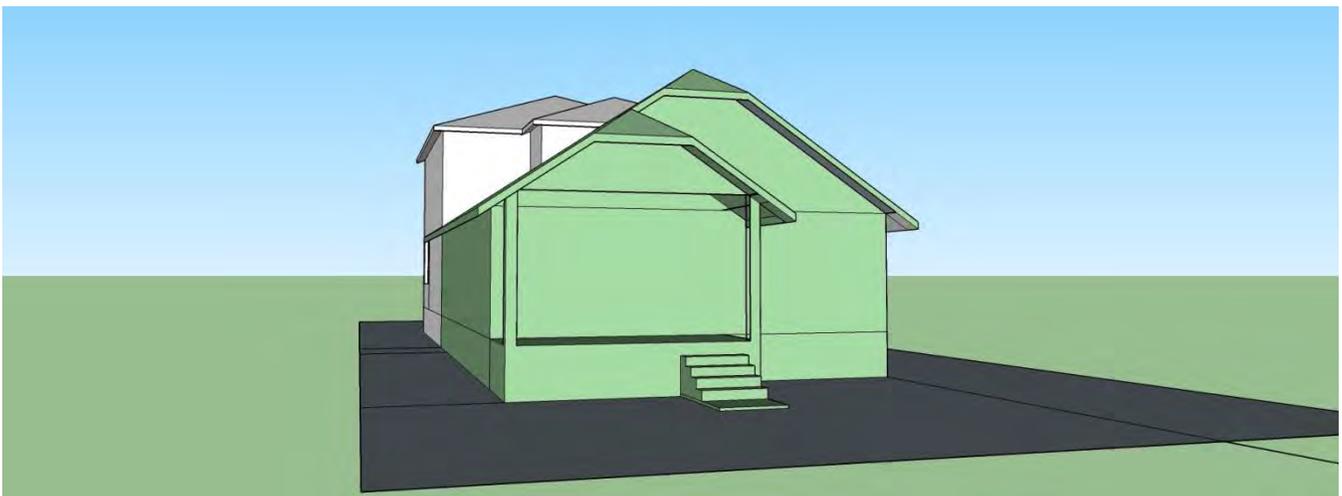
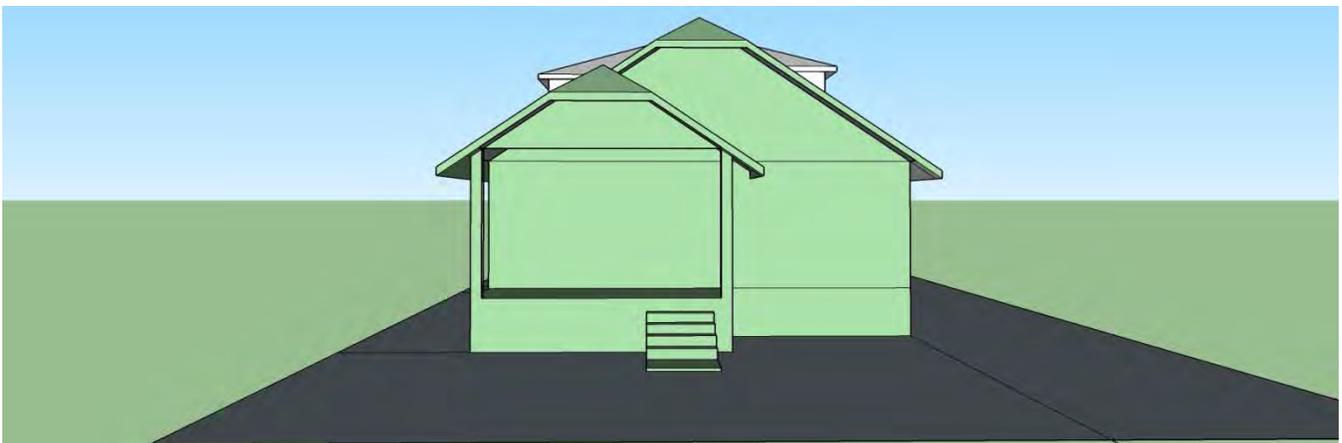
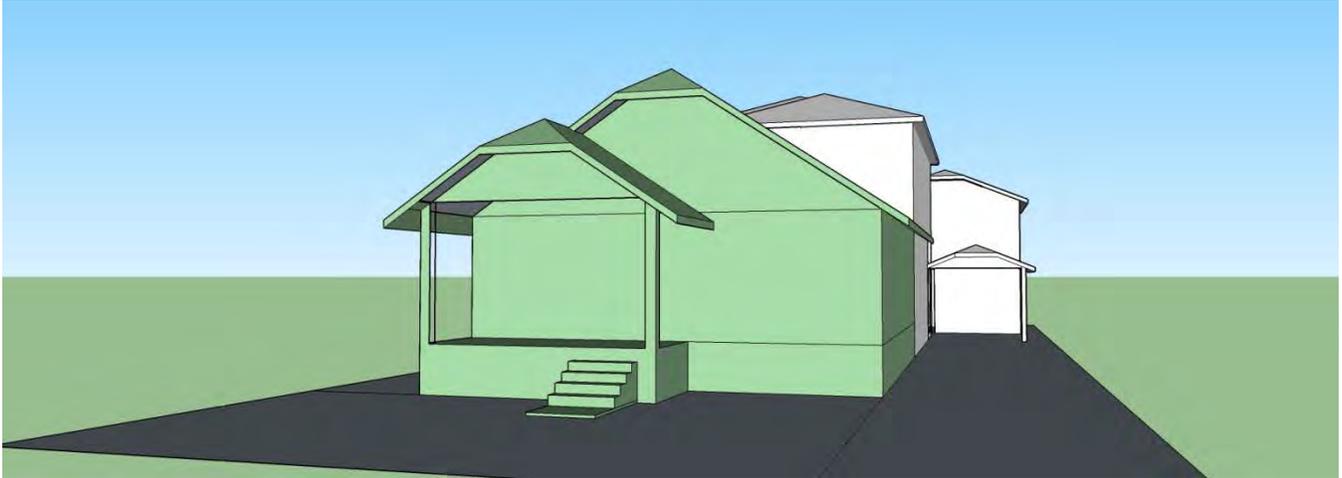
1821 Columbia Street– Contributing – 1910 (across street)



1823 Columbia Street– Contributing – 1910 (across street)

3D RENDERING – FRONT FACING COLUMBIA STREET

PROPOSED



WEST ELEVATION – FRONT FACING COLUMBIA STREET

EXISTING



DEFERRED 12/17/14



PROPOSED



NORTH SIDE ELEVATION

EXISTING



DEFERRED 12/17/14

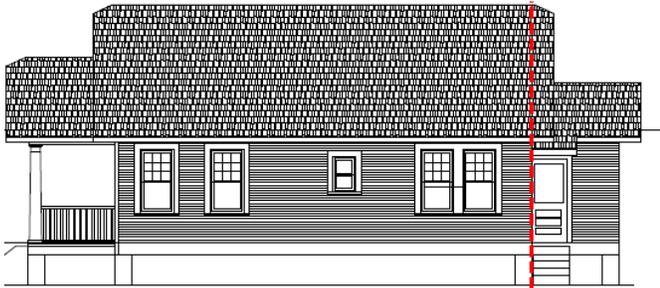


PROPOSED



SOUTH SIDE ELEVATION

EXISTING



DEFERRED 12/17/14



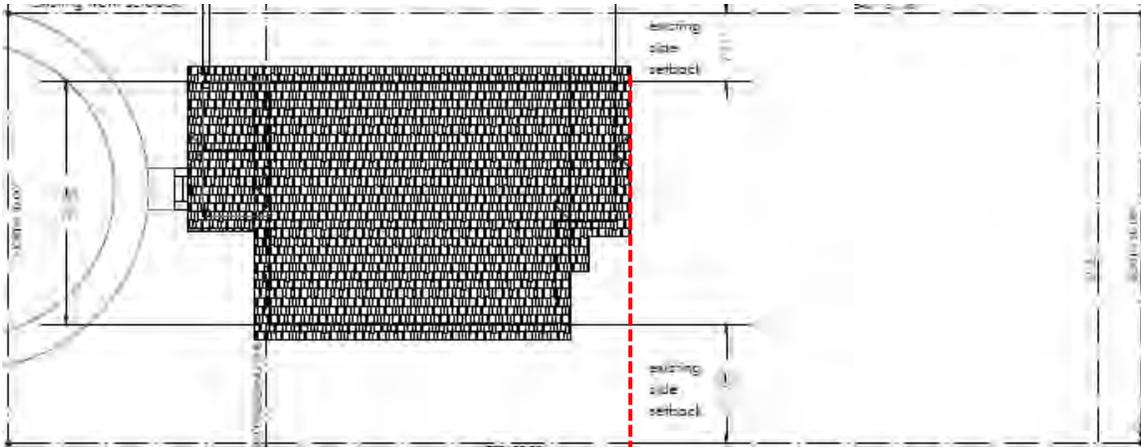
PROPOSED



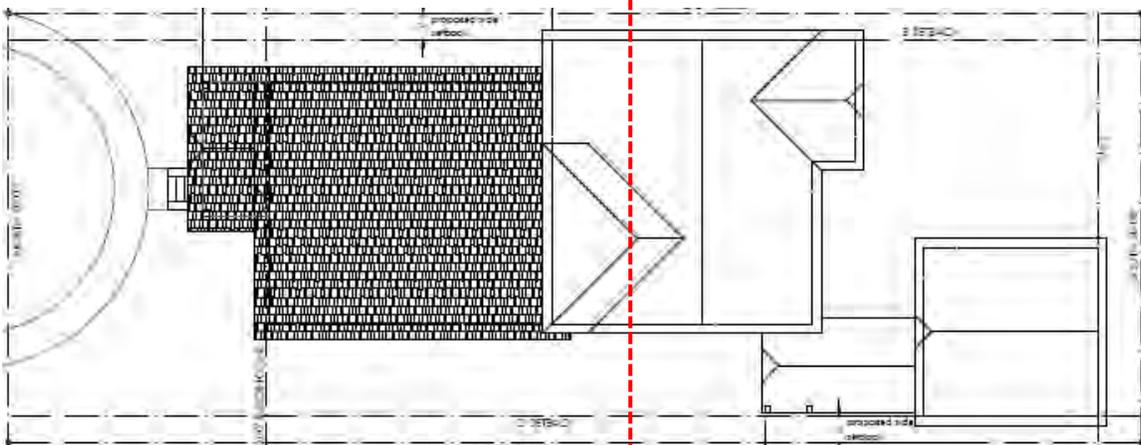


SITE/ROOF PLAN

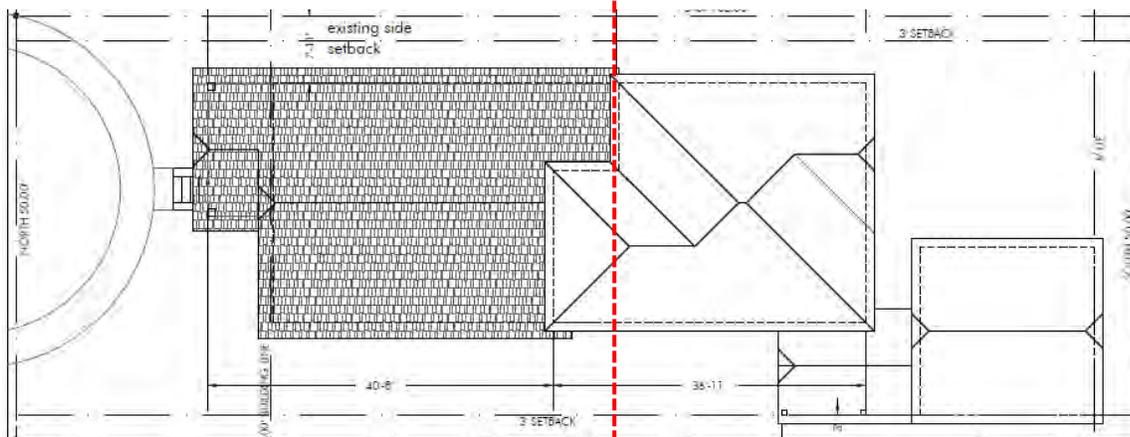
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DEFERRED 12/16/15



PROPOSED



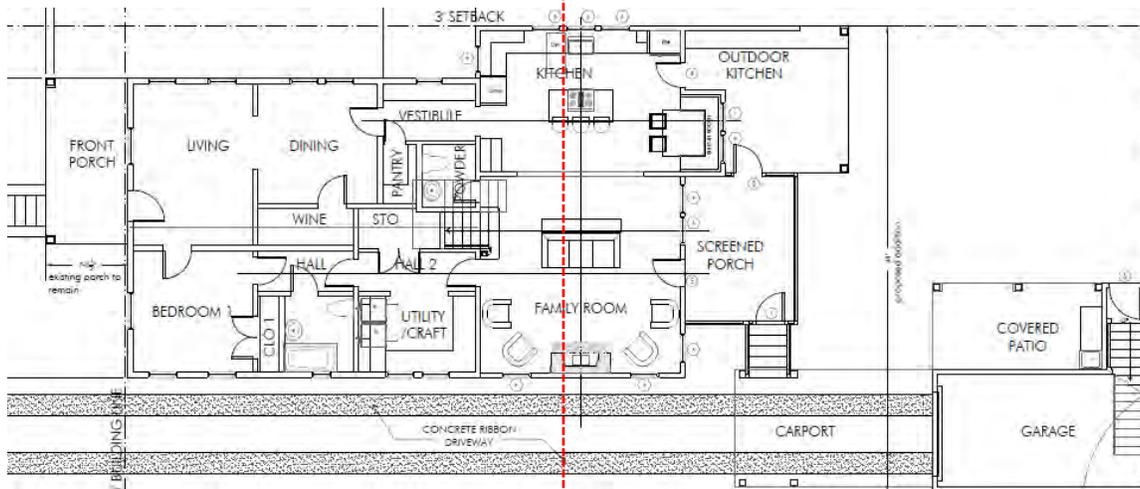


FIRST FLOOR PLAN

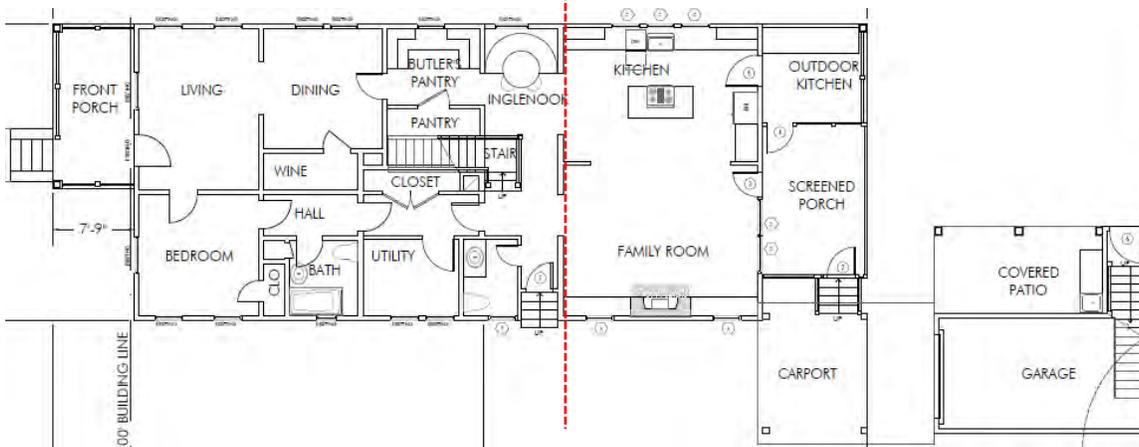
EXISTING



DEFERRED 12/17/15



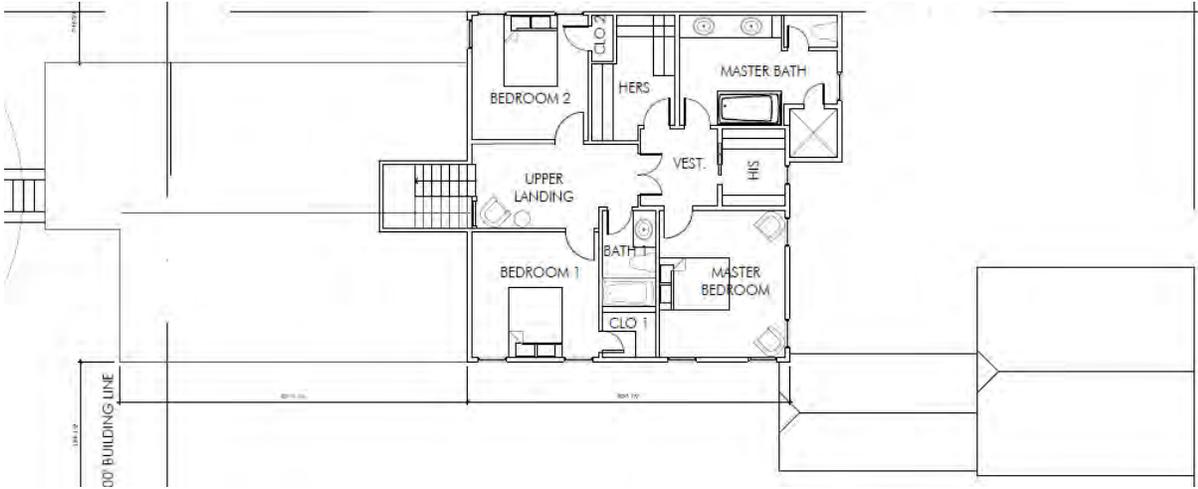
PROPOSED



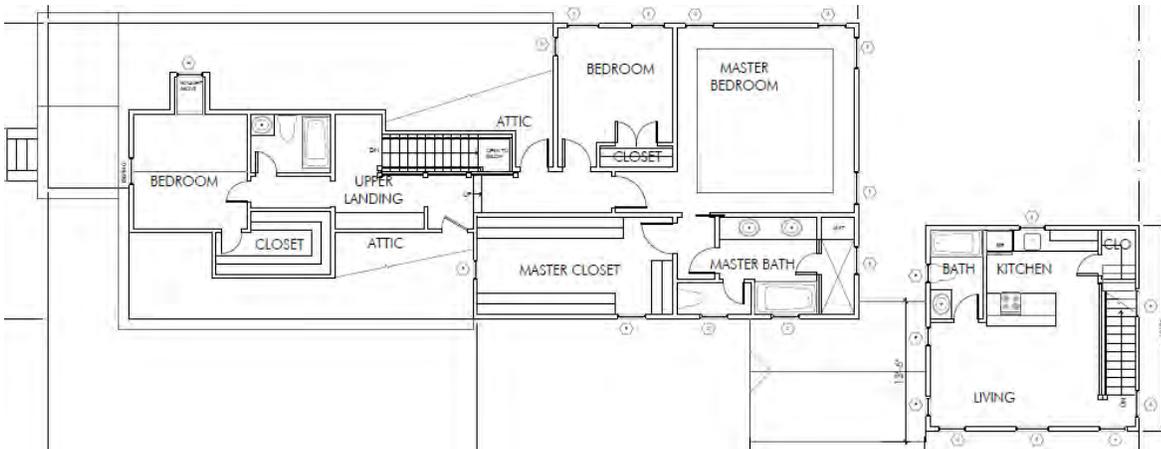


SECOND FLOOR PLAN

DEFERRED 12/17/15

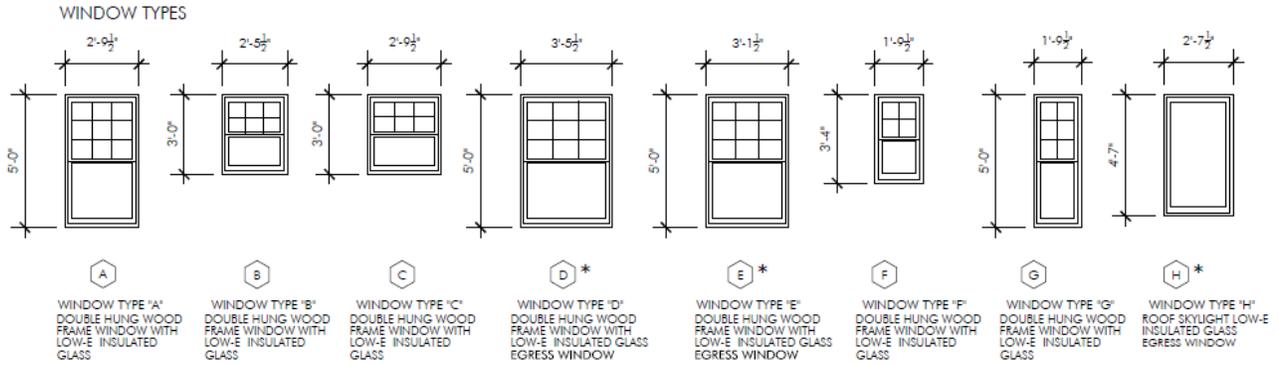


PROPOSED



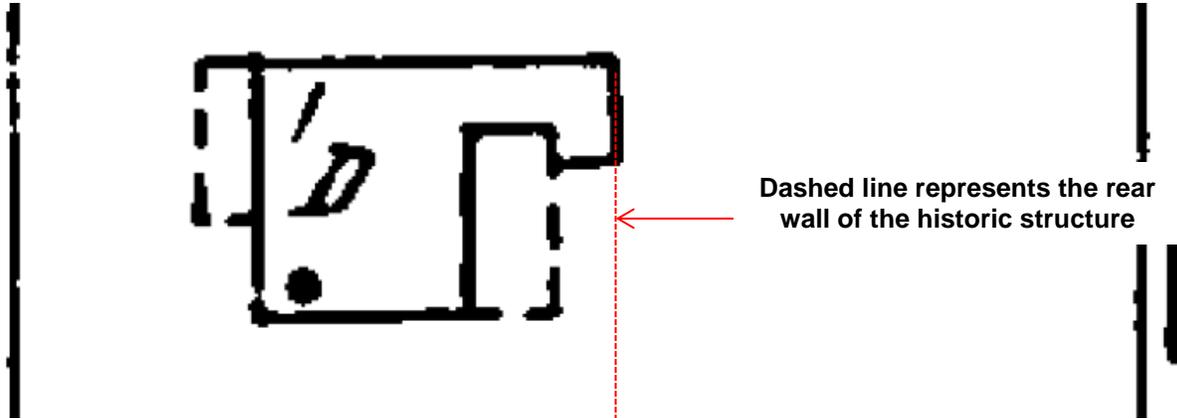
WINDOW SCHEDULE

Existing Windows to Remain

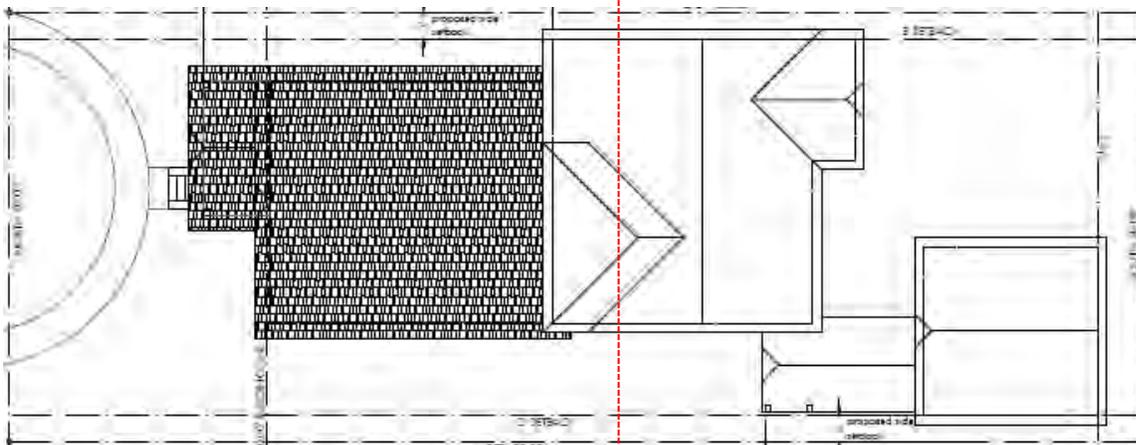


SANBORN MAP

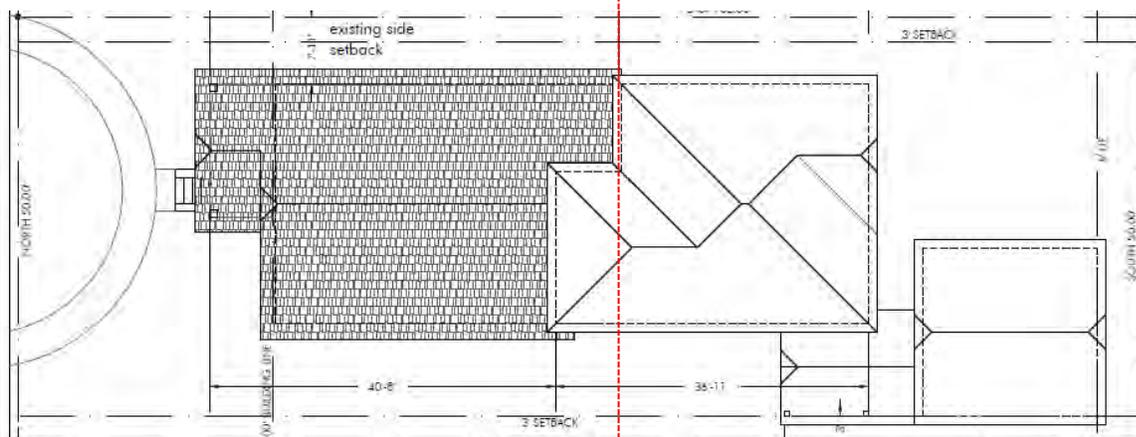
1924 - 1950



SITE PLAN DEFERRED



PROPOSED SITE PLAN



PROJECT DETAILS

Shape/Mass: **Deferred 12/17/14:** *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 an 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".

Proposed Revisions: The addition will now start at the rear wall of the existing building, preserving a 7' deep section of wall at the rear of the north elevation. The addition will measure 28' 3" wide by 36' deep and will feature an eave height of 22' 4" and a ridge height of 28' 11". The square footage of the main portion of the addition has been reduced from 1,764 to 1,584. The reduction in volume of the addition was achieved by moving a portion of the proposed space within the roof structure of the existing residence.

Setbacks: **Deferred 12/17/14:** *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.*

Proposed Revision: The main portion of the proposed addition will not extend beyond the setbacks of the existing residence.

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 7' taller than the existing structure measuring from the existing ridge to the ridge of the addition. 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 of the existing structure. 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
(South) 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.

ATTACHMENT A
PUBLIC COMMENT
KENT MARSH

1832 Columbia – NO OBJECTION

While the proposed modification is still excessive in volume, it is better than the prior, unacceptable proposal.

BRIE KELMAN

1832 Columbia St, Alteration-Addition, *Deferral*
Support

JOY TOBER

I would like to express my support for this project and my appreciation to the applicant for working with staff to create a much more compatible addition.