

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Sam Gianukos, Creole Design, LLC for Adrian Guerra-Paz, owner

Property: 620 Columbia Street, Lot 17, Block 281, Houston Heights Subdivision. The property includes a historic 1,279 square foot one-story wood frame single-family residence and rear detached garage situated on a 6,600 square foot (50' x 132') interior lot.

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

Proposal: Alteration – Addition

- Construct a two-story 1,787 square foot addition to a 1,279 square foot one-story single-family residence.
- The existing house is 38'-10" deep, 37'-10" wide, and 20'-8" tall. The proposed addition will begin approximately 30' back from the front wall, resulting in the removal of the rear 9' of the house. It will be 38' wide, 37' deep, with heights of 22'-7" to the eave and 30' to the ridge.
- Raise the foundation 8" from 1'-8" (20") to 2'-4" (28").
- Replace the existing asbestos siding with cementitious horizontal lap siding. The applicant has not provided any evidence that the original siding does or does not exist under the existing asbestos siding.
- Remove an original 4-over-4 sash windows on the north elevation and remove a 1-over-1 sash window on the south elevation.

See enclosed application materials and project description on p. 4-18 for further details.

Public Comment: One opposed. See Attachment A.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria: 1, 4, 8, and 9

HAHC Action: Approved with Conditions:

- The original rear 4-over-4 sash window on the north elevation to be retained and walled over on the interior.
- Any original siding that is intact under the existing asbestos shingles it is to be retained and repaired.

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 | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The historic house is a Queen-Anne L-plan cottage. Adding a second story addition that is partially on top of the original structure alters the historic character of this house. To retain the historic character, the addition should start behind the original house and should be visually subordinate.</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 type="checkbox"/> | <input checked="" 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;
<i>The removal of original sash windows on the north and south elevations results in the removal of historic material and changes the original fenestration pattern, both of which are part of the historic character of the residence and distinguishing qualities of the residence, The second story of the addition encroached 9' on to the historic one-story residence, the second floor of the addition will require that the north and south historic walls be reframed in order to carry the load of the addition and will remove part of the original cross gable roof that is a distinguishing quality of the Queen Anne residence. The two-story addition that encroaches on the one-story residence result in the loss of distinguishing qualities and alters the historic character of the residence.</i> |
| <input checked="" type="checkbox"/> | <input 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; |
| <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 type="checkbox"/> | <input checked="" 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;
<i>The two-story rear addition encroaches 9'-2" on to the existing one-story residence which results in the removal of a large portion of the existing roof structure, north and south walls, and two original sash windows. Approximately 1/3 of the historic house will be removed for this addition, which destroys the essential form and integrity of the house. The second floor of the addition that encroaches on to the historic one-story Queen Anne residence will require that the north and south walls of the historic structure be structurally reinforced to carry the load of the second floor. This may require that the walls be completely reframed and rebuilt. The two-story addition alters the original form of the residence by introducing a second floor onto the one-story Queen Anne residence. If the addition were moved off the existing structure, the one-story form of the Queen Anne residence would be left intact,</i> |

- (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;
The addition results in the loss of two historic sash windows, the removal of a portion of the original cross gable roof, and require that the north and south walls of the historic structure be reinforced to carry the second floor of the addition. The two-story addition to the one-story residence results in the loss of significant historic material and alters the historic character and integrity of the one-story residence by encroaching 9'-2" on to the structure. Also proposed is cementitious siding, although no information has been provided on whether the house still retains its original wood siding under the asbestos shingles or the condition of such. If the addition did not encroach onto the historic structure and all original materials were retained, the historic character and the integrity of the one-story Queen Anne residence would be preserved.
- (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 SOUTH



Building Classification

- Contributing
- Non-Contributing
- Park



620 Columbia St

INVENTORY PHOTO



NEIGHBORING PROPERTIES



614 Columbia – Noncontributing – 2000 (neighbor)



622 Columbia – Noncontributing – 1998 (neighbor)



626 Columbia – Contributing – 1920 (block face)



617 Columbia – Contributing – 1900 (across street)



623 Columbia – Noncontributing – 2001 (across street)



625 Columbia – Contributing – 1904 (across street)

WEST ELEVATION – FRONT FACING COLUMBIA

EXISTING



PROPOSED

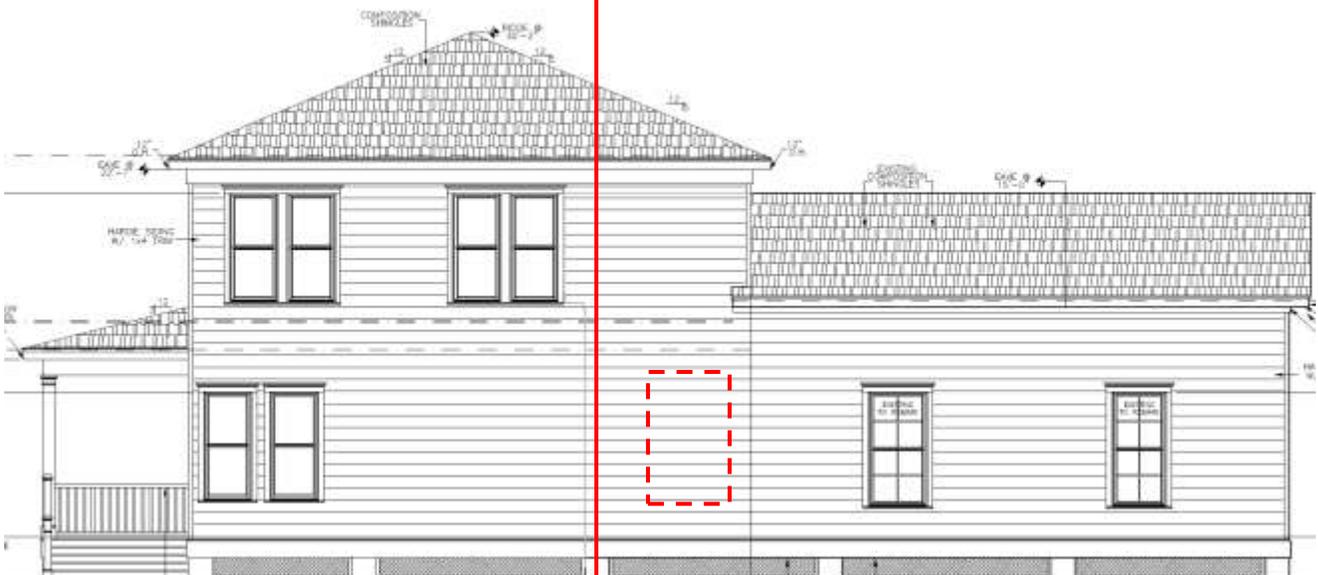


NORTH SIDE ELEVATION

EXISTING



PROPOSED



Start of Addition Original Rear Wall

SOUTH SIDE ELEVATION

EXISTING



PROPOSED



Start of Addition

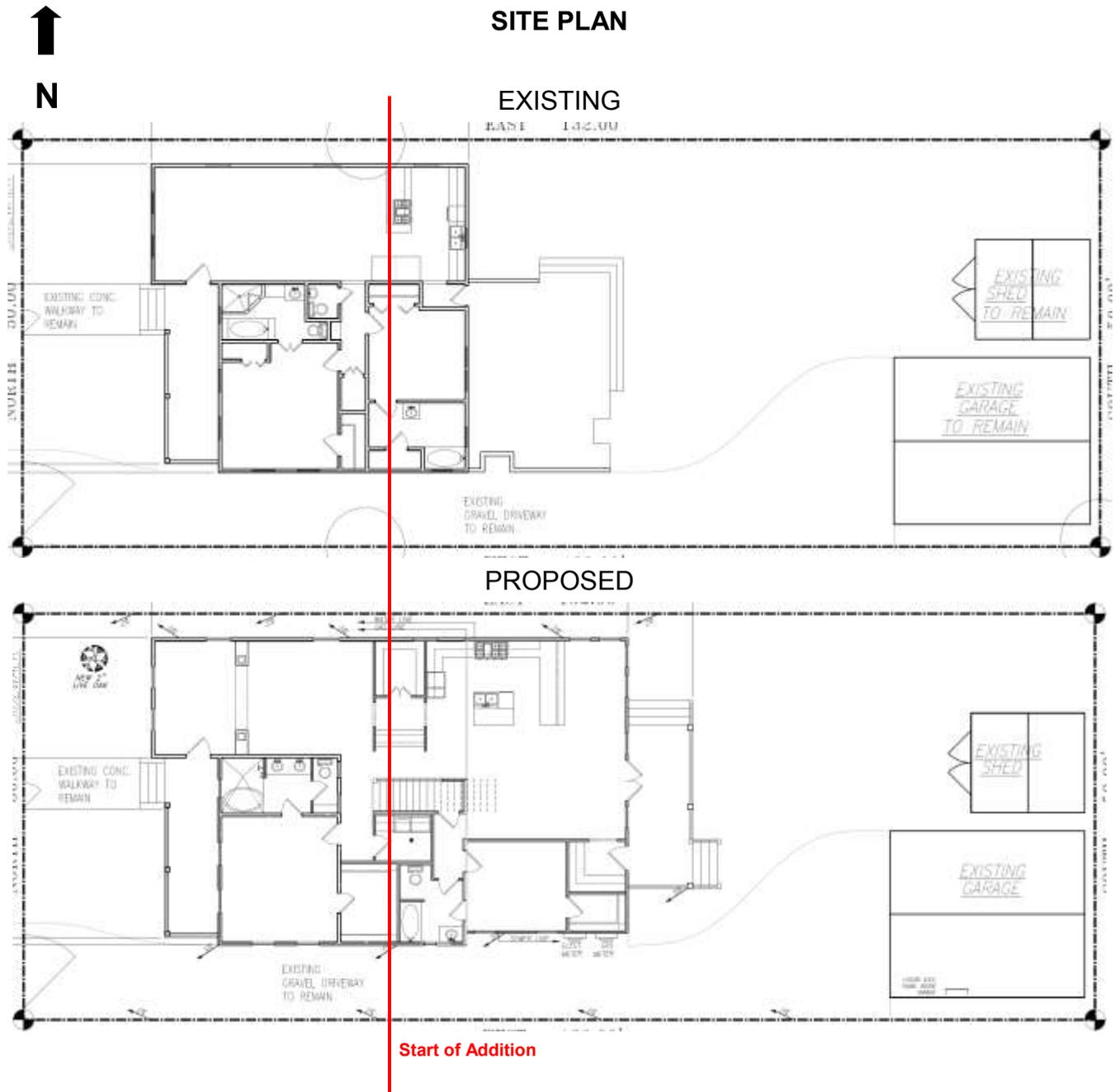
EAST (REAR) ELEVATION

EXISTING



PROPOSED



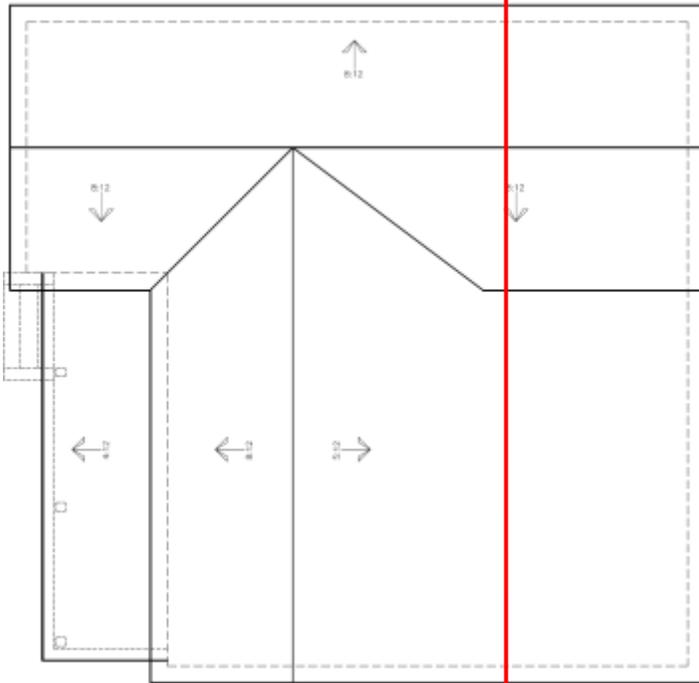




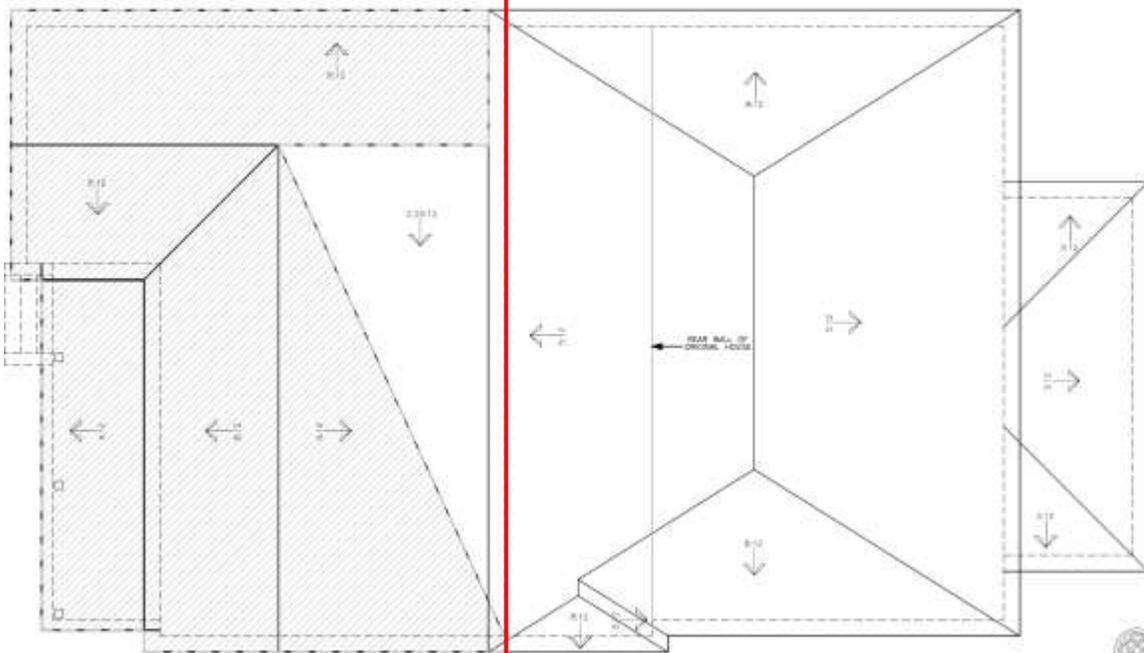
N

ROOF PLAN

EXISTING



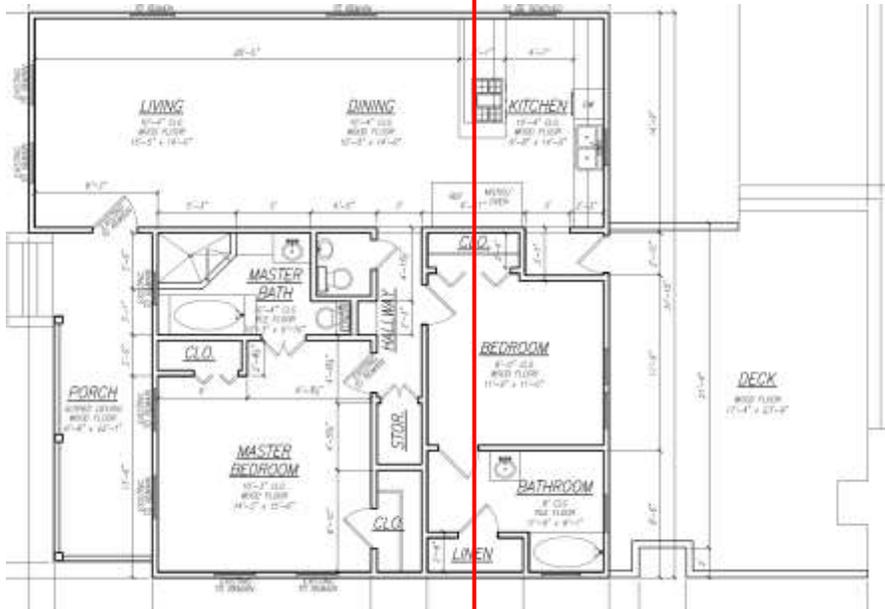
PROPOSED



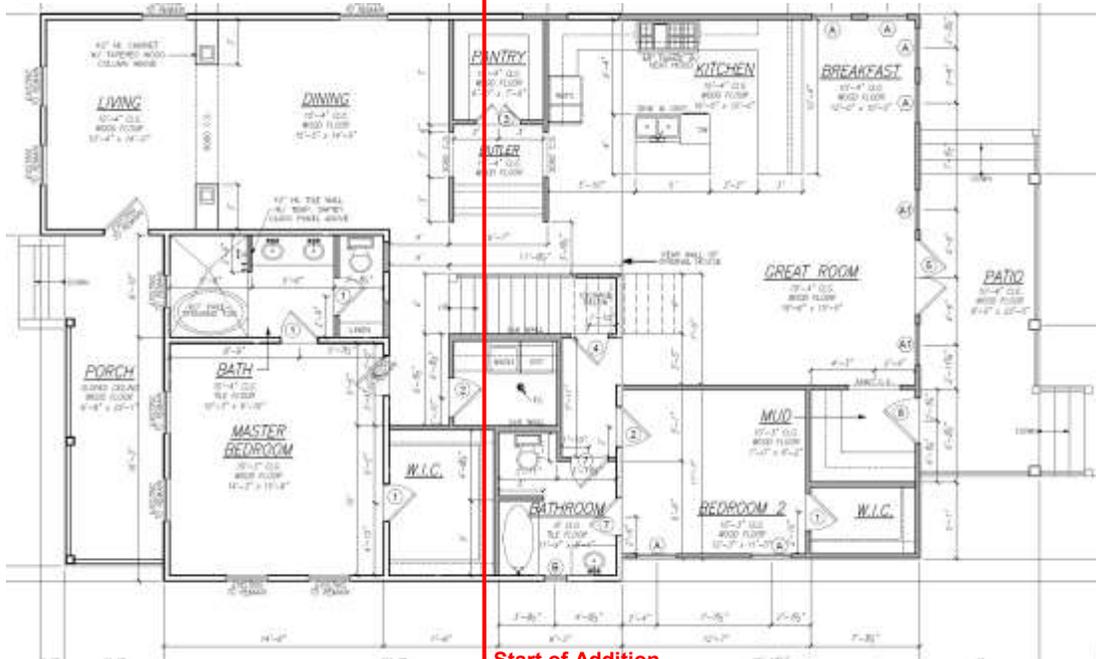
Start of Addition



FIRST FLOOR PLAN
EXISTING



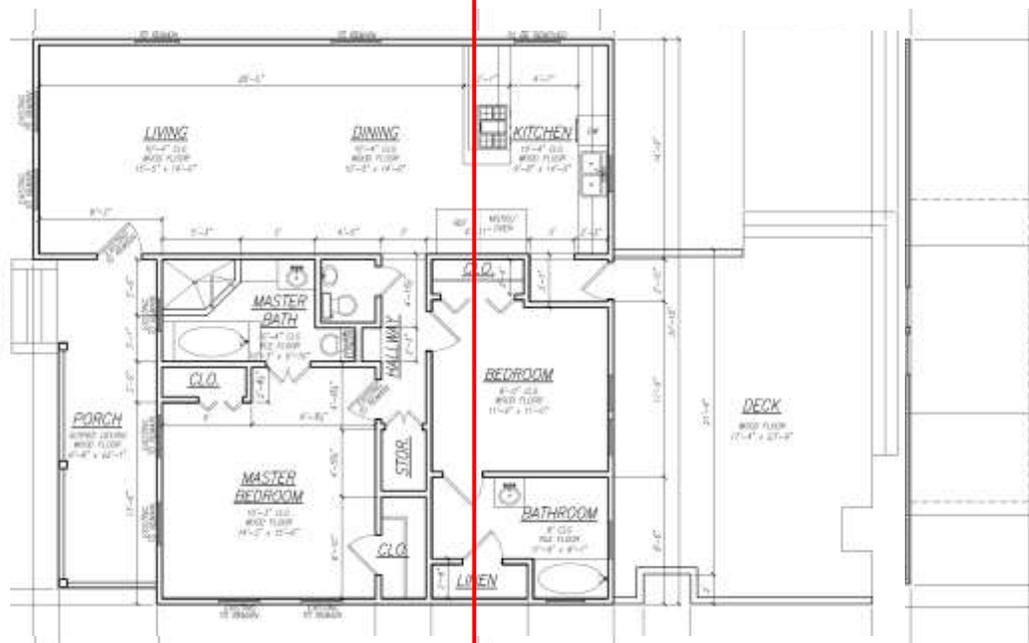
PROPOSED



Start of Addition



SECOND FLOOR PLAN
EXISTING 1ST FLOOR
PROPOSED



Start of Addition

WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

<i>WINDOW SCHEDULE</i>				
<i>MARK</i>	<i>QTY</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
<i>A</i>	14	2'-8"	6'-0"	JELD-WEN WOOD DOUBLE HUNG
<i>A1</i>	2	2'-8"	6'-0"	JELD-WEN WOOD DOUBLE HUNG - TEMPERED
<i>B</i>	1	1'-6"	3'-0"	JELD-WEN WOOD FIXED GLASS - TEMPERED
<i>C</i>	1	2'-8"	3'-0"	JELD-WEN WOOD FIXED GLASS - TEMPERED

DOOR SCHEDULE

<i>DOOR SCHEDULE</i>				
<i>DOOR NO.</i>	<i>QTY.</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
1	4	2'-6"	8'-0"	INTERIOR DOOR
2	2	2'-8"	8'-0"	INTERIOR DOOR
3	1	(2)1'-6"	8'-0"	INTERIOR FRENCH DOOR (UNIT)
4	1	2'-6"		INTERIOR DOOR (CUT TO FIT)
5	1	(2)2'-6"	8'-0"	EXTERIOR FRENCH DOOR (UNIT)
6	1	3'-0"	8'-0"	EXTERIOR FRENCH DOOR
7	9	2'-6"	6'-8"	INTERIOR DOOR
8	2	2'-8"	6'-8"	INTERIOR DOOR
9	1	2'-0"	6'-8"	INTERIOR DOOR
10	1	2'-8"		INTERIOR DOOR (CUT TO FIT)
11	1	2'-0"		INTERIOR DOOR (CUT TO FIT)

LINE OF SIGHT



PROJECT DETAILS

Shape/Mass: The residence measures 37'-10" wide, 38'-10" deep. 14'-4" to the eave, and 20'-8" to the ridge. The house will be raised 8" increasing the eave height to 15' and the ridge to 21'-4". The addition will begin 29'-8" from the front wall and will measure 37'-10" wide, 37'-1" deep, 22'-7" to the eave, and 30'-2".

Setbacks: The residence is setback 15'-9" from the front property line, 3' from the north, 9'-2" from the south, and 77'-5" from the rear property line. The addition will be setback 45'-5" from the front property line, 3' from the north, 9'-2" from the south, and 57'-4" from the rear property line.

Foundation: The residence is built on a pier and beam foundation with a 1'-8" foundation height; the foundation will be raised 8" from 1'-8" to 2'-4". The addition will be built on a pier and beam foundation with a 2'-4" foundation height.

Windows/Doors: The residence features wood 4-over-4 sash, 1-over-1 sash, and single lite fixed windows; 2-lite wood paneled entry door with a single lite transom and non-original divide lite entry door. A 4-over-4 sash window on the north elevation and a 1-over-1 sash window on the south elevation will be removed. The addition will feature wood 1-over-1 sash, single lite fixed windows, and 9-lite wood paneled entry doors.

Exterior Materials: The residence is clad with asbestos siding; the siding will be replaced with cementitious horizontal lap siding. The front porch features wood steps, wood hand and guardrails and wood turned columns. The addition will be clad with cementitious horizontal lap siding. The addition will feature a rear porch with wood hand and guard rails, wood steps, and wood square columns.

Roof: The residence features a cross gable roof with an 8/12 pitch. The roof features closed soffits with classical eave returns and a 1' overhang. The front porch features a shed roof with a 4/12 pitch. The addition will feature a hip roof with an 8/12 pitch. The roof will feature closed soffits with a 1' overhang. The proposed rear porch will feature a hip roof with a 3/12 pitch.

Front Elevation: The residence features four 4-over-4 sashes, a single lite fixed window, and an attic vent in the (West) gable. The partial width front porch will feature wood steps, wood hand and guard rails, and turned wood columns.

Side Elevation: The residence features three 4-over-4 sashes; the rear window will be removed. The addition will (North) feature two 1-over-1 sashes on the first floor and four 1-over-1 sashes on the second floor.

Side Elevation: The residence features a 2-lite wood paneled entry door with a transom, two 4-over-4 sashes, and (South) a 1-over-1 sash; the 1-over-1 sash will be removed. The addition will feature a single lite fixed window and two 1-over-1 sashes on the first floor and two 1-over-1 sashes and a single lite fixed window on the second floor.

Rear Elevation: See elevations pg. 10
(East)

ATTACHMENT A
PUBLIC COMMENT

Houston Heights South Historic District

Certificate of Appropriateness Applications for the January 2015 HAHC Meeting

Comments/Concerns from J. Kent Marsh

540 Columbia – OBJECT

The proposed relocation of the existing structure to 3 feet from the side property line will diminish the historic context of the district. Typically, houses were offset at an approximately 6 feet on one side and 12 feet on the other or 7 feet on one side and 14 feet on the other with the remaining lot width being the structure. This setback relationship allowed adequate width for a front-loaded driveway with the remaining side lot setback being about one-half the width setback for the driveway. This typical setback establishes a pattern/rhythm for side setbacks along the blockface that are similar and proportional. The proposed revision to a 3 foot side setback will disrupt that established rhythm and thus detract from the established historic context of the district.

The proposed addition over the existing structure will not support the historic nature of the existing structure in that the addition will look like the existing structure rather than being separated visually from the existing historic structure. This proposal will result in a blending of visual elements of old and new, which is objectionable to the resulting historic character of both the existing structure and the district as a whole.

620 Columbia – OBJECT

The placement of an addition on top of the existing historic structure lessens the visual priority that should be given to the existing historic structure. The blending of visual between the existing and the proposed further reduces this relationship so that it is difficult to determine visual where the existing historic structure ends and the non-historic structure begins. There is ample room on the existing lot so that the addition does not have to be on top of the existing historic structure.

The removal of existing historic windows lessens the historic fabric of the district and is not necessary. This is not a replacement of existing windows in the same location, this is a complete removal of the existing windows and should not be allowed.