

CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Gary Chandler, Gary R. Chandler Architecture & Interiors for Gerald W. Bodzy, 1144 Yale LLC, owner

Property: 110- 112 W. 12th Street, Lot 24, Block 201, Houston Heights Subdivision. The property includes a three historic two-story brick veneered and wood framed commercial buildings situated on a 6,600 square foot (50' x 132') corner lot.

Significance: Contributing 2-story Commercial brick buildings, constructed circa 1916 and 1922, located in the Houston Heights Historic District East.

Proposal: Alteration – Replace existing windows, restore missing windows, and restore commercial storefront. Extend rear wall of corner building.

- Replace damaged 1-over-1 wood windows with new 1-over-1 wood windows; install new windows in openings missing windows.
- Restore original commercial entrances; install inset glass storefronts at garage door openings.
- Extend the south wall of corner building 4'-2".
- Install a new exterior staircase on the south elevation.

See enclosed application materials and detailed project description on p. 6-31 for further details.

Public Comment: Four in favor. See Attachment A.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: August 28, 2014



PLANNING & DEVELOPMENT DEPARTMENT

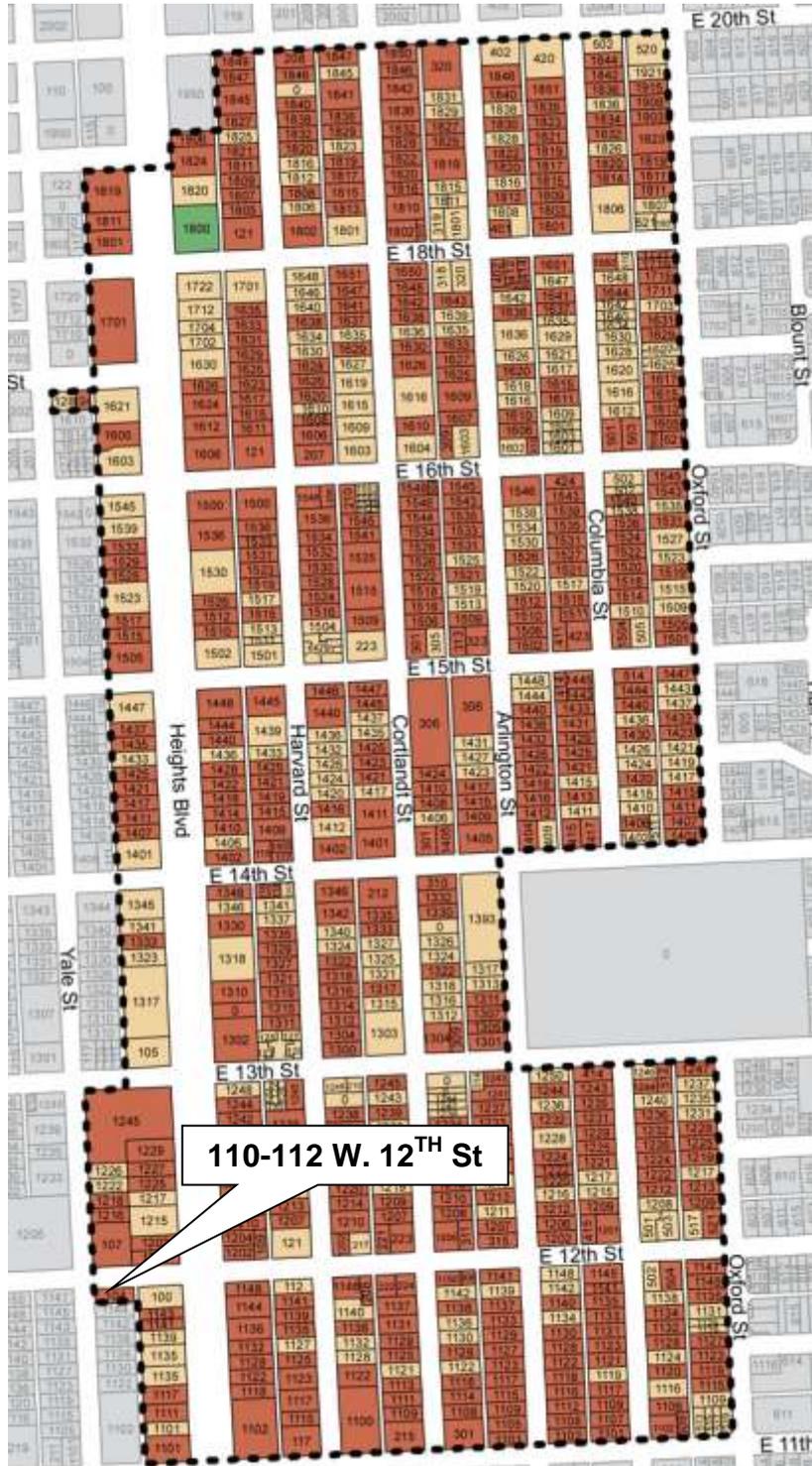
COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



CURRENT PHOTO



NEIGHBORING PROPERTIES



100 W. 12th – Noncontributing – 1960 (neighbor)



107 W. 12th – Contributing – 1914 (across street)



1201 Heights – Contributing – 1934 (across street)

3D RENDERING – FRONT FACING W. 12th Street
PROPOSED





REAR SOUTH ELEVATION

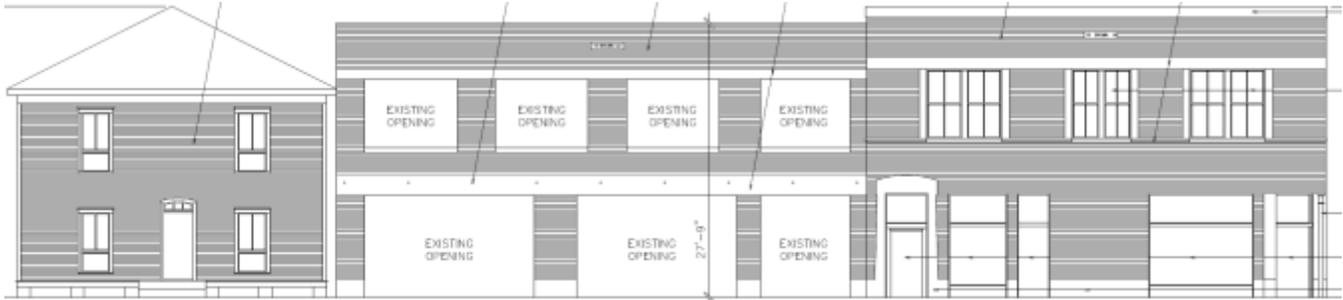
PROPOSED



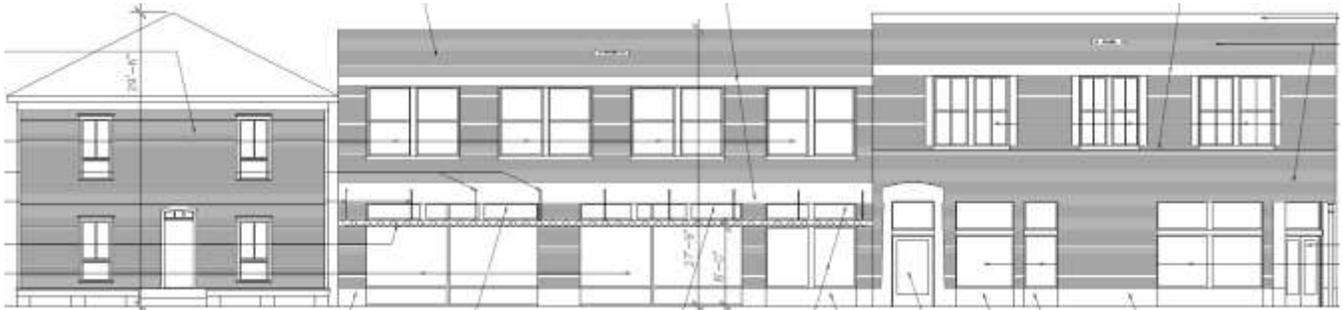


NORTH ELEVATION – FRONT FACING W. 12th Street

EXISTING



PROPOSED



WEST SIDE ELEVATION- FACING YALE STREET

EXISTING



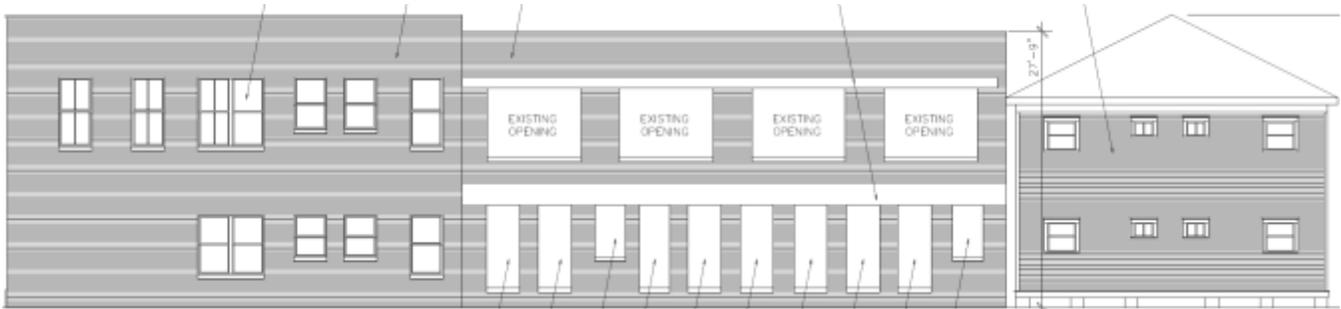
PROPOSED



ORIGINAL REAR WALL

SOUTH (REAR) ELEVATION

EXISTING



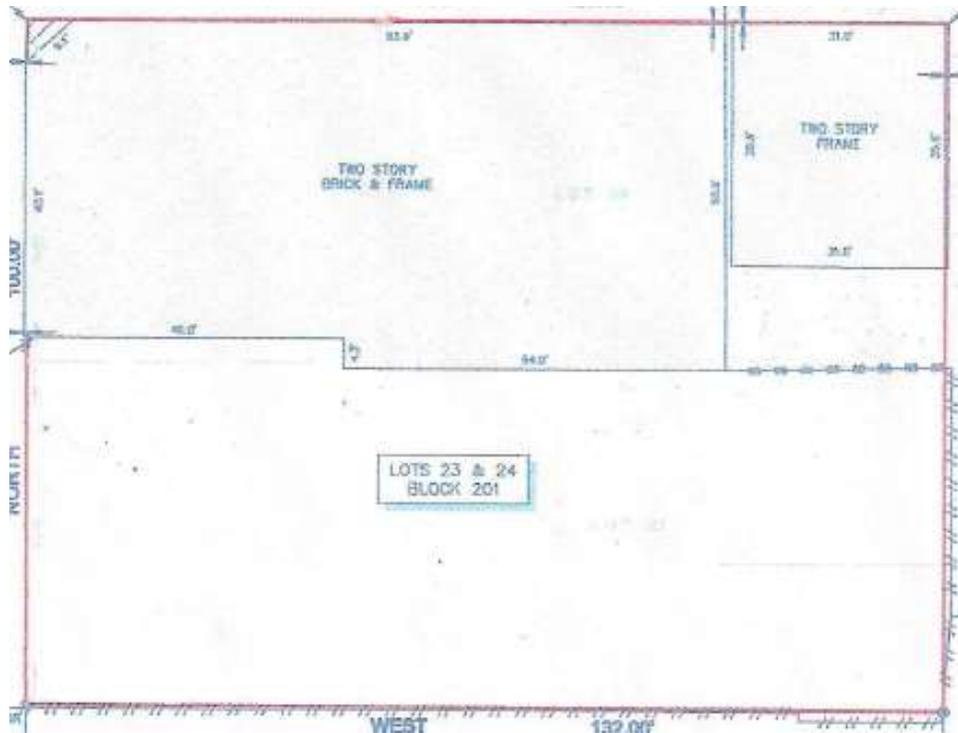
PROPOSED



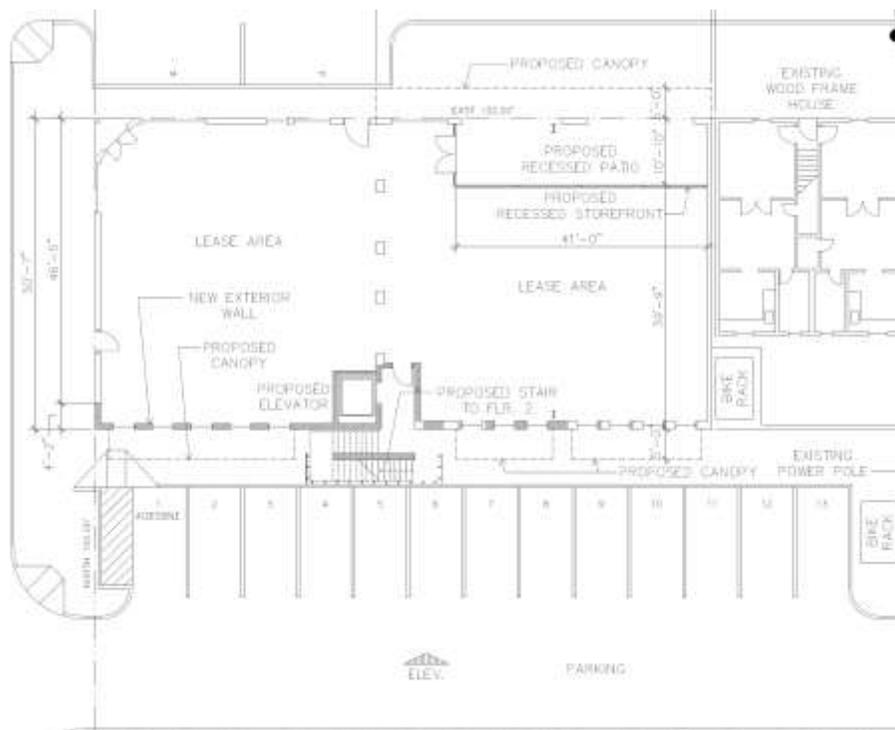


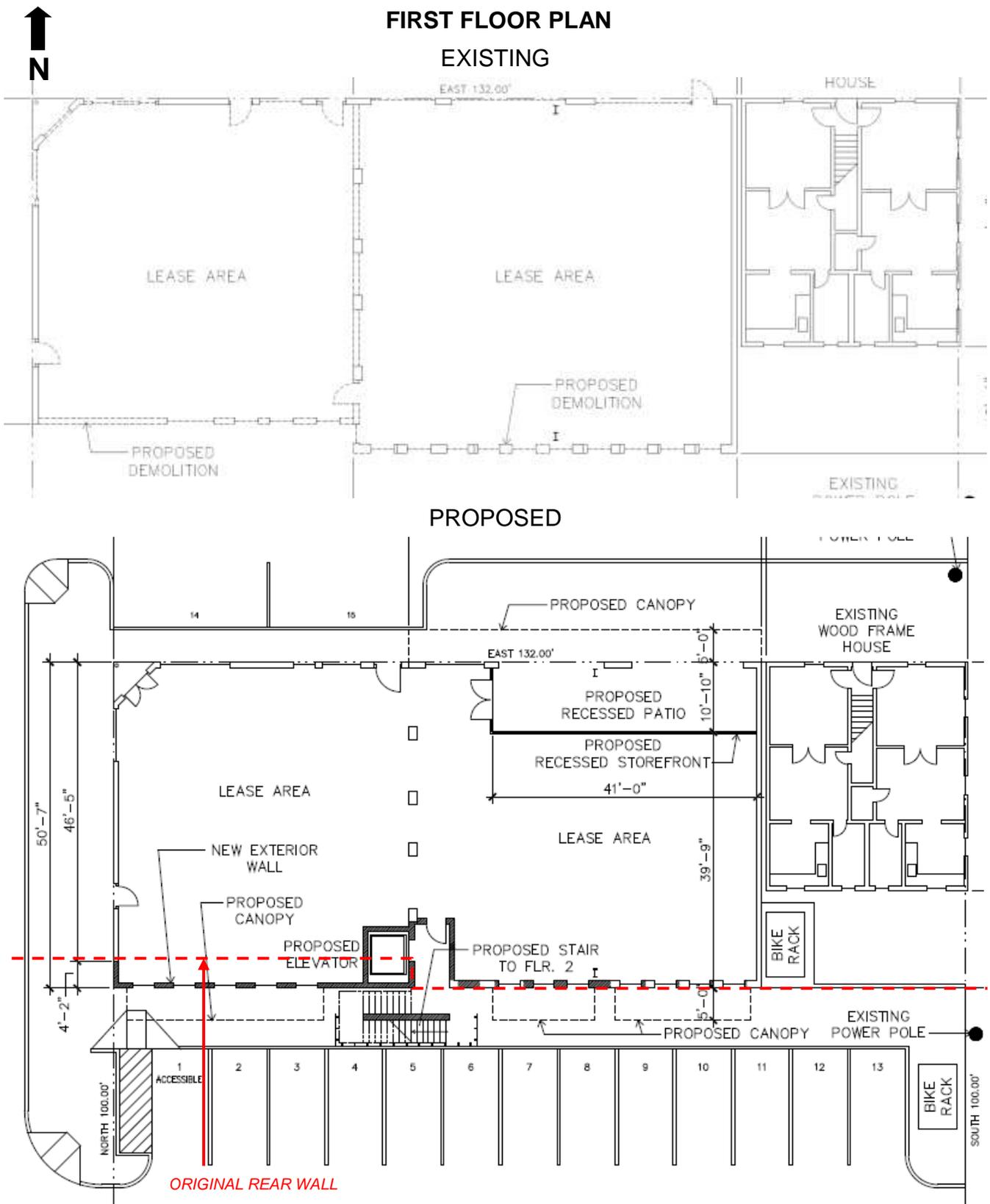
SITE PLAN

EXISTING



PROPOSED







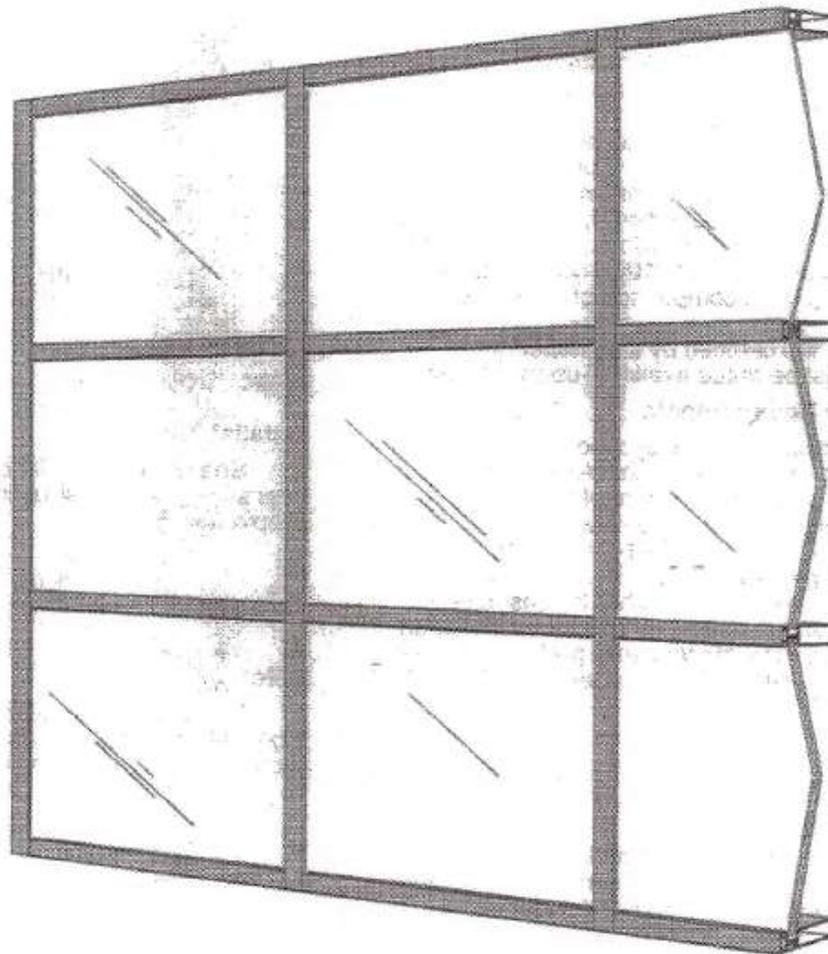
WINDOW / DOOR SCHEDULE

SASH WINDOWS

CUSTOM WOOD DOUBLE-HUNG WINDOW



STOREFRONTS



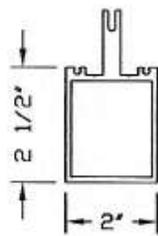
Description

Tubelite® 200 Series Curtainwall is an exterior glazed system designed for low rise or slab to slab types of construction. This gasket glazed, weeped system will accept infill material up to 1" thick positioned at the frame exterior for a minimum of metal exposure. A screw-applied pressure plate secures the infill material and is available with a thermal isolator to prevent continuous contact between interior and exterior metal. A snap-cover conceals fasteners on the pressure plate and allows use of different finishes on interior and exterior exposed surfaces.

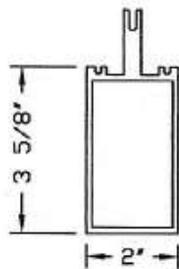
200 Series Curtainwall has a face width of 2" and optional depth from 5¾" to 7¾" through use of variable depth snap covers and back members. It is recommended for use as a total curtainwall system or for high-span storefront applications.

Miscellaneous Backmembers - 1/4" scale

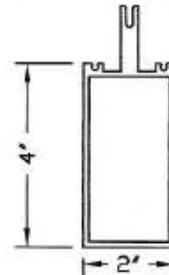
CAD DETAIL FILE NO.
280ELEV1



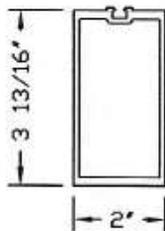
E1180



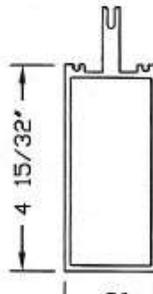
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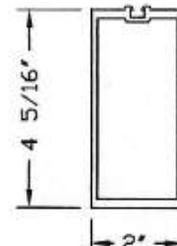
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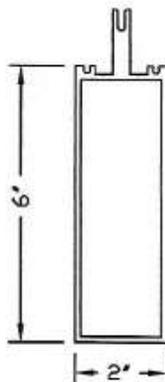
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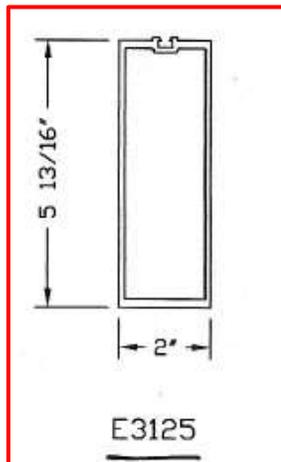
E1025



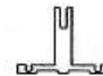
E3126



E2297



E3125



E3270

STAIRCASE CLADDING

Chroma Renew



Gauges:

1/4", 1/2", 1", 2"

Panel Sizes:

48" x 96", 48" x 120"

Price Group:

Pattern:

Notes:

If Patent finish is chosen for either front or back, the other side must also have a Patent finish. Custom colors available as an opaque, applied coating. 2" is only available in 4'x8' format. Add 1/8" to the final gauge for Chroma specifications that include any of the following: Reflect, Renewable Matte finish on the back, XT (for exterior installations)

LEED Credits:

3form is proud to be a member of the USGBC and our materials are ideal for LEED-certified commercial buildings.



INSTALLATION: Irving Convention Center by RMJM Hillier



Swatch

PHOTOS PROVIDED BY APPLICANT



SOUTH (REAR) ELEVATION



WEST (YALE ST) ELVATION



NORTHWEST CORNER



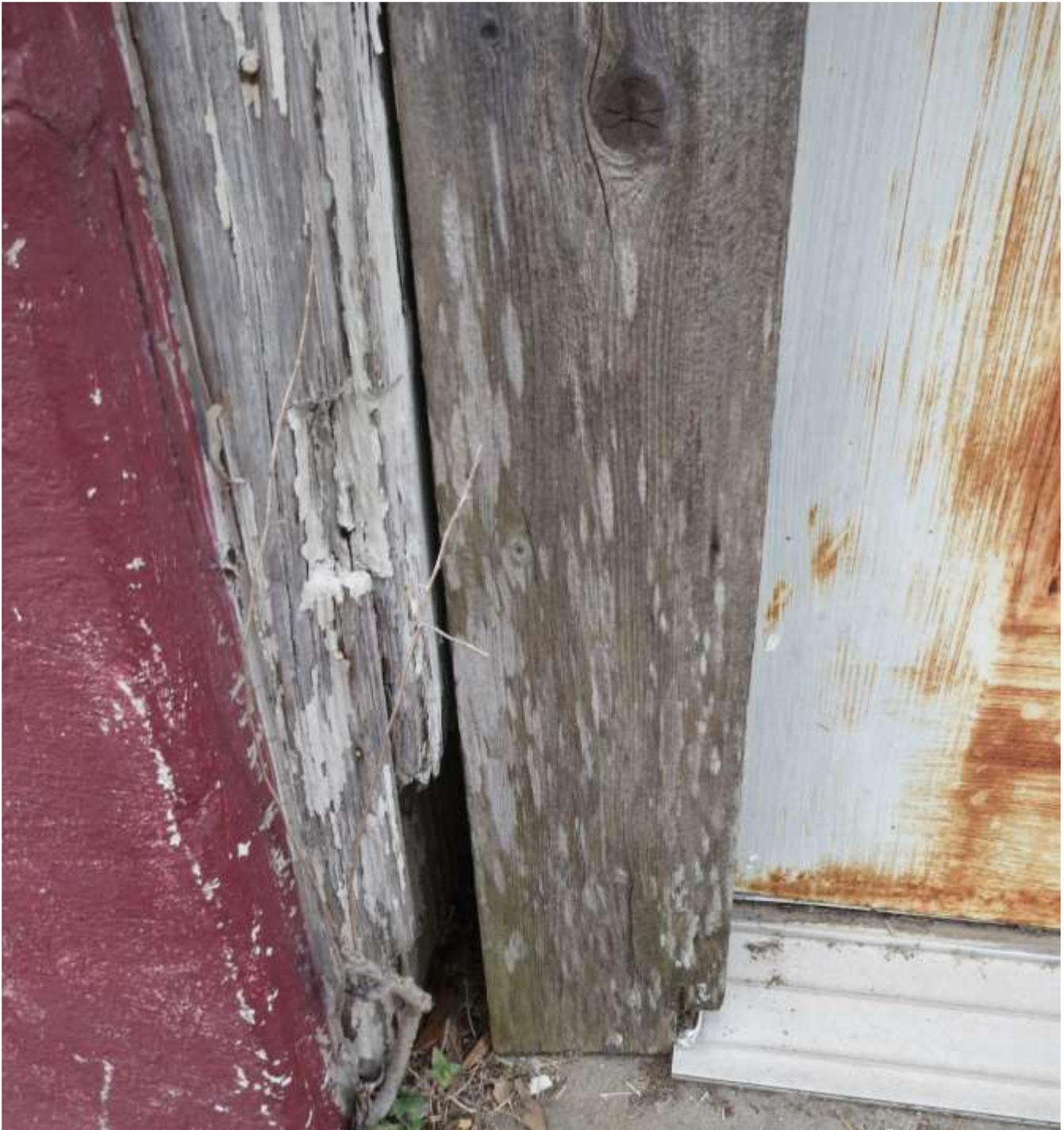
EXISTING AWNING STRUT MEDALLIONS



EXISTING STOREFRONT











PROJECT DETAILS

Shape/Mass: The building measures 46'-5" wide and expands to 50'-7" wide and measures 100'-5" deep. The building measures 29'-6" in height and steps down to 27'-9" in height.

The rear wall of the corner building will be extended 4'-2" to the south. The overall width will measure 50'-7". The south wall extension will measure 29'-6" in height.

Setbacks: The building has a 0' setback on all elevations.

Foundation: The building is built on a slab foundation.

Windows/Doors: The building features 2-over-2 wood sash windows and 1-over-1 wood sash windows. The existing windows are damaged and deteriorated past the point of repair. The building features a large number of empty window and door openings that have been covered over with plywood.

The existing 2-over-2 and 1-over-1 sash windows will be replaced with new wood 2-over-2 sash windows and wood 2-over-2 sash windows will be installed in the existing window openings. New single lite entry doors will be installed in the existing door openings and the single lite transom will be restored above the doors. The store fronts and storefront transoms will be installed in the existing storefront openings. Recessed storefront will be installed in the three garage door bays.

Exterior Materials: The building is clad with a painted brick veneer; the brick will be retained and repaired. The building features nine awning strut medallions; the struts will be retained.

The 4'-2" south wall extension will be clad with a brick veneer to match the existing brick veneer. The new brick veneer will feature a recessed row lock to distinguish the existing building from the addition. Metal awnings will be installed on the rear elevation.

Roof: The building features a flat roof; the roof will be retained.

Front Elevation: The first floor features two door openings, three garage door bays, and three storefront bays. The second floor features six 2-over-2 sash windows and four window openings. The header above the garage door bays features nine awning strut medallions; the medallions will be retained.

(North)

A set of single lite entry doors and a single lite entry door will be installed in the two existing door openings and the single lite transoms will be restored above the doors. Three storefronts with transoms will be installed in the existing storefront bays. A recessed glass storefront with single lite transoms will be installed in two of three existing garage door bays. A glass storefront will be installed in the third garage door bay. A metal awning will be installed above the existing three garage door bays. On the second floor the existing six 2-over-2 sash windows will be replaced with six new 2-over-2 wood windows. The window openings will not be modified. Eight 1-over-1 wood sash windows will be installed in the four existing window openings.

Side Elevation: The first floor features a storefront bay and a door opening. The second floor features six 2-over-2 sash windows.

(West)

A new storefront with a single lite transom will be installed in the existing storefront opening. A new single lite entry door with a single lite transom will be installed in the existing door opening. The existing six 2-over-2 sash windows will be replaced with six new 2-over-2 sash windows. The window openings will not be modified.

Rear Elevation: The first floor features five 1-over-1 sash windows and ten window openings. The second floor features three 2-over-2 and four 1-over-1 sash windows and four window openings.

(South)

The rear wall will be extended 4' to the south. The first floor will feature five 2-over-2 sash windows and seven 2-over-2 sash windows will be installed on the eastern portion of the existing wall, three western openings will be modified and four will be installed in the in the existing window eastern openings. The second floor will feature five 2-over-2 sash windows and seven 2-over-2 sash windows will be installed on the eastern portion of the wall, the existing four window openings will be modified. Three metal awnings will be installed between the first and second floors. An exterior stair with an arched metal roof and clad with transparent resin panels will be installed.

**ATTACHMENT A
PUBLIC COMMENT**

Houston Heights East Historic District Development Review Committee (ad-hoc)						
Monthly Review Report						
The DRC report for Certificate of Appropriateness Applications is as follows:						
Month:	Aug-14			Date of Report:	26-Aug-14	
<u>HAHC Action</u>	<u>Site Address</u>	<u>APPLICANT</u>	<u>COMPANY</u>	<u>PROPOSED ACTIVITY</u>	<u>DRC Response</u>	<u>DRC Vote</u>
	1209 Oxford St	Aldo Rojas, Owner		Alteration: 1-story addition	Support No Object Object	5 0 0
	1209 Oxford St	Aldo Rojas, Owner		NC: 1-story detached garage	Support No Object Object	5 0 0
	1226 Heights Blvd			Revision - front porch	Support - Either Proposa Support - 6" Porch No Object Object	2 2 0 0
	1820 Heights Blvd	Tommy Watts, Owner	Kevin Watson, Robert Sanders Homes	NC: 1-story detached garage	Support No Object Object	5 0 0
	110-112 W 12th St	Gerald W. Bodzy, Owner	Gary Chandler	Alteration: New windows and other misc changes	Support No Object Object	4 0 0
	128 W 17th St			NC - 3 story office/house	Support No Object Object	2 0 3

**NC = New Construction*

From: Jonathan Smulian
 Sent: Saturday, August 23, 2014 11:16 AM
 To: 'Brie Kelman'; 'Kent Marsh'; DuCroz, Diana - PD
 Cc: 'Mitch McFarland'; 'Mark R. Williamson'; 'Joy Tober'; 'Zucker, Jim'; 'Charlie Thorp'
 Subject: RE: FW: HAHC

- 1209 Oxford -support
- 1209 Oxford -garage -support
- 1226 Heights Blvd -support
- 1820 Heights Blvd -support
- 110-1012 W. 12th -support

128 W 17th -object Building form and materials not compatible with adjacent buildings on south side block face of 17th street between Heights Boulevard and Yale. This property was included in the historic district specifically to complement and complete the form and character of this block face.

From: Charlie Thorp
Sent: Saturday, August 23, 2014 12:28 PM
To: Brie Kelman; Jonathan Smulian; Kent Marsh; DuCroz, Diana - PD
Cc: Mitch McFarland; Mark R. Williamson; Joy Tober; Zucker Jim; Charlie Thorp
Subject: Re: FW: HAHC

1209 Oxford -support
 1209 Oxford -garage -support
 1226 Heights Blvd -support
 1820 Heights Blvd -support
 110-112 W. 12th -support-Fabulous- Finally
 128 W 17th -object - Will continue to object
 Charlie Thorp

From: Zucker, Jim
Sent: Monday, August 25, 2014 10:25 PM
To: DuCroz, Diana - PD; Brie Kelman; Jonathan Smulian; Kent Marsh
Cc: Mitch McFarland; Mark R. Williamson; Joy Tober; Charlie Thorp
Subject: RE: FW: HAHC

1209 Oxford: Support. Glad to see the Staff is allowing them to have not one, but two gables instead of requiring them to hip the roof and expose pedestrians to more shingles.

1209 Oxford Garage: Support.

1226 Heights: Permit a reduced front building line. This is such a boring design, it needs a substantial porch and with the apartment building next to it, the shorter set back won't be as noticeable. This was a bad design from the beginning.

1820 Heights: Support

110-112 W. 12th St.: Support

128 W. 17th: Support; the proposal fits with the scale, volume, and massing found on Yale St.

From: Brie Kelman
Sent: Tuesday, August 26, 2014 10:50 AM
To: DuCroz, Diana - PD
Cc: Jonathan Smulian; Kent Marsh; Mitch McFarland; Mark R. Williamson; Joy Tober; Zucker, Jim; Charlie Thorp
Subject: Re: FW: HAHC

Thank you for the clarification, Diana. If I don't receive a specific response for option 1 or 2, I will assume that folks support both when I compile the results.

For the record, here are my responses:

1209 Oxford: Support.

1209 Oxford Garage: Support.

1226 Heights: Support Option 2 to allow a reduced front building line. A 3.5 ft porch would not provide a contemporary use, nor be compatible with the porches in the neighborhood (my original porch is 8' deep). Also, no one would ever notice this for 2 reasons: 1) most would assume the sidewalk is the property line (I'm still confused why the property line is 2 ft behind the sidewalk); 2) there is a huge apartment building next to it that is basically built directly on the property line - significantly further forward than this front porch.

1820 Heights: Support

110-112 W. 12th St.: Support

128 W. 17th: Support; the proposal fits with the scale, volume, and massing found on Yale St., as well as the early 1900's property next door (the proposed building is only 1 ft taller than the historic house next door). This will be a beautiful building that will dramatically improve this corner - an old ugly car wash, another vacant lot and a vet clinic.

From: Joy Tober
Sent: Monday, August 25, 2014 9:36 PM
To: DuCroz, Diana - PD
Cc: Brie Kelman; Jonathan Smolian; Kent Marsh; Mitch McFarland; Mark E. Williamson; Zucker, Jim; Charlie Thorp
Subject: Re: FW: HAHC

Below please find my recommendations for the East Houston Heights August HAHC proposed COA applications.

1209 Oxford (Item B.32) - Support

1209 Oxford (Item B.33) - Support

1820 Heights (Item B.35) - Support

110-112 W 12th (Item B.36) - I am a little confused about the south (rear) wall. According to the plans, it looks as if the entire wall will be demolished, a portion will be extended 4" and a new fenestration added to the new wall. However, the written description states "new windows will be installed in existing window openings" which lead me to believe that the wall will not be demolished. If that is the case, then why is the entire fenestration changing?

128 W 17th (Item B. 37) - Objection - the proposed new construction remains out of scale and out of proportion and is not compatible with the existing historic district.

1226 Heights (Item B.34) - No report available at this time

Thank you,
Joy Tober