

CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Sam Gianukos, Creole Design, for John Nwosu, Tumo Investments, owner

Property: 311 W. 13th Street, Tracts 11B and 12B, Block 173, Houston Heights Subdivision. The property includes a historic 1,805 square foot one-story wood frame single-family residence situated on a 4,400 square foot (44' x 100') interior lot that abuts an alley on the west side.

Significance: Contributing Gable front Cottage residence, constructed circa 1915, located in the Houston Heights Historic District West. The one story residence has later alteration of side-gable dormer to accommodate a half story attic build out at the rear. An original rear porch has been enclosed.

Proposal: Project Type – Construct a rear two-story 3,500 square foot addition with an attached garage to a one-and-a-half story 1,800 square foot contributing residence. Addition will begin at the rear wall and will measure approximately 30' wide, 37' deep, 22'-6" to the eave, and 32'-6" to the ridge. Further alterations proposed for the historic residence include: Raising the foundation from 2' to 2'-8"; replacing existing round porch columns with brick piers topped with wood tapered columns; installing a drop beam above the porch columns, removing the existing eave return condition.

See enclosed application materials and detailed project description on p. 7-22 for further details.

Public Comment: One in favor. See Attachment A.

Civic Association: No comment received.

Recommendation: Approval with conditions:

- **Modify the addition front gable roof to a hip roof.**
- **Retain the following existing conditions: 2' foundation height; round front porch columns; front gable eave returns.**

HAHC Action: Approved with Conditions:

- **Modify the addition front gable roof to a hip roof.**
- **Retain the following existing conditions: 2' foundation height; round front porch columns; front gable eave returns.**

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: 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.

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 round porch columns, eave elements and foundation height should be retained to preserve the historic character of the residence. The steeply pitched front gable of the addition increases its visual impact. Modifying the addition roof to a hip would reduce the impact and preserve the historic character of the single story residence.</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 type="checkbox"/> | <input checked="" 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;
<i>The front gable bungalow constructed circa 1915 features elements with Colonial Revival influence (i.e. round columns and eave returns). The removal and replacement with Craftsman influence elements (tapered columns with brick piers) creates a false sense of history and is not compatible with the historic character of the residence.</i> |
| <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 round columns, eave returns, foundation condition and single-story character are distinguishing characteristics of the residence and should be preserved. Modifying the addition roof from a gable to hip would reduce the impact of the addition, preserving the single story character of the property and its environment.</i> |
| <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 round columns and eave returns are stylistic features of the residence and should be maintained.</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; |

Removal of the round columns, eave returns, and siding materials at the lower portion of the front gable results in the loss of historic materials and compromises the character of the residence. Modifying the addition roof from a gable to hip would preserve the single story character of the property and scale compatibility with 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.

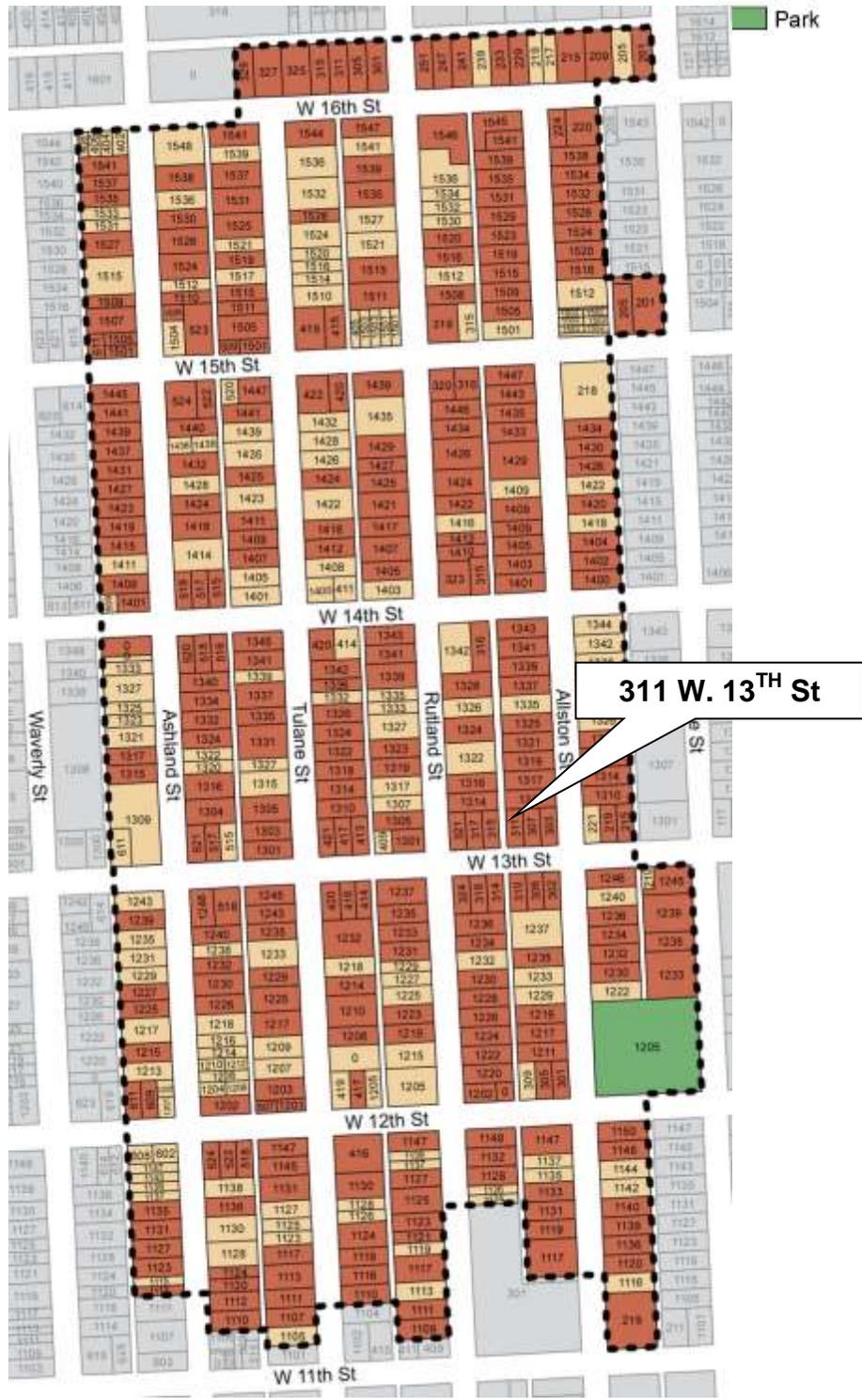


PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT WEST

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



NEIGHBORING PROPERTIES



307 W. 13th – Contributing – 1915 (neighbor)



315 W. 13th – Contributing – 1915 (neighbor)



303 W. 13th – Contributing – 1395 (blockface)



306 W. 13th – Contributing – 1915 (across street)



310 W. 13th – Contributing – 1915 (across street)



314 W. 13th – Contributing – 1905 (across street)

SOUTH ELEVATION – FRONT FACING W. 13th Street

EXISTING



PROPOSED

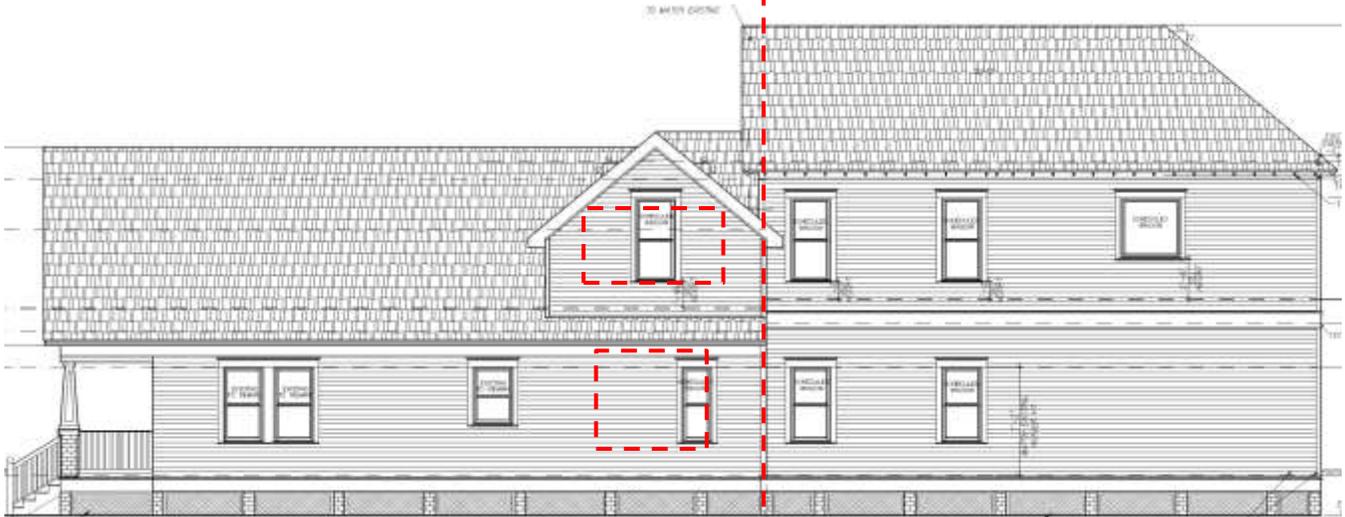


EAST SIDE ELEVATION

EXISTING



PROPOSED



ORIGINAL REAR WALL | START OF ADDITION

WEST SIDE ELEVATION

EXISTING



PROPOSED



START OF ADDITION ORIGINAL REAR WALL

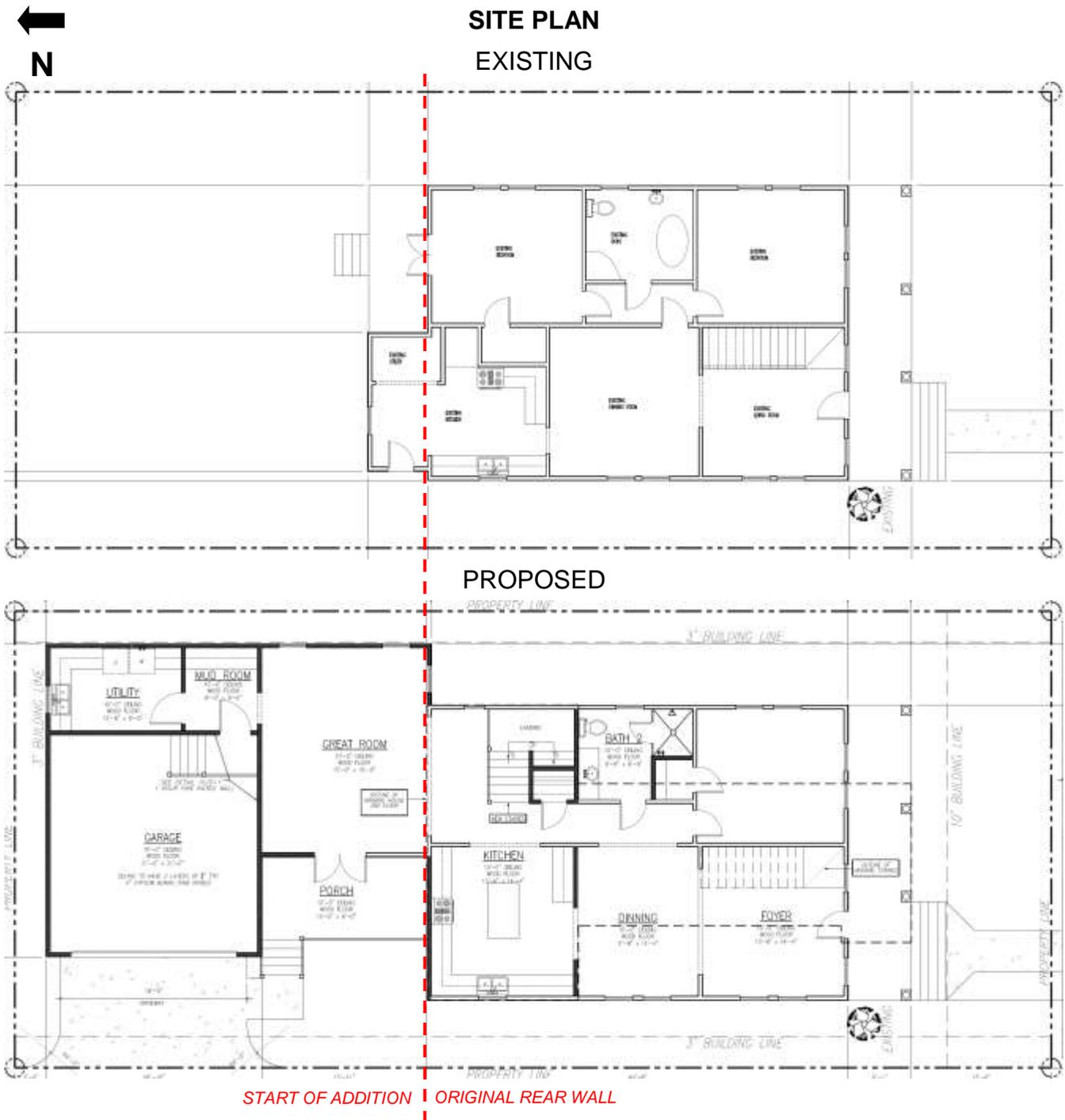
NORTH (REAR) ELEVATION

EXISTING



PROPOSED

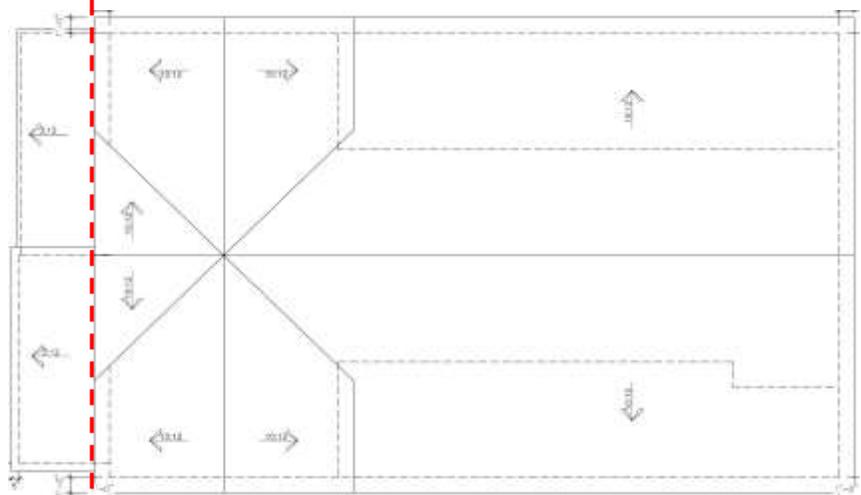




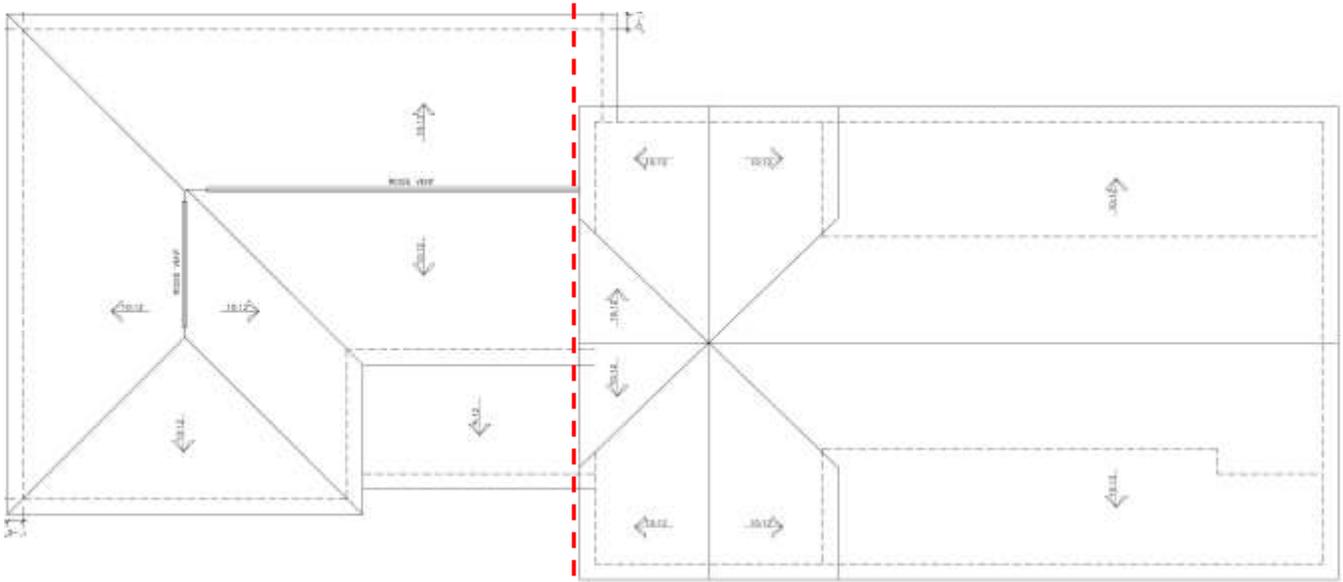


ROOF PLAN

EXISTING



PROPOSED



START OF ADDITION | ORIGINAL REAR WALL

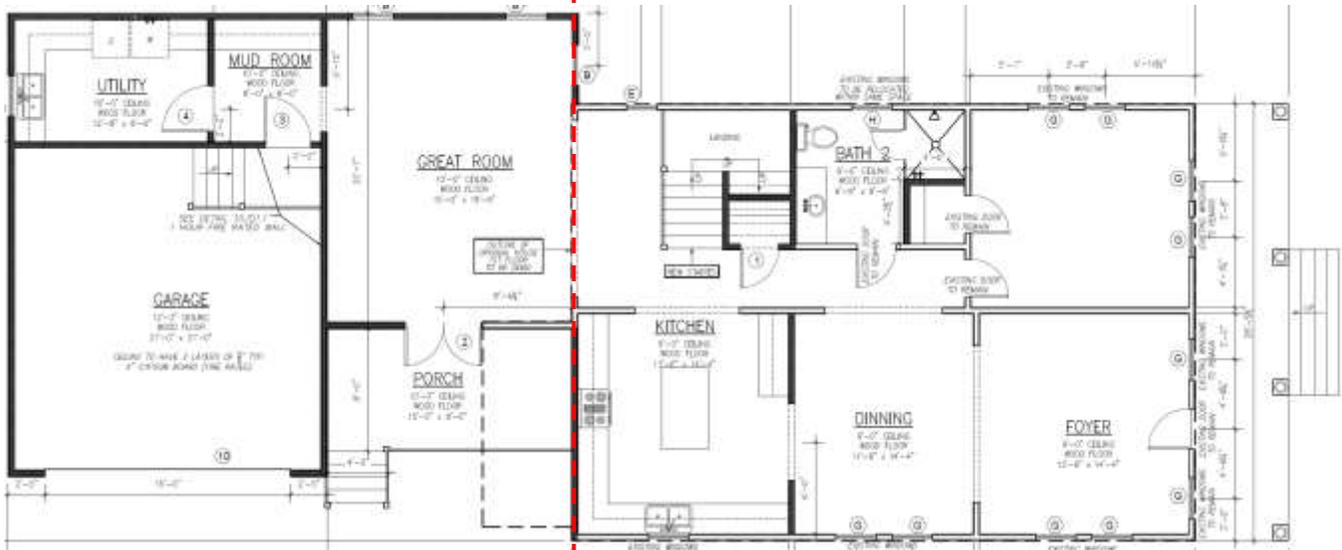


FIRST FLOOR PLAN

EXISTING



PROPOSED

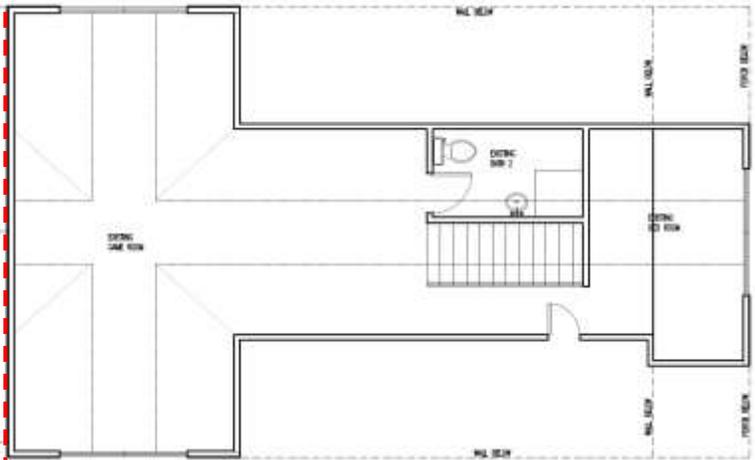


START OF ADDITION ORIGINAL REAR WALL

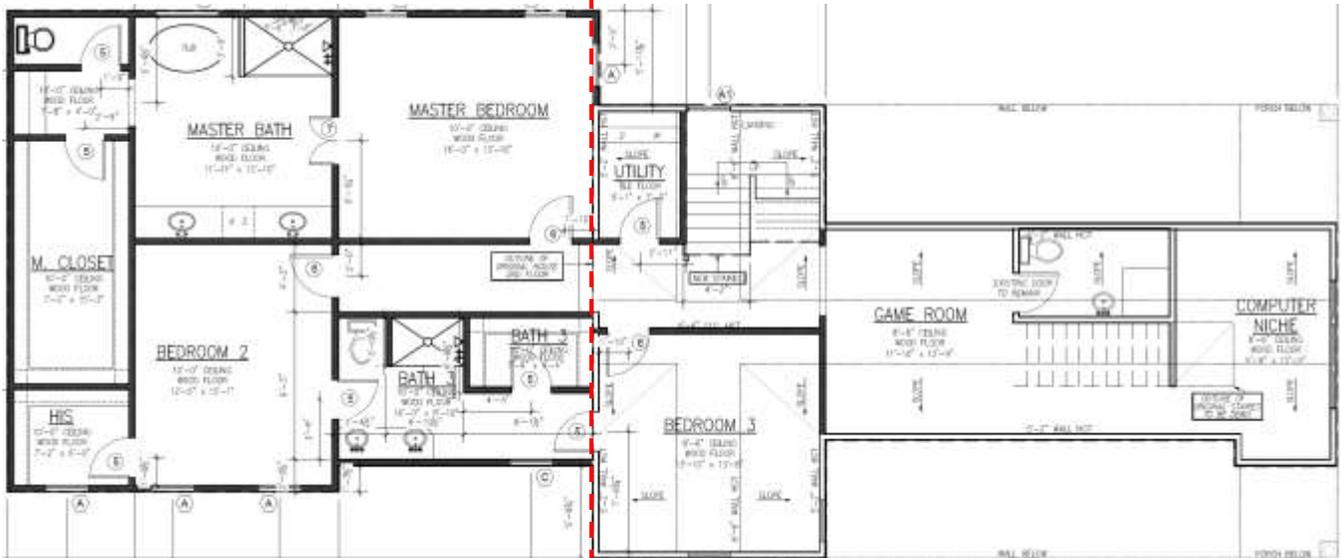


SECOND FLOOR PLAN

EXISTING

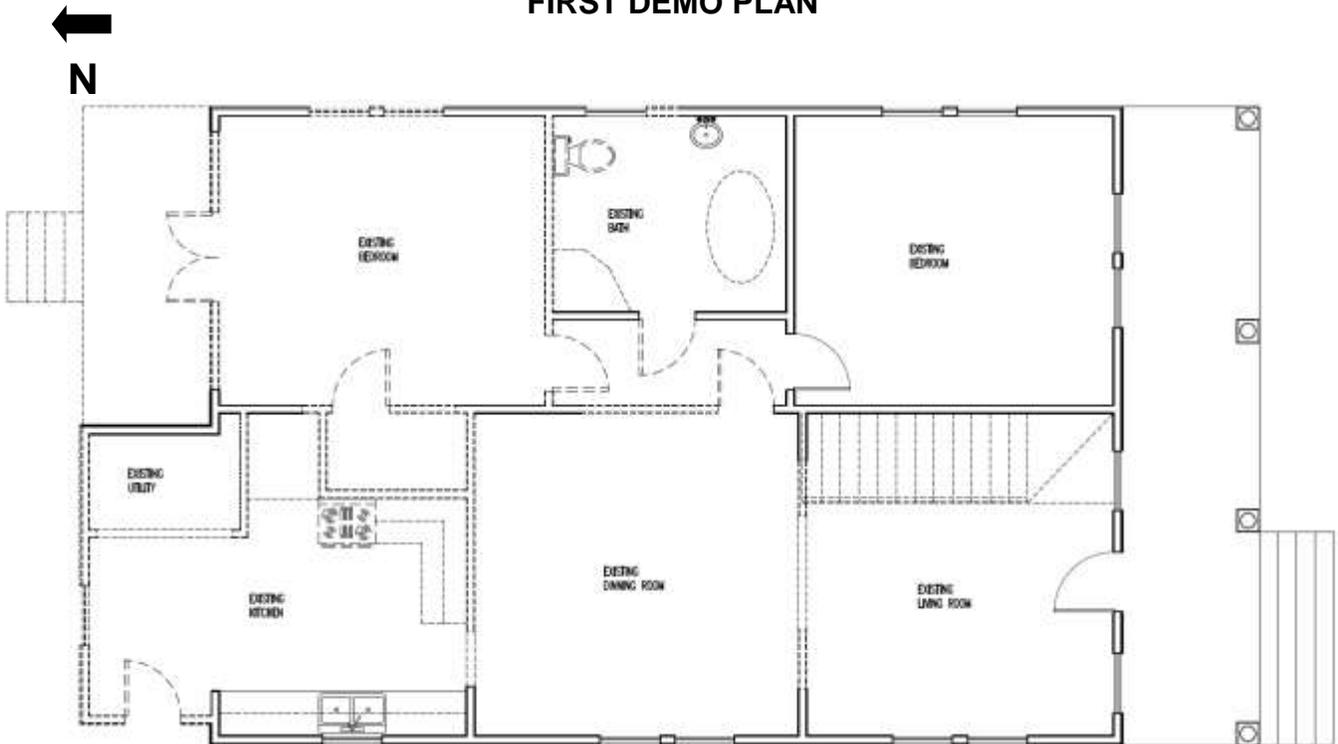


PROPOSED

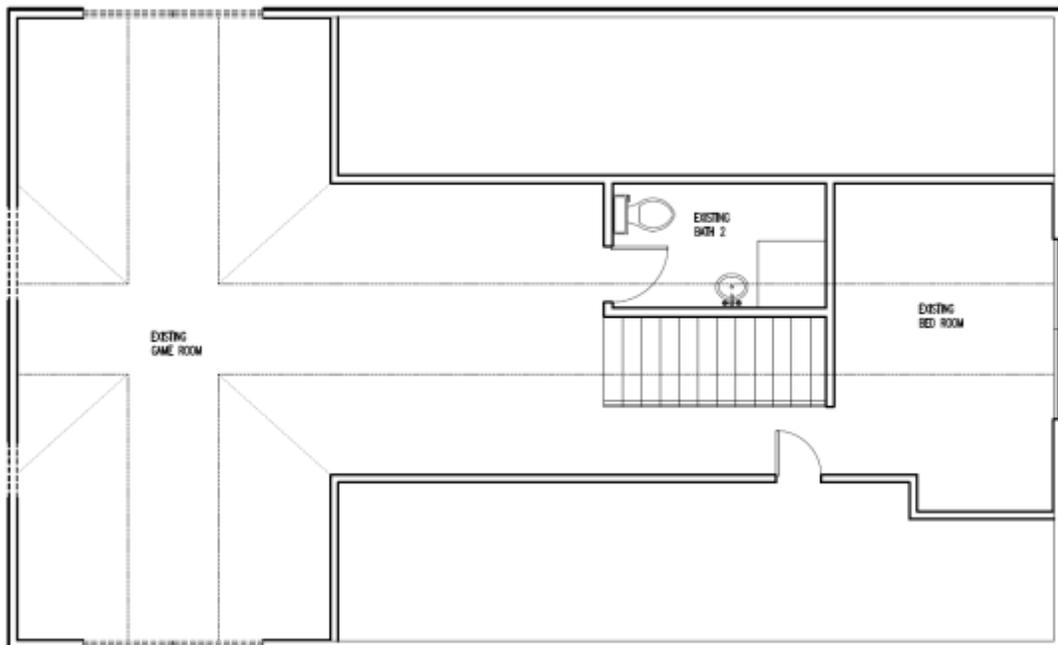


START OF ADDITION | ORIGINAL REAR WALL

FIRST DEMO PLAN



SECOND DEMO PLAN



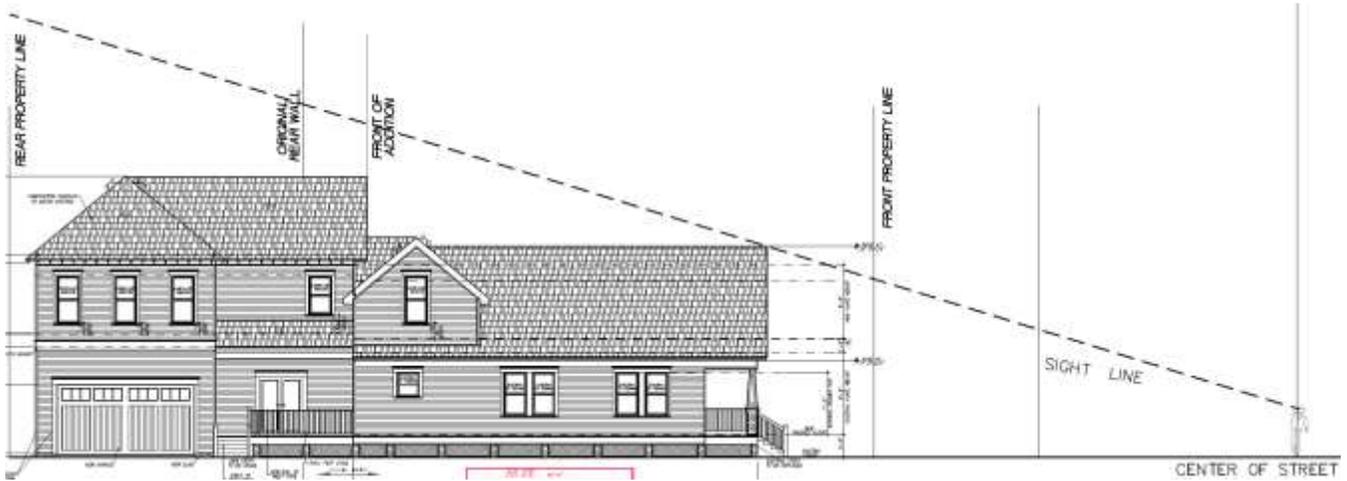
WINDOW / DOOR SCHEDULE

<i>DOOR SCHEDULE</i>				
<i>DOOR NO.</i>	<i>QTY.</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
1	1	2'-6"	8'-0"	INTERIOR DOOR @ CLOSET UNDER STAIRS
2	1	(2)2'-6"	8'-0"	EXTERIOR DOUBLE FRENCH DOOR @ GREAT ROOM (UNIT)
3	1	3'-0"	8'-0"	20 MINUTE FIRE RATED DOOR W/CLOSER
4	1	3'-0"	8'-0"	INTERIOR DOOR AT UTILITY
5	1	2'-6"	6'-8"	INTERIOR DOOR @ CLOSETS
6	4	2'-8"	6'-8"	INTERIOR DOOR @ BEDROOMS
7	1	(2)1'-6"	6'-8"	INTERIOR DOOR @ M. BATH (UNIT)
8		NOT USED		
9		NOT USED		
10	1	18'-0"	8'-0"	GARAGE OVERHEAD DOOR

<i>PROPOSED WINDOW SCHEDULE</i>				
<i>MARK</i>	<i>QTY</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
A	21	2'-8"	5'-6"	SINGLE HUNG
A1	1	2'-8"	5'-6"	SINGLE HUNG TEMPERED
B	2	2'-8"	5'-0"	SINGLE HUNG
C	2	2'-8"	4'-6"	SINGLE HUNG TEMPERED
D	1	2'-8"	3'-6"	SINGLE HUNG
E	1	2'-0"	5'-0"	SINGLE HUNG
F	1	4'-0"	4'-0"	FIXED TEMPERED

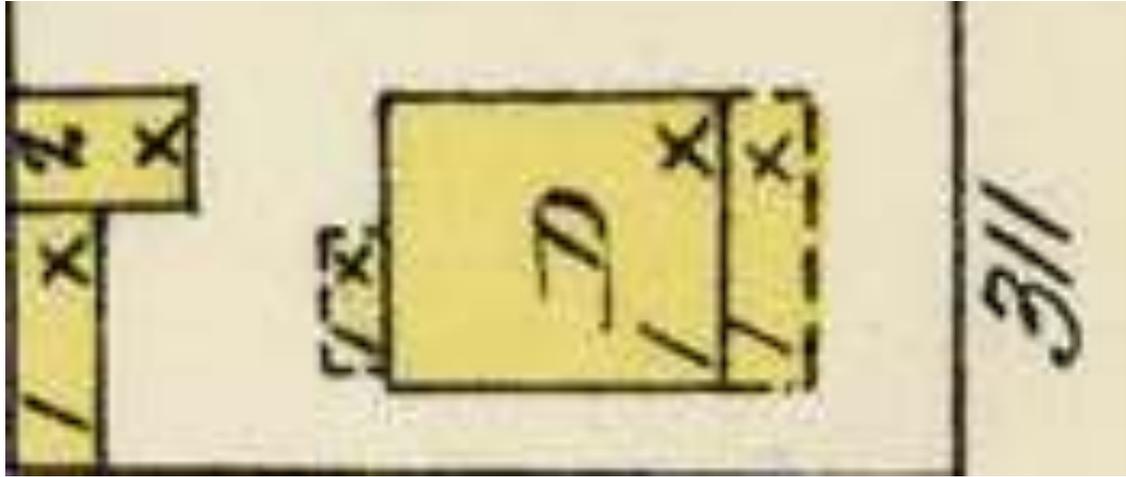
<i>EXISTING WINDOW SCHEDULE</i>				
<i>MARK</i>	<i>QTY</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
G	10	2'-8"	5'-0"	SINGLE HUNG
H	1	2'-8"	3'-10"	SINGLE HUNG TEMPERED
I	1	2'-8"	2'-10"	SINGLE HUNG
J	1	2'-8"	4'-6"	SINGLE HUNG TEMPERED
K	2	2'-4"	2'-4"	SINGLE HUNG

LINE OF SIGHT



SANBORN FIRE INSURANCE MAPS

1917



EXISTING SITE PLAN



PHOTOS PROVIDED BY APPLICANT

FRONT (SOUTH) ELEVATION



REAR (NORTH) ELEVATION



PHOTOS PROVIDED BY APPLICANT

WEST SIDE ELEVATION (AT FRONT)



WEST SIDE ELEVATION (AT REAR)



PHOTOS PROVIDED BY APPLICANT

EAST/SIDE ELEVATION (AT REAR)



FOUNDATION DETAIL



PROJECT DETAILS

Shape/Mass: The residence measures 28'-6" wide, 52'-5" deep, 10'-7" to the eave and 23'-9" to the ridge. The rear half-story has an eave height of 17' and a ridge height of 24'-9". The residence features a full width, 6' deep porch. An original rear porch that was enclosed will be removed to accommodate an addition that will begin 40'-3" back from the front wall, at the original rear wall, and will measure 30'-3" wide and 37'-3" deep, 22'-6" to the eave and 32'-6" to the ridge.

Setbacks: The residence is setback 13'-6" from the front façade, 9' from the east property line, 6'-6" from the west property line, and 34'-1" from the rear property line. The addition will be setback 50'-10" from the front property line, 3' from the east property line, 10'-8" from the west property line, and 3' from the rear property line.

Foundation: The residence is built on a pier and beam foundation with a 2' foundation height. The foundation is proposed to be raised by one block, 8", to 2'-8". The addition will be built on a pier and beam foundation with a height to match the historic residence. Foundation will feature wood lattice skirting. The attached garage will be built on a slab foundation.

Windows/Doors: The residence features wood 1-over-1 sash windows, single lite wood windows, single lite wood paneled entry door, and non-original french doors. The front door and all original windows will be retained with the exception of two windows on the rear of the east elevation. The addition will feature 1-over-1 wood sash windows, single lite fixed windows, and single lite french doors.

Exterior Materials: The residence is clad with original 117 wood lap siding to be retained. The addition will be clad with wood 117 lap siding to match the original 117 siding. The front porch features wood steps and round wood columns which are proposed to be replaced with brick piers and wood tapered columns. The existing wood steps will be replaced with new wood steps that will be centered on the porch and wood guardrail will be installed on the porch.

Roof: The residence features a front gable roof with an eave return. The roof features a 10/12 roof pitch and 1' overhang. The roof is clad with composite shingles. The addition will feature a gable on hip roof with a 10/12 pitch and 1' overhangs. The roof will be clad with composite shingles.

Front Elevation: The residence features four 1-over-1 sash windows, a single lite wood paneled entry door, and a ribbon of three windows in the gable made up of two single lite fixed windows and a taller 1-over-1 sash window at the center. The front porch features four round wood columns. The addition will feature a 1-over-1 sash window on the first floor and second floor. The addition gable will feature a wood louvered vent.

Side Elevation: The residence features five 1-over-1 sash windows on the first floor and a ribbon of three single lite fixed windows on the rear half story. Two rear 1-over-1 sash windows will be replaced with a new 1-over-1 wood sash window. The addition will feature two 1-over-1 sash windows on the first floor and two 1-over-1 sash windows and a single lite fixed window on the second floor.

Side Elevation: The residence features five 1-over-1 sash windows, paneled entry door, and a ribbon of three single lite fixed windows on the rear half story. The ribbon of three fixed windows will be replaced with a 1-over-1 sash window. The addition will feature a set of single lite french doors and a sectional overhead garage door. The addition will feature a porch measuring 15' wide and 8' deep. The porch will feature wood steps and wood guardrail. The second floor will feature four 1-over-1 sash windows.

Rear Elevation: The residence features a 1-over-1 sash window, a set of non-original divided lite french doors and a non-original covered porch. The addition will feature a 1-over-1 sash window on the first floor.

ATTACHMENT A
PUBLIC COMMENT

From: Kelsey Trom
Sent: Tuesday, August 26, 2014 8:22 PM
To: Butler, Geoff - PD
Subject: Comments on 311 W 13th

Geoff,

I wanted to pass along comments regarding the 311 W 13th St proposal.

I am thrilled to see the plans for remodel of 311W 13th St, especially the scale and setback of the addition.

At the same time, I do agree with the comments from the Planning Department regarding the changes of the Colonial Revival architectural columns to more "Craftsman" columns.

I want to happily provide my support to the COA application, if the Colonial Revival decorative features were retained rather than the new Craftsman-styled tapered columns.

Any questions, please let me know.

Thanks!

Kelsey Trom