CERTIFICATE OF APPROPRIATENESS

Application Date: November 24, 2015

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

Property: 104-112 W. 12th Street, Lot 24, Block 201, Houston Heights Subdivision. The property includes three historic structures: two connected 2-story brick veneered commercial structures and an adjacent 2-story wood framed residential type building situated on a 6,600 square foot (50' x 132') corner lot.

Significance: Contributing 2-story Commercial wood and brick buildings, constructed circa 1900, 1916 and 1922, located in the Houston Heights Historic District East.

Proposal: Alteration – Revision. The applicant received a COA at the August 2014 HAHC meeting to replace existing windows, extend the rear wall of corner building, and install an exterior staircase.

The applicant received approval for a revised COA in July 2015 to install new storefronts in the existing garage door bays, replace the existing non-original windows in the wood frame building, install a metal awning over the existing front entry on the wood frame building, and install two exterior stair cases on the brick buildings and an exterior stair case on the wood frame building.

The proposed revisions includes installing new storefronts in the existing garage door bays, replace existing windows, and install a single exterior stair case on south elevation of the brick building. The applicant no longer proposes to extend the rear wall of the corner building. The wood frame building will not be altered.

See enclosed application materials and detailed project description on p. 6-34 for further details.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **Approved with Conditions: That the bottom panels of the storefront systems on the north and south elevations be opaque and not transparent glass**

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: December 16, 2015

PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years 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.

Planning Official **Date**

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

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

S	D	NA		
☒	☐	☐	(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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements and must be compatible with the size, scale, material and character of the property and the area in which it is located;
☒	☐	☐	(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
☒	☐	☐	(11)	The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

N

PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification
- Contributing
- Non-Contributing
- Park

CURRENT PHOTO

NEIGHBORING PROPERTIES

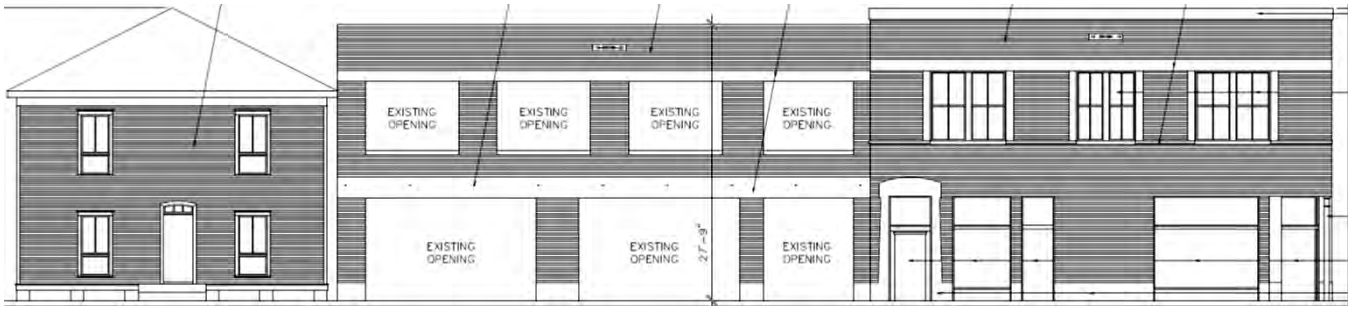
100 W. 12th – Noncontributing – 1960 (neighbor)

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

1201 Heights– Contributing – 1934 (across street)

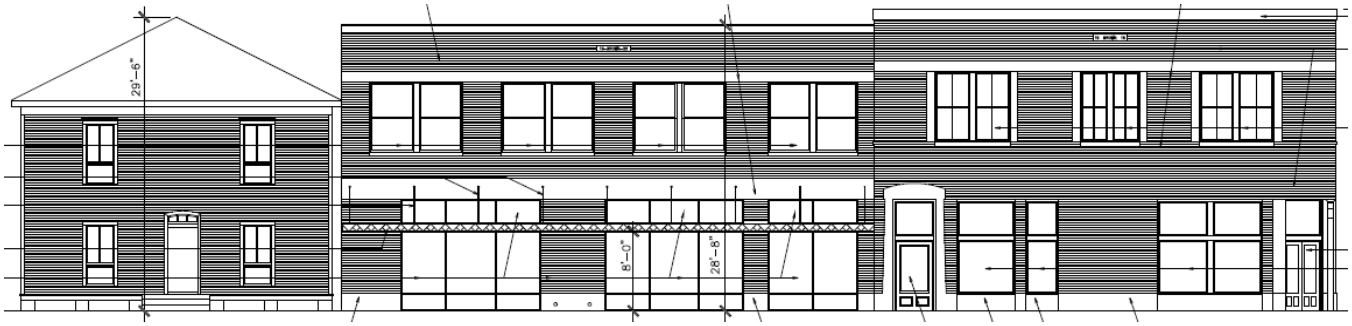
NORTH ELEVATION – FRONT FACING W. 12th Street

EXISTING



APPROVED – 7/22/15

PROPOSED



WEST SIDE ELEVATION- FACING YALE STREET

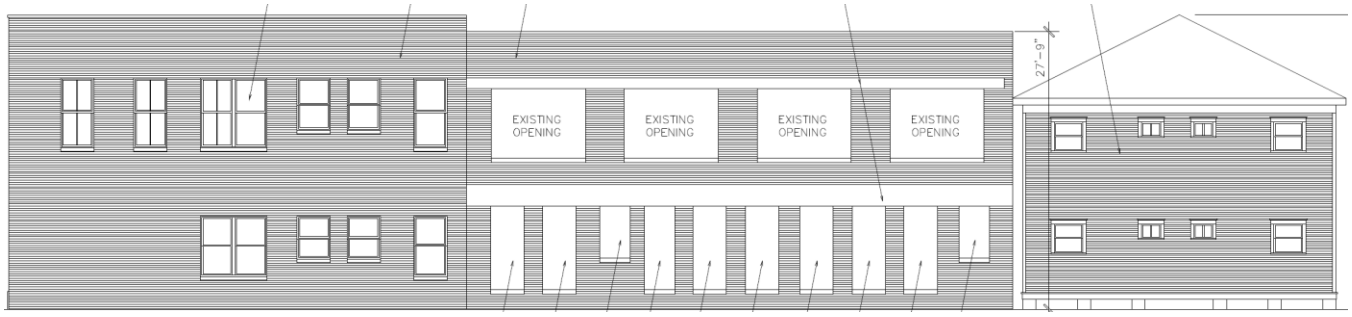
EXISTING

APPROVED – 7/22/15

PROPOSED

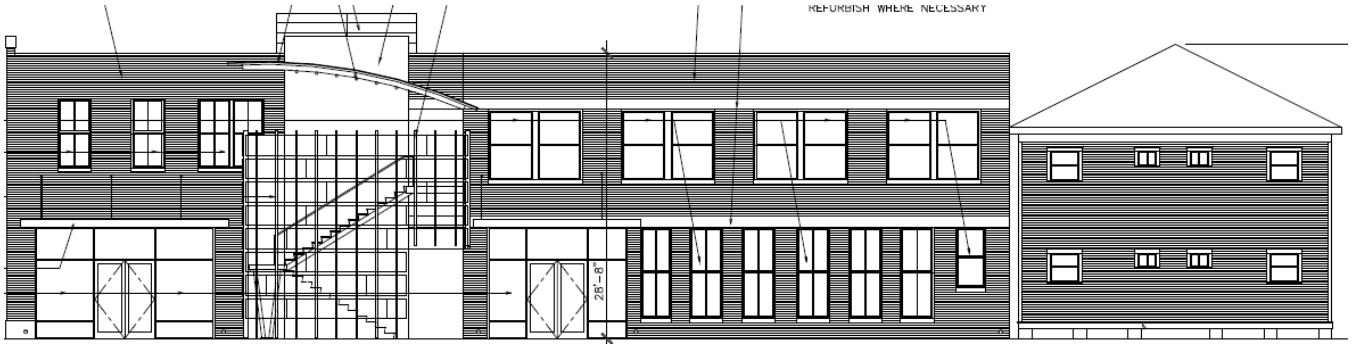
SOUTH (REAR) ELEVATION

EXISTING



APPROVED – 7/22/15

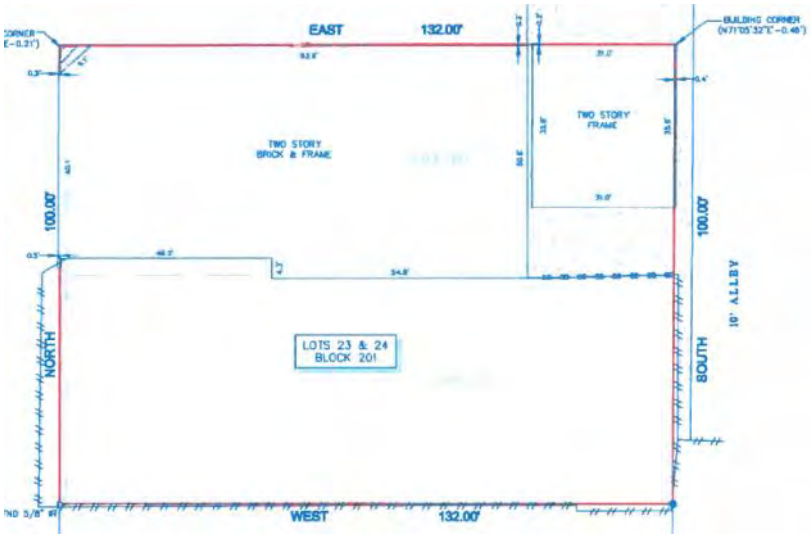
PROPOSED



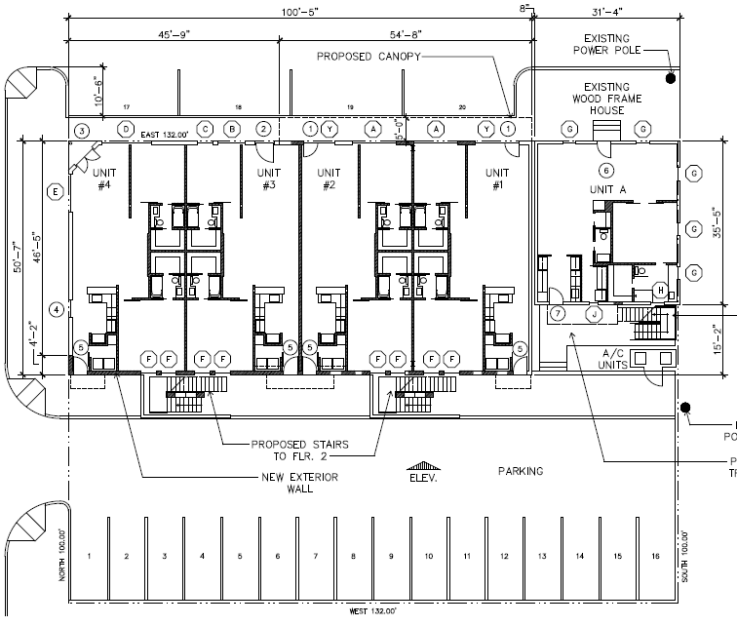
N

SITE PLAN

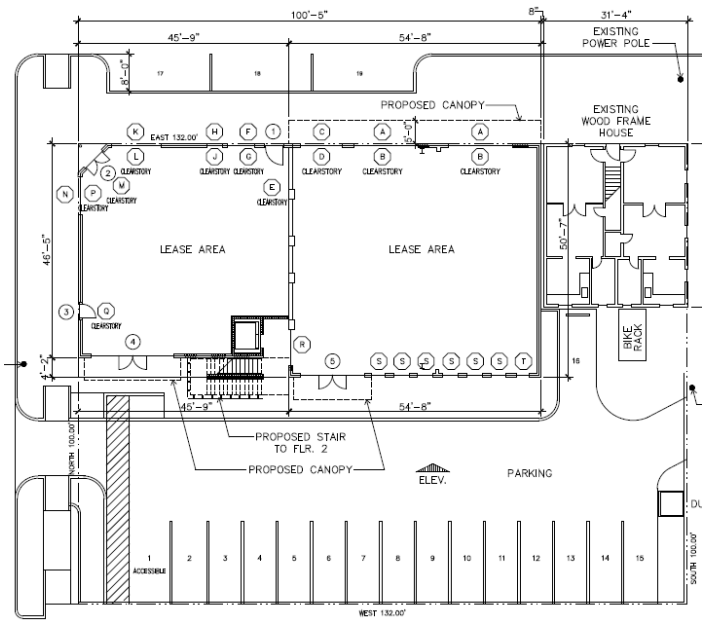
EXISTING



APPROVED 7/22/2015

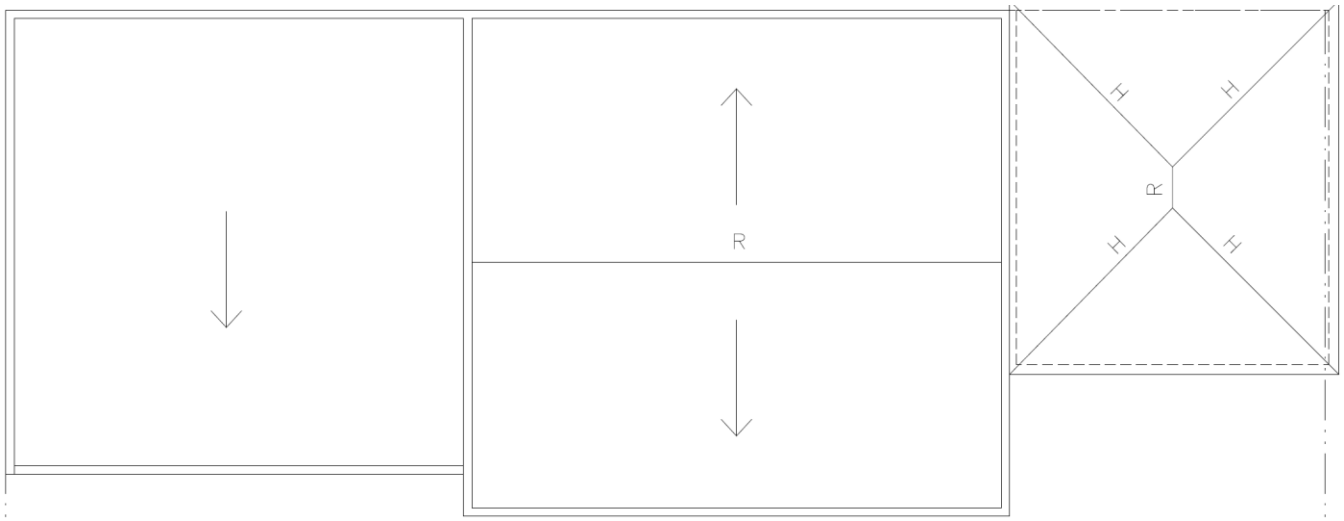


PROPOSED

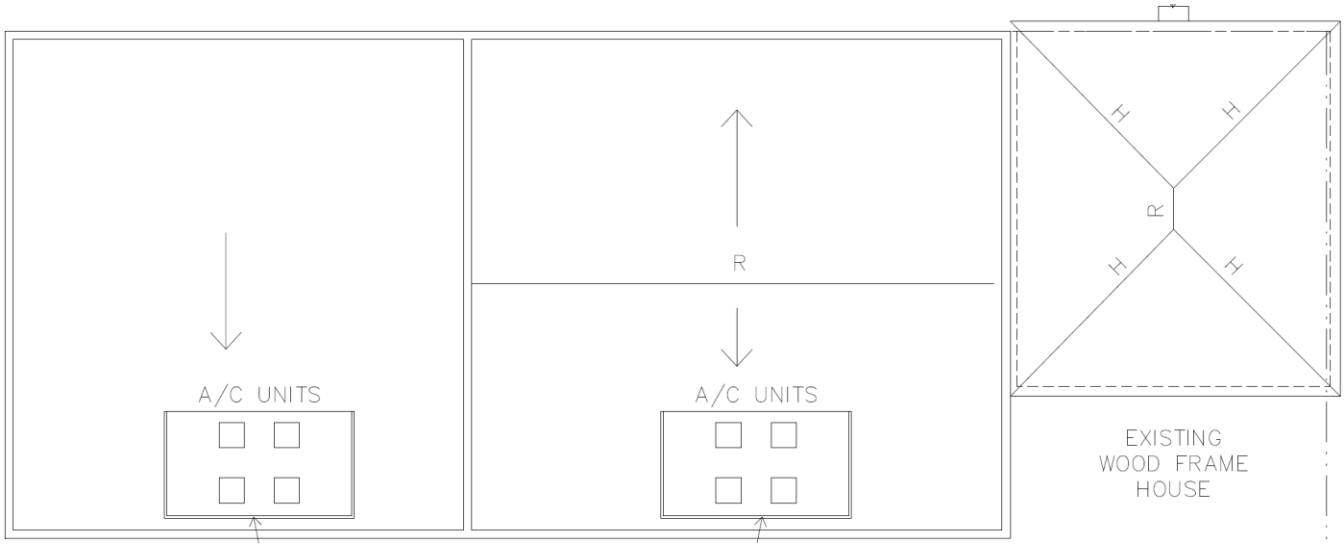


ROOF PLAN

EXISTING



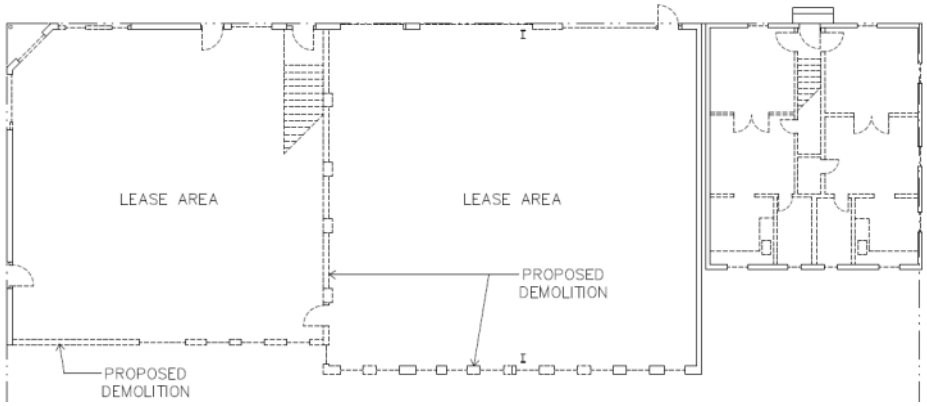
PROPOSED



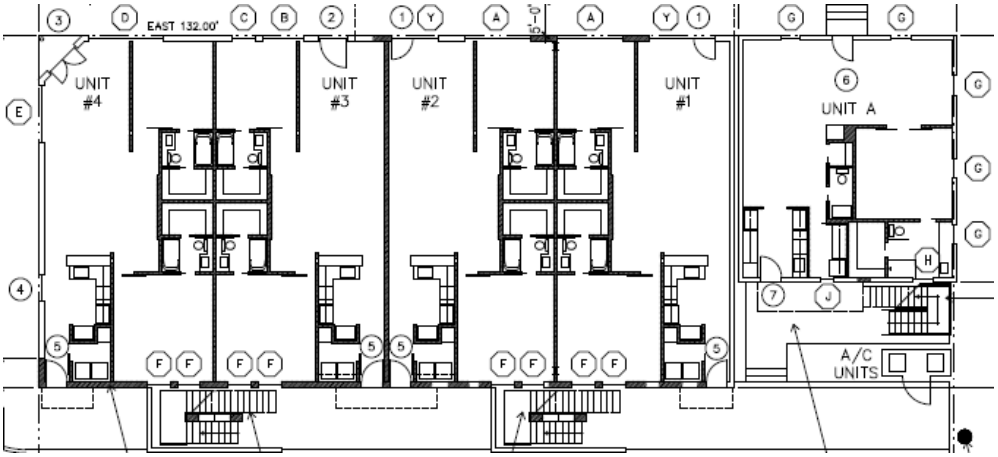
N

FIRST FLOOR PLAN

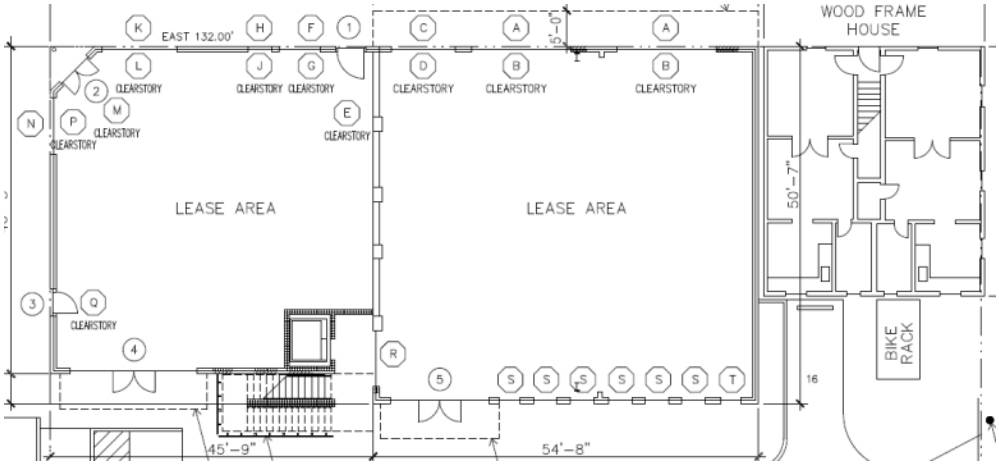
EXISTING



APPROVED – 8/28/14



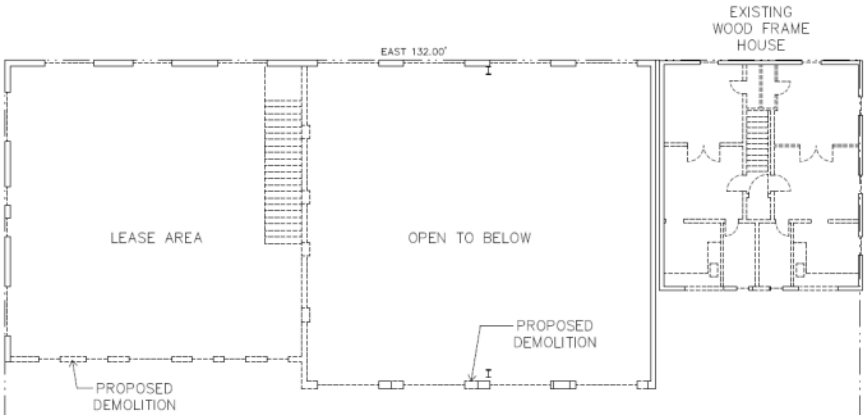
PROPOSED



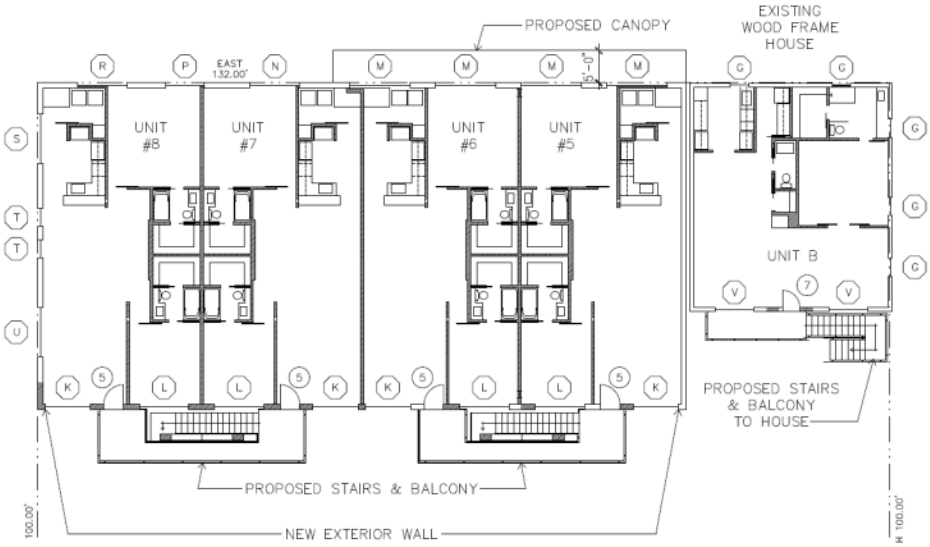
N

SECOND FLOOR PLAN

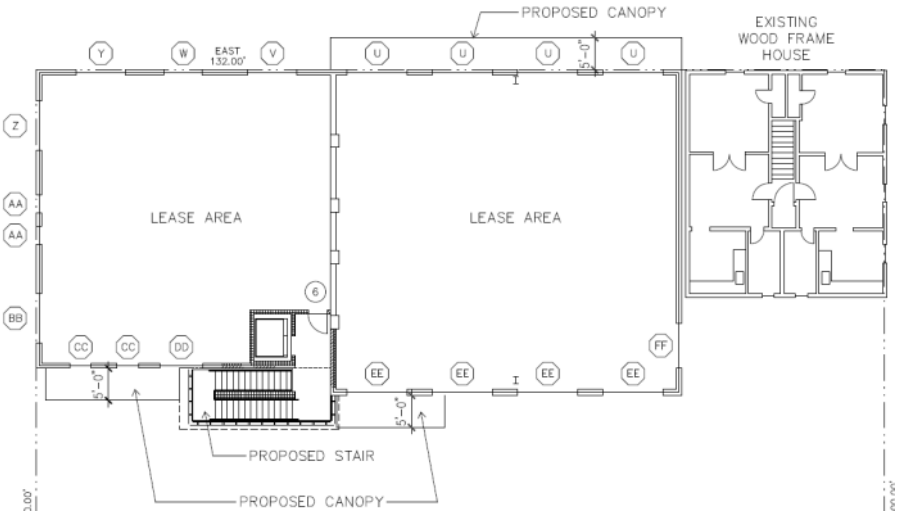
EXISTING



APPROVED – 7/22/15



PROPOSED



WINDOW SCHEDULE

WINDOW SCHEDULE

*RE: WINDOW TYPES FOR ELEVATIONS / SHEET 10.1 & 10.2
*SIZES LISTED BELOW ARE FINISHED DIMENSIONS, U.N.O.
*ALL WINDOWS TO BE DBL. PANE, LOW "E" GLASS
*FIELD VERIFY ALL FRAMED DIMENSIONS.

NO.	SIZE (W x H)	MANU./TYPE	HD. HT.	REMARKS
A	14.1 x 8.0	KAWNEER / TRIFAB 400	M.E.	F.V. ALL FRAMED OPENINGS, RE: ELEV., WHITE
B	14.1 x 2.5	KAWNEER / TRIFAB 400	M.E.	F.V. ALL FRAMED OPENINGS, RE: ELEV., WHITE
C	9.1 x 8.0	KAWNEER / TRIFAB 400	M.E.	F.V. ALL FRAMED OPENINGS, RE: ELEV., WHITE
D	9.1 x 2.5	KAWNEER / TRIFAB 400	M.E.	F.V. ALL FRAMED OPENINGS, RE: ELEV., WHITE
E	4.0 x 3.5	JOB BUILT CUSTOM / WD., FIXED	M.E.	F.V. ALL FRAMED OPENINGS, PTD. WHITE
F	5.11 x 5.4	JOB BUILT CUSTOM / WD., FIXED	M.E.	F.V. ALL FRAMED OPENINGS, PTD. WHITE
G	5.11 x 3.7	JOB BUILT CUSTOM / WD., FIXED	M.E.	F.V. ALL FRAMED OPENINGS, PTD. WHITE
H	3.4 x 5.4	JOB BUILT CUSTOM / WD., FIXED	M.E.	F.V. ALL FRAMED OPENINGS, PTD. WHITE
J	3.4 x 3.7	JOB BUILT CUSTOM / WD., FIXED	M.E.	F.V. ALL FRAMED OPENINGS, PTD. WHITE
K	10.8 x 5.4	JOB BUILT CUSTOM / WD., FIXED	M.E.	F.V. ALL FRAMED OPENINGS, PTD. WHITE
L	10.8 x 3.7	JOB BUILT CUSTOM / WD., FIXED	M.E.	F.V. ALL FRAMED OPENINGS, PTD. WHITE
M	5.4 x 3.7	JOB BUILT CUSTOM / WD., FIXED	M.E.	F.V. ALL FRAMED OPENINGS, PTD. WHITE
N	8.1 x 5.4	JOB BUILT CUSTOM / WD., FIXED	M.E.	F.V. ALL FRAMED OPENINGS, PTD. WHITE
P	8.1 x 3.7	JOB BUILT CUSTOM / WD., FIXED	M.E.	F.V. ALL FRAMED OPENINGS, PTD. WHITE
Q	3.10 x 3.7	JOB BUILT CUSTOM / WD., FIXED	M.E.	F.V. ALL FRAMED OPENINGS, PTD. WHITE
R	8.0 x 11.2	KAWNEER / TRIFAB 400	M.E.	F.V. ALL FRAMED OPENINGS, RE: ELEV., WHITE
S	3.4 x 9.2	SHOWCASE / VINYL-CLAD WD., DOUBLE HUNG	M.E.	F.V. ALL FRAMED OPENINGS, WHITE
T	3.0 x 6.0	SHOWCASE / VINYL-CLAD WD., DOUBLE HUNG	M.E.	F.V. ALL FRAMED OPENINGS, WHITE
U	9.5 x 7.0	JELD-WYN / WD., DOUBLE HUNG	M.E.	F.V. ALL FRAMED OPENINGS, PTD. / 2500 SERIES W/ AURALAST WOOD, 7/8" HISTORIC MULLION PROFILE, PTD. WHITE
V	7.8 x 7.0	JELD-WYN / WD., DOUBLE HUNG	M.E.	F.V. ALL FRAMED OPENINGS, PTD. / 2500 SERIES W/ AURALAST WOOD, 7/8" HISTORIC MULLION PROFILE, PTD. WHITE
W	6.0 x 7.0	JELD-WYN / WD., DOUBLE HUNG	M.E.	F.V. ALL FRAMED OPENINGS, PTD. / 2500 SERIES W/ AURALAST WOOD, 7/8" HISTORIC MULLION PROFILE, PTD. WHITE
Y	7.8 x 7.0	JELD-WYN / WD., DOUBLE HUNG	M.E.	F.V. ALL FRAMED OPENINGS, PTD. / 2500 SERIES W/ AURALAST WOOD, 7/8" HISTORIC MULLION PROFILE, PTD. WHITE
Z	7.8 x 7.0	JELD-WYN / WD., DOUBLE HUNG	M.E.	F.V. ALL FRAMED OPENINGS, PTD. / 2500 SERIES W/ AURALAST WOOD, 7/8" HISTORIC MULLION PROFILE, PTD. WHITE
AA	2.10 x 4.10	JELD-WYN / WD., DOUBLE HUNG	M.E.	F.V. ALL FRAMED OPENINGS, PTD. / 2500 SERIES W/ AURALAST WOOD, 7/8" HISTORIC MULLION PROFILE, PTD. WHITE
BB	7.8 x 7.0	JELD-WYN / WD., DOUBLE HUNG	M.E.	F.V. ALL FRAMED OPENINGS, PTD. / 2500 SERIES W/ AURALAST WOOD, 7/8" HISTORIC MULLION PROFILE, PTD. WHITE
CC	3.4 x 7.0	SHOWCASE / VINYL-CLAD WD., DOUBLE HUNG	M.E.	
DD	(2) 3.0 x 7.0	SHOWCASE / VINYL-CLAD WD., DOUBLE HUNG	M.E.	6" FALSE STUD POCKET, WHITE
EE	9.5 x 7.0	SHOWCASE / VINYL-CLAD WD., DOUBLE HUNG	M.E.	WHITE
FF	7.0 x 7.0	SHOWCASE / VINYL-CLAD WD., DOUBLE HUNG	M.E.	WHITE

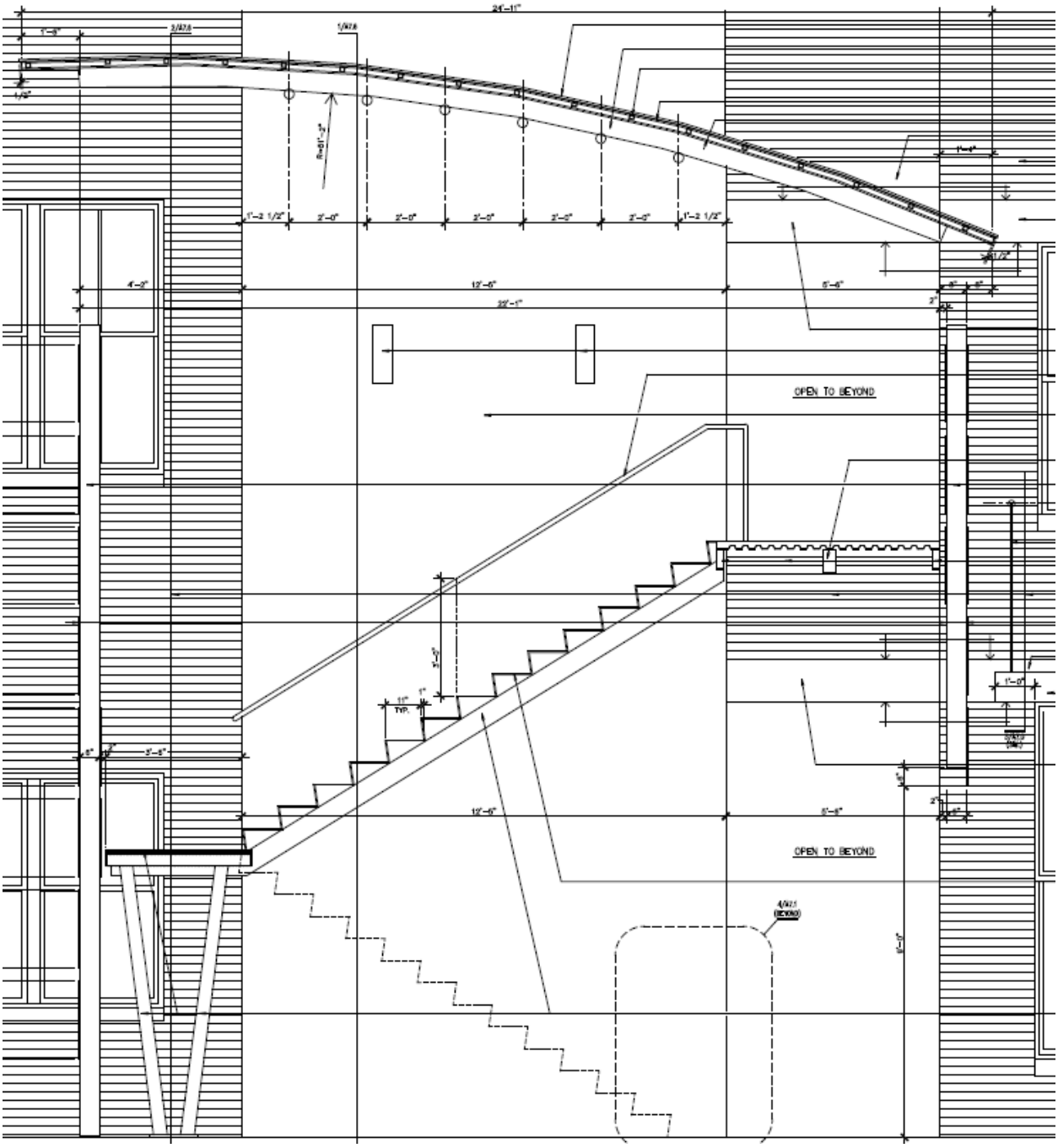
DOOR SCHEDULE

DOOR SCHEDULE

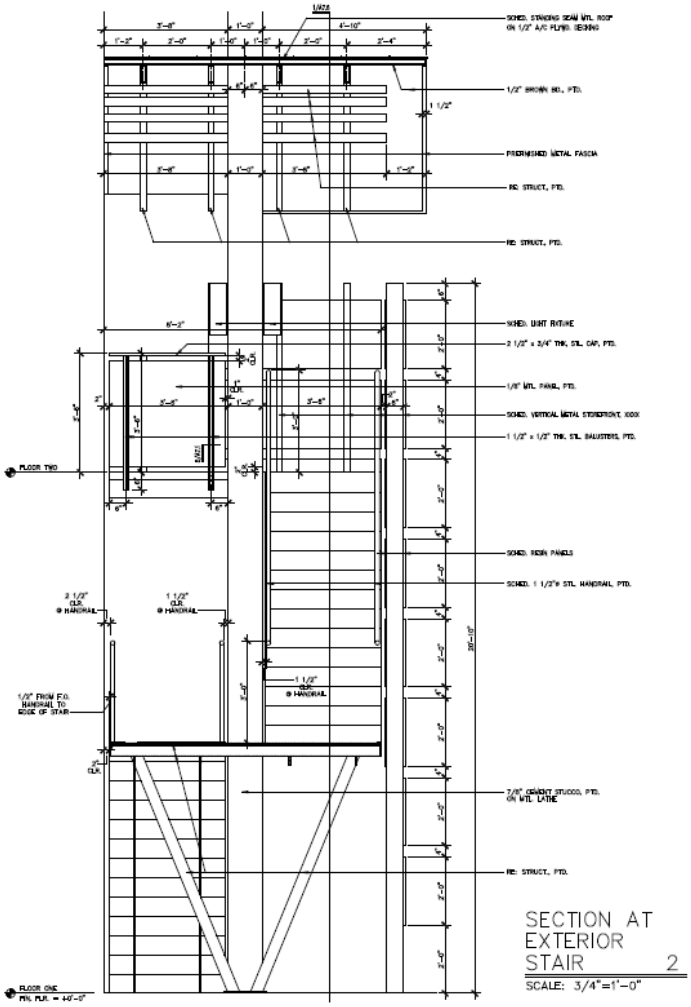
*DO NOT PREDRILL DOORS
*ALL EXTERIOR DOORS TO BE DBL. PANE, LOW "E" GLASS
*FIELD VERIFY ALL EXTERIOR DOOR DIMENSIONS BEFORE ORDERING DOORS.
*ALL EXTERIOR DOORS 1 3/4" THICK

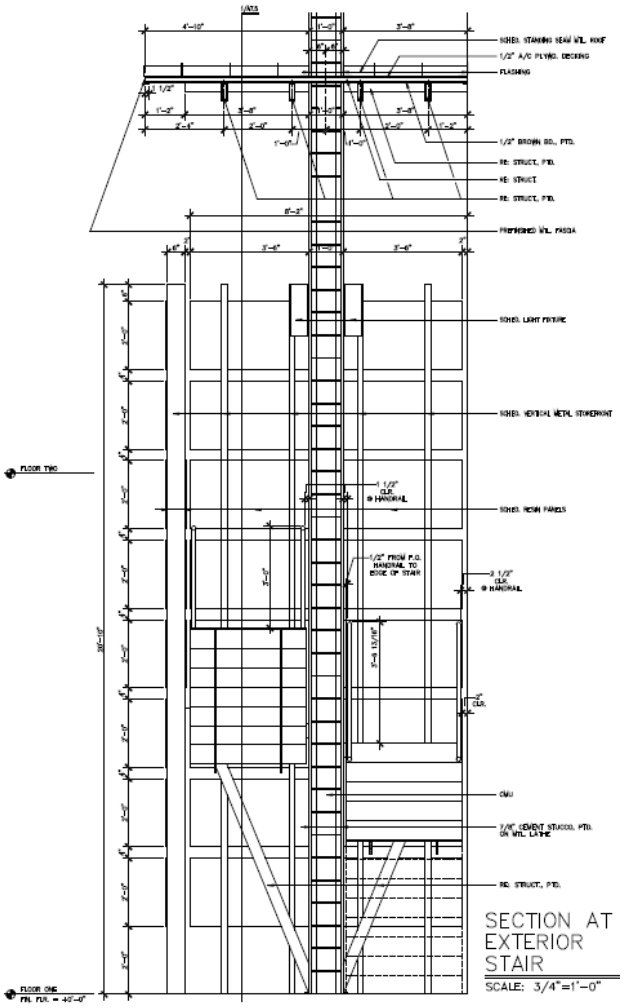
NO.	SIZE (W x H)	MANU./TYPE	REMARKS
1	4.0 x 7.1	BMC / MAHOG.	RE: ELEV., STAINED
2	(2) 2.8 x 7.1	BMC / MAHOG.	RE: ELEV., STAINED
3	3.1 x 7.1	BMC / MAHOG.	RE: ELEV., STAINED
4	18.0 x 11.2	KAWNEER / TRIFAB 400	F.V. ALL FRAMED OPENINGS, RE: ELEV.
5	14.0 x 11.2	KAWNEER / TRIFAB 400	F.V. ALL FRAMED OPENINGS, RE: ELEV.
6	3.0 x 7.0	/ HOLLOW METAL	PTD.

STAIR DETAIL



STAIR DETAIL

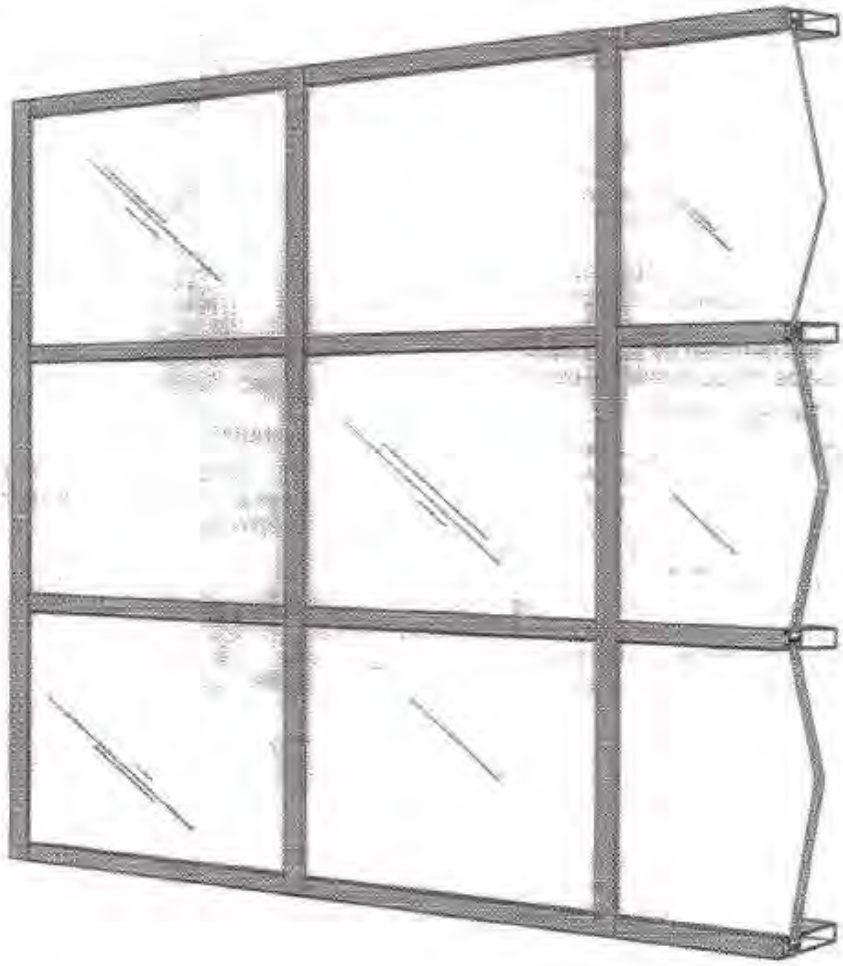




WINDOWS

CUSTOM WOOD DOUBLE-HUNG WINDOW

STOREFRONTS



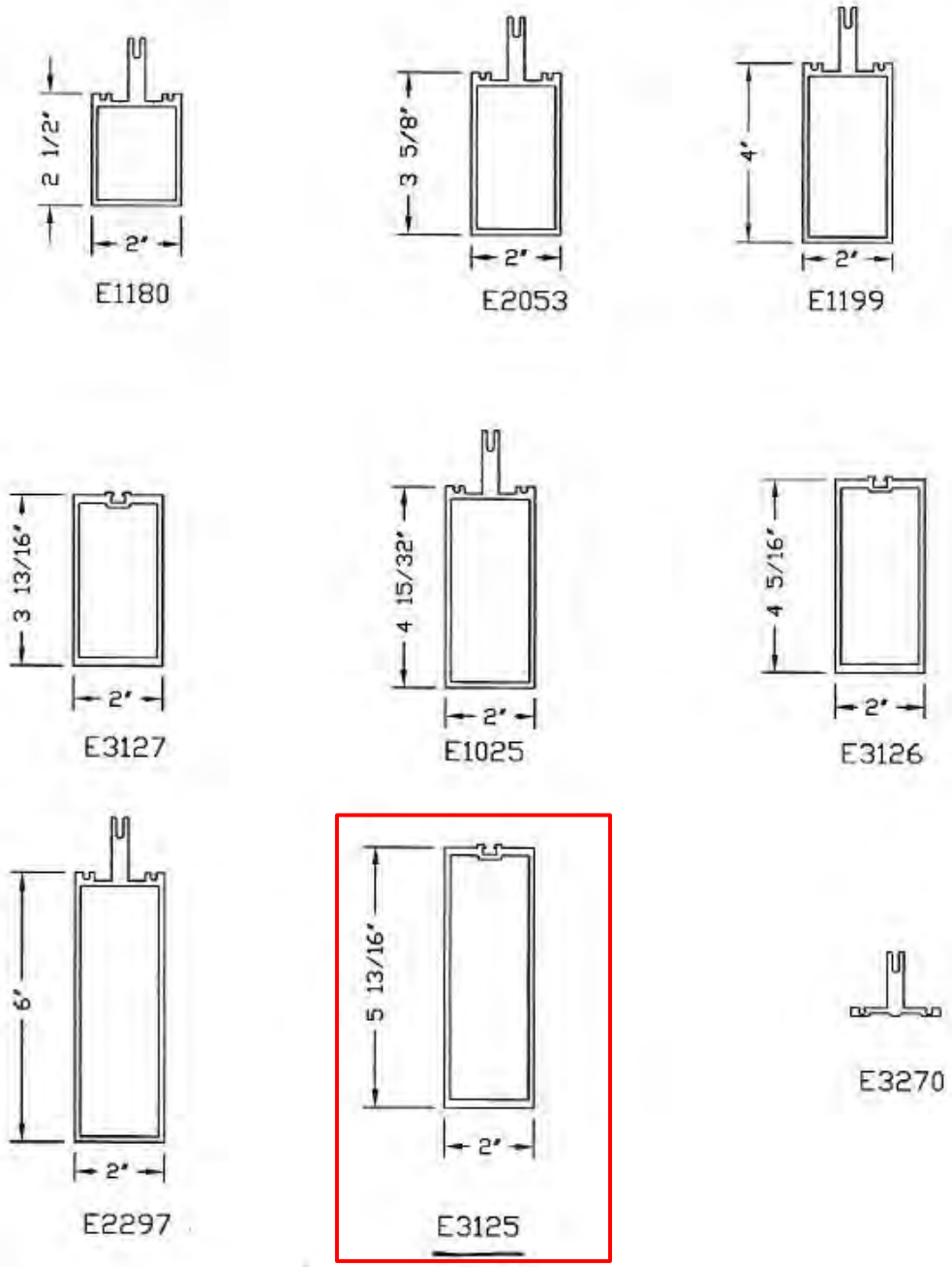
Description

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.

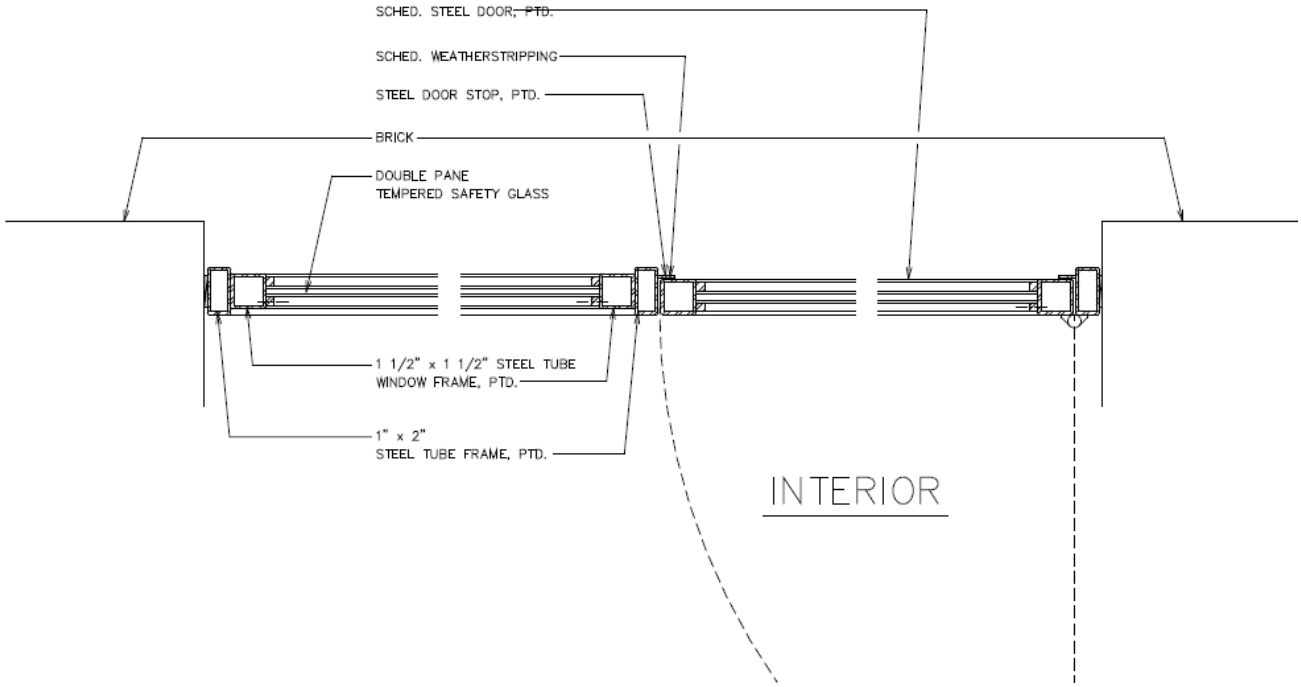
200 Series Curtainwall has a face width of 2" and optional depth from 5¾" to 7¾" through use of variable depth snap covers and back members. It is recommended for use as a total curtainwall system or for high-span storefront applications.

Miscellaneous Backmembers - 1/4" scale

CAD DETAIL FILE NO.
280ELEV1



STEEL DOOR DETAIL



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

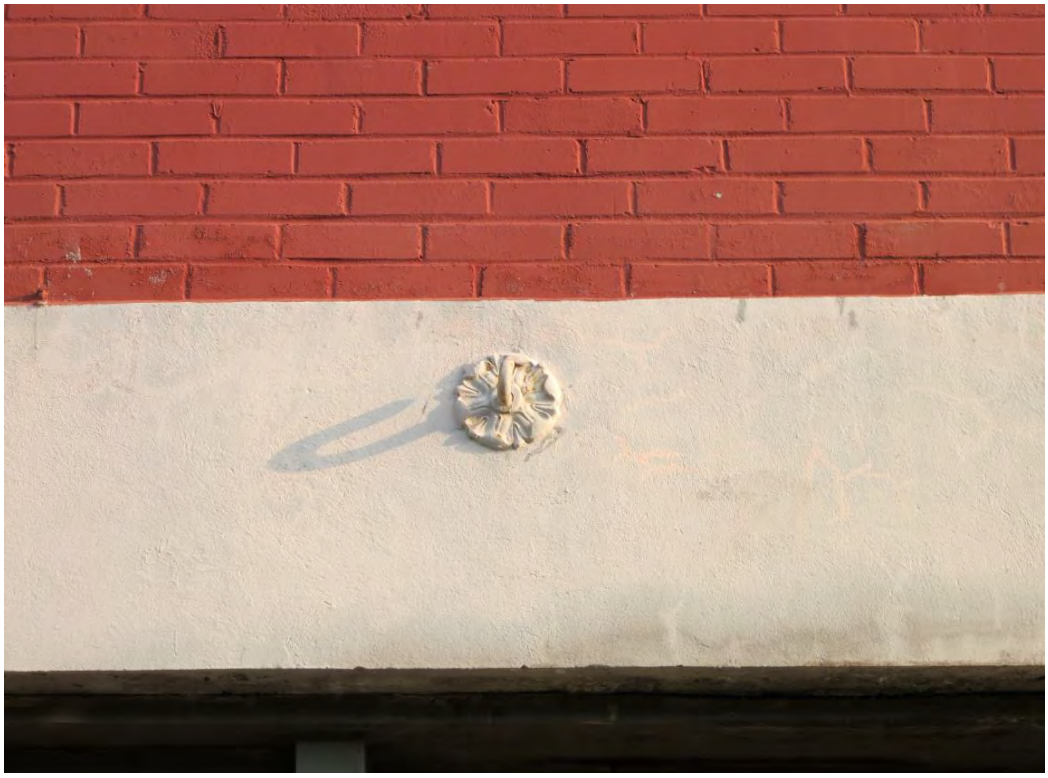
PHOTOS PROVIDED BY APPLICANT

SOUTH (REAR) ELEVATION

WEST (YALE ST) ELVATION

NORTHWEST CORNER

EXISTING AWNING STRUT MEDALLIONS



EXISTING STOREFRONT

EXISTING 2-OVER-2 SASH WINDOWS

INTERIOR VIEW OF 2-OVER-2 SASH WINDOW

EXISTING CONDITON OF MUNTIN

NORTH ELEVATION

EAST ELEVATION

REAR ELEVATION

PROJECT DETAILS

Shape/Mass: Existing: 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 wood frame building measures 31'-4" wide, 3'-5" deep, and 29'-6" to the ridge.

Approved 07-28-2014: 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.

Proposed 12-16-2015: The existing building will not be expanded and will retain their existing dimensions. No addition will be constructed as proposed in the first two projects. See drawings for more detail.

Setbacks: The buildings have a 0' setback on all elevations. See drawings for more detail.

Foundation: The brick buildings are built on a slab foundation. The wood frame building is built on a pier and beam foundation. See drawings for more detail.

Windows/Doors: Existing: 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.

Approved 08-28-2014: 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.

Approved 07-22-2015: 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. Four new storefronts will be installed in the existing three garage door bays, the storefronts will be made up of divided lite awning steel windows and single lite steel entry doors (these will not be recessed as previously approved). The existing wood frame building features non-original aluminum divided lite awning and casement windows. The non-original windows will be replaced with wood 1-over-1 sash windows. The existing original front entry door will be retained. New entry doors will be installed on the rear elevation.

Proposed 12-16-2015: The deteriorated and missing windows will be replaced with double-hung wood windows with the 7/8" historic mullion profile. The proposed windows on the first-story will be narrow steel frame storefront systems.

The second-story of the front elevation will feature 2-over-2 wood windows on the corner brick building and 1-over-1 wood windows on the interior brick building. The first floor will be comprised of fixed metal framed windows and storefront systems. The proposed doors will feature wood panels and glazing.

The second-story of the west elevation will feature 2-over-2 wood windows. The first floor will be comprised of fixed metal framed windows. The proposed doors will feature wood panels and glazing.

Two metal storefront systems with entries will be installed on the first-story of the south elevation as well as six 2-over-2 and one 1-over-1 vinyl-clad wood windows. The second story of the corner brick building will feature 2-over-2 vinyl-clad wood windows. The second-story of the interior brick building will feature 1-over-1 vinyl-clad wood windows. See drawings and window/door schedule for more detail.

Exterior Materials: Existing: 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 wood frame building is clad with wood 117 horizontal lap siding.

Approved 08-28-2014: 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 exiting building from the addition. Metal awnings will be installed on the rear elevation.

Approved 07-22-2015: A metal awning will be installed on the north elevation using the existing awning struts. 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 exiting building from the addition. Metal awnings will be installed on the rear elevation. Two exterior stair cases will be installed on the rear wall of the brick building and an exterior stair will be installed on the rear of the wood frame building; the stairs will feature transparent resin panels and arched metal roofs (previously proposed an exterior stair with an arched metal roof and clad with transparent resin panels will be installed on the rear of the brick buildings). A metal awning will be installed over the existing front door on the wood frame house; the awning will be installed under the existing transom above the door.

Proposed 12-16-2015: A suspended awning with stainless steel chevron fascia will be installed on the north elevation using the building's existing anchor medallions for support. The south elevation will also receive several awnings over the storefront entries. A single exterior stair will be constructed on the south elevation of the brick buildings. The proposed stir will consist of a central stucco wall supporting the arched metal roof. The stairs will consist of closed metal treads and risers. The balcony will be comprised of resin panels mounted to steel substrates. The existing brick cladding will be retained and restored. See drawings for more detail

Roof: The building features a flat roof; the roof will be retained. The wood frame building features a hip roof with a pitch; the hip roof will be retained. The proposed exterior stairway will have a curved standing seam metal roof. See drawings for more detail.

Front Elevation: (North) 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.

The proposed garage bays will be enclosed with new storefront systems that will fit the existing openings. New doors will be installed in the existing door opening. Four new fixed windows and transoms will be installed in the existing first-floor window openings. On the second floor, a pair of 1-over-1 windows will be installed in each of the four existing openings above the garage bays. The end portion of the building will feature 2-over-2 windows on the second floor. An awning will be installed between the storefronts and transoms at the garage bays. No work is proposed for the adjacent wood residential structure. See drawings for more detail.

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

On the first-story, new doors will be installed in the existing doorway openings and a pair if windows and transoms will be installed in the existing window opening. On the second-story, six new 2-over-2 windows will be installed in the existing openings. The exterior covered stairway will be constructed to the south. See drawings for more detail.

Side Elevation: (South) 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.

A news storefront system and awning will be constructed on the first-story of the corner structure. Four new 2-over-2 windows will be installed on the second-story. The exterior stair tower will be constructed between the two existing connected buildings. On the first-story of the interior brick building, a new storefront system and awning will be installed and seven new 2-over-2 windows will be installed in the exiting openings although one smaller opening will be expanded to match the other openings (the smaller end opening will retain its size). On the second-story, a pair of new 1-over-1 windows will be installed in each of the existing four bays. No work is proposed for the adjacent wood residential structure. See drawings for more detail.