

CERTIFICATE OF APPROPRIATENESS

Application Date: February 4, 2015

Applicant: Steven Schell, Texas Custom Patios for James Painter & Linda Brown, owners

Property: 1537 Tulane St, lots 4 & 5, block 145, Houston Heights Subdivision. The property includes a historic 2,992 square foot two-story residence and detached garage situated on a 5,900 square foot interior lot.

Significance: Contributing Colonial Revival-style residence, constructed circa 1909, located in the Houston Heights Historic District West. The property is also a City of Houston Landmark designated in September, 2006. The house was moved from 18th and Ashland, two and-a-half blocks southeast of the present site, to avoid demolition by the telephone company in 1970.

Proposal: Alteration – Construct an approximately 370 square foot rear one-story deck and chimney stack. See enclosed application materials and detailed project description on p. 4-15 for further details.

Public Comment: No public comment received at this time.

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: February 26, 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 |
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- (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 WEST HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



NEIGHBORING PROPERTIES



1531 Tulane— Contributing – 1893 (neighbor)



1539 Tulane – Noncontributing – 1920 (neighbor)

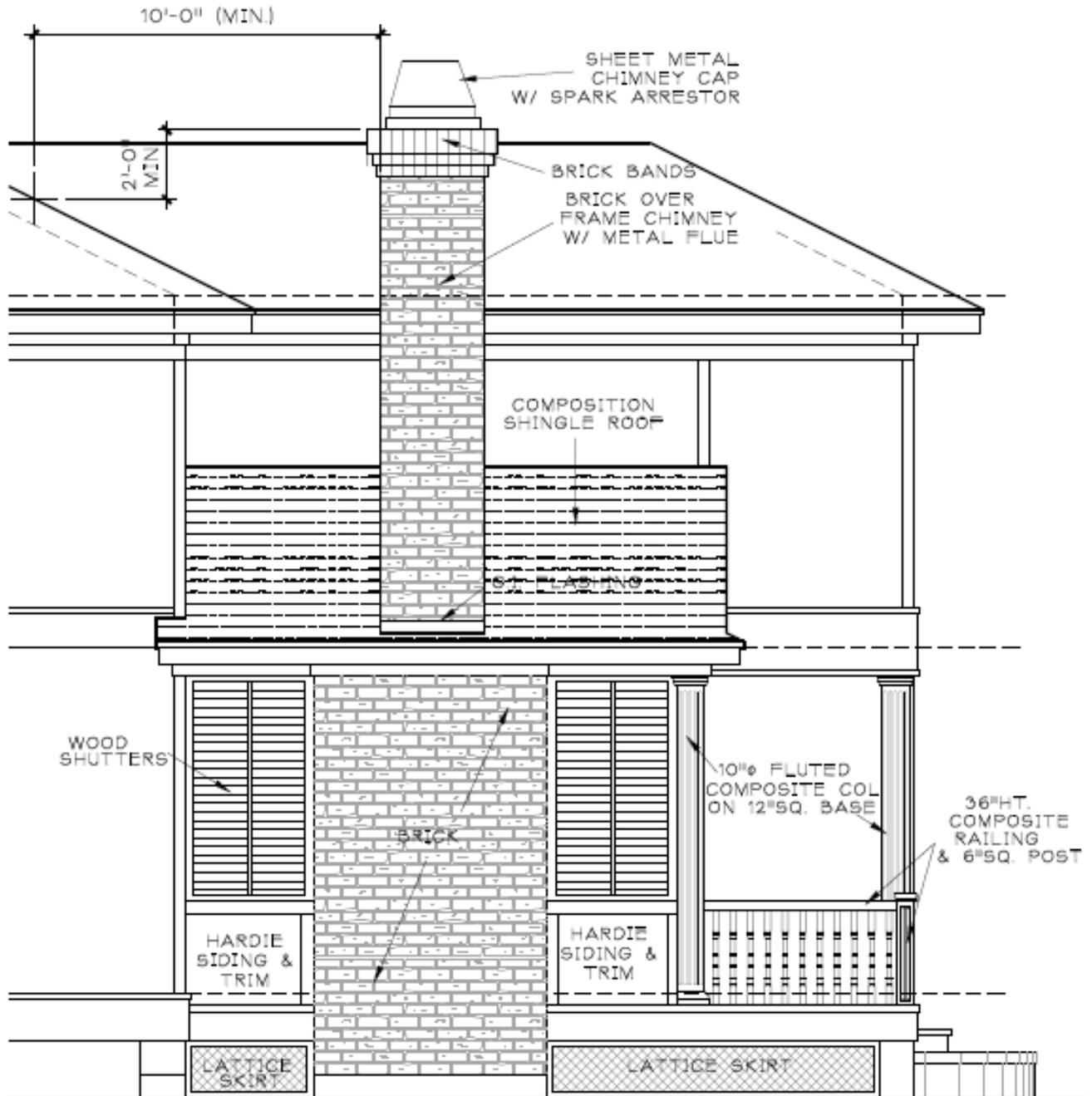
EAST ELEVATION – FRONT FACING TULANE STREET

EXISTING



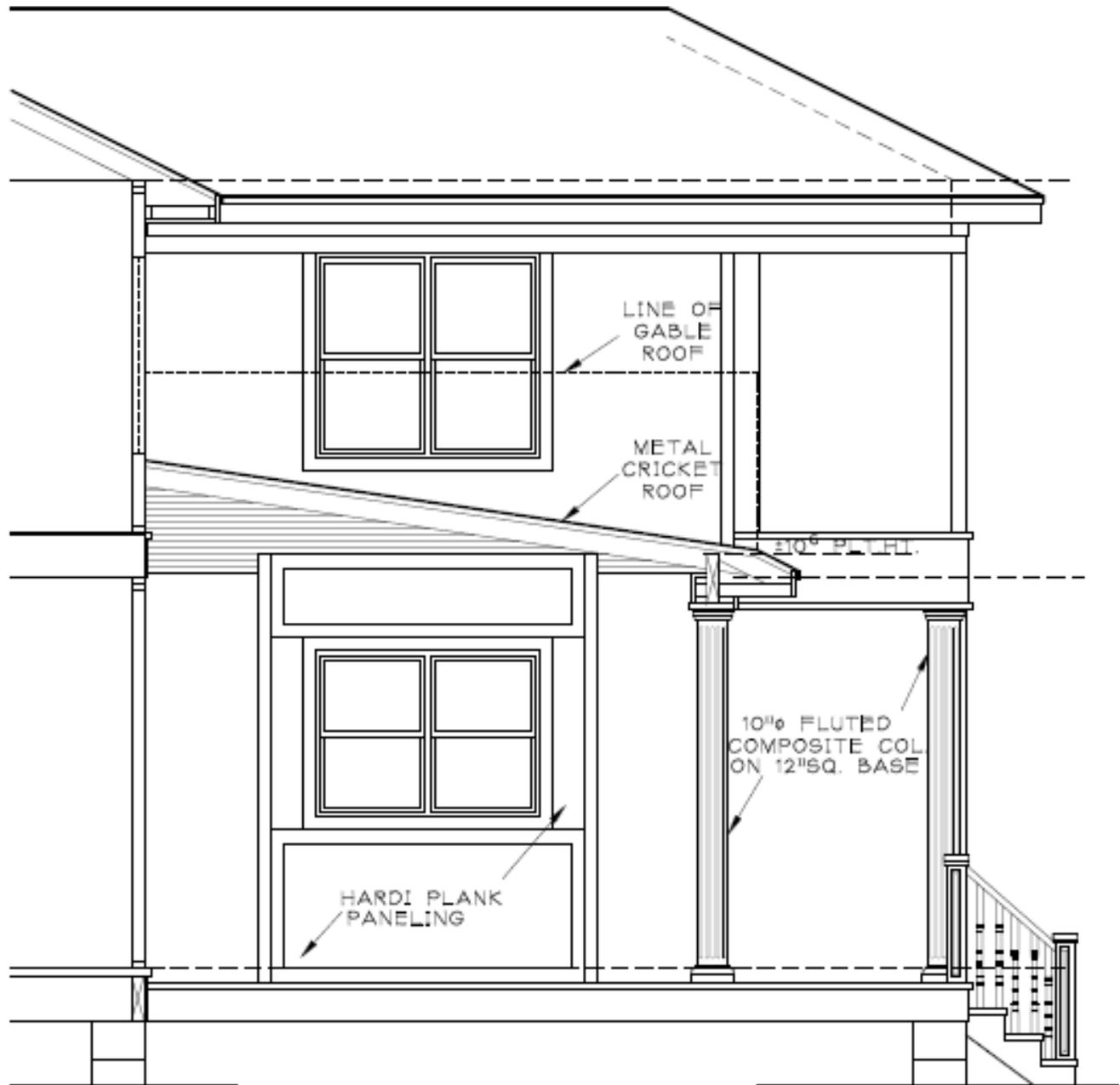
NORTH SIDE ELEVATION

PROPOSED



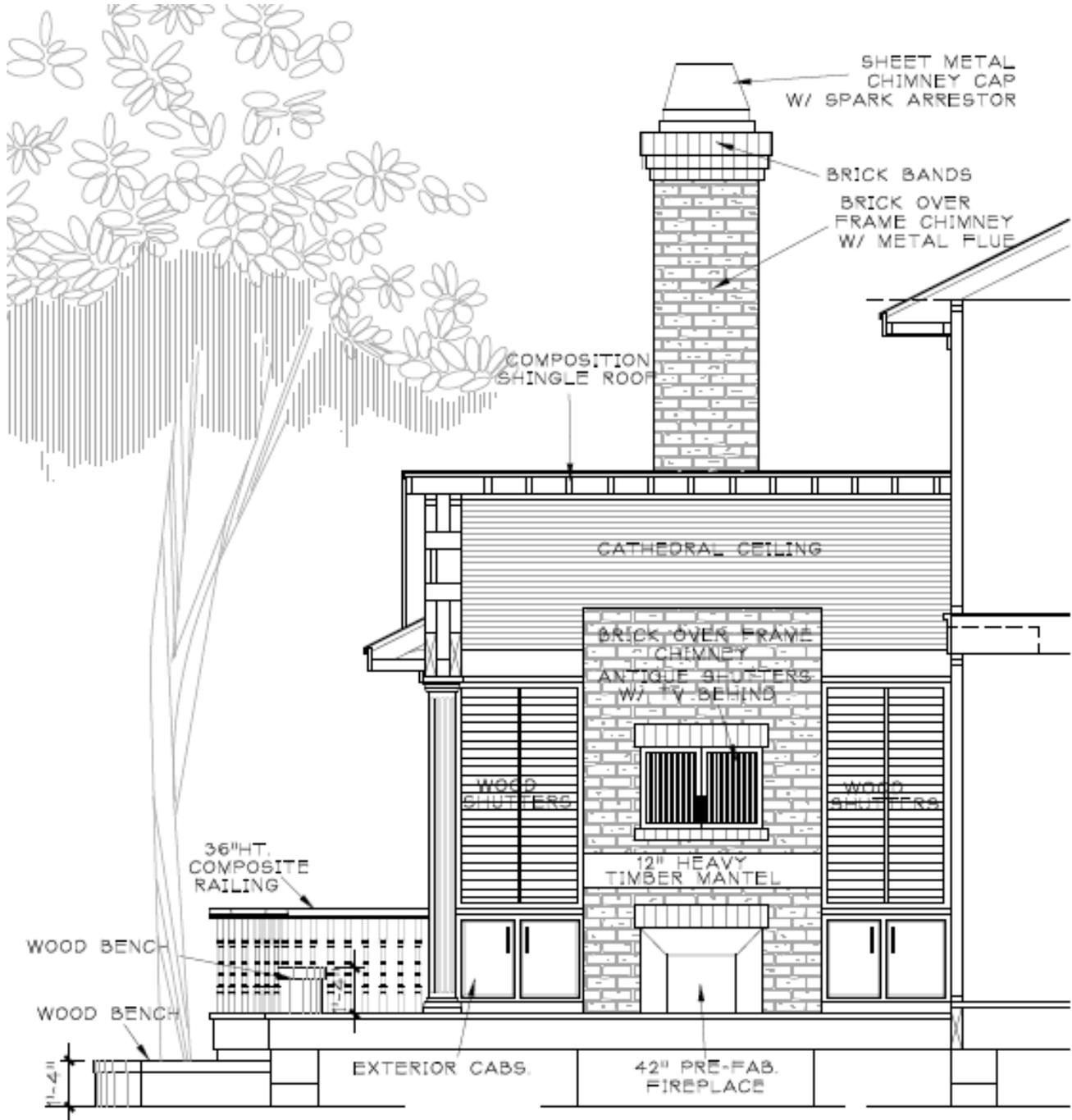
NORTH SIDE SECTION

PROPOSED



SOUTH SIDE ELEVATION/SECTION

PROPOSED



WEST (REAR) ELEVATION

EXISTING



PROPOSED

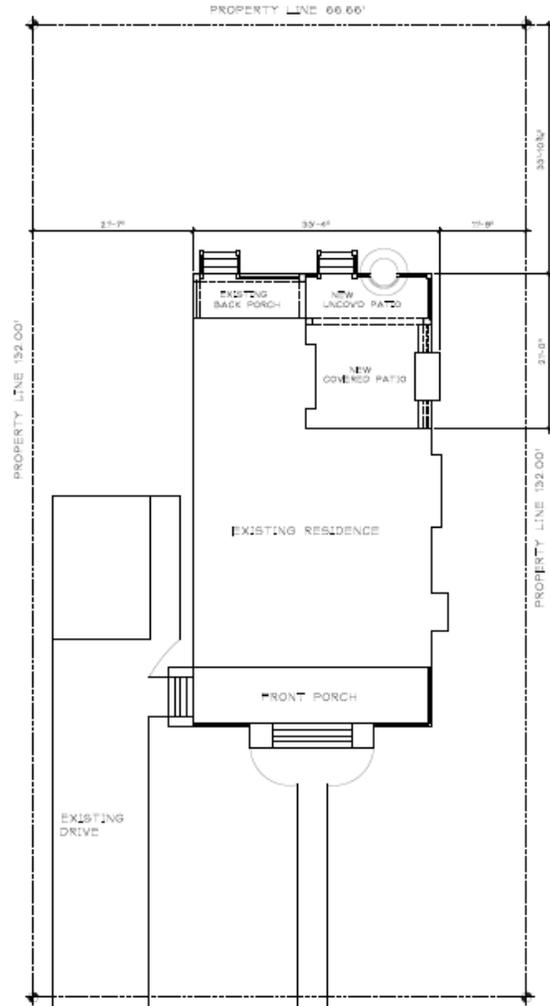
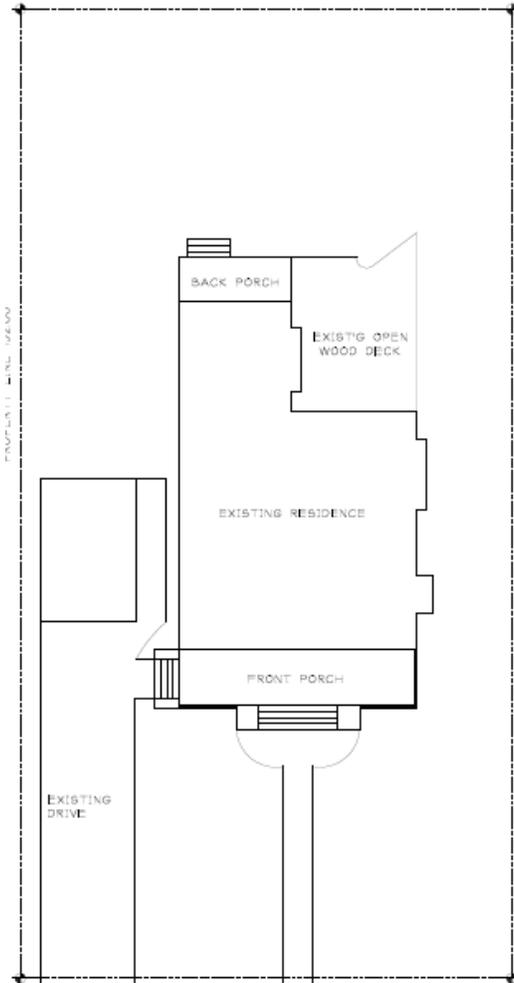


SITE PLAN



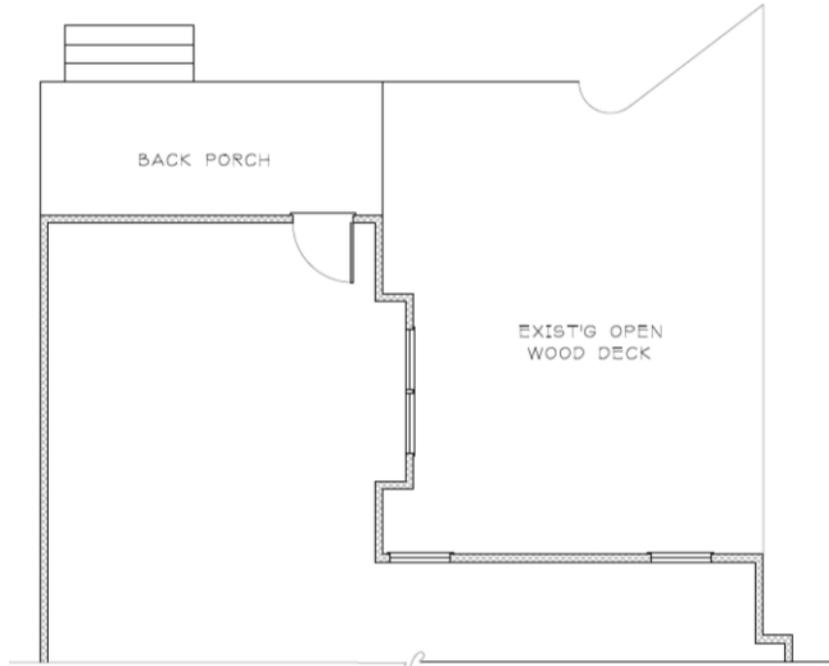
EXISTING

PROPOSED

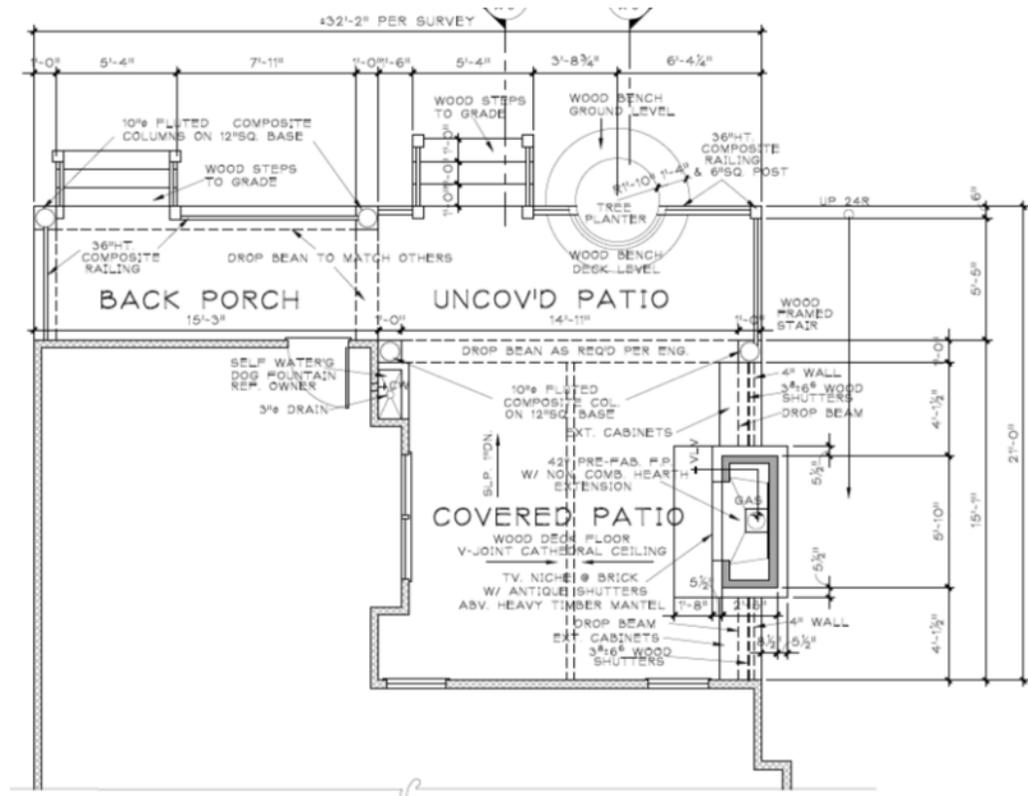


FIRST FLOOR PLAN

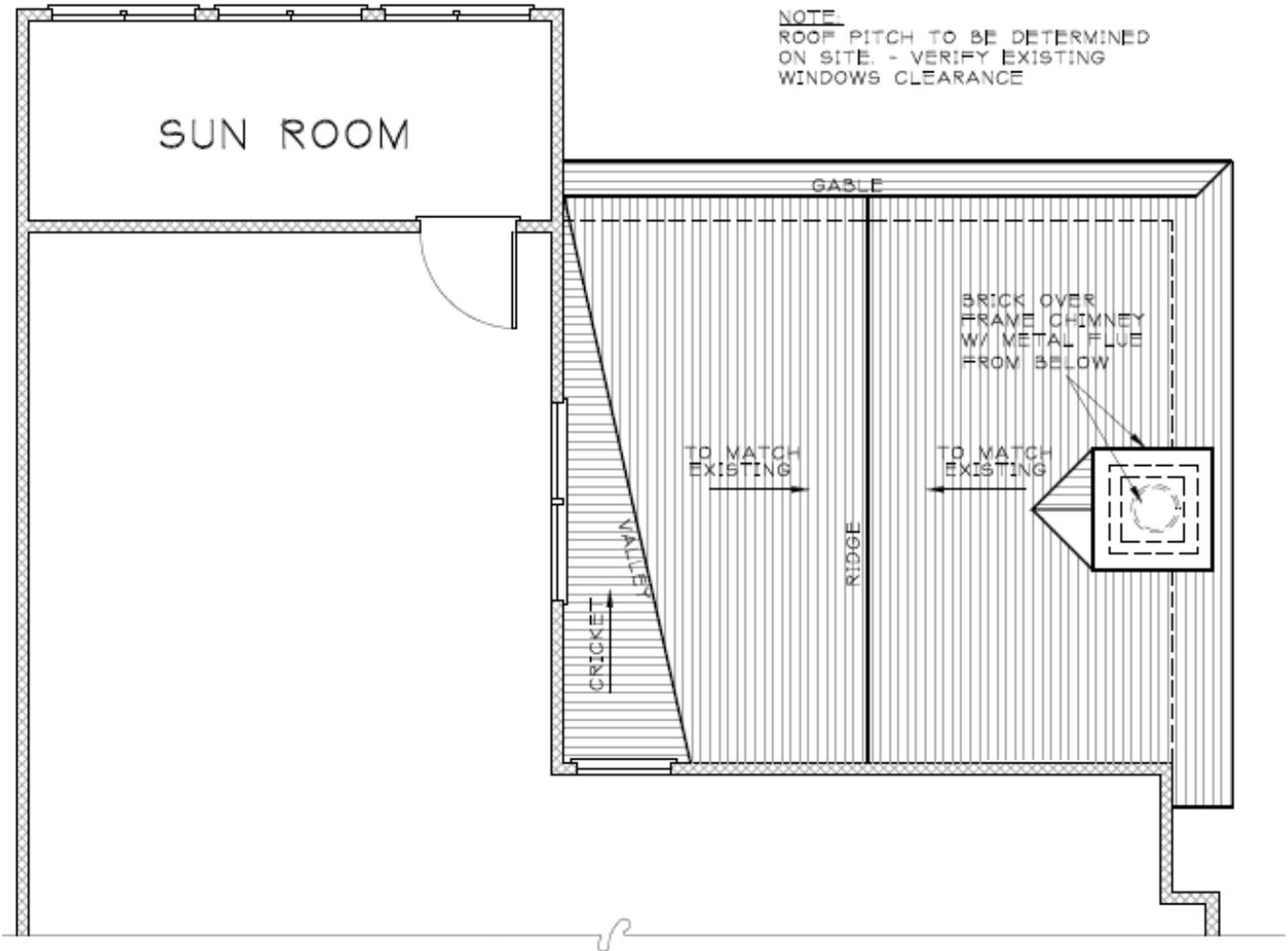
EXISTING



PROPOSED



ROOF PLAN
PROPOSED



REAR (WEST) ELEVATION PHOTOS PROVIDED BY APPLICANT



PROJECT DETAILS

Shape/Mass: The existing residence is 33'-4" wide by 27' tall. The rear deck is 21'-10" deep by 16'-10" wide.

Setbacks: The residence is setback from the side (north) elevation 11'-9". The addition will match the setback.

Foundation: The residence is on a pier and beam foundation. The rear deck will be on a pier and beam foundation.

Windows/Doors: The residence contains 1-over-1 windows and pedestrian doors that will remain.

Exterior Materials: The new deck is wood and the chimney is brick. The fluted columns are a composite material.

Roof: The residence has a front-gable roof that will not be altered that has a ridge height of 27' and an eave height of 19'-6". The covered patio will have a gable-roof with a pitch to match existing and will be clad in composition shingles and has an approximately 10' eave height.

Front Elevation: The residence contains six windows and three doors that will remain.
(East)

Side Elevation: The addition contains a 24' chimney stack located behind the original one. See elevation drawings
(North) for details.

Side Elevation: Not visible from public right-of-way. See elevation drawings for details.
(South)

Rear Elevation: Not visible from public right-of-way. See elevation drawings for details.
(West)