

CERTIFICATE OF APPROPRIATENESS

Application Date: February 4, 2015

Applicant: Alexander Ridgeway, Brickmoon Design for Todd and Denise Liebl, owner

Property: 501 Highland Street, lot 16, block 9, Woodland Heights Subdivision. The property includes a historic 1,654 square foot two story residence and two story garage-apartment situated on a 5,000 square foot (50' x 100') corner lot.

Significance: Contributing Craftsman style residence, constructed circa 1910 and a Noncontributing garage-apartment, located in the Woodland Heights Historic District

Proposal: Alteration – Addition

- Construct a two story addition connecting the existing Contributing 1,654 square foot two story residence and Noncontributing two story garage-apartment. The combined residence, addition, and garage-apartment will consist of 3,455 square feet of living space.
- The existing residence is set back 16' 6" from the east facing property line. The existing garage-apartment is set back 6' from this property line. The applicant proposes to construct the addition to within 10' of the east property line and reconstruct the garage-apartment while maintaining the existing 6' setback.
- Remove the existing stucco cladding from the existing residence. The applicant asserts that the existing stucco is damaged beyond repair, having been installed improperly and, as a result, deteriorated from cracking and water infiltration. Staff and the Structural Inspector performed a site visit and confirmed the applicant's assertion.
- Lift the residence 11". The applicant has asserted that the residence needs to be lifted in order to eliminate water infiltration, to properly ventilate the crawlspace, install a new perimeter grade beam, to bring the crawlspace height into compliance with city code, and to properly install HVAC systems. Staff and the Structural Inspector performed a site visit and found no need to lift the residence.
- Remove the existing residence's structural wall material. During a site visit, staff noted that the applicant had exceeded a permit to remove interior finishes by removing all of the historic shiplap. The applicant asserts that the removal of the shiplap was not intended and was the result of the demolition crew exceeding their instructions.

See enclosed application materials and detailed project description on p. 7-23 for further details.

Public Comment: No public comment received at this time.

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.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria

HAHC Action: Approved

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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

- | | |
|---|---|
| <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>(1) The proposed activity must retain and preserve the historical character of the property;
 <i>The addition extends 12' closer to the street than the existing original house while connecting to the garage apartment. This undermines the character of the relatively narrow existing residence by creating a mass that is significantly wider than the existing residence. This is compounded by the fact that the addition attaches a reconstructed rear two-story garage resulting in a mass that gains width towards the rear of the property.</i></p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p> |
| <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
 <i>Construction of a larger addition undermines the character of the existing residence by creating a mass that is significantly wider and deeper. The proposal to lift the house puts the existing front porch and chimney at risk as these distinguishing qualities at risk as these features will have to be reconstructed to accommodate the added height of the residence.</i></p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p> |
| <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>(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 proposed lifting of the residence risks damaging or significantly altering the existing front porch and chimney. These features need to be rebuilt as part of a structure being raised. The house's original structural shiplap has been removed and destroyed.</i></p> |

- (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 proposed two story side and rear addition is visually incompatible with the smaller existing residence. This scale discrepancy is compounded by the fact that the property is on a corner lot with greater visibility and that the addition involved attaching a reconstructed two story garage apartment. The proposed lifting of the residence destroys the front porch and masonry chimney. The house's original structural shiplap has been removed and destroyed.
- (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.
The section II number 2 of Declaration of Restrictions for Woodland Heights mandates that all new structures must be set back 10' from a property line abutting a public street, or 45' from the center of the street, whichever is greater. The proposed addition will be set back 10' from the Helen Street (east) facing property line but is set back only 40' from the center of the street. This proposed setback violates Woodland Heights' deed restrictions. The violation has been confirmed by the Woodland Heights Neighborhood Association and the City of Houston Legal Department.

In addition, Section 42-157 of the City's regulations for Subdivisions, Developments, and Platting mandate a setback of at least 17' for a garage facing collector streets and local streets. This proposal will require a Development Plat Variance from the Planning Commission, as it involves a complete reconstruction and enlargement of the exterior dimensions of an existing street facing garage-apartment, which is set back 6' from the Helen Street facing property line.

Staff finds that this application would likely meet criteria 1, 4, 8, 9, and 11 if the following revisions are made:

- **Inset the addition 1' from the existing structure along the east elevation. This would reduce the visibility of the addition from the street, visually delineate it from the existing residence, and comply with applicable deed restrictions. There is space at the northwest corner of the lot that could accommodate the space lost from inseting the addition along the east side.**
- **Leave the existing residence at its existing finished floor height. This would eliminate the need to modify or remove elements of the structure that are not easily moved, including the chimney and the front porch.**



PROPERTY LOCATION
WOODLAND HEIGHTS HISTORIC DISTRICT

- Building Classification**
- Contributing
 - Non-Contributing
 - Park



CURRENT PHOTO



NEIGHBORING PROPERTIES



429 Highland – Noncontributing – 1930 (neighbor across Helen Street)



507 Highland – Noncontributing – 1991 (neighbor to the west)



430 Highland– Noncontributing – 2005 (across street)



502 Highland– Contributing – 1930 (across street)



510 Highland– Contributing – 1920 (across street)



511 Highland– Contributing – 1910 (across street)

BLOCKFACE PHOTOS
HIGHLAND BLOCKFACE



OPPOSING HIGHLAND BLOCKFACE



HELEN BLOCKFACE



3D RENDERING – FRONT AND EAST FACING HIGHLAND AND HELEN STREETS

PROPOSED

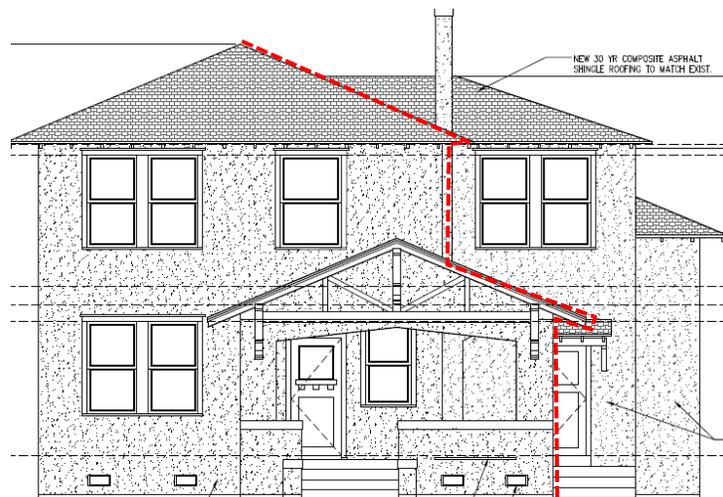


SOUTH ELEVATION – FRONT FACING HIGHLAND STREET

EXISTING

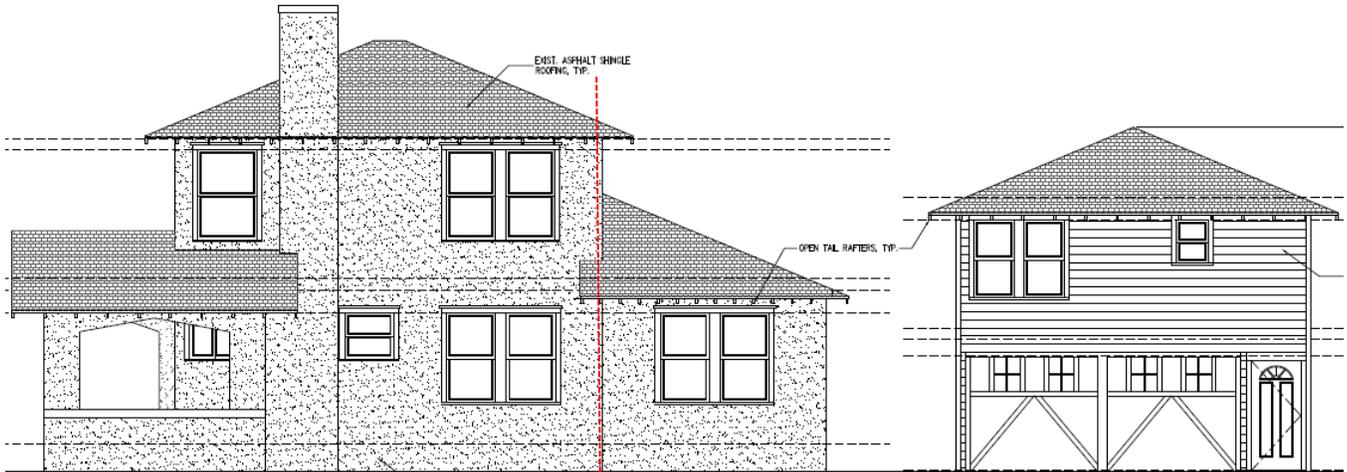


PROPOSED



EAST SIDE ELEVATION FACING HELEN STREET

EXISTING

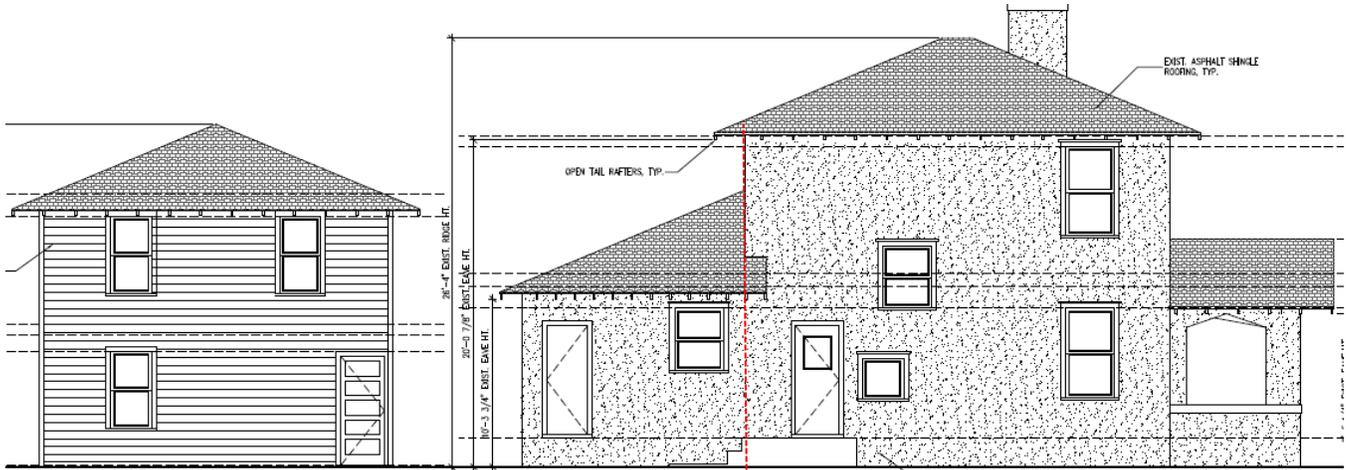


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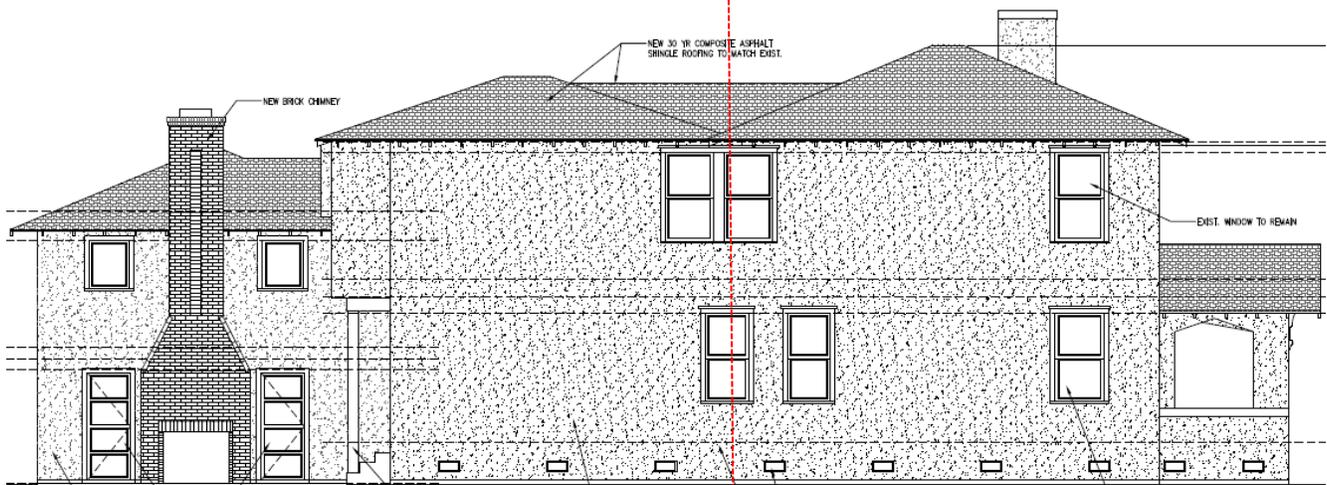


WEST SIDE ELEVATION

EXISTING

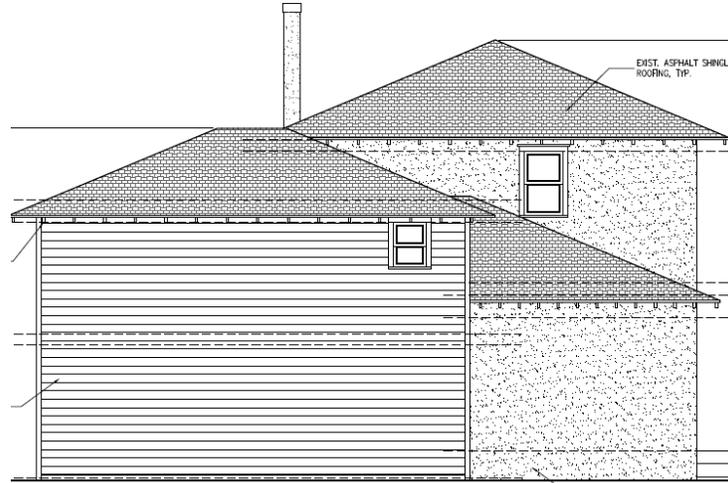


PROPOSED



NORTH (REAR) ELEVATION

EXISTING

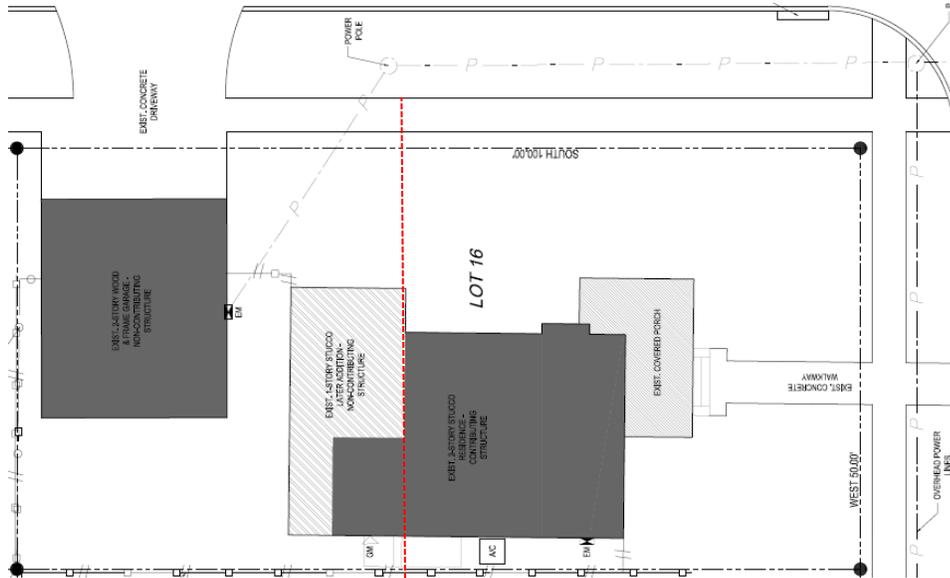


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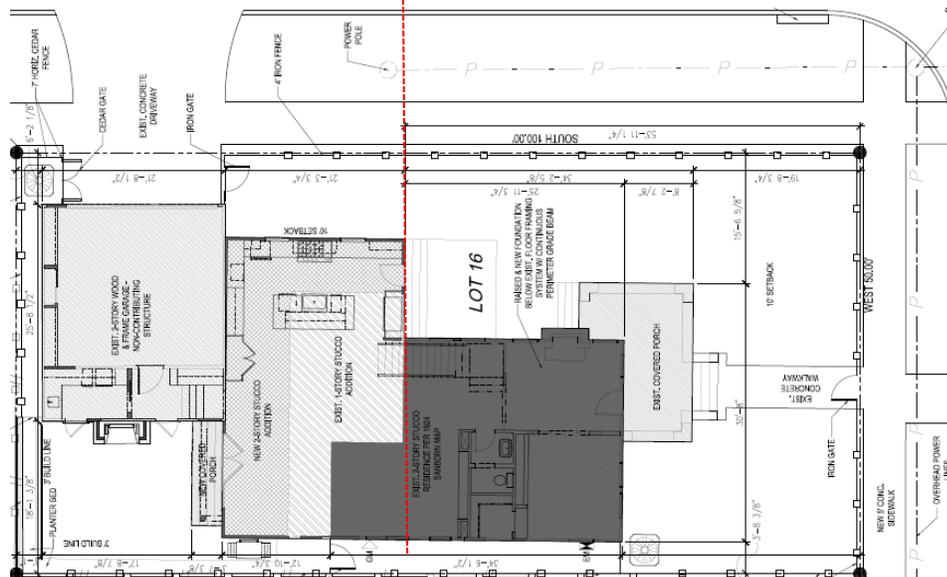




SITE PLAN
EXISTING

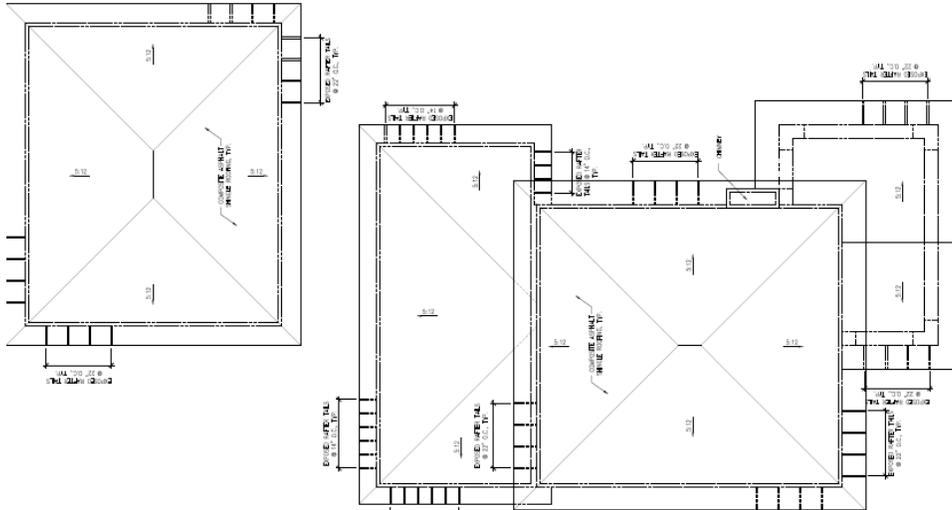


PROPOSED

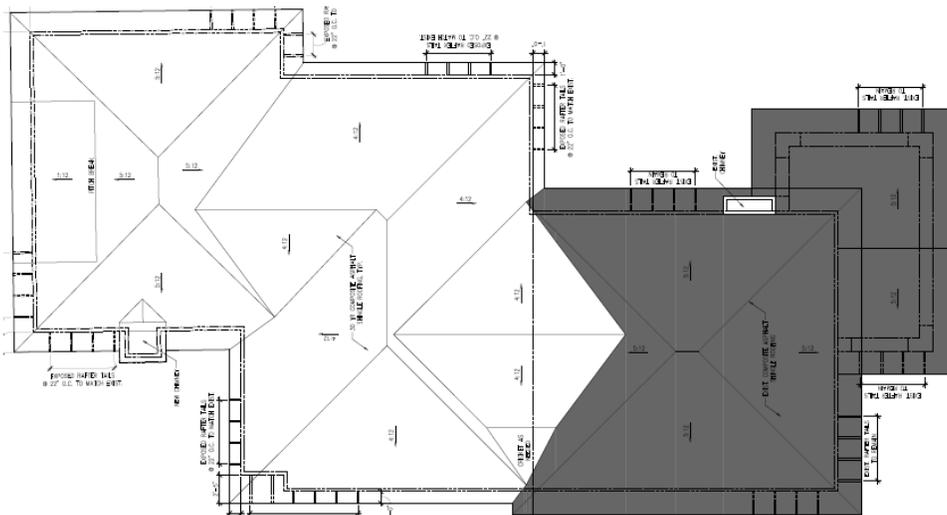




ROOF PLAN
EXISTING



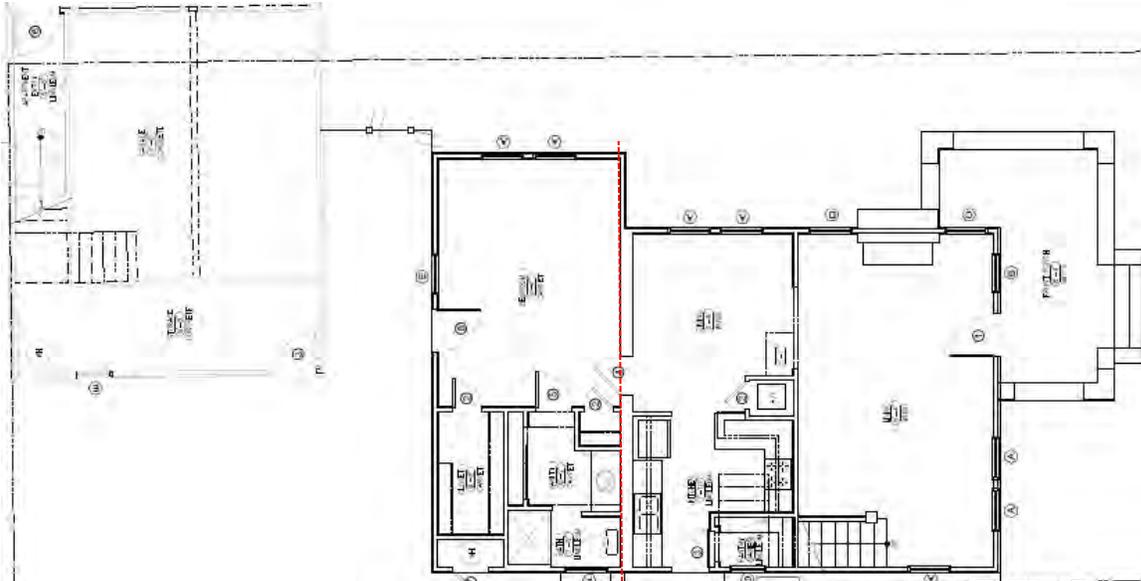
PROPOSED



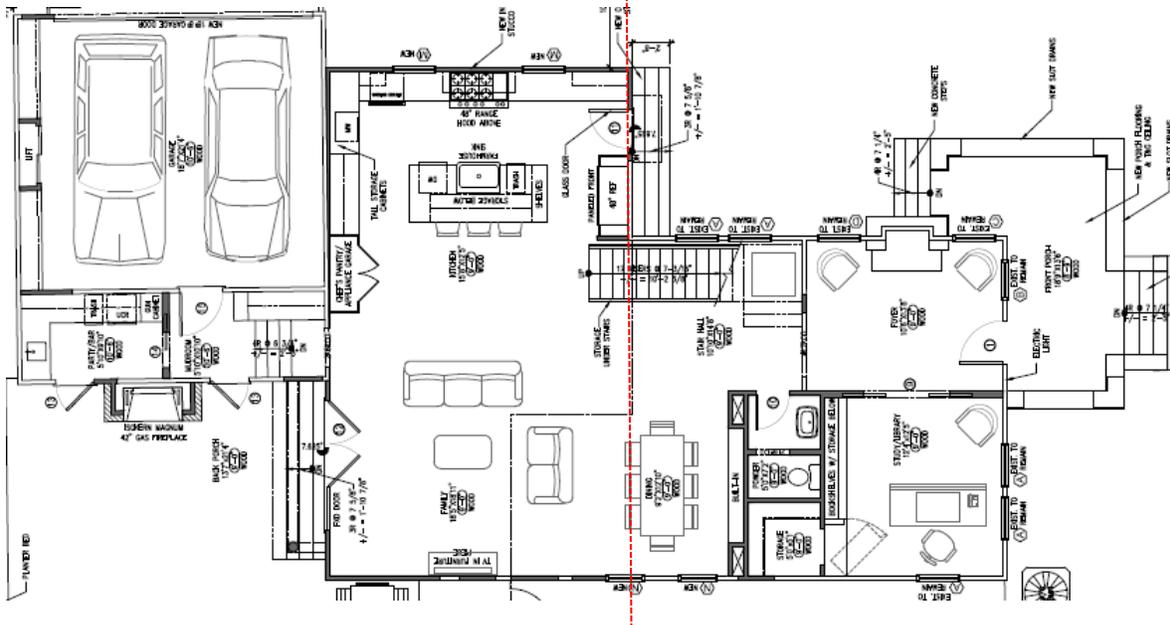


FIRST FLOOR PLAN

EXISTING



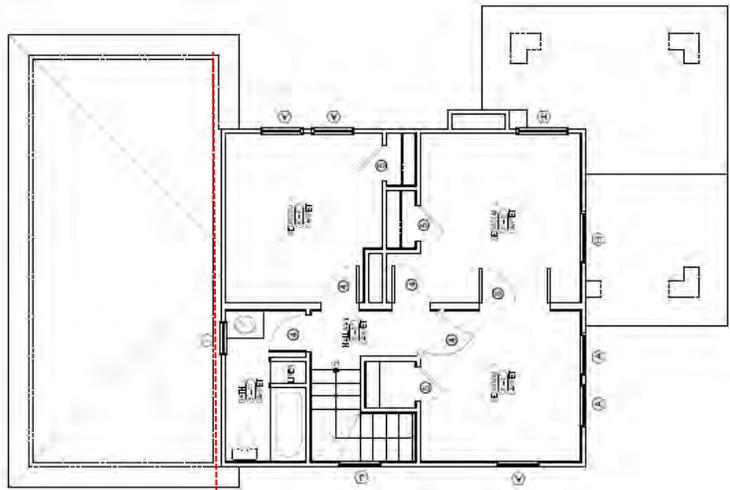
PROPOSED



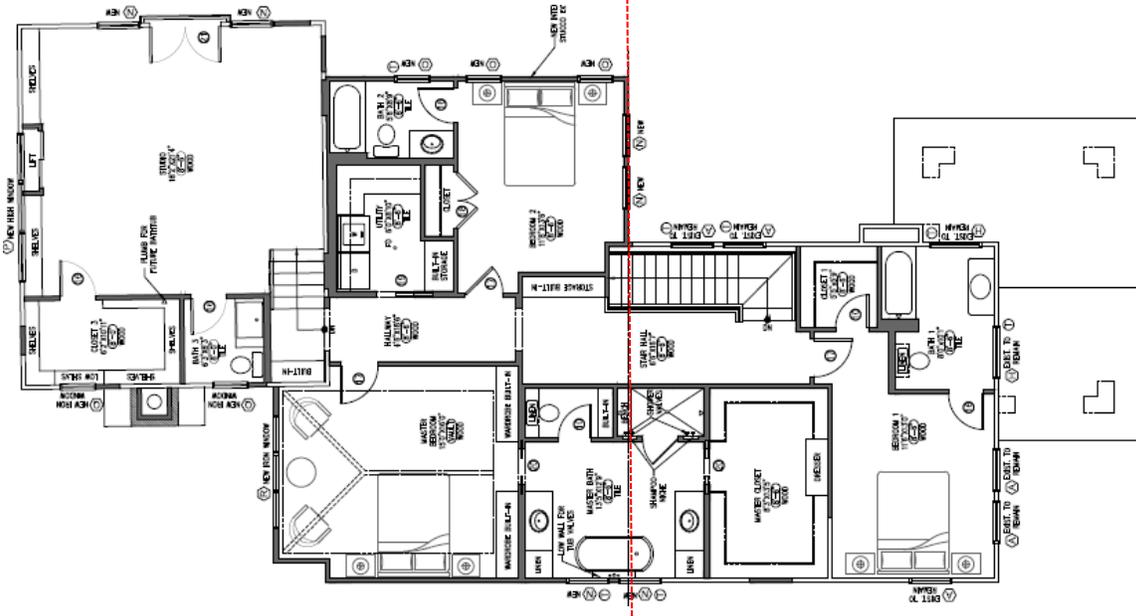


SECOND FLOOR PLAN

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(A)	5	3'-0"	5'-6"	DOUBLE HUNG	2X4	EXISTING TO REMAIN (5), 2 TO BE REMOVED
(B)	1	2'-9"	5'-0"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(C)	1	3'-0"	2'-10"	SLIDE	2X4	EXISTING TO REMAIN
(D)	1	3'-0"	2'-10"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(E)	2	2'-10"	5'-0"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(F)	1	3'-10"	3'-0"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(G)	1	2'-6"	2'-6"	FIXED	2X4	EXISTING TO BE REMOVED
(H)	2	3'-8"	5'-6"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(I)	1	2'-4"	3'-10"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(J)	1	3'-0"	3'-10"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(K)	7	2'-6"	4'-9"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(L)	2	2'-0"	2'-8"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED
(M)	2	3'-0"	3'-6"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
(N)	8	3'-0"	5'-6"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
(O)	3	2'-0"	2'-8"	DOUBLE HUNG	2X4	NEW WOOD WINDOW
(P)	1	(3)3'-6"	1'-6"	FIXED	2X4	NEW WOOD WINDOW
(Q)	2	2'-6"	3'-6"	FIXED	2X4	NEW IRON WINDOW (NOT VISIBLE FROM PUBLIC R.O.W.)
(R)	1	(3)2'-8"	6'-0"	CASEMENT	2X4	NEW IRON WINDOW (NOT VISIBLE FROM PUBLIC R.O.W.)

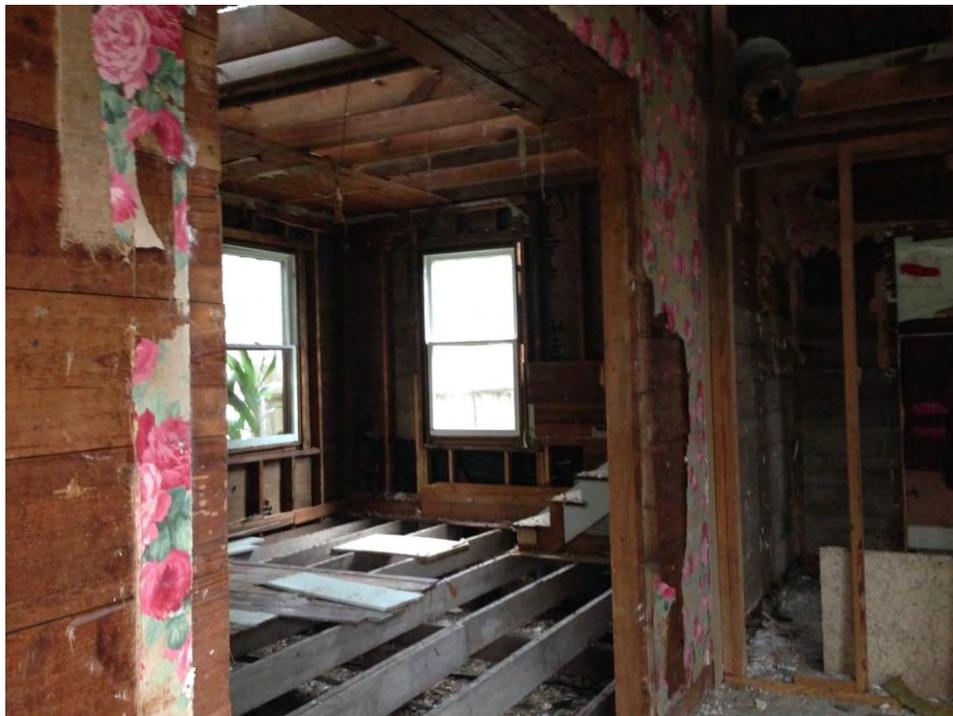
DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(1)	1	3'-0"	7'-0"	EXTERIOR	2X4	EXISTING TO REMAIN. FOYER
(11)	1	2'-8"	6'-8"	EXTERIOR	2X4	NEW DOOR. KITCHEN

STRUCTURAL SHIPLAP

INTERIOR PHOTOGRAPHED IN HAR LISTING



EXISTING PHOTO SHOWING SHIPLAP REMOVED WITHOUT A PERMIT



WOODLAND HEIGHTS DEED RESTRICTIONS

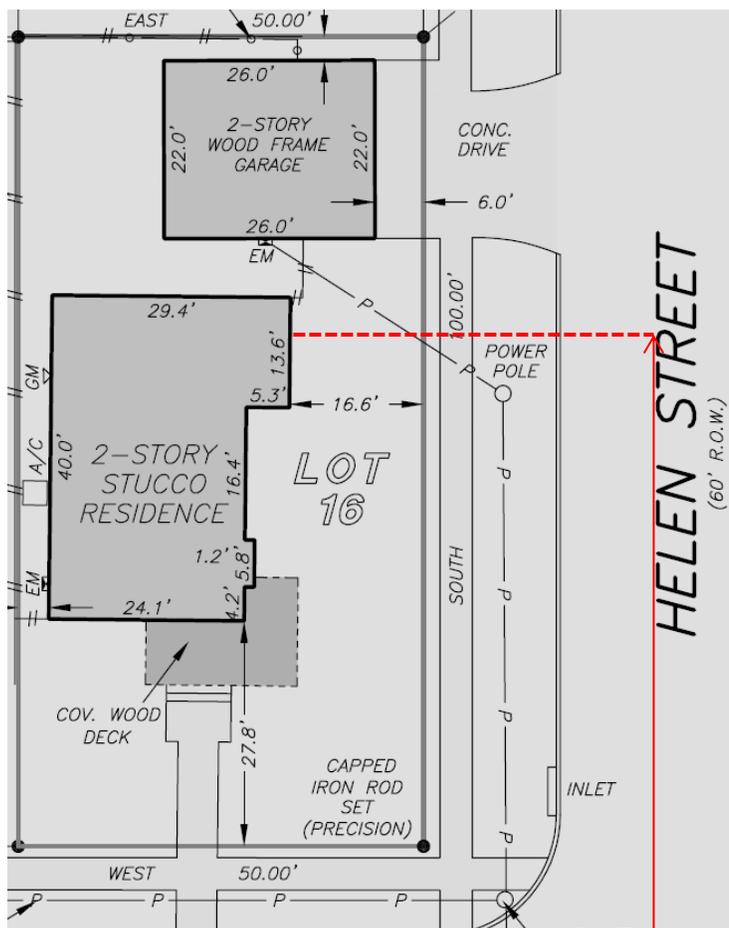
ARTICLE II NUMBER 2

2. Only one residence shall be constructed or permitted for every 2,500 square feet of contiguous property subject to these restrictions. All new structures in excess of one story shall be built at a minimum of three feet from the property line on the sides and back of the lot. New structures shall be placed at least ten feet from the property line on all borders of the property which abut a public street, or 45 feet from the center of the street, whichever is greater. No structures shall contain more than three stories or floor levels, nor shall they be more than forty feet high. No lots shall be used for any type of corporate, business, commercial or industrial purpose, except as permitted in paragraph 1 of Article II. of any of the properties as a hotel or boarding house is expressly prohibited.

EAST FACING SETBACK

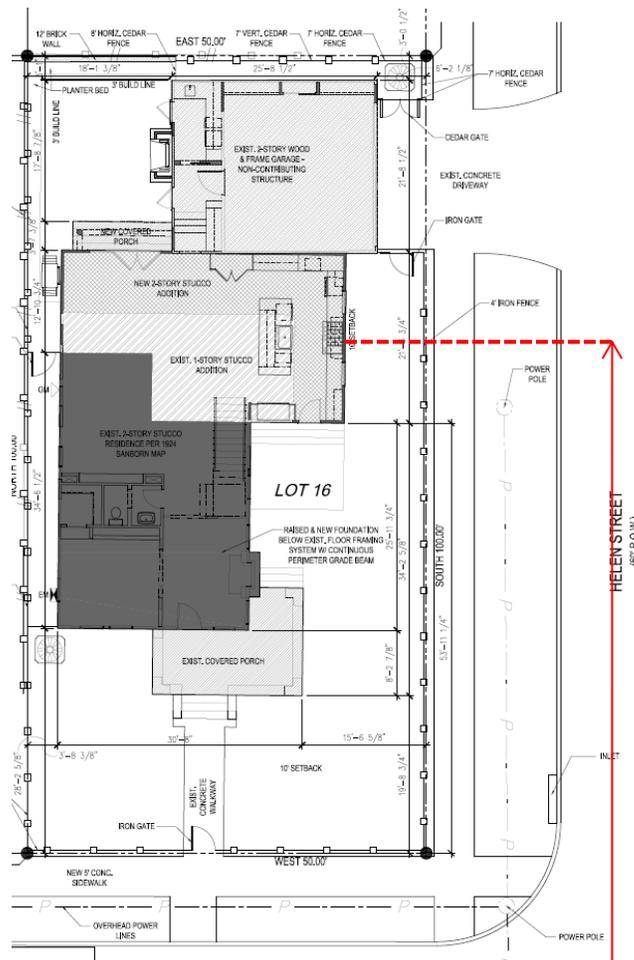
DEED RESTRICTIONS REQUIRE A 45' SETBACK FROM THE CENTER OF THE STREET

Existing Survey



Existing residence set back 46.6' from the center of the street. 16.6' from the east property line which is 30' from the center of the street.

Proposed Site Plan



Proposed addition new set back 40' from the center of the street. 10' from the east property line which is 30' from the center of the street.

PROJECT DETAILS

Shape/Mass: The existing original two story residence measures approximately 26' deep by 24' wide with an eave height of 20' and a ridge height of 26' 4". The existing structure also features a non-original one story rear addition that measures 29' wide by 14' deep. There is an existing two story garage-apartment on the northeast side of the lot facing Helen Street. The garage-apartment measures 26' deep by 22' wide with an eave height of 15' 5" and a ridge height of 21'.

The applicant proposes to remove the existing rear addition and construct a two story addition connecting the original residence and the existing garage-apartment. The addition will begin 25' 11" from the front wall of the existing residence. The addition will measure 21' 3" deep by 36' wide with an eave height of 21' and a ridge height of 25' 4".

Setbacks: The existing residence is set back 19' 8" from the front (Highland Street) property line, 17' from the east (Helen Street) property line, and 3' 8" from the west side property line. The addition will extend to within 10' of the east property line.

Foundation: The existing residence features a pier and beam foundation with a finished floor height of 1' 9". The applicant proposes to raise the foundation 11" to a finished floor height of 2' 8". The applicant asserts that this is necessary in order to eliminate water infiltration, to install crawlspace vents, to install a perimeter grade beam that can support the weight of the proposed new stucco, to meet the 18" tall crawlspace clearance requirement stipulated by code, and to install HVAC systems.

Staff performed a site visit with a City Structural Inspector to verify their assertion and found lifting the residence not to be necessary.

The inspector finds that the issue of water infiltration can be addressed by cutting swales in the surrounding soil and installing *Flowable Fill* within the crawlspace to channel water away from the structure.

The Inspector also finds that crawlspace vents can be installed without lifting the structure.

The Inspector also finds that there is no evidence of failure of the existing grade beam and feels that it can adequately support the weight of new stucco cladding.

The Inspector noted that 18" of clearance would be required for new construction but not an existing structure.

Lastly, the Inspector finds that there are other options for installing HVAC systems without lifting the structure, including locating the ducts within the ceilings and walls as well as the use of high velocity HVAC, which can be installed within smaller spaces.

Lifting the residence would destroy the existing porch and brick chimney as they are exterior features that need to be heavily modified or removed in order to accommodate the change in height. The applicant proposes to replace the existing porch decking ceiling and front steps as part of lifting the residence.

Windows/Doors: The existing residence features historic double hung wood 1-over-1 windows. The applicant proposes to retain most of these windows and install matching windows in the addition. The applicant proposes the following fenestration changes along the west elevation: Remove a smaller vent window on the first floor, a 1-over-1 window between the first and second floor, and a side door. The two windows will be replaced with stucco cladding and the side door will be replaced with a new double hung wood window. The modified framing within the interior of the structure shows that the vent window and side door are not original to the structure.

The existing historic single lite craftsman style front door will be retained.

Exterior Materials: The applicant proposes to replace the existing stucco cladding with new stucco of a matching texture and finish. The new integral stucco will be applied over a waterproof membrane and metal lath.

The applicant asserts that the existing stucco was installed improperly, and as a result, has incurred damage to the point of being beyond repair. Staff performed a site visit with a City Structural Inspector and finds their assertion to be valid.

The Inspector observed that the lack of metal flashing on the window frames has allowed water to infiltrate the structure and has caused failure of the stucco along the perimeter of the residence, evident in sections of the cladding bulging, cracking, and separating from the substrate.

The inspector also finds that the lack of joints and trim pieces to allow for controlled movement has damaged the stucco. As the structure settled and moved over time, the more rigid stucco cladding cracked and failed. The resulting cracks allowed water to infiltrate the structure. Past attempts to patch these cracks were performed poorly.

The inspector also finds that the lack of continuous sheathing between the stucco lath and the wall studs prevents replacing the damaged stucco in sections where it has failed. The existing stucco features a wood lath mounted directly onto the studs which makes removing failed sections impossible without damaging the rest of the cladding.

Roof: The existing residence features a hipped roof with a 4:12 pitch. The addition will feature a hipped roof with a matching pitch.

Front Elevation: Lift the existing residence 11" and install 4 front facing crawlspace vents. Replace all of the existing stucco with new stucco of matching texture and finish. The front existing concrete steps with three risers will be replaced with new concrete steps with 4 risers to compensate for the added height. The addition will extend 12' wider than the existing original residence and will feature a craftsman style door.

Side Elevation: Lift the existing residence 11" and install 7 crawlspace vents. Replace all of the existing stucco with new stucco of matching texture and finish. The addition will begin at the rear wall of the original structure or 25' 11" from the front wall of the existing structure. This will necessitate removing an existing one story non-original rear addition. The addition will feature two windows on the first floor and three on the second. The addition will extend 21' 5" towards the rear of the property and connect with the existing side facing garage-apartment. The garage's existing 105 cladding will be removed and replaced with stucco matching the residence and the addition. The garage will feature new wood garage doors on the first floor a pair of windows on the second and a juliet balcony.

Side Elevation: Lift the existing residence 11" and install 7 crawlspace vents. Replace all of the existing stucco with new stucco of matching texture and finish. Remove an existing single lite window next to the existing side door and a 1-over-1 window between the first and second floors. These openings will be covered with stucco cladding. Remove the existing non-original side door and replace with a new window. The addition will extend 21' 7" towards the rear of the property.

Rear Elevation: Remove the existing 105 siding from the existing garage-apartment and replace with stucco. Install a north facing shed roofed pop up in the existing hipped roof structure.