

CERTIFICATE OF APPROPRIATENESS

Application Date: June 25, 2014

Applicant: Timothy Schorre, Morningside Architects LLP for Denise Martin & Anita Goff, owners

Property: 1421 Columbia Street, lot 7, block 160, Houston Heights Subdivision. The property includes a historic one-story wood frame single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing hipped-roof cottage residence, constructed circa 1910, located in the Houston Heights Historic District East.

Proposal: Alteration – Construct an approximately 351 square foot one-story addition at the rear of a contributing 1,249 square foot one-and-a-half story residence. One additional window opening will be created on an inset portion of a previously enclosed rear porch on the north elevation.

See enclosed application materials and detailed project description on p. 6-13 for further details.

Public Comment: No public comment.

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: July 17, 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

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

- (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 EAST HISTORIC DISTRICT

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



1421 Columbia

INVENTORY PHOTO



EAST ELEVATION – FRONT FACING COLUMBIA STREET

EXISTING



PROPOSED



NORTH SIDE ELEVATION

EXISTING



PROPOSED



SOUTH SIDE ELEVATION

EXISTING



PROPOSED



WEST (REAR) ELEVATION

EXISTING



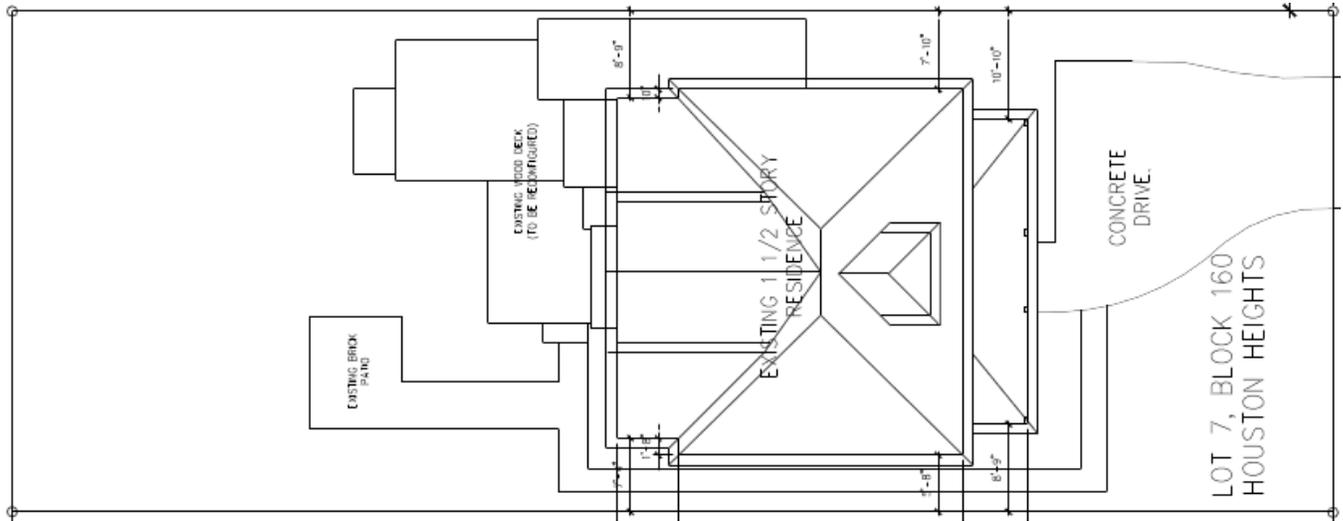
PROPOSED



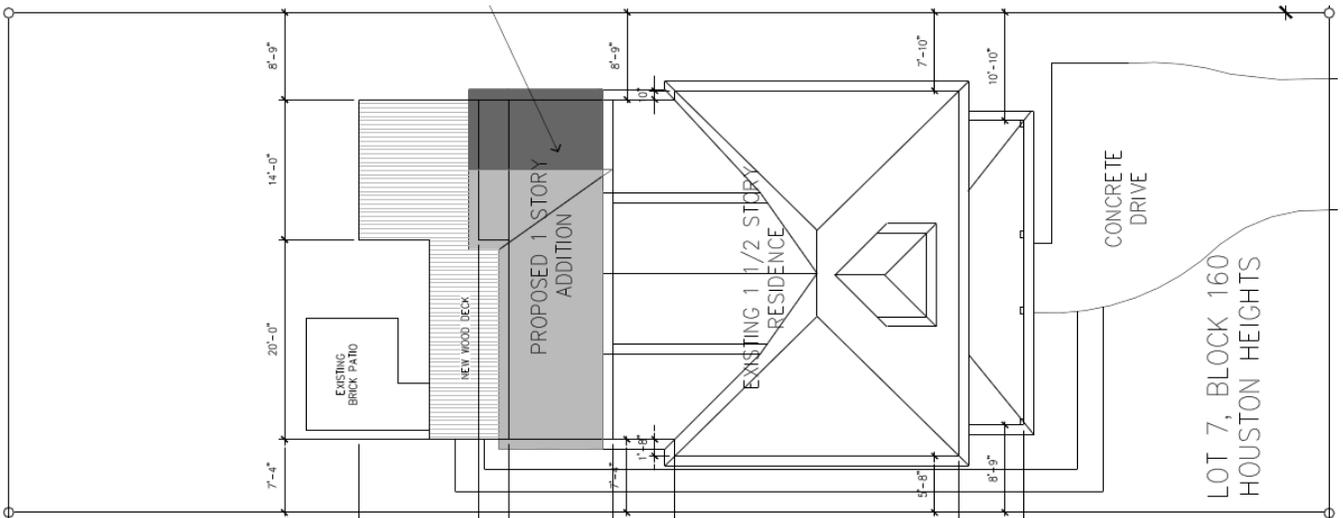


SITE PLAN

EXISTING



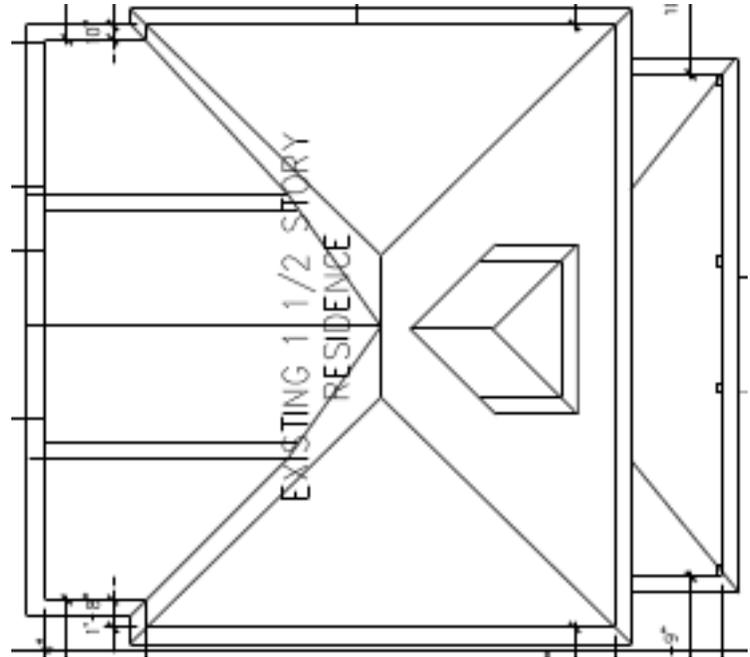
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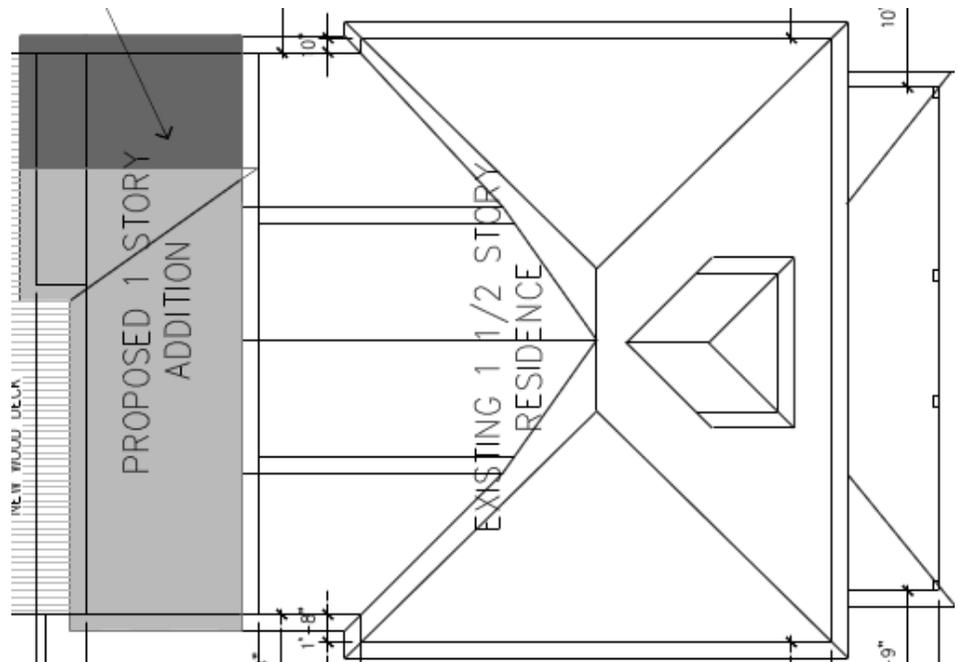


ROOF PLAN

EXISTING



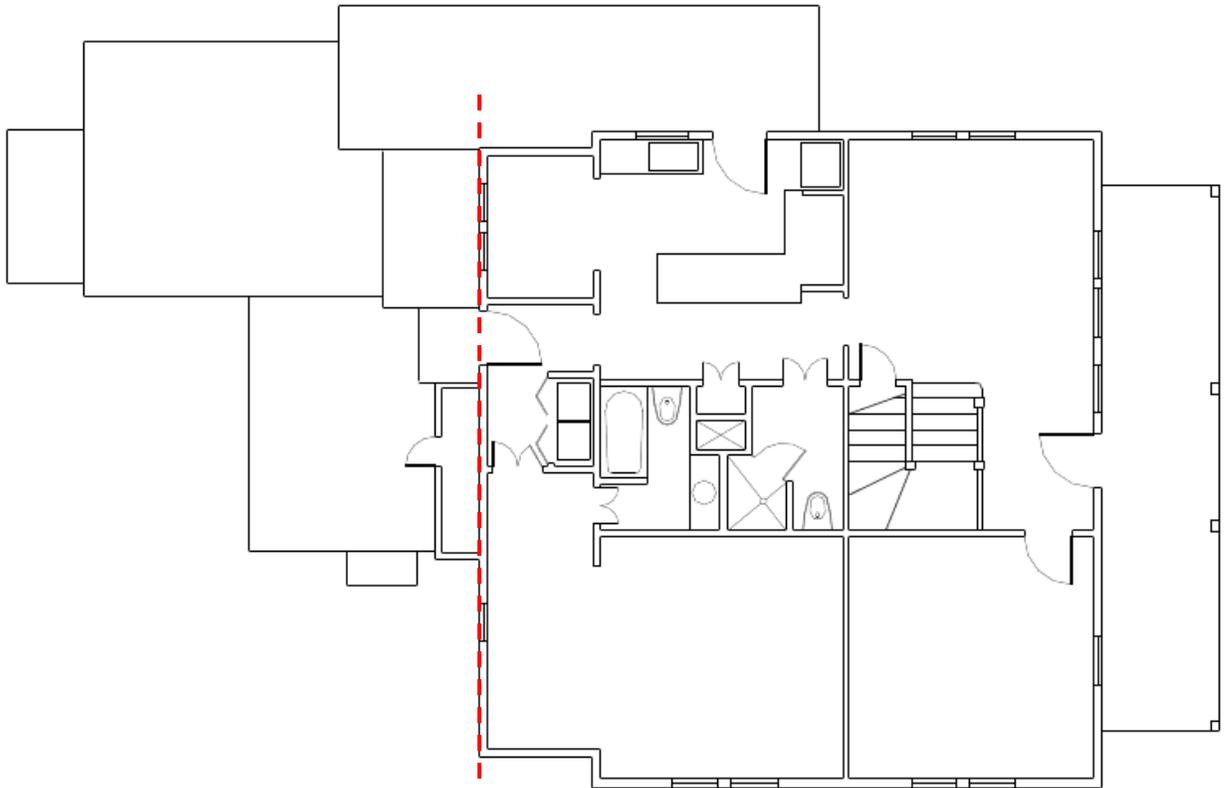
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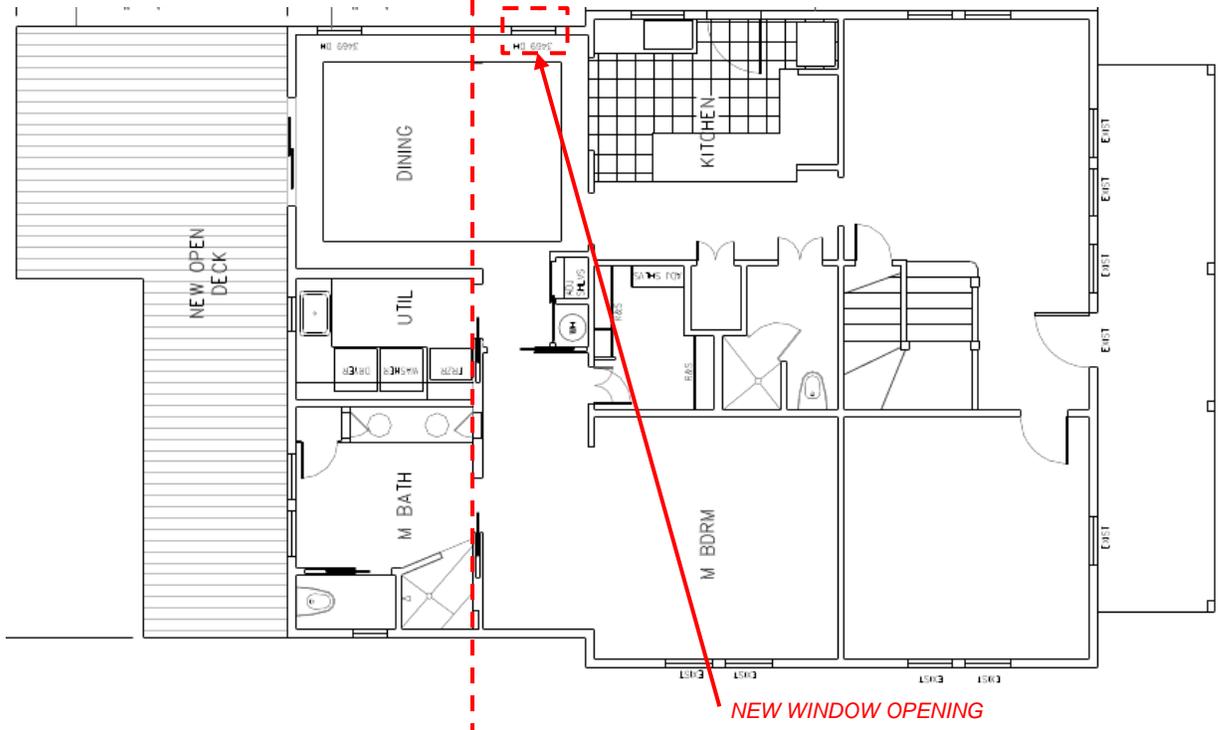


FIRST FLOOR PLAN

EXISTING



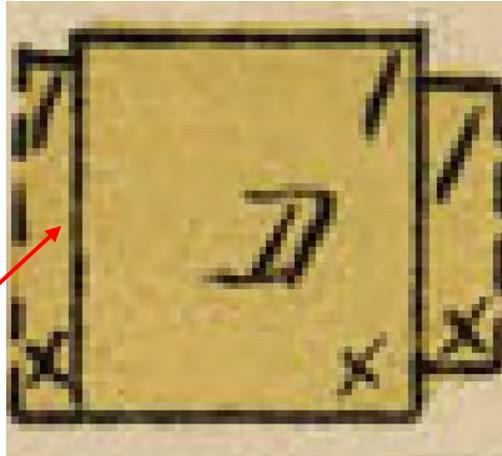
PROPOSED



NEW WINDOW OPENING

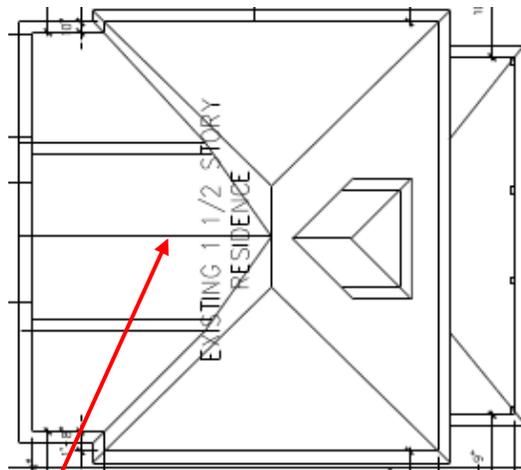
SANBORN FIRE INSURANCE MAP COMPARISON

1919 SANBORN MAP



ORIGINAL REAR PORCH

CURRENT ROOF PLAN



EXISTING SECOND FLOOR ADDITION

PROJECT DETAILS

Shape/Mass: Existing residence measures 36'-6" wide by 34'-8" deep with a ridge height of 24'-1" and an eave height of 12'. The last 6'-3" comprises of a previously enclosed rear porch measuring 34' wide. The proposed addition will start at the existing rear wall and measure 34' wide by 10'-4" deep with a ridge height of 14' and an eave height of 12'.

Setbacks: The existing residence features a 37' east front setback, a 7'-10" north setback, a 5'-8" south setback. The proposed addition will feature a 50' west rear setback.

Foundation: The existing residence features a pier-and-beam foundation which will not be altered. The proposed addition will feature a pier-and-beam foundation with a matching height of 2'.

Windows/Doors: The existing residence features double-hung wood 1-over-1 windows, a wood 15-lite door and a wood entry door which will not be altered. The proposed addition will feature single-hung wood 1-over-1 windows and a pair of 15-lite wood French doors.

Exterior Materials: The existing residence features wood lap siding. The proposed addition will feature cementitious siding with a matching reveal. Existing non-original siding on the rear, previously enclosed porch will be removed and replaced with cementitious siding.

Roof: The existing residence features a hipped roof with a 7-over-12 pitch clad in composition shingles. A smaller half hip projects over the front porch and a non-original gambrel projects to the rear from the original ridge. The proposed addition will feature a 7-over-12 pitch shed roof with a small gable projecting on the north side, both clad with composition shingles.

Front Elevation: No alterations proposed for this elevation.
(East)

Side Elevation: The existing residence features a paired set of windows on the east side and a 15-lite door and one window on the west side. An inset, previously enclosed porch on the west side of the elevation measures 6'-3" wide and features no windows or doors. One new window is proposed to be added to this portion, and existing non-original siding on this portion will be removed and replaced with cementitious siding. No other siding, windows or doors will be altered. The proposed addition will feature one window in addition to the new window previously described..
(North)

Side Elevation: The existing residence features two pairs of windows which will not be altered. An inset, previously enclosed porch on the west side of the elevation measure 6'-3" wide and features no windows or doors. Existing non-original siding on this portion will be removed and replaced with cementitious siding. No other siding will be altered. The proposed addition will feature one window.
(South)

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