

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

Applicant: Sheryl Kolasinski, owner

Property: 1447 Oxford St, Lot 1, Block 161, Houston Heights Subdivision. The property includes a historic 1,498 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (66' x 100') corner lot.

Significance: Contributing Bungalow-style residence, constructed circa 1915, located in the Houston Heights Historic District East.

Proposal: Alteration – Construct a 325 square foot, 27'-2" wide by 12' deep screened in porch at the rear of the structure. The applicant received approval in November 2013 for the porch and proposes to revise the flat roof on the porch to a shed galvanized roof and increase the width from 25'-6" to 27'-2".

See enclosed application materials and detailed project description on p. 4-11 for further details.

Public Comment: Three in favor, and one no objection. See Attachment A, p. 12-13.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: July 22, 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 |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | |
| <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 checked="" type="checkbox"/> | <input 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; | |
| <input checked="" type="checkbox"/> | <input 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; | |
| <input checked="" type="checkbox"/> | <input 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; | |
| <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 checked="" type="checkbox"/> | <input 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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. | |



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



1447 Oxford

CURRENT PHOTO



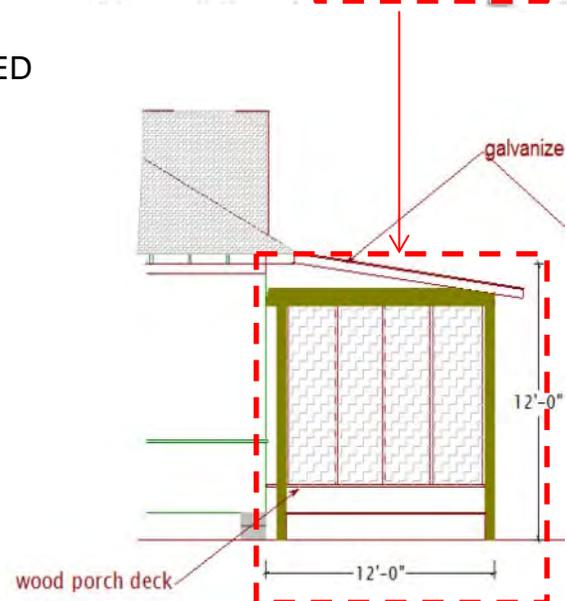
NORTH SIDE ELEVATION FACING E 15TH STREET
EXISTING



APPROVED – 11/7/2013



PROPOSED



SOUTH SIDE ELEVATION

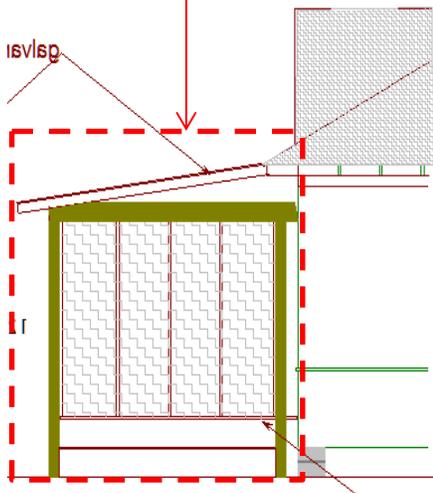
EXISTING



APPROVED – 11/7/2013



PROPOSED



WEST (REAR) ELEVATION

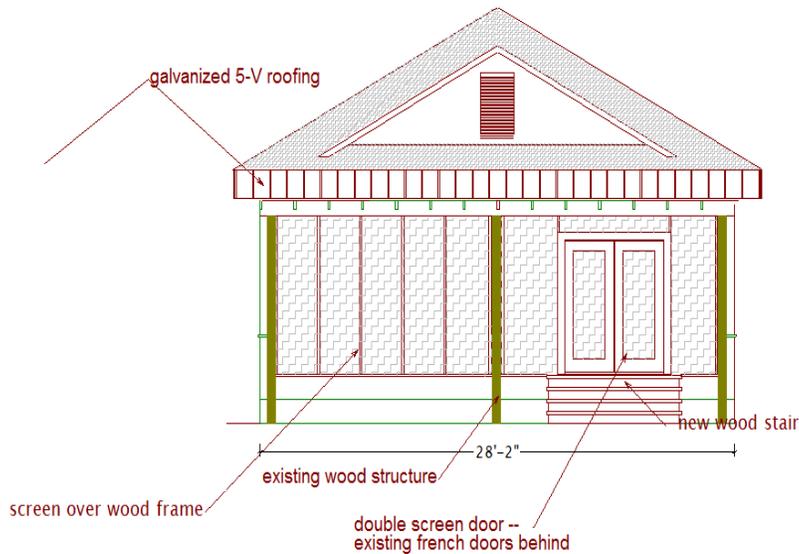
EXISTING



APPROVED – 11/7/2013

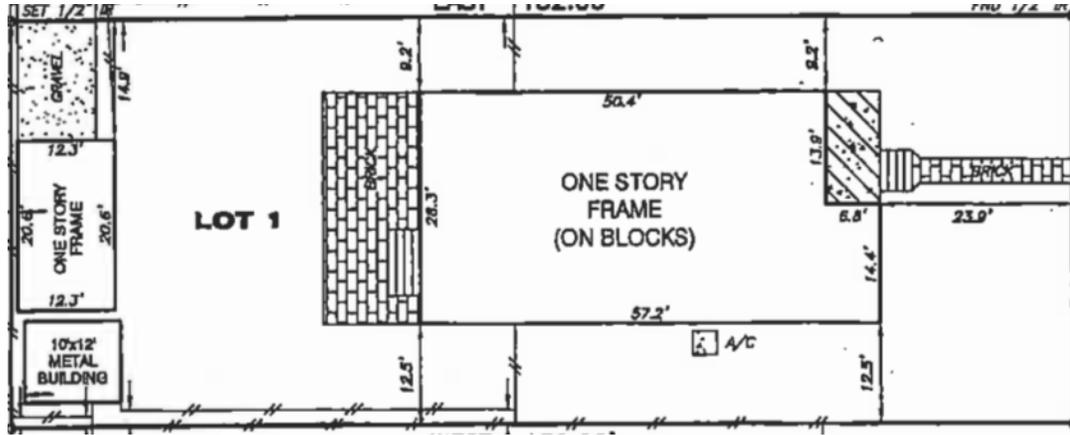


PROPOSED

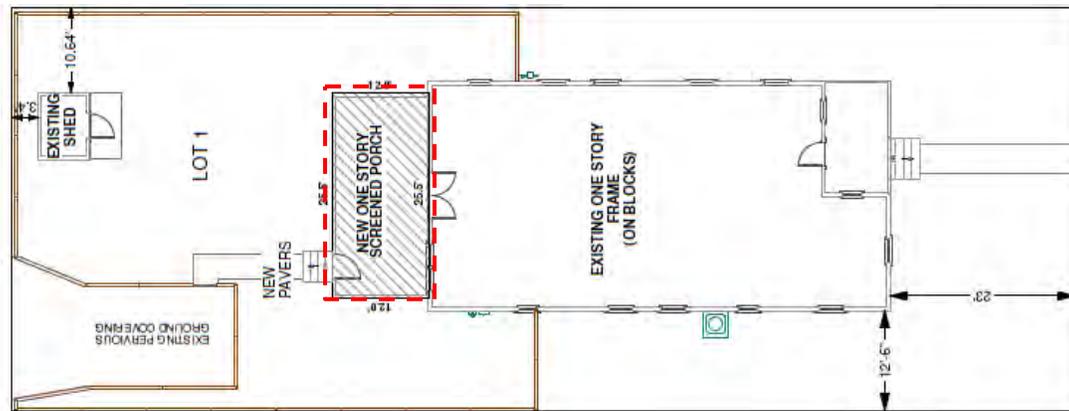




**SITE PLAN
EXISTING**



APPROVED – 11/7/2013



PROPOSED



PHOTOS PROVIDED BY APPLICANT
NORTH SIDE FACING E 15TH STREET



PHOTOS PROVIDED BY APPLICANT

WEST (REAR)



PROJECT DETAILS

Shape/Mass: The existing residence is 28'-2" wide and 57' at its deepest. The screened in porch measures 27'-2" wide, 12' deep and 12' to the highest part of the ridge. It is set in from the side walls 6" on each side.

Foundation: Pier and beam to match existing.

Windows/Doors: The screened in porch will have a pair of screened double doors located on the rear.

Exterior Materials: The screened porch will use wood 6" by 6" posts, metal roof and screening material.

Roof: The roof is a shed galvanized metal roof that extends from the rear wall and measures 12' at its tallest point to 11'-3" at the eave.

Front Elevation: No change to this elevation.
(East)

Side Elevation: The porch extends 12' from the back wall to the rear with five wood posts and railing.
(North)

Side Elevation: The porch extends 12' from the back wall to the rear with five wood posts and railing.
(South)

Rear Elevation: The porch contains a pair of wood, screened double doors and a stair.
(West)

ATTACHMENT A
PUBLIC COMMENT

From: Kent Marsh
Sent: Tuesday, July 21, 2015 10:44 AM
To: DuCroz, Diana - PD
Subject: July HAHC Meeting Certificate of Appropriateness Applications for the HHEHD

My review of the 6 applications for Certificate of Appropriateness for the month of July within the Houston Heights East Historic District is as follows:

Agenda # 26 – 1548 Cortlandt. I OBJECT to the granting of a CofA for this proposal based on two issues. First, the applicant proposes to remove an existing portion of the original historic structure and incorporate the historic portion into the addition without any delineation of the original historic portion. The removal of this historic material will affect the historic character of the original structure. Once this historic material is removed it cannot be replaced. Second, the square footage and resulting volume of the proposed two-story addition is more than 2 times the square footage and volume of the existing structure. This will result in the addition having visual preference over the existing historic structure which is not compatible with the existing historic character of the District. This issue is even more evident as this location is on a street corner and the side elevation can be seen from the street. I do support the change in roof material from composition to standing seam metal at the connection of the addition to the original structure. This visual distinction provides support for visual difference between the original structure and the addition.

Agenda # 27 – 1301 Arlington – I SUPPORT the granting of this Certificate of Appropriateness

Agenda # 28 – 1447 Oxford – I SUPPORT the granting of this Certificate of Appropriateness

Agenda # 29 – 1616 Cortlandt – I SUPPORT the granting of this Certificate of Appropriateness

Agenda # 30 – 110-112 W 12th – I SUPPORT the granting of this Certificate of Appropriateness

Agenda # 31 – 1123 Oxford – I OBJECT to the granting of a Cof A for this proposal based on one issue. The applicant proposes to alter the roof line of the existing structure by the addition of a roof portion at the side of the original structure. This will alter the character of the existing structure and is not compatible with the unique style of the existing house.

J. Kent Marsh, AICP CUD, 1538 Arlington St., Houston Heights East Historic District

J. Kent Marsh, AICP CUD
Vice President



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From: Charlie
Sent: Monday, July 20, 2015 3:09 PM
To: Kent Marsh
Subject: Re: July HAHC Meeting

1548 Cortlandt - Objection - too big of an addition
1301 Arlington - Support
1447 Oxford - Support
1616 Cortlandt - Support
110 W.12 - Support
1123 Oxford - Objection - too big of an addition

Charlie

From: Jonathan Smulian
Sent: Tuesday, July 21, 2015 12:54 PM
To: Kent Marsh
Subject: Re: July HAHC Meeting

1548 Cortlandt -OBJECT -gross overdevelopment of the site. Proposed addition dominates existing bungalow and destroys historical scale and character
1301 Arlington, 1447 Oxford, 1616 Cortlandt , NO OBJECTION

From: Brie Kelman
Sent: Tuesday, July 21, 2015 11:51 AM
To: Kent Marsh
Subject: Re: July HAHC Meeting

Addition/Garage Resubmittal

Support

27. [1301 Arlington St, Alteration-Addition Revision](#)

Support

28. [1447 Oxford St, Alteration-Addition Revision](#)