

CERTIFICATE OF APPROPRIATENESS

Application Date: June 30, 2015

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

Property: 110- 112 W. 12th Street, Lot 24, Block 201, Houston Heights Subdivision. The property includes a three historic two-story brick veneered and wood framed commercial buildings 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 – The applicant received a COA at the August 2014 HAHC meeting to replace existing windows, restore missing windows and commercial storefronts, extend the rear wall of corner building, and install an exterior staircase. The applicant has revised the original approved COA and request approval for the following:

- Install four new store fronts made up of divided lite awning steel windows and steel single lite entry doors in the existing three garage door bays.
- Replace the existing non-original aluminum divided lite awning and casement windows with wood sash windows on the wood frame building.
- Install a metal awning over the existing front entry on the wood frame building.
- Install two exterior stair cases on the brick buildings and an exterior stair case on the wood frame building; all stair cases will be located on the rear elevations.

See enclosed application materials and detailed project description on p. 6-41 for further details.

Public Comment: Four in favor. See Attachment A, p. 42-43.

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 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

- (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 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)

3D RENDERING – FRONT FACING W. 12th Street

PROPOSED









APPROVED – 8/28/14





REAR SOUTH ELEVATION

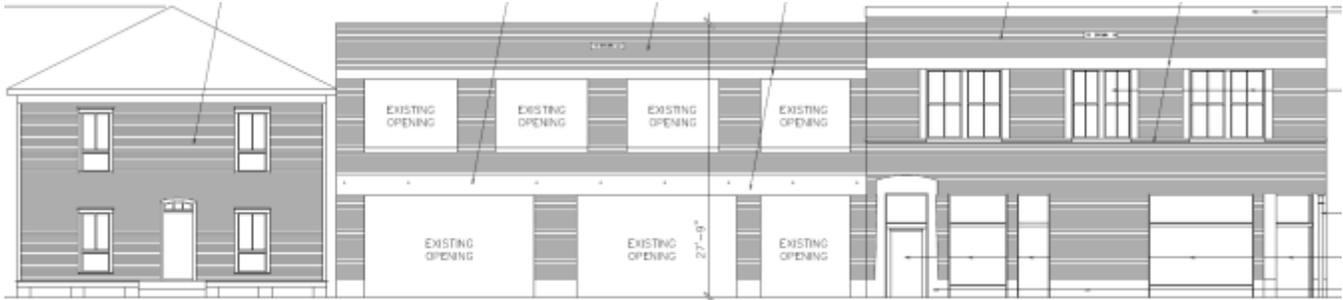
APPROVED – 8/28/14



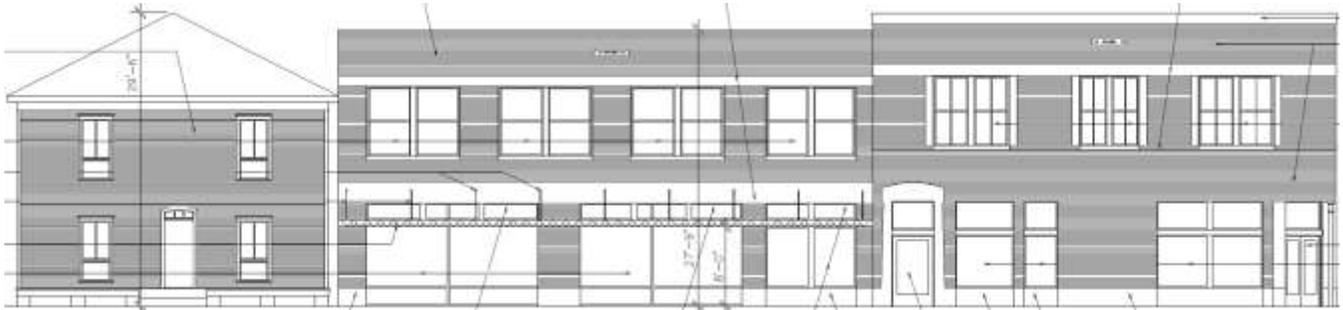


NORTH ELEVATION – FRONT FACING W. 12th Street

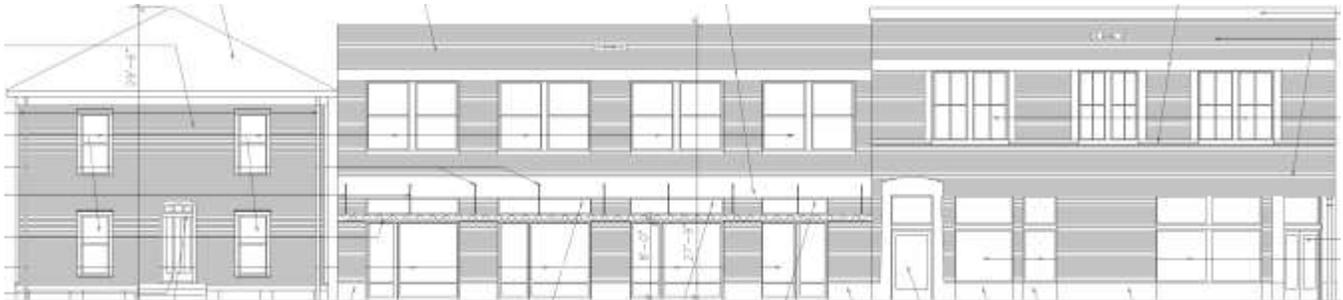
EXISTING



APPROVED – 8/28/14



PROPOSED



EAST SIDE ELEVATION- FACING YALE STREET

EXISTING



PROPOSED



WEST SIDE ELEVATION- FACING YALE STREET

EXISTING



APPROVED – 8/28/14



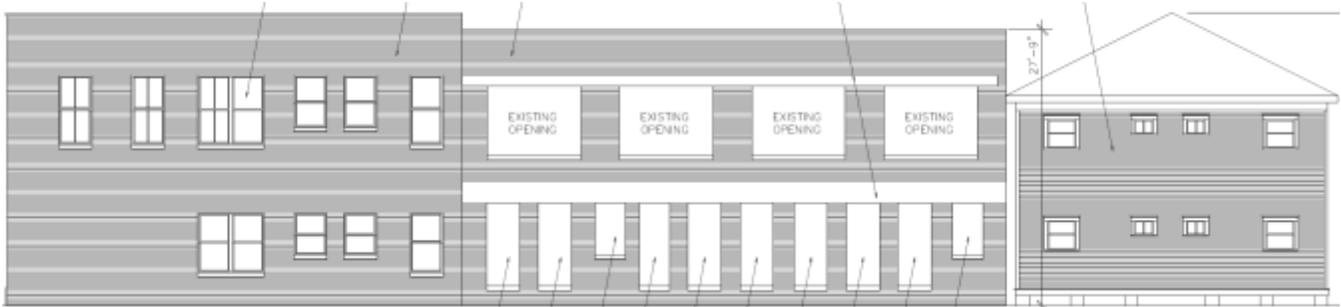
PROPOSED



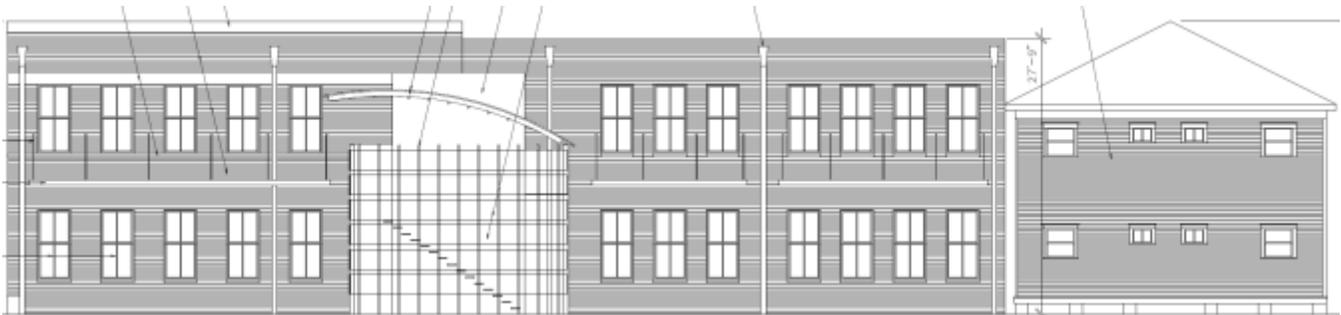
ORIGINAL REAR WALL

SOUTH (REAR) ELEVATION

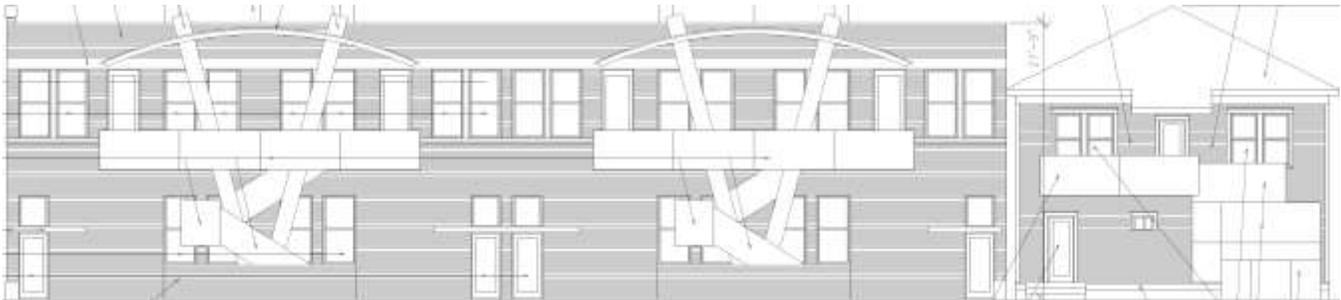
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APPROVED – 8/28/14

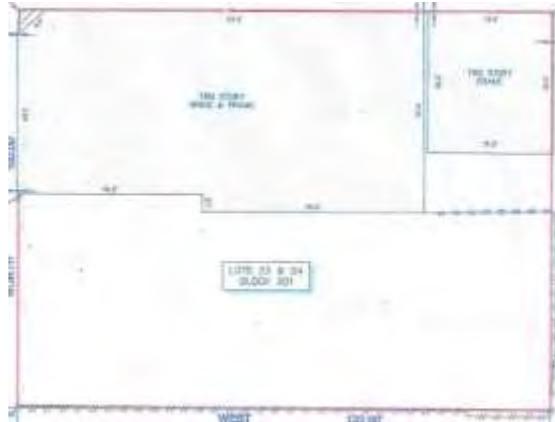


PROPOSED

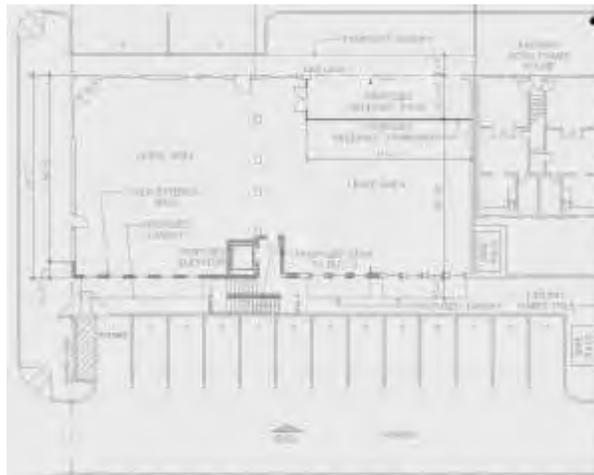




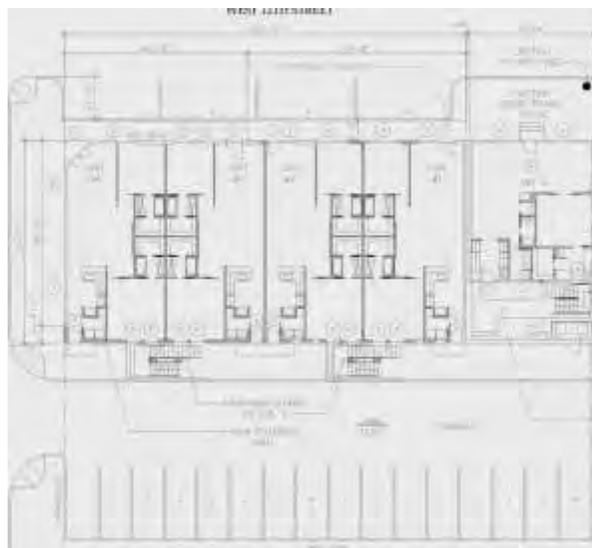
**SITE PLAN
EXISTING**



APPROVED – 8/28/14



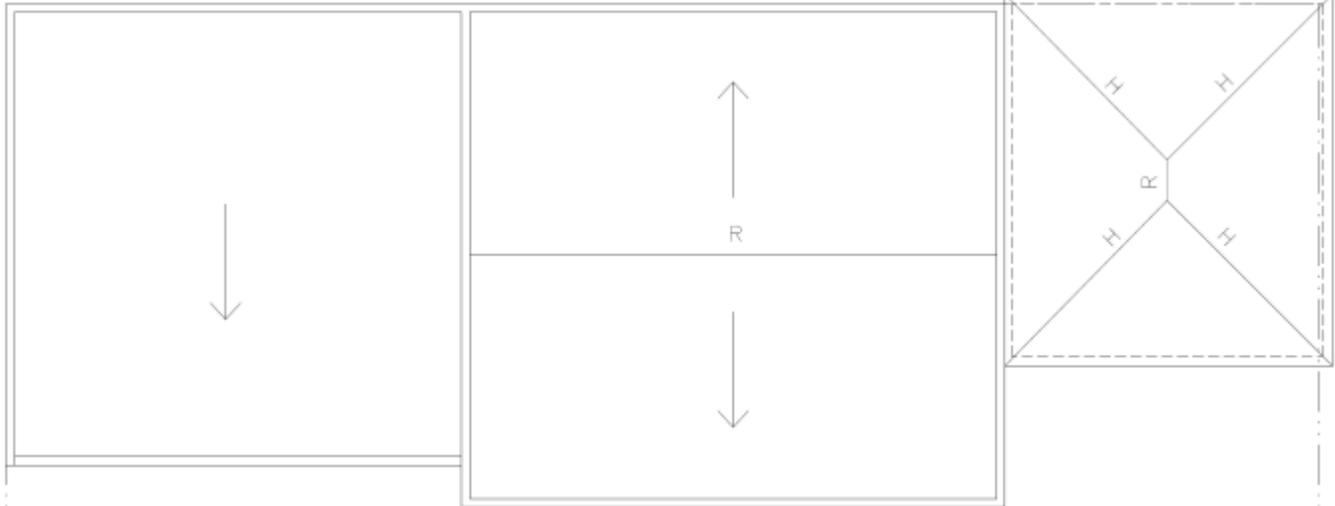
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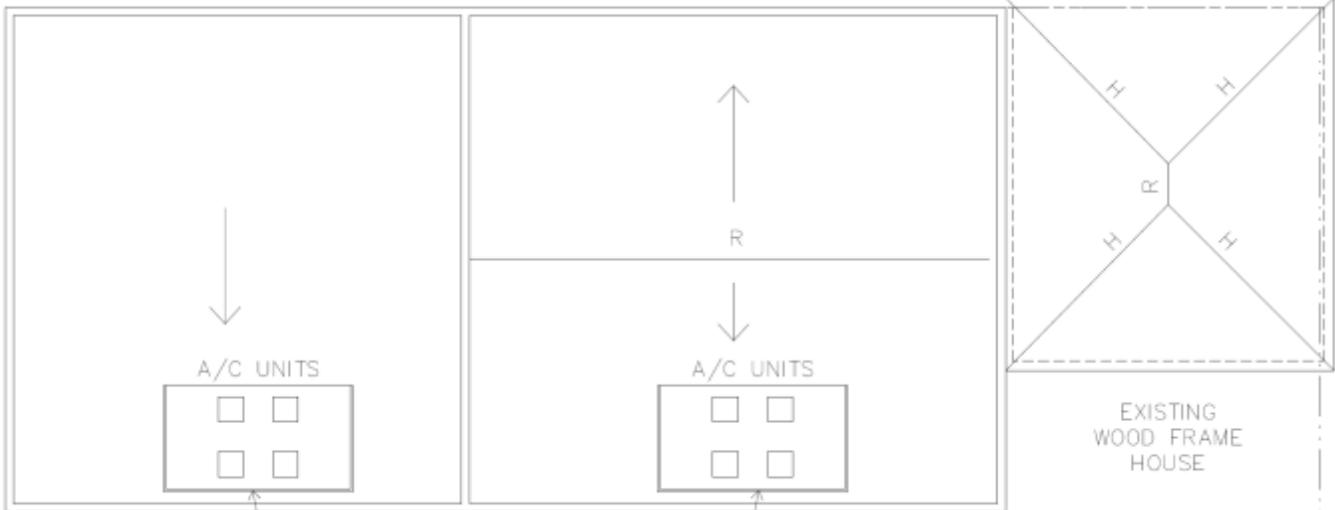


***SELECT LEVEL* FLOOR PLAN**

EXISTING



PROPOSED



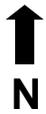


FIRST FLOOR PLAN

EXISTING

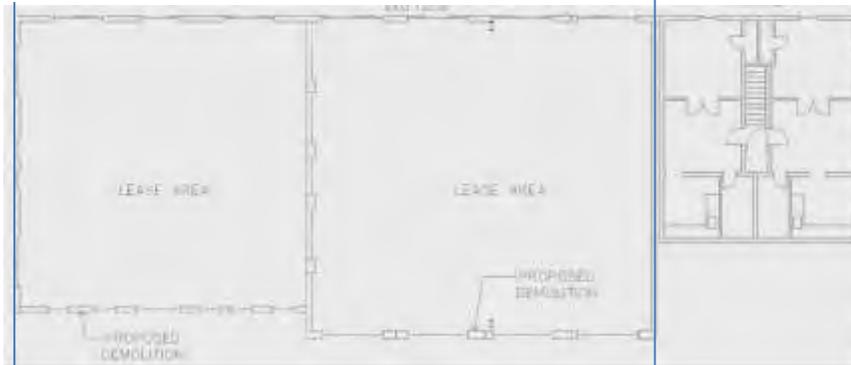


APPROVED – 8/28/14

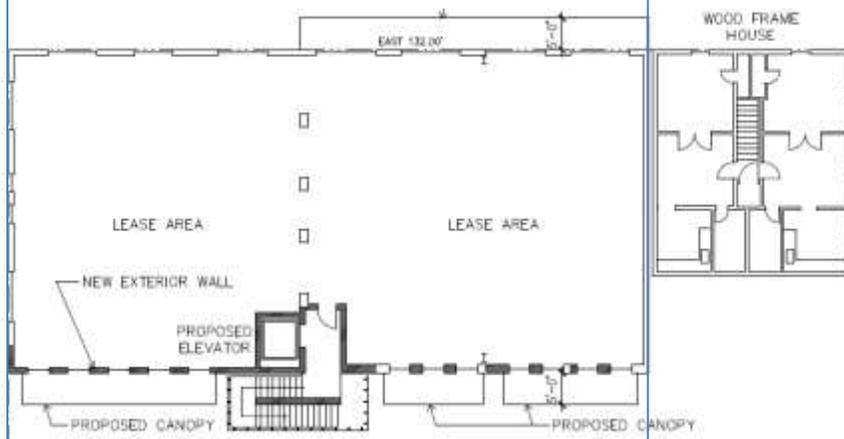


SECOND FLOOR PLAN

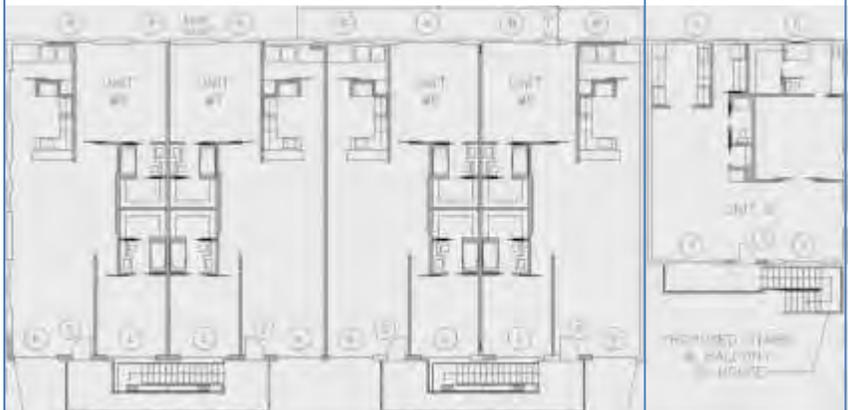
EXISTING



APPROVED - 8/28/14



PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

WINDOW SCHEDULE				
*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	F.V. x F.V.	STEEL, RE: DETAIL	M.E.	F.V. ALL FRAMED OPENINGS, PTD.
B	F.V. x F.V.	JOB BUILT CUSTOM / WD., FIXED	M.E.	F.V. ALL FRAMED OPENINGS, PTD.
C	F.V. x F.V.	JOB BUILT CUSTOM / WD., FIXED	M.E.	F.V. ALL FRAMED OPENINGS, PTD.
D	F.V. x F.V.	JOB BUILT CUSTOM / WD., FIXED	M.E.	F.V. ALL FRAMED OPENINGS, PTD.
E	F.V. x F.V.	JOB BUILT CUSTOM / WD., FIXED	M.E.	F.V. ALL FRAMED OPENINGS, PTD.
F	3.4 x 7.0	SHOWCASE / DOUBLE HUNG	M.E.	F.V. ALL FRAMED OPENINGS, PTD., WHITE VNYL CLAD
G	F.V. x F.V.	JELD-WYN / WD., DOUBLE HUNG	M.E.	F.V. ALL FRAMED OPENINGS, PTD.
H	F.V. x F.V.	SHOWCASE / DOUBLE HUNG	M.E.	F.V. ALL FRAMED OPENINGS, PTD., WHITE VNYL CLAD
J	F.V. x F.V.	SHOWCASE / FIXED	M.E.	F.V. ALL FRAMED OPENINGS, PTD., WHITE VNYL CLAD
K	7.0 x F.V.	SHOWCASE / DOUBLE HUNG	M.E.	F.V. ALL FRAMED OPENINGS, PTD., WHITE VNYL CLAD
L	7.8 x F.V.	SHOWCASE / DOUBLE HUNG	M.E.	F.V. ALL FRAMED OPENINGS, PTD., WHITE VNYL CLAD
M	F.V. x F.V.	JELD-WYN / WD., DOUBLE HUNG	M.E.	F.V. ALL FRAMED OPENINGS, PTD.
N	F.V. x F.V.	JELD-WYN / WD., DOUBLE HUNG	M.E.	F.V. ALL FRAMED OPENINGS, PTD.
P	F.V. x F.V.	JELD-WYN / WD., DOUBLE HUNG	M.E.	F.V. ALL FRAMED OPENINGS, PTD.
R	F.V. x F.V.	JELD-WYN / WD., DOUBLE HUNG	M.E.	F.V. ALL FRAMED OPENINGS, PTD.
S	F.V. x F.V.	JELD-WYN / WD., DOUBLE HUNG	M.E.	F.V. ALL FRAMED OPENINGS, PTD.
T	F.V. x F.V.	JELD-WYN / WD., DOUBLE HUNG	M.E.	F.V. ALL FRAMED OPENINGS, PTD.
U	F.V. x F.V.	JELD-WYN / WD., DOUBLE HUNG	M.E.	F.V. ALL FRAMED OPENINGS, PTD.
V	6.0 x F.V.	SHOWCASE / DOUBLE HUNG	M.E.	F.V. ALL FRAMED OPENINGS, PTD., WHITE VNYL CLAD
Y	F.V. x F.V.	STEEL, RE: DETAIL	M.E.	F.V. ALL FRAMED OPENINGS, PTD.

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

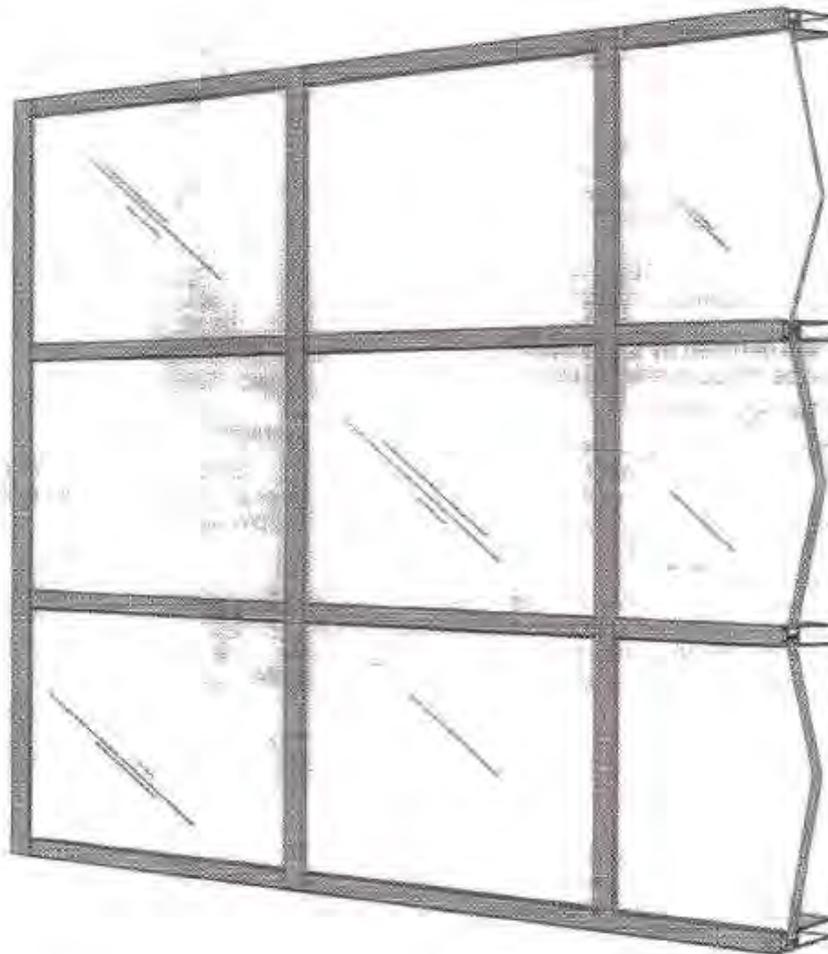
NO.	SIZE (W x H)	MANUL./TYPE	REMARKS
1	3.0 x F.V.	STEEL / SINGLE LITE	RE: ELEV., PTD., FROSTED GLASS
2	F.V. x F.V.	BMC / MAHOG., SINGLE LITE	RE: ELEV., PTD.
3	{2} F.V. x F.V.	BMC / MAHOG., SINGLE LITE	RE: ELEV., PTD.
4	F.V. x F.V.	BMC / MAHOG., SINGLE LITE	RE: ELEV., PTD.
5	3.0 x 6.8'	THERMA-TRU / SINGLE LITE	RE: ELEV., PTD., FROSTED GLASS
6	F.V. x F.V.	THERMA-TRU / SINGLE LITE	RE: ELEV., PTD., FROSTED GLASS
7	3.0 x F.V.	THERMA-TRU / SINGLE LITE	RE: ELEV., PTD., FROSTED GLASS

SASH WINDOWS

CUSTOM WOOD DOUBLE-HUNG WINDOW



STOREFRONTS



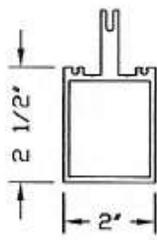
Description

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.

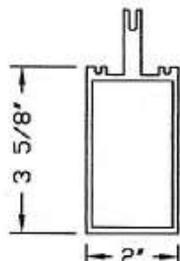
200 Series Curtainwall has a face width of 2" and optional depth from 5¾" to 7¾" through use of variable depth snap covers and back members. It is recommended for use as a total curtainwall system or for high-span storefront applications.

Miscellaneous Backmembers - 1/4" scale

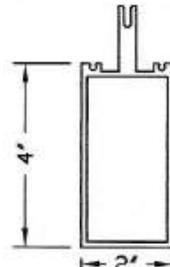
CAD DETAIL FILE NO.
280ELEV1



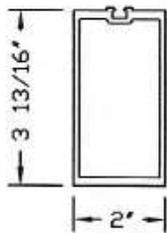
E1180



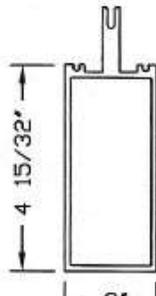
E2053



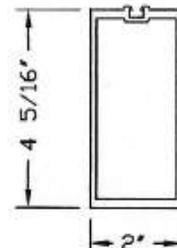
E1199



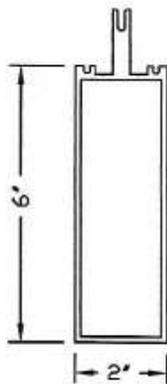
E3127



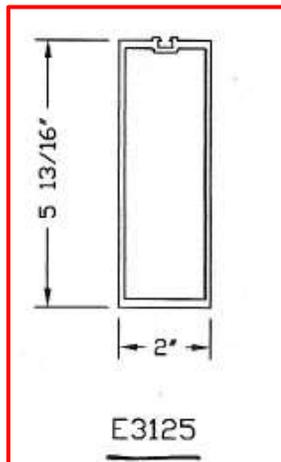
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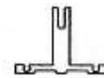
E3126



E2297

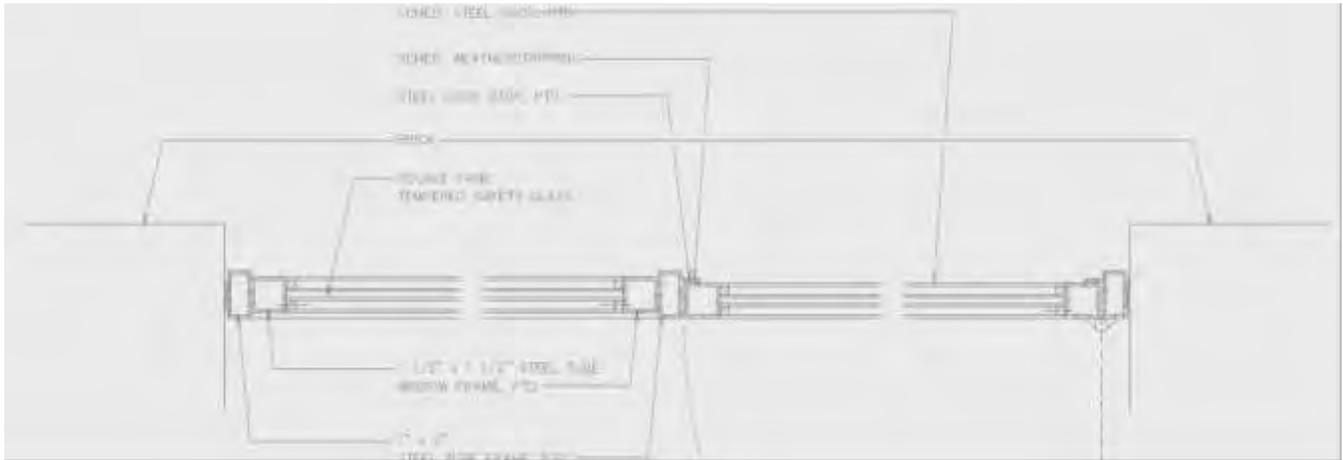


E3125



E3270

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: 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 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.

The wood frame building measures 31'-4" wide, 3'-5" deep, and 29'-6" to the ridge.

Setbacks: The buildings have a 0' setback on all elevations.

Foundation: The brick buildings are built on a slab foundation. The wood frame building is built on a pier and beam foundation.

Windows/Doors: 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.

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 (previously approved recessed storefront will be installed in the three garage door bays).*

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.

Exterior Materials: 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. A metal awning will be installed on the north elevation using the existing awning struts. The wood frame building is clad with wood 117 horizontal lap siding; the siding will be retained and repaired.

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 existing 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.*

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.

Front Elevation: Please see elevation drawings on pg. 14
(North)

Side Elevation: Please see elevation drawings on pg. 15
(East)

Side Elevation: Please see elevation drawings on pg. 16
(West)

Rear Elevation: Please see elevation drawings on pg. 17
(South)

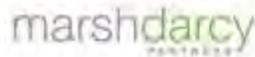
ATTACHMENT A
PUBLIC COMMENT

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

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

J. Kent Marsh, AICP CUD
Vice President



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Houston, Texas 77024
tel 713.647.9880, ext 301 | fax 713.647.8440
cell 832.444.4132
www.marshdarcypartners.com

From: Charlie [redacted]
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 Smuhan [redacted]
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

110-112 W. 12th -SUPPORT

1127 Oxford- OBJECT -overdevelopment of site and domination of existing bungalow by proposed addition destroys historic scale and character
. Overdevelopment of historic lots in the Heights has lead and continues to lead to serious loss of green areas; destruction of existing mature trees and loss of shade which affects micro climate and ambient temperatures; increased need and costs of airconditioning and minimizes on-site area into which rain water can percolate leading to increased run off into streets and the need for additional drainage expenditures at site , neighborhood and city level.

From: Brie Kelman [REDACTED]

Sent: Tuesday, July 21, 2015 11:51 AM

To: Kent Marsh

Subject: Re: July HAHC Meeting

Support

30. [110-112 W 12th St, Alteration-Windows/Doors Revision](#)