CERTIFICATE OF APPROPRIATENESS

Application Date: July 6, 2016

Applicant: Karen Brasier, Design3 Studio, for Troy and Terri Hamm, owners

Property: 1106 Columbia St, Tracts 14 and 15A, Block 196, Houston Heights Subdivision. The property includes a historic 1,000 square foot, one-story wood frame single-family residence and a detached garage situated on a 7,260 square foot (55' x 132') interior lot.

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

Proposal: Alteration – Addition

- Construct an approximately 2,000 square foot (conditioned space) two-story addition beginning at the rear wall of the original residence. The addition will be inset 8' at the northeast corner and 8" at the southeast corner of the original residence, and will have a maximum width of 30' and a depth of 62'. The addition will have a 21' eave height and a 29' ridge height. The addition will feature 1/1 double-hung and fixed wood windows, and 117 wood siding
- Raise the original residence from 18" to 24" to gain a standard crawlspace
- Several historic window openings have been enclosed/shuttered, or now contain non-original windows. The non-original windows will be replaced with 1/1 double-hung wood windows, and the enclosures will be reopened with 1/1 double-hung wood windows to be installed within the historic opening

See enclosed application materials and detailed project description on p. 7-16 for further details.

Public Comment: No public comment received.

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 28, 2016

PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years 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: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

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

S	D	NA		
☒	☐	☐	(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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
☒	☐	☐	(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
☒	☐	☐	(11)	The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

N

PROPERTY LOCATION

HOUSTON HEIGHTS EAST HISTORIC DISTRICT

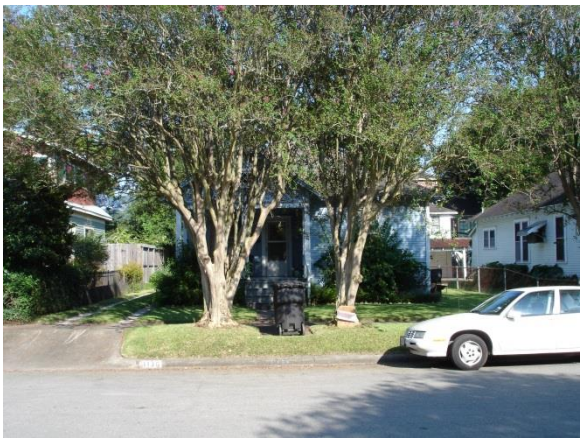
Building Classification
- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

CONTEXT AREA

1116 Columbia – Noncontributing – 1920 (neighbor)

1102 Columbia – Contributing – 1925 (neighbor)



1136 Columbia– Contributing – 1920 (neighboring)

1132 Columbia– Contributing – 1920 (neighboring)

1128 Columbia– Contributing – 1910 (neighboring)

1120 Columbia– Contributing – 1925 (neighboring)

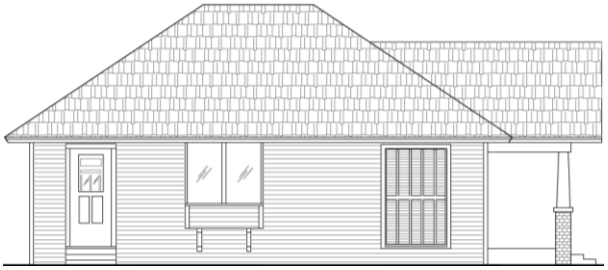
WEST ELEVATION – FRONT FACING COLUMBIA

EXISTING

PROPOSED

NORTH SIDE ELEVATION

EXISTING

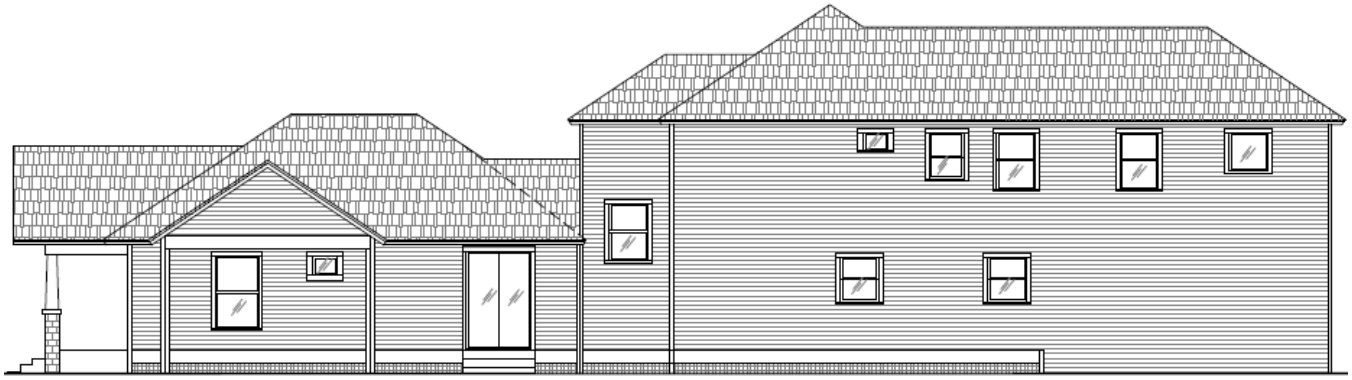


PROPOSED

SOUTH SIDE ELEVATION

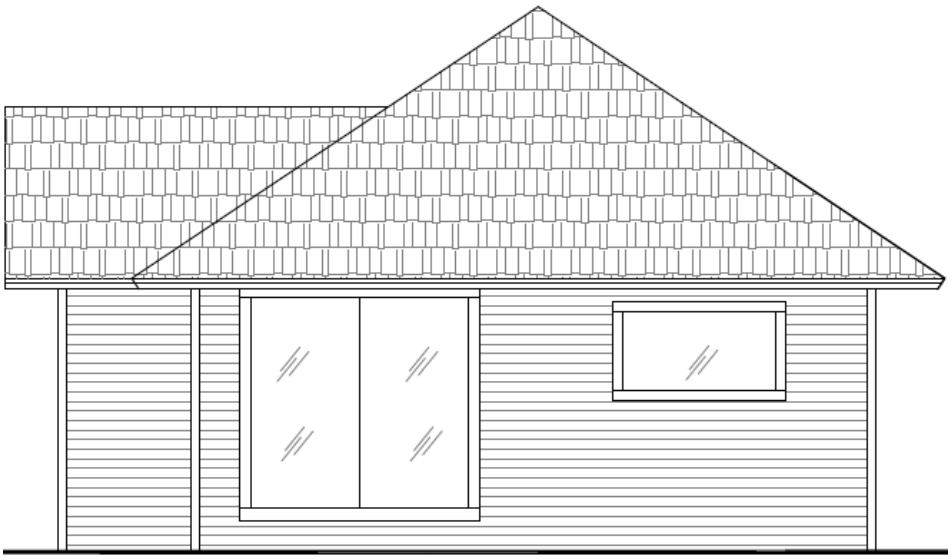
EXISTING

PROPOSED



EAST (REAR) ELEVATION

EXISTING



PROPOSED

SITE PLAN

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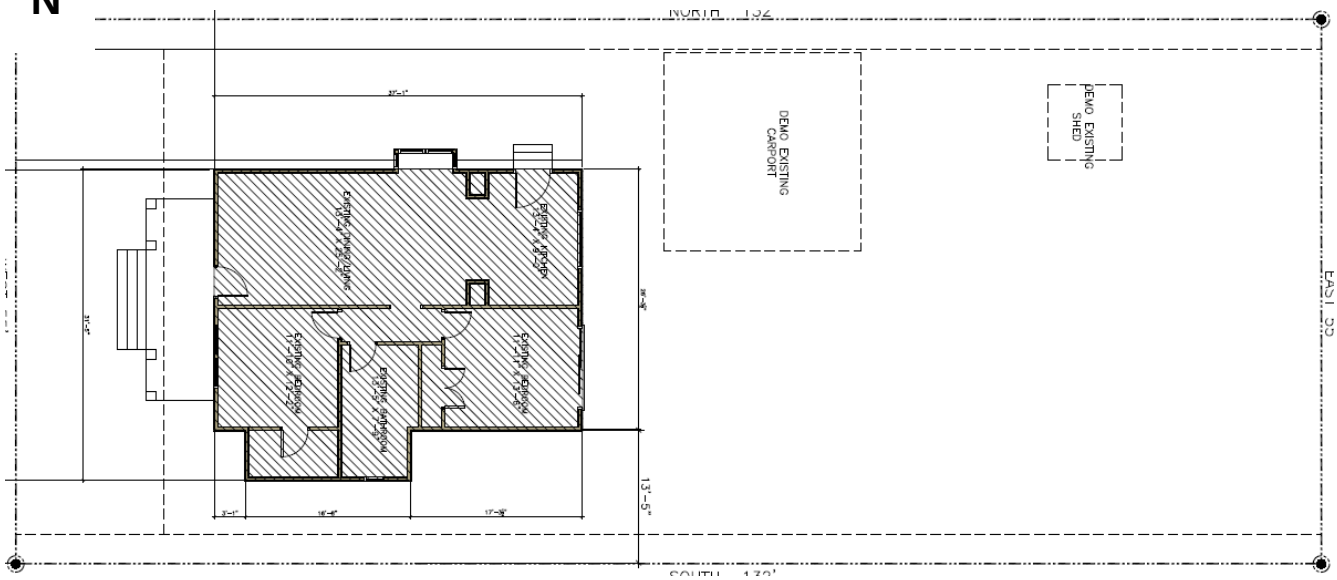
EXISTING



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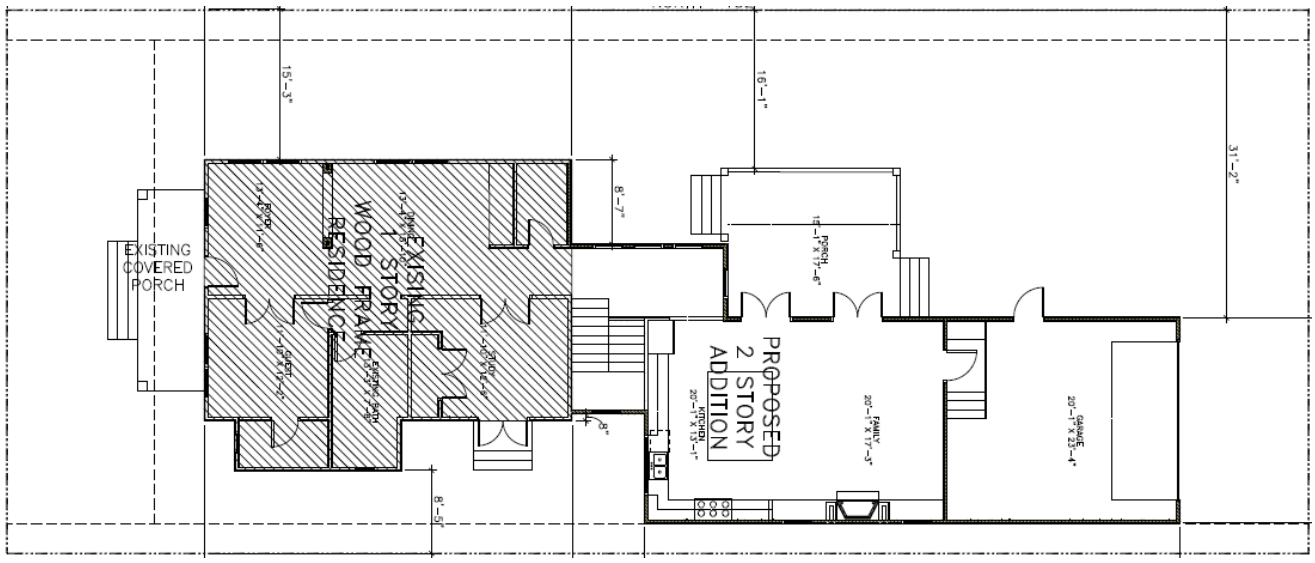

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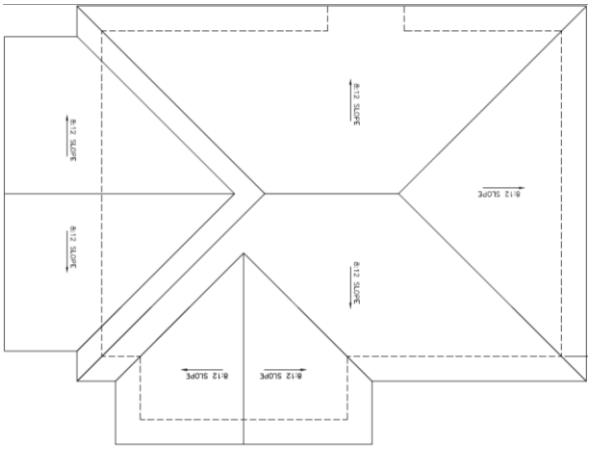
ROOF PLAN

EXISTING



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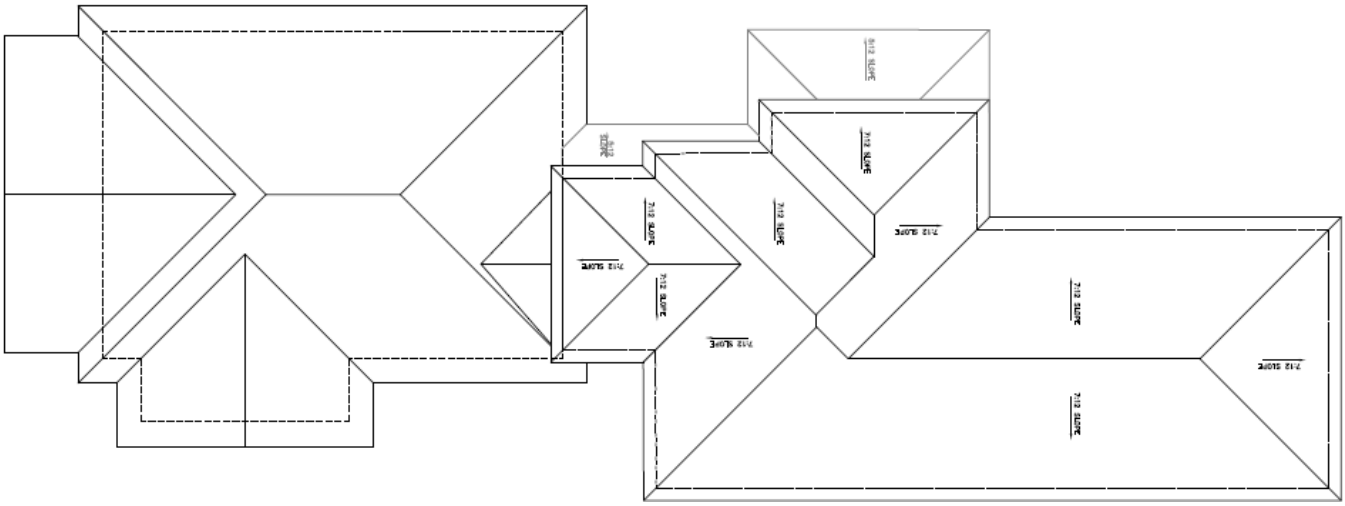

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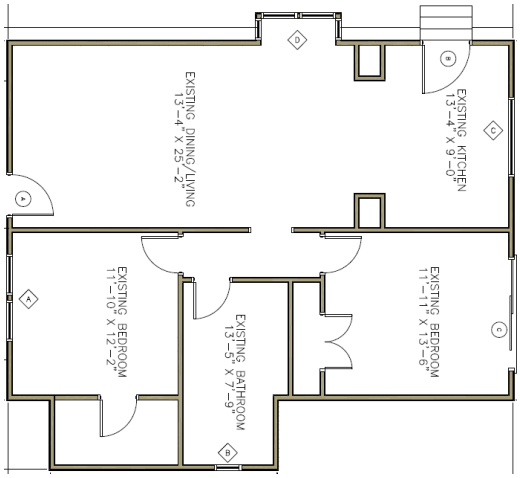
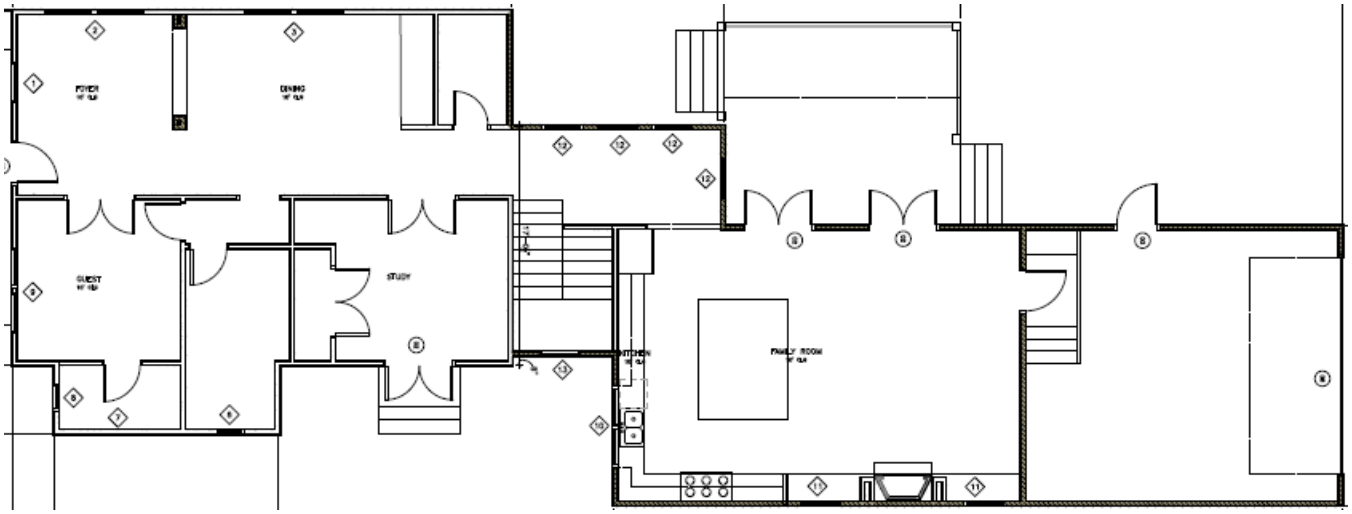
FIRST FLOOR PLAN

EXISTING



PROPOSED



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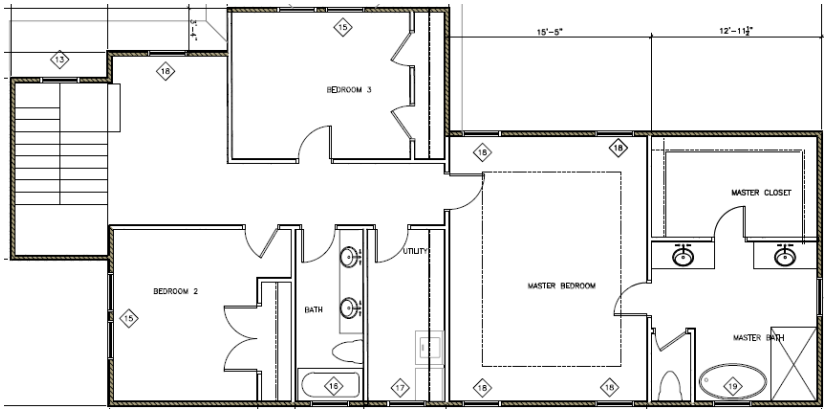
SECOND FLOOR PLAN

PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

Number	OPENING SIZE Width	OPENING SIZE Height	TYPE	MATERIAL	Remarks
1	3'-0"	6'-0"	DBL HUNG	WOOD	
2	(2)3'-0"	6'-0"	DBL HUNG	WOOD	REMOVE SHUTTERS FROM EXISTING WINDOW OPENING PREVIOUSLY COVERED
3	(2)3'-0"	6'-0"	DBL HUNG	WOOD	REPLACE NON-ORIGINAL BAY WINDOW
6	2'-0"	1'-6"	FIXED	WOOD	EXISTING WINDOW TO REMAIN
7					REMOVE SHUTTERS; WINDOW OPENING TO REMAIN ENCLOSED
8	2'-6"	4'-0"	1/1	WOOD	
9	(2)3'-0"	6'-0"	DBL HUNG	WOOD	REPLACE NON ORIGINAL GLASS IN ORIGINAL OPENING WITH 1/1 WOOD WINDOWS
10	(2)3'-0"	4'-4"	FIXED	WOOD	
11	3'-0"	4'-0"	FIXED	WOOD	
12	3'-0"	6'-0"	DBL HUNG	WOOD	
13	3'-0"	5'-0"	FIXED	WOOD	TEMPERED
14	(2)3'-0"	1'-6"	FIXED	WOOD	TRANSOM
15	(2)3'-2"	4'-8"	DBL HUNG	WOOD	EGRESS
16	3'-0"	1-6	FIXED	VINYL	TEMPERED
17	3'-0"	3'-0"	DBL HUNG	WOOD	
18	3'-2"	4'-8"	DBL HUNG	WOOD	EGRESS
19	3'-0"	3'-0"	FIXED	WOOD	PICTURE WINDOW

DOOR SCHEDULE

Number	SIZE Width	SIZE Height	TYPE	MATERIAL	Remarks
2	5'-0"	8'-0"	DBL	WOOD	FRENCH DOORS; SINGLE LITE
3	2'-8"	8'-0"	SINGLE	WOOD	SINGLE LITE EXTERIOR DOOR
5	3-0"	8'-0"	SINGLE	WOOD	EXISTING FRONT DOOR TO REMAIN
6	16'-0"	8'-0"	SINGLE	WOOD	OVERHEAD GARAGE DOOR

PROJECT DETAILS

Shape/Mass: The existing 1,047 square foot one-story residence has an overall width of 31'-5" and a depth of 37'. The width includes a ca. 1980 side addition to the south elevation that is approximately 5' wide. The residence has a 10' eave height and a 20'-9" ridge height. The covered porch is approximately 20' wide by 6' deep with textured concrete piers and tapered box supports.

The two-story addition will have an overall width of 30' and a depth of 62'. The addition will have a 21' eave height and a 29' ridge height. The addition will be inset 8' at the northeast corner and 8" at the southeast corner of the original residence. The south elevation of the addition will then extend back 7' from the existing rear wall, and then extend out to the 3' setback.

Setbacks: The existing residence has a front (west) setback of 20', and is setback 15' from the north (side) property line and 8'-5" from the south (side) property line.

The addition will be setback 16' from the north (side) property line, 3' from the south (side) property line, and 13' from the rear property line.

Foundation: The existing residence has a pier and beam foundation with an 18" finished floor height. The structure will be raised to a 24" finished floor height in order to gain a standard crawlspace beneath the home.

The addition will also have a pier and beam foundation with a 24" finished floor height. The garage portion of the addition will have a slab-on-grade foundation.

Windows/Doors: The existing front door will remain. The historic fenestration pattern was altered during previous renovations, with several historic openings enclosed/shuttered and original windows removed. The non-original windows will be replaced with 1/1 double-hung wood windows within the existing openings, and the enclosures will be reopened with 1/1 double-hung wood windows to be installed within the historic openings. A set of bay windows (ca. 1980) will also be removed from the north elevation and replaced with 1/1 double-hung wood windows. A shuttered enclosure on the south elevation obscured by the side addition will be removed, and a set of French doors will be installed further toward the rear of the house. For further detail, see Window/Door Schedule.

The addition will feature a variety of 1/1 double-hung and fixed wood windows. For further detail, see Window/Door Schedule.

Exterior Materials: The existing residence is clad in 117 wood siding.

The addition will also be clad in 117 wood siding.

Roof: The existing residence has a hipped roof with an 8/12 pitch and a 2' eave overhang with enclosed soffits. The porch and side addition each have gable roofs with an 8/12 pitch.

The addition will have a hipped roof with a 7/12 pitch and a 2' eave overhang with enclosed soffits.

Front Elevation: (West) The front elevation features a covered front porch with textured concrete piers and tapered box supports. Both the piers and supports will remain. The piers will be infilled with in-kind material at the base to compensate for the finished floor height differential. The existing front door will remain. Two non-original single-pane fixed widows will be removed and two 1/1 double-hung wood windows will be installed within the existing openings. A non-original enclosure to the left of the front door will be reopened, and a 1/1 double-hung wood window will be installed within the historic opening. One 1/1 double-hung wood window will be installed on the west elevation of the side addition.

Side Elevation: (North) An existing shuttered enclosure will be reopened with two 1/1 double-hung wood windows installed in its place. The non-original bay windows will be removed and two 1/1 double-hung wood windows will be installed in their place. A non-original side entrance will be removed and

filled in to accommodate for interior remodel.

The addition will feature a variety of 1/1 double-hung and fixed wood windows, as well as two sets of single-lite French doors leading out onto a covered wood porch. The side porch will be approximately 15' wide by 20' deep.

Side Elevation: (South) A shuttered enclosure on the side addition will be reopened and replaced with 1/1 double-hung wood windows in its place. Another shuttered enclosure will be removed and replaced with two single-lite French doors installed further toward the rear of the house. A single-pane fixed window will remain on the side addition.

The addition will feature a variety of 1/1 double-hung and fixed wood windows.

Rear Elevation: (East) The rear elevation is not visible from the public right of way.