

CERTIFICATE OF APPROPRIATENESS

Application Date: May 27, 2015

Applicant: Sam Gianukos, Creole Design, LLC for Adrian Guerra-Paz, owner

Property: 620 Columbia Street, Lot 17, Block 281, Houston Heights Subdivision. The property includes a historic 1,279 square foot one-story wood frame single-family residence and rear detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1910, located in the Houston Heights Historic District South.

Proposal: Alteration – Addition

The applicant received a COA for a 2-story 1,787 square foot addition to a one-story residence at the January 2015 HAHC meeting. The applicant now request the following revision to the approved COA:

- Replace the three existing wood turned columns with square wood tapered columns with brick bases.
• Replace the existing 2-lite front entry door with a craftsman style, 3-lite wood paneled entry door.
• Install a 1x12 band board on the north, south and east elevations of the existing residence and proposed addition.
• Relocate and install windows on the north, south, and east elevations of the proposed 2-story addition.
• Change a proposed divided lite french doors and two 1-over-1 sash windows to three divided lite entry doors on the rear elevation of the proposed addition.
• Enlarge the proposed rear porch from 8' deep to 12' deep.

See enclosed application materials and detailed project description on p. 6-23 for further details.

Public Comment: One in favor of partial approval. See Attachment A, p. 24.

Civic Association: No comment received.

Recommendation: Partial Approval: Approval of: Relocation and installation of windows and doors on the proposed addition and installation of 1x12 band board on addition.

Denial of: Replacement of the existing turned wood columns and 2-lite front entry door and installation of 1x12 band board on existing residence.

HAHC Action: Partially Approved With Conditions: Relocation and installation of windows and doors on proposed addition, increased depth of rear porch to 12' deep, and installation of 1x12 band board on the proposed addition with the condition that a vertical trim board be added on the north elevation where the 1x12 band board terminates to delineate the historic house and proposed addition.

Denied: Replacement of existing turned wood columns and 2-lite front entry door and installation of 1x12 band board on existing residence.

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: June 18, 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 | |
|-------------------------------------|-------------------------------------|--------------------------|---|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The replacement of the existing 2-lite front door with the proposed craftsman style entry door and replacement of the turned columns with square tapered columns and brick bases significantly alters the character of the 1910 Queen Anne style residence.</i> |
| <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 type="checkbox"/> | <input checked="" 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;
<i>The installation of the craftsman style entry door, square tapered columns, and 1x12 band board introduce architectural elements that were never present on the residence and are not compatible with the character of the 1910 Queen Anne residence. The installation of these features creates a false sense of history.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>The removal of the existing wood turned columns and existing 2-lite entry door results in the loss of distinguishing qualities that contribute to the character of the 1910 residence.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>The replacement of the turned columns with square tapered columns with brick bases and replacement of the 2-lite front door with a 3-lite wood paneled front door results in the loss of significant stylistic exterior features that characterize the 1910 Queen Anne residence.</i> |
| <input 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 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 type="checkbox"/> | <input checked="" 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;
<i>The removal of the existing turned columns and entry door results in the significant loss of material that contributes to the character and integrity of the contributing residence.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>The replacement of the existing front door and turned columns with a 3-lite front door and tapered columns with brick bases and the installation of the 1x12 band board on the existing residence introduce architectural elements that are typical of Craftsman style residence and not compatible</i> |

with a contributing 1910 Queen Anne residence.

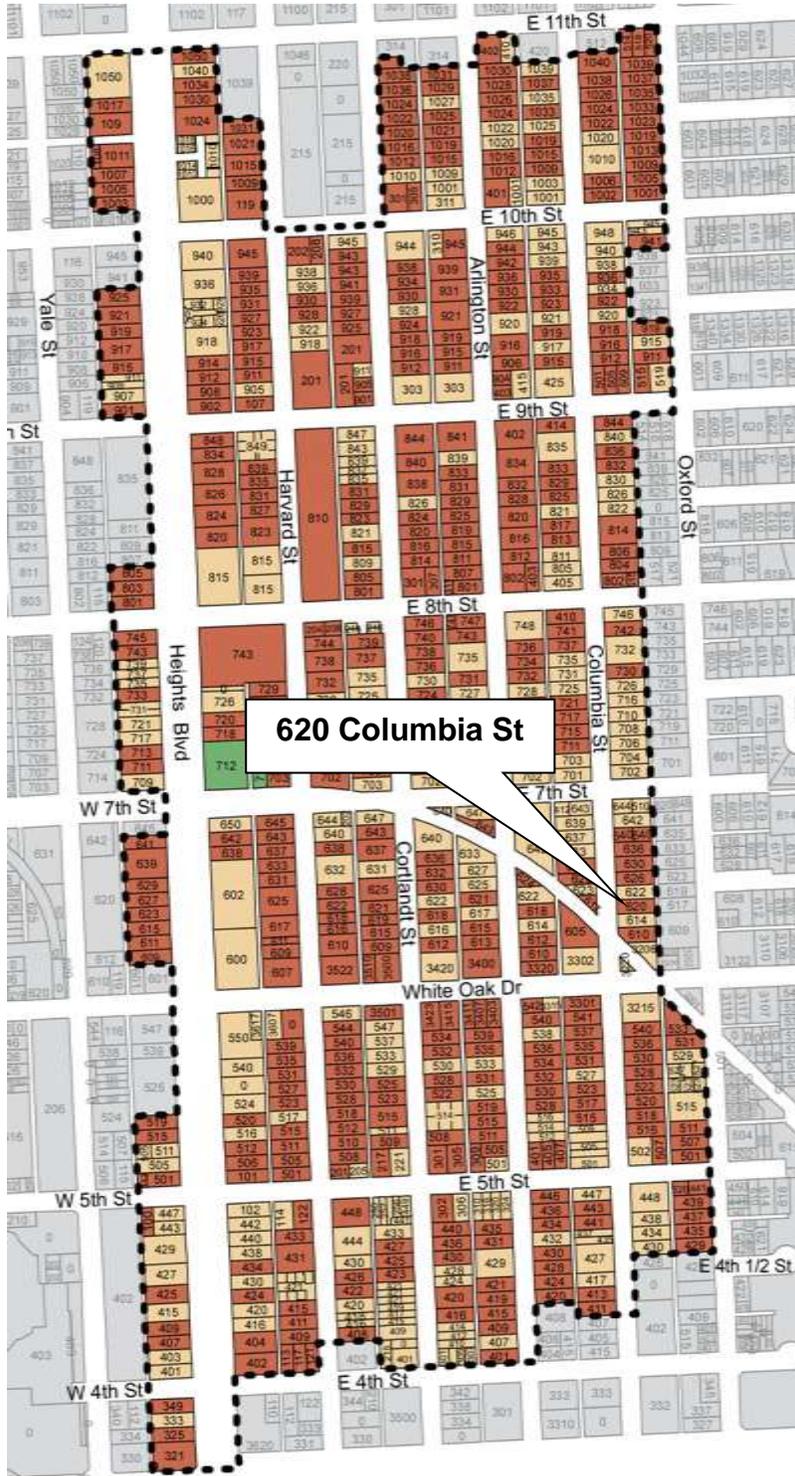
- (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
- (11) The proposed activity will comply with any applicable deed restrictions.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



NEIGHBORING PROPERTIES



614 Columbia – Noncontributing – 2000 (neighbor)



622 Columbia – Noncontributing – 1998 (neighbor)



626 Columbia – Contributing – 1920 (block face)



617 Columbia – Contributing – 1900 (across street)



623 Columbia – Noncontributing – 2001 (across street)



625 Columbia – Contributing – 1904 (across street)

WEST ELEVATION – FRONT FACING COLUMBIA STREET

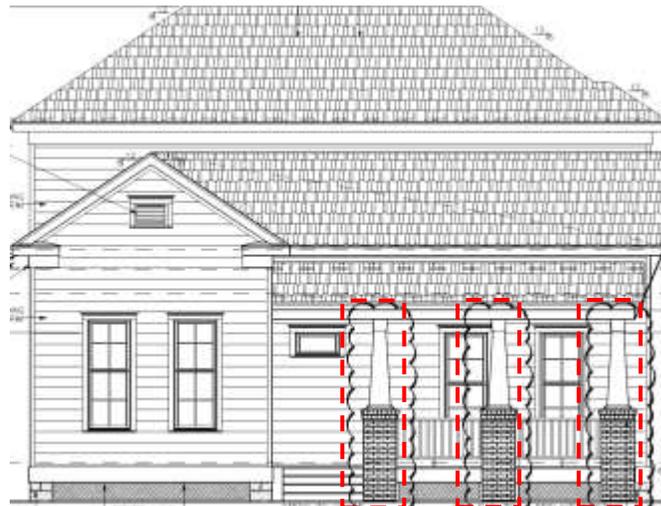
EXISTING



APPROVED – 1/29/15



PROPOSED



NORTH SIDE ELEVATION

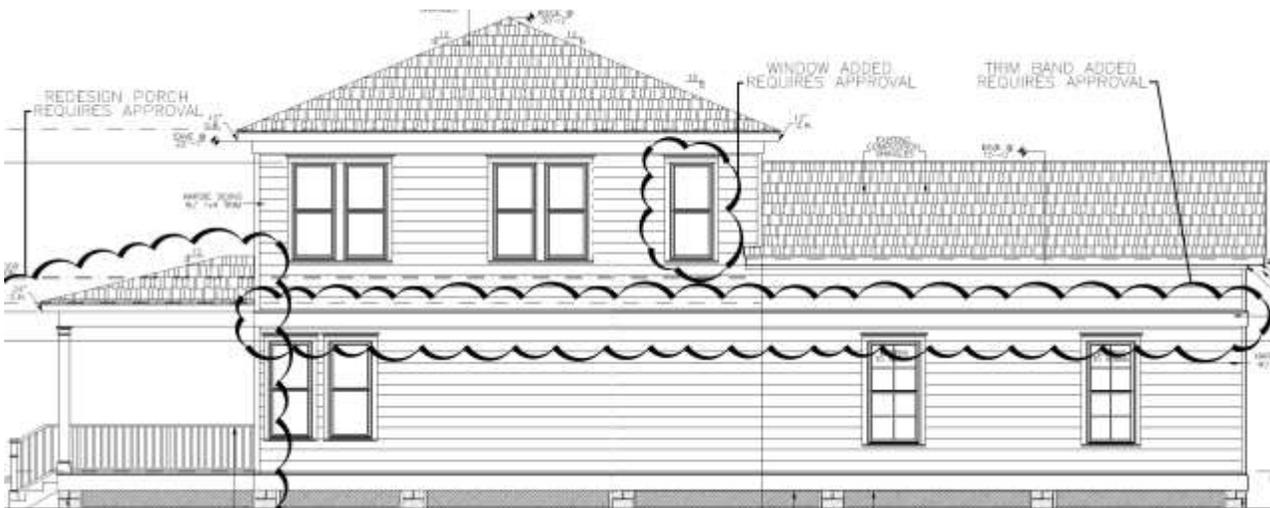
EXISTING



APPROVED – 1/29/15



PROPOSED



SOUTH SIDE ELEVATION

EXISTING



APPROVED – 1/29/15



PROPOSED



EAST (REAR) ELEVATION

EXISTING



APPROVED – 1/29/15



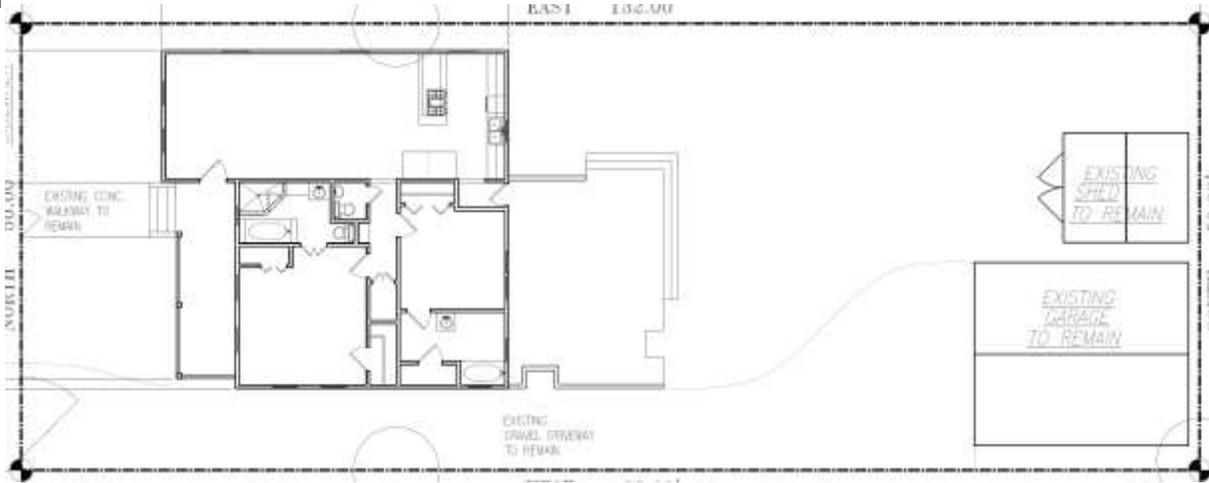
PROPOSED



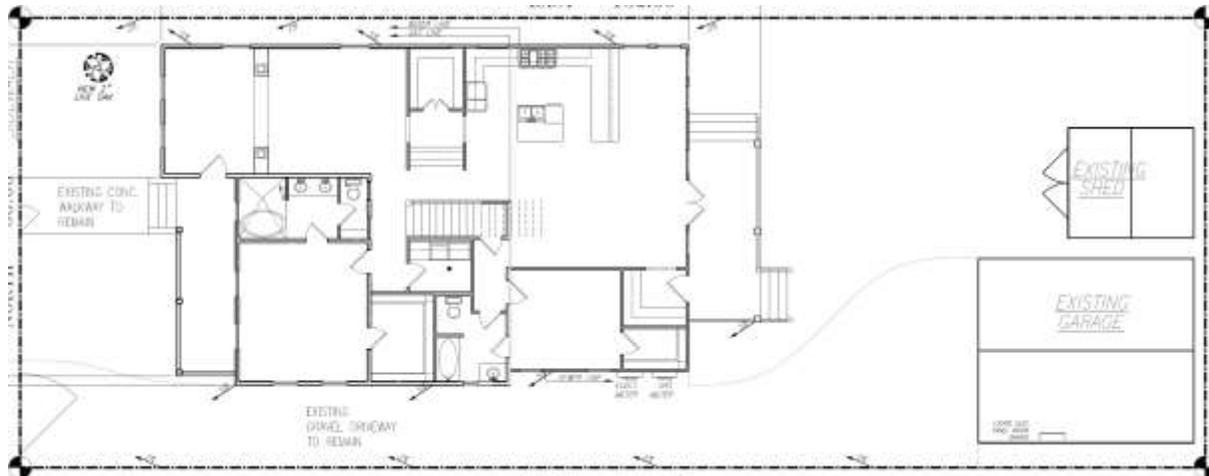


SITE PLAN

EXISTING



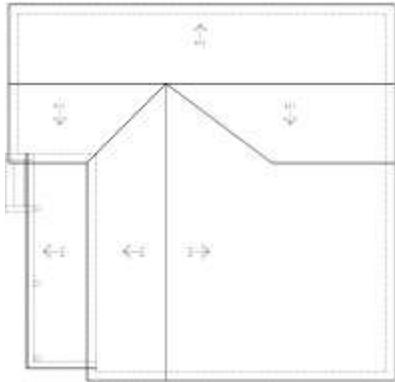
APPROVED – 1/29/15 – NO PROPOSED CHANGES



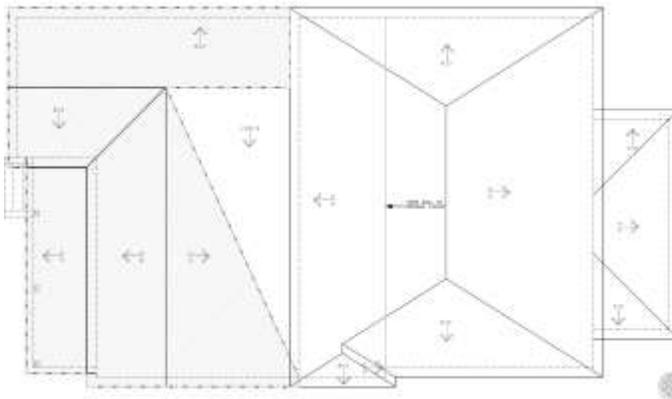


ROOF PLAN

EXISTING



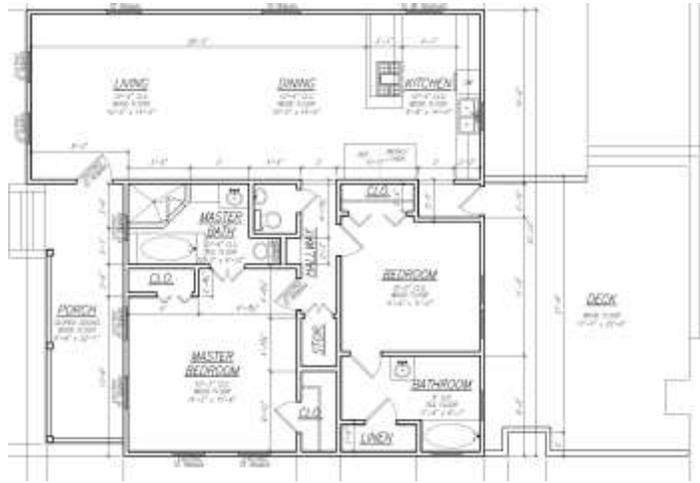
APPROVED – 1/29/15 – NO PROPOSED CHANGES





FIRST FLOOR PLAN

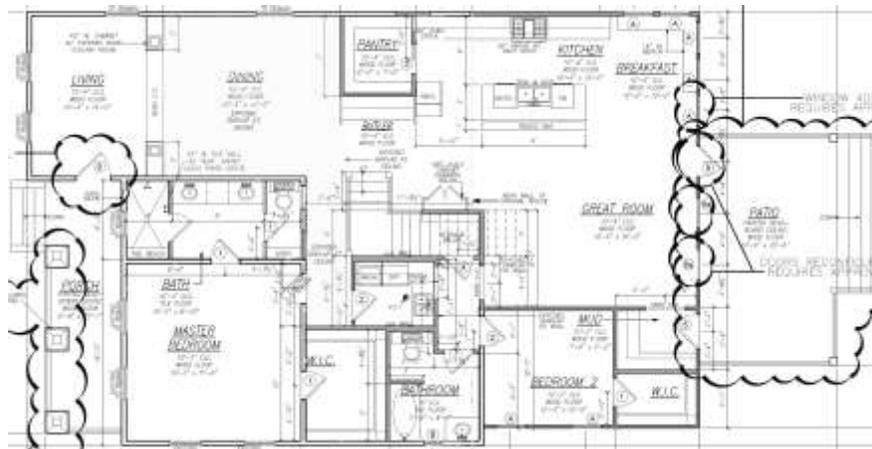
EXISTING



APPROVED – 1/29/15



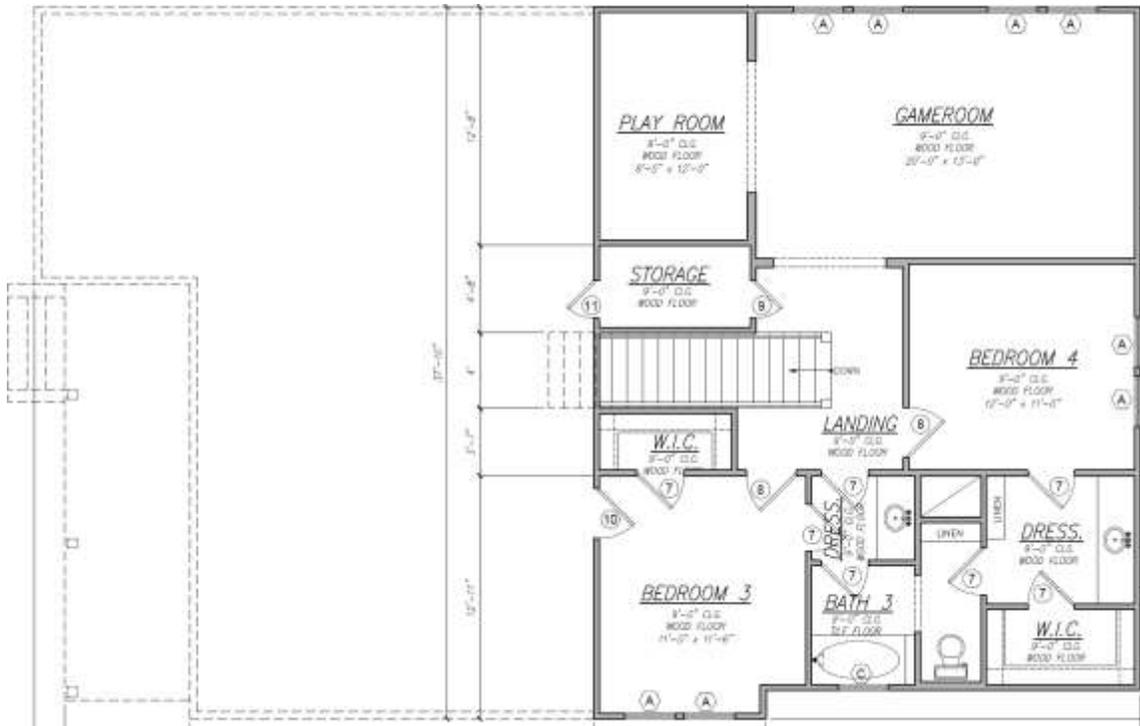
PROPOSED



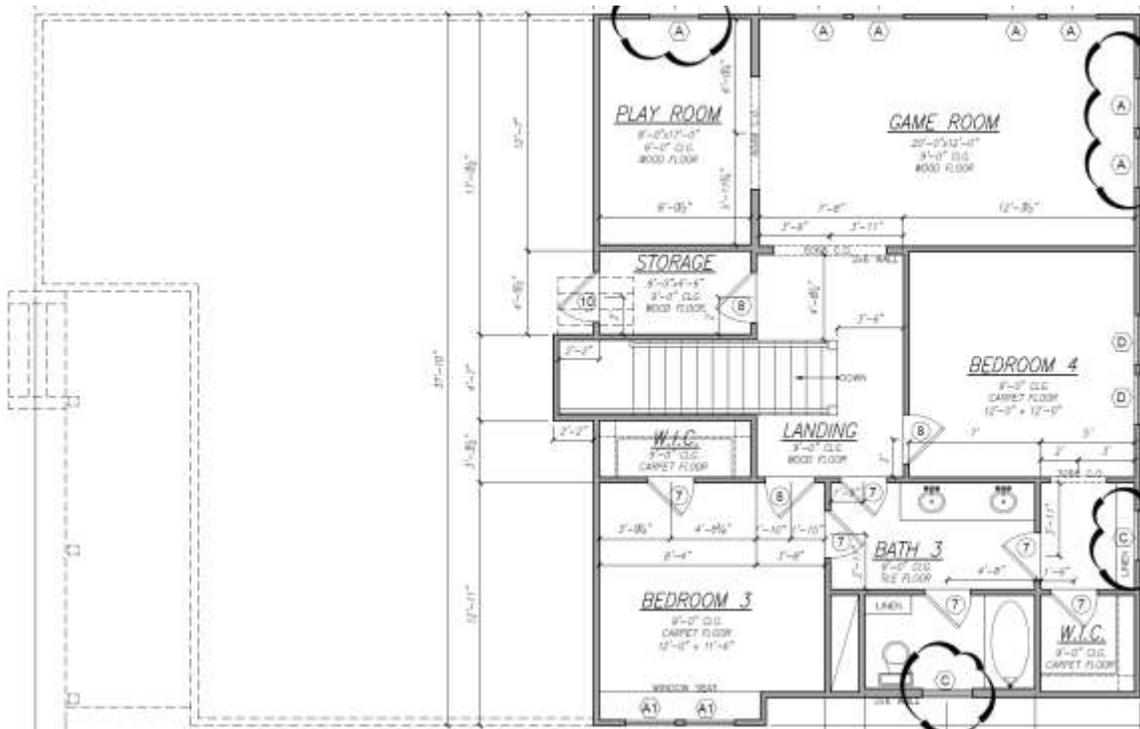


SECOND FLOOR PLAN

APPROVED – 1/29/15



PROPOSED



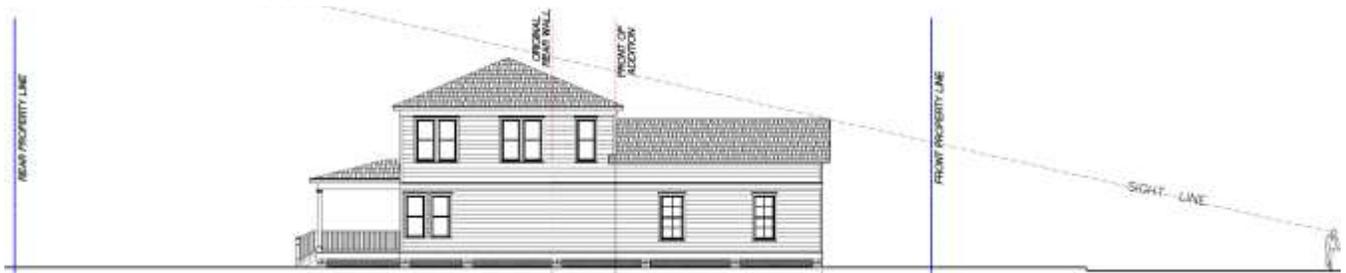
WINDOW / DOOR SCHEDULE**WINDOW SCHEDULE**

<i>WINDOW SCHEDULE</i>				
<i>MARK</i>	<i>QTY</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
<i>A</i>	14	2'-8"	6'-0"	JELD-WEN WOOD DOUBLE HUNG
<i>A1</i>	2	2'-8"	6'-0"	JELD-WEN WOOD DOUBLE HUNG - TEMPERED
<i>B</i>	1	1'-6"	3'-0"	JELD-WEN WOOD FIXED GLASS - TEMPERED
<i>C</i>	2	2'-8"	3'-0"	JELD-WEN WOOD FIXED GLASS - TEMPERED
<i>D</i>	2	2'-8"	5'-6"	JELD-WEN WOOD DOUBLE HUNG

WINDOW SCHEDULE

<i>DOOR SCHEDULE</i>				
<i>DOOR NO.</i>	<i>QTY.</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
1	4	2'-6"	8'-0"	INTERIOR DOOR
2	2	2'-8"	8'-0"	INTERIOR DOOR
3	1	2'-6"	8'-0"	INTERIOR POCKET DOOR
4	1	2'-6"		INTERIOR DOOR (CUT TO FIT)
5		<i>N O T U S E D</i>		
6	2	2'-8"	8'-0"	EXTERIOR FRENCH DOOR
6a	2	2'-8"	8'-0"	EXTERIOR FRENCH DOOR (FIXED)
7	8	2'-6"	6'-8"	INTERIOR DOOR
8	3	2'-8"	6'-8"	INTERIOR DOOR
9	1	3'-0"	7'-0"	EXTERIOR DOOR W/3015 TRANS. (MATCH TO ORIG.)
10	1	2'-8"		INTERIOR DOOR (CUT TO FIT)

LINE OF SIGHT



STAFF PHOTO

EXISTING FRONT ENTRY DOOR



PHOTOS SUBMITTED BY APPLICANT

FRONT (WEST) ELEVATION



EXISTING PROCH COLUMNS



EXISTING FRONT ENTRY DOOR



REAR (EAST) ELEVATION



EXISTING DETACHED GARAGE



PROJECT DETAILS

Shape/Mass: The residence measures 37'-10" wide, 38'-10" deep. 14'-4" to the eave, and 20'-8" to the ridge. The house will be raised 8" increasing the eave height to 15' and the ridge to 21'-4". The addition will begin 29'-8" from the front wall and will measure 37'-10" wide, 37'-1" deep, 22'-7" to the eave, and 30'-2". *The addition will feature a rear porch measuring 20'-2" wide and 12' deep (previously proposed 8' deep.)*

Setbacks: The residence is setback 15'-9" from the front property line, 3' from the north, 9'-2" from the south, and 77'-5" from the rear property line. The addition will be setback 45'-5" from the front property line, 3' from the north, 9'-2" from the south, and 57'-4" from the rear property line.

Foundation: The residence is built on a pier and beam foundation with a 1'-8" foundation height; the foundation will be raised 8" from 1'-8" to 2'-4". The addition will be built on a pier and beam foundation with a 2'-4" foundation height.

Windows/Doors: The residence features wood 4-over-4 sash, 1-over-1 sash, and single lite fixed windows; 2-lite wood paneled entry door with a single lite transom and non-original divide lite entry door. *The 2-lite wood paneled front entry door will be replaced with a craftsman style 3-lite wood paneled entry door.* A 4-over-4 sash window on the north elevation and a 1-over-1 sash window on the south elevation will be removed. The addition will feature wood 1-over-1 sash, single lite fixed windows, and 9-lite wood paneled entry doors.

Exterior Materials: The residence is clad with asbestos siding; the siding will be replaced with cementitious horizontal lap siding. The front porch features wood steps, wood hand and guardrails and wood turned columns. *The existing wood turned columns will be replaced with wood square tapered columns with square brick bases.* The addition will be clad with cementitious horizontal lap siding. The addition will feature a rear porch with wood hand and guard rails, wood steps, and wood square columns. *A 1x12 cementitious band board will be installed on the north, south, and east elevations of the existing residence and addition.*

Roof: The residence features a cross gable roof with an 8/12 pitch. The roof features closed soffits with classical eave returns and a 1' overhang. The front porch features a shed roof with a 4/12 pitch. The addition will feature a hip roof with an 8/12 pitch. The roof will feature closed soffits with a 1' overhang. The proposed rear porch will feature a hip roof with a 3/12 pitch.

Front Elevation: Please see elevation drawings on pg.6
(West)

Side Elevation: Please see elevation drawings on pg.7
(North)

Side Elevation: Please see elevation drawings on pg.8
(South)

Rear Elevation: Please see elevation drawings on pg.9
(East)

ATTACHMENT A

PUBLIC COMMENT

June 18, 2015 HAHC Meeting

Houston Heights South Historic District

Comments by J. Kent Marsh

Agenda item #16 – 620 Columbia

I SUPPORT the partial approval of this Certificate of Appropriateness but I do question the validity of the designation of the porch turned columns and the front door as original and request that additional research be done to verify both conditions. The porch roof placed under the eave of the existing house structure and the truncated transom trim above the front door provide suspicions that the porch is not original and the turned columns were also an addition with the porch. The front door, while of an unusual design, may also be an addition as the turned wood trim on the bottom panels may indicate a newer construction. Should either of these two elements prove to be not original, I would support the applicant's proposal for replacement.