

CERTIFICATE OF APPROPRIATENESS

Application Date: May 27, 2015

Applicant: Alexander Ridgway, Brickmoon Design, LLC for Tomas and Theresa Pavia, owners

Property: 1518 Columbia Street, lot 17, block 136, Houston Heights Subdivision. The property includes a historic 1,343 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing bungalow residence, constructed circa 1925, located in the Houston Heights Historic District East. A non-contributing garage is attached to the residence by a carport. An existing rear addition was constructed at an unknown date.

Proposal: Alteration – Revision. The applicant received approval in April 2015 to construct a 429 square foot one story addition at the rear of the residence.

- The existing garage and carport will be demolished.
Three windows will be installed in the south wall of the existing addition.
The existing non-original front door and side lites will be removed and replaced with a wood door and side lites
The existing non-original front steps will be removed and replaced with wood steps and railing with a 3' deep landing

The applicant now proposes to, in addition to previously approved scope of work, raise the residence by 8", from a finished floor height of 1'-9" to 2'-5".

See enclosed application materials and detailed project description on p. 5-16 for further details.

Public Comment: Four in favor and One with no objection. See Attachment A, p. 17-19.

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: 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

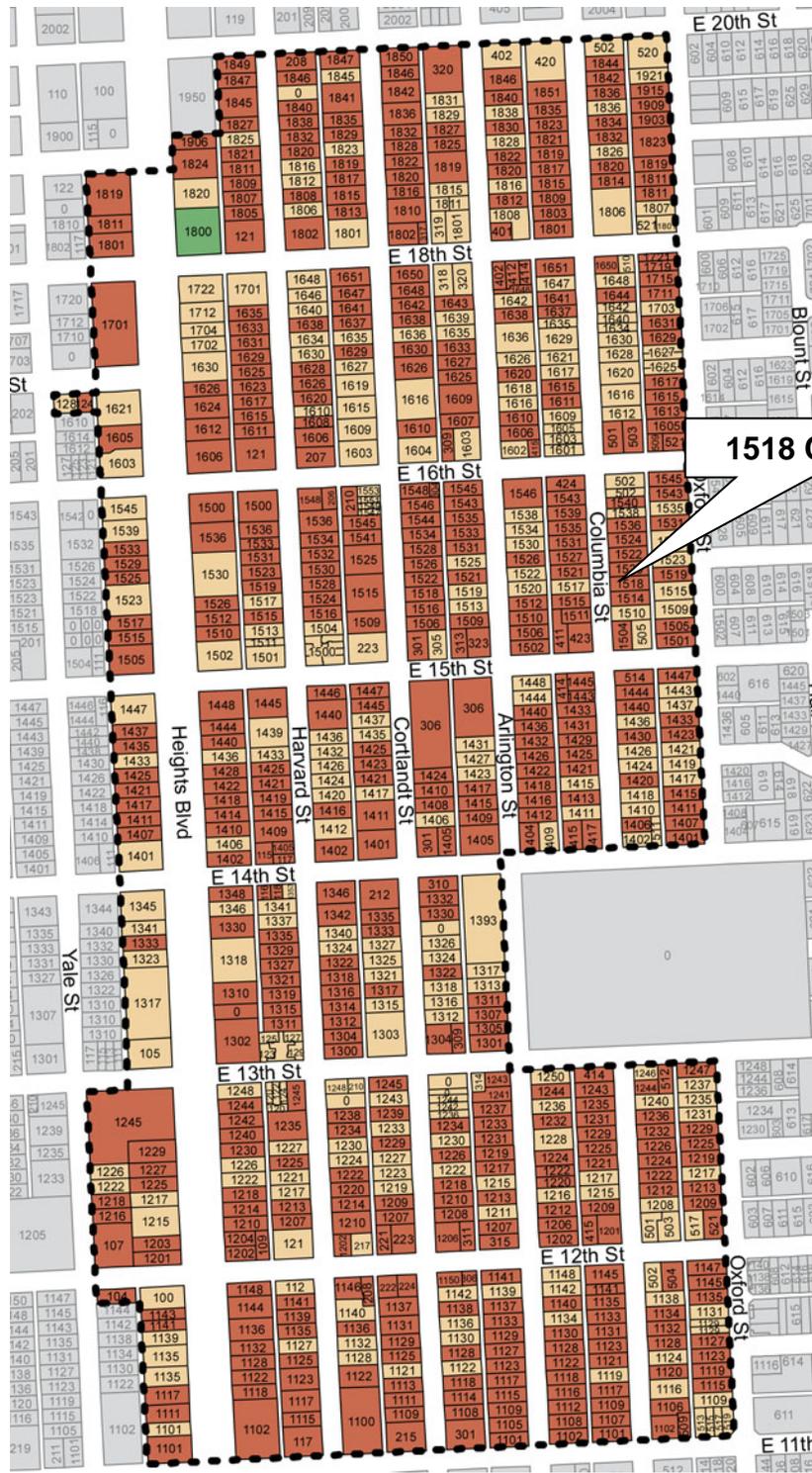
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

- S D NA 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



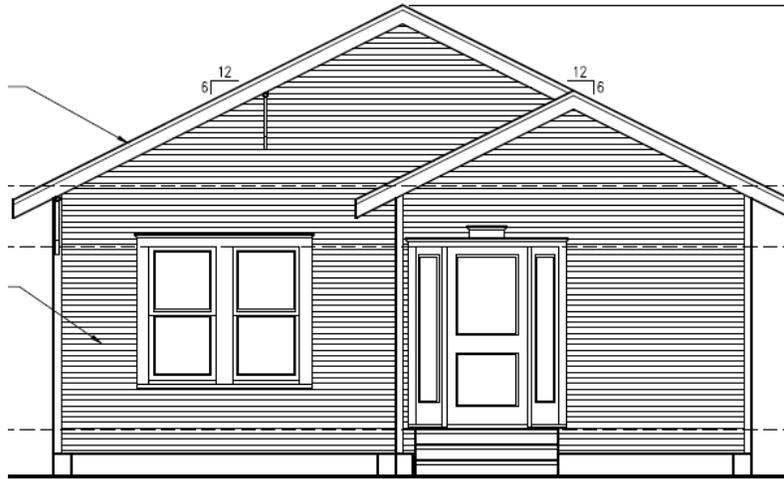
1518 Columbia

INVENTORY PHOTO



**WEST ELEVATION – FRONT FACING COLUMBIA STREET**

EXISTING



APPROVED – 4/23/15

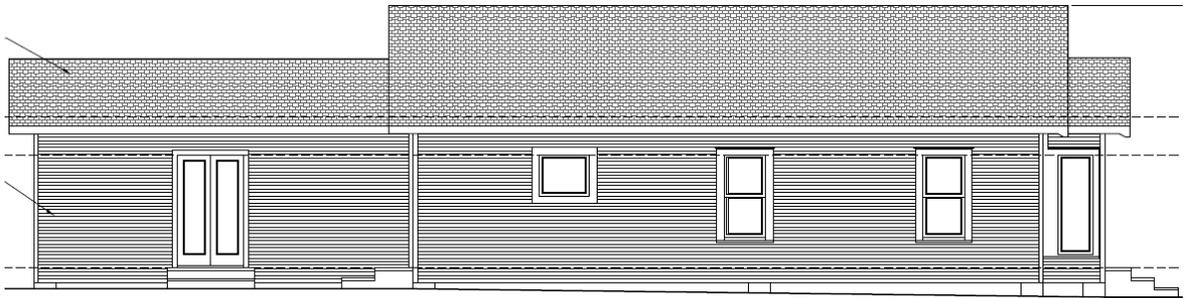


PROPOSED

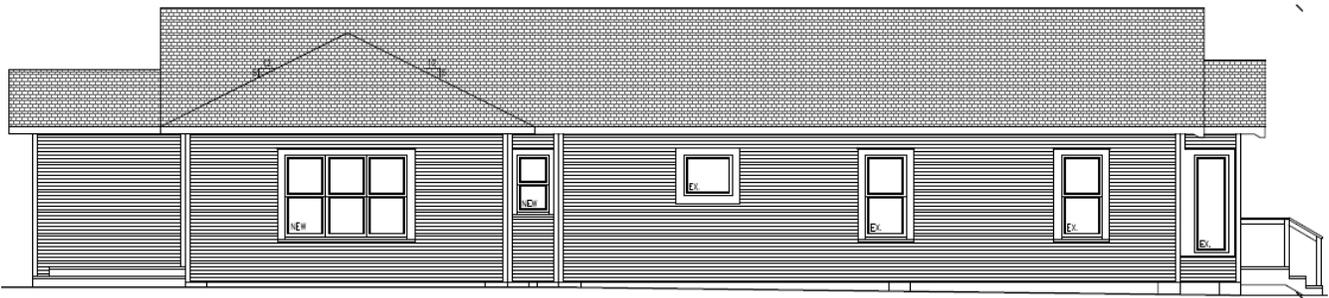


**NORTH SIDE ELEVATION**

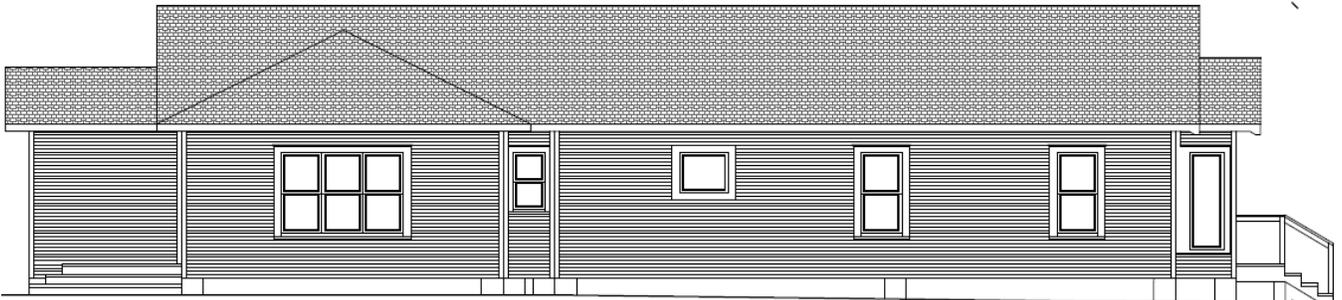
EXISTING



APPROVED – 4/23/15

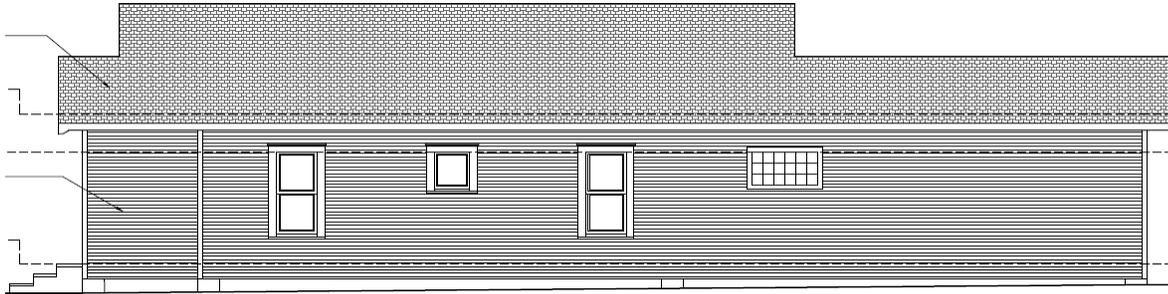


PROPOSED

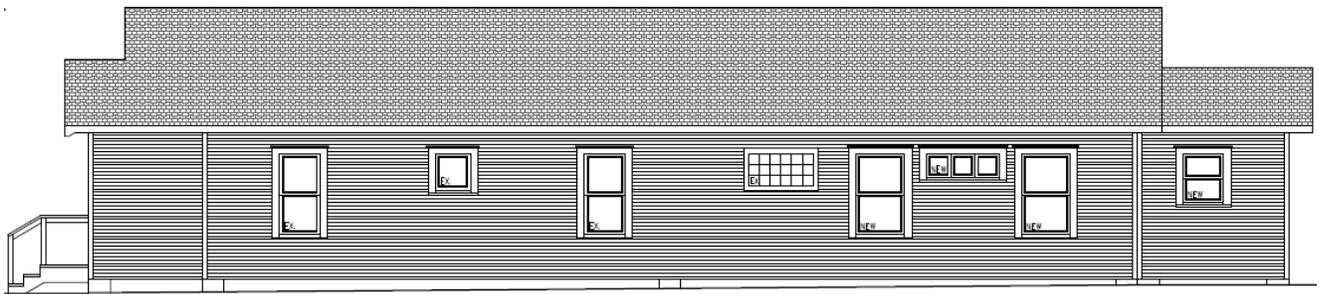


**SOUTH SIDE ELEVATION**

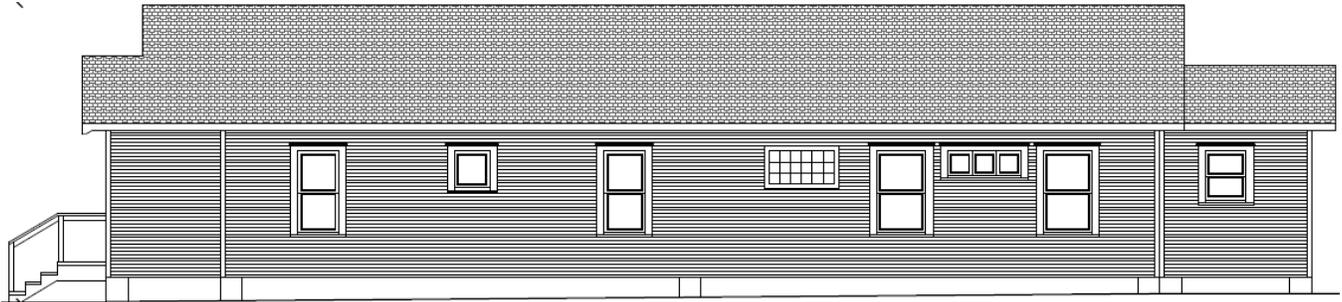
EXISTING



APPROVED – 4/23/15



PROPOSED

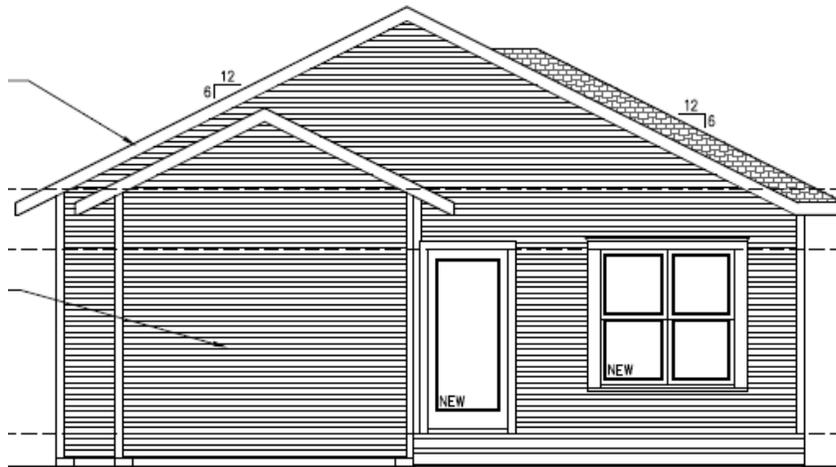


**EAST (REAR) ELEVATION**

EXISTING



APPROVED - 4/23/15

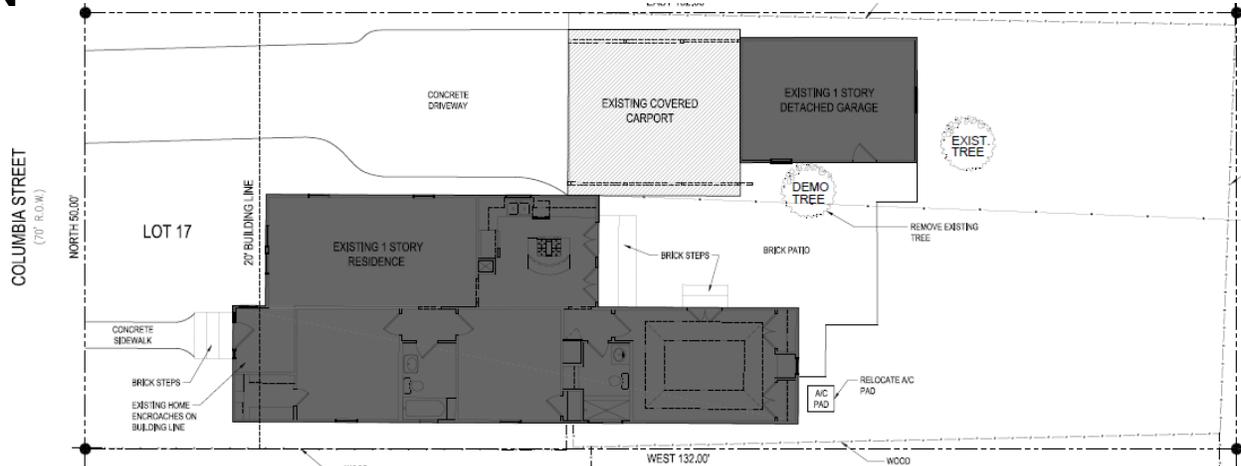


PROPOSED

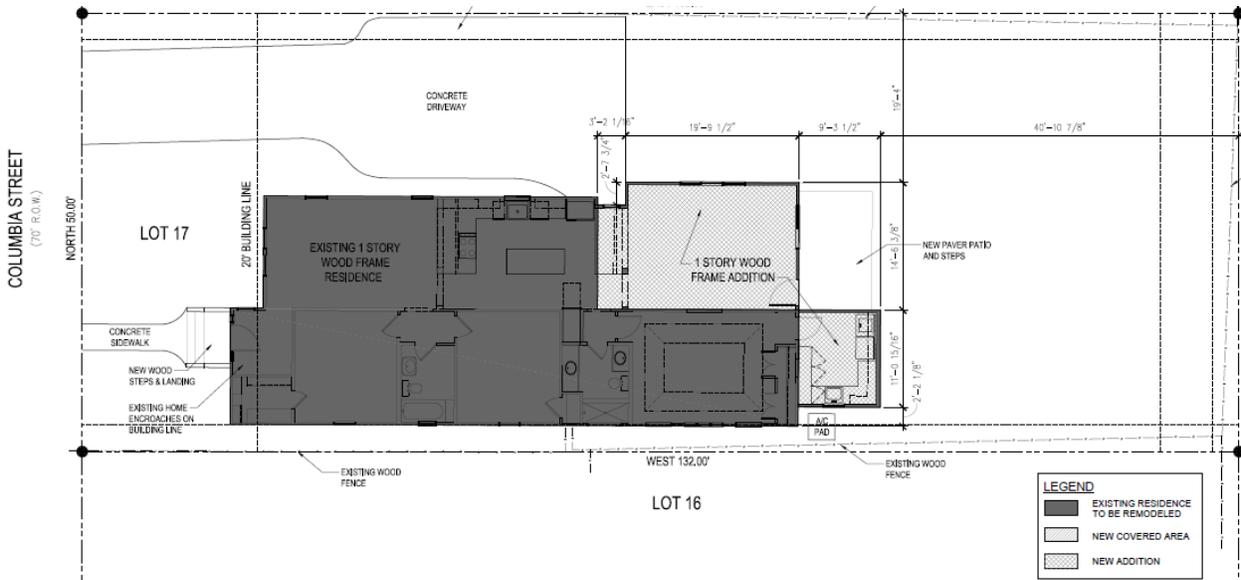




### SITE PLAN EXISTING



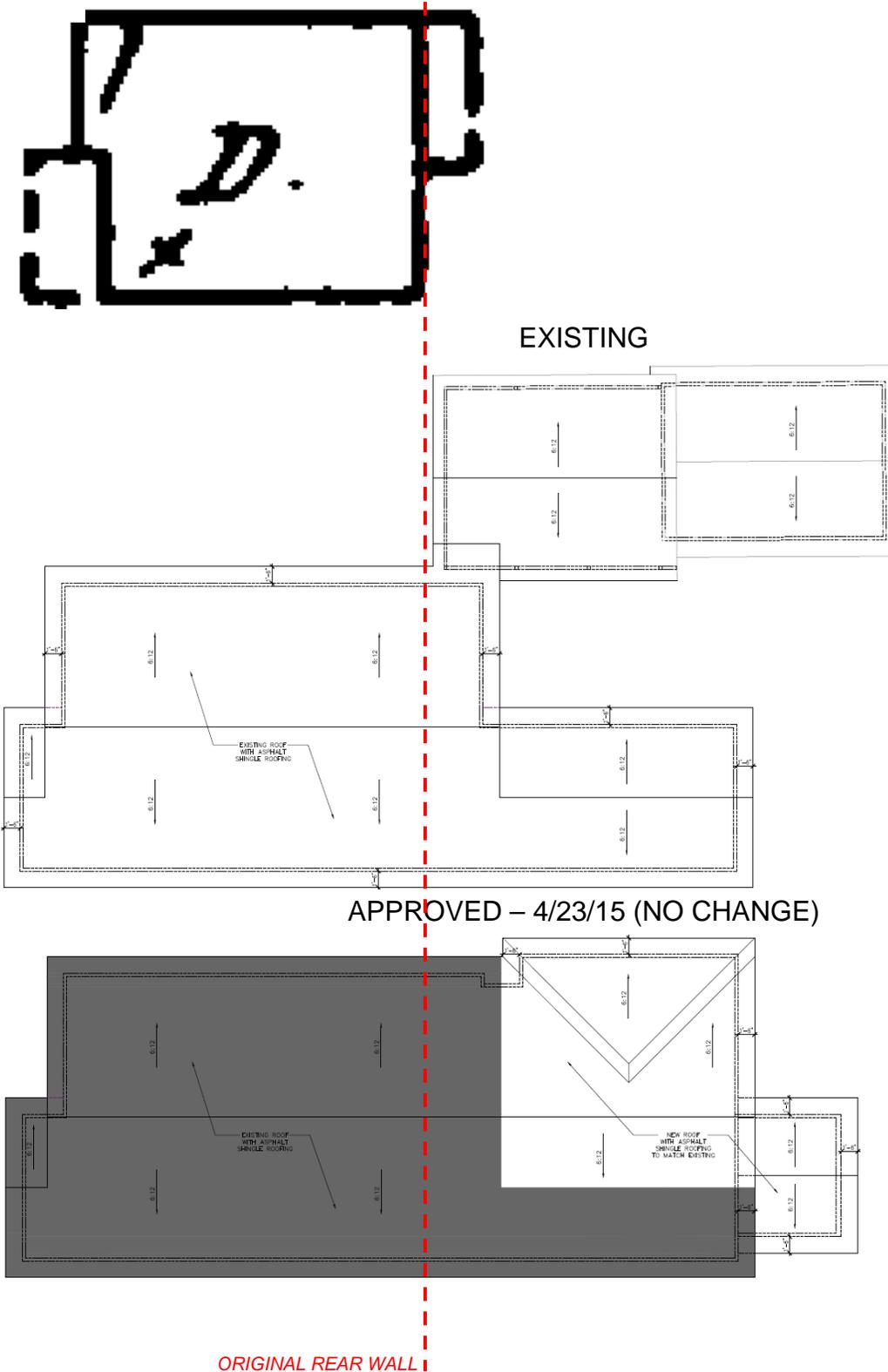
APPROVED – 4/23/15 (NO CHANGE)





**ROOF PLAN**

1924-1950 SANBORN FIRE INSURANCE MAP



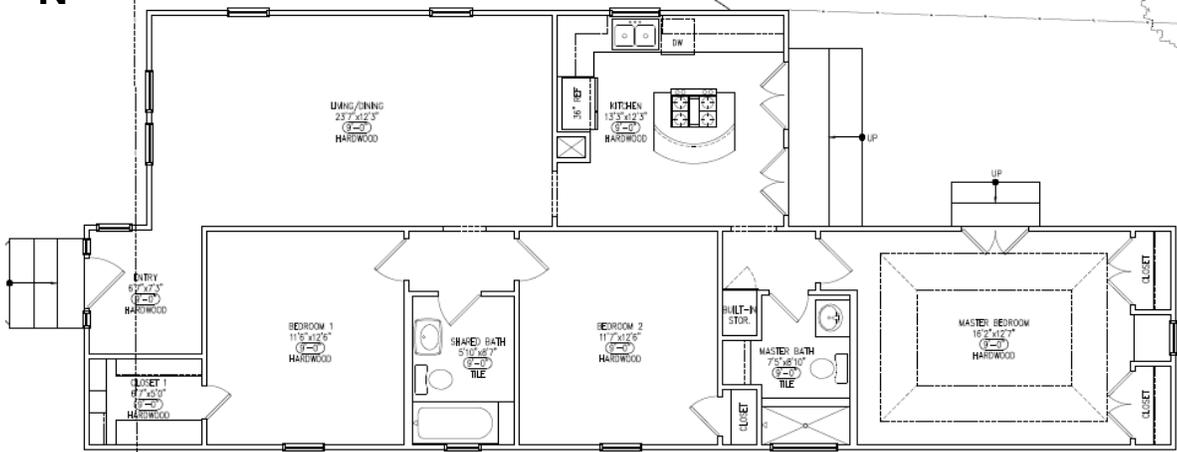
APPROVED - 4/23/15 (NO CHANGE)

ORIGINAL REAR WALL

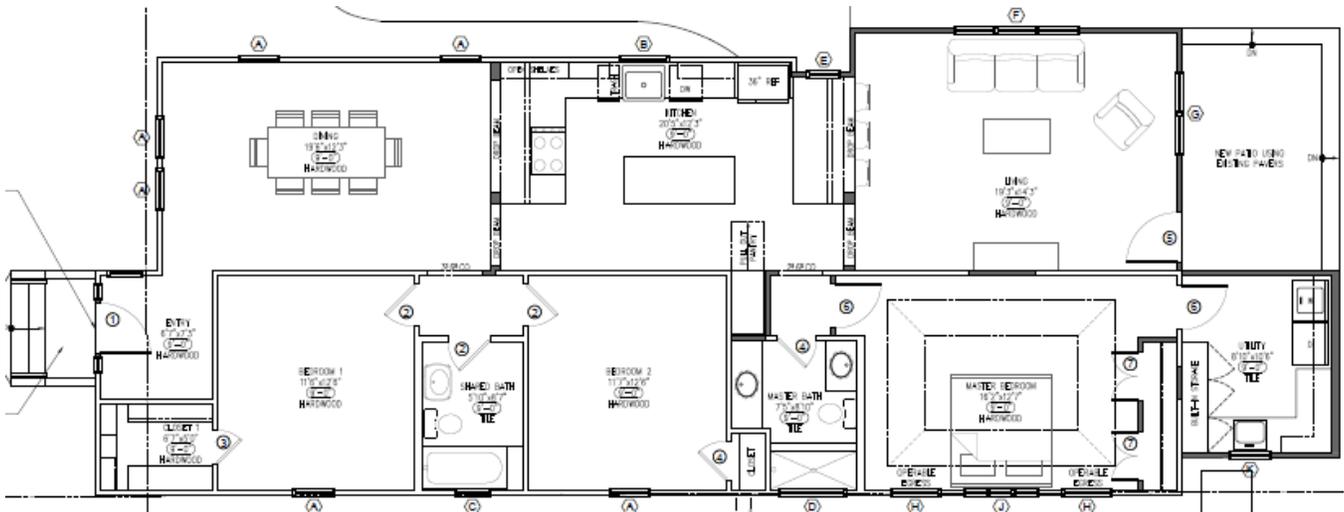


FIRST FLOOR PLAN

EXISTING



APPROVED - 4/23/15 (NO CHANGE)



## WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE					
MARK	QTY	WIDTH	HEIGHT	TYPE	DESCRIPTION
Ⓐ	6			DOUBLE HUNG	EXISTING WINDOW TO REMAIN
Ⓑ	1			CASEMENT	EXISTING WINDOW TO REMAIN
Ⓒ	1			FIXED	EXISTING WINDOW TO REMAIN
Ⓓ	1			GLASS BLOCK	EXISTING WINDOW TO REMAIN
Ⓔ	1	2'-0"	3'-6"	DOUBLE HUNG	KITCHEN
Ⓕ	1	(3)2'-6"	5'-0"	DOUBLE HUNG	MULLED UNIT, LIVING ROOM
Ⓖ	1	(2)2'-6"	5'-0"	DOUBLE HUNG	MULLED UNIT, LIVING ROOM
Ⓗ	2	3'-0"	5'-0"	DOUBLE HUNG	OPERABLE EGRESS, MASTER BEDROOM
Ⓙ	1	(3)1'-6"	1'-6"	FIXED	MULLED UNIT, MASTER BEDROOM
Ⓚ	1	2'-6"	3'-0"	DOUBLE HUNG	UTILITY
DOOR SCHEDULE					
MARK	QTY	WIDTH	HEIGHT	TYPE	DESCRIPTION
①	1	3'-0"	6'-8"	EXTERIOR	NEW DOOR AND SIDELIGHTS IN EXISTING OPENING, FRONT DOOR
②	3			INTERIOR	EXISTING DOOR TO REMAIN
③	1			INTERIOR	EXISTING DOOR TO REMAIN
④	2			INTERIOR	EXISTING DOOR TO REMAIN
⑤	1	3'-0"	6'-8"	EXTERIOR	BACK PATIO
⑥	2	2'-8"	6'-8"	INTERIOR	MASTER BEDROOM, UTILITY
⑦	2	(2)1'-6"	6'-8"	INTERIOR	DOUBLE DOOR, MASTER BEDROOM
⑧	1	2'-6"	6'-8"	INTERIOR	NEW DOOR
⑨	1	2'-8"	6'-8"	INTERIOR	NEW DOOR
⑩	1	2'-6"	6'-8"	POCKET DOOR	NEW DOOR
⑪	1	4'-0"	6'-8"	BI-FOLD	DOUBLE DOOR, NEW DOOR

EXISTING PHOTOS





FOUNDATION LETTER



BEC-LIN ENGINEERING, L.P.  
Structural • Civil • Surveying • Construction Management

May 22, 2015

BL-15-1271

Client: Tom & Tess Pavia  
1518 Columbia  
Houston, Texas 77008

Architect: Joel James  
Brickmoon Design  
1612 W 23rd St.  
Houston, TX 77008  
281.501.2712

Description: Proposed remodel/addition at 1518 Columbia

Based on BEC-LIN Engineering, LP (BL) review of the existing foundation and our site visit to this residence it is our opinion that it would be prudent to raise the existing foundation by one CMU block (8").

We thank you for the opportunity to be of service. If you have any questions, please contact us.

Sincerely,

Karl Breckon, P.E.

BEC-LIN Engineering, LP



522-15

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**PROJECT DETAILS**

**Shape/Mass:** The residence measures 26'-1" wide by 64'-10" deep with an eave height of 9'-8" and a ridge height of 17'-7". The proposed addition will consist of two parts. One will be constructed at the rear wall and measure 11'-1" wide by 9'-3" deep. It will be inset from the south wall by 2'-2". The second part of the addition will be inset 1' from the north wall for 3'-2" before expanding 2'-8" for a total width of 14'-6" by a depth of 22'-11". The addition will feature a matching 9'-8" eave height and 17'-7" ridge height.

**Setbacks:** The residence is set back 16'-11" from the front (west) property line, 2'-11" from the south property line and 1'-10" from the north property line to the existing attached carport. The addition will be set back 19'-4" from the north property line, 5'-1" from the south property line and 40'-11" from the rear property line.

**Foundation:** The residence features a pier and beam foundation with a 1'-9" finished floor height to be raised by 8" to 2'-5". The addition will feature a pier and beam foundation with a matching 2'-5" finished floor height.

**Windows/Doors:** The residence features double hung wood windows with a 1/1 lite pattern to remain, one wood casement window to remain, one glass block window to remain, and a non-original wood front door and side lites to be removed and replaced with a wood door and side lites. The addition will feature wood double hung windows with a 1/1 lite pattern and wood fixed windows.

**Exterior Materials:** The residence feature wood 117 siding to remain. The addition will feature wood 117 siding. Existing concrete front steps will be removed and replaced with wood steps with a 3' deep landing and wood railings.

**Roof:** The residence features a front gable with a 6/12 pitch and a 1'-6" eave overhang clad in composition shingles. The addition will feature gable and hipped roofs with a 6/12 pitch and a 1'-6" eave overhang clad in composition shingles.

**Front Elevation:** The residence features a previously enclosed front porch with a front door with side lites. One pair (West) of windows will remain. The front door and side lites will be removed and replaced with a wood door and side lites. The concrete front porch steps will be removed and replaced with wood steps and landing and wood railings will be installed. The addition will be visible extending 1'-8" on the north side with no visible fenestration.

**Side Elevation:** The residence features one fixed window to remain in the enclosed front porch and two double (North) hung windows and one casement window to remain. The existing rear addition features a pair of doors to be removed. The proposed addition will begin at the original back wall and feature a single window and a ribbon of three windows.

**Side Elevation:** The residence features two double hung windows, one fixed window and one glass block window, (South) all to remain. Two new double hung windows and a ribbon of three fixed windows will be installed in the existing addition. The proposed addition will feature one double hung window.

**Rear Elevation:** Not visible from public right of way. See elevation drawings for details. (East)

ATTACHMENT A
PUBLIC COMMENT

Houston Heights East Historic District Development Review Committee (ad-hoc)

Monthly Review Report

The DRC report for Certificate of Appropriateness Applications is as follows:

Month: Jun-15

Date of Report: 16-Jun-15

Table with 7 columns: HAHC Action, Site Address, APPLICANT, COMPANY, PROPOSED ACTIVITY, DRC Response, DRC Vote. Rows include 1227 Harvard, 1518 Columbia, 1620 Arlington, 1534 Cortlandt, 1123 Oxford, and 1115 Arlington.

\* This application is supported with the staff recommendation if the new siding is replaced with original salvage material

See Attached Detailed Response

From: Jonathan Smulian
Sent: Monday, June 15, 2015 11:17 AM
To: Kent Marsh
Subject: Re: June HAHC Meeting

- 1227 Harvard - no objection
1518 Columbia- no objection
1620 Arlington -no objection
1534 Cortlandt-no objection
1341 Cortlandt - no report ?
1123 Oxford -Object
1115 Arlington - no objection if conditional approval implemented

June 18, 2015

1518 Columbia Street

HPO File No. 150618

Houston Heights East

**From:** Charlie [redacted]  
**Sent:** Monday, June 15, 2015 8:55 AM  
**To:** Kent Marsh  
**Subject:** Re: June HAHC Meeting

1227 Harvard - Approve  
1518 Columbia - Approve  
1620 Arlington - Approve  
1534 Cortlandt - Approve  
1341 Cortlandt - no app  
1123 Oxford - too big addition - Deny  
1115 Arlington - Approve

**From:** Zucker, Jim [redacted]  
**Sent:** Saturday, June 13, 2015 12:38 PM  
**To:** Kent Marsh; McFarland, D. Mitchell; Mark R. Williamson; Jonathan Smulian;  
**Subject:** RE: June HAHC Meeting

1227 Harvard—Recommend approval.

1518 Columbia—Recommend approval.

1620 Arlington—Recommend approval.

1534 Cortlandt—Recommend approval.

1341 Cortlandt—No report is linked.

1123 Oxford—I recommend approval except for the gable on the one-story addition. The two story addition should not have to be inset any more than depicted on the proposed plans.

June 18, 2015

1518 Columbia Street

HPO File No. 150618

Houston Heights East

**From:** Brie Kelman [REDACTED]  
**Sent:** Monday, June 15, 2015 2:32 PM  
**To:** Zucker, Jim  
**Cc:** Kent Marsh; McFarland, D. Mitchell; Mark R. Williamson; Jonathan Smulian;  
**Subject:** Re: June HAHC Meeting

1227 Harvard—Support

1518 Columbia—Support

1620 Arlington—Support

1534 Cortlandt— Support. Although I'm surprised that Staff is recommending approval for this. I am glad they are recommending approval.

1341 Cortlandt—No report is linked.

1123 Oxford— Support as drawn. I like the small 1-st story gable on the North wall because that helps the addition meet criteria 5: "the proposed activity must maintain or replicate distinctive stylistic exterior features or example of skilled craftsmanship that characterize the building, structure, object or site." This small detail makes the final product MUCH better looking than the boring boxes the commission/staff is forcing people to build. I like Criteria 5, and think that recommending the owner to remove this great architectural detail is directly counter to Criteria 5. If the Ordinance was supposed to force people to build boring boxes, then it needs to say that. This addition starts at the back of the original structure, so I do not understand the basis for which they are being recommended for denial.

1115 Arlington - No objection. I would be interested to hear the owner's defense to the accusations. They claim there was termite damage beyond repair.

June 18, 2015 HAHC Meeting  
Houston Heights East Historic District  
Comments by J. Kent Marsh, 1538 Arlington HHEHD  
Agenda item # 18 – 1518 Columbia

I SUPPORT the granting of a Certificate of Appropriateness for this application. Raising an existing structure to provide the minimum distance to the ground to improve termite resistance is a necessary evil in the Heights with wood structures. Raising the structure in its existing location without moving the existing structure laterally is an acceptable compromise in today's reality within historic districts. The proposed height addition of 8 inches will not adversely affect the visual imagery of the surrounding area and will bring the existing structure into compliance with current deed restrictions that provide a minimum of 2 feet from the ground level. I am curious to see how this house will remain viable without a garage, as the existing garage will be demolished.