

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: Nick Eronko, Bungalow Revival for James and Tricia Zucker, owners

Property: 1213 Harvard Street, Lot 9, Block 187, Houston Heights Subdivision. The property includes an altered historic 3,180 square foot, two-story wood frame single-family residence with a new two-story addition and a new two-story garage under construction. The structures are located on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Queen Anne Cottage style residence, constructed circa 1910, located in the Houston Heights Historic District East. The house has been altered prior to the initial COA with a rear addition that resulted in the removal of roughly the rear half of the original historic structure.

Proposal: Alteration – Addition/Garage Revision

In Oct 2013, the applicant received a COA to build a two-story detached garage apartment. In Dec 2013, the applicant received a separate COA to build a two-story addition to the existing house. The project is currently under construction. On April 22, 2015, the City's Structural Inspector observed that the applicant had exceeded the work approved in the two COAs.

The applicant has made the following unapproved changes to the scope of work, and is now requesting approval of these changes:

- Removed one original historic 1-over-1 wood window at the front of the north elevation of the original structure, enlarged the opening, and installed a pair of new 1-over-1 wood windows. According to the applicant, the historic window that was removed is in good condition and has since been installed on another house.
Revised the fenestration pattern on the north and south side elevations of the addition.
Connected the two-story detached garage to the rear of the house by a 9' 2" wide by 11' 1" deep breezeway.

See enclosed application materials and detailed project description on p. 5-13 for further details.

Public Comment: One in favor as proposed by the applicant, and two in favor of staff's recommendation of Partial Approval. See Attachment A

Civic Association: No comment received.

Recommendation: Partial Approval:

- 1. Approve the revisions to the fenestration on the north and south side of the addition.
2. Approve the breezeway connector between the garage and the rear of the house.
3. Deny the removal of one original historic window, enlargement of the original opening, and installation of a pair of new windows on the historic portion of the house.

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: May 21, 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 type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>(1) The proposed activity must retain and preserve the historical character of the property;
<i>Historic windows and the original fenestration pattern are a character defining feature of this residence. Replacing a historic window with two new windows, featuring new technology and materials, undermines the character of the property, as does altering the original opening and historic window pattern.</i></p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(2) The proposed activity must contribute to the continued availability of the property for a contemporary use;</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p> |
| <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>(4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>Historic wood windows are an irreplaceable distinguishing quality of this structure, and other Contributing structures found throughout Houston Heights Historic District East. The pattern in which these windows were arranged on the structure is a distinguishing quality as well. Removing an undamaged historic and changing the fenestration pattern from one window to two, represents a failure to maintain the structure's distinguishing qualities.</i></p> |
| <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>(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>Historic wood windows feature characteristics of skilled craftsmanship no longer available, including old growth wood, interchangeable components, metal weights and pulleys. Replacing one of these windows with a pair of new windows represents a failure to maintain examples of skilled craftsmanship found on this structure.</i></p> |
| <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p> |
| <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p> |
| <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> | <p>(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;</p> |
| <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> | <p>(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>Replacing an undamaged window with a pair of new windows represents a destruction of significant historical and architectural material. The historic window is removed and portions of the original siding and wall material needed to be removed and discarded in order to</i></p> |

incorporate the larger window opening.

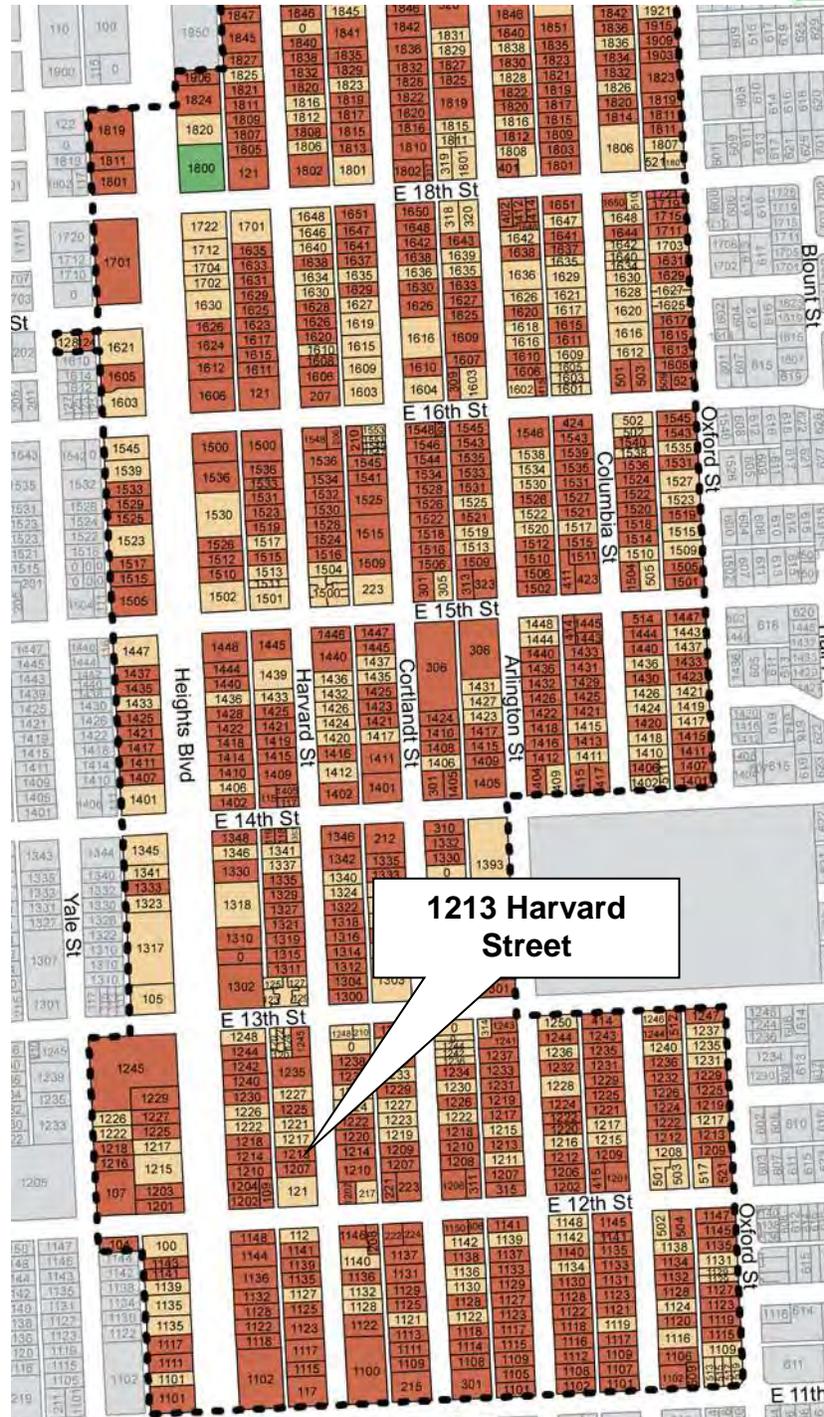
- (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
- (11) The proposed activity will comply with any applicable deed restrictions.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



PHOTO OF THE NORTH SIDE OF THE PROPERTY PRIOR TO CONSTRUCTION



NORTH ELEVATION PHOTOS

FEBRUARY 16, 2015



APRIL 22, 2015



NORTH SIDE ELEVATION
EXISTING PRIOR TO CONSTRUCTION



APPROVED – 12/12/13



PROPOSED

Altered original window opening



Original Structure

Addition

SOUTH SIDE ELEVATION
EXISTING PRIOR TO CONSTRUCTION



APPROVED – 12/12/13



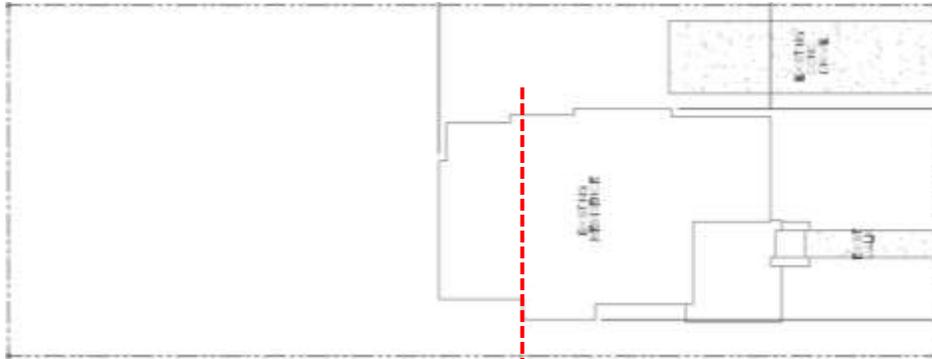
PROPOSED



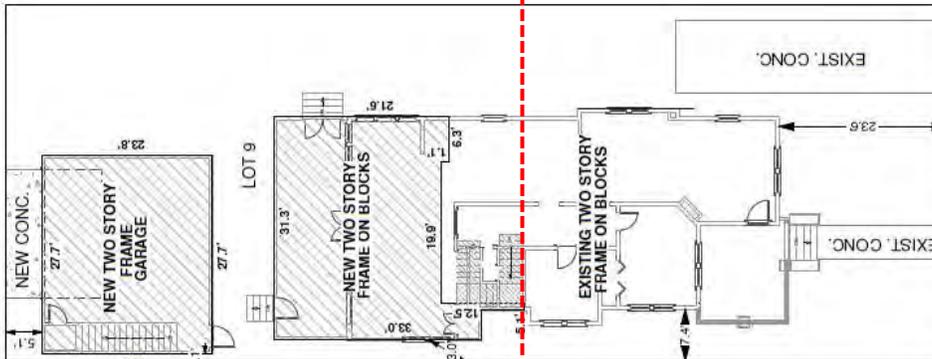


SITE PLAN

EXISTING PRIOR TO CONSTRUCTION

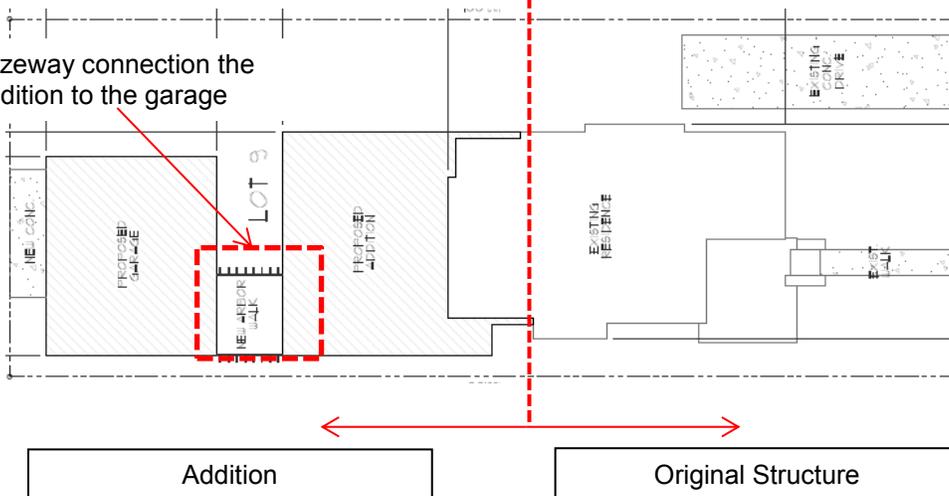


APPROVED - 12/12/13



PROPOSED

Breezeway connection the addition to the garage



Addition

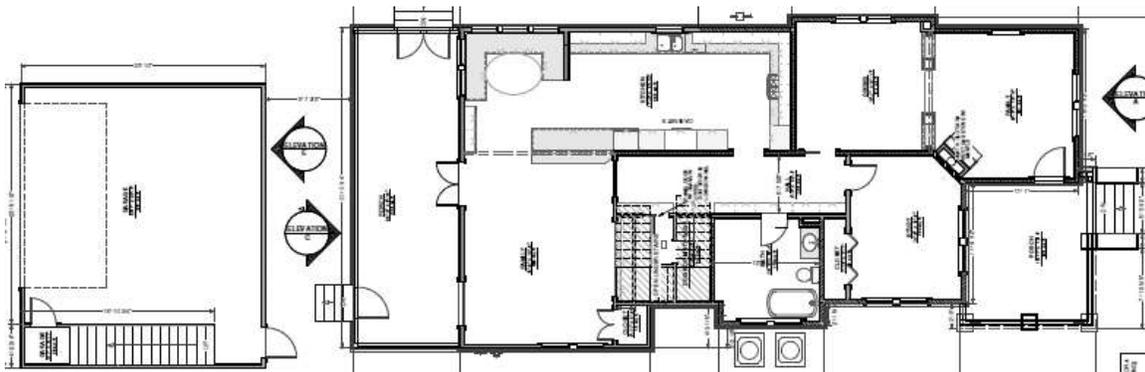
Original Structure



FIRST FLOOR PLAN
EXISTING PRIOR TO CONSTRUCTION

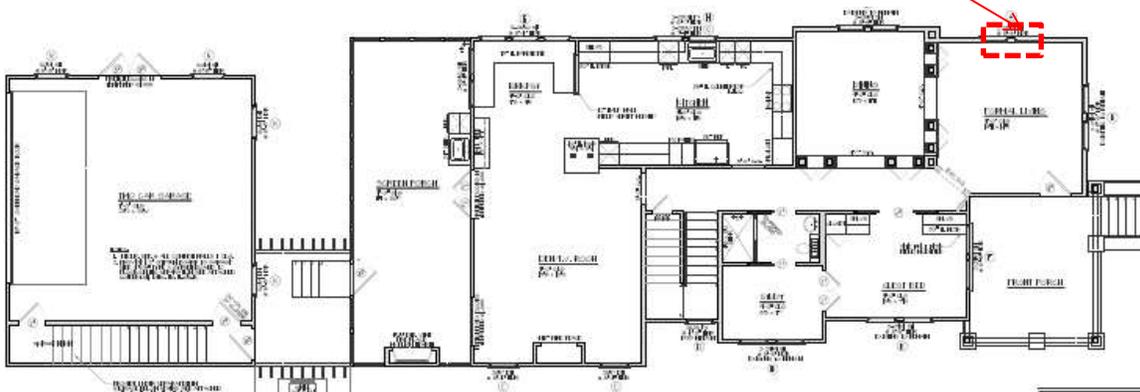


APPROVED – 12/12/13



PROPOSED

Altered original window opening

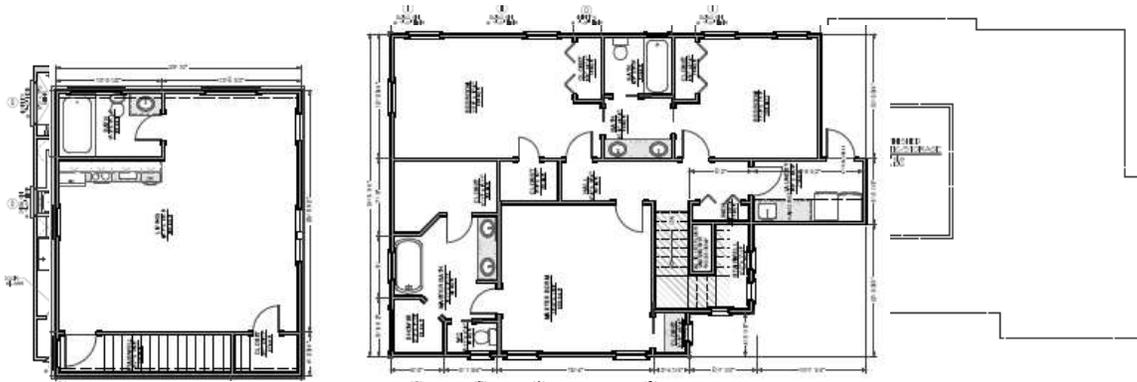




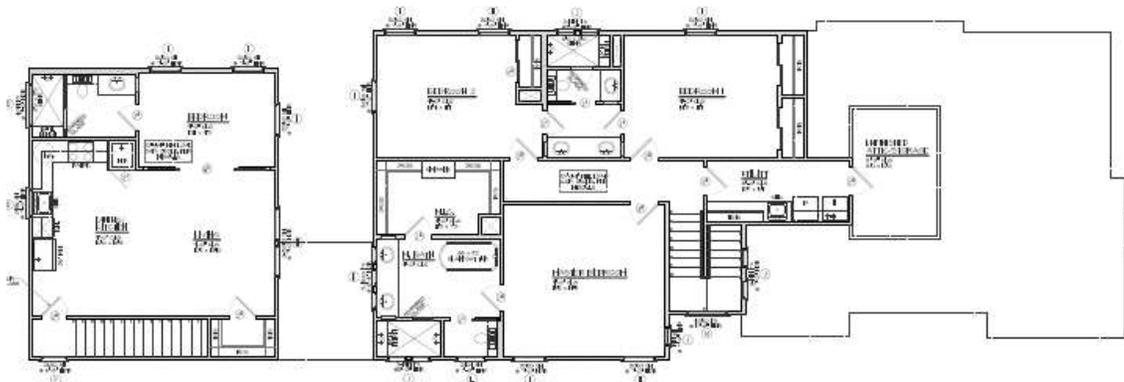
SECOND FLOOR PLAN
EXISTING PRIOR TO CONSTRUCTION



APPROVED – 12/12/13



PROPOSED



WINDOW SCHEDULE

SUB-HEADING

Mark	Size		Type	Qty	Material	Mount	Existing/
	Height	Width					New
A	5'9"	2'6"	DH	1	Wood, Dbl pane	recessed	New
B	5'9"	2'9"	DH	8	Wood	recessed	Existing to remain
C	5'7"	2'8"	DH	2	Wood, Dbl pane	recessed	New
D	2'6"	2'6"	Fixed	1	Wood, Dbl pane	recessed	New
E	5'	2'6"	DH	5	Wood, Dbl pane	recessed	New
F	5'9"	2'9"	DH	2	Wood, Dbl pane	recessed	New
G	3'	2'8"	DH	2	Wood, Dbl pane	recessed	New
H	11"	2'8"	Fixed	2	Wood, Dbl pane	recessed	New
I	5'	3'	DH	6	Wood, Dbl pane	recessed	New
J	1'9"	1'9"	Fixed	7	Wood	recessed	New
K	2'	1'8"	Fixed	3	Wood	recessed	New
L	2'9"	2'9"	Fixed	1	Wood	recessed	New
M	5'	4'	Fixed	1	Wood	recessed	New
N	5'9"	3'	DH	4	Wood, Dbl pane	recessed	New
O	3'6"	2'9"	SH	1	Wood, Dbl pane	recessed	New
P	3'	2'6"	SH	1	Wood, Dbl pane	recessed	New
Q	1'9"	4'	Fixed	1	Wood	recessed	New
R	5'	3'9"	SH	1	Wood, Dbl pane	recessed	New

PROJECT DETAILS

Shape/Mass: The applicant has been granted two COAs to construct a two story rear addition and one for a two story detached garage/apartment behind the addition. The applicant now requests approval to connect the addition to the garage apartment by a 9' 2" deep by 11' 1" wide wood breezeway.

Windows/Doors: Historic Structure: Remove an original undamaged approximately 3' wide historic wood 1-over-1 window and trim. Install a pair of new wood 1-over-1 windows. The pair of windows measure 5' 9" tall by 5' wide which necessitated the removal of the surrounding trim and wall material to enlarge the window opening.

Addition and Garage apartment: The applicant made revisions to the floor plans which necessitated several fenestration revisions to the north and side elevations of the addition and two story garage. See elevation description below.

Side Elevation: Historic Structure: Replace the first window from the front wall with a pair of matching windows.

(North) Addition: Add a second 3' tall by 2' 8" wide 1-over-1 wood window next to an approved window of the same size and style. A 2' 8" wide by 11" tall transom window will be added above each of these windows. Omitted an approved second floor window at the front of the approved addition. Omitted a single fixed window to the second story bathroom. Added a pair of 1' 9" tall by 1' 9" wide fixed window to the second story bathroom. Moved a pair of approved 5' tall by 3' wide windows at the north facing bedroom closer to the rear of the addition.

Garage apartment: Garage will be attached to the main residence by a 9' 2" deep breezeway. A pair of 5' 9" tall by 3' wide windows will be added flanking a pair of single lite French doors on the first floor. The second floor will feature two 5' 9" tall by 3' wide windows.

Side Elevation: Historic Structure: No changes.

(South) Addition: Add a 2' 6" tall by 2' 6" wide fixed window to the first floor of the proposed stairwell. Omitted a pair of adjoining windows and replaced them with two 5' 9" tall by 2' 9" wide windows separated by approximately 8'. Add a 5' wide fireplace flue at the approved rear screened porch. The flue will be sided in wood cladding matching the addition. Add a 5' tall by 4' wide fixed window at the second story of the stairwell. Shifted a pair of approved windows at the second floor den closer to the front of the property. Added a pair of 1' 9" by 1' 9" fixed windows at the second floor bathroom.

Garage apartment: Garage will be attached to the main residence by a 9' 2" deep breezeway. A 3' tall by 2' 6" wide window will be added to the second floor landing of the living space above the garage.

ATTACHMENT A
PUBLIC COMMENT
Kent Marsh

1213 Harvard – Question replacement of existing single window with new double window. Reduces historical material and context. Recommend a single historical period window be obtained and used to replace the double window installed and matching siding be installed to complete difference in opening area.

J. Kent Marsh

Brie Kelman

From: Brie Kelman [REDACTED]
Sent: Monday, May 18, 2015 1:48 PM
To: Kent Marsh
Subject: Re: May HAHC HHEHD applications

Houston Heights East

18. 1213 Harvard St, Alteration-Windows *Revision - Support everything as-is built now (not only partial approval); I live directly next door and am pleased with the alteration/addition. I have been wondering why all the work stopped next door, and I desperately want to get this family back into their house - they have been out for over a year now with 3 very small children! Their youngest daughter has never lived in her family's real home. I respectfully request the Commission grant their approval as-is built now, not causing any further delay for this sweet family. We would like our neighbors back.*

Mark Williamson

From: Mark R. Williamson [REDACTED]
Sent: Tuesday, May 19, 2015 11:59 AM
To: Kent Marsh
Subject: Re: May HAHC HHEHD applications

1213 Harvard — Partial — Agree with staff and JKMarsh recommendations (restore the fenestration on the original portion)