

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: Gabriel Salazar, owner

Property: 642 Heights Boulevard, Lot 23, Block 277, Houston Heights Subdivision. The property includes a historic 1,235 square foot one-story brick veneered residence situated on a 7,500 square foot (50'x150') interior lot.

The property has previously received a COA for foundation repair and brick stabilization on June 19, 2014 and a COA for a rear two-story addition on October 23, 2014.

Significance: Contributing Bungalow residence, constructed circa 1930, located in the Houston Heights Historic District South.

Proposal: Alteration – Revision. The property received a COA for foundation repair and brick stabilization on June 19, 2014 and a COA for a rear two-story addition on October 23, 2014. All original materials were to remain as stipulated in the previously approved COAs.

The applicant has exceeded the approved scope of work in the following ways:

- Removed the original brick veneer
• Removed a portion of the original roof and
• Reframed removed portion of roof at an increased height
• Removed original windows (retained on site)
• Removed original interior shiplap

The applicant now proposes to take the following remedial measures:

- Reinstall the original windows
• Reinstall the original brick veneer to be supplemented with antique brick to match existing
• Reconstruct original roof to original configuration
• Reframe original structure

See enclosed application materials and detailed project description on p. 4-21 for further details.

Public Comment: One public comment received. See Attachment A.

Civic Association: No comment received.

Recommendation: Approval of the proposed remediation plan

HAHC Action: Approved – This COA explicitly applies only to the remediation work and not to the inappropriate removal of historic materials itself

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
(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.

Staff's recommendation differentiates between the inappropriate removal of historic materials already completed by the applicant without permission, and the work now being proposed to remediate the damage done. Staff's recommendation is that any HAHC approval of this COA explicitly apply only to the remediation work and not to the inappropriate removal of historic materials itself. Ultimately, work of this nature should not have occurred without HAHC approval, but the proposed remediation meets criteria and is appropriate.

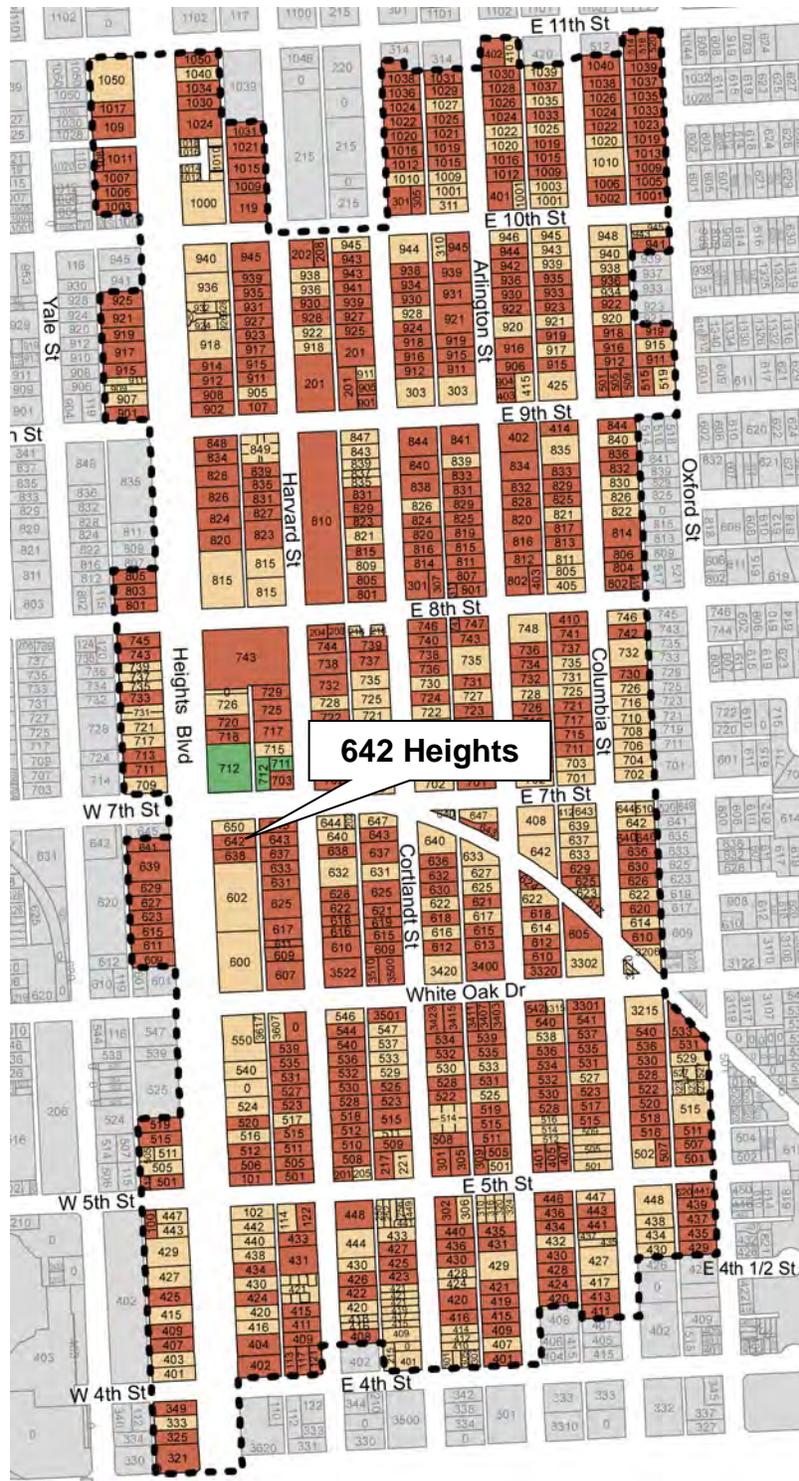
COMPLIANCE DOCUMENTATION

TIMELINE

- June 19, 2014: Received COA for extensive foundation repair and brick stabilization
- October 23, 2014: Received COA for a rear two-story addition
- March 25, 2015: Inspector notices that the project may have exceeded scope to the removal of all exterior cladding and reconstruction of original roof an increased height.
- April 1, 2015: A Stop All Work was requested by the Planning Department and issued by Public Works
- April 6, 2015: Staff conducted site visit to investigate the work that exceeded scope
- April 8, 2015: Planning staff met with owner /applicant and builder to discuss the path forward, which was to reverse roof encroachment, reinstall brick cladding, and reinstall original windows; all work needed to be approved by the HAHC before moving forward; the Stop All Work order was to remain; Told to dry-in and secure the premises and clean up the site.
- April 29, 2015: Applied for a COA to restore the original roof, reinstall the brick cladding, and reinstall the original windows



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



Building Classification

- Contributing
- Non-Contributing
- Park

PHOTO – OCTOBER 2014



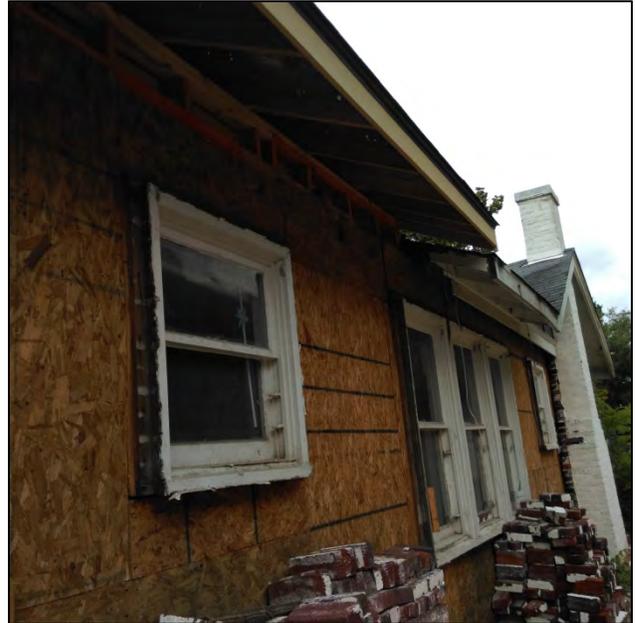
CURRENT PHOTO



STAFF PHOTOS



STAFF PHOTOS



NEIGHBORING PROPERTIES



650 Heights Boulevard – Noncontributing – (neighbor)



638 Heights Boulevard – Contributing – c.1920 (neighbor)



602 Heights Boulevard – Noncontributing – 1980 (neighbor)



645 Heights – Outside District –(across street)



641 Heights – Contributing – c.1920 (across street)



639 Heights – Contributing – c.1910 (across street)

WEST ELEVATION – FRONT FACING HEIGHTS BOULEVARD

APPROVED – 10/23/14



CURRENT CONDITION (EXTERIOR CLADDING REMOVED)

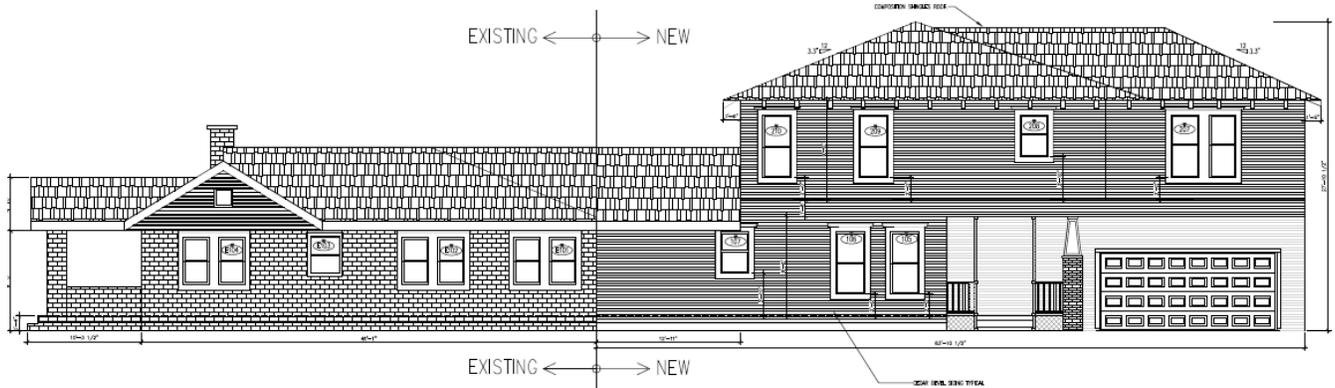


PROPOSED

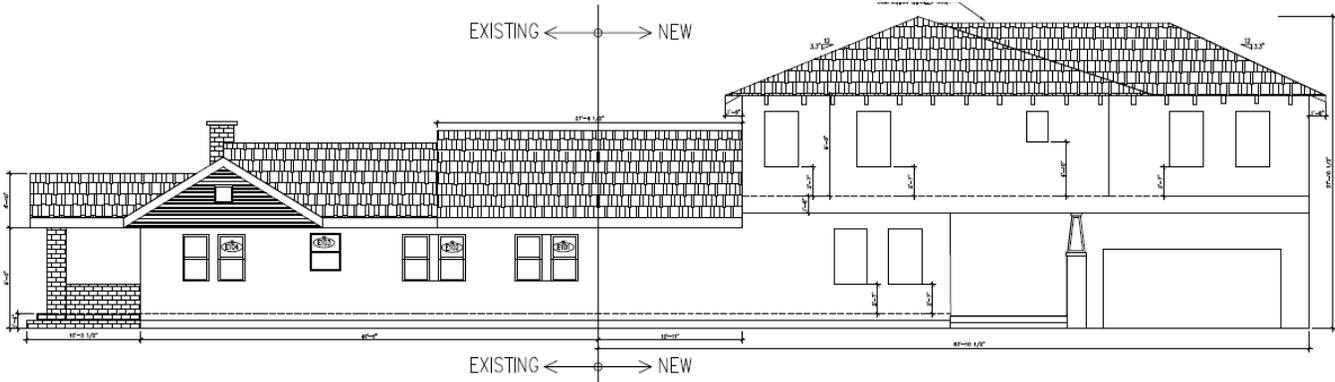


SOUTH SIDE ELEVATION

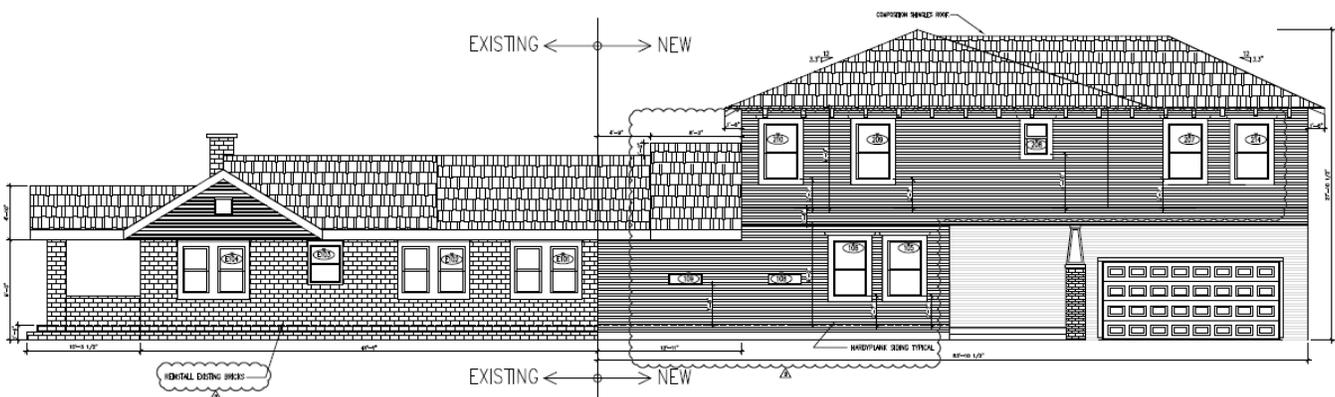
APPROVED – 10/23/14



CURRENT CONDITION (EXTERIOR CLADDING REMOVED)



PROPOSED

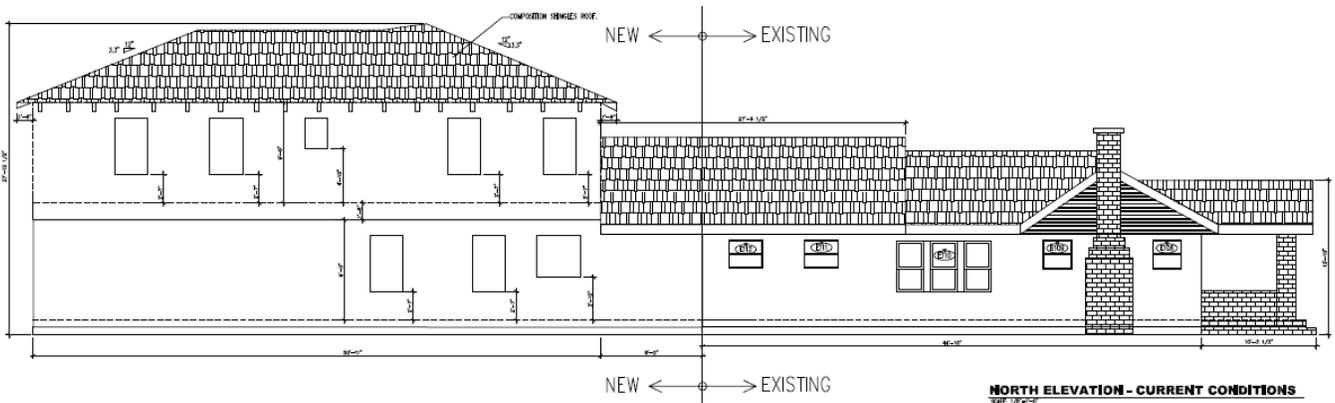


NORTH SIDE ELEVATION

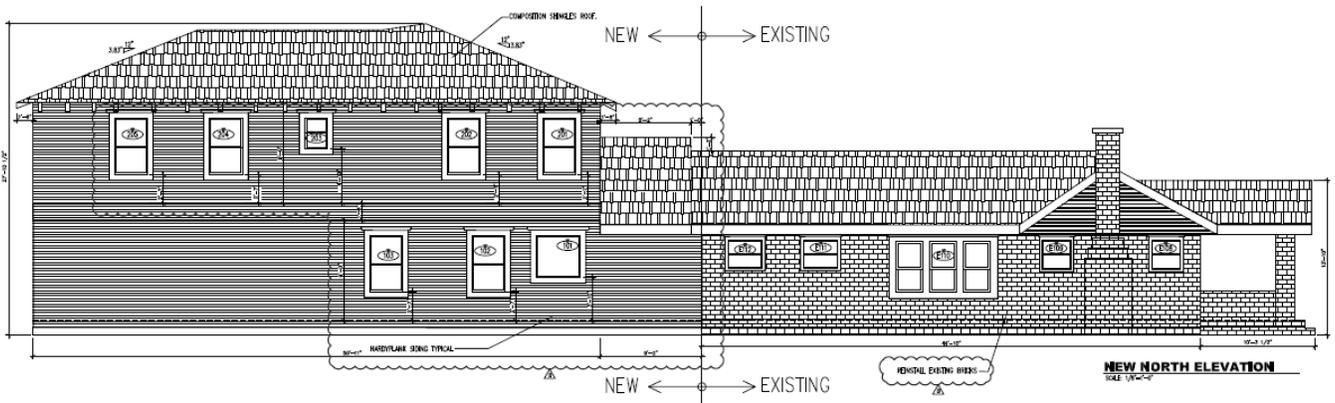
APPROVED – 10/23/14



CURRENT CONDITION (EXTERIOR CLADDING REMOVED)

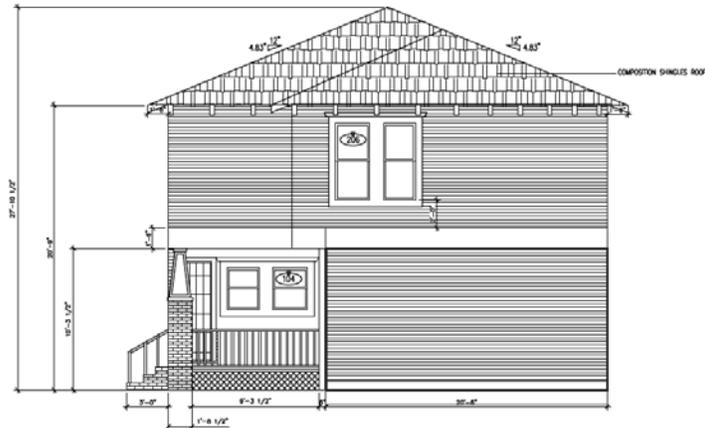


PROPOSED

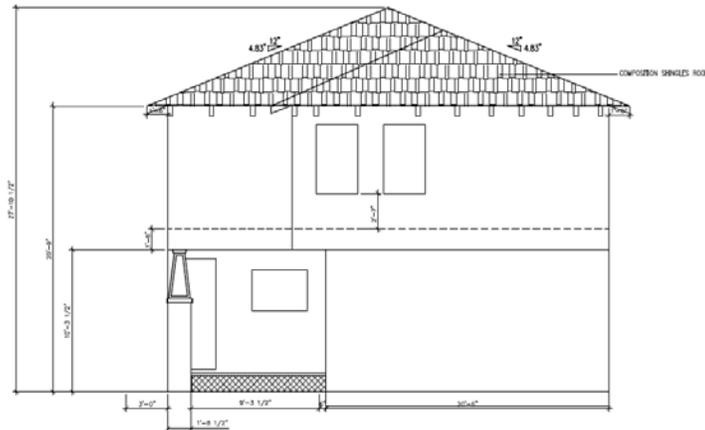


EAST (REAR) ELEVATION

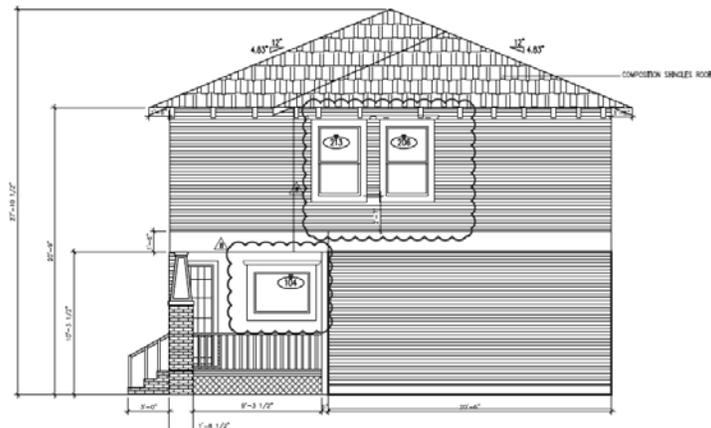
APPROVED – 10/23/14



CURRENT CONDITION (EXTERIOR CLADDING REMOVED)

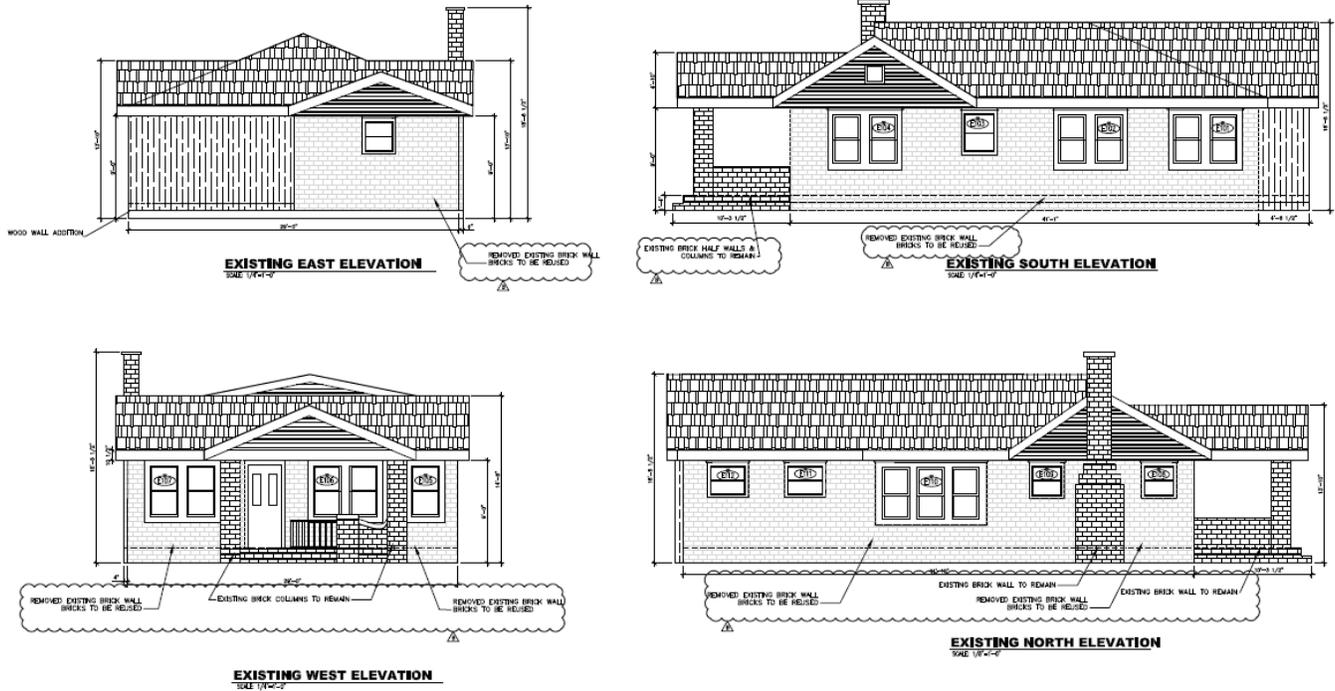


PROPOSED

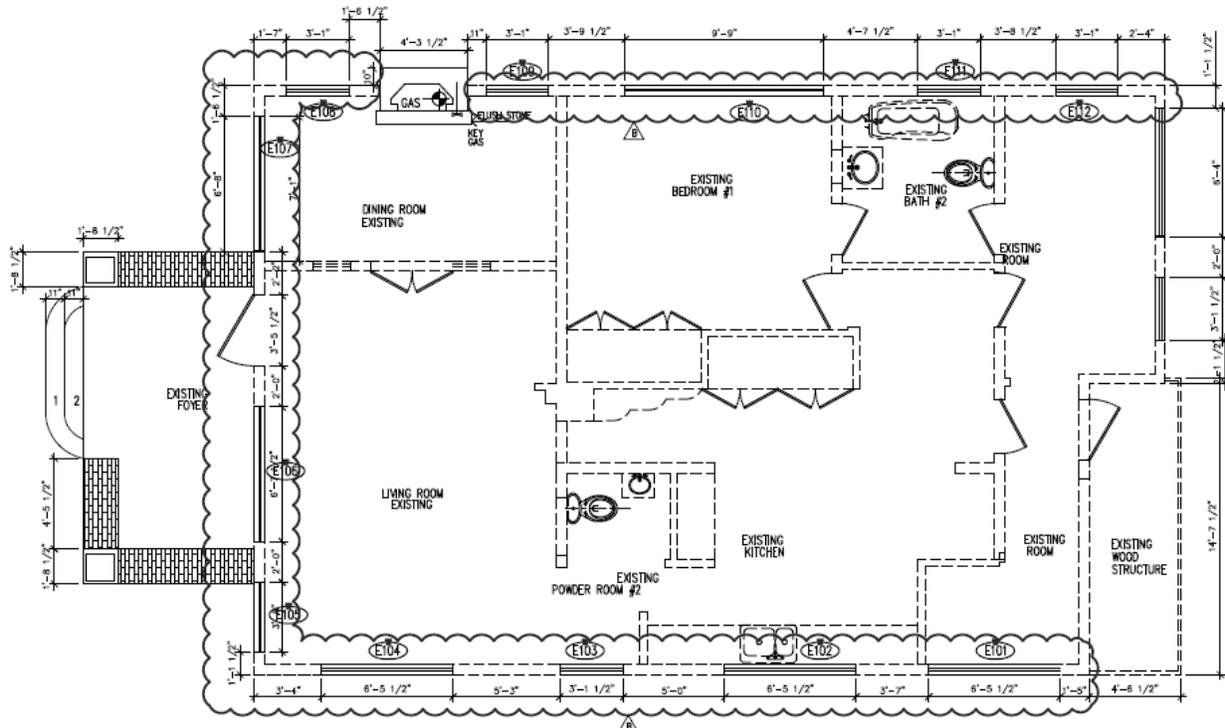


EXISTING

SHOWING WHERE BRICK WAS REMOVED



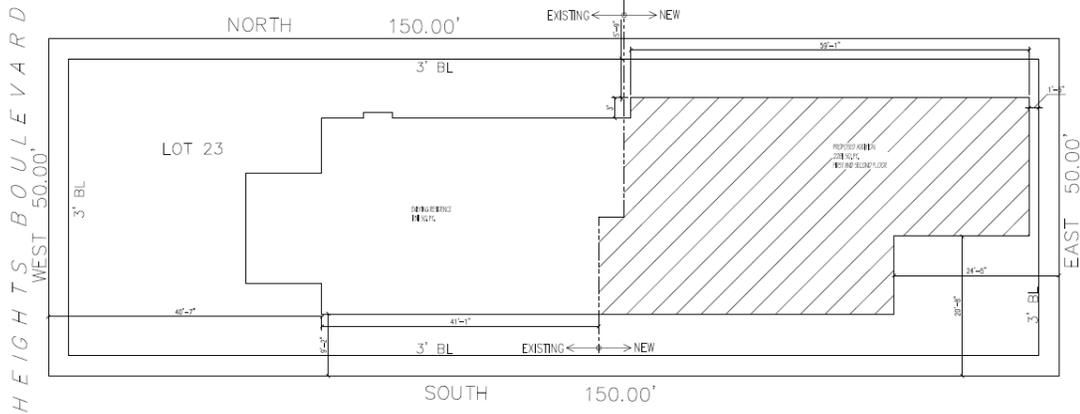
DEMOLITION PLAN



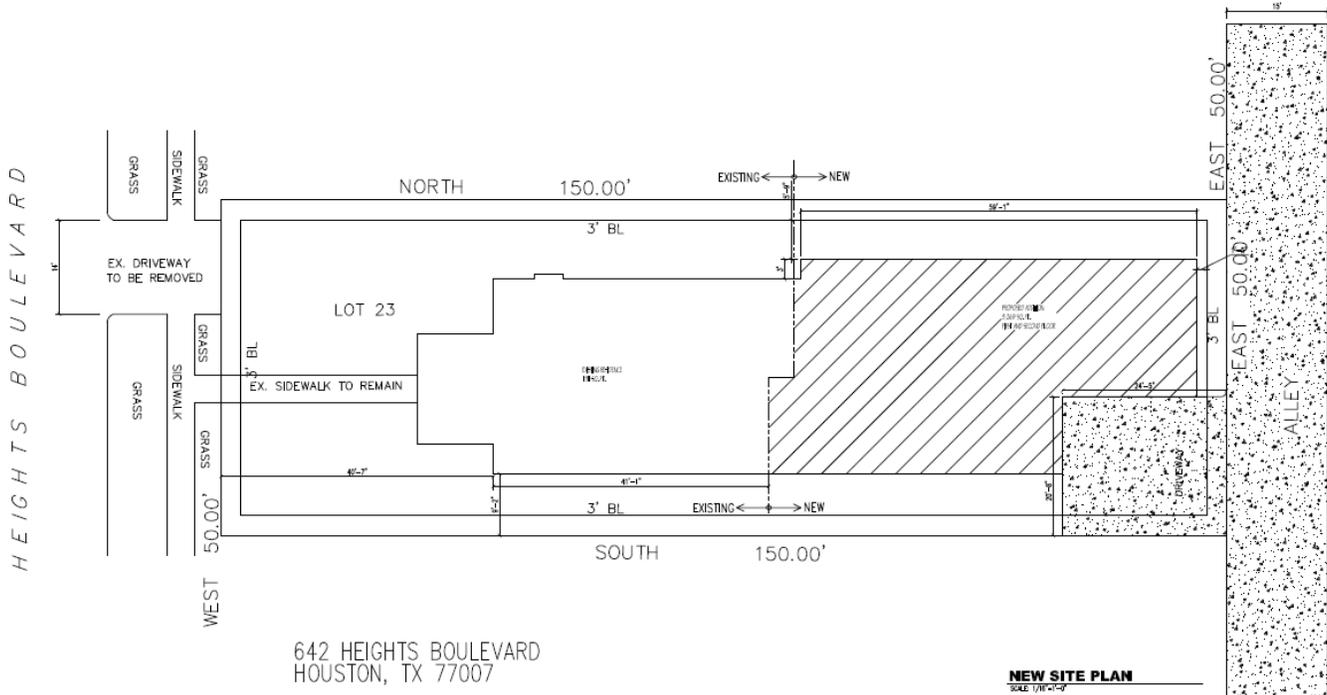


SITE PLAN

APPROVED – 10/23/14



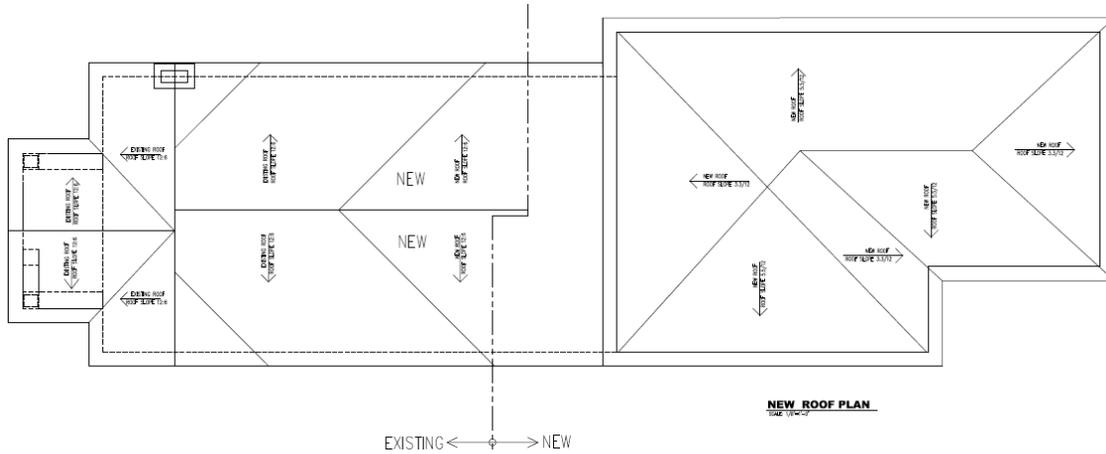
PROPOSED



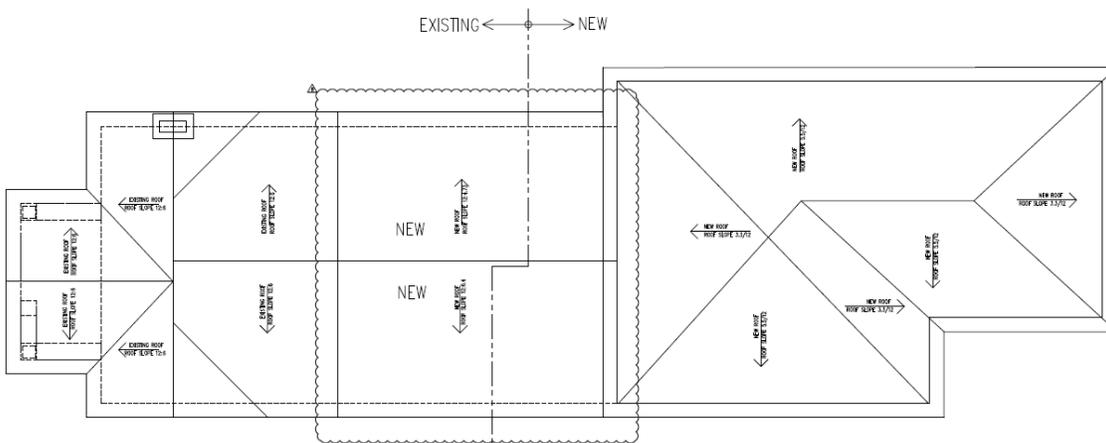


ROOF PLAN

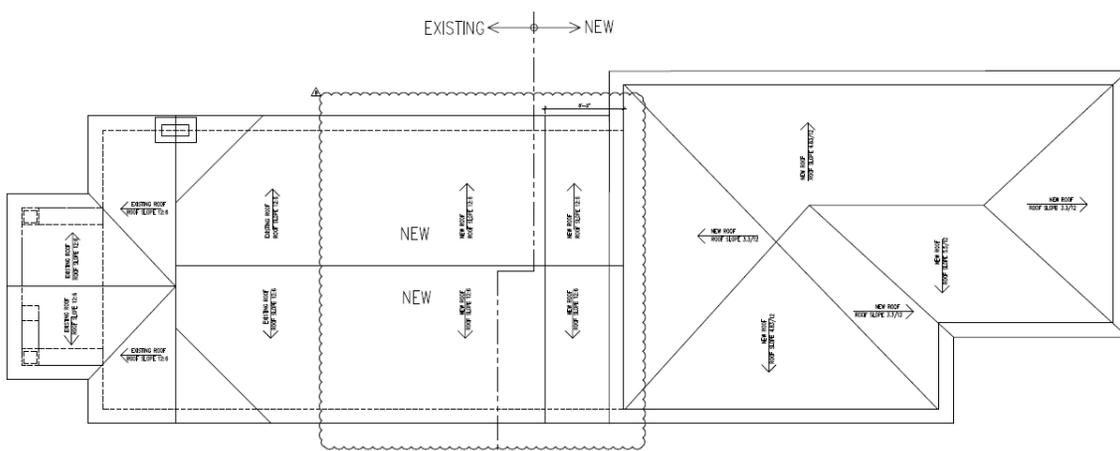
APPROVED – 10/23/14



CURRENT CONDITION

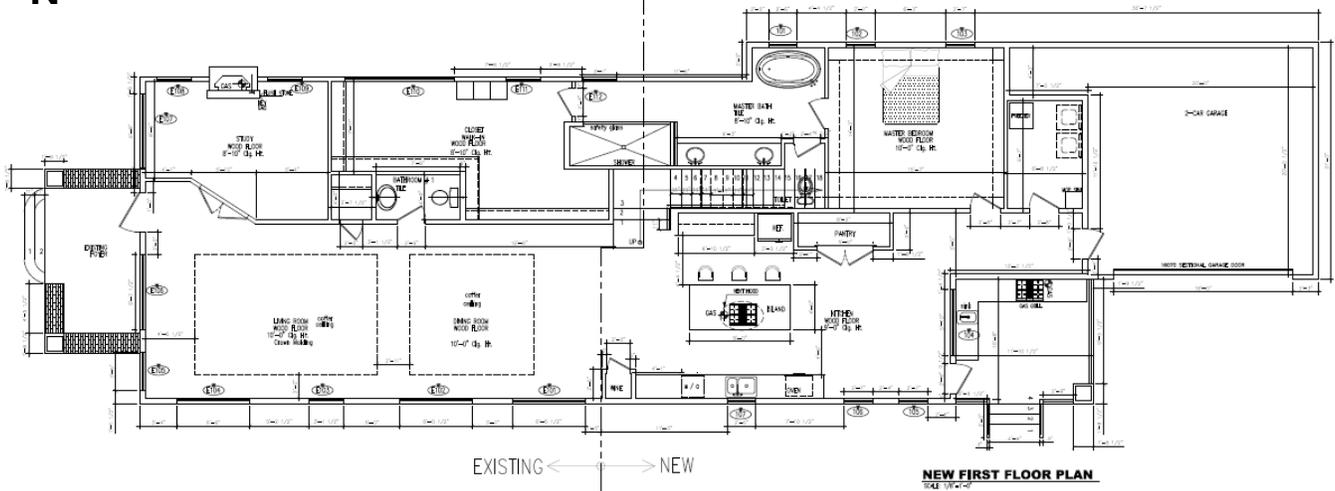


PROPOSED

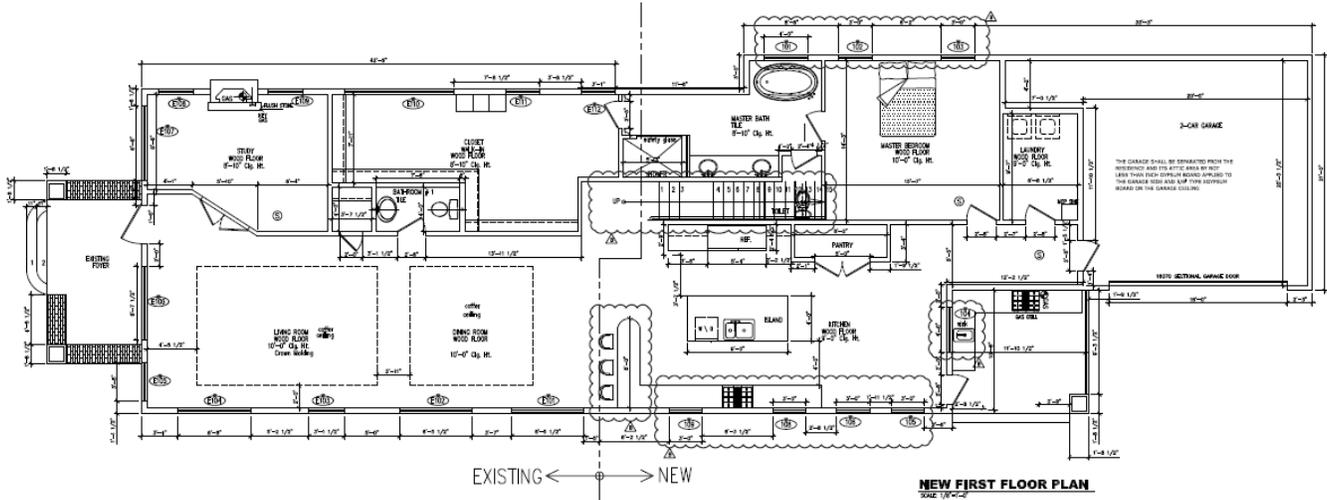




FIRST FLOOR PLAN
APPROVED – 10/23/14



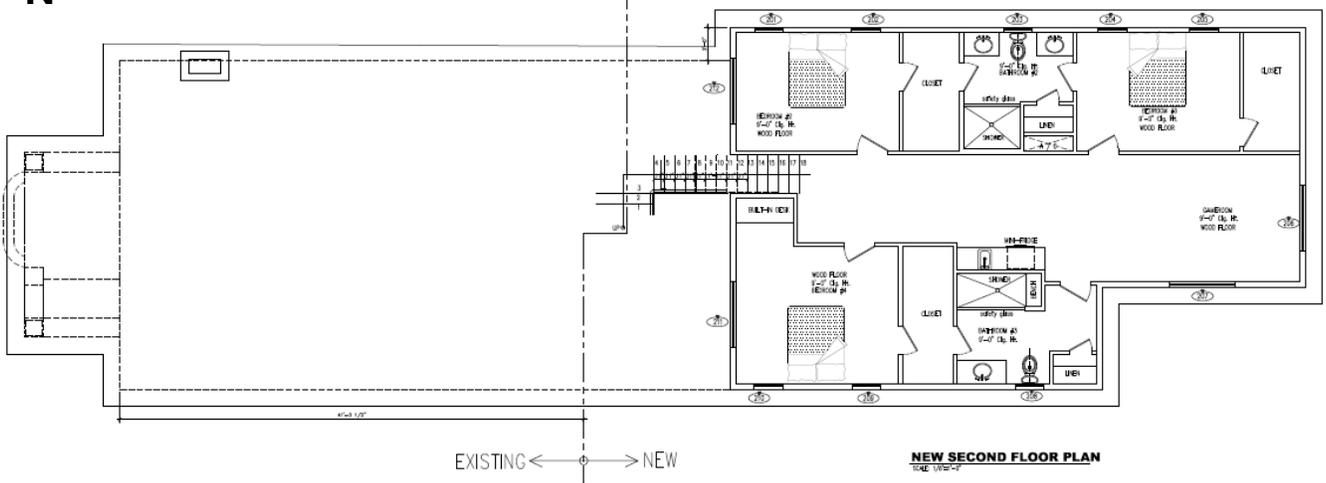
PROPOSED



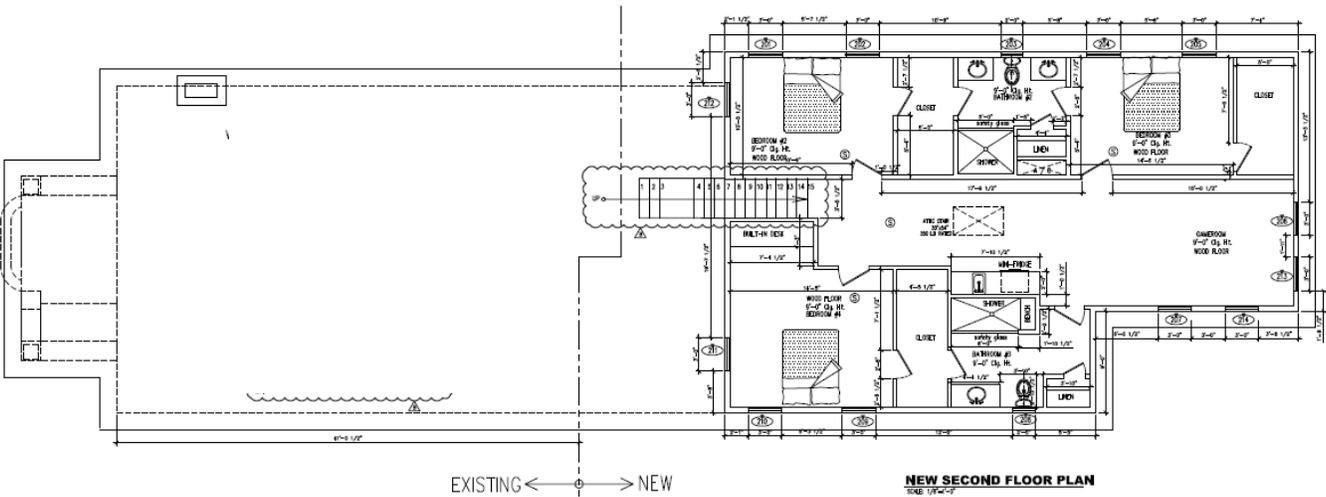


***SELECT LEVEL* FLOOR PLAN**

APPROVED – 10/23/14



PROPOSED



WINDOW / DOOR SCHEDULE

OPENING DIMENSION ONLY

WINDOW SCHEDULE EXISTING

FIRST FLOOR

W NO.	WIDTH/HEIGHT	TYPE/ MATERIAL	ROOM
E101 E102 E104 E106 E107	6'-5"x5'-5"	SINGLE HUNG/ WOOD CASING 	EX. ROOM EX. KITCHEN EX. LIVING ROOM EX. LIVING ROOM EX. DINING ROOM
E103 E108 E109 E112	3'-2"x3'-1"	SINGLE HUNG/ WOOD CASING 	EX. LIVING ROOM EX. DINING ROOM EX. DINING ROOM EX. ROOM
E105 E111	3'-5"x3'-1"	SINGLE HUNG/ WOOD CASING 	EX. LIVING ROOM EX. ROOM
E109	9'-9"x5'-5"	SINGLE HUNG/ WOOD CASING 	EX. BETHROOM #1

**NOTE:
EXISTING WINDOWS TO REMAIN**

OPENING DIMENSION ONLY

WINDOW SCHEDULE NEW ADDITION

FIRST FLOOR

W NO.	WIDTH/HEIGHT	TYPE/ MATERIAL	ROOM
107	2'-6"x3'-9"	SINGLE HUNG/ WOOD CASING 	NOT USED
102 103 105 106	3'-0"x5'-0"	SINGLE HUNG/ WOOD CASING 	MASTER BEDROOM MASTER BEDROOM KITCHEN KITCHEN
108 109	1'-0"x3'-0"	PICTURE WINDOW 	KITCHEN KITCHEN
101	4'-0"x4'-0"	PICTURE WINDOW WITH TEMPERED SAFETY GLASS 	MASTER BATHROOM
104	4'-0"x4'-0"	PICTURE WINDOW 	KITCHEN

OPENING DIMENSION ONLY

WINDOW SCHEDULE NEW ADDITION

SECOND FLOOR

W NO.	WIDTH/HEIGHT	TYPE/ MATERIAL	ROOM
203 206	5'-10"x5'-5"	SINGLE HUNG/ WOOD CASING 	BATHROOM #2 BATHROOM #3
201 202 204 205 209 210	3'-0"x5'-0"	SINGLE HUNG/ WOOD CASING 	BEDROOM #2 BEDROOM #2 BEDROOM #3 BEDROOM #3 BEDROOM #4 BEDROOM #4 GAMEROOM GAMEROOM BEDROOM #3 BEDROOM #2 GAMEROOM GAMEROOM

PROPOSED DOOR DETAILS



PRODUCT OVERVIEW Model # M2203-CT-PJ4LH | Internet # 205341788

Experience the warmth of wood with this stained mahogany shaker 3 lite wood entry door with clear insulated glass. This door comes pre-hung in fully weather-stripped primed frame. Door has double 2-3/8 in. bore for easy lockset and deadbolt installation.

- Engineered stiles, rails and panels prevent warping and splitting
- High performance bronze weather stripping and adjustable black finish sill provides a tight seal against drafts
- Shaker design construction with flat panels and square sticking
- 3 lite clear glass allows maximum light and visibility
- Tempered safety glass is insulated for energy efficiency
- Mahogany prefinished in chestnut stain adds style and elegance to your front door
- Bronze ball bearing hinges provide ease of operation
- Prehung 4-9/16 in. primed frame for easy installation with 4 in. wall construction
- Requires rough opening of 38-1/4 in. x 82 in. actual unit size 4 -9/16 in. x 37-3/4 in. x 81-1/2 in.
- From outside door opens to inside of home with hinges on the left

REPLACEMENT BRICK

Matt, John,

1. Sheet A-2 has been updated to reflect the exterior walls being removed.

 2. I am going to buy the extra bricks from 'All around Antique Bricks', they have the exact model bricks that we need. Please see the link below
<https://www.facebook.com/pages/All-Around-Antique-Brick/444256778933341>

3. I had new sheets to reflect the current conditions of the construction A-9, A-10 and A-11.

Please replace sheet A-8 in 642 set of plans.

Please give me a call if you have any questions.

Thank you,

Gabriel Salazar PE, LEED AP,

[832/875-7775](tel:8328757775)

PROJECT DETAILS

Windows/Doors: The original residence featured 1-over-1 double hung wood windows. All of these windows were to remain. A pair of front windows were removed from the front façade and will be reinstalled.

Several new windows are being added and altered in the addition. The non-original front door is also to be replaced with a new Craftsman style wood door. See drawings, window/door schedule, and photos for more detail.

Exterior Materials: The existing residence was clad in painted brick veneer. During construction the original brick veneer was removed, the building was reframed, and the exterior walls were rebuilt. Currently, only the original porch, chimney, and a portion of the roof remain.

Much of the original brick remains on site and the applicant proposes to reinstall the brick which will be supplemented with antique brick to match existing. The addition will now be clad in cementitious siding and not beveled lap siding as previously approved. The original shiplap was removed and the house was reframed. See photos and drawings for more detail.

Roof: As part of the approved COA for the addition, the existing roof of the original structure was to remain. However, during construction, a portion of the original roof was removed and reconstructed at an increased height of 1'-2". The new unapproved roof encroached 18'-2½" into the original structure on the north elevation and 14'-5½" on the south elevation.

The current roof, not built to plan, will be removed and replaced with a roof that matches the original height and configuration. The raised roof of the addition will now begin 1'-0" behind the original rear wall of the house on the north elevation and 4'-9" behind the original rear wall on the south. See drawings for more detail.

Front Elevation: The residence features two pairs of windows as well as an additional window. One pair has been removed and retained on site and will be reinstalled. The other windows are still in place and are to be retained and repaired. The addition was approved to have two pairs of windows but will now have two single windows on the second floor. See drawings for more detail.

Side Elevation: The original house features seven windows, all of which remain in place and are to be retained and repaired. The addition was approved to have three windows on the first floor and five windows on the second floor. Two of the proposed windows will be replaced with narrow horizontal fixed windows while the windows on the second story will remain as approved. See drawings for more detail.

Side Elevation: The original house features seven windows, all of which remain in place and are to be retained and repaired. The addition was approved to have three windows on the first floor and five on the second floor. Their locations and sizes have been altered slightly.

ATTACHMENT A
PUBLIC COMMENT

HSHSD

321 Heights Blvd. – No objection. Detached structure with totally different style sets the proposed apart from the existing contributing structure as appropriate.

638 Heights – Needs better visual division between existing and proposed. Not sure where the existing house ends.

641 Heights Blvd. – Application posted is not complete. Workslope not included. Structural only?

642 Heights Blvd. – No workslope. Application looks like 638 Heights Blvd.

747 Arlington – Application incomplete. Just one photo posted.

825 Arlington – Recommend different siding pattern for addition. Question shape of proposed windows.

J. Kent Marsh, AICP CUD
Vice President



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