

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: Gabriel Salazar, owner

Property: 638 Heights Boulevard, Lot 22, Block 277, Houston Heights Subdivision. The property includes a historic 1,108 square foot, one-story wood frame single-family residence situated on a 7,500 square foot (50' x 150') interior lot.

Significance: Contributing bungalow residence, constructed circa 1920, 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
Reframed removed portion of roof at an increased height
Removed original windows (retained on site)
Removed structural shiplap and reframed exterior walls

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

See enclosed application materials and detailed project description on p. 6-26 for further details.

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

Civic Association: No comment received.

Recommendation: Approval of Proposed Remediation

HAHC Action: Approved – Approval of this COA explicitly apply only to the remediation work and not 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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <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 checked="" type="checkbox"/> | <input 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; |
| <input checked="" type="checkbox"/> | <input 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; |
| <input checked="" type="checkbox"/> | <input 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; |
| <input checked="" 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 checked="" 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 checked="" type="checkbox"/> | <input 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; |
| <input checked="" type="checkbox"/> | <input 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; |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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 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



INVENTORY PHOTO



STAFF PHOTO – 4/26/2015



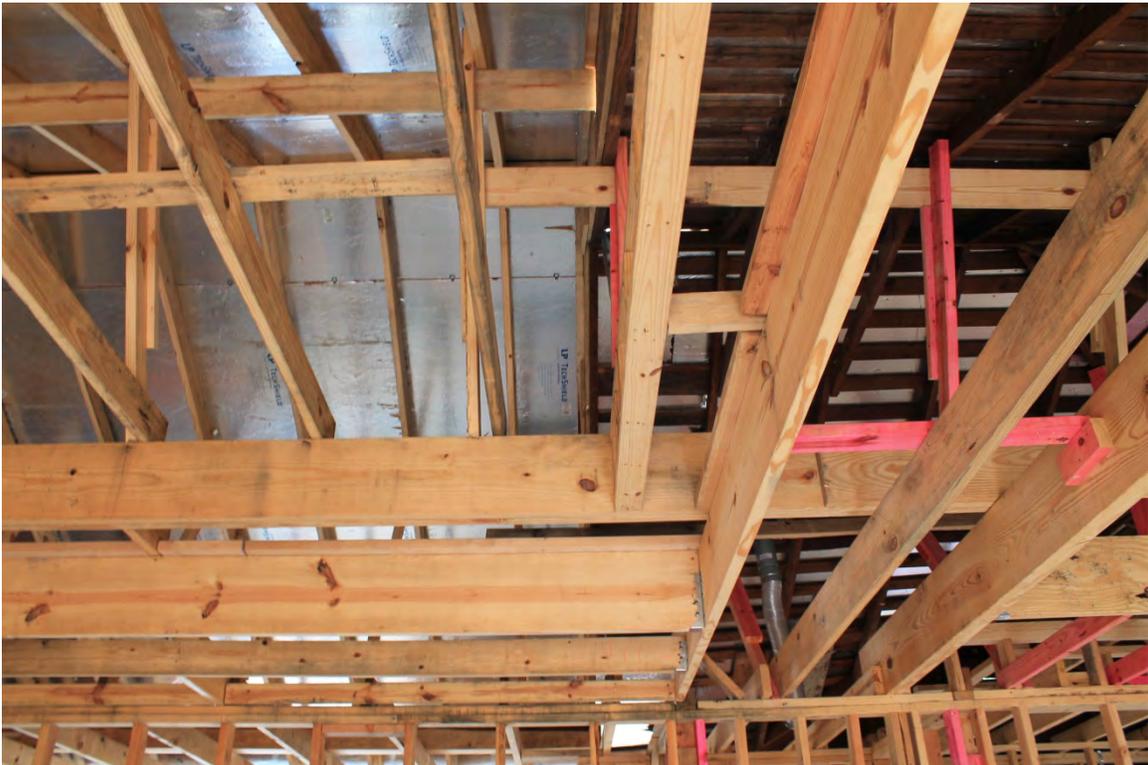
STAFF PHOTOS

4/26/2015













NEIGHBORING PROPERTIES



642 Heights – Contributing – 1930 (neighbor / twin brick bungalow)



650 Heights – Noncontributing – 2011



602 Heights – Noncontributing – 1980 (neighbor)



639 Heights – Contributing – 1910 (across street)



641 Heights – Contributing – 1920 (across street)



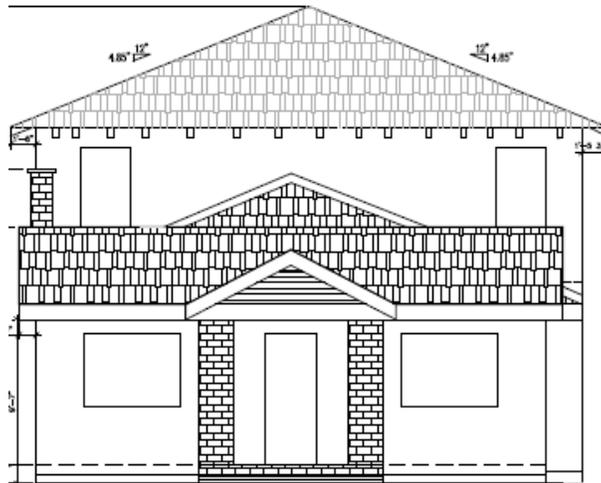
629 Heights – Contributing – 1915 (across street)

WEST ELEVATION – FRONT FACING HEIGHTS BOULEVARD

APPROVED – 10/23/14



CURRENT CONDITION (EXTERIOR CLADDING AND WINDOWS REMOVED)

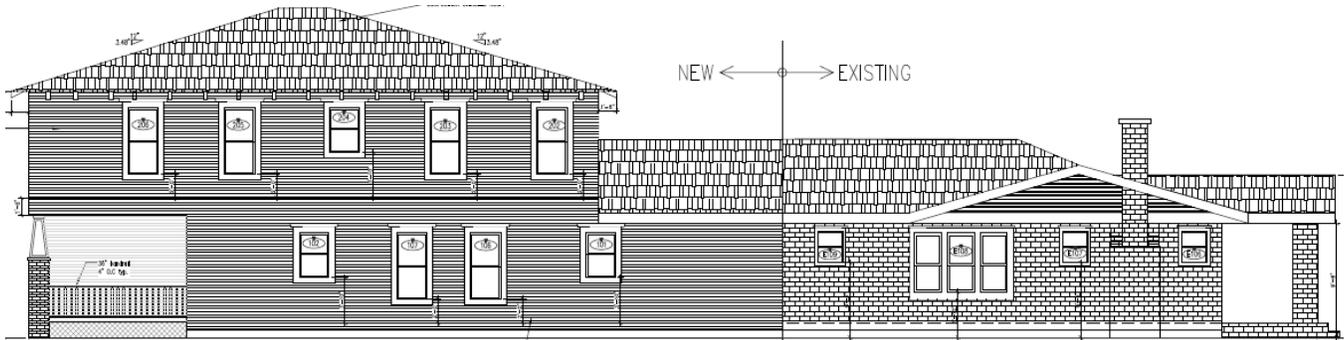


PROPOSED

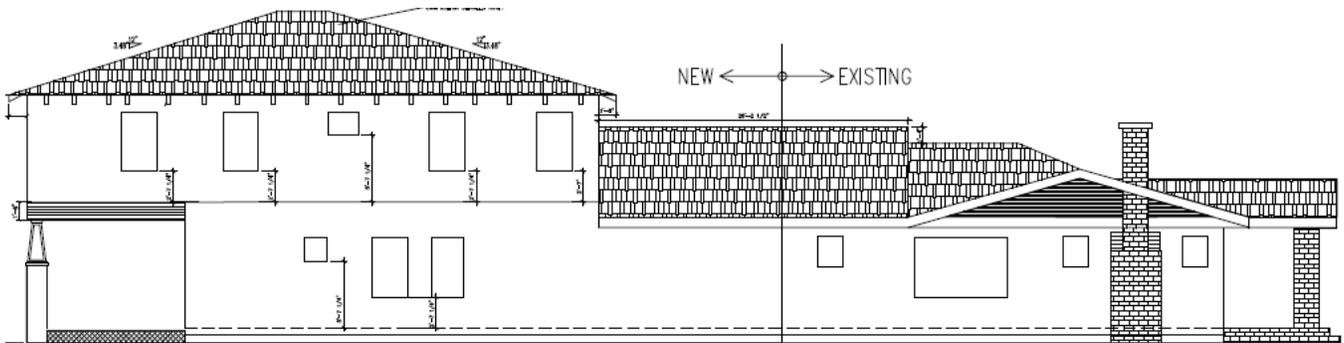


NORTH SIDE ELEVATION

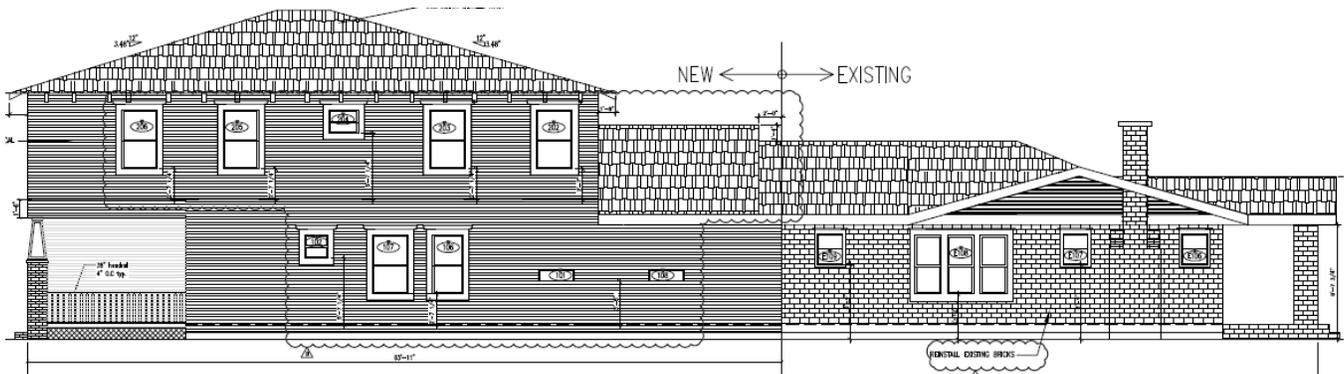
APPROVED – 10/23/14



CURRENT CONDITION (EXTERIOR CLADDING AND WINDOWS REMOVED)

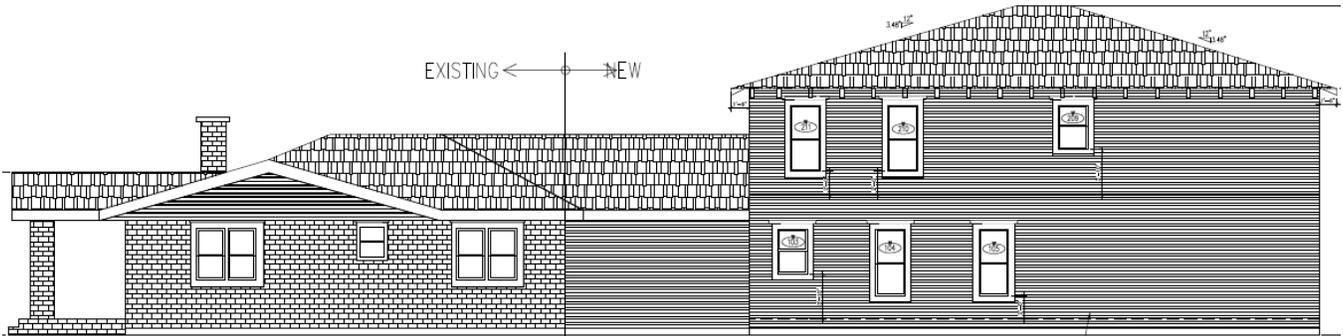


PROPOSED

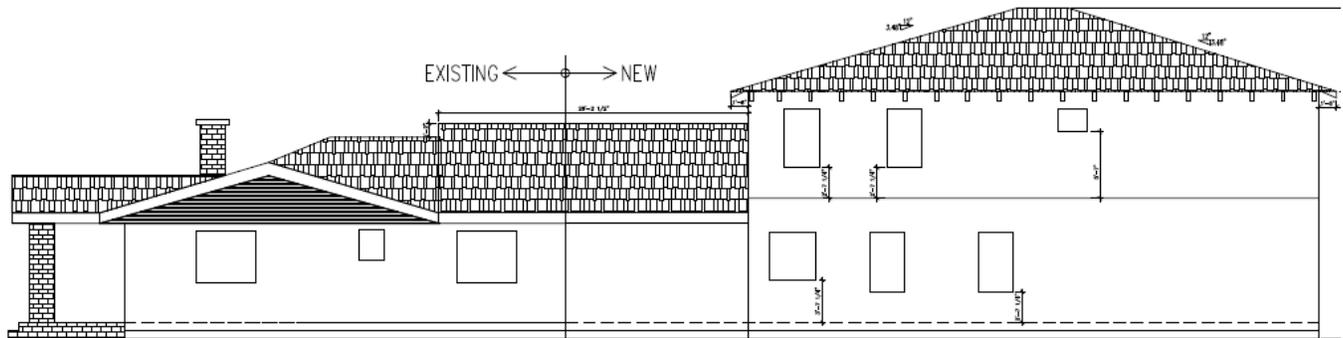


SOUTH SIDE ELEVATION

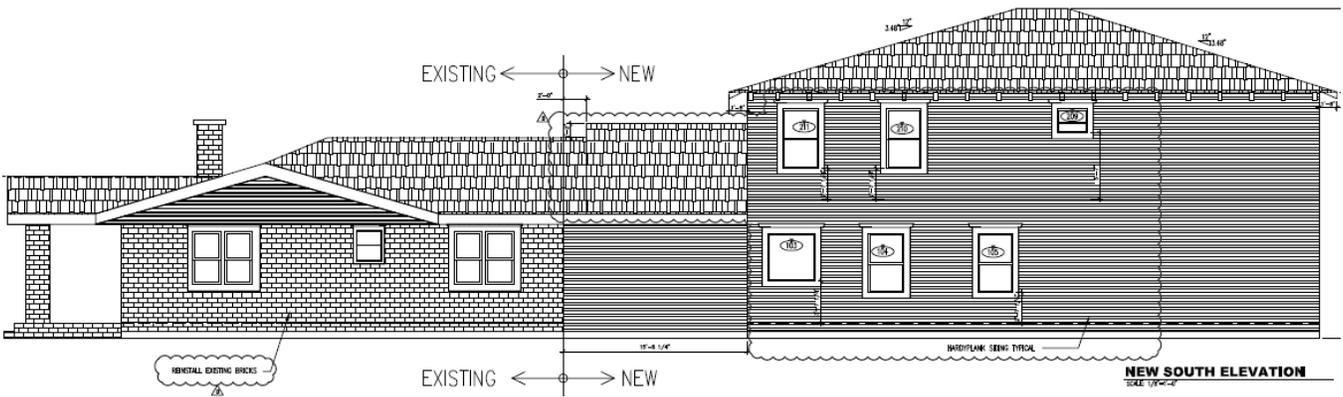
APPROVED – 10/23/14



CURRENT CONDITION (EXTERIOR CLADDING AND WINDOWS REMOVED)



PROPOSED

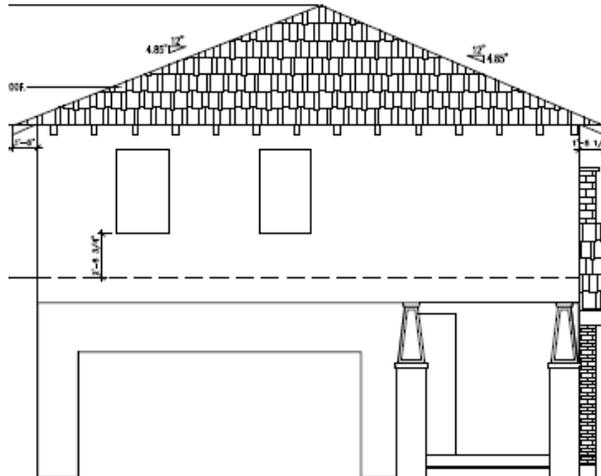


EAST (REAR) ELEVATION

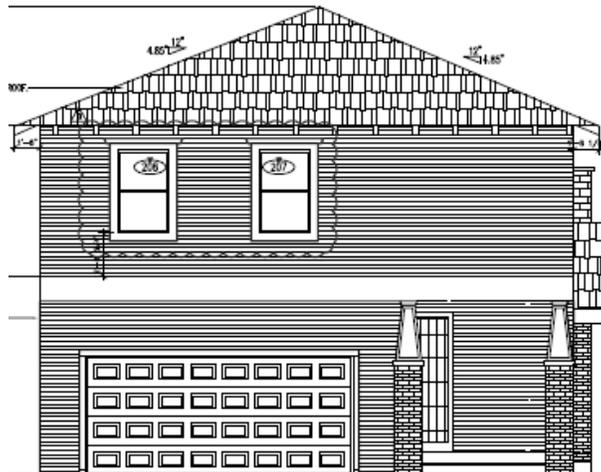
APPROVED – 10/23/14



CURRENT CONDITION

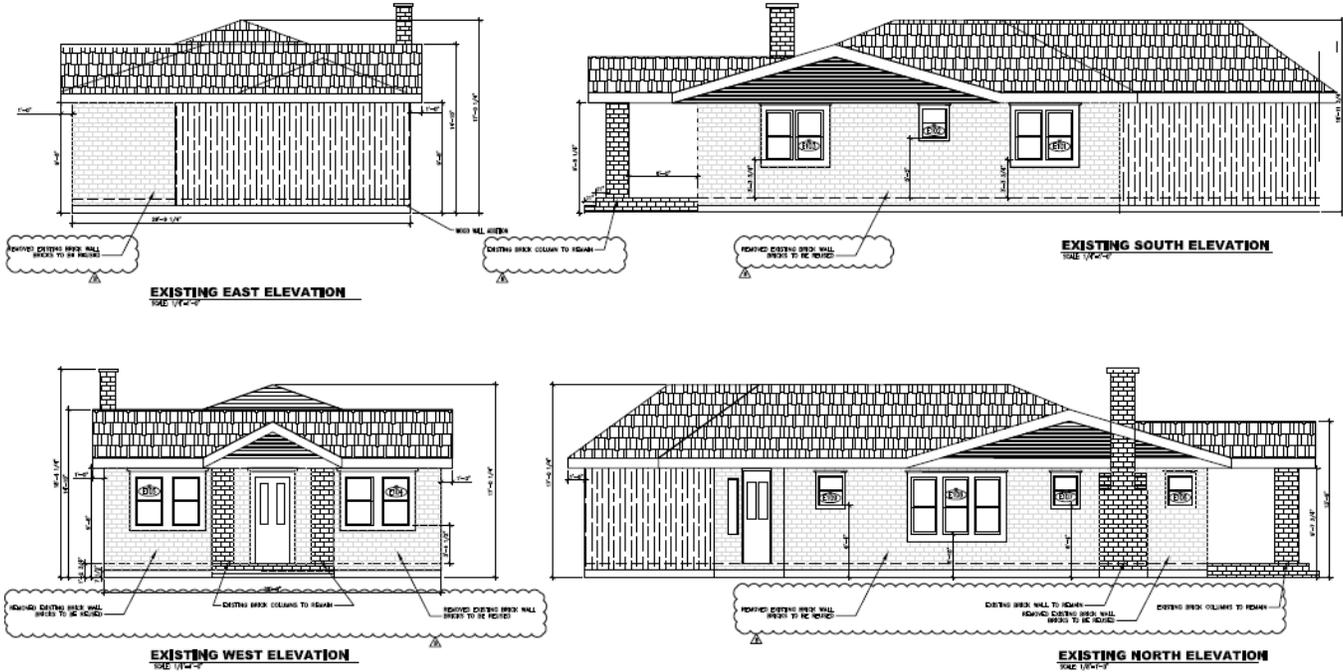


PROPOSED

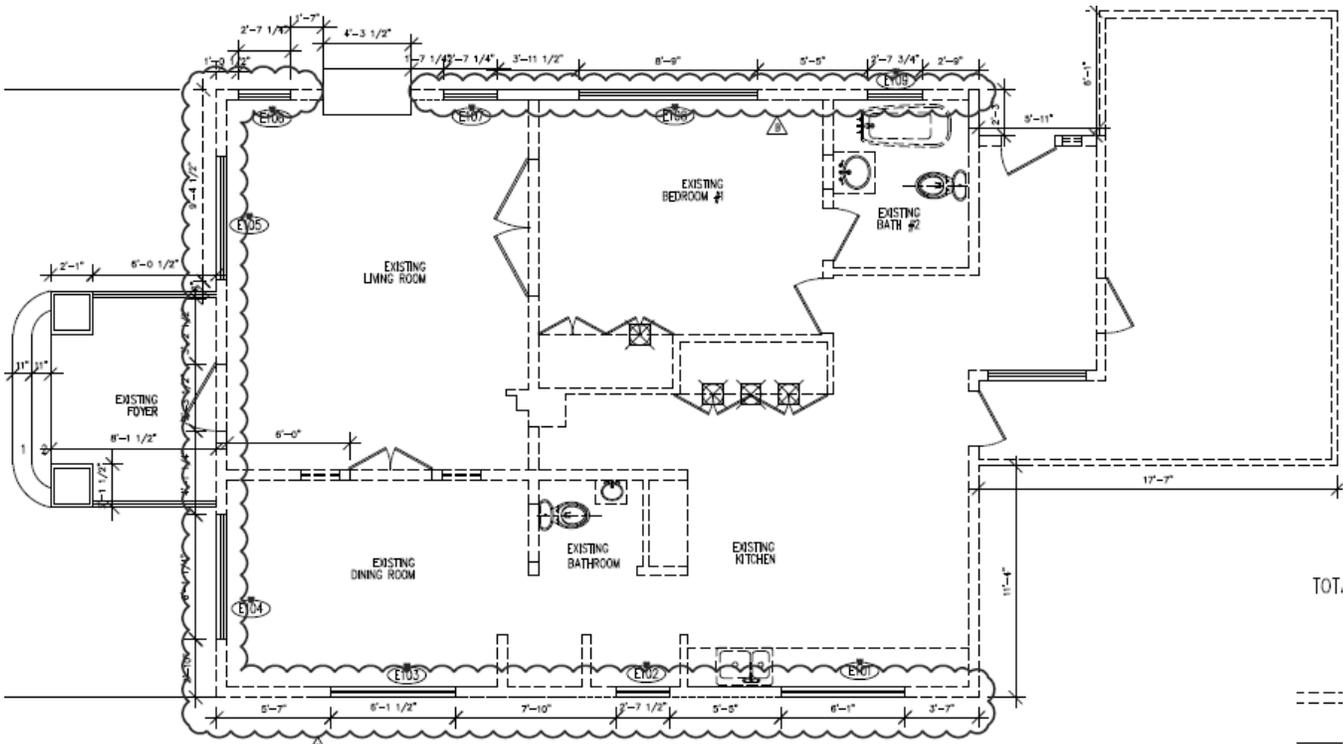


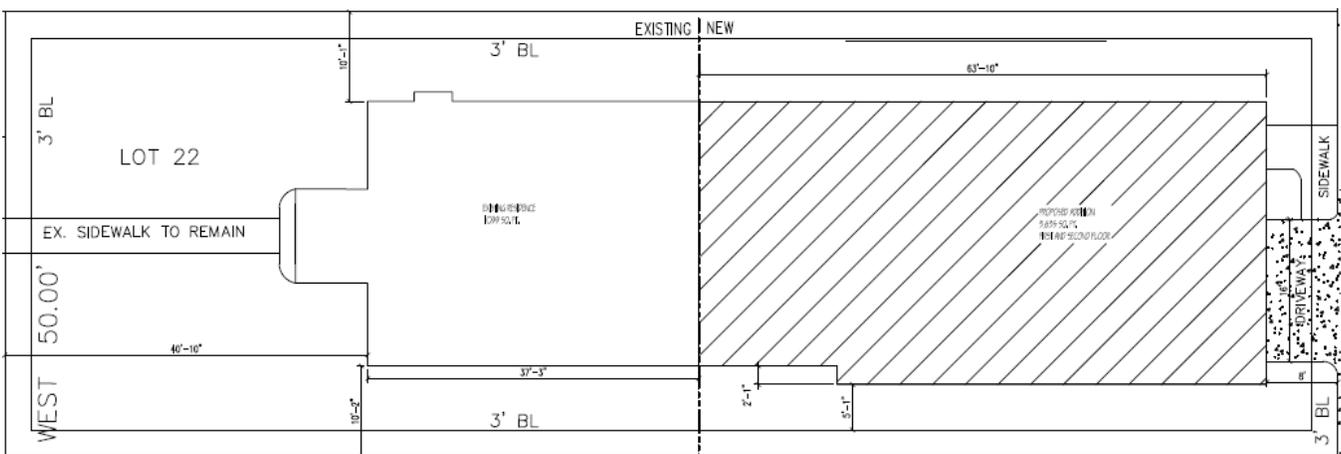
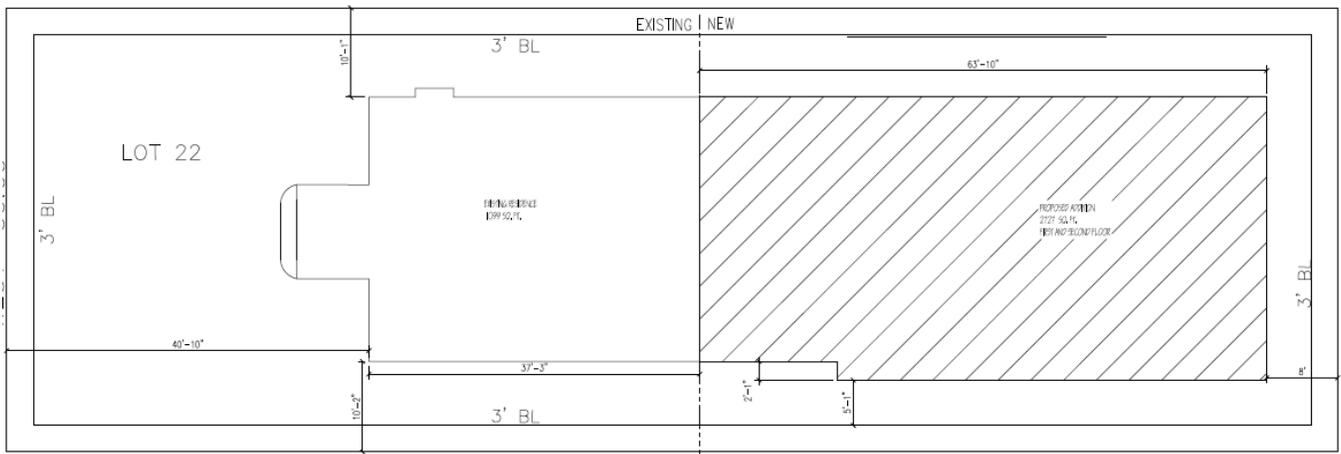
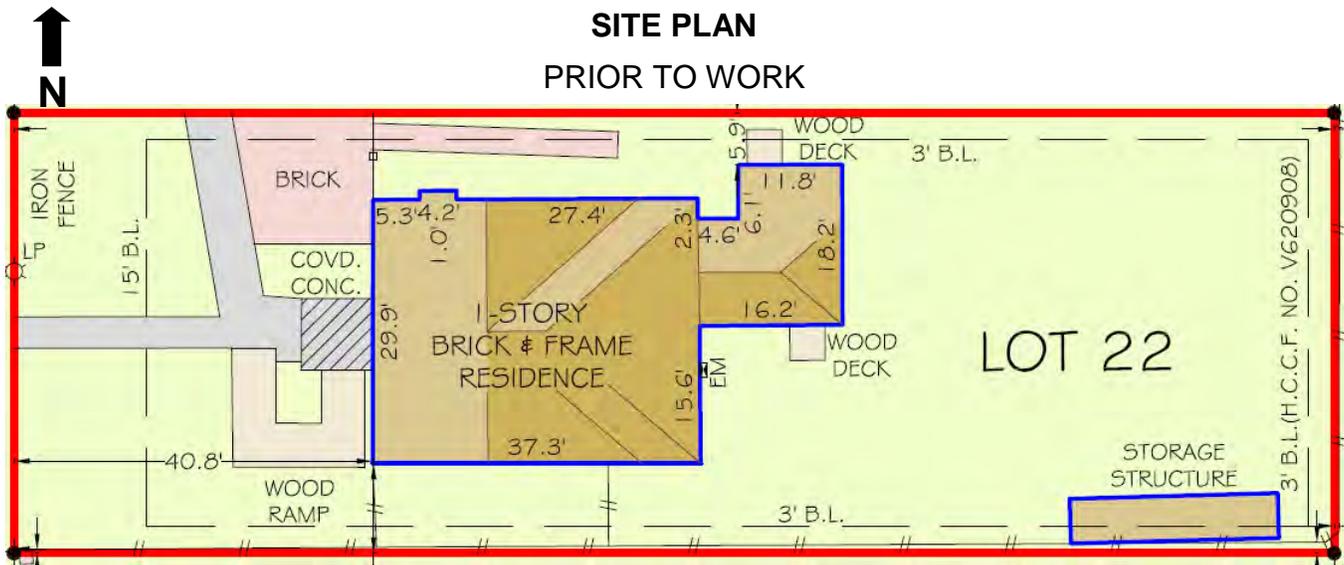
PRIOR TO ADDITION

SHOWING WHERE BRICK WAS REMOVED



DEMOLITION PLAN

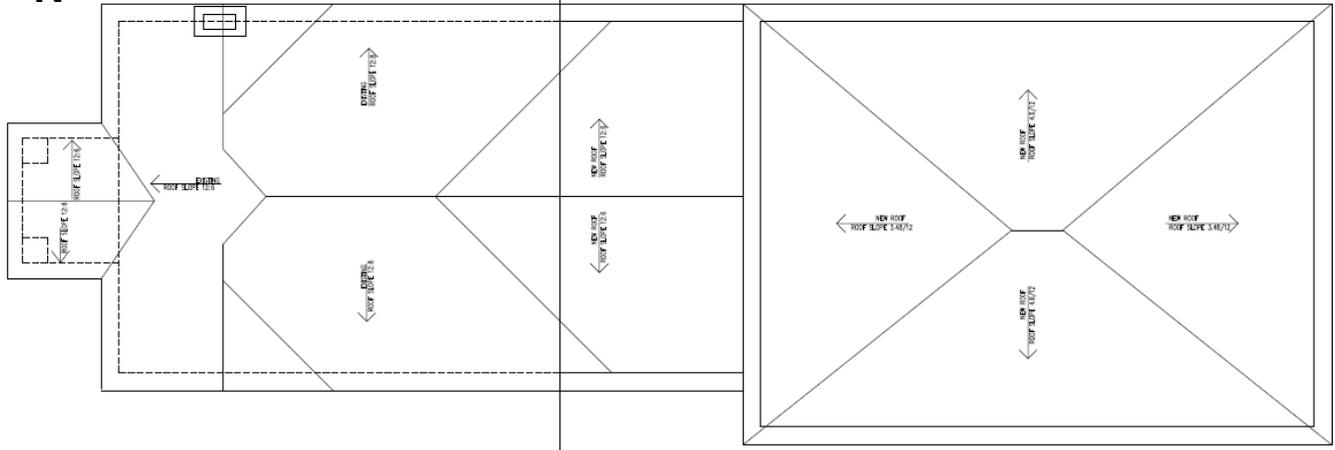




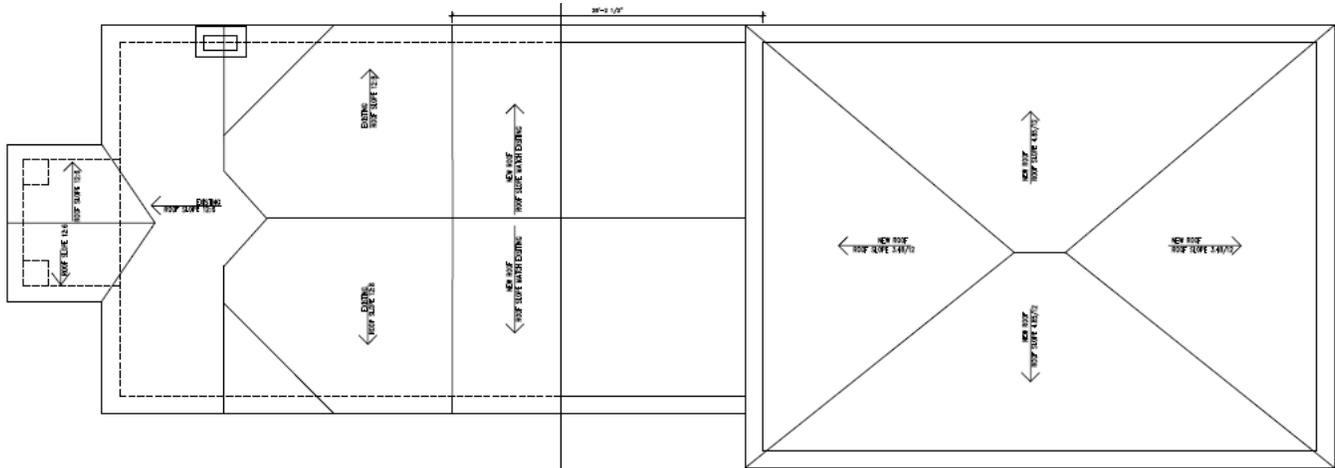


ROOF PLAN

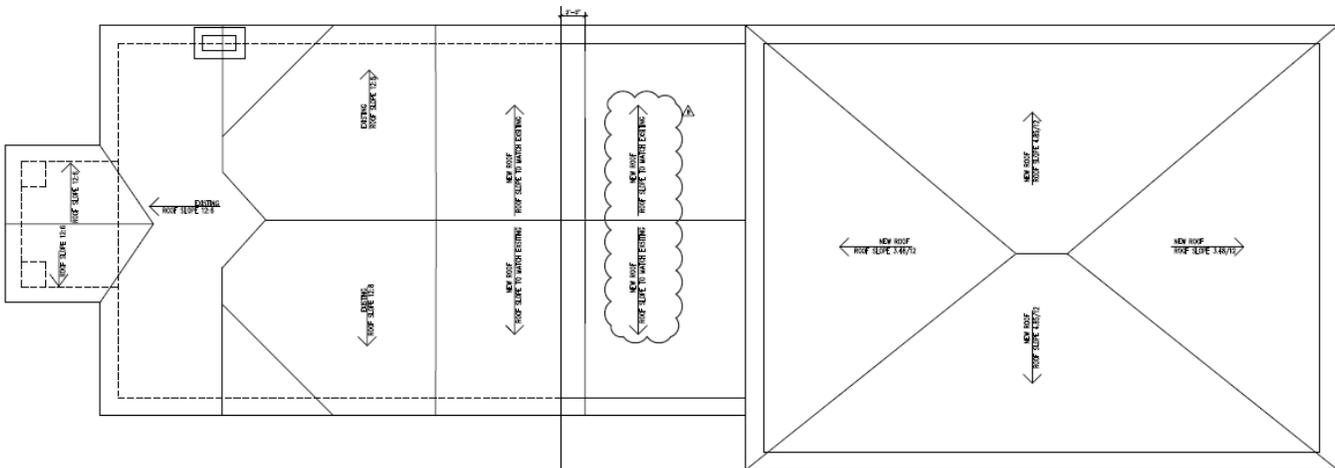
APPROVED – 10/23/14



CURRENT CONDITION

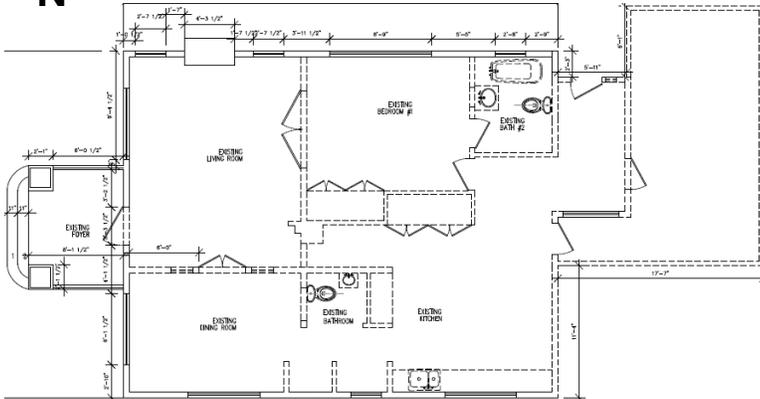


PROPOSED

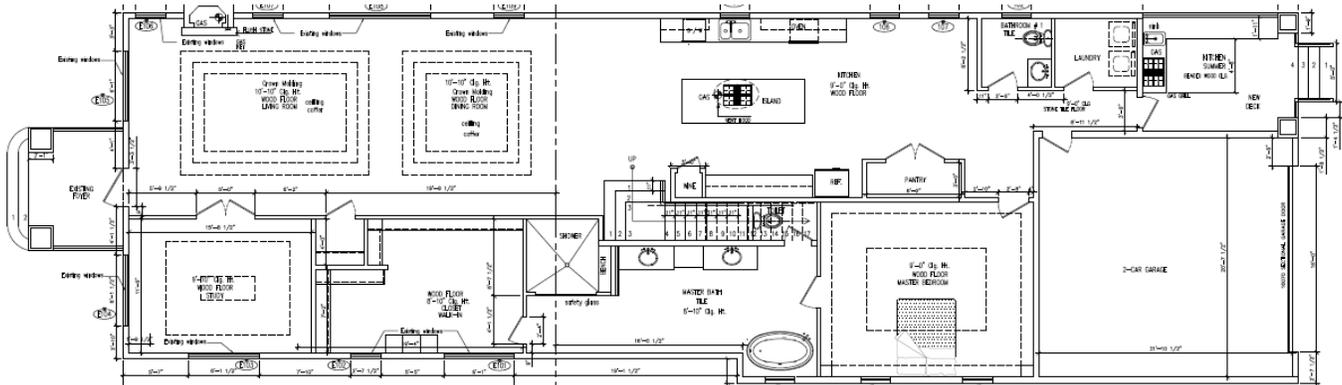




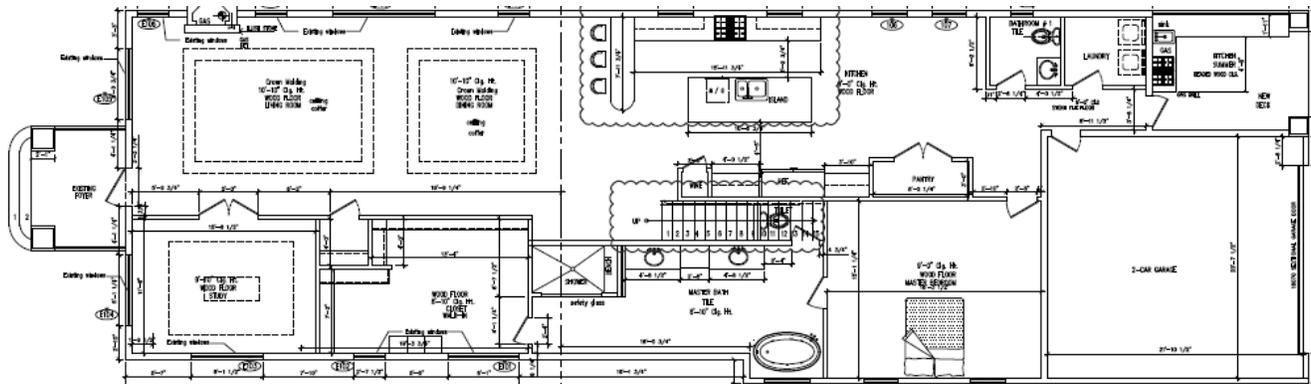
**FIRST FLOOR PLAN
PRIOR TO WORK**



APPROVED – 10/23/14



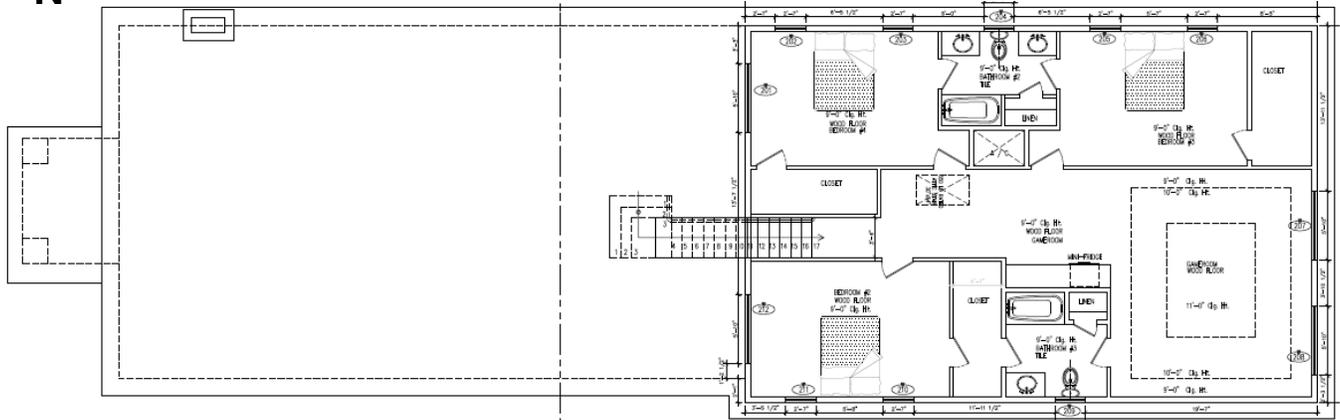
PROPOSED



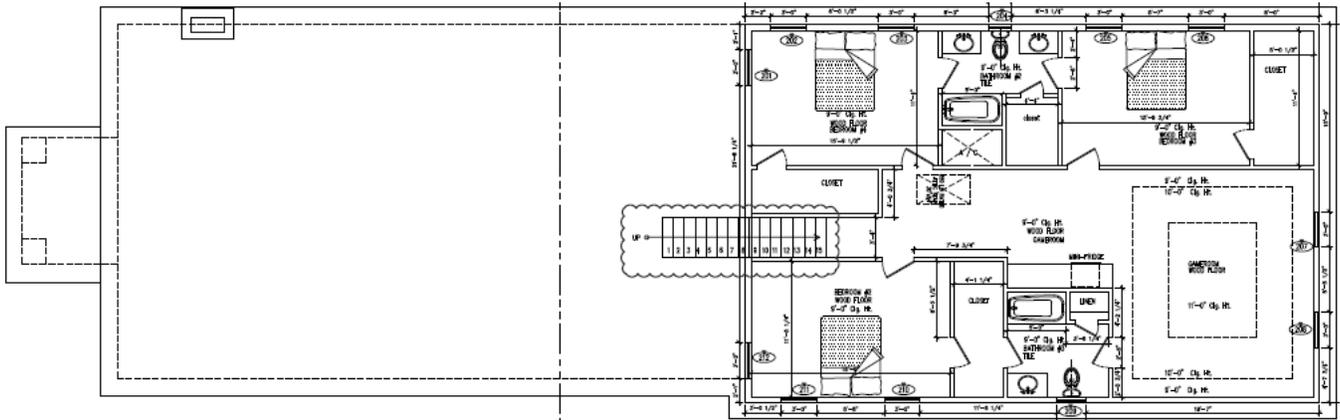


SECOND FLOOR PLAN

APPROVED – 10/23/14



PROPOSED



WINDOW / DOOR SCHEDULE

FIRST FLOOR

OPENING DIMENSION ONLY
WINDOW SCHEDULE EXISTING
FIRST FLOOR

| W NO. | WIDTH/HEIGHT | TYPE/ MATERIAL | ROOM |
|------------------------------|--------------|------------------------------|--|
| E101 E103 E104 E105 | 6'-1"x5'-5" | SINGLE HUNG/ WOOD CASING | EX. KITCHEN EX. DINING ROOM EX. DINING ROOM EX. LIVING ROOM |
| E102 E106 E107 E109 | 2'-7"x3'-1" | SINGLE HUNG/ WOOD CASING | EX. KITCHEN EX. LIVING ROOM EX. LIVING ROOM EX. BATHROOM #2 |
| E108 | 8'-9"x5'-5" | SINGLE HUNG/ WOOD CASING | EX. BATHROOM |

NOTE:
EXISTING WINDOWS TO REMAIN.

WINDOW SCHEDULE NEW ADDITION
FIRST FLOOR

| W NO. | WIDTH/HEIGHT | TYPE/ MATERIAL | ROOM |
|--------------------------|--------------|--|--|
| 102 | 2'-0"x2'-0" | SINGLE HUNG/ WOOD CASING | BATHROOM #1 |
| 104 105 106 107 | 3'-0"x5'-0" | SINGLE HUNG/ WOOD CASING | MASTER BEDROOM MASTER BEDROOM KITCHEN KITCHEN |
| 101 108 | 1'-0"x3'-0" | PICTURE WINDOW | KITCHEN KITCHEN |
| 103 | 4'-0"x4'-0" | PICTURE WINDOW WITH TEMPERED SAFETY GLASS | MASTER BATHROOM |

SECOND FLOOR

WINDOW SCHEDULE NEW ADDITION
SECOND FLOOR

| W NO. | WIDTH/HEIGHT | TYPE/ MATERIAL | ROOM |
|--|--------------|------------------------------|--|
| 204 209 | 5'-10"x5'-5" | SINGLE HUNG/ WOOD CASING | BATHROOM #2 BATHROOM #3 |
| 202 203 205 206 210 211 | 3'-0"x5'-0" | SINGLE HUNG/ WOOD CASING | BEDROOM #4 BEDROOM #4 BEDROOM #3 BEDROOM #3 BEDROOM #2 BEDROOM #2 |
| 201 207 208 212 | | | BEDROOM #4 GAMEROOM GAMEROOM BEDROOM #2 |

**NON-ORIGINAL FRONT DOOR
TO BE REPLACED**



PROPOSED DOOR



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. Eleven windows were removed, retained on site 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. 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. Only the original porch and chimney 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 10'-8" into the original structure.

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, one of which is still in place and will remain. The other pair has been removed and retained on site and will be reinstalled. The addition was approved to have two pairs of windows but will now have two single windows on the second floor.

(West)

Side Elevation: The original house features six windows, all of which were removed and retained on site and will be repaired and reinstalled. The addition was approved to have three windows on the first floor and five windows on the second floor. The addition will feature two more windows on the first floor for a total of five.

(North)

Side Elevation: The original house features two pairs of windows and a single window, of which one pair is still in place and will remain. The other windows were removed and retained on site and will be reinstalled. The addition was approved to have three windows on the first floor and three on the second floor. Their locations and sizes have been altered slightly.

(South)

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. Workscope not included. Structural only?

642 Heights Blvd. – No workscope. 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

J. Kent Marsh, AICP CUD
Vice President



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