

CERTIFICATE OF APPROPRIATENESS

Application Date: September 27, 2016

Applicant: Gus, David Oppermann, owner

Property: 848 Heights Boulevard, Lot 24, Block 247, Houston Heights South Subdivision. The property includes a historic two-story brick single-family residence and an attached garage situated on a 5,000 square foot (50' x 100') corner lot.

Significance: Contributing Craftsman residence, constructed circa 1920, located in the Houston Heights Historic District South.

Proposal: Alteration – Revision. Construct a partial wall along the southern elevation of the addition between the addition and proposed garage.

- As originally approved, the first story of this portion of the addition was not enclosed
The proposed wall will include a horizontal opening which will be 11'-1" wide by 1'-5" tall and will be located 6'-10" above the finished floor
The proposed alteration will be visible from E 9th Street since this is a corner property
The work has already been completed

The property received a COA for a rear addition and attached garage at the May 2014 HAHC meeting. In June 2016 administrative approval was granted for several window alterations on the addition. In July 2016, a COR was issued for the destruction of the original windows and their replacement with new windows.

See enclosed application materials and detailed project description for further details.

Public Comment: No comment received.

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: October 20, 2016



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years 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: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district upon finding that the application satisfies the following criteria, as applicable:

- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                           | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <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 type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (10)                 | The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and   |                            |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            | (11)                 | The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.   |                            |



PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



Building Classification

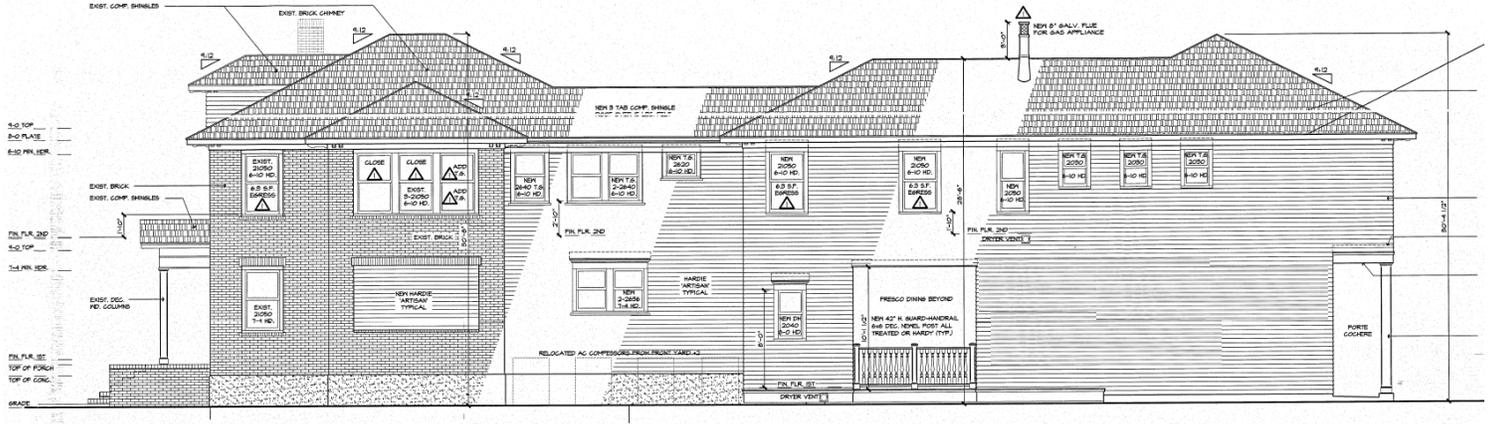
- Contributing
- Non-Contributing
- Park

CURRENT PHOTO

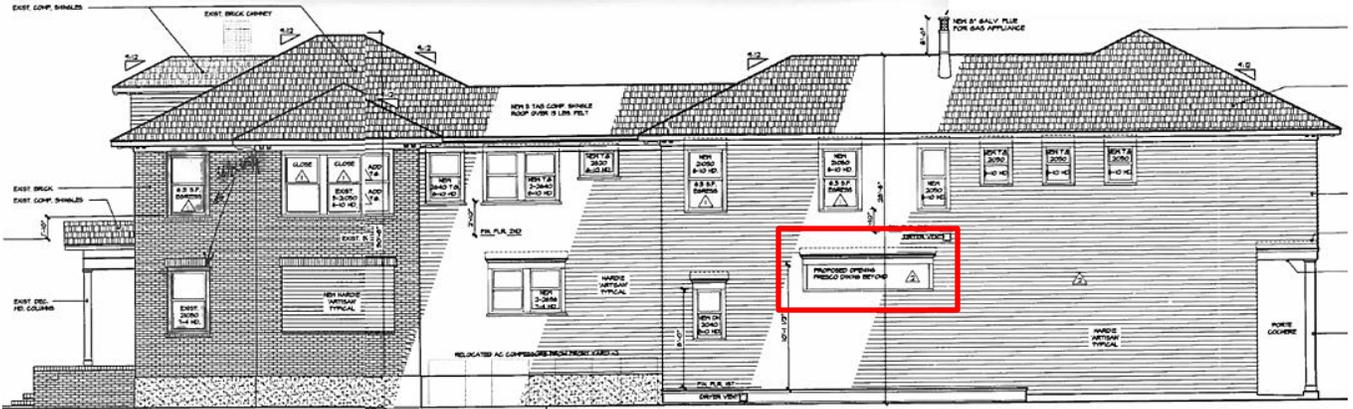


**SOUTH ELEVATION**

APPROVED 6/16/2016

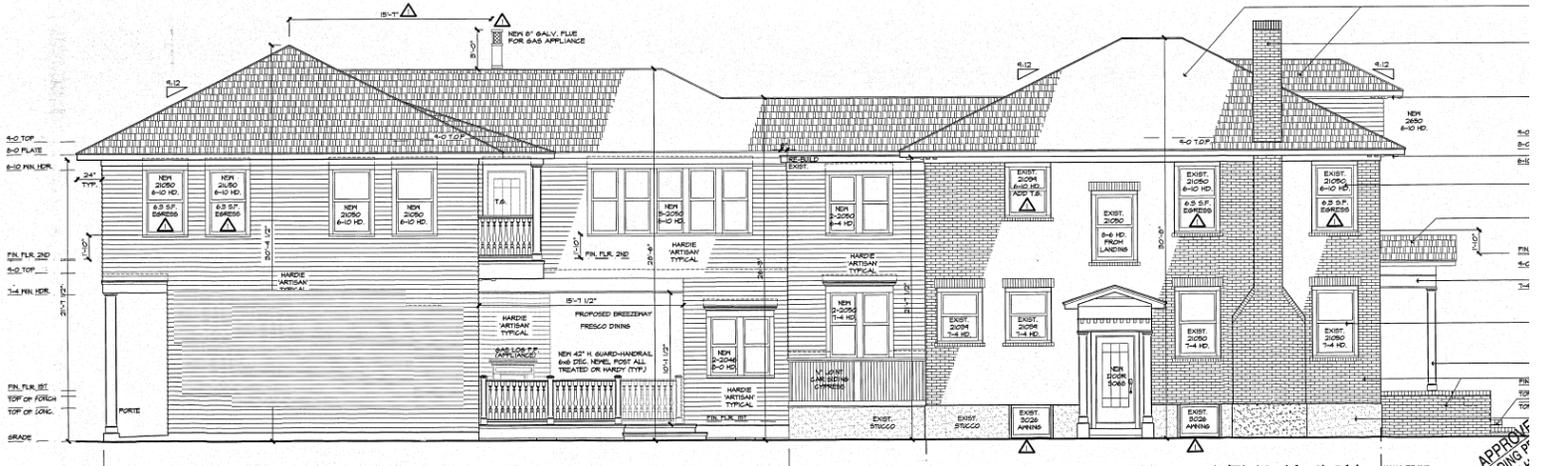


**PROPOSED**

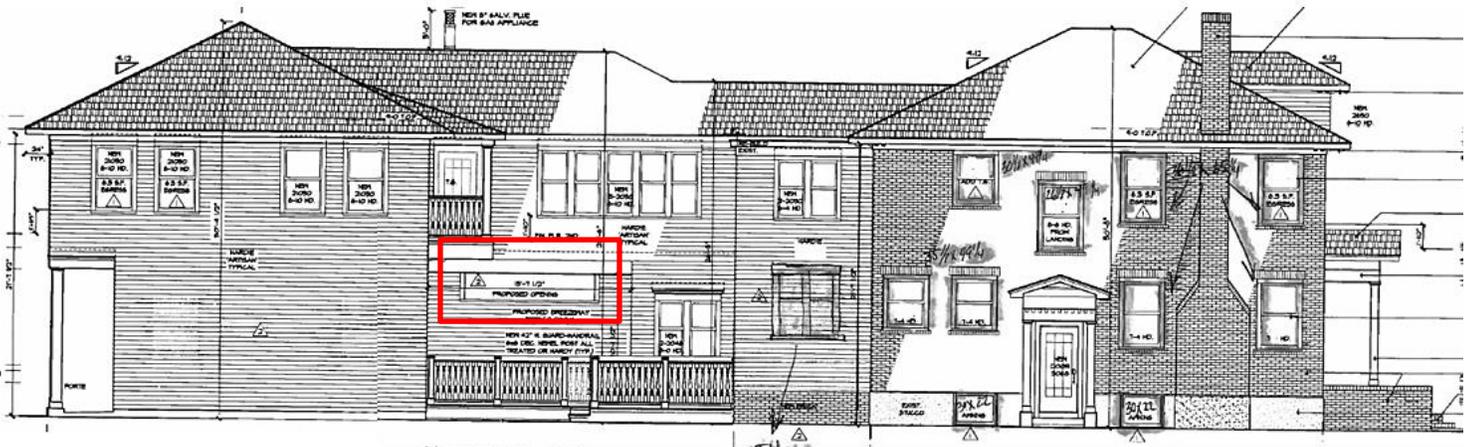


NORTH ELEVATION FACING E 9<sup>TH</sup> STREET

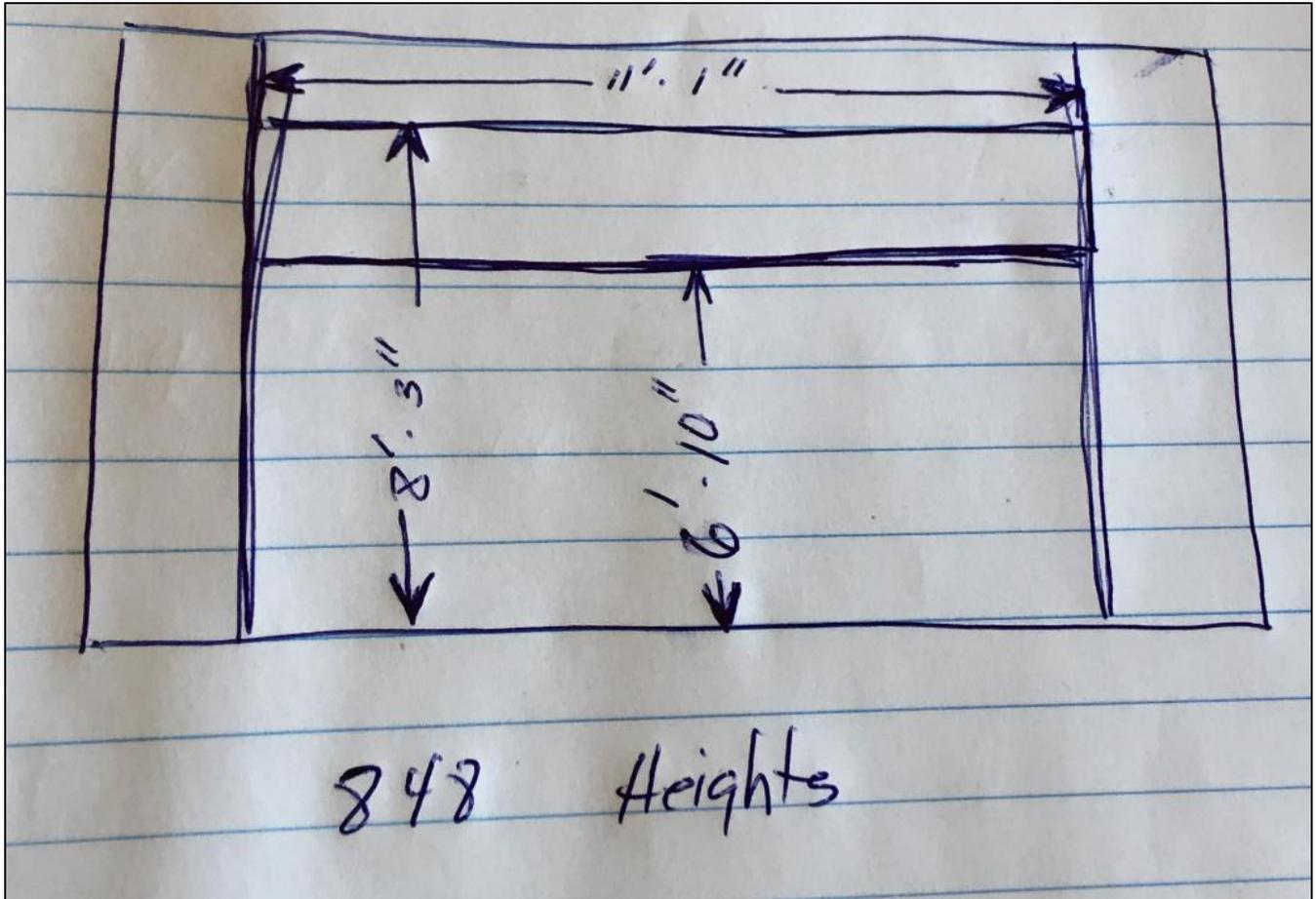
APPROVED 6/16/2016



PROPOSED



Detail Drawing



PHOTOS

INTERIOR LOT SIDE



PHOTOS



PHOTOS



PHOTOS

OVERALL PHOTO



### PROJECT DETAILS

**Shape Mass:** Construct a partial wall along the southern elevation of the addition between the addition and proposed garage.

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