

CERTIFICATE OF APPROPRIATENESS

Application Date: September 2, 2015

Applicant: Kursten & Brooks Robinson, owners

Property: 210 E 16th St, Tracts 1A & 2A, Block 139, Houston Heights Subdivision. The property includes a historic 1,880 square foot, one-and-a-half- story wood frame single-family residence and a detached garage situated on a 5,500 square foot (55' x 100') interior lot.

Significance: Contributing Folk Victorian-style residence, constructed circa 1915, located in the Houston Heights Historic District East.

Proposal: Alteration – Remove a historic wood door and replace with a new wood and glass door. The applicant states safety concerns as the reason to replace the door and has provided a photo of a similar house that has been demolished as evidence to support the installation of a new door.

A staff inspection confirmed that the existing door is historic and has had the glass changed.

- Remove the damaged porch decking and replace with new wood porch decking to match;
- Install horizontal boards around the foundation between the piers in place of lattice.

See enclosed application materials and detailed project description on p. 4-15 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Partial Approval: Denial to replace the front door and install horizontal skirting; Approval to install the new porch decking.

HAHC Action: Approved with Conditions: Replace the door with a door similar to the front door in the historic photo to be reviewed and approved by staff; install new lattice around the foundation between the piers. Approved to replace the porch decking.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: September 24, 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 | |
|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The existing front door is a historical feature of the property and should be preserved. Though the house shown in the historic photo is similar, there is no evidence this structure had a door like the one in the photo.</i> |
| <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 type="checkbox"/> | <input checked="" 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;
<i>The existing front door is a historical feature of the property and should be preserved. Though the house shown in the historic photo is similar, there is no evidence this structure had a door like the one in the photo.</i> |
| <input type="checkbox"/> | <input checked="" 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;
<i>The existing front door is a historical feature of the property and should be preserved. Though the house shown in the historic photo is similar, there is no evidence this structure had a door like the one in the photo.</i> |
| <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 type="checkbox"/> | <input checked="" 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;
<i>The existing front door is a historical feature of the property and should be preserved. The proposed horizontal boards around the foundation are not compatible with the character of the district. Lattice skirting is a more compatible foundation treatment.</i> |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

- Building Classification**
- Contributing
 - Non-Contributing
 - Park



CURRENT PHOTO



NORTH ELEVATION – FRONT FACING E 16th STREET

EXISTING DOOR

PROPOSED DOOR



STAFF PHOTOS



STAFF PHOTOS



PHOTO OF SIMILAR HOUSE (DEMOLISHED)



DAVID BARKER'S FIRST HOME. Located at Sixteenth Avenue and Cortlandt Street (and now demolished), this is the home where Barker brought his wife in 1905. They lived here until he built the larger home one block away at Sixteenth Avenue and Harvard Street. (Courtesy of Gail Rosenthal.)

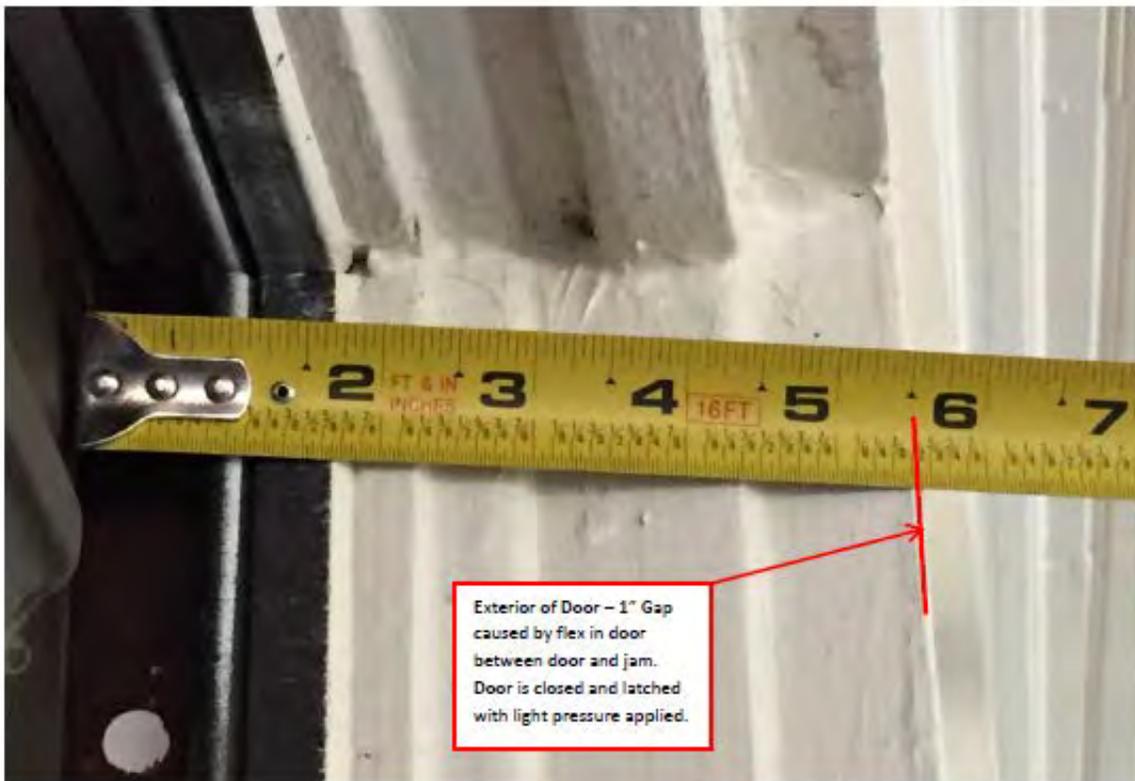
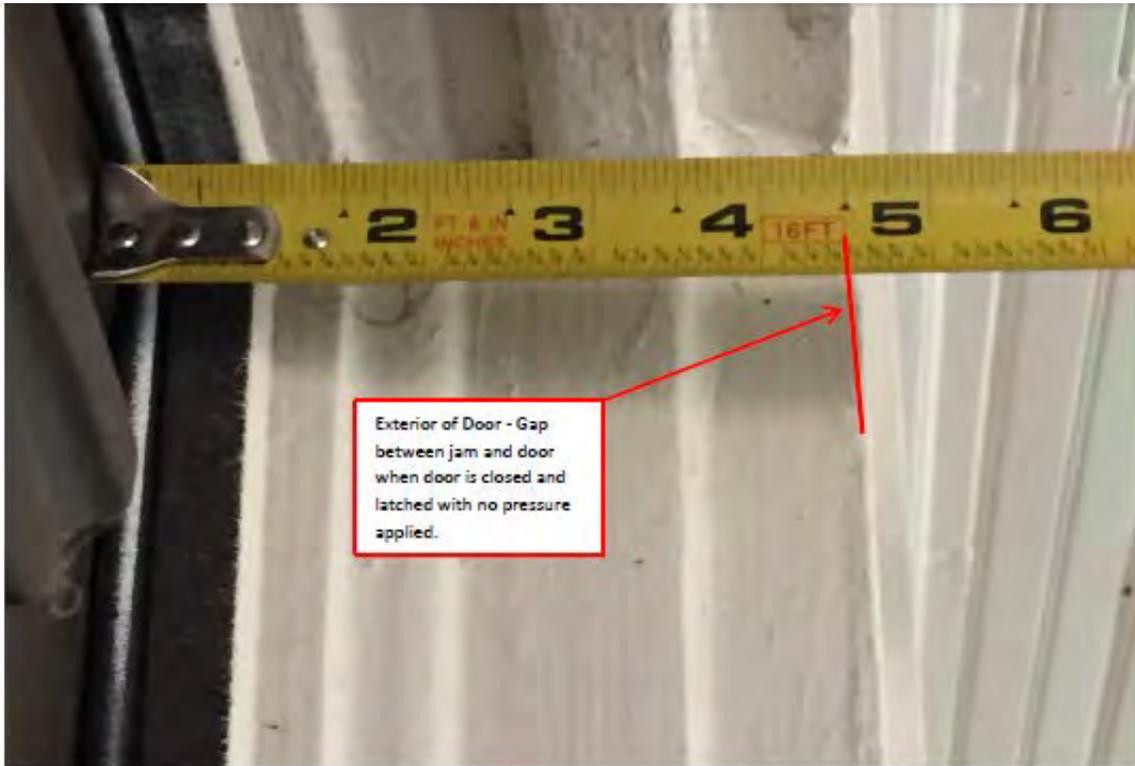
APPLICANT PHOTOS OF DOOR



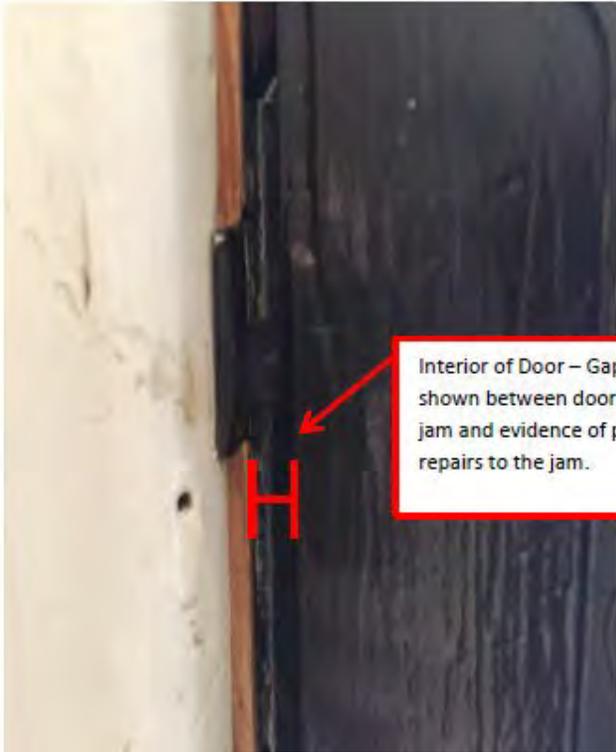
APPLICANT PHOTOS OF DOOR



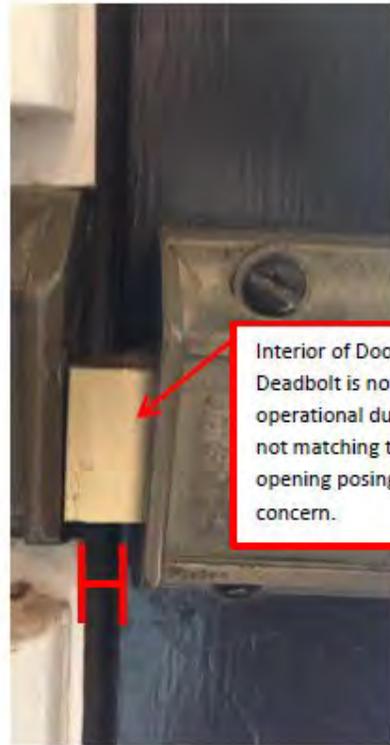
APPLICANT PHOTOS OF DOOR



APPLICANT PHOTOS OF DOOR



Interior of Door – Gap shown between door and jam and evidence of prior repairs to the jam.



Interior of Door - Deadbolt is not operational due to door not matching the original opening posing a safety concern.

EXISTING LATTICE AROUND FOUNDATION



PROPOSED SKIRTING



DAMAGED DECKING TO BE REPLACED WITH WOOD TO MATCH



PROJECT DETAILS

Windows/Doors: The residence contains a wood and glass front door. The alteration replaces the door with a wood door with a 4-lite glass insert.

Exterior Materials: The residence contains wood decking and lattice. The alteration installs new wood decking and horizontal boards between the piers.

Front Elevation: The residence contains a wood and glass front door. The alteration replaces the historic front door
(North) with a new door with a 4-lite glass insert and installs new decking to match. New horizontal boards will be installed between the piers of the foundation.