CERTIFICATE OF APPROPRIATENESS

Application Date: May 27, 2015

Applicant: Sam Gianukos, Creole Design, LLC for Adrian Guerra-Paz, owner

Property: 620 Columbia Street, Lot 17, Block 281, Houston Heights Subdivision. The property includes a historic 1,279 square foot one-story wood frame single-family residence and rear detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1910, located in the Houston Heights Historic District South.

Proposal: Alteration – Addition
The applicant received a COA for a 2-story 1,787 square foot addition to a one-story residence at the January 2015 HAHC meeting with the following conditions:

- The original 4-over-4 sash window on the north elevation be retained and walled over on the interior.
- Any original siding that is intact under the asbestos shingles is to be retained and repaired.

At the June 2015 meeting the applicant received partial approval for revisions to the January 2015 COA. They were approved for:

- Relocation and installation of windows and doors on proposed addition, increased depth of rear porch to 12' deep, and installation of 1x12 band board on the proposed addition with the condition that a vertical trim board be added on the north elevation to delineate the historic house and proposed addition.

And denied:

- Replacement of existing turned wood columns and 2-lite front entry door and installation of 1x12 band board on existing residence.

The applicant now request the following revision to the approved COA:

- Install a 1x12 band board under the eave on the north, and south elevations of the existing residence.
- Install a 1-over-1 sash window on the first floor of the addition on the north elevation.
- Change the three proposed divided lite entry doors on the rear elevation of the proposed addition to a single lite entry door and two single lite fixed doors.

See enclosed application materials and detailed project description on p. 6-23 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Partial Approval:**

- Approval of the installation of the 1-over-1 sash window on the north elevation of the proposed addition and the installation of a single lite entry door and two single lite fixed doors on the rear elevation of the addition.
- Denial of the installation of a 1x12 cementitious band board under the eave on the north and south elevations of the existing residence

HAHC Action: **Partially Approved:**

- Approved to install a 1-over-1 sash window on the north elevation of the proposed addition and install a single lite entry door and two single lite fixed doors on the rear elevation of the addition.
- Denied the installation of a 1x12 cementitious band board under the eave on the north and south elevations of the existing residence

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 - satisfies D - does not satisfy NA - not applicable

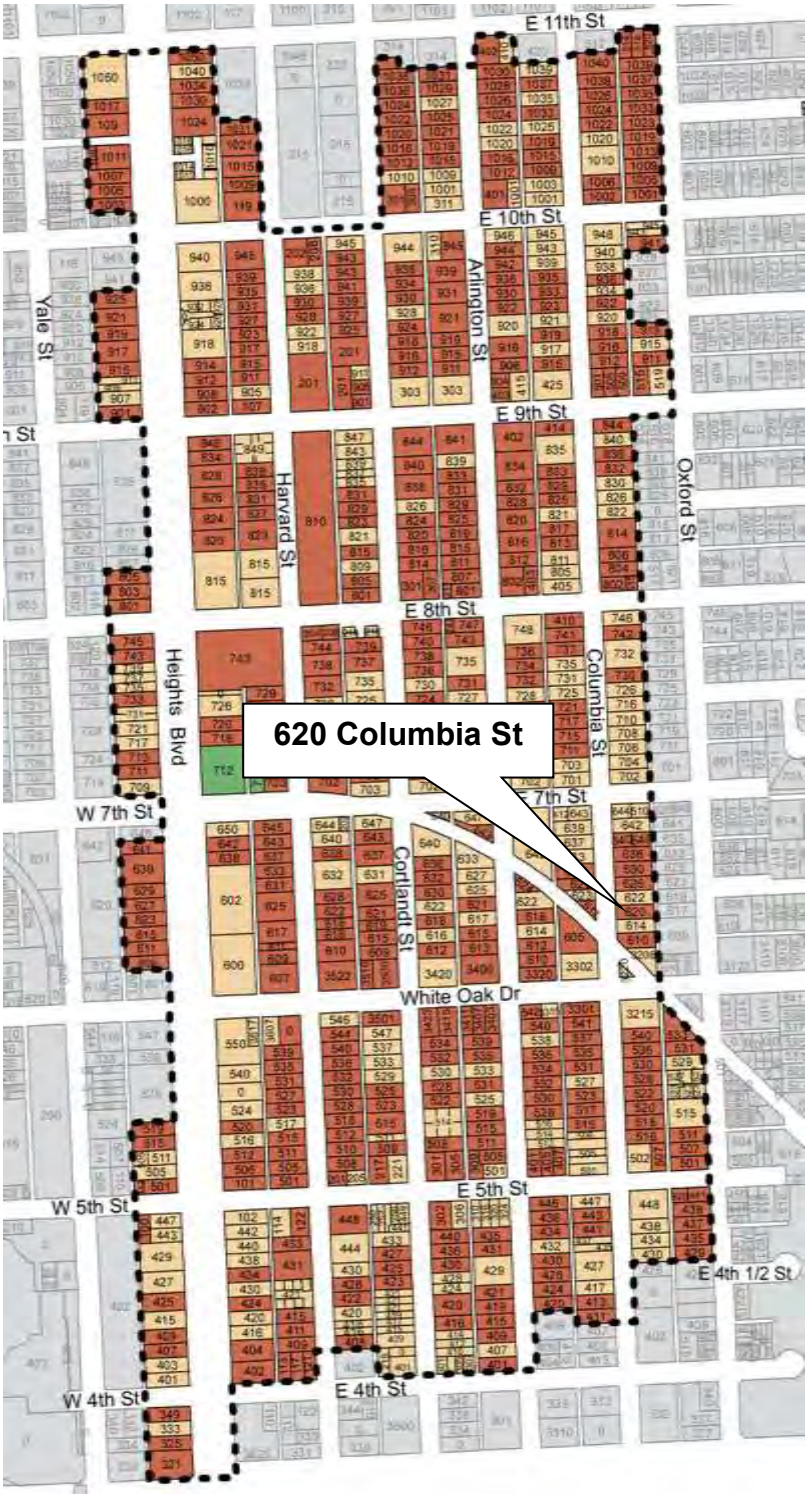
S	D	NA		
☐	☒	☐	(1)	The proposed activity must retain and preserve the historical character of the property; *The installation of the 1x12 band board introduce an architectural element that was never present on the residence alters the character of the 1910 Queen Anne style residence.*
☒	☐	☐	(2)	The proposed 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; *The installation of the 1x12 band board introduce an architectural element that was never present on the residence and is not compatible with the character of the 1910 Queen Anne residence. The installation of these features creates a false sense of history.*
☒	☐	☐	(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; *The installation of the 1x12 band board on the existing residence introduce an architectural element that was never present and is not compatible with the character of the contributing 1910 Queen Anne residence.*
☐	☐	☐	(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.

N

PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Building Classification
- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

NEIGHBORING PROPERTIES

614 Columbia – Noncontributing – 2000 (neighbor)

622 Columbia – Noncontributing – 1998 (neighbor)

626 Columbia– Contributing – 1920 (block face)

617 Columbia– Contributing – 1900 (across street)

623 Columbia– Noncontributing – 2001 (across street)

625 Columbia– Contributing – 1904 (across street)

WEST ELEVATION – FRONT FACING COLUMBIA STREET

EXISTING

APPROVED WITH CONDITIONS – 1/29/15

PARTIALLY APPROVED – 6/18/15

PROPOSED

NORTH SIDE ELEVATION

EXISTING

APPROVED WITH CONDITIONS – 1/29/15

PARTIALLY APPROVED – 6/18/15

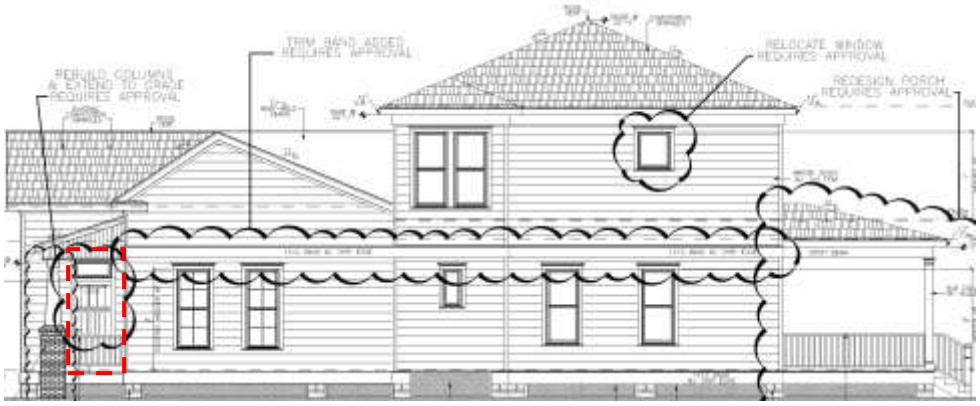
PROPOSED

SOUTH SIDE ELEVATION

EXISTING

APPROVED WITH CONDITIONS – 1/29/15

PARTIALLY APPROVED – 6/18/15



PROPOSED

EAST (REAR) ELEVATION

EXISTING

APPROVED WITH CONDITIONS – 1/29/15

PARTIALLY APPROVED – 6/18/15

PROPOSED

N

SITE PLAN

EXISTING

APPROVED WITH CONDITIONS – 1/29/15

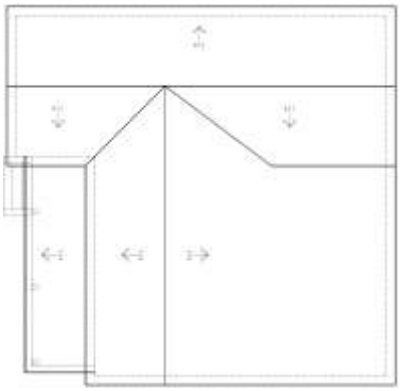
PARTIALLY APPROVED – 6/18/15

PROPOSED

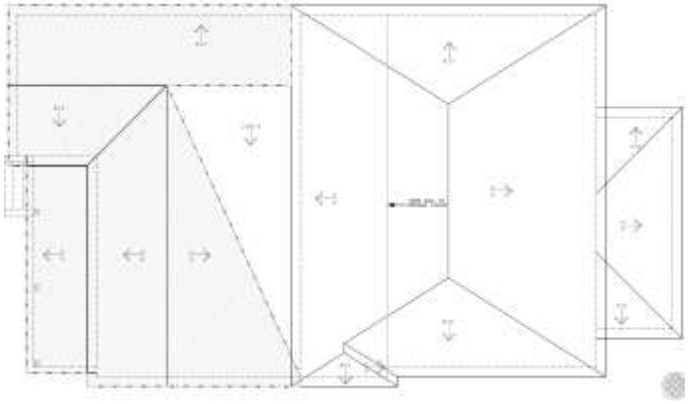
N

ROOF PLAN

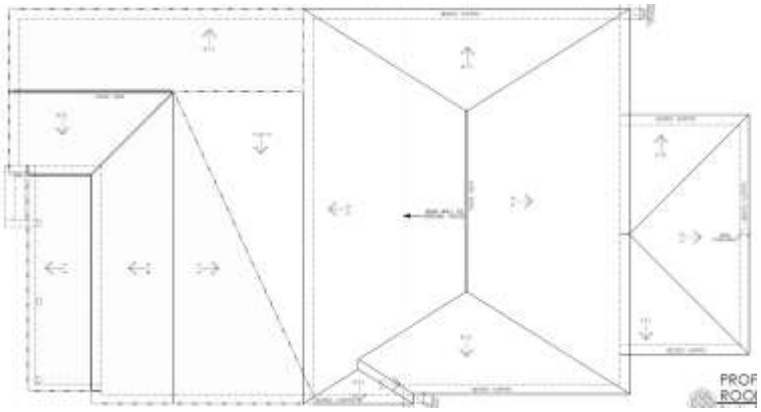
EXISTING



APPROVED WITH CONDITIONS – 1/29/15



PARTIALLY APPROVED – 6/18/15 – *NO PROPOSED CHANGES*



N

FIRST FLOOR PLAN

EXISTING

APPROVED WITH CONDITIONS – 1/29/15

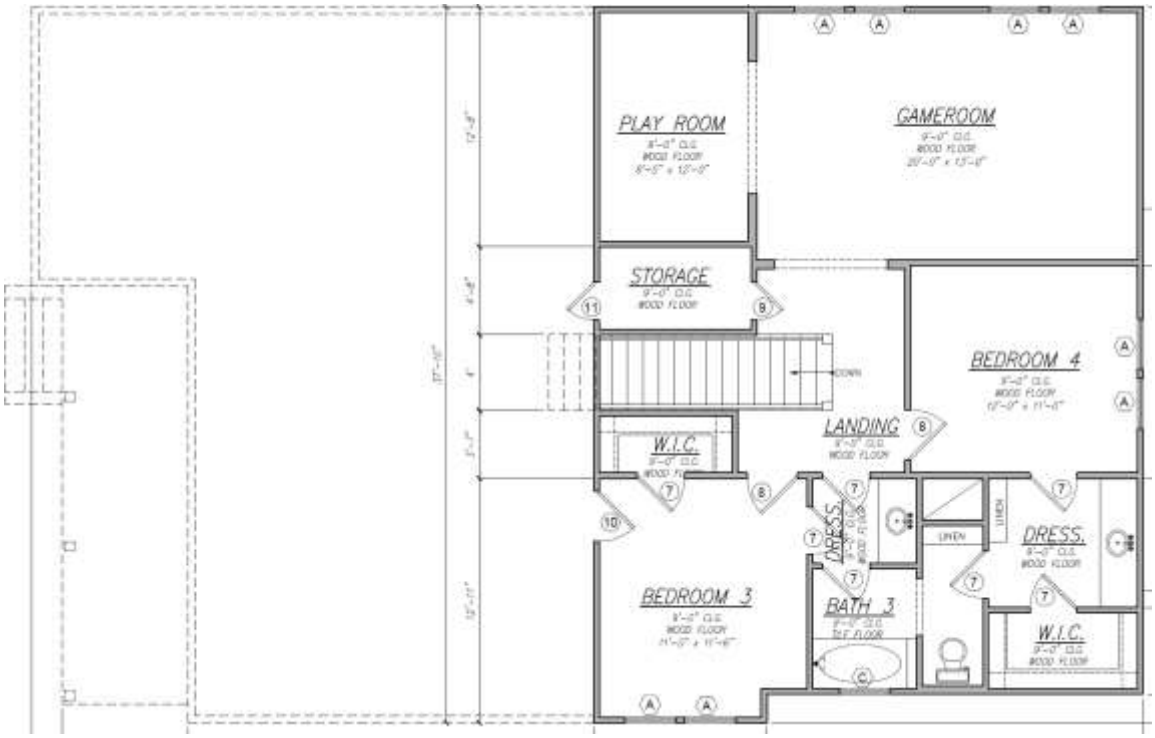
PARTIALLY APPROVED – 6/18/15

PROPOSED

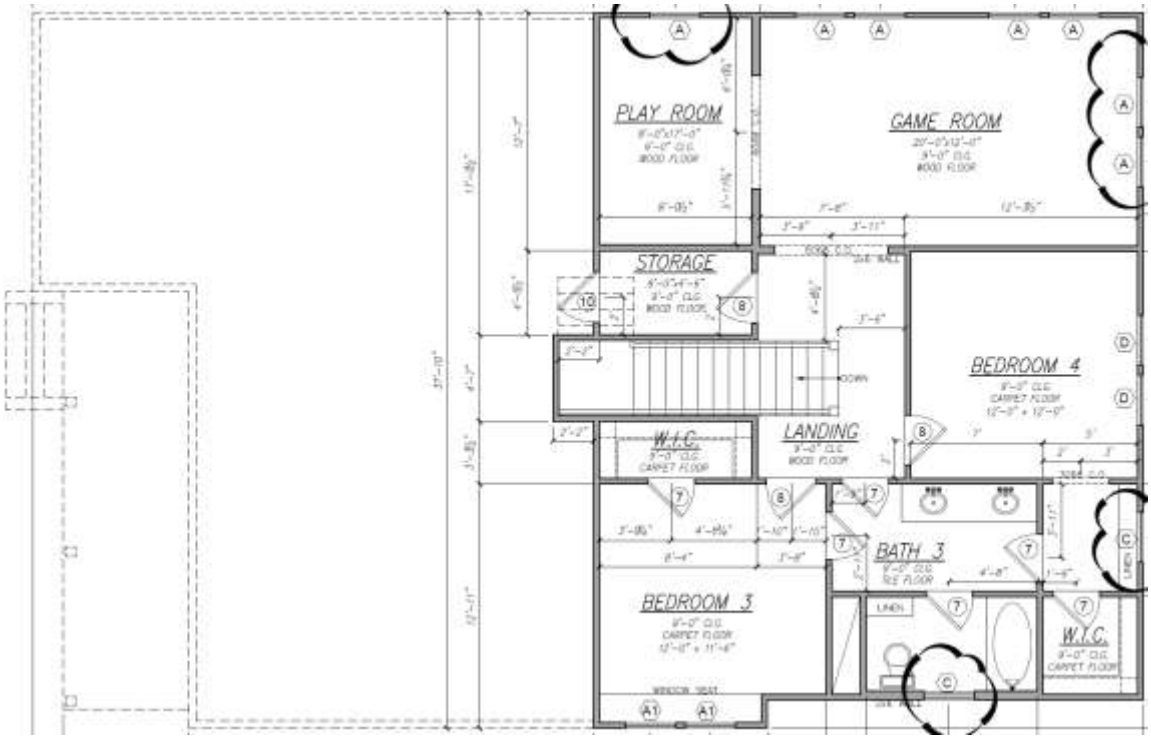
N

SECOND FLOOR PLAN

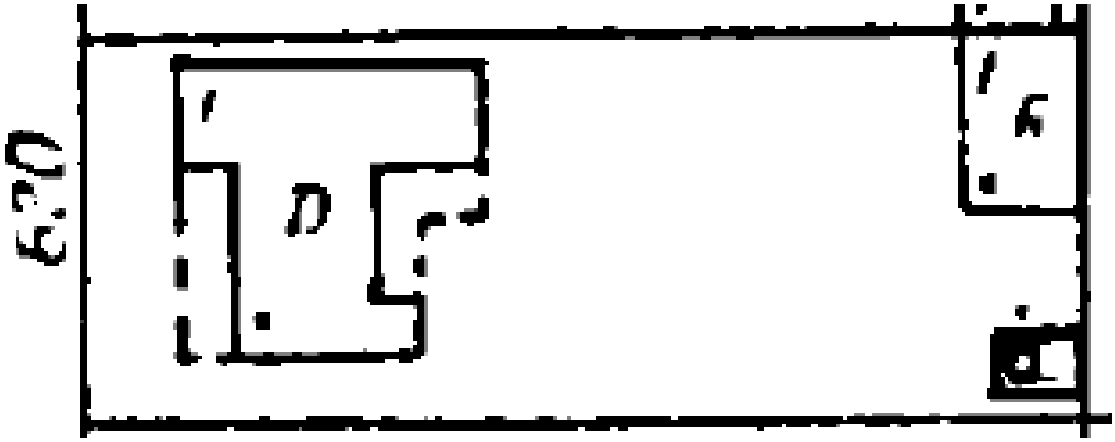
APPROVED – 1/29/15



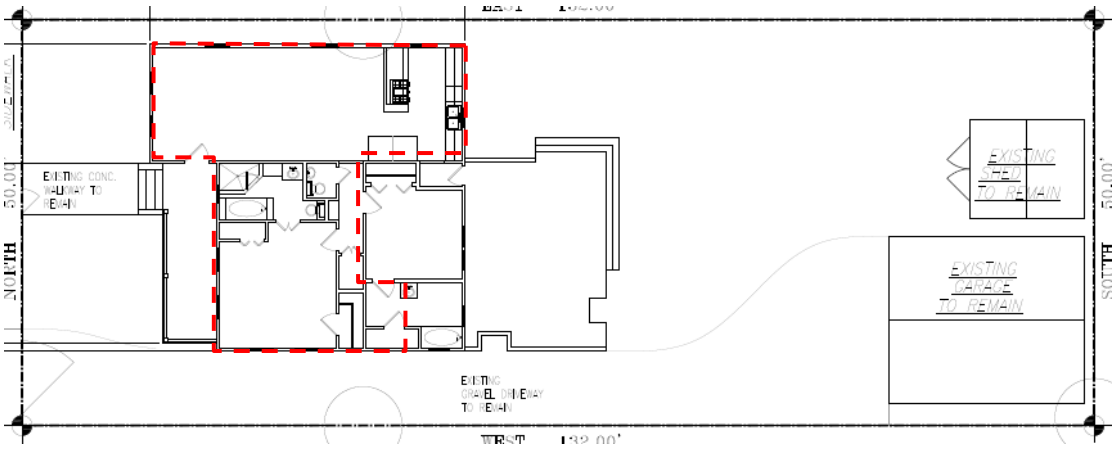
PARTIALLY APPROVED – 6/18/15 – *NO PROPOSED CHANGES*



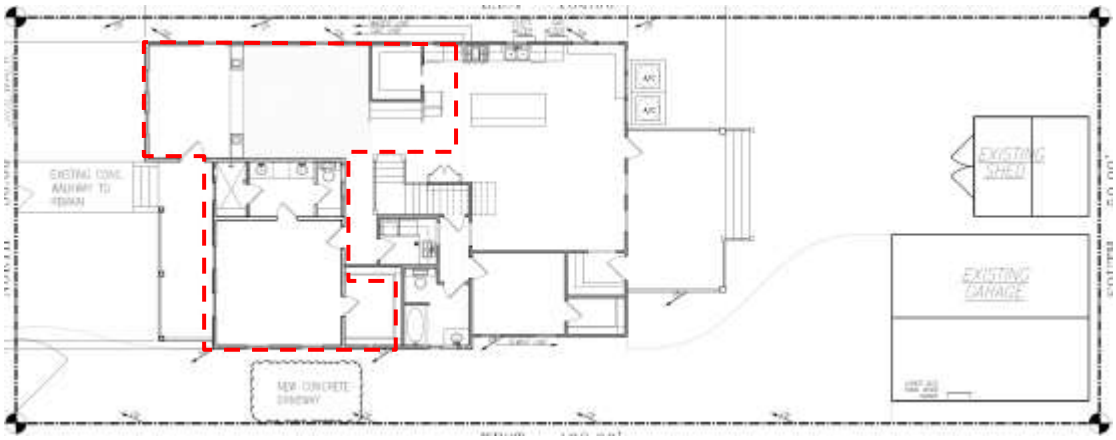
SANBORN FIRE INSURANCE MAP
1924-1950



CURRENT SITE PLAN



PROPOSED SITE PLAN



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

WINDOW SCHEDULE				
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION
A	14	2'–8"	6'–0"	JELD–WEN WOOD DOUBLE HUNG
A1	2	2'–8"	6'–0"	JELD–WEN WOOD DOUBLE HUNG – TEMPERED
B	1	1'–6"	3'–0"	JELD–WEN WOOD FIXED GLASS – TEMPERED
C	2	2'–8"	3'–0"	JELD–WEN WOOD FIXED GLASS – TEMPERED
D	2	2'–8"	5'–6"	JELD–WEN WOOD DOUBLE HUNG
E	1	2'–8"	4'–6"	JELD–WEN WOOD DOUBLE HUNG

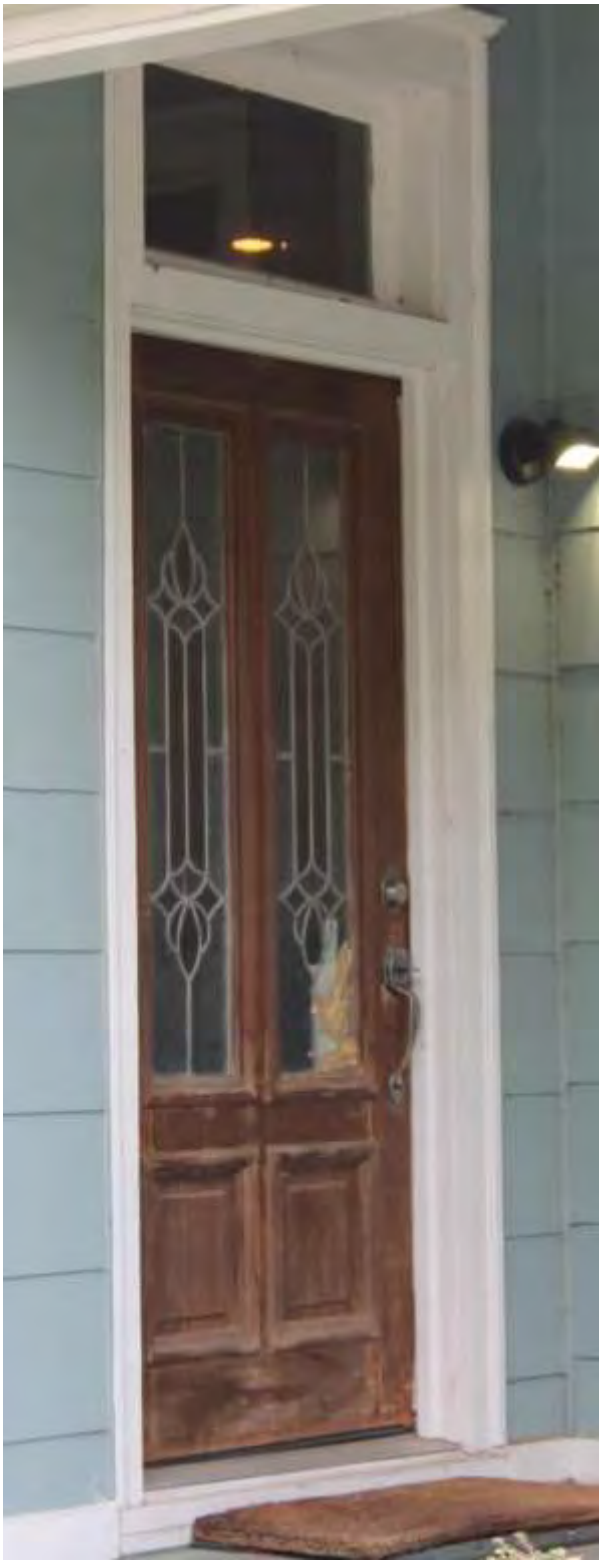
DOOR SCHEDULE

DOOR SCHEDULE				
DOOR NO.	QTY.	WIDTH	HEIGHT	DESCRIPTION
1	4	2'–6"	8'–0"	INTERIOR DOOR
2	2	2'–8"	8'–0"	INTERIOR DOOR
3	1	2'–6"	8'–0"	INTERIOR POCKET DOOR
4	1	2–6"		INTERIOR DOOR (CUT TO FIT)
5	NOT USED			
6	2	2'–8"	8'–0"	EXTERIOR FRENCH DOOR
6a	2	2'–8"	8'–0"	EXTERIOR FRENCH DOOR (FIXED)
7	8	2'–6"	6'–8"	INTERIOR DOOR
8	3	2'–8"	6'–8"	INTERIOR DOOR
	NOT USED			
10	1	2'–8"		INTERIOR DOOR (CUT TO FIT)

LINE OF SIGHT

STAFF PHOTO

EXISTING FRONT ENTRY DOOR



PHOTOS SUBMITTED BY APPLICANT

FRONT (WEST) ELEVATION

EXISTING PROCH COLUMNS

EXISTING FRONT ENTRY DOOR

REAR (EAST) ELEVATION

EXISTING DETACHED GARAGE

PROJECT DETAILS

Shape/Mass: The residence measures 37'-10" wide, 38'-10" deep.14'-4" to the eave, and 20'-8" to the ridge. The house will be raised 8" increasing the eave height to 15' and the ridge to 21'-4". The addition will begin 29'-8" from the front wall and will measure 37'-10" wide, 37'-1" deep, 22'-7" to the eave, and 30'-2". The addition will feature a rear porch measuring 20'-2" wide and 12' deep.

Setbacks: The residence is setback 15'-9" from the front property line, 3' from the north, 9'-2" from the south, and 77'-5" from the rear property line. The addition will be setback 45'-5" from the front property line, 3' from the north, 9'-2" from the south, and 57'-4" from the rear property line.

Foundation: The residence is built on a pier and beam foundation with a 1'-8" foundation height; the foundation will be raised 8" from 1'-8" to 2'-4". The addition will be built on a pier and beam foundation with a 2'-4" foundation height.

Windows/Doors: The residence features wood 4-over-4 sash, 1-over-1 sash, and single lite fixed windows; 2-lite wood paneled entry door with a single lite transom and non-original divide lite entry door. A 4-over-4 sash window on the north elevation and a 1-over-1 sash window on the south elevation will be removed. The addition will feature wood 1-over-1 sash, single lite fixed windows, and 9-lite wood paneled entry doors. *A 1-over-1 sash window will be installed on the first floor of the proposed addition on the north elevation. A single lite entry door and two single lite fixed doors will be installed on the rear elevation of the proposed addition (previously proposed three divide lite entry doors)*

Exterior Materials: The residence is clad with asbestos siding. The asbestos siding will be removed, if the original wood siding is present under the asbestos it will be retained and repaired. If no original siding is present the asbestos will be replaced with smooth finish cementitious horizontal lap siding. The front porch features wood steps, wood hand and guardrails and original wood turned columns; the original turned columns will be retained. The existing non-original guardrail will be replaced with a new wood guardrail. The addition will be clad with cementitious horizontal lap siding. The addition will feature a rear porch with wood hand and guard rails, wood steps, and wood square columns. *A 1x12 cementitious band board will be installed on the north, and south elevations of the existing residence.*

Roof: The residence features a cross gable roof with an 8/12 pitch. The roof features closed soffits with classical eave returns and a 1' overhang. The front porch features a shed roof with a 4/12 pitch. The addition will feature a hip roof with an 8/12 pitch. The roof will feature closed soffits with a 1' overhang. The proposed rear porch will feature a hip roof with a 3/12 pitch.

Front Elevation: (West) Please see elevation drawings on pg.6

Side Elevation: (North) Please see elevation drawings on pg.7

Side Elevation: (South) Please see elevation drawings on pg.8

Rear Elevation: (East) Please see elevation drawings on pg.9