

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** September 2, 2015

**Applicant:** Timothy Schorre, Morningside Architects LLP for Christopher J. Frantz, owner

**Property:** 717 Columbia Street, Lot 8, Block 257, Houston Heights Subdivision. The property includes a historic 1,747 square foot, one-story wood single-family residence and 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 – Construct a rear two-story 2,112 square foot addition to a one-story 1,170 square foot single family residence.

- Remove a rear non-original shed roof addition.
- The addition will begin at the original rear wall, 37'-10" back on the north elevation and 25'-2" back on the south elevation.
- The addition will measure 39'-8" wide overall, 32'-10" deep, 22'-9" to the eave, and 30' to the ridge.
- The residence features wood 1-over-1 sash windows; the windows will be retained and repaired. The lower sashes and sills on windows X1, X2a, X2b, X3, and X4 are damaged and deteriorated and will be replaced with new wood lower sashes and wood sills.
- All existing beveled lap siding will be retained
- The proposed addition will be clad with cementitious horizontal lap siding and will feature wood 1-over-1 sash and single lite windows.

See enclosed application materials and detailed project description on p. 5-29 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

**APPROVAL CRITERIA**

**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

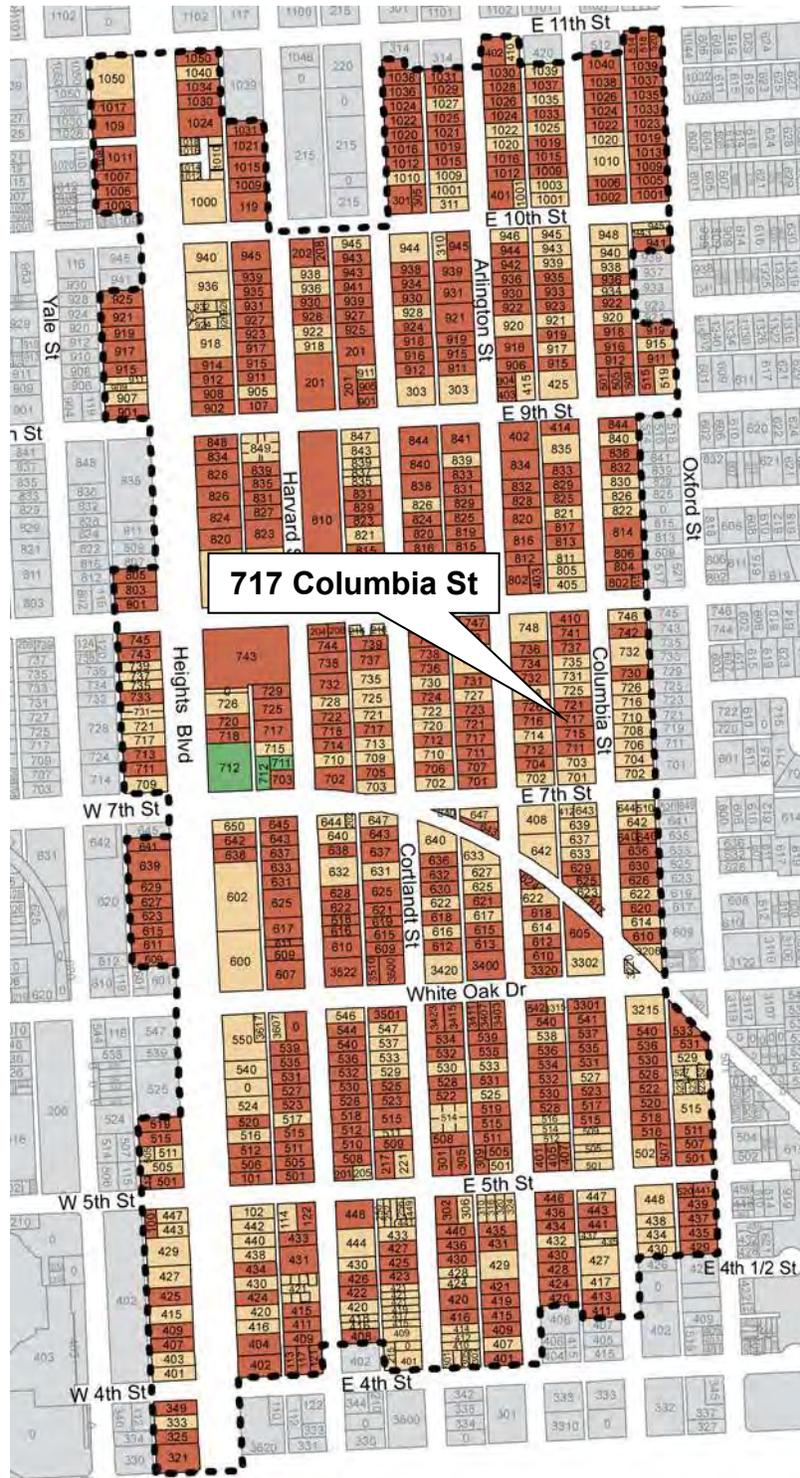
Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

- | <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 type="checkbox"/>            | <input type="checkbox"/> | <input checked="" 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 type="checkbox"/>            | (11)                 | The proposed activity will comply with any applicable deed restrictions.  |                            |  |



**PROPERTY LOCATION**  
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

**Building Classification**  
Contributing  
Non-Contributing  
Park



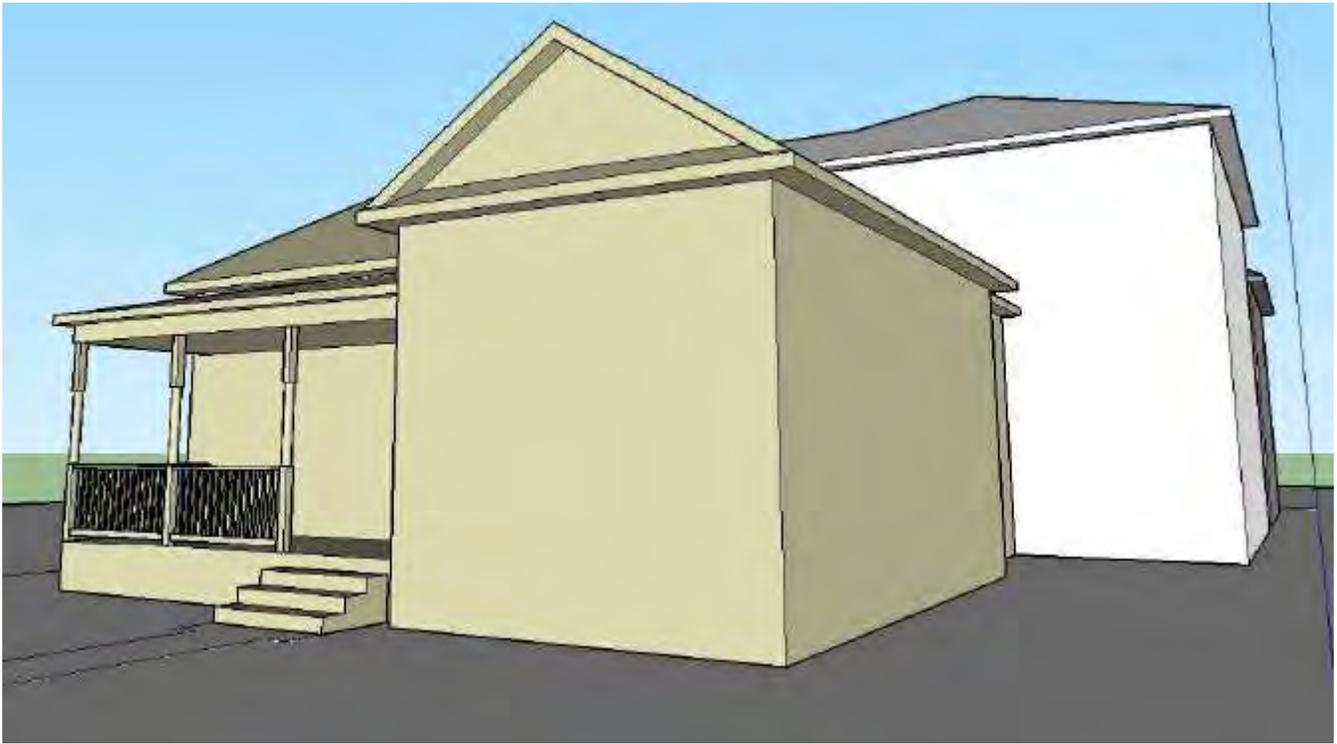
INVENTORY PHOTO



**3D RENDERING – FRONT FACING COLUMBIA STREET**

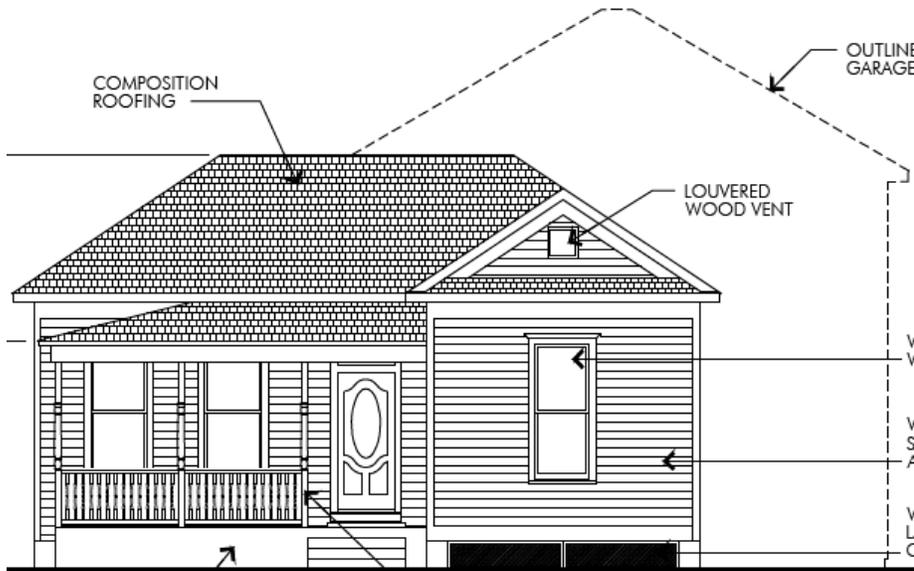
PROPOSED



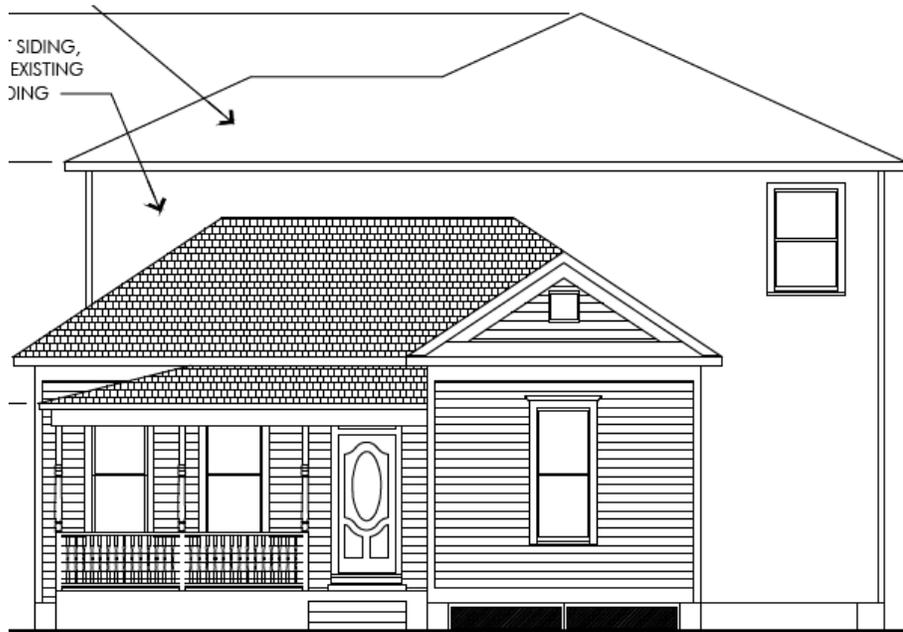


**EAST ELEVATION – FRONT FACING COLUMBIA STREET**

**EXISTING**

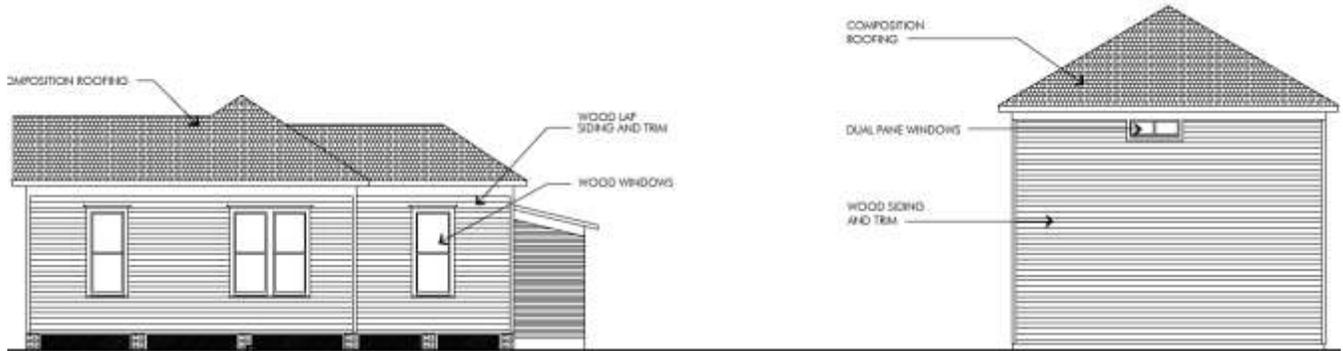


**PROPOSED**



**NORTH SIDE ELEVATION**

**EXISTING**



**PROPOSED**



**SOUTH SIDE ELEVATION**  
**EXISTING**

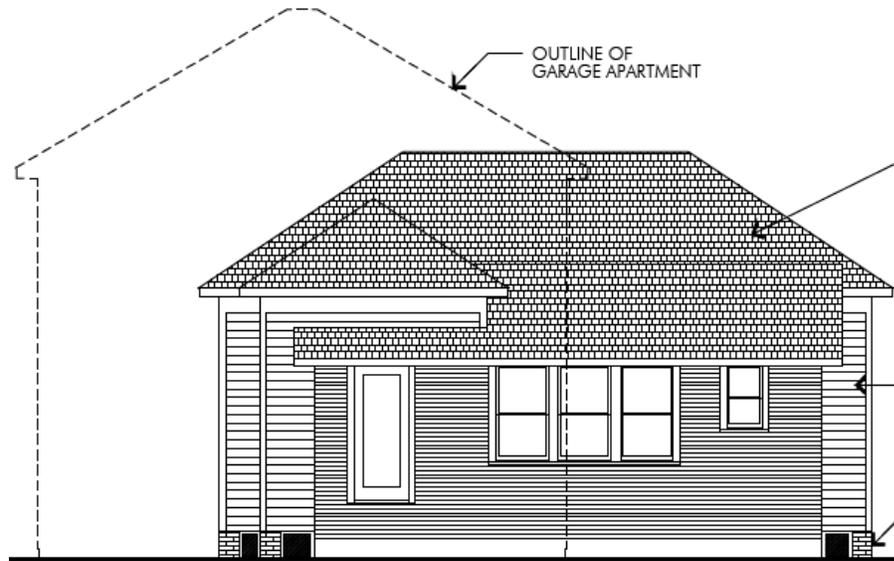


**PROPOSED**

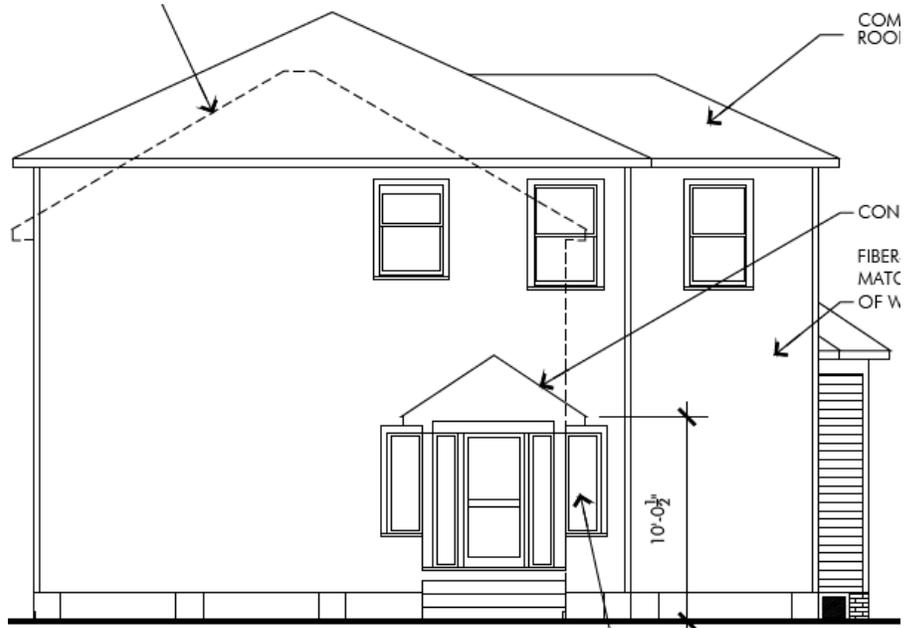


WEST (REAR) ELEVATION

EXISTING



PROPOSED

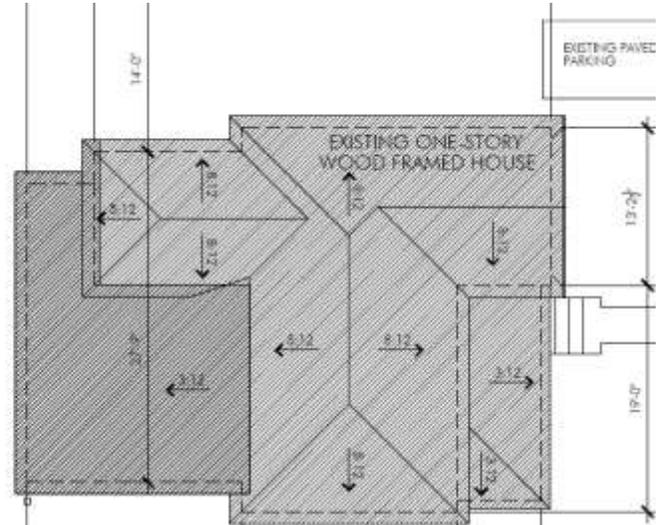
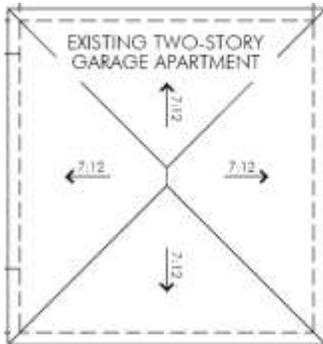






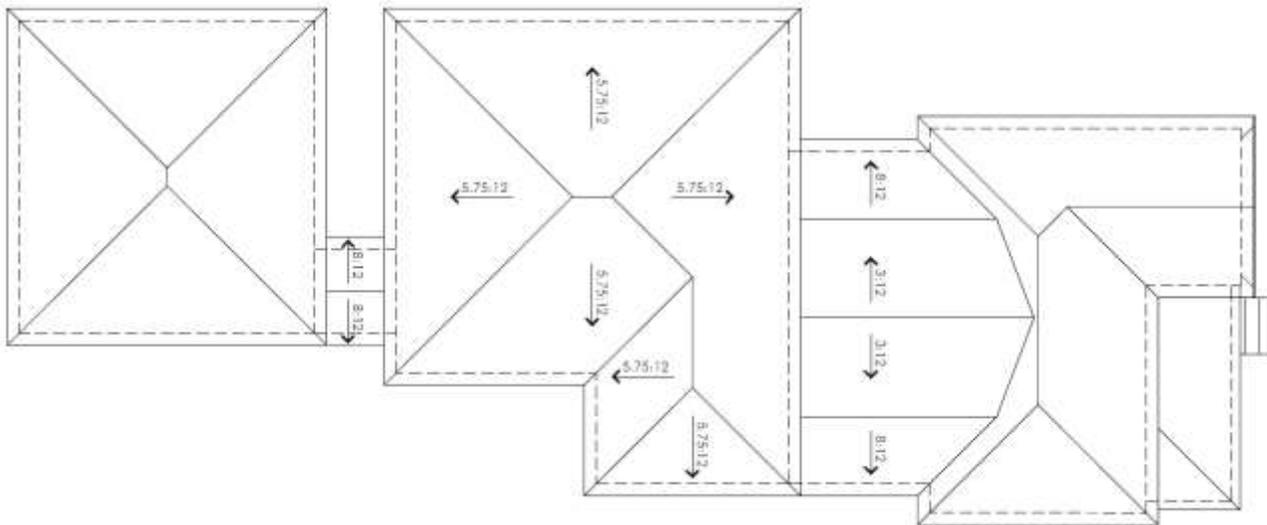
ROOF PLAN

EXISTING



717 COLUMBIA STREET, HOUSTON, TX 77007  
LOT 8, BLOCK 257, HOUSTON HEIGHTS, RECORDED IN

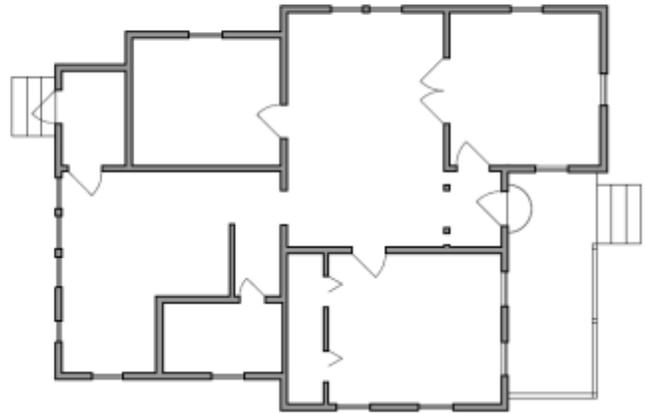
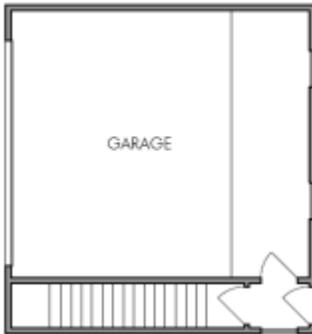
PROPOSED





### FIRST FLOOR PLAN

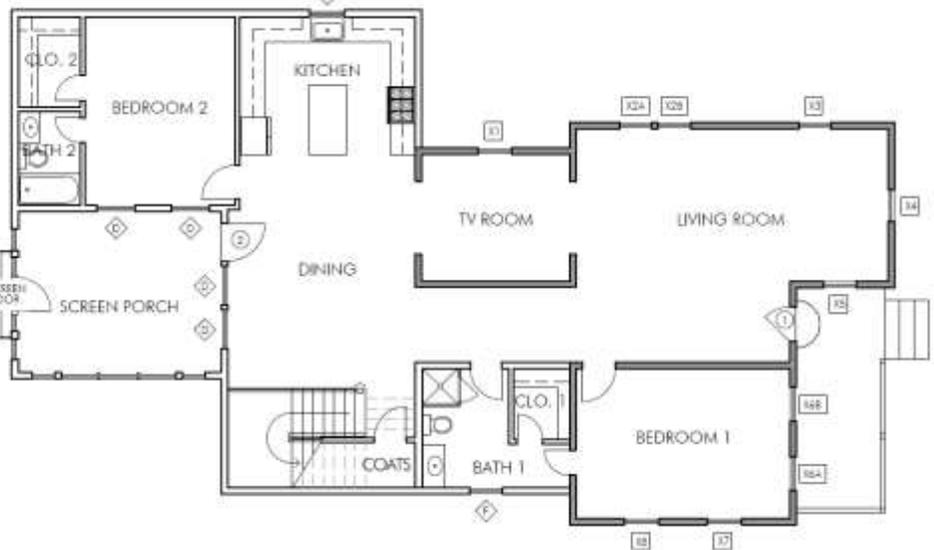
#### EXISTING

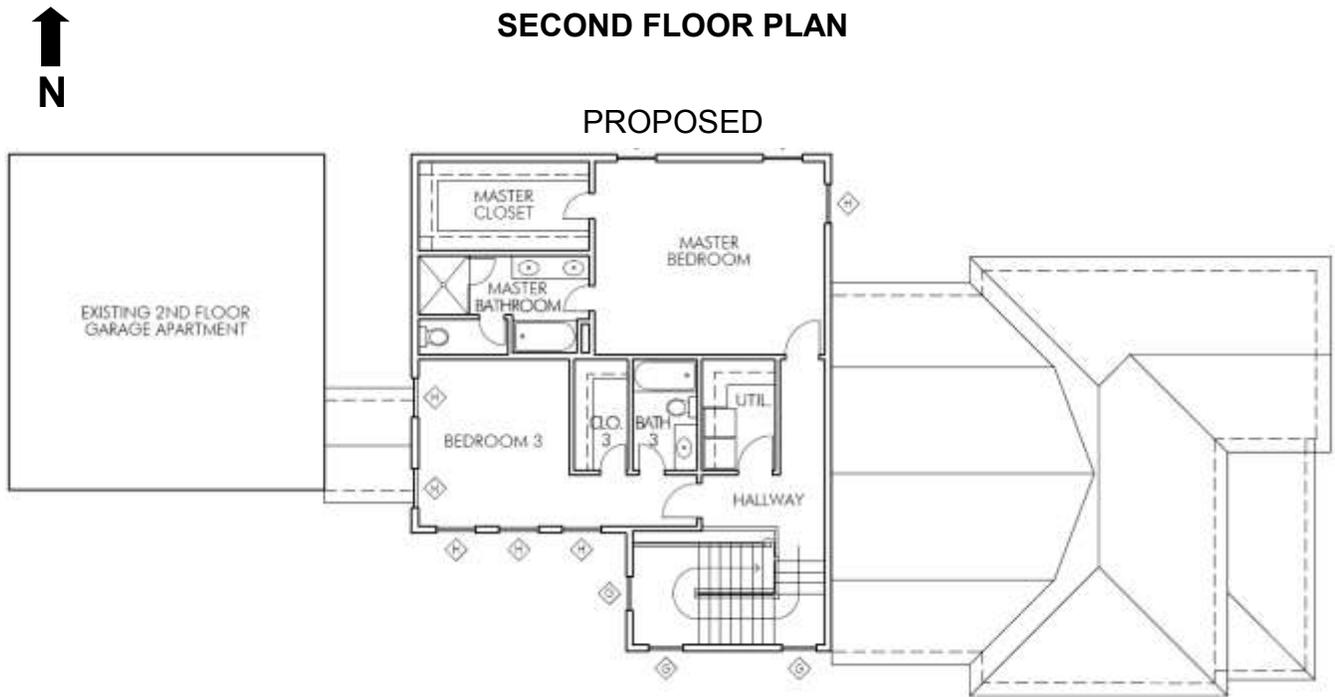


#### PROPOSED



CONNECTOR ROOF BETWEEN HOUSE AND GARAGE

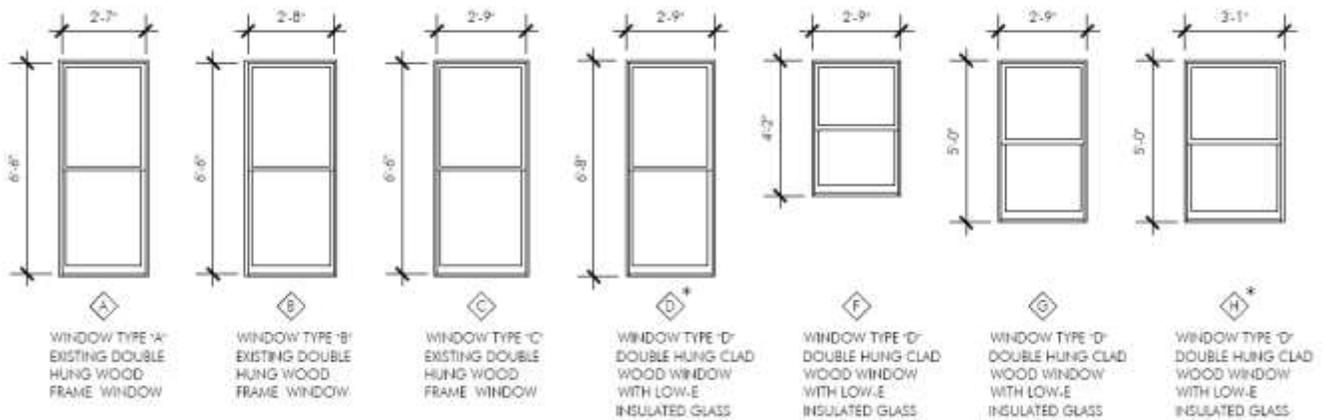




**WINDOW / DOOR SCHEDULE**  
**EXISTING WINDOW SCHEDULE**

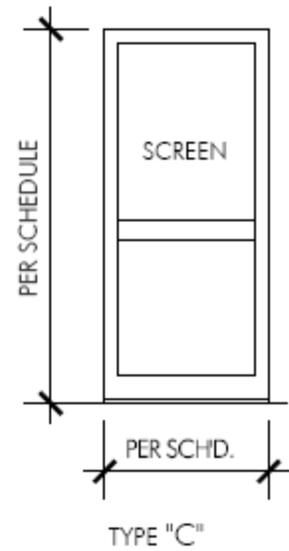
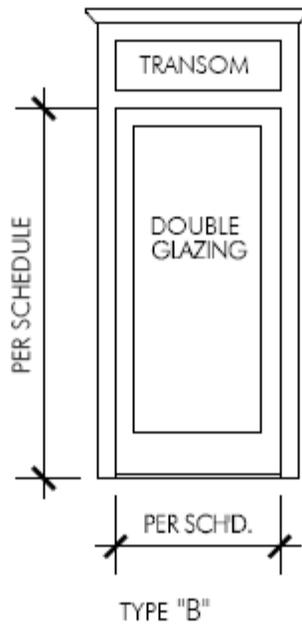
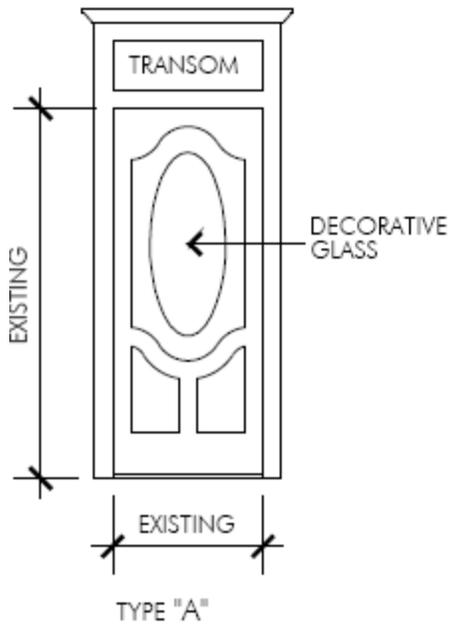
EXISTING WINDOW SCHEDULE			
NO.	MTR	FINISH	CONDITION
X1	WOOD	PAINTED	VERY POOR, REPLACE WOOD SILL AND LOWER SASH, REPAIR JAMB TRIM, GENERAL REPAIR AND RECONDITION
X2A	WOOD	PAINTED	VERY POOR, REPLACE WOOD SILL AND LOWER SASH, REPAIR JAMB TRIM, GENERAL REPAIR AND RECONDITION
X2B	WOOD	PAINTED	VERY POOR, REPLACE WOOD SILL AND LOWER SASH, REPAIR JAMB TRIM, GENERAL REPAIR AND RECONDITION
X3	WOOD	PAINTED	VERY POOR, REPLACE WOOD SILL AND LOWER SASH, REPAIR JAMB TRIM, GENERAL REPAIR AND RECONDITION
X4	WOOD	PAINTED	VERY POOR, REPLACE WOOD SILL AND LOWER SASH, REPAIR JAMB TRIM, GENERAL REPAIR AND RECONDITION
X5	WOOD	PAINTED	POOR, GENERAL REPAIR AND RECONDITION
X6A	WOOD	PAINTED	POOR, GENERAL REPAIR AND RECONDITION
X6B	WOOD	PAINTED	POOR, GENERAL REPAIR AND RECONDITION
X7	WOOD	PAINTED	POOR, GENERAL REPAIR AND RECONDITION
X8	WOOD	PAINTED	POOR, GENERAL REPAIR AND RECONDITION

**PROPOSED WINDOW SCHEDULE**



DOOR SCHEDULE

EXTERIOR DOOR SCHEDULE						
NO.	TYPE	WIDTH	HEIGHT	MTR.	FINISH	HARDWARE / REMARKS
1	A	2'-8"	6'-8"	WOOD	MFR. CLEAR FINISH	EXISTING WITH TRANSOM ABOVE
2	B	3'-0"	6'-8"	WOOD	PAINTED	FULL LIGHT DOOR WITH TRANSOM ABOVE
3	C	3'-0"	6'-10"	WOOD	PAINTED	WOOD SCREEN DOOR



**PHOTOS SUBMITTED BY APPLICANT**

**EXISTING FRONT ELEVATION**



**EXISTING NORTH, SIDE ELEVATION**



EXISTING REAR ELEVATION



EXISTING REAR ELEVATION



WINDOW X1 - LOWER SASH TO BE REPLACED



717 Columbia Street  
Window X1

WINDOW X1 – SILL TO BE REPLACED



717 Columbia Street  
Window X1 Sill Detail

WINDOWS X2a & X2b- LOWER SASHES TO BE REPLACED



717 Columbia Street  
Window X2a (Right)  
Window X2b (Left)

WINDOW X3 - LOWER SASH TO BE REPLACED



717 Columbia Street  
Window X3

WINDOW X4 - LOWER SASH TO BE REPLACED



717 Columbia Street  
Window X4

WINDOWS X6a & X6b- TO BE RETAINED AND REPAIRED



717 Columbia Street

Window X6a (Right)

Window X6b (Left)

WINDOW X5 - TO BE RETAINED AND REPAIRED



717 Columbia Street  
Window 5  
Front Door

**WINDOW X7 - TO BE RETAINED AND REPAIRED**



**717 Columbia Street  
Window X7**

**WINDOW X8 - TO BE RETAINED AND REPAIRED**



**717 Columbia Street  
Window X8**

## EXISTING DETACHED GARAGE APARTMENT



717 Columbia Street

View of New Garage (2013) from Southeast

## PROJECT DETAILS

**Shape/Mass:** The residence measure 32'-3" wide, 44' deep, 13'-4" to the eave, and 20'-1" to the ridge. A rear non-original shed roof addition measuring 27'-10" wide and 17'-11" deep will be demolished, returning the residence to 38'-5" deep overall. The addition will begin at the original rear wall 38'-5" back from the front wall on the north elevation and 25'-2" back from the front wall on the south elevation. The one-story portion of the addition will measure 16'-6" wide, 11'-10" deep, 13'-4" to the eave, and 20'-1" to the ridge. The two-story portion of the addition will measure 38'-9" wide overall, 32'-10" deep, 22'-9" to the eave, and 30' to the ridge. The addition will connect to the existing rear garage by a one-story breezeway measuring 7' wide, 6'-10" deep, and 10'-1" to the eave.

**Setbacks:** The residence is setback 20'-11" from the front property line, 12' from the side, north property line, 5'-9" from the side, south property line, and 67'-2" from the rear property line. The addition will be setback 58'-9" front the front property line, 3' from the side, north property line, 8'-3" from the side, south property line, and 40'-6" from the rear property line.

**Foundation:** The residence features a pier and beam foundation; the foundation will be unchanged. The proposed addition will be built on a pier and beam foundation.

**Windows/Doors:** The residence features wood 1-over-1 sash windows and a non-original single decorative oval lite front entry door; the door will be retained. All 1-over-1 sash windows will be retained and repaired. Five lower sashes (X1, X2A, X2B, X3 and X4) of the existing windows are damaged past the point of repair and the lower sashes will be replaced with single lite wood sashes. The rear addition will feature wood 1-over-1 sash windows and a single lite entry door with a single lite transom.

**Exterior Materials:** The residence is clad with original wood beveled lap siding; all siding will be retained and repaired. The existing partial width front porch features wood turned columns, concrete steps and wood guardrails; all porch elements will be retained. The addition will be clad with smooth finish cementitious horizontal lap siding with a 4" reveal. The addition will feature a rear covered porch with screen panels and a screen door.

**Roof:** The residence features a gable on hip roof with an 8/12 pitch; the roof is clad with composite shingles. The north section of the existing rear hip roof will be retained. The one-story portion of the addition will feature a gambrel roof with a combination 3/12 and 8/12 pitch. The two-story portion of the addition will feature a hip roof with a 5.75/12 pitch; the roof will be clad with composite shingles.

**Front Elevation:** The lower sash on window X4 will be replaced with a new wood lower sash.  
**(East)**

**Side Elevation:** The lower sashes on windows X1, X2A, X2B, and X3 will be replaced with four new wood lower sashes.  
**(North)**

**Side Elevation:** Please see elevation drawings on page 14.  
**(South)**

**Rear Elevation:** Please see elevation drawings on page 15.  
**(West)**