

CERTIFICATE OF APPROPRIATENESS

Application Date: September 2, 2015

Applicant: Kathleen English of English and Associates Architects Inc. for Collin Taylor of Grace Methodist Church, owner

Property: 1240 Yale Street, Lot 1, 2, 3, and 20 Tracts 4a and 37, Block 186, Houston Heights Subdivision. The property includes a historic two-story brick school situated on a 59,250 square foot corner lot.

Significance: Contributing Gothic Revival style Education Building, constructed circa 1951, located in the Houston Heights Historic District East. The site also includes a circa 1926 Contributing Church Hall facing Yale and a circa 1970 Neo-Gothic Church Hall facing Heights Boulevard (aka 1245 Heights Blvd.) The scope of this application is limited to the 1951 Education Building at 1240 Yale Street.

Proposal: Alteration – The applicant proposes to install three new doorways at the location of two original doors and one set of windows. The new doorways are to provide adequate egress required for converting the structure from a school to a daycare center.

- The door openings for doorway A, B, and D will not be altered. The opening for doorway C will be installed at the location of a pair of existing windows, necessitating the removal of the windows and a small section of exterior wall underneath them.
- The existing pointed arch transom lite above doorway A will remain unaltered.

See enclosed application materials and detailed project description on p. 4-11 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

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:

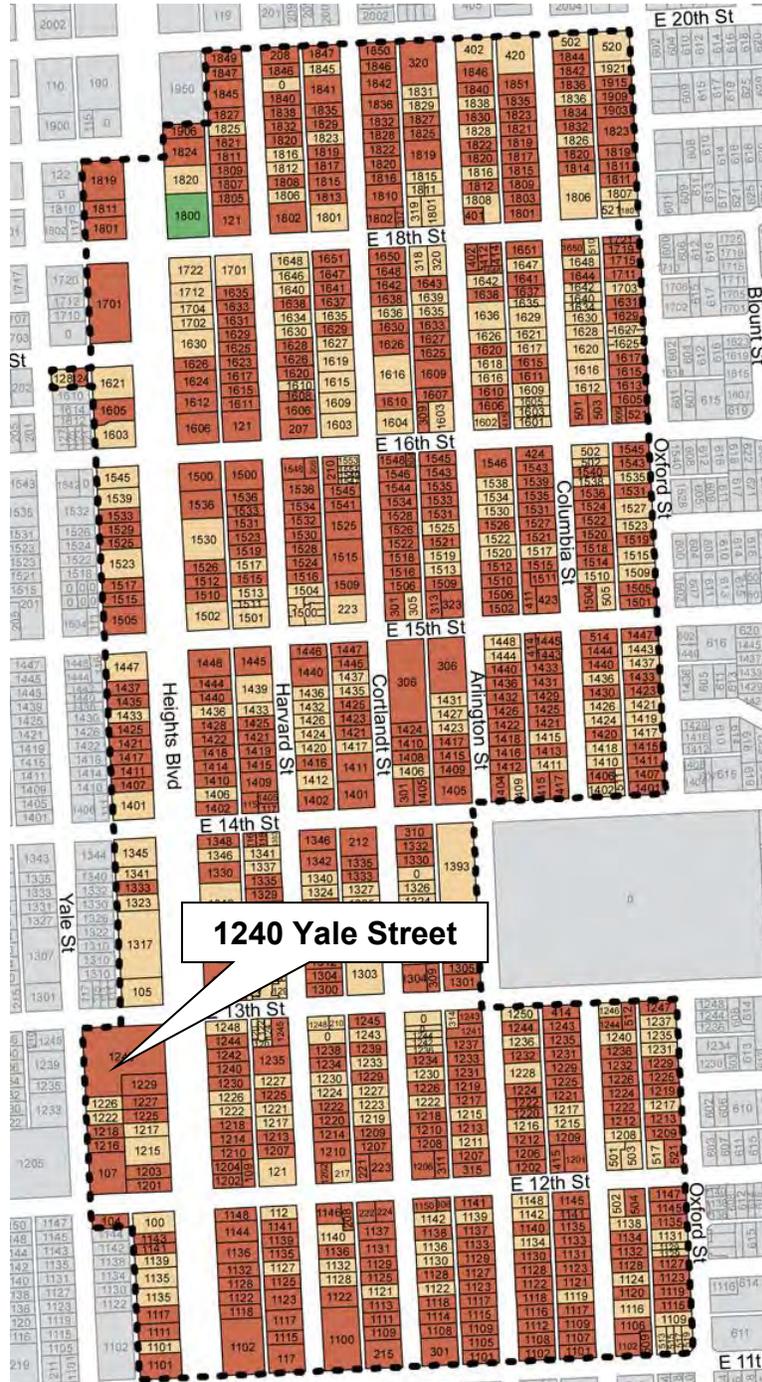
S D NA **S - satisfies D - does not satisfy NA - not applicable**

- (1) The proposed activity must retain and preserve the historical character of the property;
- (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;
- (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;
- (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.



PROPERTY LOCATION
HOUSTON HEIGHTS EAST HISTORIC DISTRICT

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



CURRENT PHOTO

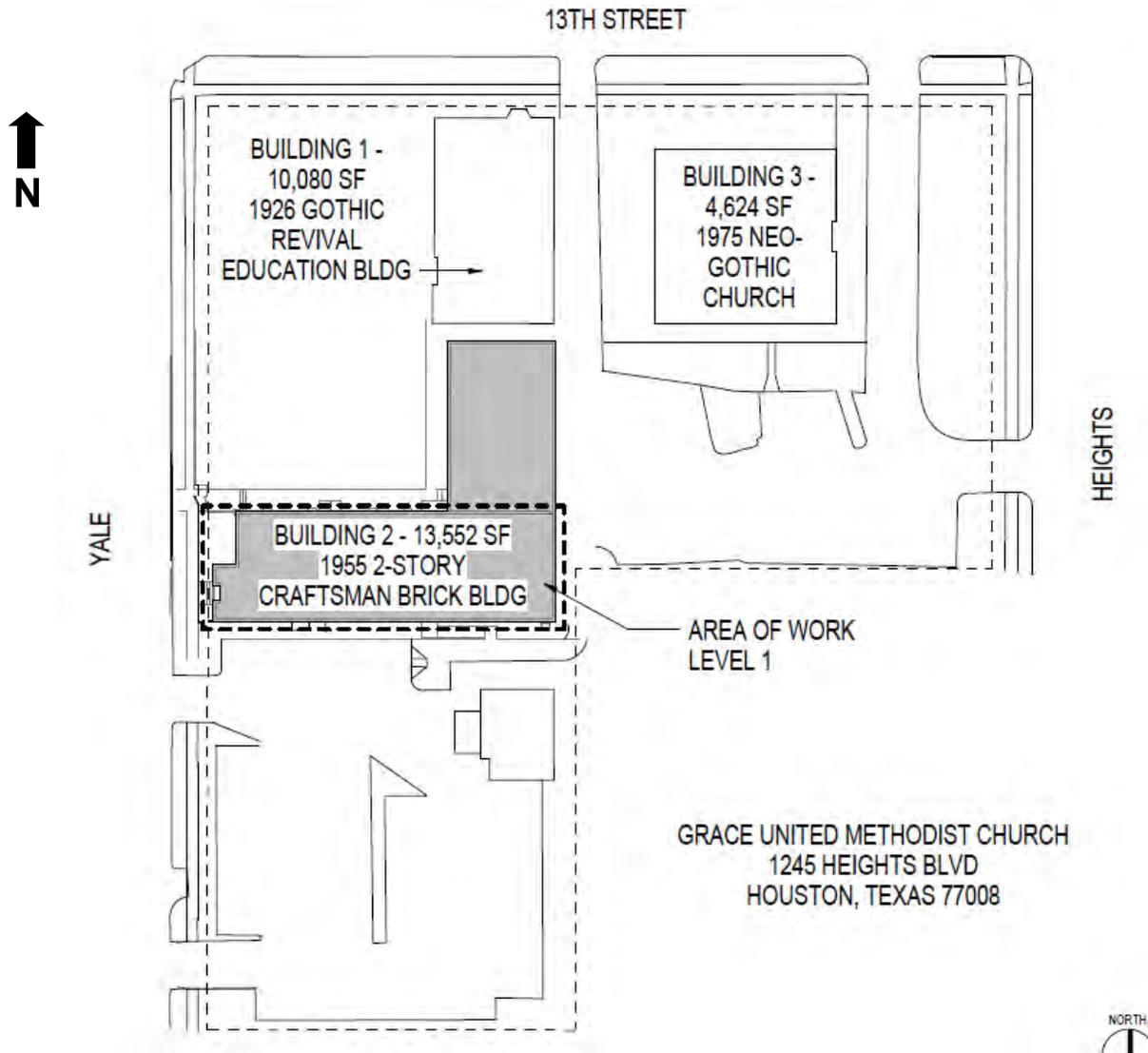


AERIAL VIEW



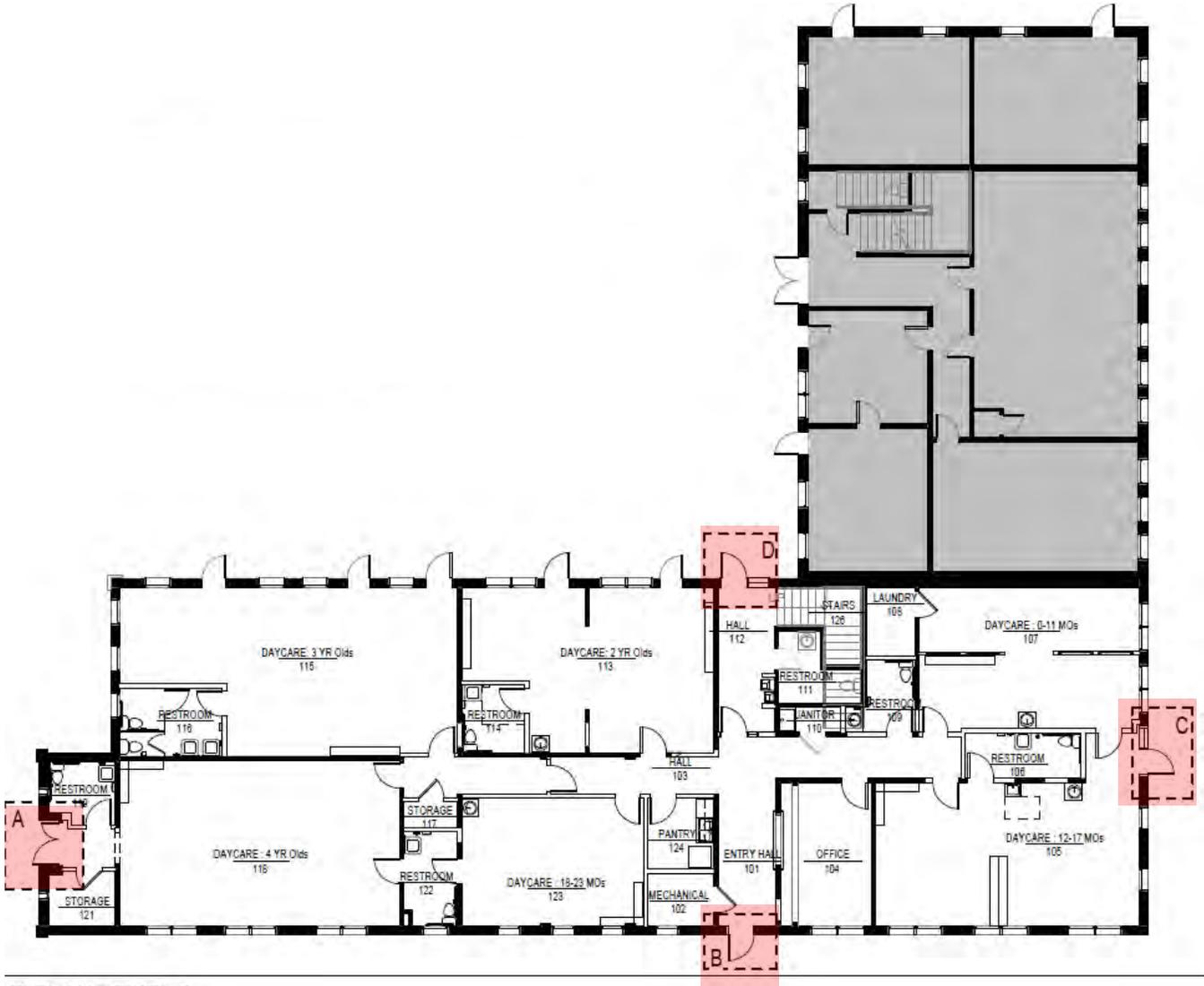
SITE PLAN

EXISTING





FIRST FLOOR PLAN
PROPOSED

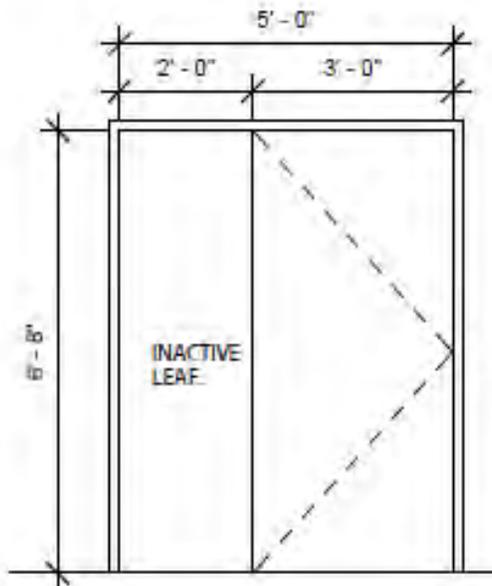


DOOR – A FRONT (WEST) FACING YALE STREET

EXISTING

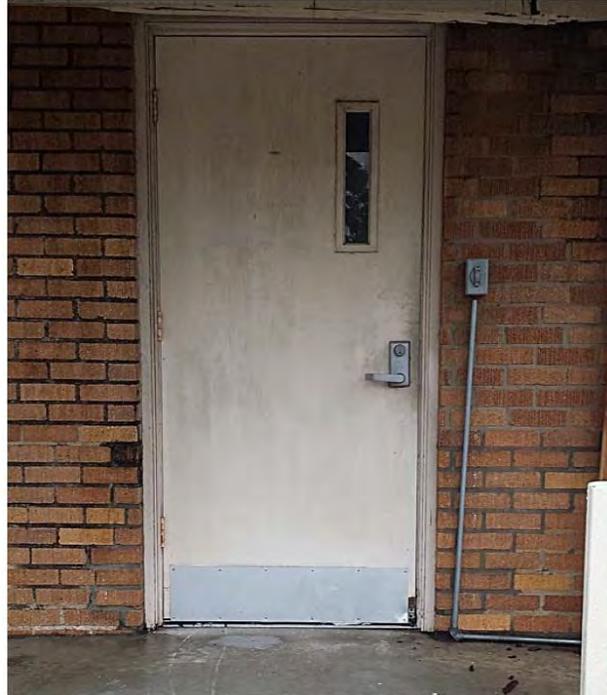


PROPOSED

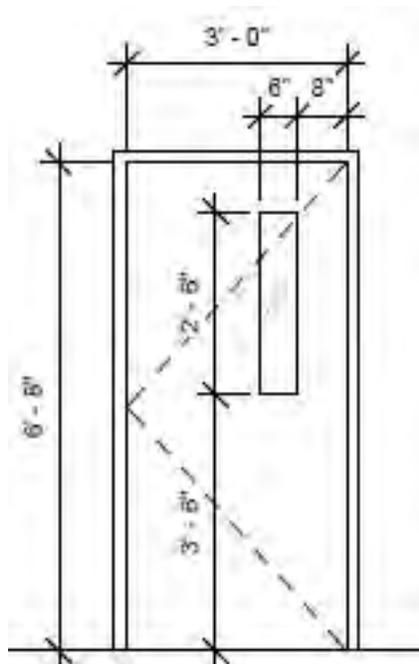


DOOR – B FACING SOUTH

EXISTING



PROPOSED

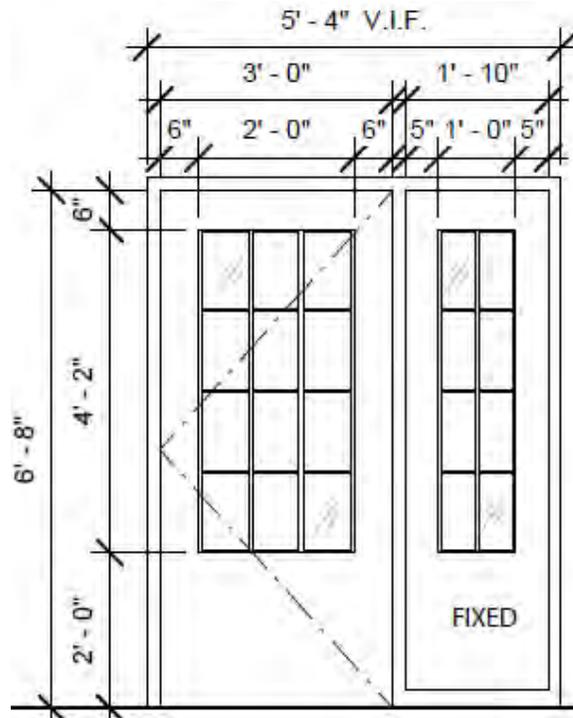


DOOR – C REAR (EAST) FACING HEIGHTS BOULEVARD

EXISTING WINDOWS



PROPOSED DOOR

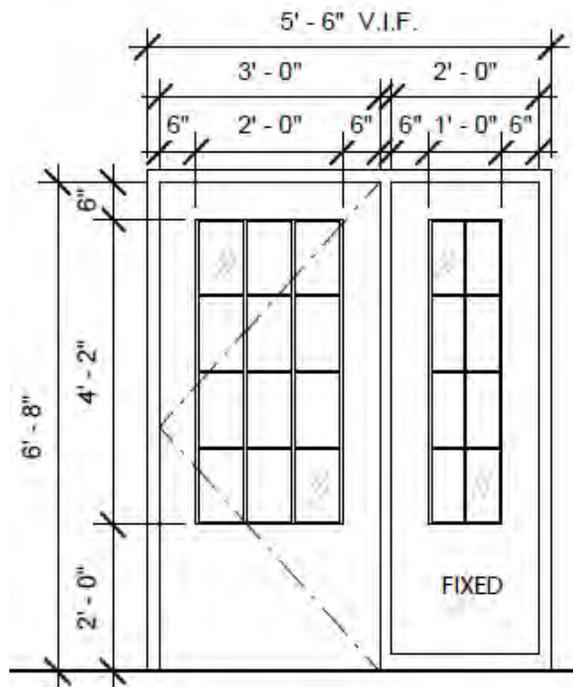


WINDOW – D FACING NORTH

EXISTING



PROPOSED



PROJECT DETAILS

- Windows/Doors:** Replace three wood doorways and one pair of aluminum framed horizontal lite windows with four new wood doorways.
- Front Elevation: Door A:** Existing front doorway consists of a pair of double doors of equal dimensions within a 5' wide by 6' 8" tall opening topped by a pointed arch stained glass transom. The door frame and transom will not be altered or removed.
(West)
The applicant proposes to replace the existing wood doors and replace them with a new 3' wide wood door and 2' wide stationary leaf.
- Side Elevation: Door B:** Existing side door consists of solid wood with one 2' 6" tall by 6" wide glass lite within a 3' wide by 6' 8" tall opening. The framing and door opening dimensions will not be changed.
(South)
The applicant proposes to replace this door with one of matching size, material, and lite configuration.
- Side Elevation: Door D:** Existing pair of side doors are composed of wood with 12 glass lites within a 5' 6" wide by 7' 10" tall opening. The door frame and the opening will not be altered.
(North)
The applicant proposed to replace these double doors with a single 3' wide by 6' 8" tall wood 12-lite door with a 1' 10" wide by 6' 8" tall 8-lite stationary side lite.
- Rear Elevation: Door C:** Existing 5' 6" wide by 5' tall opening features a pair of horizontal lite aluminum framed windows. Occupancy requirements stipulate that a doorway must be installed to provide adequate egress. The opening will be modified by removing an approximately 1' 8" tall by 5' 6" wide section of brick clad wall beneath the existing windows as well as the windows themselves. No material will be removed above the existing windows or to each of its sides.
(East)
The applicant proposes to install a 3' wide by 6' 8" tall wood 12-lite door with a 1' 10" wide by 6' 8" 8-lite stationary side lite within the revised opening.