CERTIFICATE OF APPROPRIATENESS

Application Date: April 1, 2015

Applicant: Alexander Ridgway, Brickmoon Design, LLC for Tomas and Theresa Pavia, owners

Property: 1518 Columbia Street, lot 17, block 136, Houston Heights Subdivision. The property includes a historic 1,343 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing bungalow residence, constructed circa 1925, located in the Houston Heights Historic District East. A non-contributing garage is attached to the residence by a carport. An existing rear addition was constructed at an unknown date.

Proposal: Alteration – Construct a 429 square foot one story addition at the rear of the residence.

- The existing garage and carport will be demolished.
- Three windows will be installed in the south wall of the existing addition.
- The existing non-original front door and side lites will be removed and replaced with a wood door and side lites
- The existing non-original front steps will be removed and replaced with wood steps and railing with a 3' deep landing

See enclosed application materials and detailed project description on p. 5-17 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **-**

DRAFT

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;
☒	☐	☐	(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.

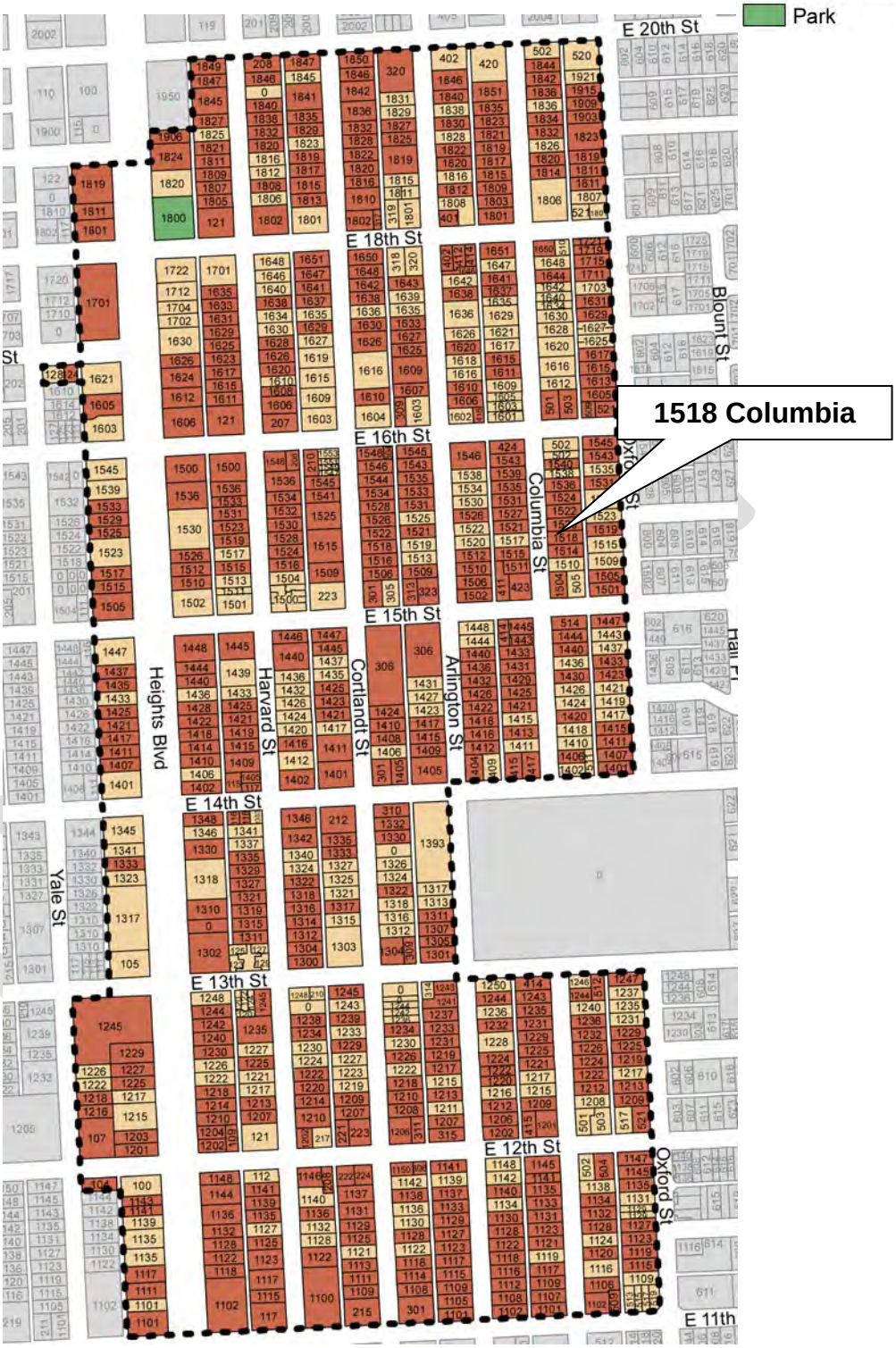
DRAFT

N

PROPERTY LOCATION

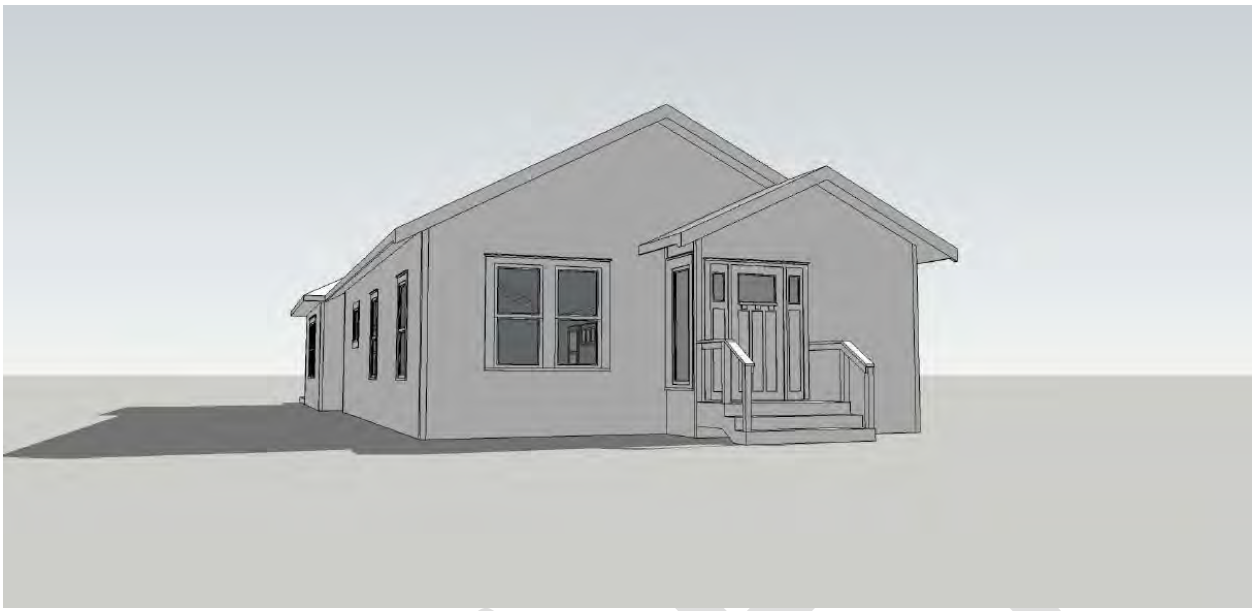
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

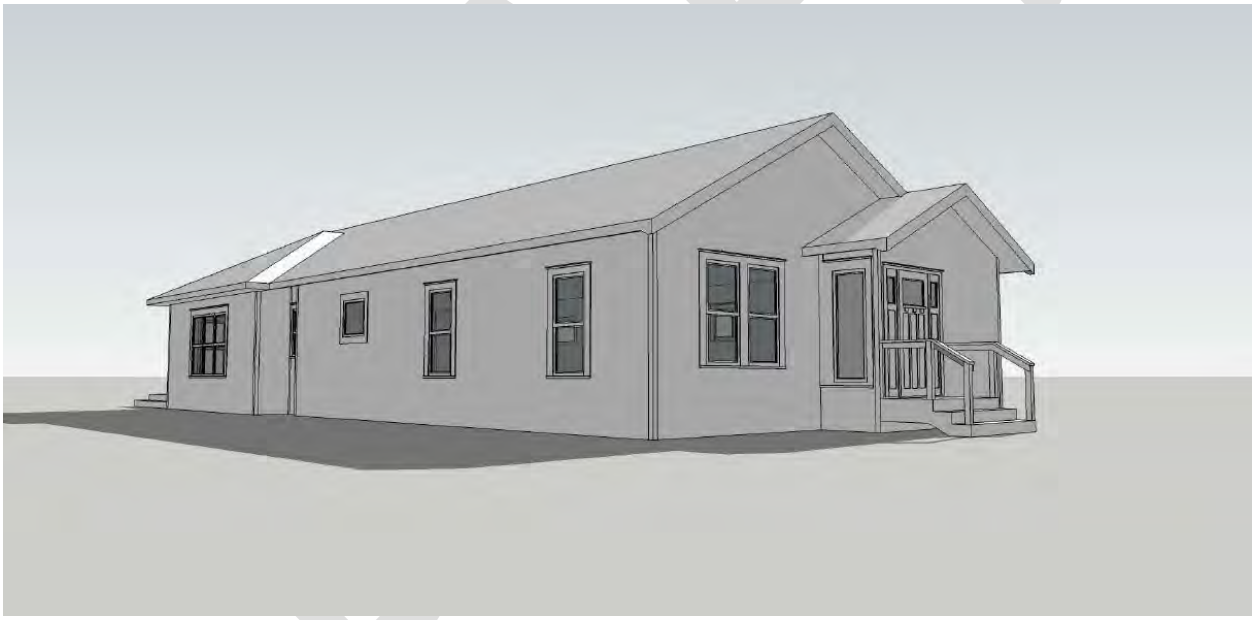
Building Classification
- Contributing
- Non-Contributing
- Park



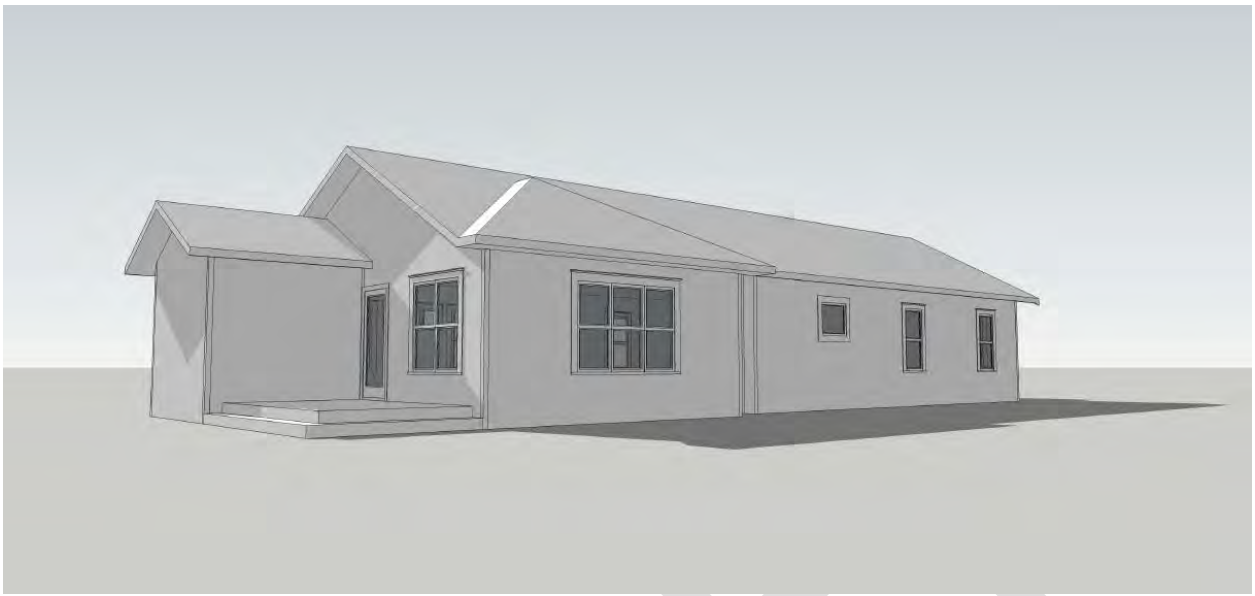
INVENTORY PHOTO

3D RENDERINGS – FRONT FACING COLUMBIA STREET



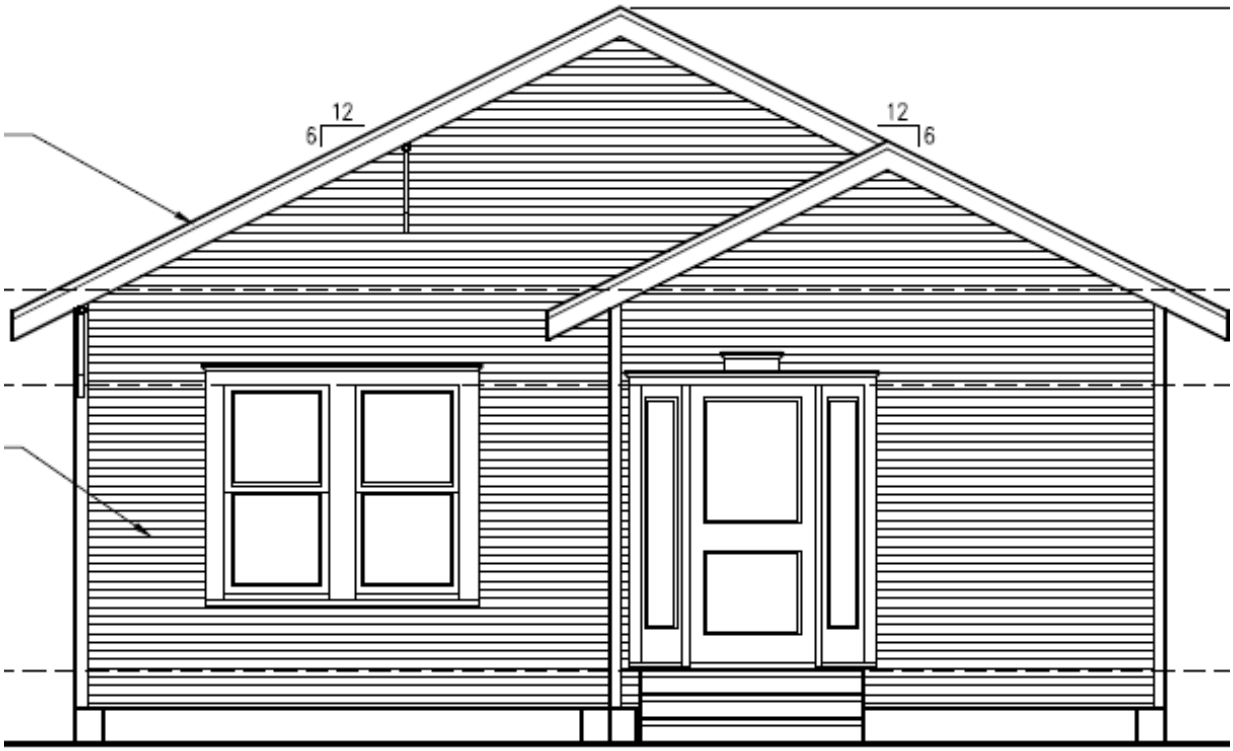


3D RENDERINGS – REAR

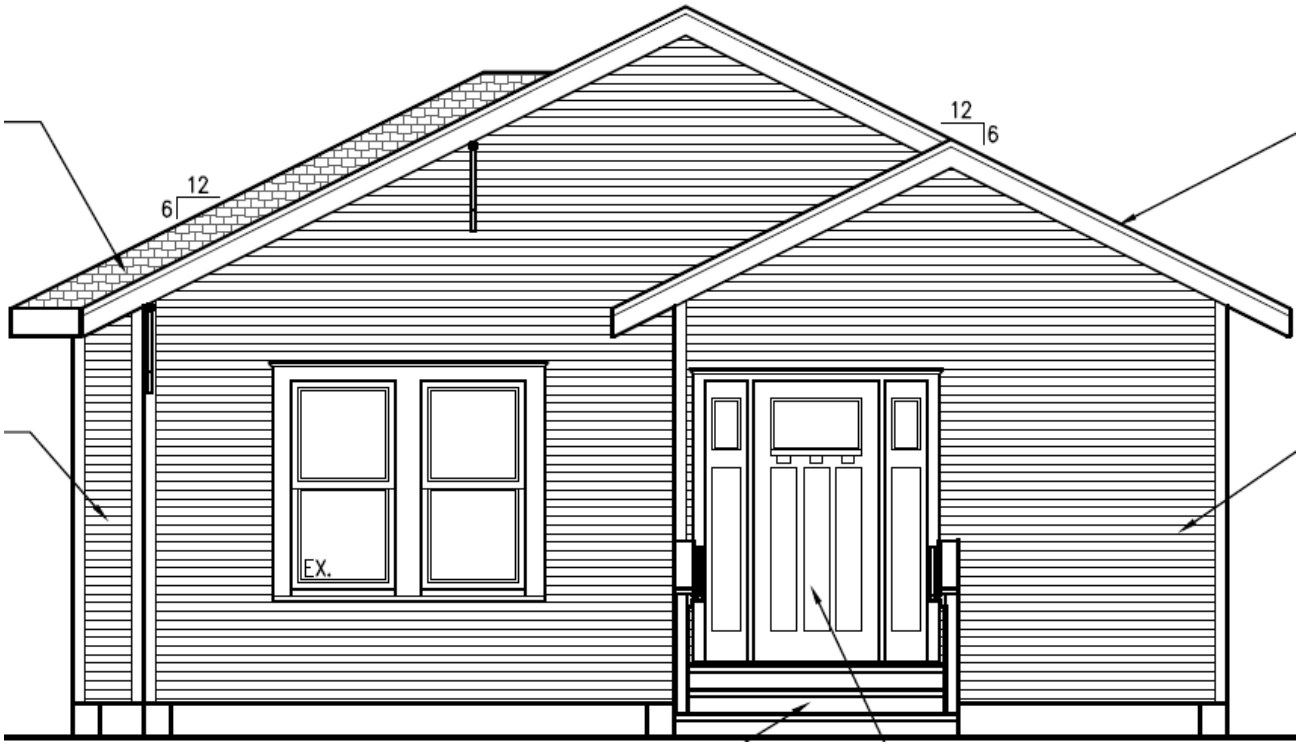


WEST ELEVATION – FRONT FACING COLUMBIA STREET

EXISTING

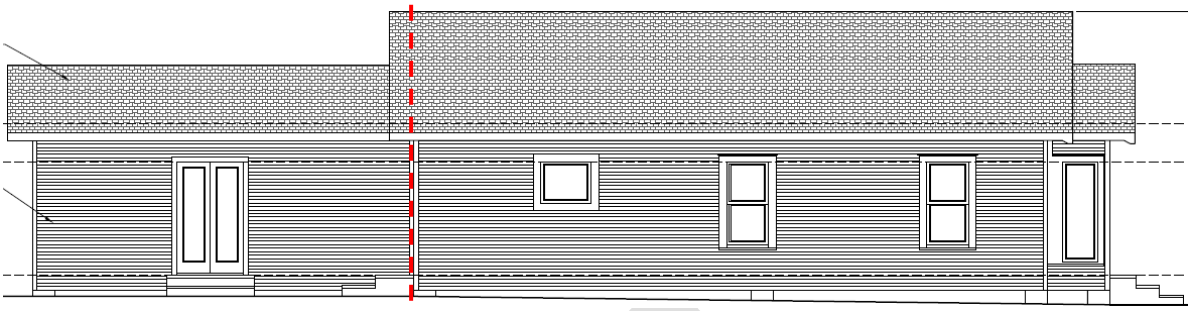


PROPOSED

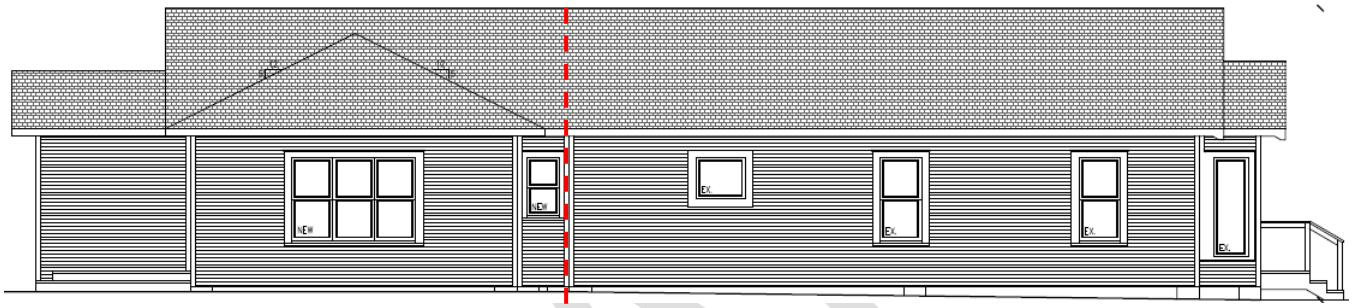


NORTH SIDE ELEVATION

EXISTING



PROPOSED

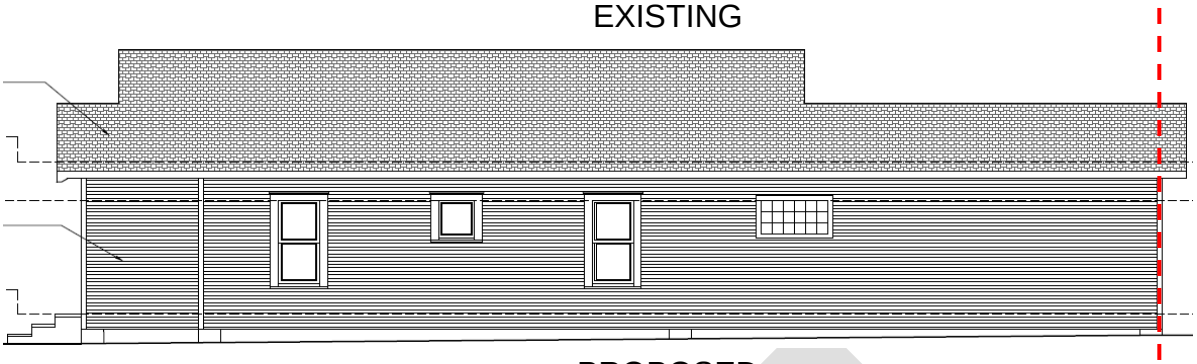


EXISTING REAR WALL

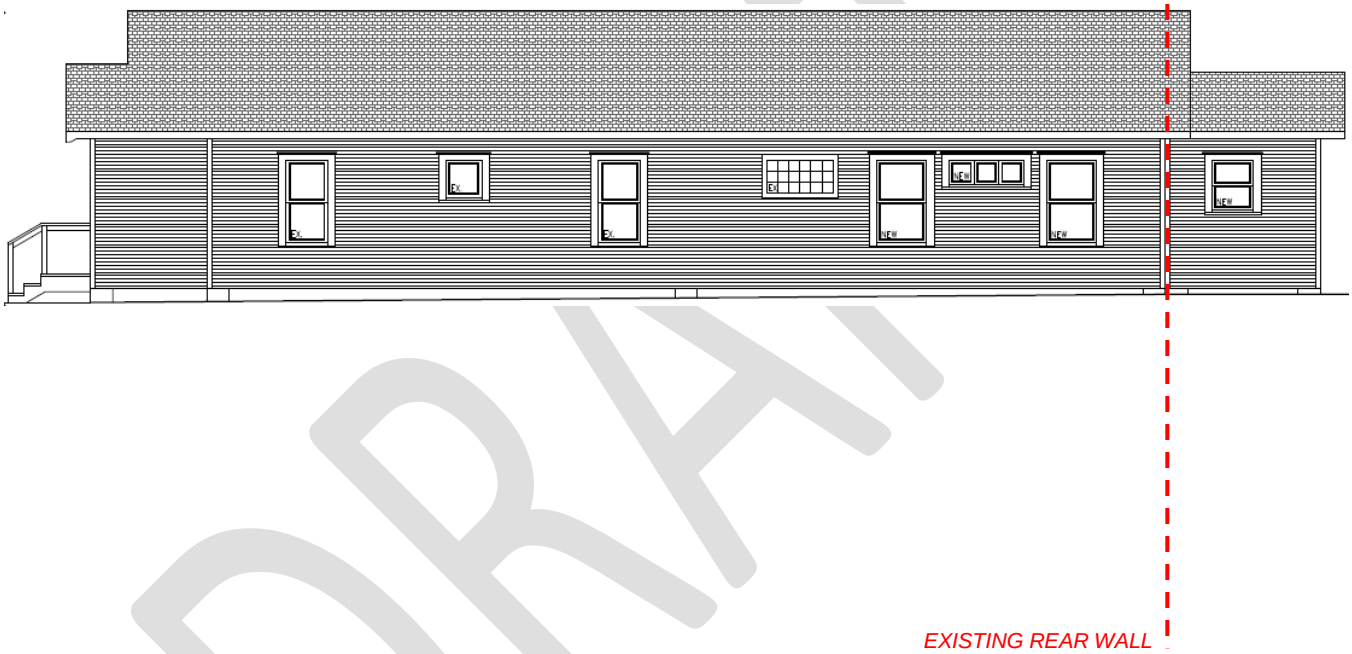
DRAFT

SOUTH SIDE ELEVATION

EXISTING



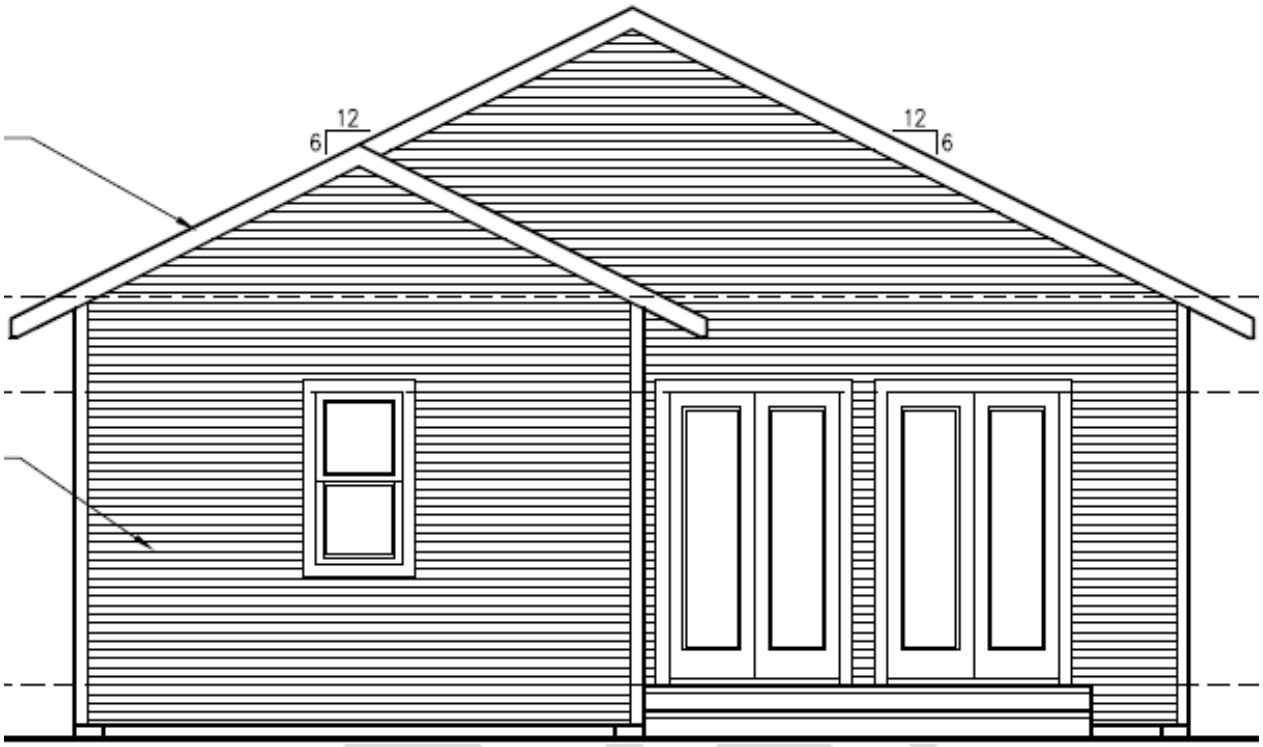
PROPOSED



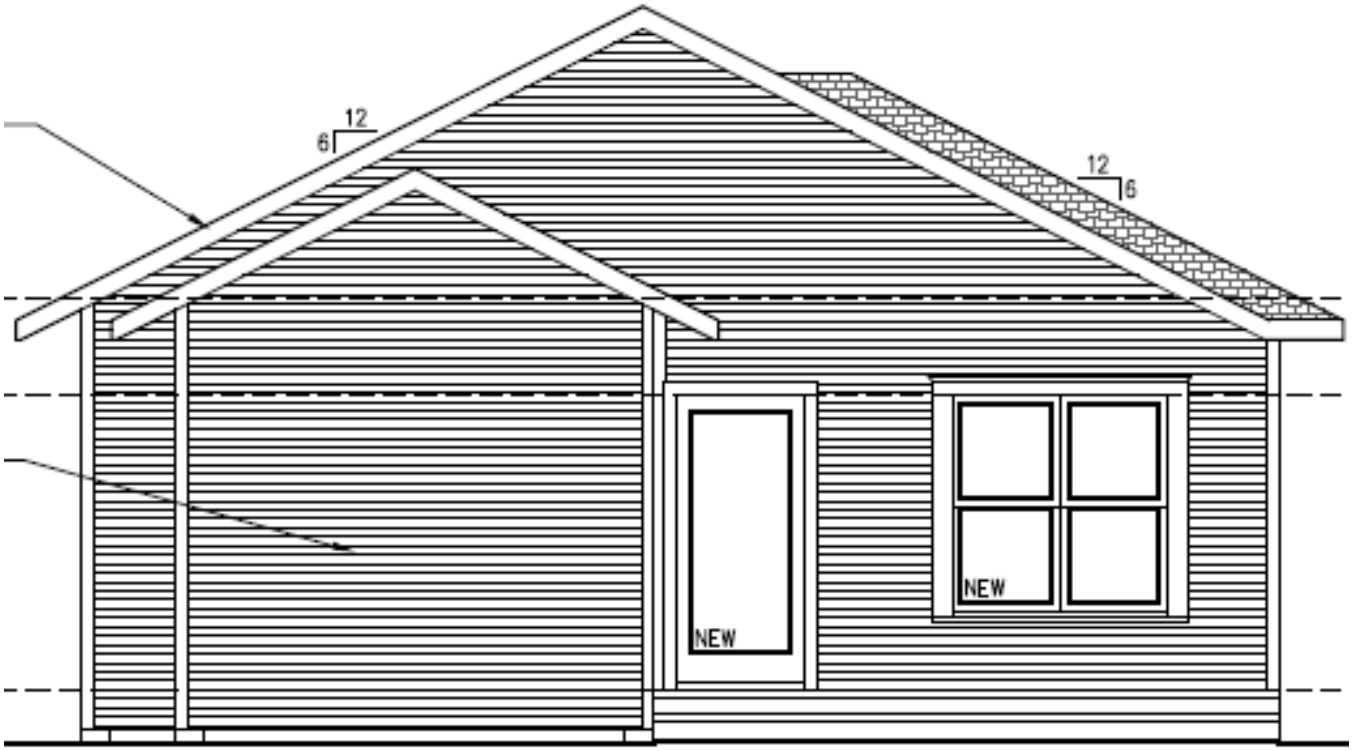
DRAFT

EAST (REAR) ELEVATION

EXISTING



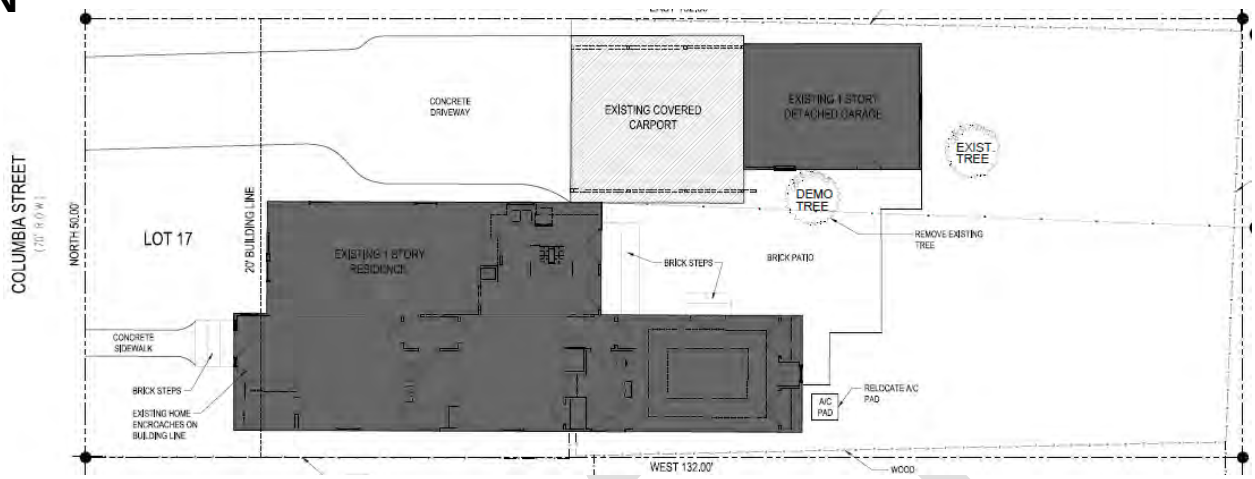
PROPOSED



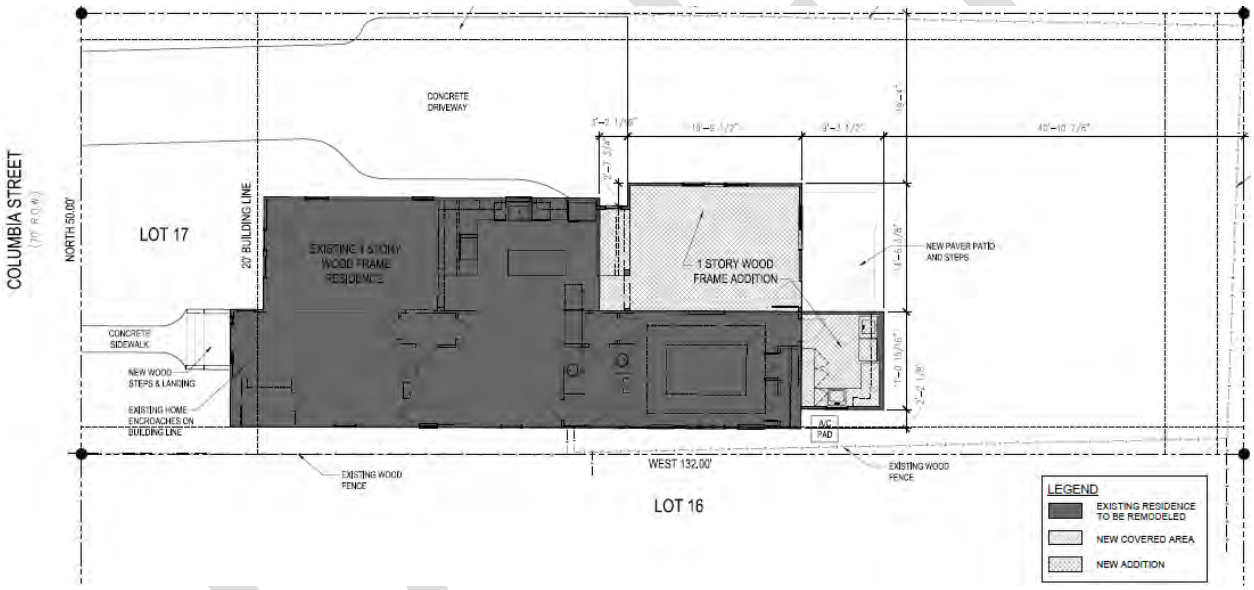
N

SITE PLAN

EXISTING

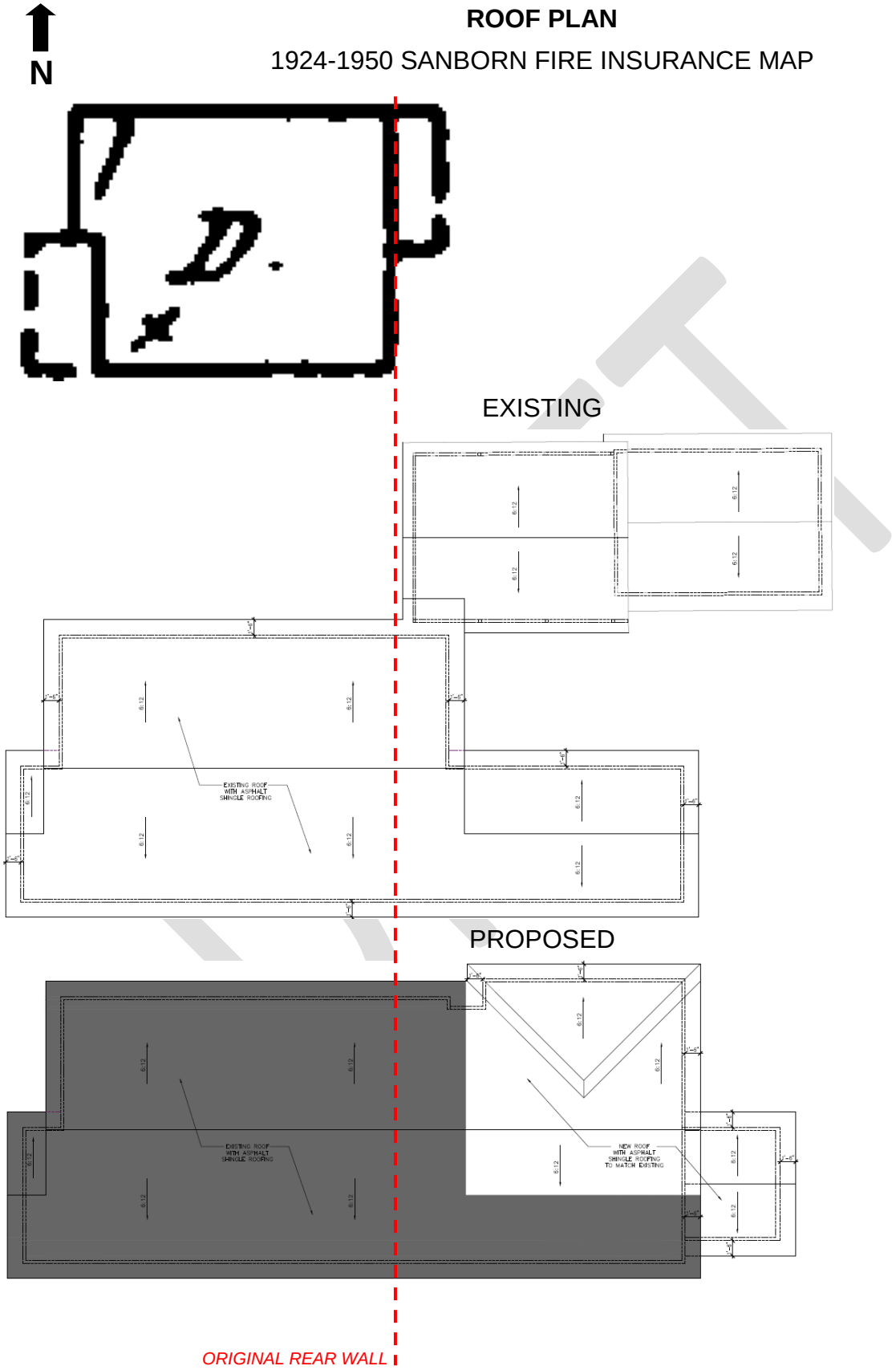


PROPOSED



ROOF PLAN

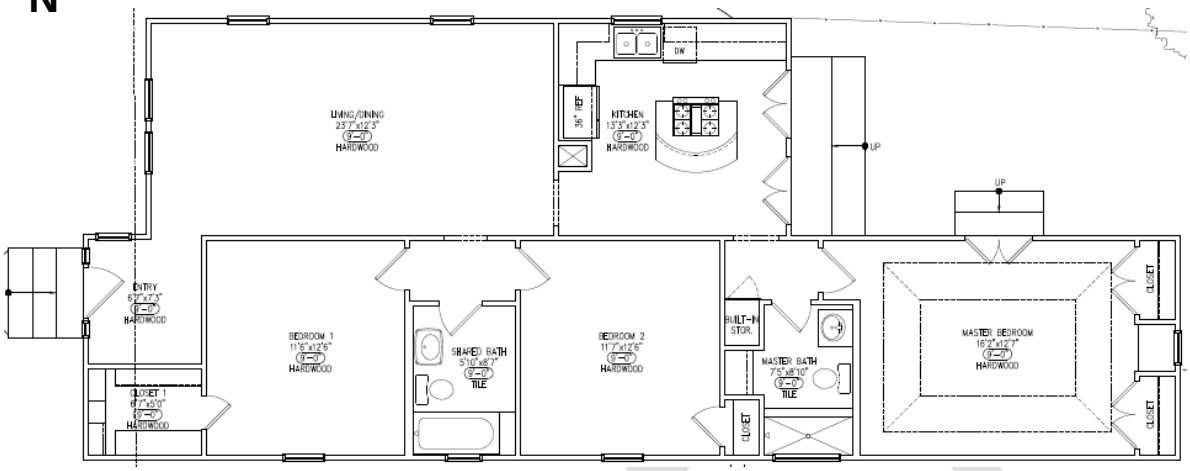
1924-1950 SANBORN FIRE INSURANCE MAP



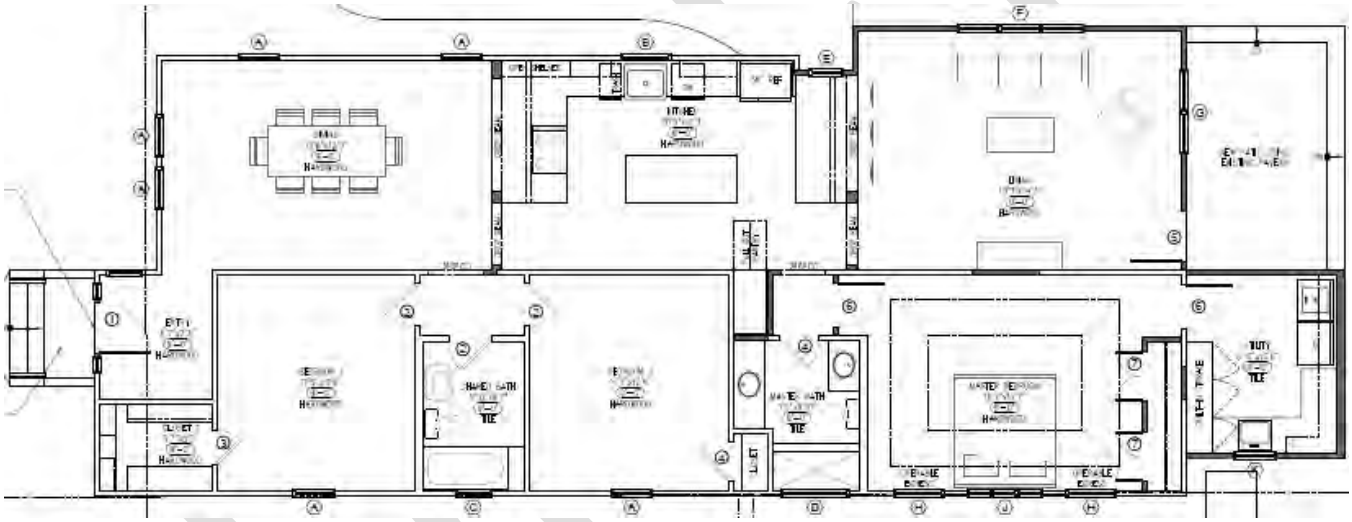
FIRST FLOOR PLAN

N

EXISTING



PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	DESCRIPTION
A	6			DOUBLE HUNG	EXISTING WINDOW TO REMAIN
B	1			CASEMENT	EXISTING WINDOW TO REMAIN
C	1			FIXED	EXISTING WINDOW TO REMAIN
D	1			GLASS BLOCK	EXISTING WINDOW TO REMAIN
E	1	2'-0"	3'-6"	DOUBLE HUNG	KITCHEN
F	1	(3)2'-6"	5'-0"	DOUBLE HUNG	MULLED UNIT, LIVING ROOM
G	1	(2)2'-6"	5'-0"	DOUBLE HUNG	MULLED UNIT, LIVING ROOM
H	2	3'-0"	5'-0"	DOUBLE HUNG	OPERABLE EGRESS, MASTER BEDROOM
J	1	(3)1'-6"	1'-6"	FIXED	MULLED UNIT, MASTER BEDROOM
K	1	2'-6"	3'-0"	DOUBLE HUNG	UTILITY

DOOR SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	DESCRIPTION
1	1	3'-0"	6'-8"	EXTERIOR	NEW DOOR AND SIDELIGHTS IN EXISTING OPENING, FRONT DOOR
2	3			INTERIOR	EXISTING DOOR TO REMAIN
3	1			INTERIOR	EXISTING DOOR TO REMAIN
4	2			INTERIOR	EXISTING DOOR TO REMAIN
5	1	3'-0"	6'-8"	EXTERIOR	BACK PATIO
6	2	2'-8"	6'-8"	INTERIOR	MASTER BEDROOM, UTILITY
7	2	(2)1'-6"	6'-8"	INTERIOR	DOUBLE DOOR, MASTER BEDROOM
8	1	2'-6"	6'-8"	INTERIOR	NEW DOOR
9	1	2'-8"	6'-8"	INTERIOR	NEW DOOR
10	1	2'-6"	6'-8"	POCKET DOOR	NEW DOOR
11	1	4'-0"	6'-8"	BI-FOLD	DOUBLE DOOR, NEW DOOR

EXISTING PHOTOS

1518

PROJECT DETAILS

Shape/Mass: The residence measures 26'-1" wide by 64'-10" deep with an eave height of 9'-8" and a ridge height of 17'-7". The proposed addition will consist of two parts. One will be constructed at the rear wall and measure 11'-1" wide by 9'-3" deep. It will be inset from the south wall by 2'-2". The second part of the addition will be inset 1' from the north wall for 3'-2" before expanding 2'-8" for a total width of 14'-6" by a depth of 22'-11". The addition will feature a matching 9'-8" eave height and 17'-7" ridge height.

Setbacks: The residence is set back 16'-11" from the front (west) property line, 2'-11" from the south property line and 1'-10" from the north property line to the existing attached carport. The addition will be set back 19'-4" from the north property line, 5'-1" from the south property line and 40'-11" from the rear property line.

Foundation: The residence features a pier and beam foundation with a 1'-9" finished floor height to remain. The addition will feature a pier and beam foundation with a matching 1'-9" finished floor height.

Windows/Doors: The residence features double hung wood windows with a 1/1 lite pattern to remain, one wood casement window to remain, one glass block window to remain, and a non-original wood front door and side lites to be removed and replaced with a wood door and side lites. The addition will feature wood double hung windows with a 1/1 lite pattern and wood fixed windows.

Exterior Materials: The residence feature wood 117 siding to remain. The addition will feature wood 117 siding. Existing concrete front steps will be removed and replaced with wood steps with a 3' deep landing and wood railings.

Roof: The residence features a front gable with a 6/12 pitch and a 1'-6" eave overhang clad in composition shingles. The addition will feature gable and hipped roofs with a 6/12 pitch and a 1'-6" eave overhang clad in composition shingles.

Front Elevation: (West) The residence features a previously enclosed front porch with a front door with side lites. One pair of windows will remain. The front door and side lites will be removed and replaced with a wood door and side lites. The concrete front porch steps will be removed and replaced with wood steps and landing and wood railings will be installed. The addition will be visible extending 1'-8" on the north side with no visible fenestration.

Side Elevation: (North) The residence features one fixed window to remain in the enclosed front porch and two double hung windows and one casement window to remain. The existing rear addition features a pair of doors to be removed. The proposed addition will begin at the original back wall and feature a single window and a ribbon of three windows.

Side Elevation: (South) The residence features two double hung windows, one fixed window and one glass block window, all to remain. Two new double hung windows and a ribbon of three fixed windows will be installed in the existing addition. The proposed addition will feature one double hung window.

Rear Elevation: (East) Not visible from public right of way. See elevation drawings for details.

DRAFT