CERTIFICATE OF APPROPRIATENESS

Application Date: October 1, 2014

Applicant: Michael & Laura Czapski, owners

Property: 528 Highland Street, Lot 8 & Tract 7, Block 20, Woodland Heights Subdivision. The property includes a historic one-story residence situated on a 7,500 square foot (75' x 100') corner lot.

Significance: Contributing Queen Anne residence with Colonial influence, constructed circa 1915, located in the Woodland Heights Historic District.

Proposal: Alteration – Request for HAHC approval of completed and partially completed alterations that have exceeded the scope of work approved in two previous COAs.

The applicant received a COA in February 2014 for a two-story rear addition to a one-story contributing house. In March, the applicant was red-tagged for removing all of the shiplap from the original house without approval. He was granted a COA in April 2014 for this unapproved work.

In July, staff discovered the following additional deviations from the approved scope of work:

- Roof pitch of the addition was increased from 6:12 to 8:12.
- Ridge height as constructed is 2' taller than approved (32'-6" rather than 30'-5").
- Second story addition encroaches an additional 18" into the original structure.
- Construction of a bump-out approximately 3' wide by 11' long on east elevation of original structure that resulted in the removal of an additional 11' of the original exterior wall and required a change to the approved roof shape.
- Removal of all original wood siding behind the bay window on the west elevation and replacement with cementitious siding.
- Removal of the front porch decking, railing, and ceiling beadboard.
- Installation of a window on the rear portion of the east elevation of the addition.

The applicant requested HAHC retroactive approval for the changes he made in the field. These revisions were denied by HAHC at their August 2014 meeting.

The applicant is again applying for approval for the same scope of work denied in August, except for the replacement of the west elevation siding and front porch elements, which he has agreed to reconstruct appropriately with in-kind materials.

In addition, he proposes a second option for the roof: to remove the top three feet of the current 8:12 roof and rebuild that portion at a 2:12 pitch in order to reduce the overall height by two feet.

See enclosed application materials and detailed project description on p. 4-30 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Denial - does not satisfy criteria 1, 4, 8, 9**

HAHC Action:

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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;
				The 2'-1" increase in height, 18" extension onto the original structure, and the added bump-out on the east elevation negatively impact the historical character of the property. Initial denied proposals included a ridge height of 31'-8" and a bump-out on the east elevation. Working with the owner, staff was able to have the ridge height reduced to 30'-5" in order to be more in scale with the district. However, the owner now requests approval for a ridge height of 32'-6", taller than previously denied versions. The owner also requests approval for the constructed east elevation bump-out even though this element was discouraged by Staff and denied multiple times by HAHC.
☒	☐	☐	(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;
				Encroaching an additional 18" onto the existing structure and bumping-out a portion of the original wall do not preserve the distinguishing character of the structure. Previous denied version of this proposal had the addition encroaching 38% onto the rear of the structure and included an east side bump-out which would destroy original material. These proposals were denied for not preserving the distinguishing character of the building. The owner now requests approval for the east elevation bump-out as well as further encroachment onto the original structure, both of which were, in some capacity, previously denied by the HAHC.
☒	☐	☐	(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;

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☒ ☐ ☐ (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;

The original front porch was removed without approval. The owner has agreed to appropriately reconstruct front porch elements to match original with in-kind materials. During construction, the original siding on the west elevation was removed and replaced with cementitious siding. The owner has also agreed to replace the cementitious siding with wood siding to match original up to the original rear wall of the house. Trim board will delineate the rear wall from the addition, which will feature cementitious siding with a 4" reveal.

☐ ☒ ☐ (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;

The numerous unapproved incursions into the original structure, including the additional 18" on the second-story and the 3' x 11' bump-out on the first-story, negatively impacts the historic integrity of the house. These alterations further impair the essential form of the structure.

☐ ☒ ☐ (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;

Further encroachment of the addition and the construction of the bump-out destroy a significant amount of historic material. The increased height and depth of the addition is not compatible or in scale with the property or the area in which it is located. The proposed secondary roof option (hipped gambrel), devised to reduce the overall height, is not a typical condition found within the Woodland Heights Historic District and is not compatible with the existing historic structure or district.

☒ ☐ ☐ (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.

In previous denied versions of the project, the owner was repeatedly told to remove the east elevation bump-out because it destroyed too much historic material. Initial versions of the proposed addition also included gable roofs, were taller, wider, and out of scale with the existing historic structure.

The project was finally approved in February 2014, after being denied twice. In the approved version, the owner agreed to make several compromises which included hipping the proposed front gable and dropping the overall ridge and eave heights by a foot (from 31'-8" to 30'-5¼"). The addition was also reduced in width (from 65'-4" to 59'-3½") and started closer to the rear wall (32'-8" (62%) back from the front wall to 44' (86%) back from the front wall).

The completed field changes, that the owner now requests approval for, increases the height of the addition by 1 foot taller than previously denied versions (two feet taller than approved). Additionally, the non-approved constructed encroachments and bump-outs destroy original historic material that the owner had previously agreed to retain.

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TIMELINE

11-17-2013: Two-story addition to a contributing one-story historic residence for 528 Highland Street denied at HAHC for being out of scale, encroaching too far forward onto the existing structure, and the excessive removal of original historic material.

01-16-2014: Revised two-story addition to a contributing one-story historic residence for 528 Highland Street denied at HAHC for being out of scale, not subordinate to the existing structure, and not retaining the historic character of the property.

02-13-2014: Revised two-story addition to a contributing one-story historic residence for 528 Highland Street approved at HAHC. The approved design included changes reducing the scale of the addition and the amount of the original house to be removed.

03-04-2014: Building permit issued (#14019826).

04-01-2014: Stop Work order posted by Public Works for unpermitted work that involved the foundation, shiplap, and ceiling joists.

04-24-2014: New COA approved by HAHC to: replace removed interior shiplap with 7/16" OSB (Oriented Strand Board) or 1/2" CDX (Plywood); rebuild the damaged piers and level the house; repair the sagging ceiling joists and add additional joists as structurally required; remove, remediate, and replace termite damaged and rotted subfloor.

05-20-2014: Revision to building permit issued for change to guest bath (#14053452). The revision was issued without Historic approval because permit application identified no changes to square footage and included only a floor plan of the guest bath changes. The project showed a bump-out on a portion of the historic wall and two historic windows that were identified on the COA to be retained.

06-27-2014: While surveying historic structures, staff noticed work that exceeded approved and permitted scope. Photos taken by staff showed inconsistencies with the approved plans – including a gable on the 2nd story roof instead of a hip, a bump-out on the east elevation, and discrepancies in the total height. Staff was not able to conduct a full evaluation or gain access to the property due to a construction fence.

07-02-2014: Public Works posted notice (Red Tag) on site for violation of COA, specifically "addition not to plan." Staff and owner met to discuss the discrepancies between the approved COA and the work on site. Owner agreed to submit as-built drawings and dimensions to compare with COA. Staff informed owner that only permitted work could continue -- all unpermitted activities were to stop unless and until a revised COA was approved. Staff asked for access to property but was denied.

07-09-2014: Owner submitted certified height certificate showing the actual height of the addition. Owner stated that the contractors had removed the gable and started to frame the hip. Staff again told owner to stop unpermitted work.

07-15-2014: Public Works inspector met with owner to discuss scope of work and building code issues.

07-23-2014: Owner met with staff and inspector to discuss the current construction vs. the approved scope of work. Owner informed staff that he continued with the unapproved work, despite staff's earlier suggestions to stop unpermitted activities, in order to weatherproof the house from the elements (the addition was sided, the roof was shingled, etc.)

08-04-2014: Revised COA application submitted to Planning for as-built project. All of the unpermitted work has been completed except for the work on the front porch.

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08-28-2014: Revised COA for as-built project denied at HAHC.

09-08-2014: Revised COA application submitted to Planning for portions of the as-built project. All of the unpermitted work
has been completed except for the work on the front porch.

09-25-2014: Revised COA for as-built project denied at HAHC

10-01-2014: Revised COA application submitted to Planning for portions of the as-built project. All of the unpermitted work has been completed except for the work on the front porch.

10-16-2014: HAHC denial appealed at Planning Commission; HAHC decision upheld

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Building Classification
- Contributing
- Non-Contributing
- Park

PROPERTY LOCATION
WOODLAND HEIGHTS HISTORIC DISTRICT

N

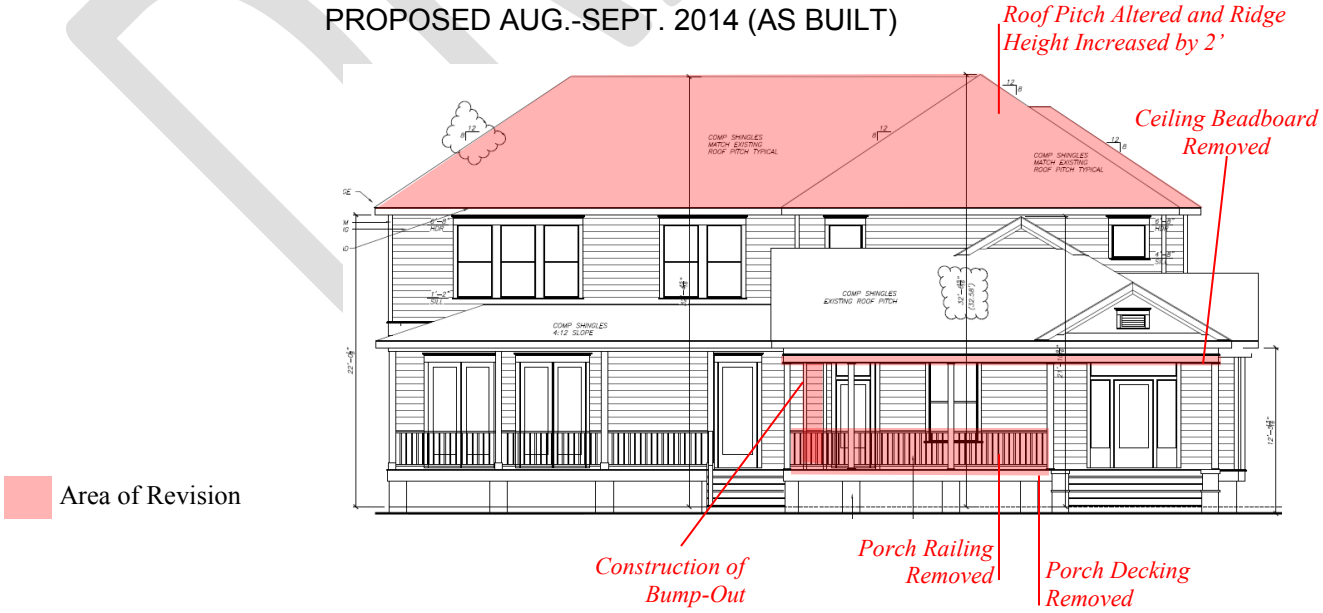
CURRENT PHOTOS

NORTH ELEVATION – FRONT FACING HIGHLAND STREET

EXISTING

APPROVED FEBRUARY 2014

PROPOSED AUG.-SEPT. 2014 (AS BUILT)

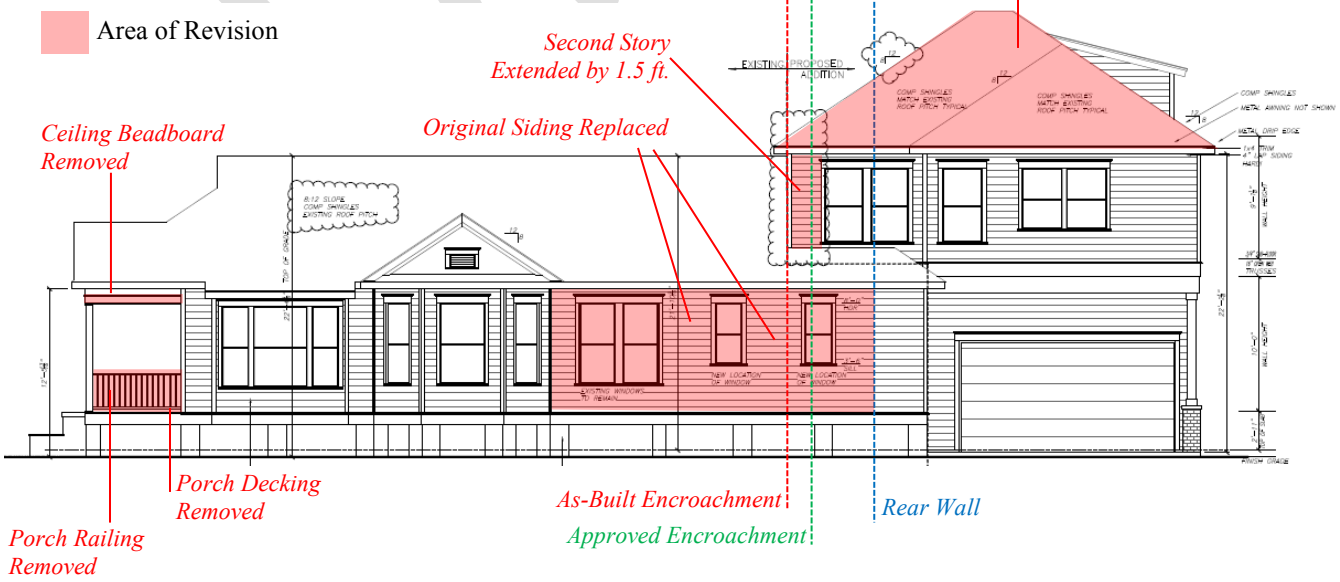


WEST SIDE ELEVATION (FACING NORTHWOOD STREET)

EXISTING

APPROVED FEBRUARY 2014

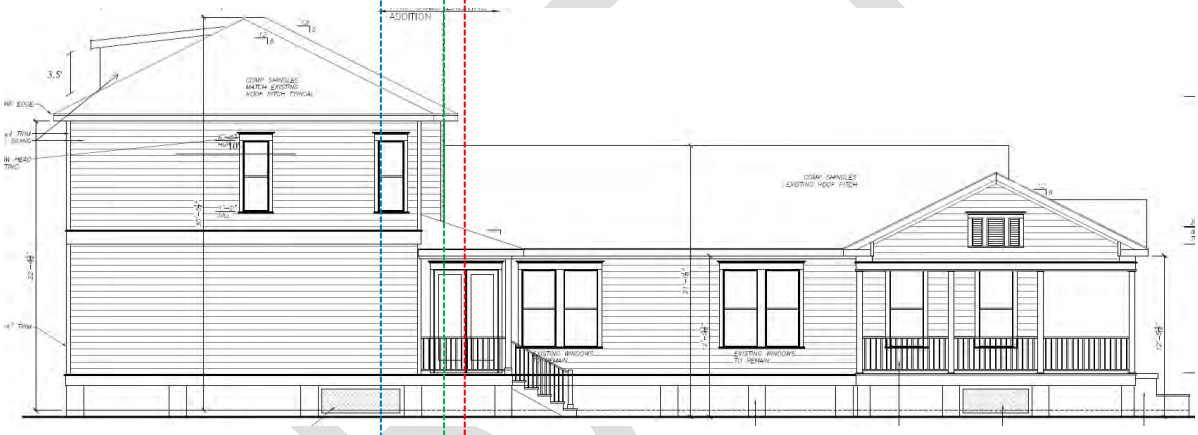
PROPOSED AUG.-SEPT. 2014 (AS BUILT)



EAST SIDE ELEVATION

EXISTING

APPROVED FEBRUARY 2014



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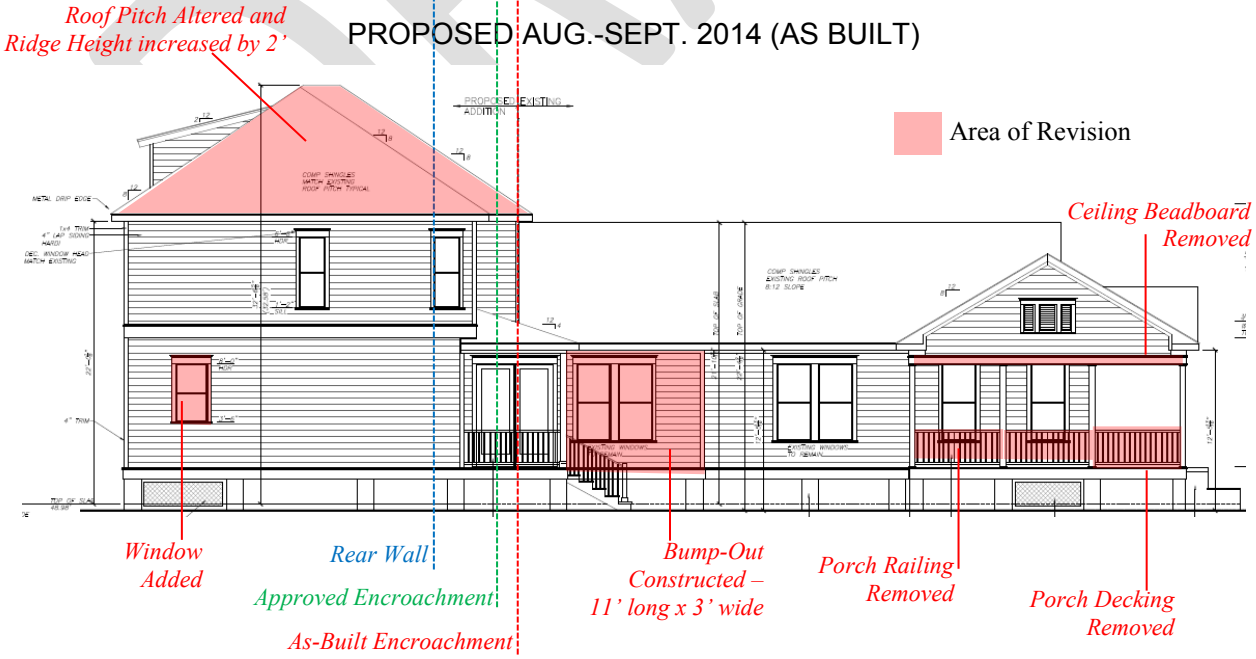
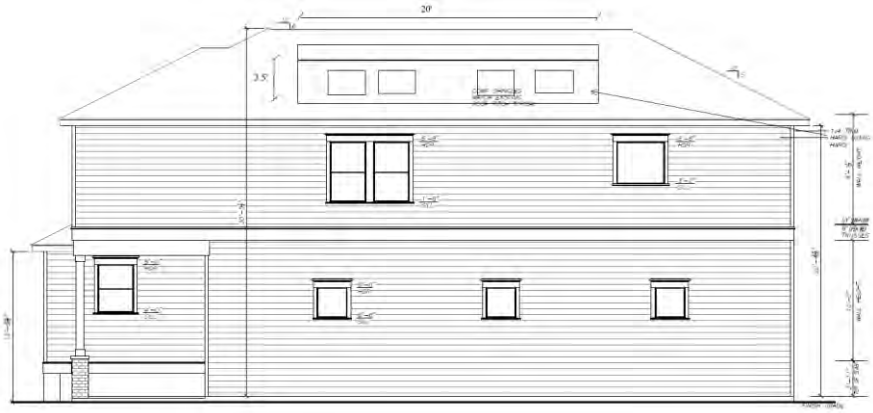


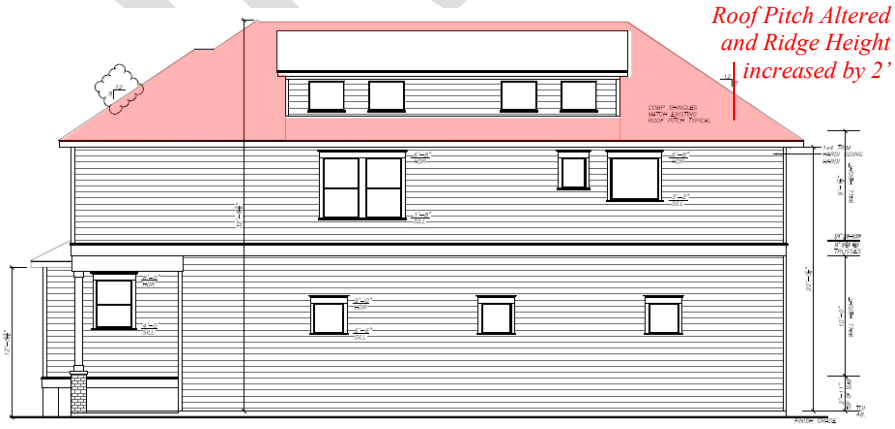
SOUTH (REAR) ELEVATION

EXISTING

APPROVED FEBRUARY 2014



PROPOSED AUG.-SEPT. 2014 (AS BUILT)

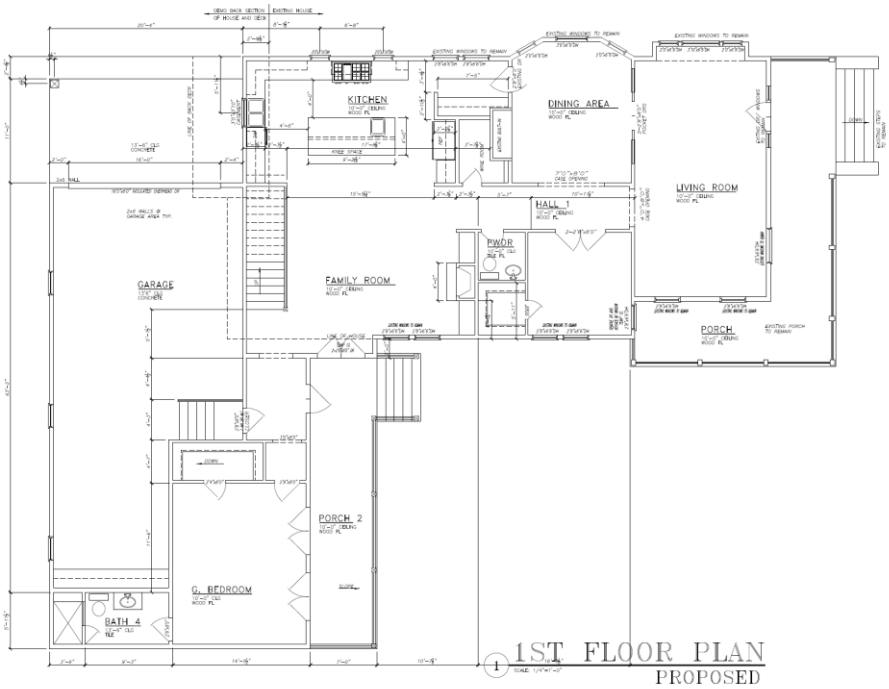


Area of Revision

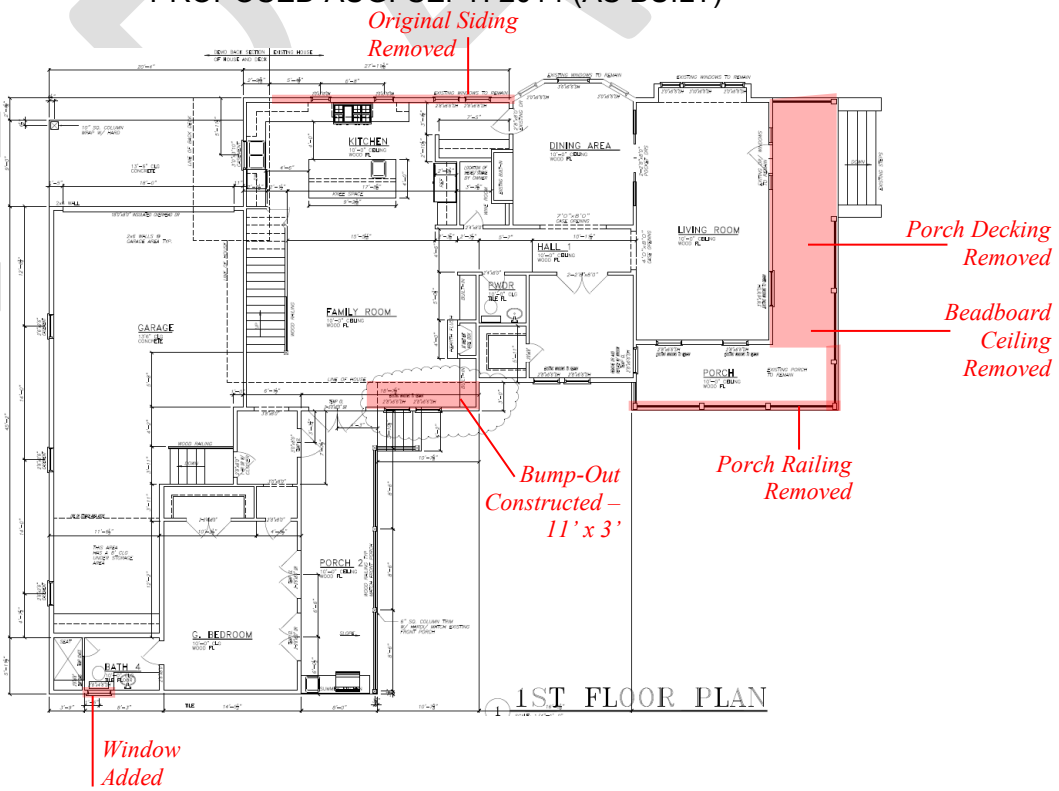
FIRST FLOOR PLAN

N ➡

APPROVED FEBRUARY 2014



PROPOSED AUG.-SEPT. 2014 (AS BUILT)

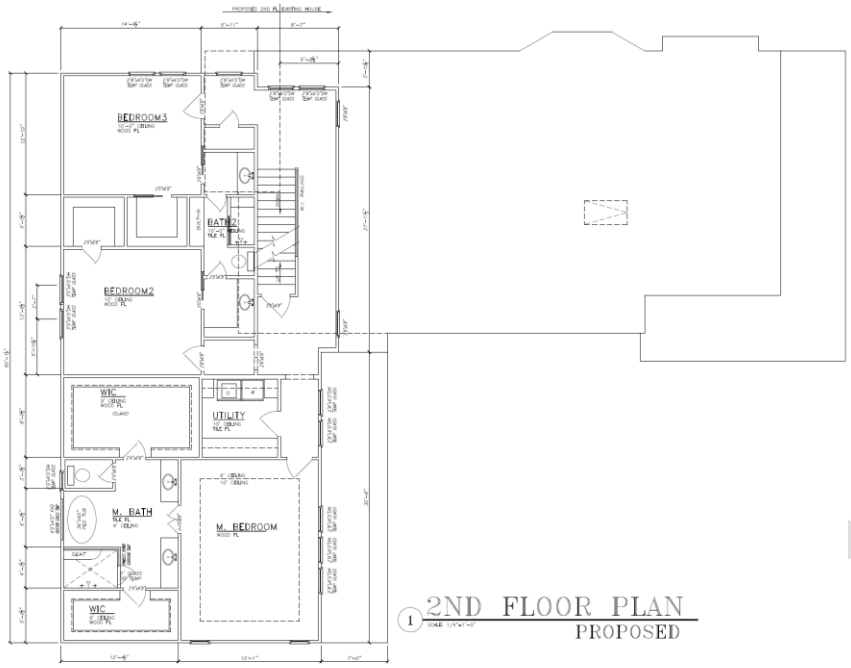


Area of Revision

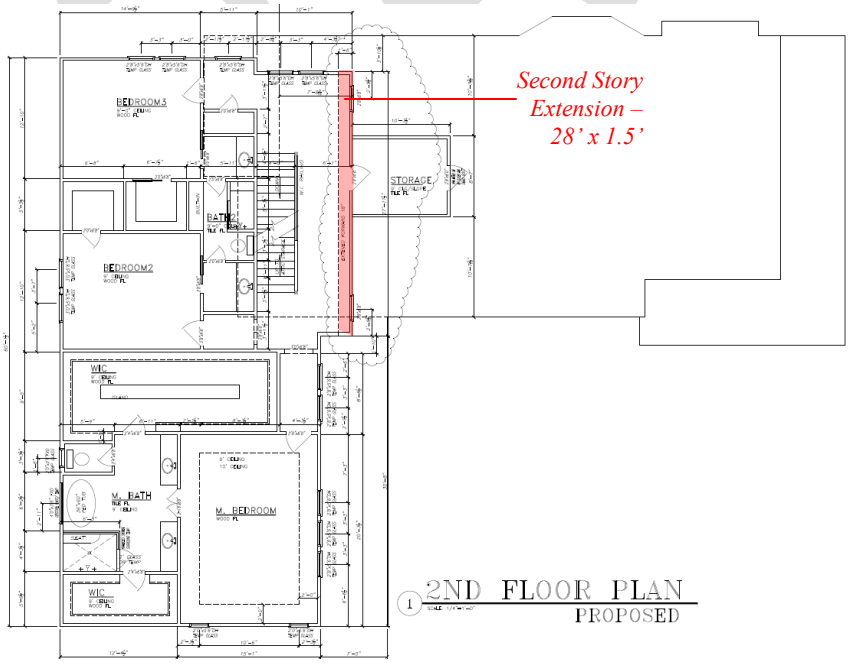
N ➡

SECOND FLOOR PLAN

APPROVED FEBRUARY 2014



PROPOSED AUG.-SEPT. 2014 (AS BUILT)

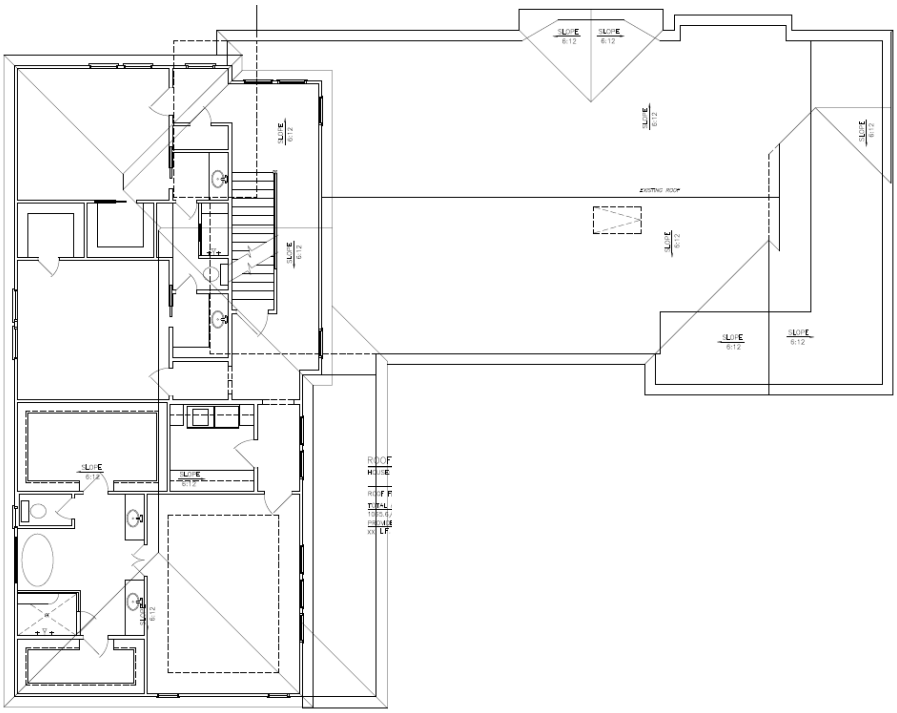


Area of Revision

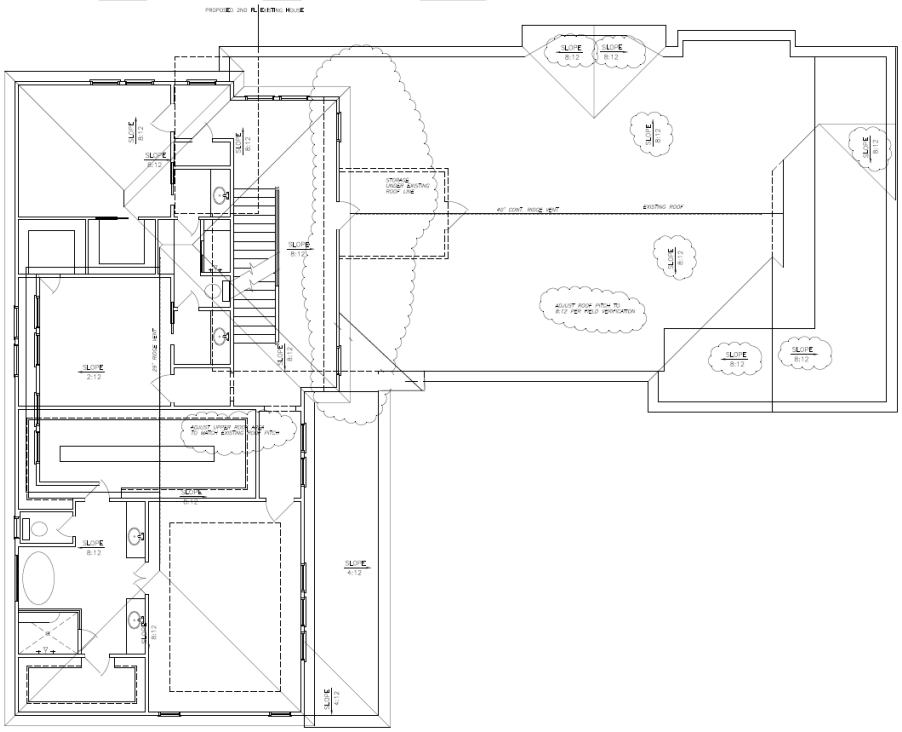
ROOF PLAN

N ➡

APPROVED FEBRUARY 2014



PROPOSED AUG.-SEPT. 2014 (AS BUILT)



COMPLIANCE DOCUMENTATION

PERMITTING INFO

Project #14019826

Recorded	Permit	Insp	Comment Text
07/24/2014	13	139	NEED NEW C OF A
07/24/2014	GE	PRN	New COA required, scope exceeded. Owner met with PDD HPO 7.23.14.
07/24/2014	GE	PRN	*** CALL HPO 713-837-7963 FOR TEMP OVERRIDE FOR WORK NOT ASSOCIATED
07/24/2014	GE	PRN	WITH COA ***
07/02/2014	13	139	NOT TO PLAN. SEE HISTORICAL, REVISE.
06/11/2014	13	13W	Frnt porch at addition ok.
06/09/2014	ES		SAWPOLE CUT IN #919826 9 AM
06/06/2014	ES	ESF	esf -3-#4. ems-210032.
06/04/2014	13	13W	Clips/straps .
06/02/2014	13	13W	Prev corrctions incomplete .See tags on site.
05/30/2014	13	13X	NO PLANS OR PERMITS ON SITE.
05/30/2014	13	13X	plan and permit onsite corrections not made
05/28/2014	13	13W	Anchor bolts nuts washers not installed. Coln at gar not
05/28/2014	13	13W	installed per plan. Frny porch colns not installed &
05/28/2014	13	13W	strapped per plan.
04/18/2014	13	13X	addition piece less porch. less insul.
04/18/2014	13	13X	missing hanger at triple mop
04/17/2014	13	13X	CANCELLED BY MICHEAL
04/04/2014	13	13S	rcvd pier letter, Debra A Banas Czapski 54232.
04/03/2014	13	138	APPROVED PER MARGARET WALLACE BROWN
04/01/2014	13	133	PENDIN OIER LETTER, ENGINEER ON SITE
04/01/2014	13	138	Posted stop work order. Foundation worker asked to leave.
03/04/2014	GE	PRN	******** HISTORICAL ********
03/04/2014	GE	PRN	Issuance of this permit does not waive compliance with the Historic
03/04/2014	GE	PRN	Preservation Ordinance per City of Houston Municipal Code of
03/04/2014	GE	PRN	Ordinances Chapter 33 Article VII. For more information, contact 713
03/04/2014	GE	PRN	-837-7963.
03/04/2014	GE	PRN	Project must conform to the Certificate of Appropriateness. Revisions
03/04/2014	GE	PRN	to a project require Planning/Historical review and/or a new
03/04/2014	GE	PRN	Certificate of Appropriateness.
02/26/2014	13	PRN	NEW RESIDENTIAL ADDITION /REMODEL
02/26/2014	13	PRN	ADDITIONAL PERMITS ARE REQUIRED ELEC./PLUMB./HVAC.
02/26/2014	13	PRN	JAMES E. DEAVER JR. P.E.# 96663 FOR FOUNDATION FRAME ROOF WINDLOAD.
02/26/2014	13	PRN	TRUSS PLAN REVIEW AND PERMIT REQUIRED PRIOR TO INSTALLATION.
02/26/2014	13	PRN	N.I.F.

Project # 14053452

(Project submitted with different floor plan showing bump-out on east elevation; not routed through Historical)

Recorded	Permit	Insp	Comment Text
05/20/2014	RV	PRN	Scope of revision; Changing first floor guest
05/20/2014	RV	PRN	bathroom lay-out in guest bedroom.

HEIGHT CERTIFICATION

CITY OF WEST UNIVERSITY PLACE

HEIGHT CERTIFICATION
Principal & Rear Yard Structures

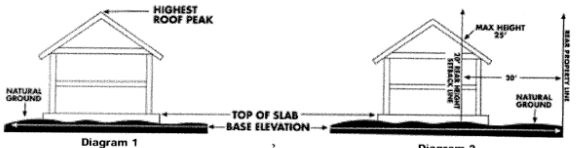


Diagram 1
Principal & "Detached" Rear Yard Structures

Diagram 2
"Attached" Rear Yard Structures

PROJECT BENCHMARK 48.61
*(Benchmark must be the same as benchmark used for **Base Elevation Certificate**)*

LOCATION OF BENCHMARK
- (●) Top of Curb
- ( ) Nail on Power Pole
- ( ) Nail in Tree
- ( ) Other NAIL IN ROAD

STEPS TO DETERMINE THE HEIGHT OF STRUCTURES:
1. From PROJECT BENCHMARK, determine TOP OF SLAB ELEVATION.
2. When framing is complete, determine distance from TOP OF SLAB to HIGHEST ROOF PEAK. If "ATTACHED" REAR YARD STUCTURE, see *Diagram 2* and use **20' Rear Height Setback Line** for your HIGHEST POINT.
3. Subtract BASE ELEVATION from HIGHEST ROOF PEAK ELEVATION (or HIGHEST POINT at the **20' Rear Height Setback Line)** to determine STRUCTURE HEIGHT above base elevation.

		PRINCIPAL STRUCTURE		REAR YARD STRUCTURE (○ Attached ● Detached *(check one)*)
TOP OF SLAB ELEVATION		48.98		
TOP OF SLAB TO HIGHEST ROOF PEAK	+	32.58	+	
HIGHEST ROOF PEAK ELEVATION	=	81.48	=	
BASE ELEVATION *(from Base Elevation Certificate)*	−	49.15	−	
HEIGHT OF STRUCTURE*	=	32.33	=	
		**MAX Height = 35' above Base Elevation*		**MAX Height = 25' above Base Elevation*

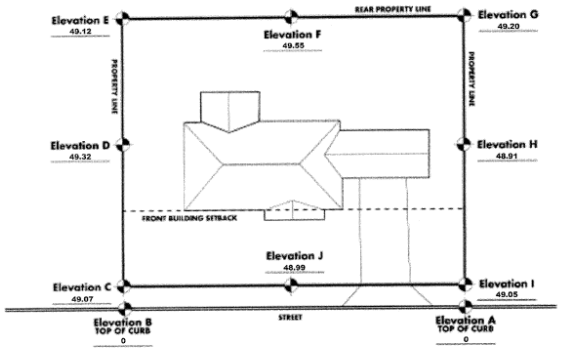
Property Address: 528 Highland St.
Lot Lot 8 & 7 **Block** 20 **Section** ____
Subdivision Woodland Heights
NOTES:

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR TERRANCE P. MISH 4981

ORIGINAL ENGINEER OR SURVEYOR SIGNATURE
07/09/2014
DATE

CITY OF WEST UNIVERSITY PLACE

BASE ELEVATION CERTIFICATE



LOCATION OF PROJECT BENCHMARK
- ( ) Top of Curb
- ( ) Nail on Power Pole
- ( ) Nail in Tree
- (●) Other MAG NAIL IN STREET

YOU MUST USE THE SAME PROJECT BENCHMARK FOR
1. HEIGHT CERTIFICATION FOR PRINCIPAL AND REAR YARD STRUCTURES
2. DRAINAGE PLANS
3. SITE PLANS

METHOD A
Elevations A + B / 2 = Base Elevation 0.00

METHOD B
Elevations C + D + E + F + G + H + I + J / 8 = Base Elevation 49.15

BASE ELEVATION 49.15

NOTE: *Failure to establish base ground elevation prior to disturbance of undisturbed soil, construction or demolition may require the use of **METHOD A** in determining base ground elevation.*

Property Address: 528 Highland Street
Lot Lot 8 & 25' of 7 **Block** 20 **Section** ____
Subdivision Woodland Heights
NOTES:

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR TERRANCE P. MISH 4981

ORIGINAL ENGINEER OR SURVEYOR SIGNATURE
07/08/2014
DATE

CITY OF WEST UNIVERSITY PLACE • Base Elevation Certificate • REV. 10.26.04

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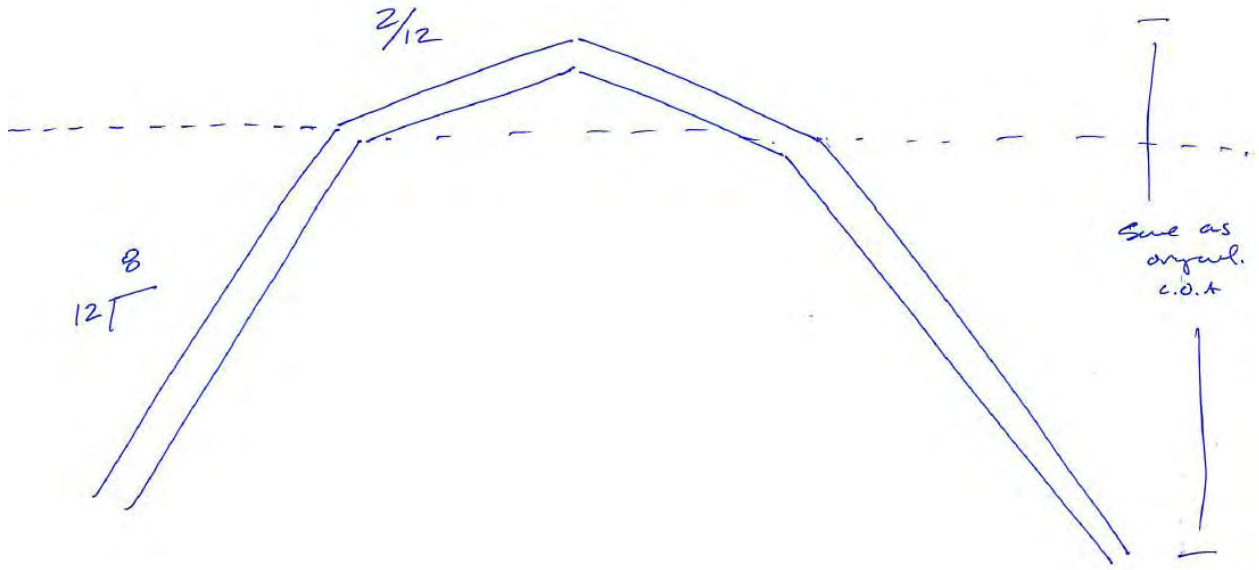
PROPOSED ROOF ALTERATION

TO LOWER ROOF HEIGHT BY TWO FEET



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PHOTOS

Applicant Photo; Gable removed (hipped)

Applicant Photo

PHOTOS

Applicant Photo

Applicant Photo; removed porch decking

PHOTOS

Staff Photo: 06/27/2014

Applicant Photo; showing re-sided west wall
Applicant continued to work after notified to stop all unpermitted work

PHOTOS

Staff Photo: 06/27/2014

Staff Photo: 06/27/2014

PHOTOS

Staff Photo: 06/272014; Showing gable

Applicant Photo

PHOTOS

Applicant Photo; Removed beadboard porch ceiling

Applicant Photo; Altered porch column

PHOTOS

Applicant Photo; Removed original porch railings

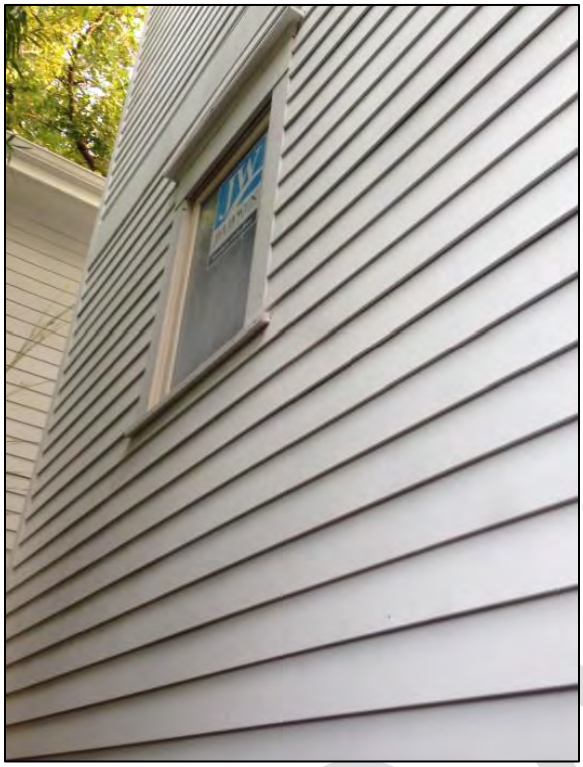
Applicant Photo; Unapproved bump-out on east elevation

PHOTOS

Applicant Photo; replaced boards with cementitious siding

Applicant Photo; Second-story addition encroaches an additional 18” onto original house

PHOTOS



Applicant Photo; Unapproved bathroom window

Applicant Photo; Missing/Broken trim

Applicant Photo; Replacement porch decking and beadboard on site

PHOTOS

Applicant Photo; Missing/Broken window sill

Applicant Photo; Damaged siding

GOOGLE IMAGES

(MAY 2011)

(JULY 2013)

GOOGLE IMAGES

(FEBRUARY 2014)

(MARCH 2014)

PROJECT DETAILS

Shape/Mass: The following list details how the shape and mass of the proposed addition and existing structure has been altered and now exceeds the scope of work as outlined in the approved Certificate of Appropriateness:

- The second story addition extends 18" farther onto the original house than approved. This encroachment runs for 28' along the front elevation. No explanation of why this happened has been provided.
- Bump-out on east elevation. A 2'-10 wide by 10'-9" deep bump-out on the first-story of the original structure was constructed. In order to bump out the existing wall, historic material was destroyed. The original windows from the demolished wall have been installed in the bump-out.
- According to the applicant, the foundation company installed the piers based on the "bid set" of plans which included this portion of the addition. The final COA approved plans did not include this portion. The framer continued on with the error and it was not realized until the framing was complete.
    - In previous denied versions of the project, the owner was repeatedly told to remove the east elevation bump-out because it destroyed too much historic material. When the project was finally approved in February 2014, the existing original east elevation was retained as requested by staff.
- Structure taller than approved. Due to the increase in roof pitch, the actual ridge of the addition is 2'-1" taller than approved. The approved ridge height was 30'-5" while the structure currently has a height of 32'-6".
- See drawings and photos for more detail.

The applicant is seeking approval for the above work that expands the approved plans and that has already been completed.

Exterior Materials: The construction of the east elevation bump-out destroyed original wood siding. The constructed bump-out is clad in cementitious lap siding with a 4" reveal.
See drawings and photos for more detail.

Roof: The following list details instances where work on the roof exceeds the scope of work as outlined in the approved Certificate of Appropriateness:

- Constructed a front gable roof as opposed to a hipped roof. Inconsistencies were discovered with the approved stamped set of plans. Plans showed a hipped roof on all elevations and a gable roof on the roof plan.
- When roof shape discrepancy was discovered, and after a meeting in which staff advised the applicant to stop all wok until a list of all unapproved work can be compiled, the applicant notified staff that his construction crew tore off the gable and constructed a hip.
- Incorrect roof pitches. Plans note that existing roof pitch is 6:12 and that the proposed addition roof was to match existing at 6:12. However, the applicant's designer incorrectly "eyeballed" the existing roof pitch at 6:12. The existing roof pitch is actually 8:12 and therefore, the roof of the addition was built at 8:12 (to match existing) and not at 6:12 as proposed. If staff was aware of the existing 8:12 roof pitch, staff would have advised that applicant to reduce the roof pitch to 6:12, or lower, in order to reduce the height of the structure.
- The applicant has proposed an option to remove the top three feet of the current 8:12 roof and rebuild that portion at a 2:12 pitch to reduce the overall height by two feet. This proposed option would create a hipped gambrel roof. This plan, however, does not address the issues of the bump-outs and loss of material.
- See drawings and photos for more detail.

The applicant is seeking approval for the above roof work that has already been completed.

DRAFT