

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** August 4, 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 west elevation of the addition.

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

*Staff recommends that the owner be required to build in accordance with the earlier approved COA, to remove all unapproved work already performed, and to make repairs with in-kind materials.*

**HAHC Action:** -

## 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, the replacement of portions of the original siding, the removal of the porch railing and porch ceiling beadboard, and the added bump-out on the east elevation negatively impact 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;
- Replacing the original siding, porch ceiling beadboard, porch railing, while 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.*
- (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;
- 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) and removal of the original wood siding on the west side has been structurally invasive and has resulted in the loss of much historic material that was to be retained which 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;

*Replacement of portions of siding and porch elements, the further encroachment of the addition, and the construction of the bump-out destroys 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.*

- (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.

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**TIMELINE**

- 11-17-2013: Two-story addition to a contributing one-story historic residence denied at HAHC for 528 Highland Street.
- 01-16-2014: Revised two-story addition to a contributing one-story historic residence denied at HAHC for 528 Highland Street.
- 02-13-2014: Revised two-story addition to a contributing one-story historic residence approved at HAHC for 528 Highland Street after modifications were made to the design in order to reduce the scale of the addition and the amount of the original house that was being 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 damages and rotted subfloor.
- 05-20-2014: Revision to building permit issued for change to guest bath (#14053452). Applicant's scope of work included no changes to square footage, so no historic hold was triggered in permitting system. The floor plan submitted for the revision included changes to the project on the east elevation, including the removal of a portion of the historic wall and two historic windows which were to be retained per the COA. The revised floor plan was not accompanied by revisions to structural plans or to the elevations approved in the COA or the building permit.
- 06-27-2014: Staff noticed work on the structure exceeded approved and permitted scope while conducting work in the field. 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. Staff discovered that the roof on the elevations (hipped) submitted for both the COA and the building permit plans did not match the submitted roof plans (gable).
- 07-02-2014: Public Works posted notice (Red Tag) on site for violation of COA, addition not to plan. Staff and owner met to discuss the many discrepancies between the approved COA and the work on site. Owner agreed to submit a list of discrepancies along with as-builts to verify height of addition among other changes. 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 to visit site, but was turned away by owner.
- 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 scope of work 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.



**Building Classification**

- Contributing
- Non-Contributing
- Park

**PROPERTY LOCATION**

**WOODLAND HEIGHTS HISTORIC DISTRICT**



CURRENT PHOTOS



NORTH ELEVATION – FRONT FACING HIGHLAND STREET

EXISTING



APPROVED FEBRUARY 2014



PROPOSED AUGUST 2014 (AS BUILT)



Area of Revision

WEST SIDE ELEVATION (FACING NORTHWOOD STREET)

EXISTING



APPROVED FEBRUARY 2014



PROPOSED AUGUST 2014 (AS BUILT)

Roof Pitch Altered and Ridge Height Increased by 2'

Area of Revision

Ceiling Beadboard Removed

Second Story Extended by 1.5 ft.

Original Siding Replaced

Porch Decking Removed

As-Built Encroachment

Approved Encroachment

Rear Wall

Porch Railing Removed

### EAST SIDE ELEVATION

#### EXISTING

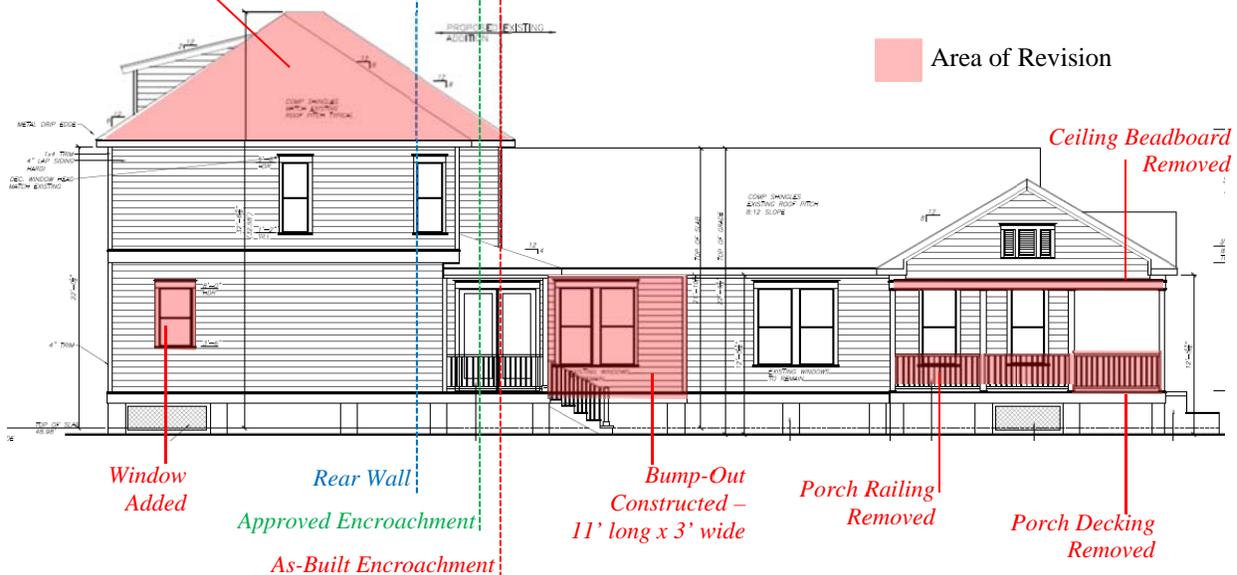


APPROVED FEBRUARY 2014



PROPOSED AUGUST 2014 (AS BUILT)

*Roof Pitch Altered and Ridge Height increased by 2'*



**SOUTH (REAR) ELEVATION**  
**EXISTING**



**APPROVED FEBRUARY 2014**



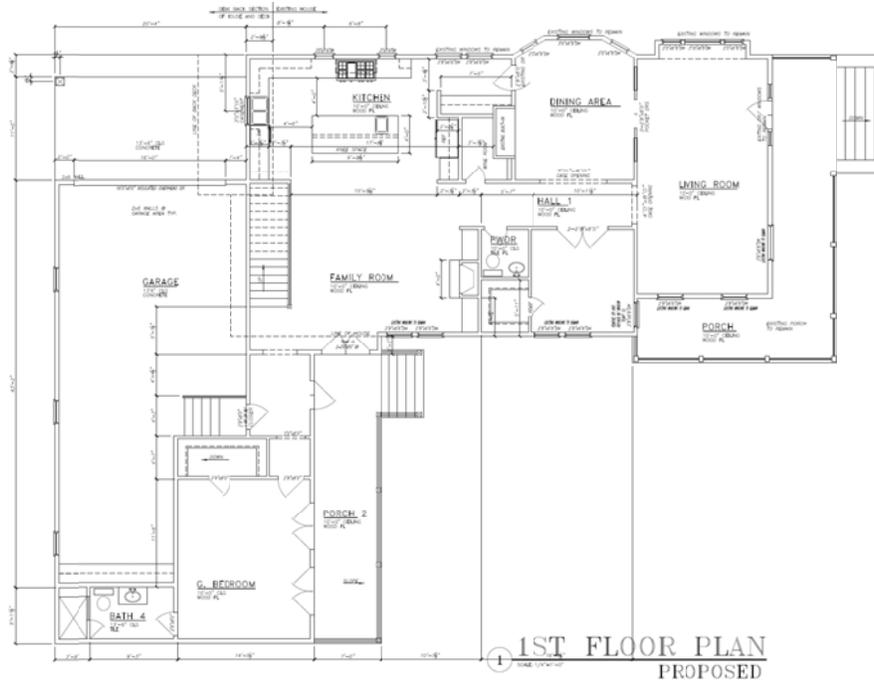
**PROPOSED AUGUST 2014 (AS BUILT)**



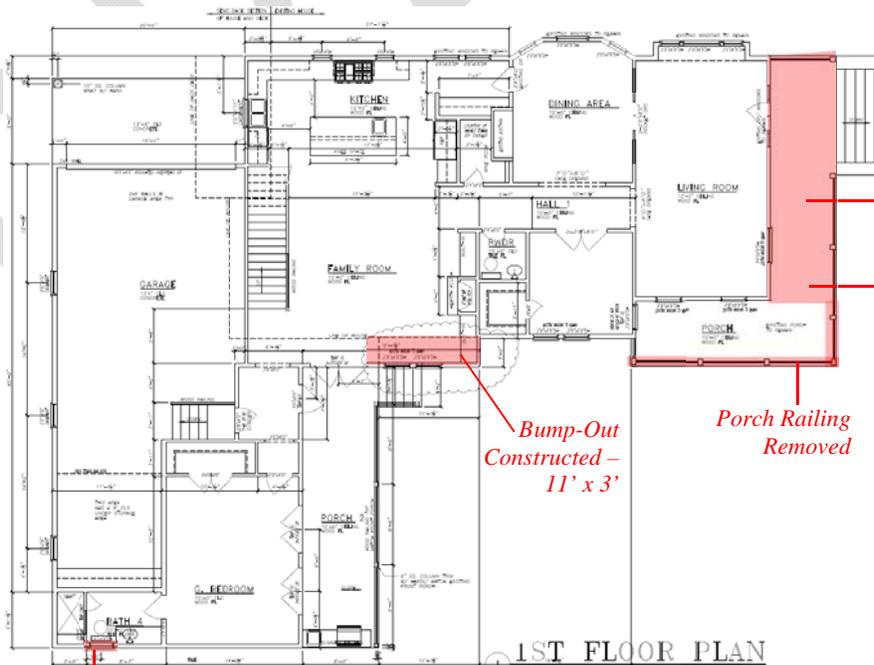
 Area of Revision



FIRST FLOOR PLAN  
APPROVED FEBRUARY 2014



PROPOSED AUGUST 2014 (AS BUILT)



Porch Decking  
Removed

Beadboard  
Ceiling  
Removed

Porch Railing  
Removed

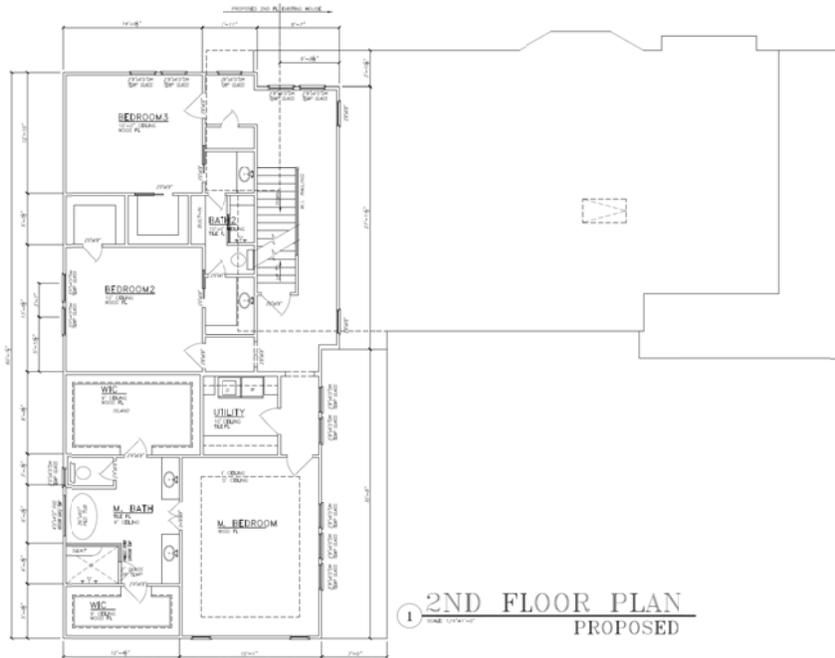
Bump-Out  
Constructed -  
11' x 3'

Window  
Added

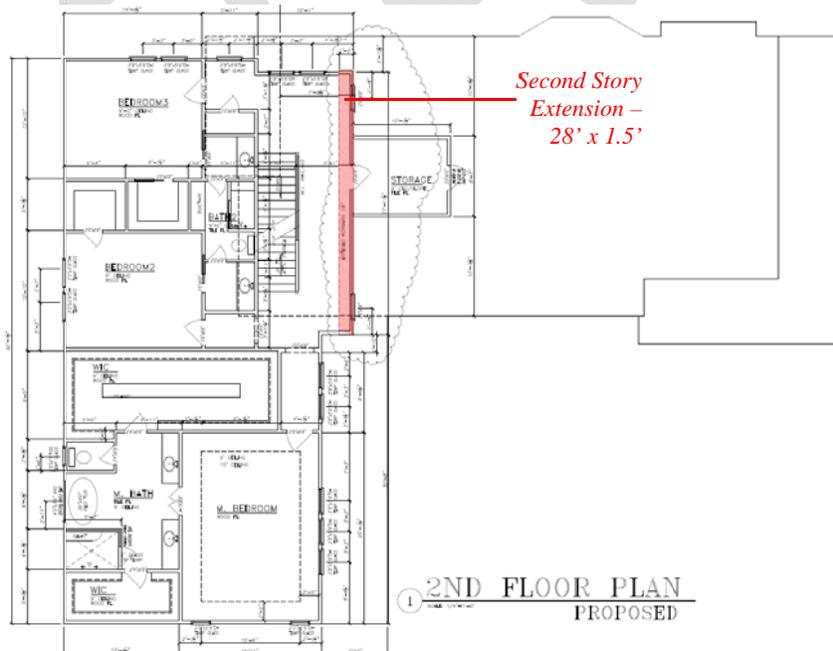


**SECOND FLOOR PLAN**

APPROVED FEBRUARY 2014



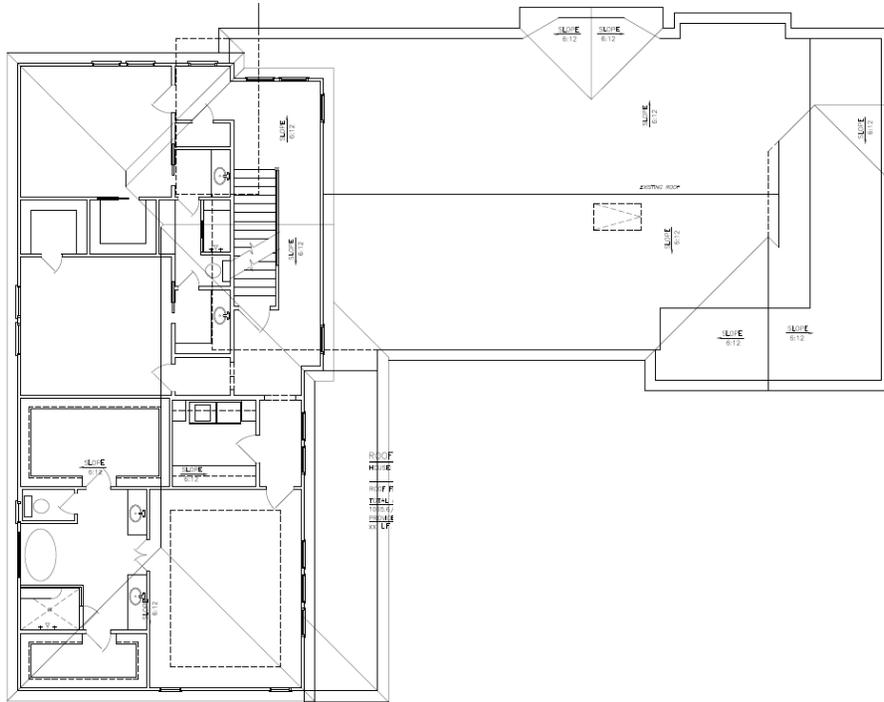
PROPOSED AUGUST 2014 (AS BUILT)



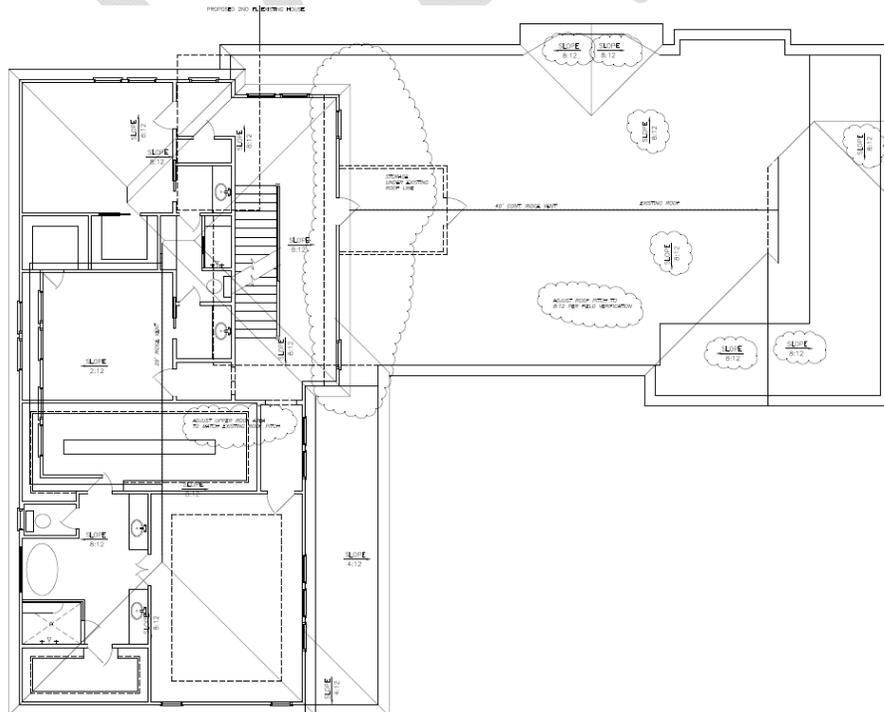


### ROOF PLAN

APPROVED FEBRUARY 2014



### PROPOSED AUGUST 2014 (AS BUILT)



## COMPLIANCE DOCUMENTATION

## PERMITTING INFO

**Project #14019826**

<b>Recorded</b>	<b>Permit</b>	<b>Insp</b>	<b>Comment Text</b>
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 corrcions 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)

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

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: 06/27/2014; 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)



**HEIGHT CERTIFICATION**

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## 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. Fortunately, the original windows from this location, which were removed, were later 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.
  - o 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.

**Windows/Doors:** A 2'-0" x 3'-0" window was added to the bathroom at the very rear of the east side of the residence. According to the applicant, the plans were changed to include this window and the permit runner took them to the city for approval. However, the permit runner did not take the plans to Planning for Historical approval. See drawings and photos for more detail.

The applicant is seeking approval for the above window work which has already been completed.

**Exterior Materials:** The following list details instances where work on exterior materials located on the existing structure has been altered and exceeds the scope of work as outlined in the approved Certificate of Appropriateness:

- Removed original siding south of the existing bay windows on west elevation. This siding should have been retained and repaired but not removed. The siding was removed wholesale during the installation of two new approved windows. The existing siding was replaced with 4" cementitious siding.
- The 1"x4" front porch wood decking was removed.
- The porch ceiling wood beadboard was removed.
- Existing wood porch railings were removed.
- Treated blocking was added to porch columns to make them level.
- Cementitious trim was used to replace existing wood trim around the porch.
- Portions of damaged wood siding have been replaced with cementitious siding.
- See drawings and photos for more detail.

The applicant is seeking approval for the above work on the exterior materials that has already been completed and approval for the work that needs to be completed. The applicant plans on using new wood for the porch decking, beadboard, and railings that will be installed.

**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 work 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 "eyeballed" the existing roof pitch and was incorrect with 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. 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.
- See drawings and photos for more detail.

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

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