CERTIFICATE OF APPROPRIATENESS

Application Date: August 6, 2014

Applicant: Gary Chandler, Gary R. Chandler Architecture & Interiors for Gerald W. Bodzy, 1144 Yale LLC, owner

Property: 110- 112 W. 12th Street, Lot 24, Block 201, Houston Heights Subdivision. The property includes a three historic two-story brick veneered and wood framed commercial buildings situated on a 6,600 square foot (50' x 132') corner lot.

Significance: Contributing 2-story Commercial brick buildings, constructed circa 1916 and 1922, located in the Houston Heights Historic District East.

Proposal: Alteration – Replace existing windows, restore missing windows, and restore commercial storefront. Extend rear wall of corner building.

- Replace damaged 1-over-1 wood windows with new 1-over-1 wood windows; install new windows in openings missing windows.
- Restore original commercial entrances; install inset glass storefronts at garage door openings.
- Extend the south wall of corner building 4'-2".
- Install a new exterior staircase on the south elevation.

See enclosed application materials and detailed project description on p. 6-28 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Approval**

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;
☒	☐	☐	(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.

N

PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification
- Contributing
- Non-Contributing
- Park

CURRENT PHOTO

NEIGHBORING PROPERTIES

100 W. 12th – Noncontributing – 1960 (neighbor)

107 W. 12th – Contributing – 1914 (across street)

1201 Heights– Contributing – 1934 (across street)

3D RENDERING – FRONT FACING W. 12th Street

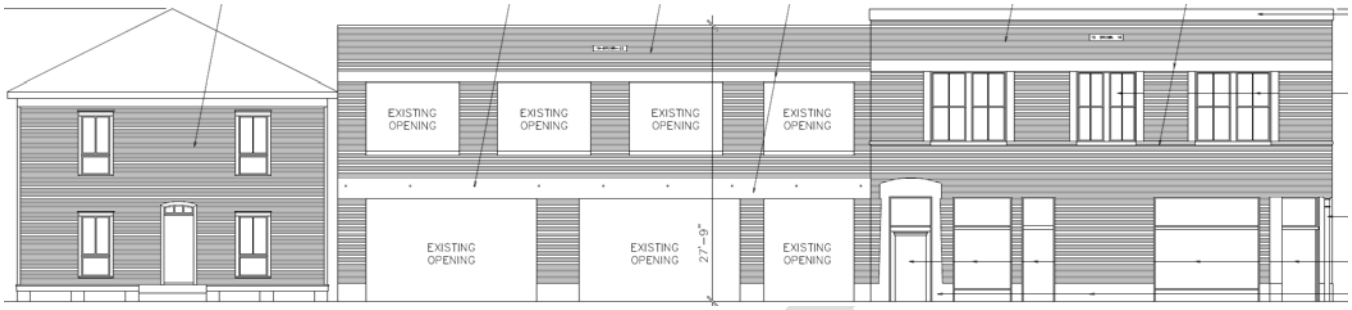
PROPOSED

REAR SOUTH ELEVATION

PROPOSED

NORTH ELEVATION – FRONT FACING W. 12th Street

EXISTING



PROPOSED

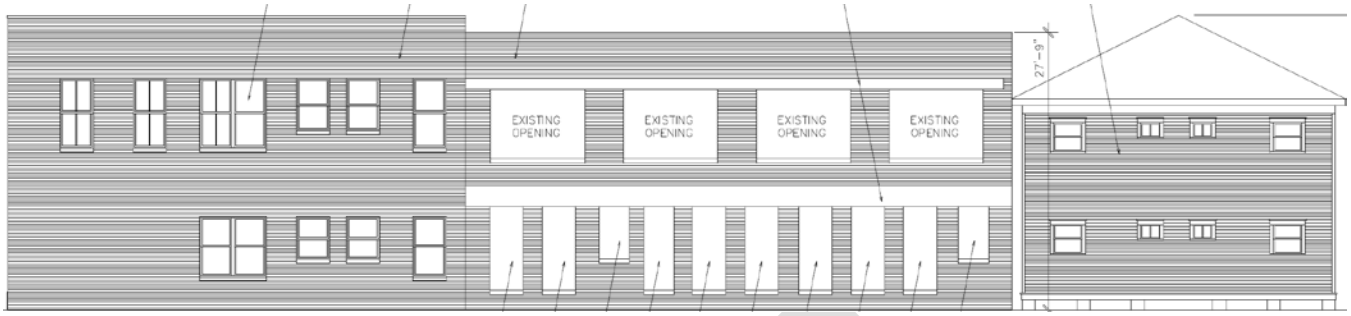
WEST SIDE ELEVATION- FACING YALE STREET

EXISTING

PROPOSED

SOUTH (REAR) ELEVATION

EXISTING

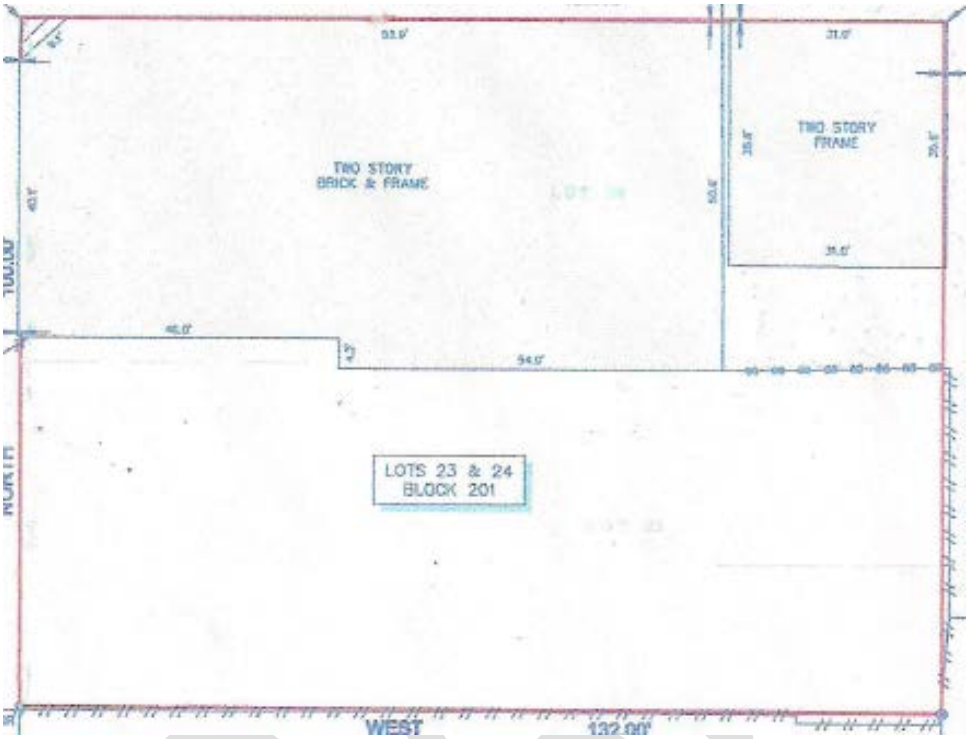


PROPOSED

N

SITE PLAN

EXISTING



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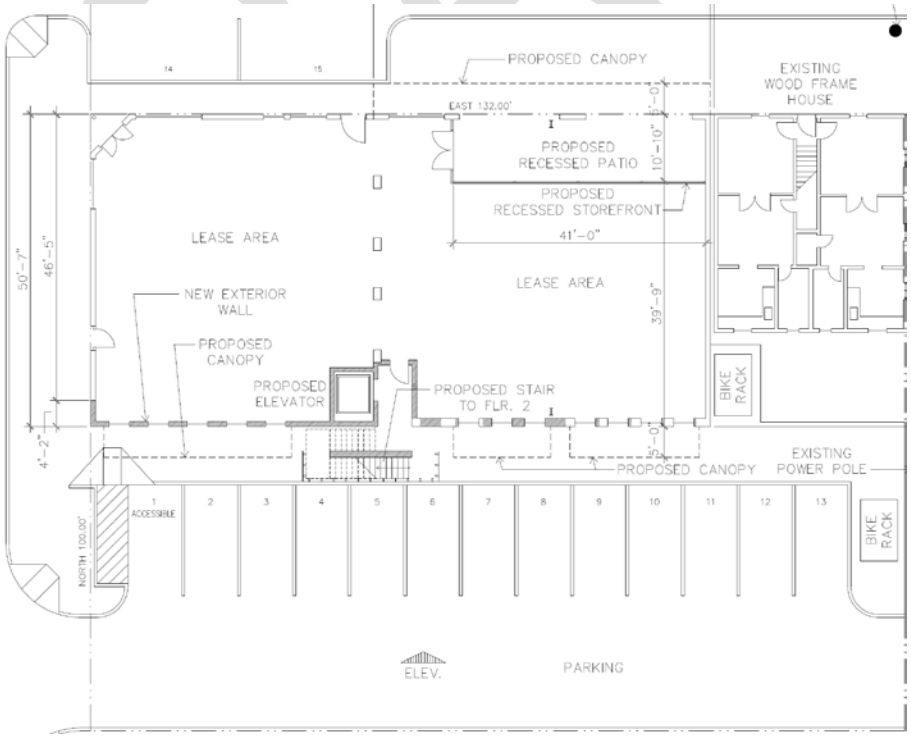
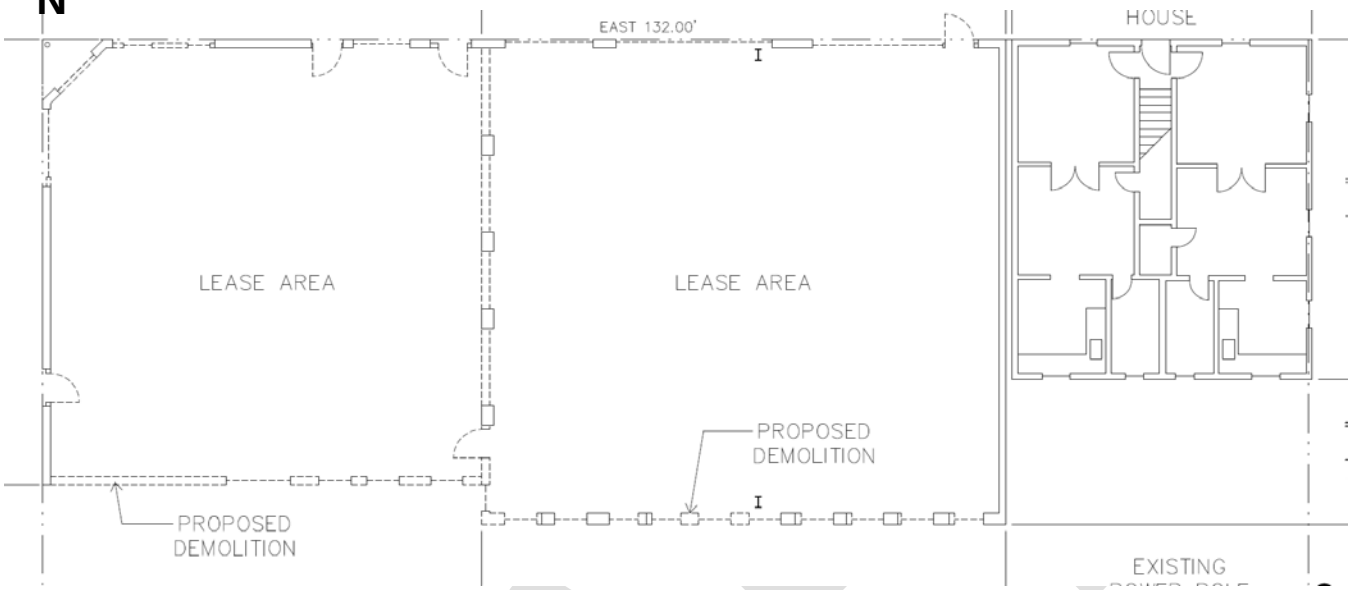
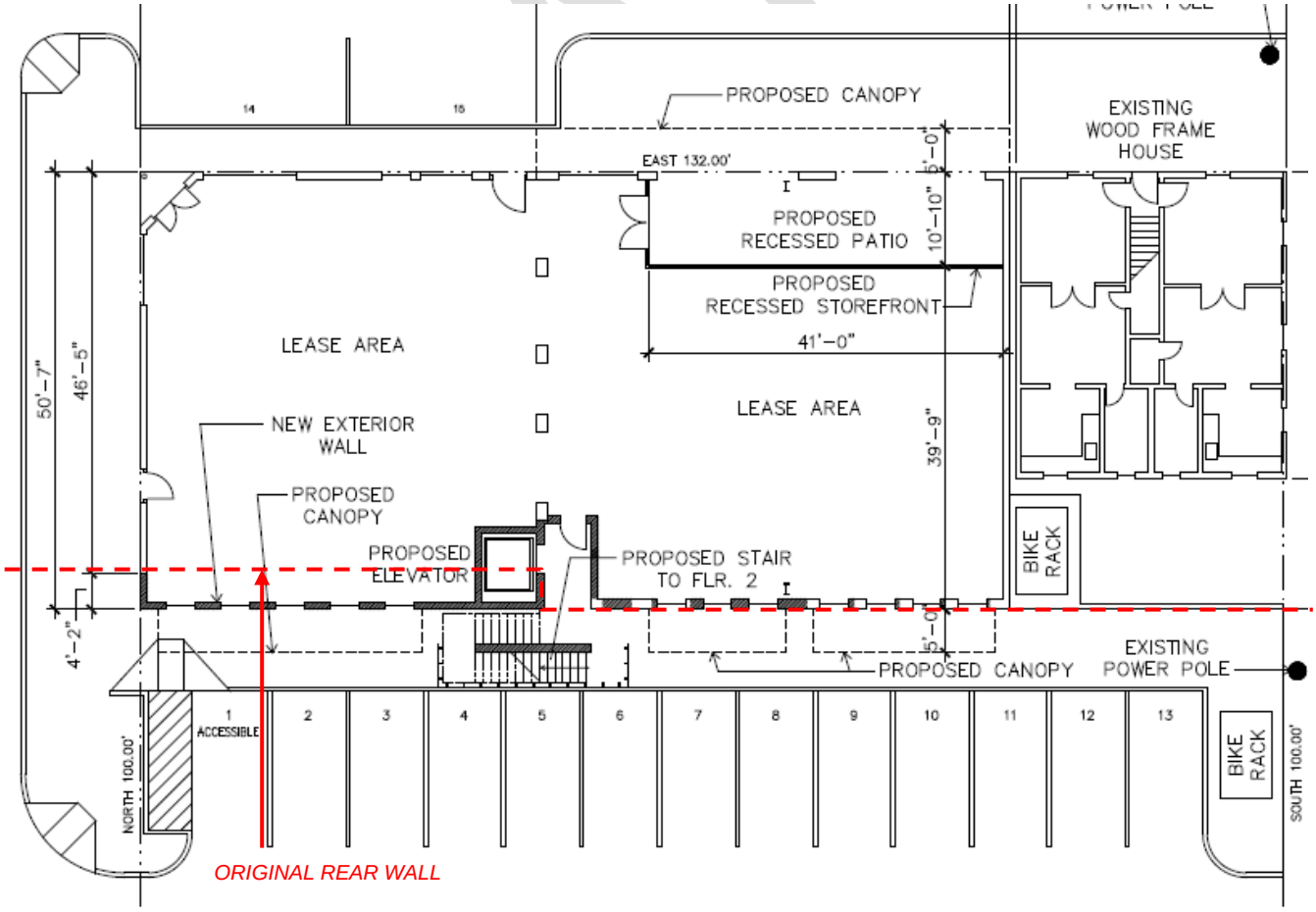


FIRST FLOOR PLAN

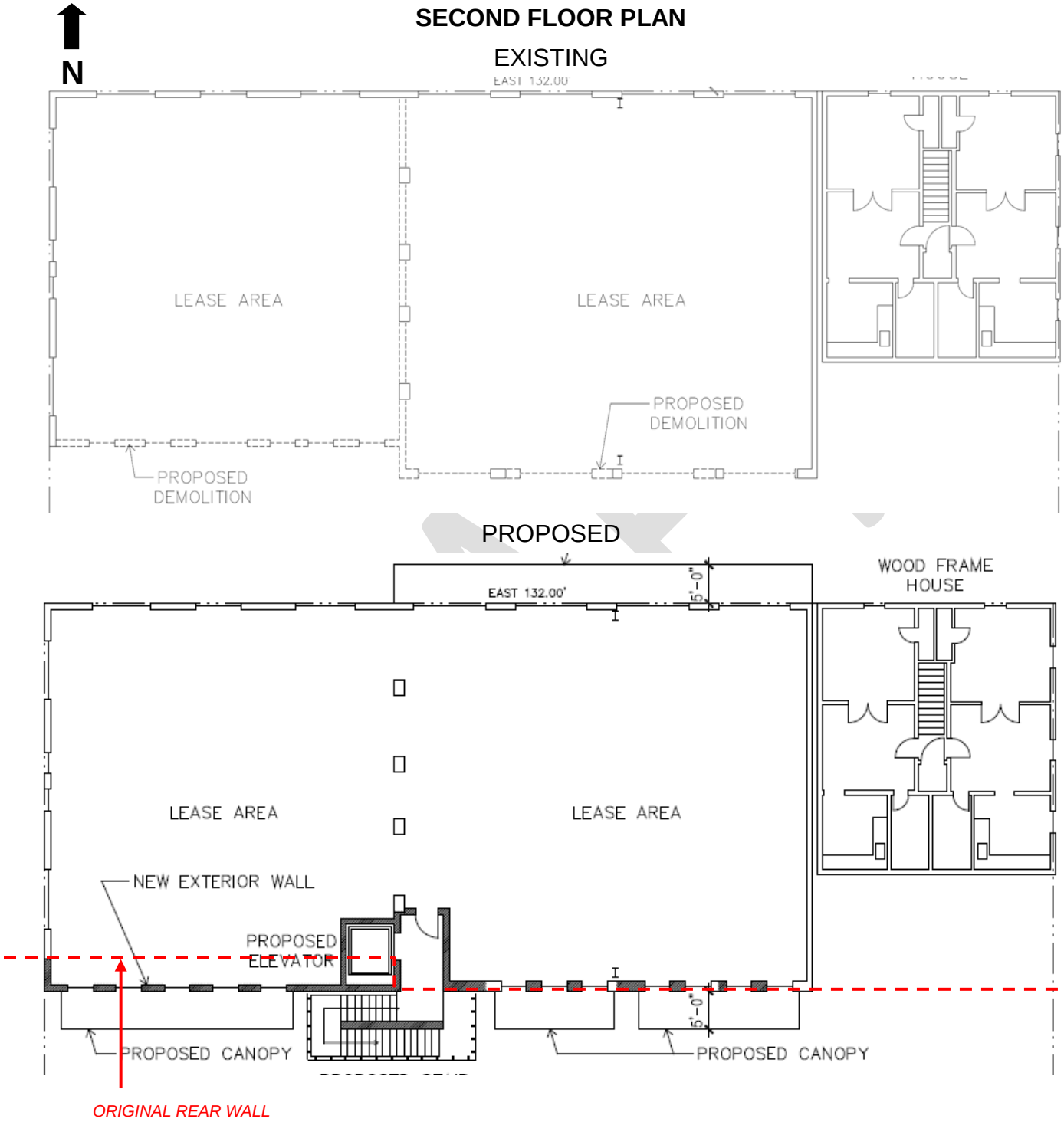
EXISTING



PROPOSED



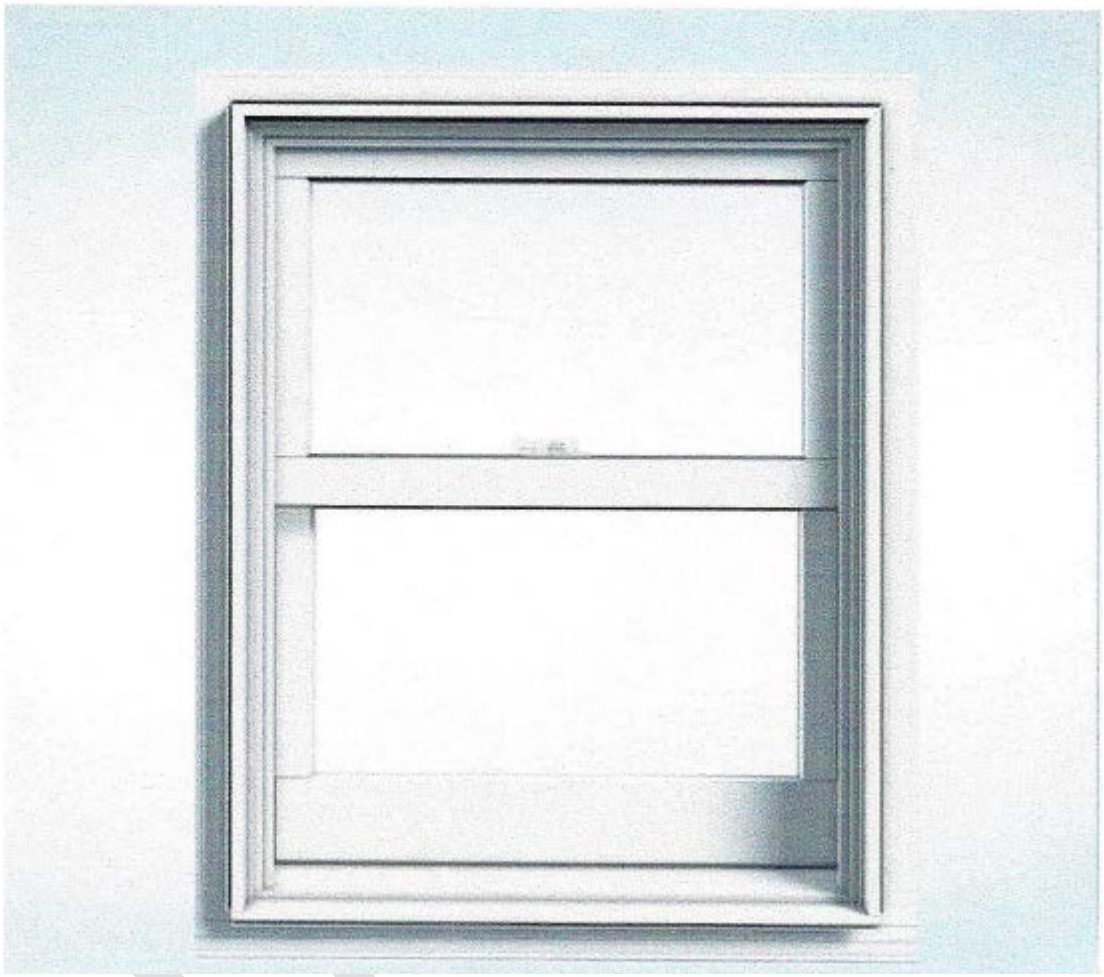
SECOND FLOOR PLAN



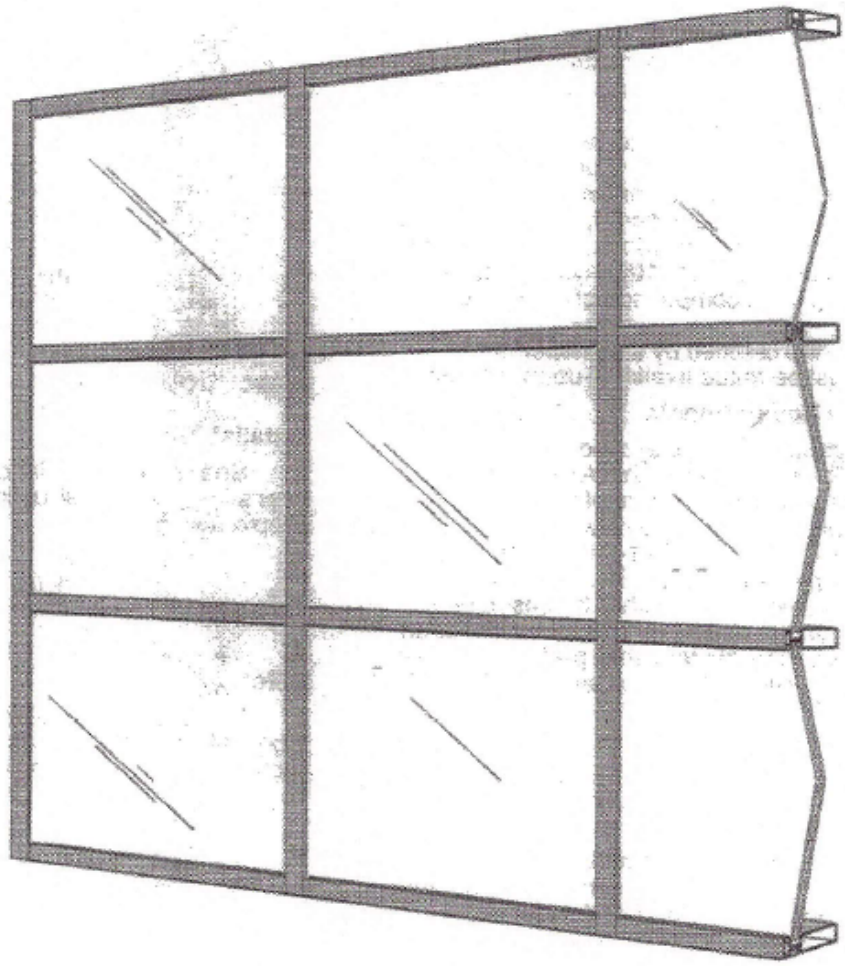
WINDOW / DOOR SCHEDULE

SASH WINDOWS

CUSTOM WOOD DOUBLE-HUNG WINDOW



STOREFRONTS



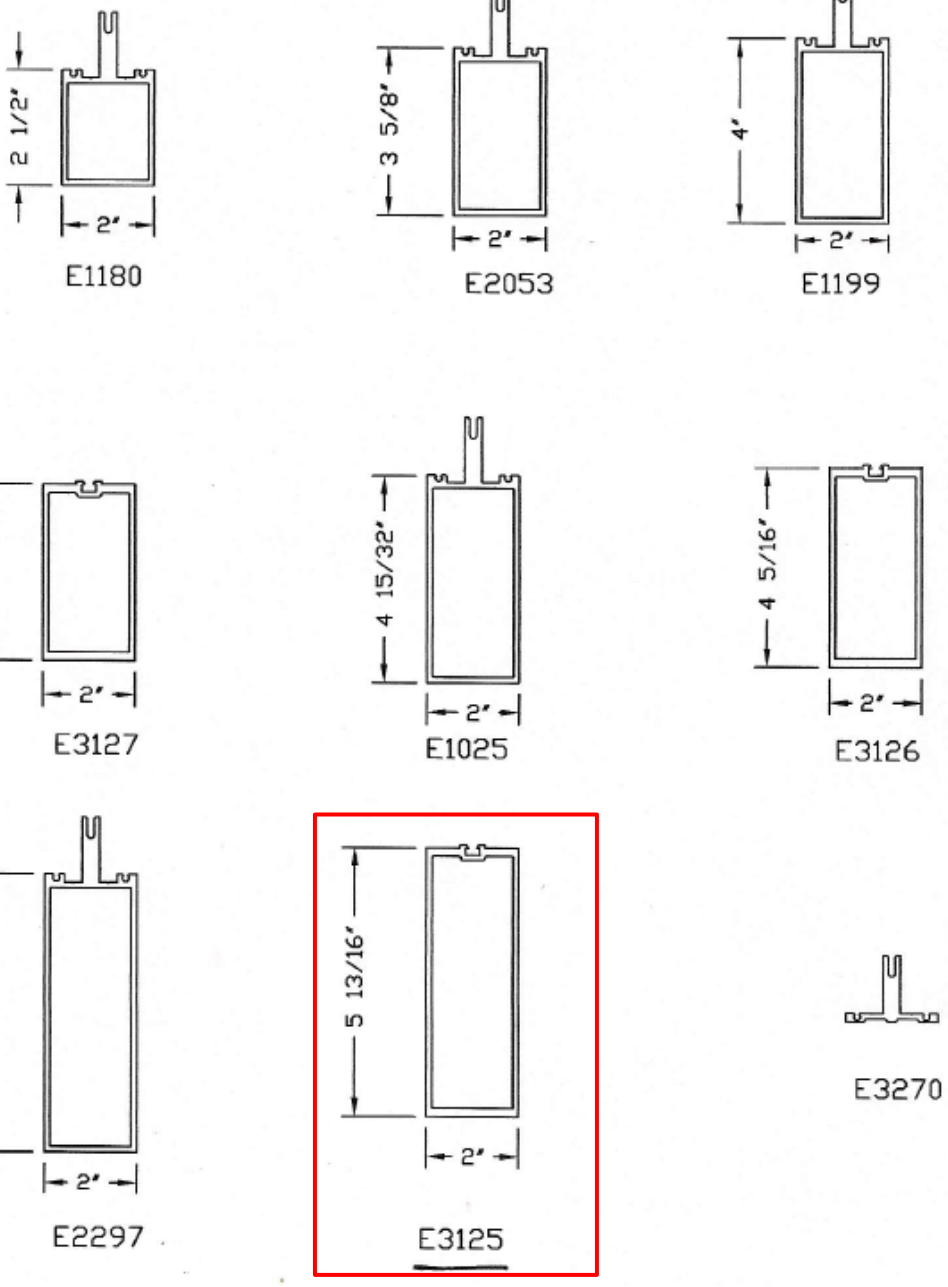
Description

Tubelite® 200 Series Curtainwall is an exterior glazed system designed for low rise or slab to slab types of construction. This gasket glazed, weeped system will accept infill material up to 1" thick positioned at the frame exterior for a minimum of metal exposure. A screw-applied pressure plate secures the infill material and is available with a thermal isolator to prevent continuous contact between interior and exterior metal. A snap-cover conceals fasteners on the pressure plate and allows use of different finishes on interior and exterior exposed surfaces.

200 Series Curtainwall has a face width of 2" and optional depth from 5¾" to 7¾" through use of variable depth snap covers and back members. It is recommended for use as a total curtainwall system or for high-span storefront applications.

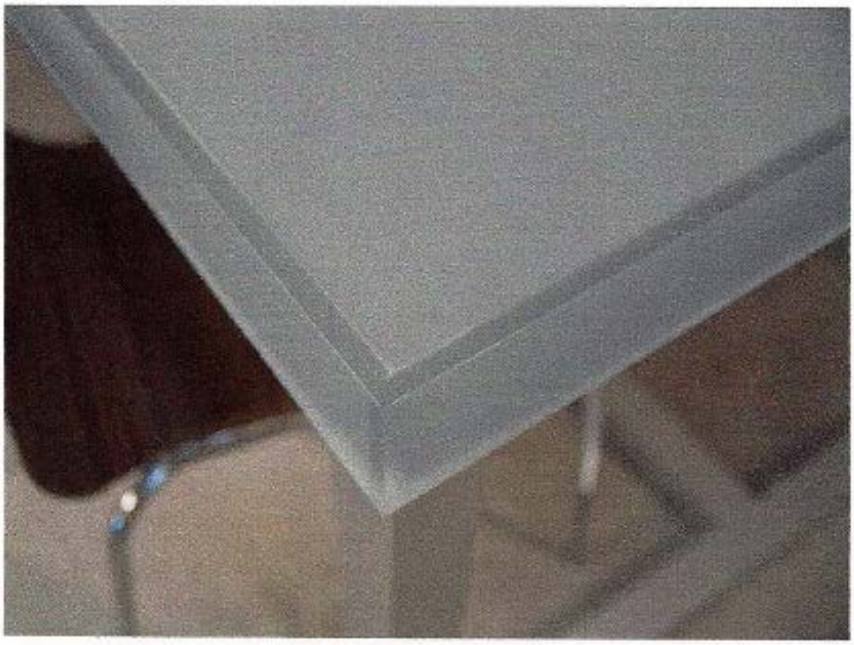
Miscellaneous Backmembers - 1/4" scale

CAD DETAIL FILE NO.
280ELEV1



STAIRCASE CLADDING

Chroma Renew



Gauges:
1/4", 1/2", 1", 2"

Panel Sizes:
48" x 96", 48" x 120"

Price Group:

Pattern:

Notes:
If Patent finish is chosen for either front or back, the other side must also have a Patent finish. Custom colors available as an opaque, applied coating. 2" is only available in 4'x8' format. Add 1/8" to the final gauge for Chroma specifications that include any of the following: . Reflect . Renewable Matte finish on the back . XT (for exterior installations)

LEED Credits:
3form is proud to be a member of the USGBC and our materials are ideal for LEED-certified commercial buildings.

INSTALLATION: Irving Convention Center by RMJM Hillier

Swatch

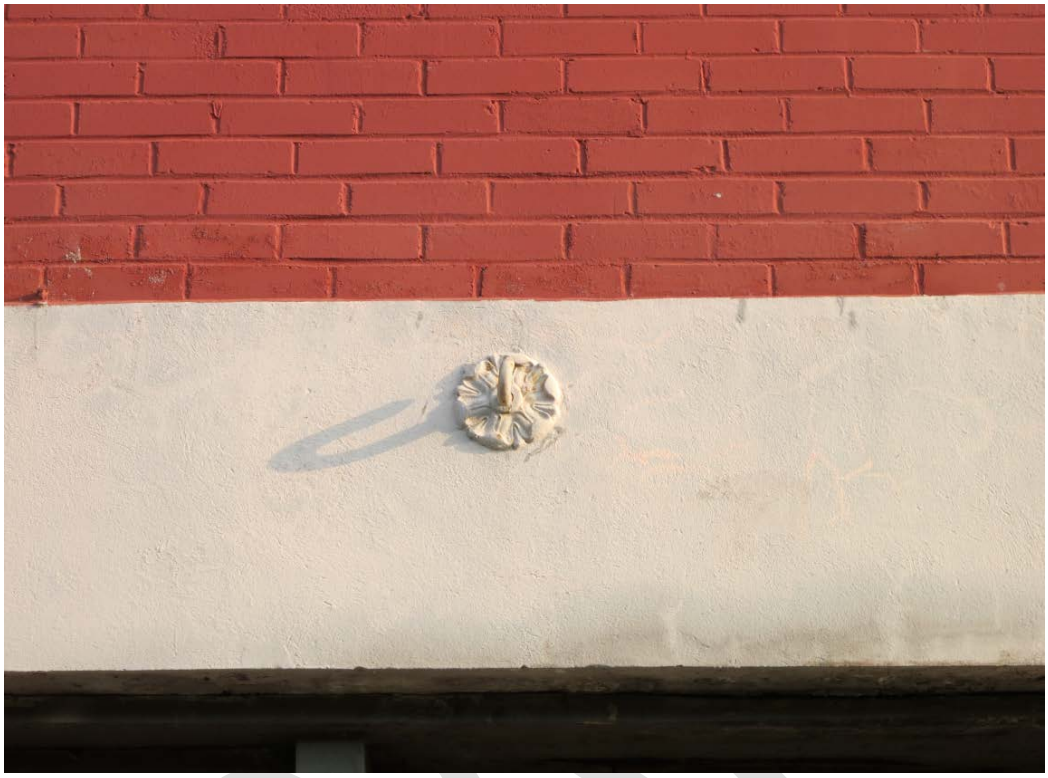
PHOTOS PROVIDED BY APPLICANT

SOUTH (REAR) ELEVATION

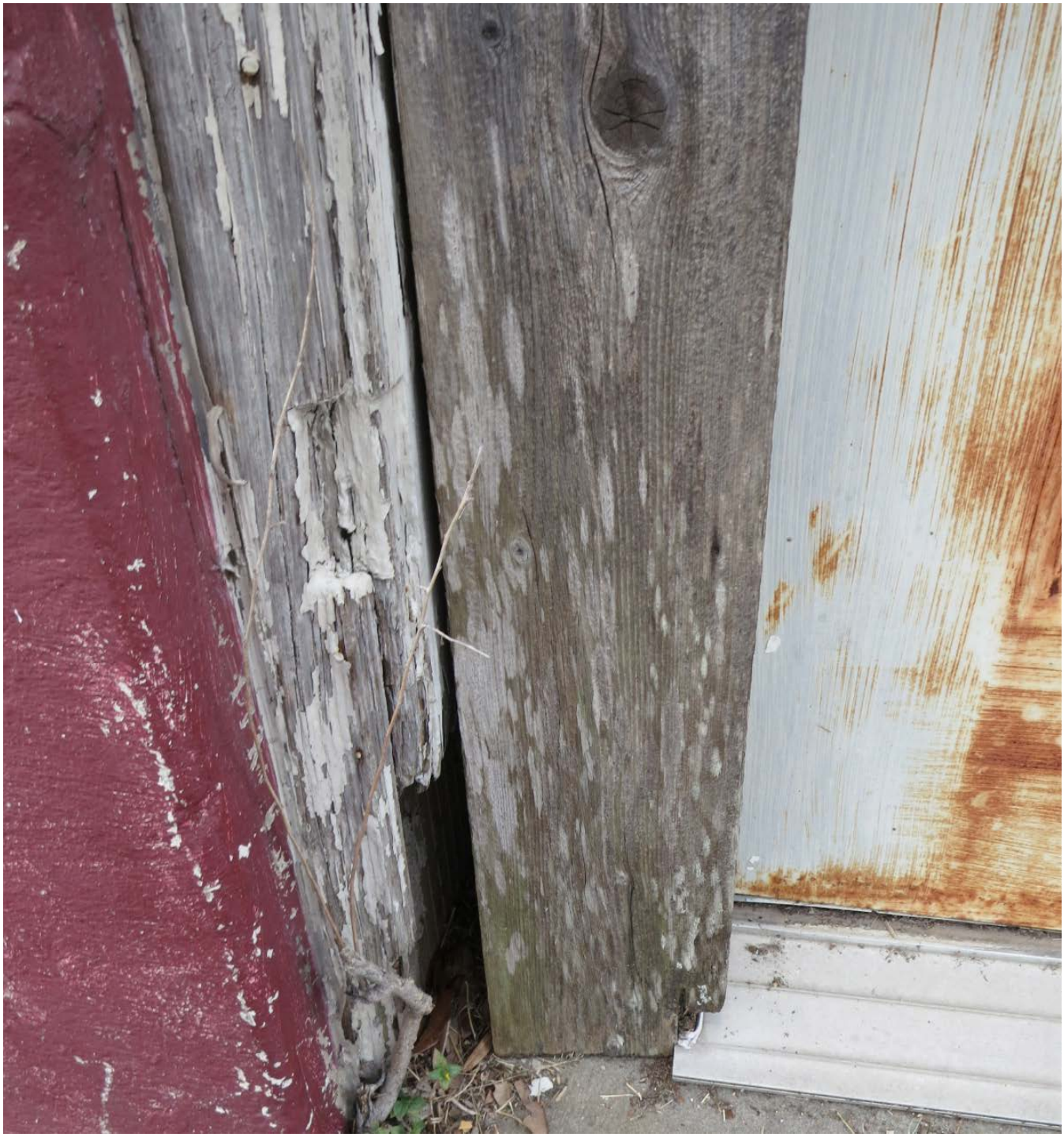
WEST (YALE ST) ELVATION

NORTHWEST CORNER

EXISTING AWNING STRUT MEDALLIONS



EXISTING STOREFRONT



PROJECT DETAILS

Shape/Mass: The building measures 46'-5" wide and expands to 50'-7" wide and measures 100'-5" deep. The measures 29'-6" in height and steps down to 27'-9" in height.

The rear wall of the corner building will be extended 4'-2" to the south. The overall width will measure 50'-7". The south wall extension will measure 29'-6" in height.

Setbacks: The building has a 0' setback on all elevations.

Foundation: The building is built on a slab foundation.

Windows/Doors: The building features 2-over-2 wood sash windows and 1-over-1 wood sash windows. The existing windows are damaged and deteriorated past the point of repair. The building features a large number of empty window and door openings that have been covered over with plywood.

The existing 2-over-2 and 1-over-1 sash windows will be replaced with new wood 2-over-2 sash windows and wood 2-over-2 sash windows will be installed in the existing window openings. New single lite entry doors will be installed in the existing door openings and the single lite transom will be restored above the doors. The store fronts and storefront transoms will be installed in the existing storefront openings. Recessed storefront will be installed in the three garage door bays.

Exterior Materials: The building is clad with a painted brick veneer; the brick will be retained and repaired. The building features nine awning strut medallions; the struts will be retained. The 4'-2" south wall extension will be clad with a brick veneer to match the existing brick veneer. The new brick veneer will feature a recessed row lock to distinguish the exiting building from the addition.

Roof: The building features a flat roof; the roof will be retained.

Front Elevation: (North) The first floor features two door openings, three garage door bays, and three storefront bays. The second floor features six 2-over-2 sash windows and four window openings. The header above the garage door bays features nine awning strut medallions; the medallions will be retained.

A set of single lite entry doors and a single lite entry door will be installed in the two existing door openings and the single lite transoms will be restored above the doors. Three storefronts with transoms will be installed in the existing storefront bays. A recessed glass storefront with single lite transoms will be installed in two of three existing garage doors bays. A glass storefront will be installed in the third garage door bay. A metal awning will be installed above the existing three garage door bays. On the second floor the existing six 2-over-2 sash windows will be replaced with six new 2-over-2 wood windows. The window openings will not be modified. Eight 1-over-1 wood sash windows will be installed in the four existing window openings.

Side Elevation: (West) The first floor features a storefront bay and a door opening. The second floor features six 2-over-2 sash windows.

A new storefront with a single lite transom will be installed in the existing storefront opening. A new single lite entry door with a single lite transom will be installed in the existing door opening. The existing six 2-over-2 sash windows will be replaced with six new 2-over-2 sash windows. The window openings will not be modified.

Rear Elevation: (South) The first floor features five 1-over-1 sash windows and ten window openings. The second floor features three 2-over-2 and four 1-over-1 sash windows and four window openings.

The rear wall will be extended 4' to the south. The first floor will feature five 2-over-2 sash windows and seven 2-over-2 sash windows will be installed in the existing window openings. The second floor will feature five 2-over-2 sash windows and seven 2-over-2 sash windows will be installed in the existing openings. Three metal awnings will be installed between the first and second floors. An exterior stair with an arched metal roof and clad with transparent resin panels will be installed.