

CERTIFICATE OF APPROPRIATENESS

Application Date: November 25, 2014

Applicant: Crystal Perez, 40 New Acres LLC, owner

Property: 516 Columbia Street, Lot 15, Block 286, Houston Heights Subdivision. The property includes a historic 1,536 square foot, one-story wood frame single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Gable-front Cottage residence, constructed circa 1910, located in the Houston Heights Historic District South.

Proposal: Alteration – Construct a rear two-story addition to a one-story contributing residence. The addition will begin from the front façade and will measure wide at the front and expand to wide at the rear and deep. The addition will have an eave height of and a ridge height of.

- Replace the existing wood 1-over-1 and 2-over-2 windows with new wood 2-over-2 windows and change the existing window locations.
- Replace the existing 105 and 117 wood lap siding with smooth finish cementitious horizontal lap siding.

See enclosed application materials and detailed project description on p. 6-21 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Partial Approval:

Approval of the rear two-story addition

Denial of the replacement of the existing wood siding with cementitious horizontal lap siding and the replacement of the existing 1-over-1 and 2-over-2 wood sash windows.

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:

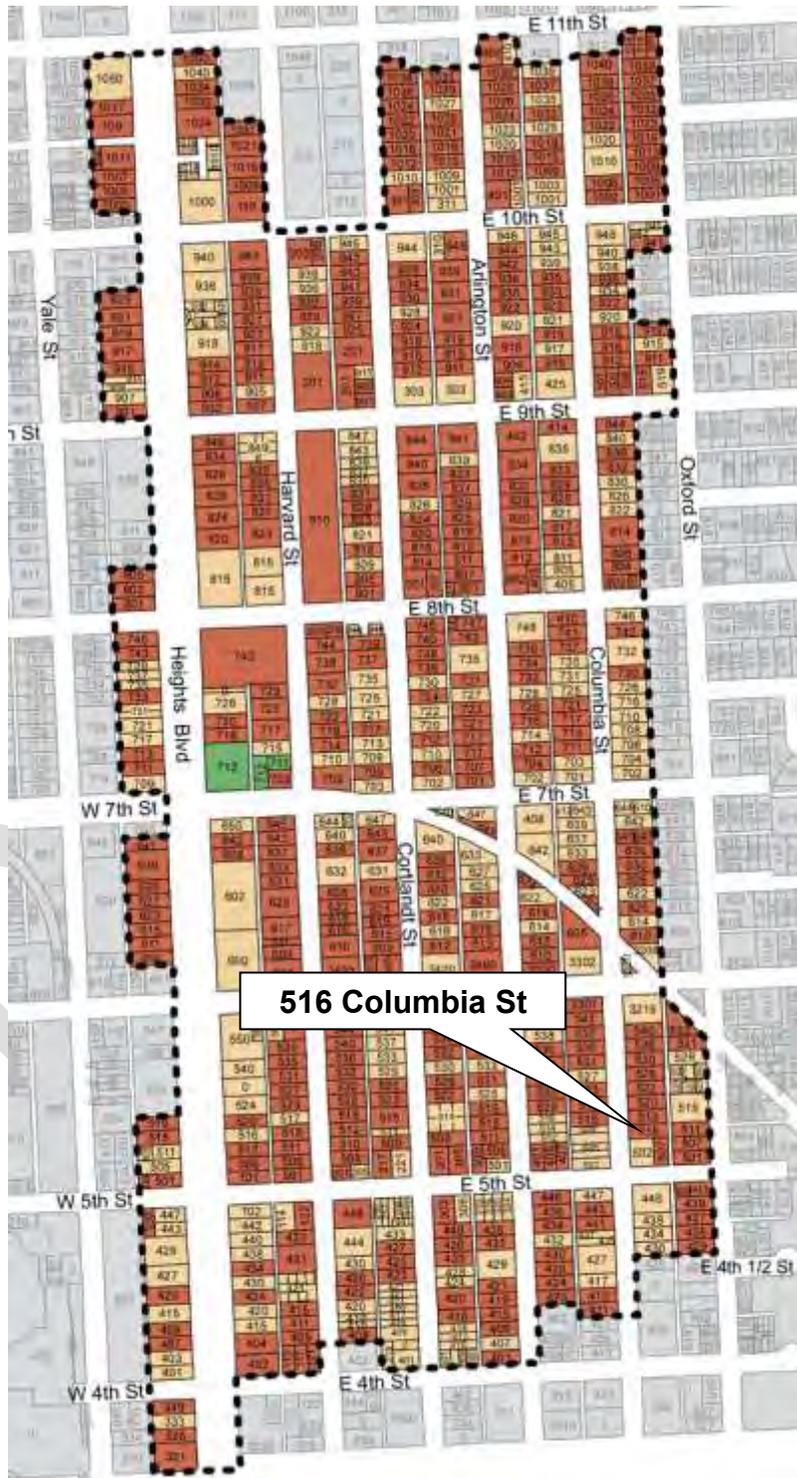
- | S | D | NA | S - satisfies | D - does not satisfy | NA - not applicable |
|-------------------------------------|-------------------------------------|-------------------------------------|----------------------|--|----------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property;
<i>The removal of the existing wood siding and replacement and relocation of the existing 1-over-1 and 2-over-2 wood sash windows results in the loss of historic material and alters the historic character of the contributing residence.</i> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (2) | The proposed activity must contribute to the continued availability of the property for a contemporary use; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (4) | The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<i>The replacement of the existing wood siding and existing 1-over-1 and 2-over-2 wood sash windows results in the significant loss of historic material that is a contributing part of the distinguishing character of the residence.</i> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | (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; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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; | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (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;
<i>The replacement of the existing 105 and 117 wood siding with cementitious siding, and the replacement of the 1-over-1 and 2-over-2 wood sash windows results in the destruction of significant historic material. The loss of material and alteration to the front and side facades significantly alters the character of the historic contributing structure.</i> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10) | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) | The proposed activity will comply with any applicable deed restrictions. | |



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Building Classification

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



NEIGHBORING PROPERTIES



501 e. 5TH – Noncontributing – 2008 (neighbor)



518 Columbia – Contributing – 1910 (neighbor)



520 Columbia– Contributing – 1910 (blockface)



507 Columbia– Noncontributing – 2002 (across street)



509 Columbia– Noncontributing – 2002 (across street)



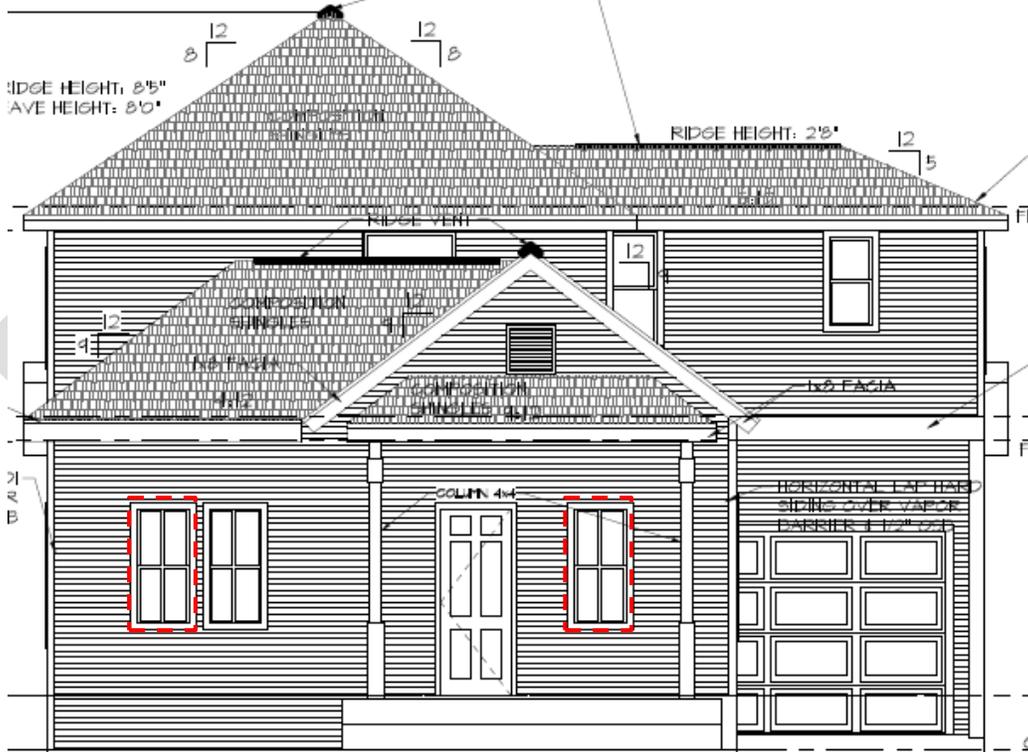
515 Columbia– Contributing – 1910 (across street)

WEST ELEVATION – FRONT FACING COLUMBIA STREET

EXISTING



PROPOSED

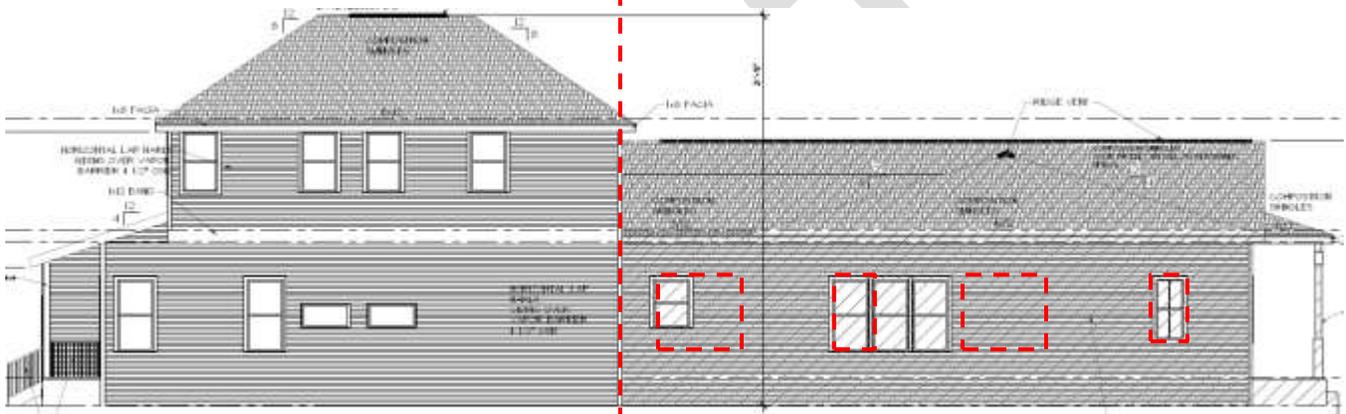


NORTH SIDE ELEVATION

EXISTING



PROPOSED



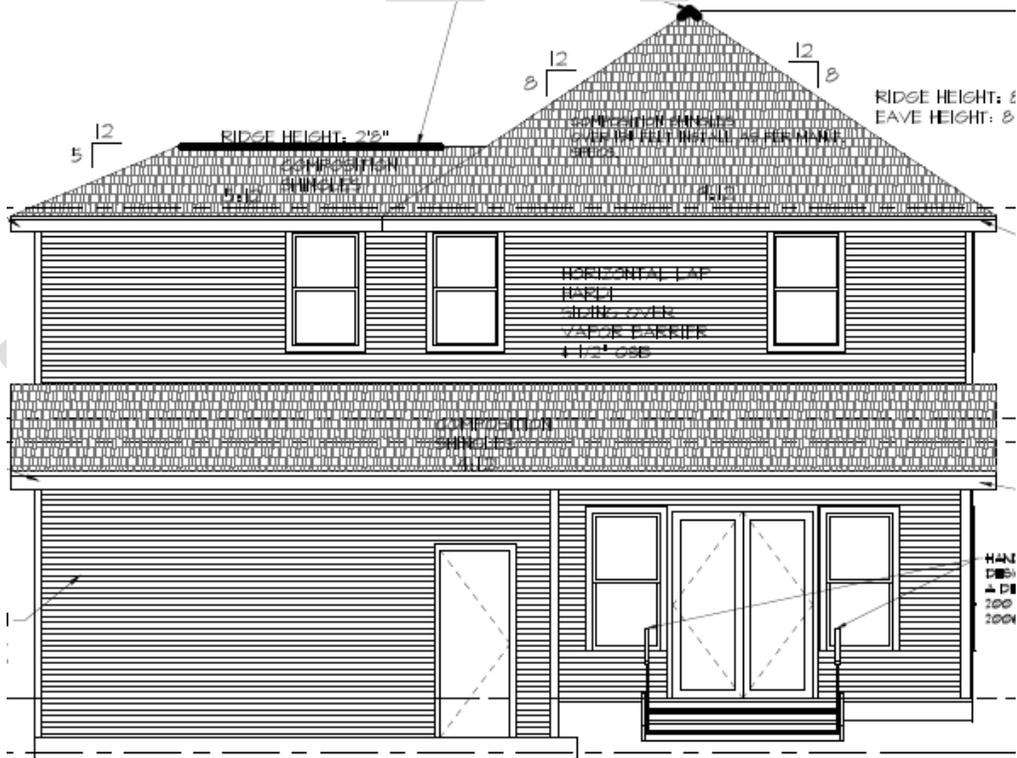
START OF ADDITION EXISTING REAR WALL

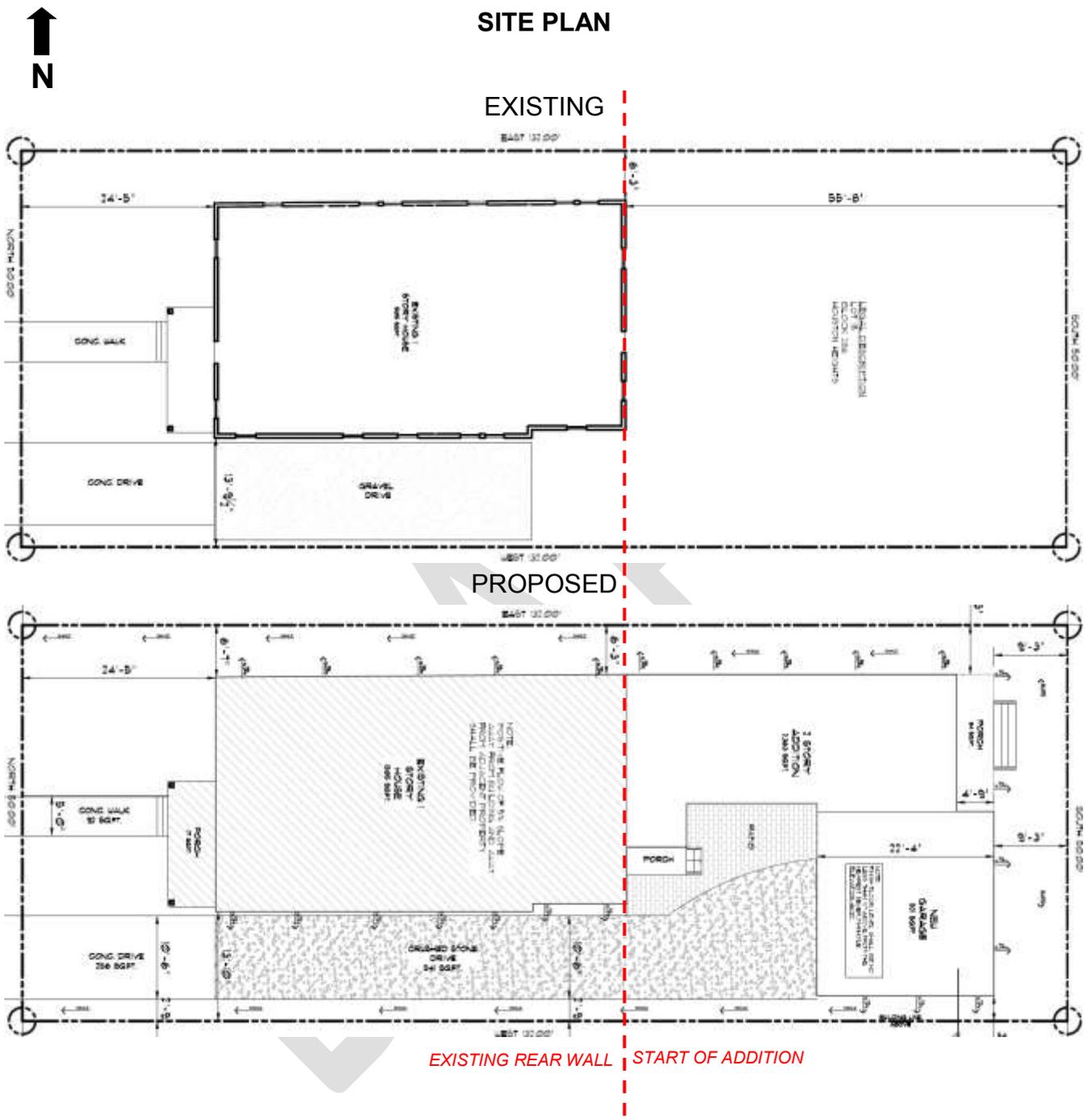
EAST (REAR) ELEVATION

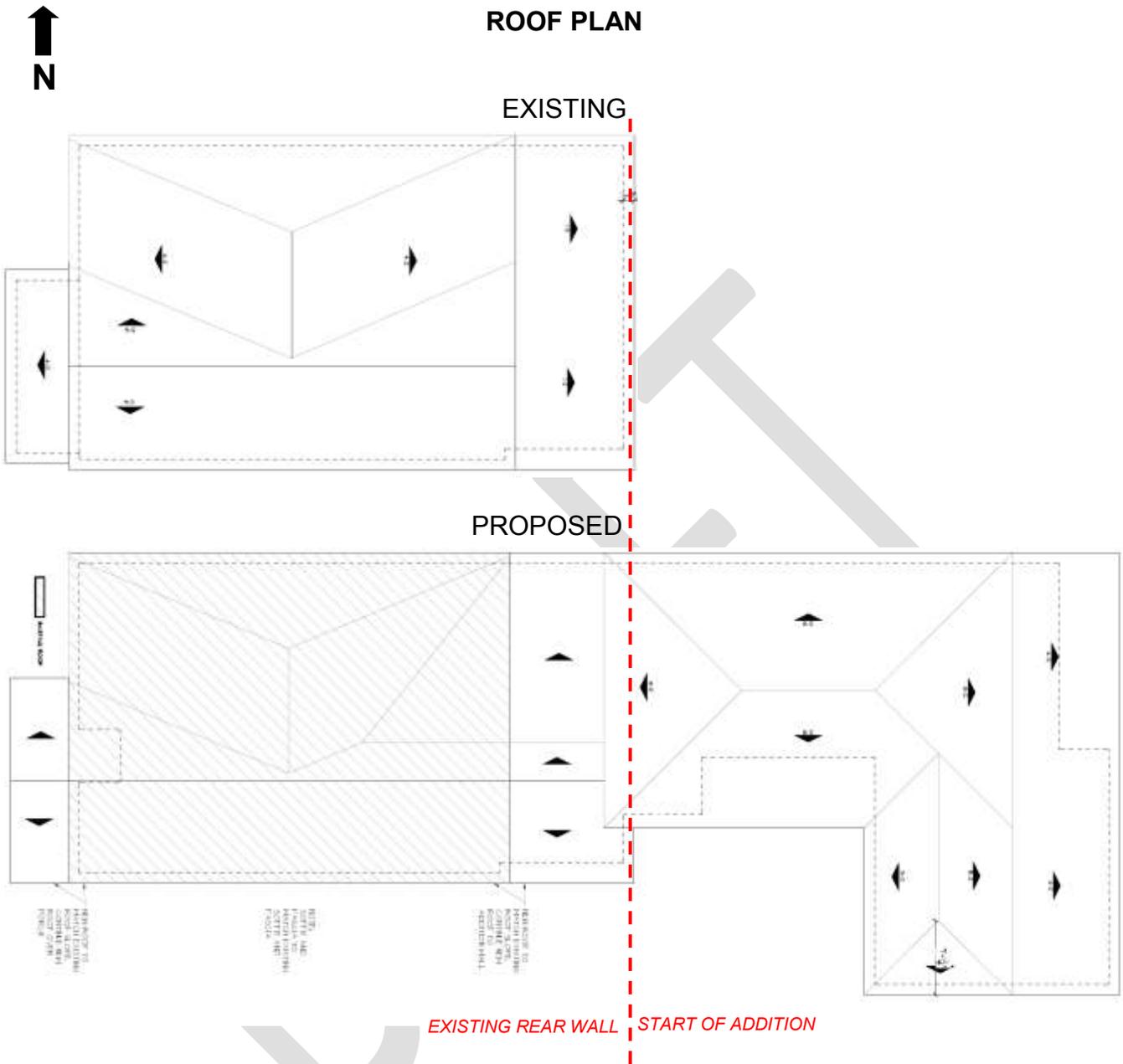
EXISTING



PROPOSED



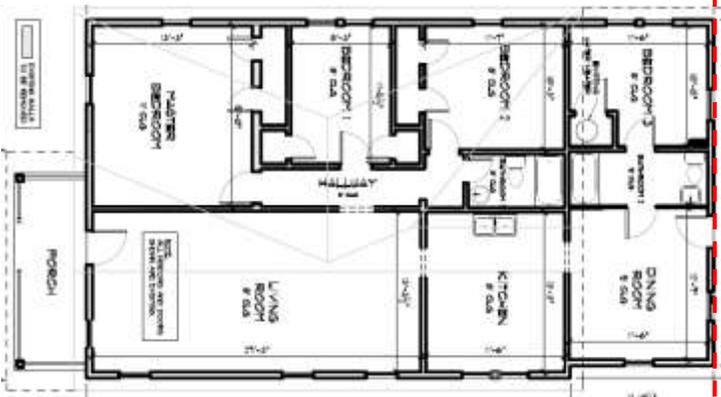




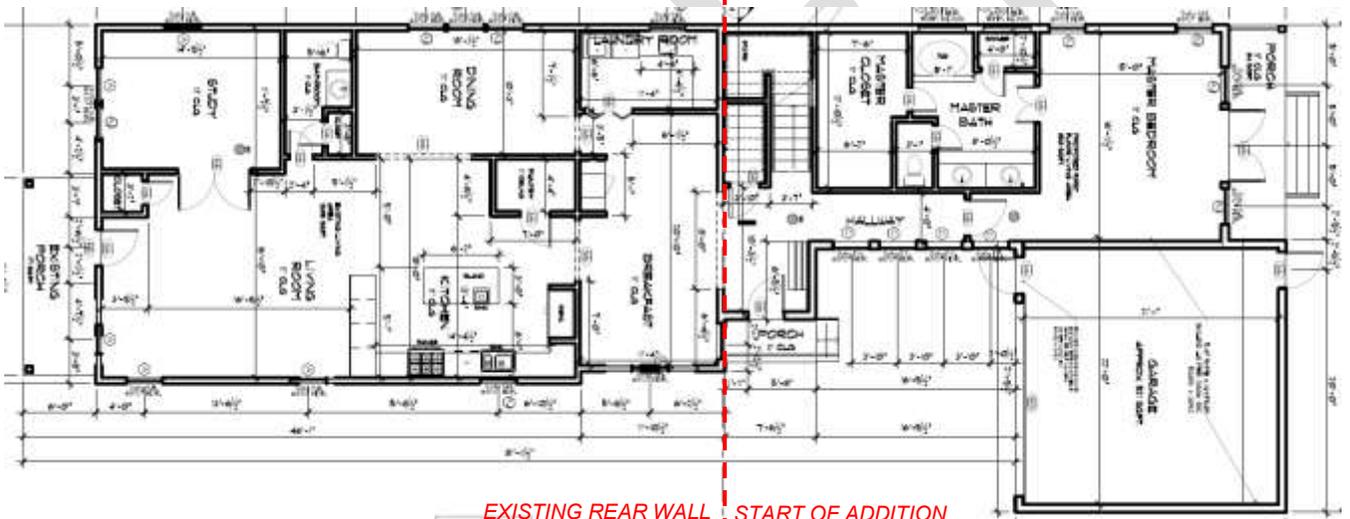


FIRST FLOOR PLAN

EXISTING



PROPOSED

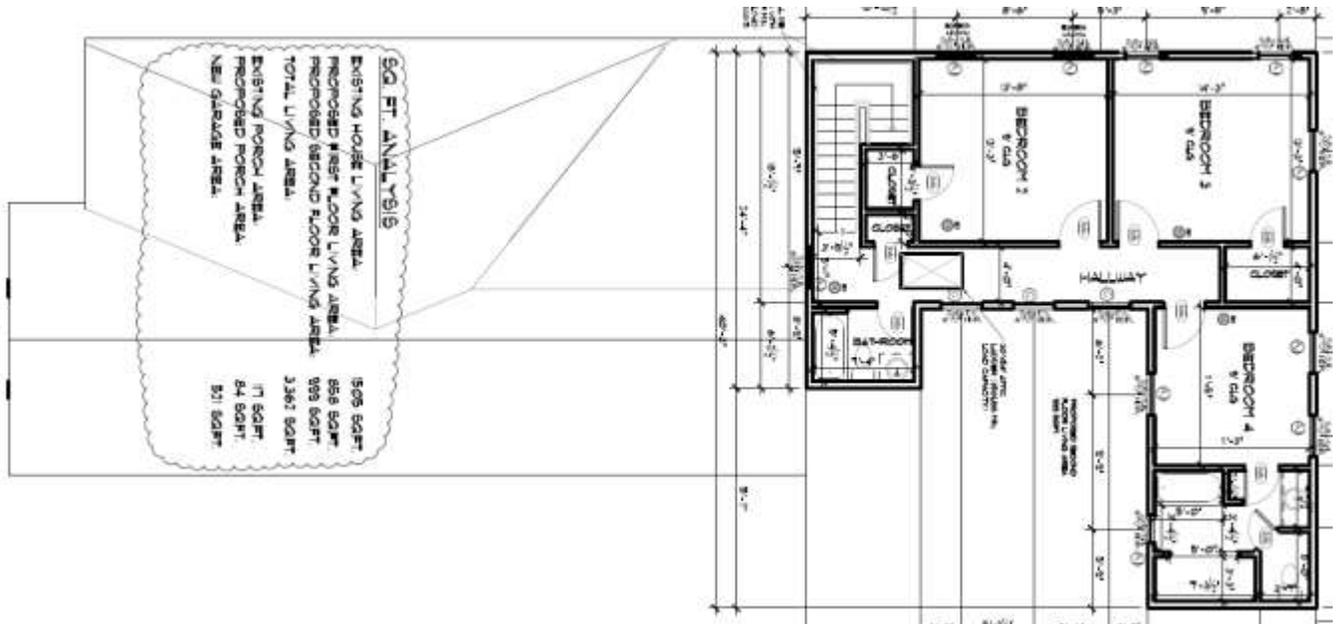


EXISTING REAR WALL START OF ADDITION



SECOND FLOOR PLAN

PROPOSED



DRAFT

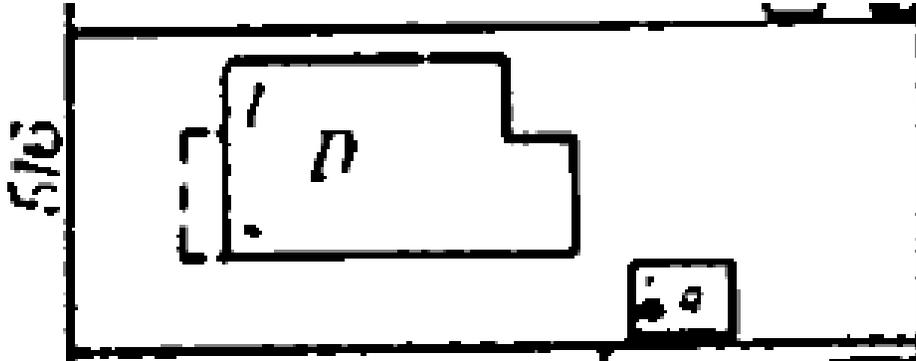
WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

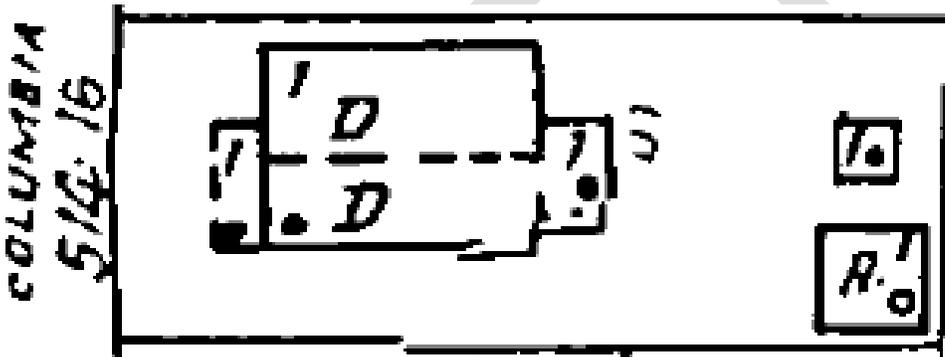
WINDOW SCHEDULE			
MARK	SIZE	DESCRIPTION	REMARKS
A	RE. FLOOR PLAN	SINGLE HUNG	EXISTING WINDOW TO REMAIN
A	RE. FLOOR PLAN	SINGLE HUNG	NEW WINDOW TO REPLACE EXISTING
B	RE. FLOOR PLAN	1/4" TEMP. GLASS	METAL FRAME PAINTED GLASS BY OTHERS W/ 1/4" -10% TINTED CLEAR TEMPERED GLASS IMPACT RESISTANT. TYPICAL.
C	RE. FLOOR PLAN	FIXED	

SANBORN FIRE INSURANCE MAPS

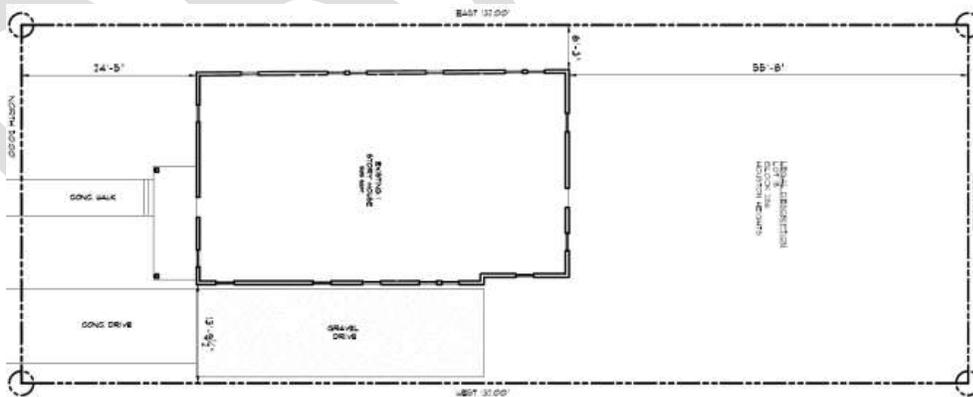
1924-1950



1924-1951



CURRENT SITE PLAN



PHOTOS SUBMITTED BY APPLICANT

WEST ELEVATION



REAR ELEVATION



SOUTH ELEVATION



EXISTING 117 SIDING



SOUTH ELEVATION 117 SIDING





DRAFT





PROJECT DETAILS

Shape/Mass: The residence measures 29'-8" wide, 52' deep, 13'-2" to the eave, and 21'-6" to the ridge. The residence features a partial width front porch measuring 16'-4" wide and 6' deep. The porch features a shed roof and two square wood columns; the porch will be retained.

The proposed addition will begin at the rear wall, 52' back from the front elevation. The addition will have an "L" shaped footprint and the first floor of the addition will measure 24'-4" wide at the front and will expand to 40'-3" at the rear and will measure 46'-6" deep. The second floor will measure 24'-4" wide at the front and will expand to 40'-3" deep and will be 37' deep. The addition will have an eave height of 22'-4", the front portion of the addition will have an eave height of 31'-9" and the rear side bay of the addition will have a ridge height of 21'-11".

Setbacks: The residence is setback 24'-5" from the front property line, 6'-3" from the north property line, 13'-10" from the south property line, and 55'-8" from the rear property line. The addition will be setback 76'-5" from the front property line, 6'-3" from the north property line, 25' and 3'-2" from the south property line, and 9'-3" from the front property line.

Foundation: The residence is built on a pier and beam foundation with a 2'-4" foundation height. The addition will be built on a pier and beam foundation with a 2'-4" foundation height. The attached garage will be built on a slab foundation.

Windows/Doors: The residence features 1-over-1 and 2-over-2 wood sash windows and a single lite wood paneled entry door. The existing sash windows will be replaced with new wood 1-over-1 and 2-over-2 sash windows. The existing door and window openings will be altered. The addition will feature 1-over-1, 2-over-2, single lite fixed windows, and single lite entry doors, and a sectional overhead garage door.

Exterior Materials: The residence is clad with wood 105 and 117 lap siding; the existing siding will be replaced with smooth finish cementitious horizontal lap siding. The residence features a partial width front porch with a cement porch deck and steps and wood columns; the porch will be retained. The addition will be clad with smooth finish cementitious horizontal lap siding.

Roof: The residence features a gable on hip roof and a rear shed roof. The gable features a 9/12 pitch, the hip has a 4/12 pitch, and the rear she roof features a 1/12 pitch. The roof features closed soffits and a 1' overhang. The rear shed roof will be replaced with a gable roof with a 9/12 pitch. The addition will feature a cross hip roof with closed soffits and a 1' overhang. The roof of the front portion of the addition will feature an 8/12 pitch and the rear side hip will have a 5/12 pitch. The roof will be clad with composite shingles.

Front Elevation: A new 2-over-2 sash window will be installed to the north of an existing 2-over-2 sash.
(West)

Side Elevation: Two existing 2-over-2 will be removed and the openings will be infilled with cementitious lap siding. A 1-over-1 sash window will be removed and a ribbon of three 1-over-1 sash windows will be installed. Two 1-over-1 sash windows will be removed and the openings will be infilled with cementitious laps siding; a new 1-over-1 sash window will be installed.
(North)

Side Elevation: An existing center 1-over-1 windows will be removed and the opening will be infilled with cementitious lap siding. Two 2-over-2 windows will be replaced with a 1-over-1 sash window and the opening around the window will be infilled with cementitious lap siding.
(South)