CERTIFICATE OF APPROPRIATENESS

Application Date: July 6, 2016

Applicant: Alex Ridgway, Brickmoon Design for Carter & Melanie Gehman, owner

Property: 3320 Beauchamp Street, Lot 15, Tract 14, Block 4, Woodland Heights Subdivision. The property includes a historic 2,265 square foot, one-story wood frame single family residence situated on a 9,750 square foot (75' x 130') interior lot.

Significance: Contributing bungalow residence, constructed 1920, located in the Woodland Heights Historic District.

Proposal: Alteration – Construct a 210 square foot one-story addition on the rear of the house and reopen a portion of the existing wrap around porch that has been enclosed

- Addition on the rear of the house will be approximately 11' x 24'.
- Remove two non-original windows from a later addition in the rear of the north elevation and install new 1/1 double hung wood windows and moving one window opening approximately 2' to the right.
- Install matching porch railing.
- Replace interior door opening on the west façade with a 12/1 wood double hung window.
- Install one new 12/1 wood double hung window on the south elevation on the reopened porch.
- Installing six new treated wood crawlspace vents along the north elevation.
- Removing non-original sun porch on the rear of the house.

See enclosed application materials and detailed project description on p. 3-24 for further details.

Recommendation: **Approval**

HAHC Action: **-**

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a historic district 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements.
☒	☐	☐	(10)	The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and
☒	☐	☐	(11)	The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance to the property line of similar elements of existing contributing structures in the context area.

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PROPERTY LOCATION

WOODLAND HEIGHTS HISTORIC DISTRICT

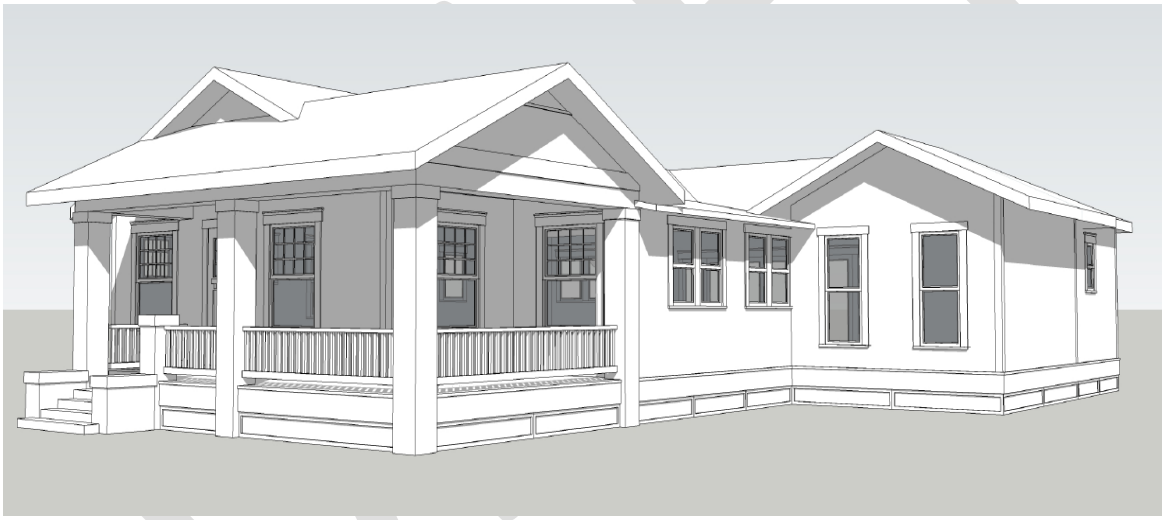
Building Classification
Contributing
Non-Contributing
Park

INVENTORY PHOTO

INVENTORY PHOTO

3D RENDERING – FRONT FACING BEAUCHAMP

PROPOSED



WEST ELEVATION – FRONT FACING BEAUCHAMP STREET

EXISTING

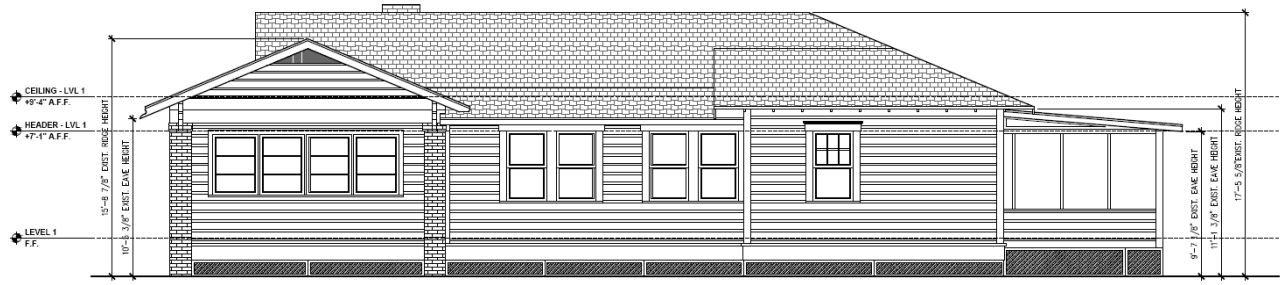
FRONT

PROPOSED

FRONT

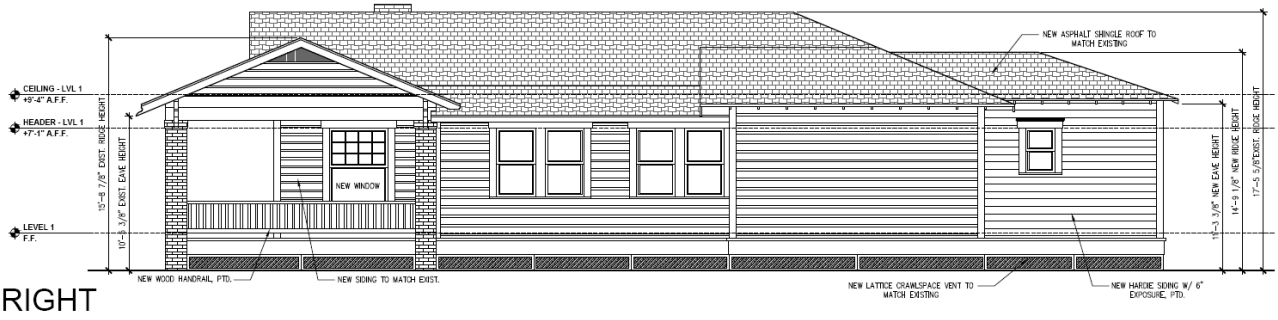
SOUTH SIDE ELEVATION

EXISTING



RIGHT

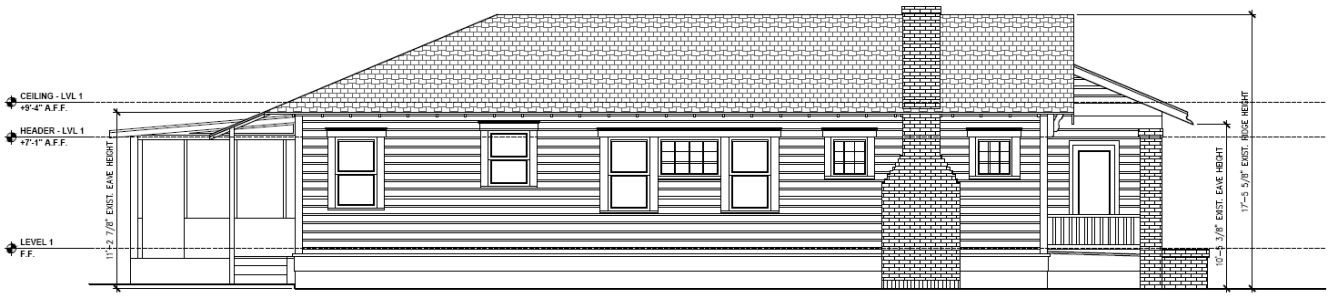
PROPOSED



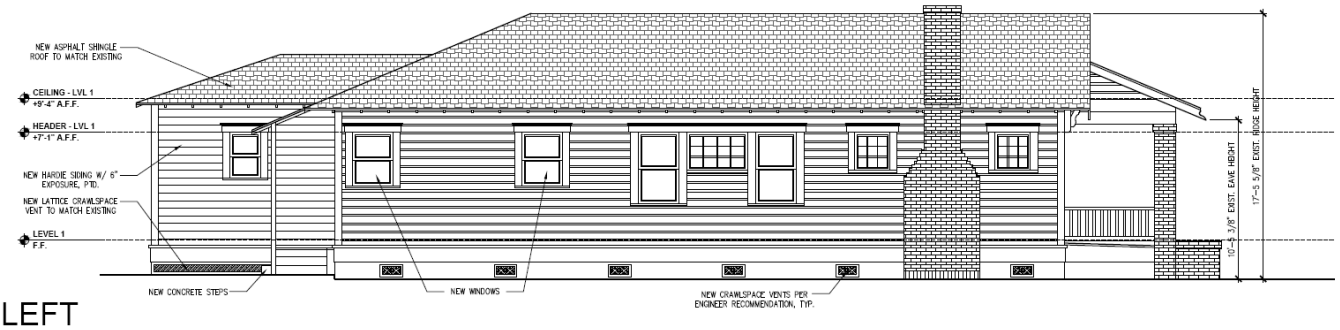
RIGHT

NORTH SIDE ELEVATION

EXISTING



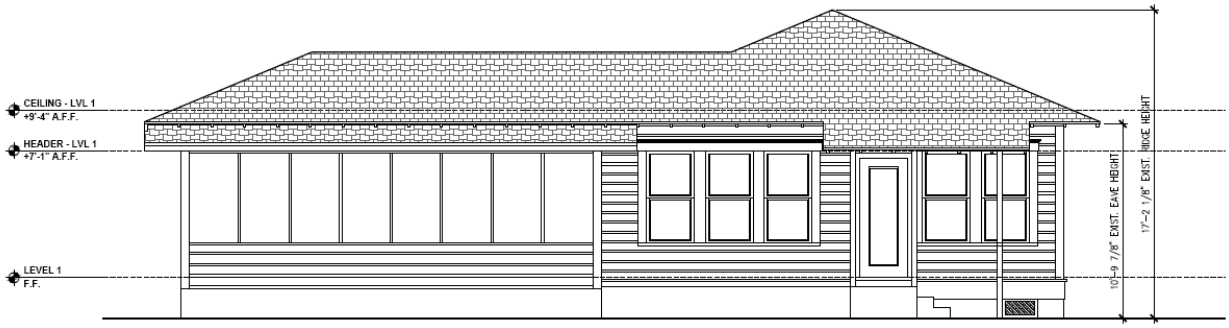
PROPOSED



LEFT

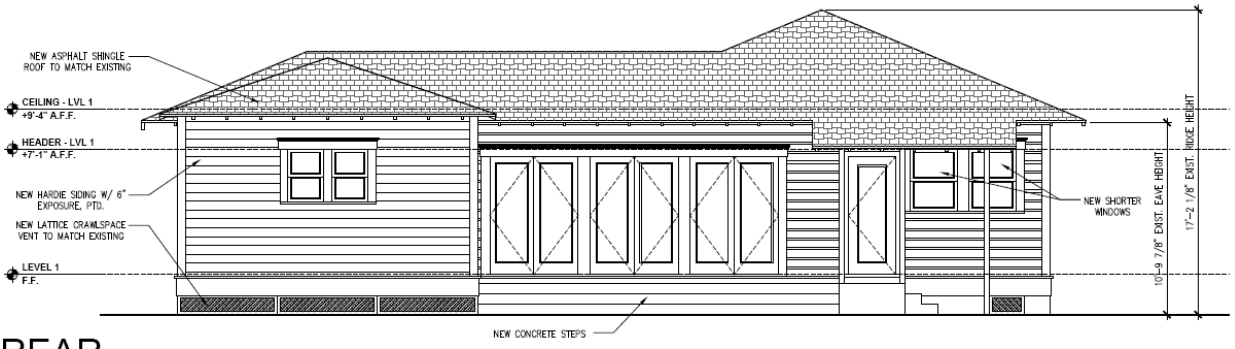
EAST (REAR) ELEVATION

EXISTING



REAR

PROPOSED



REAR

SITE PLAN

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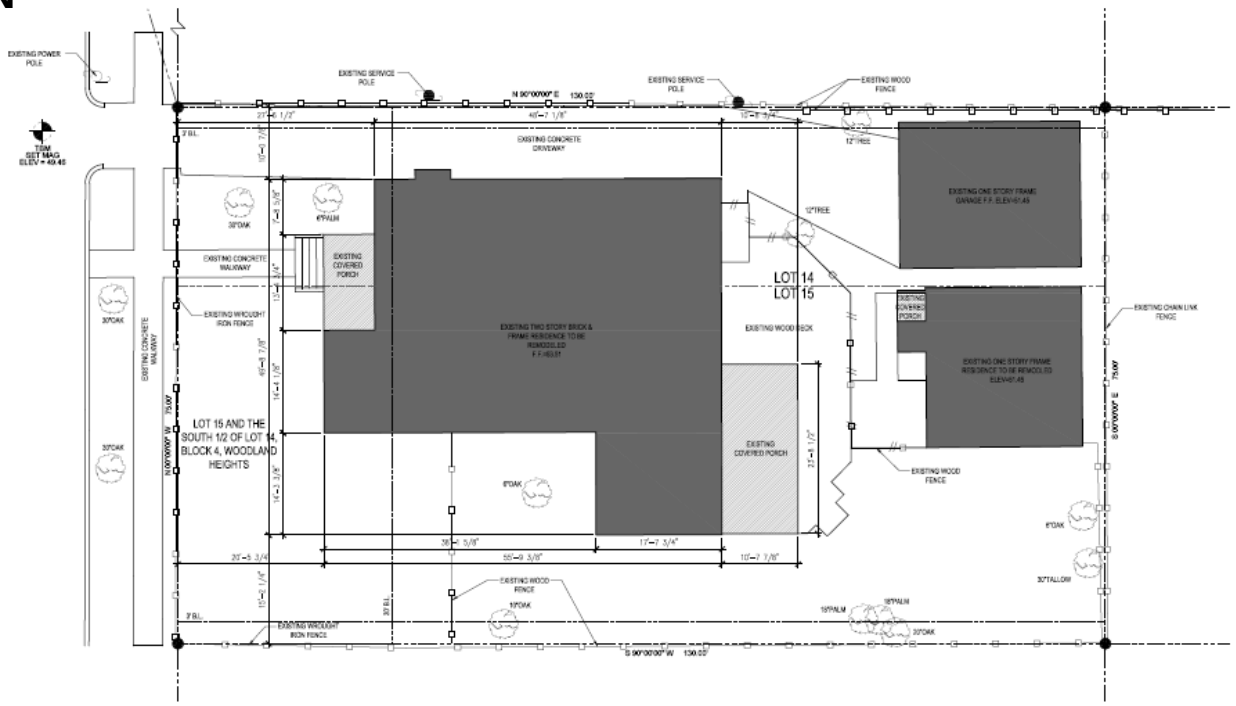
EXISTING



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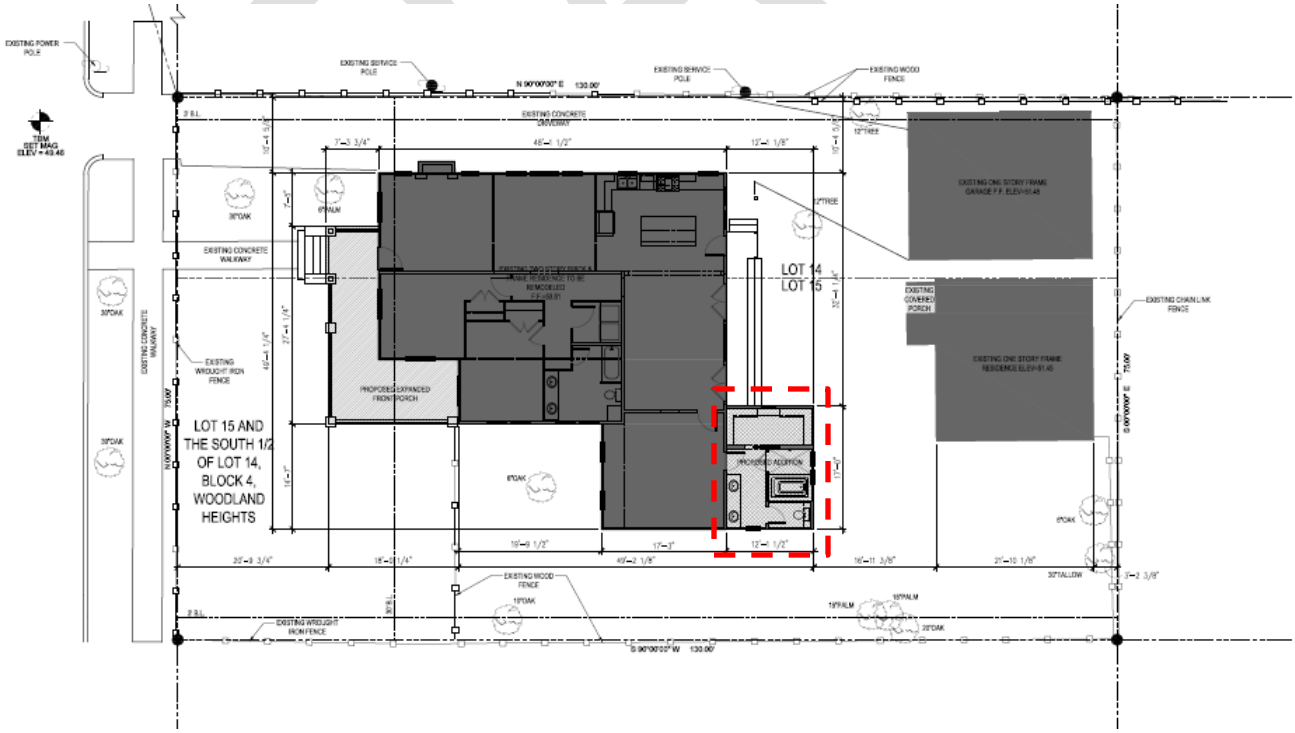

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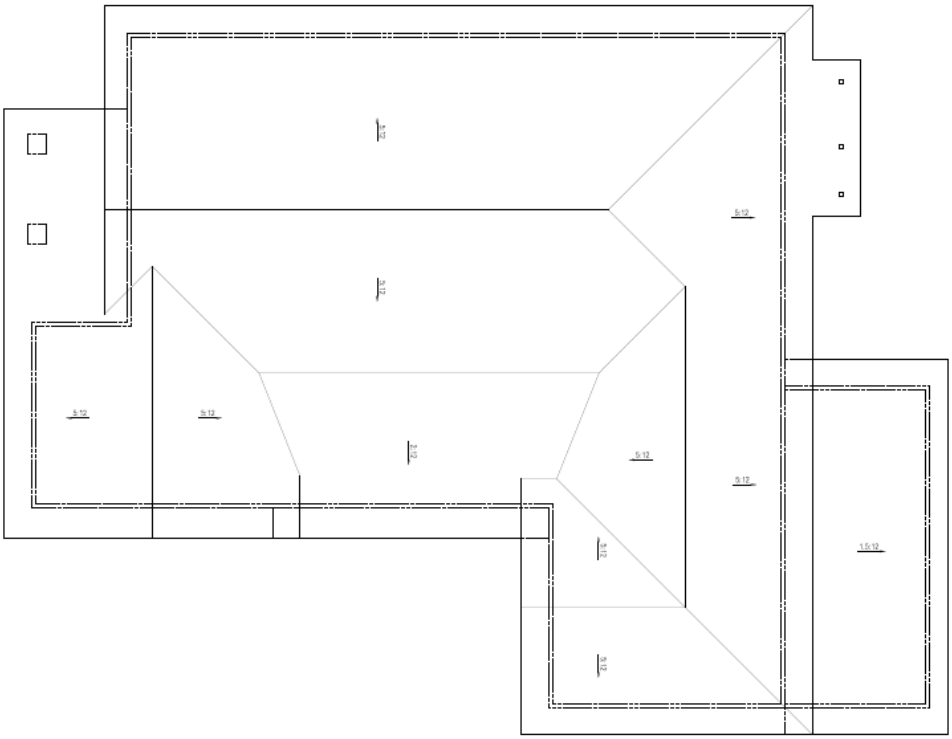
ROOF PLAN

EXISTING



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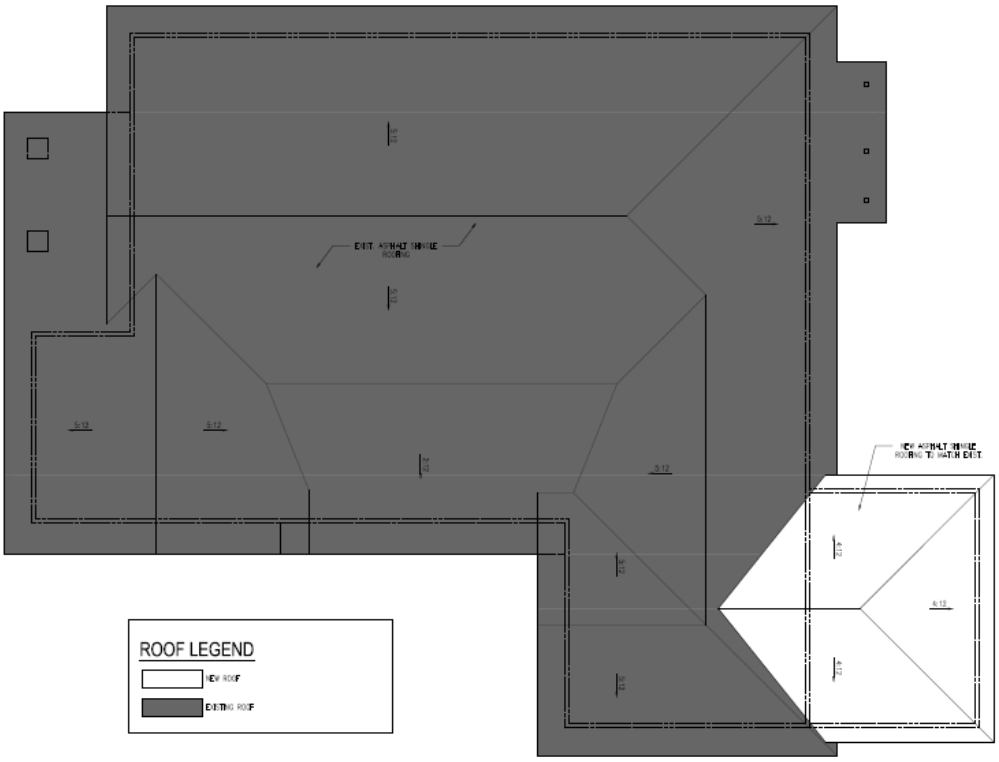

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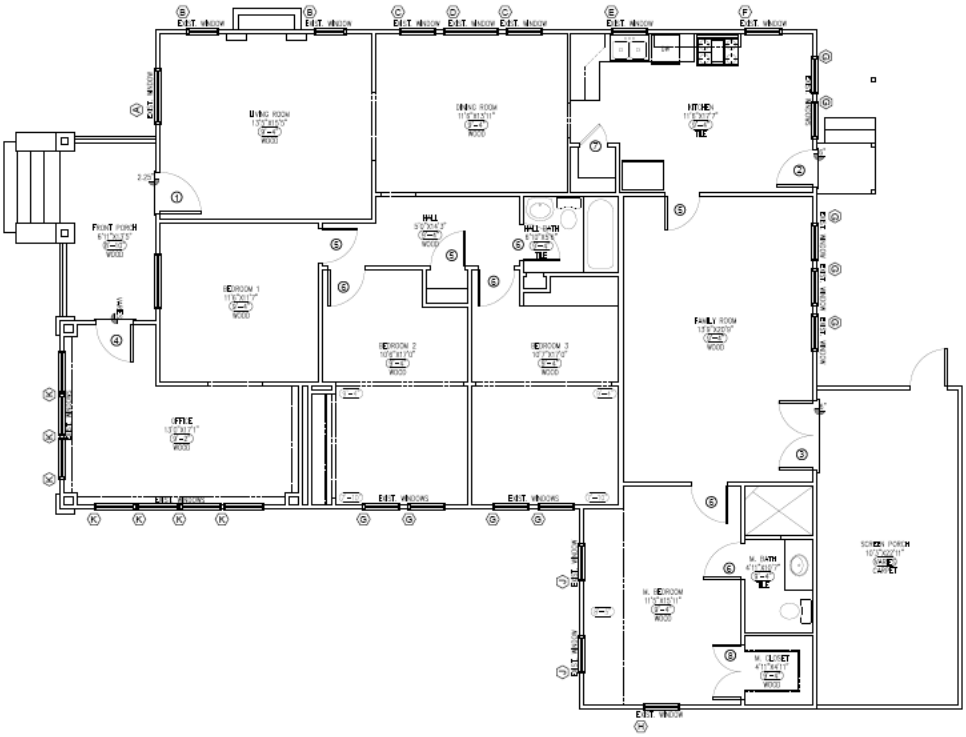
FIRST FLOOR PLAN

EXISTING



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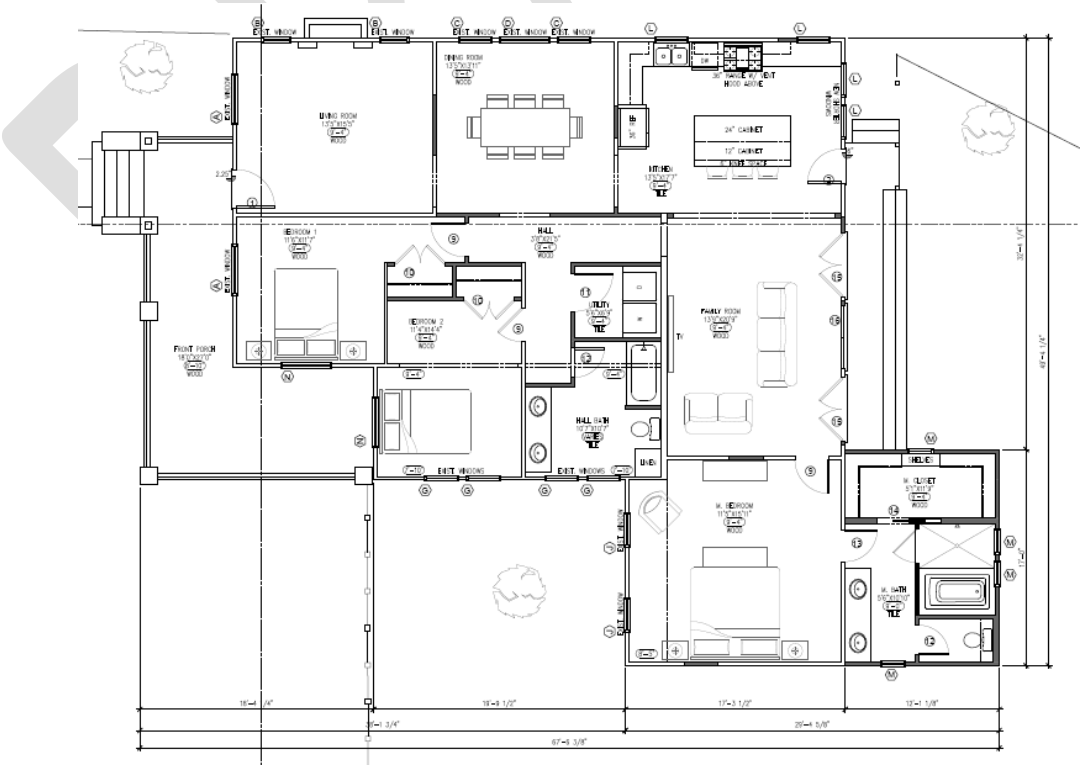
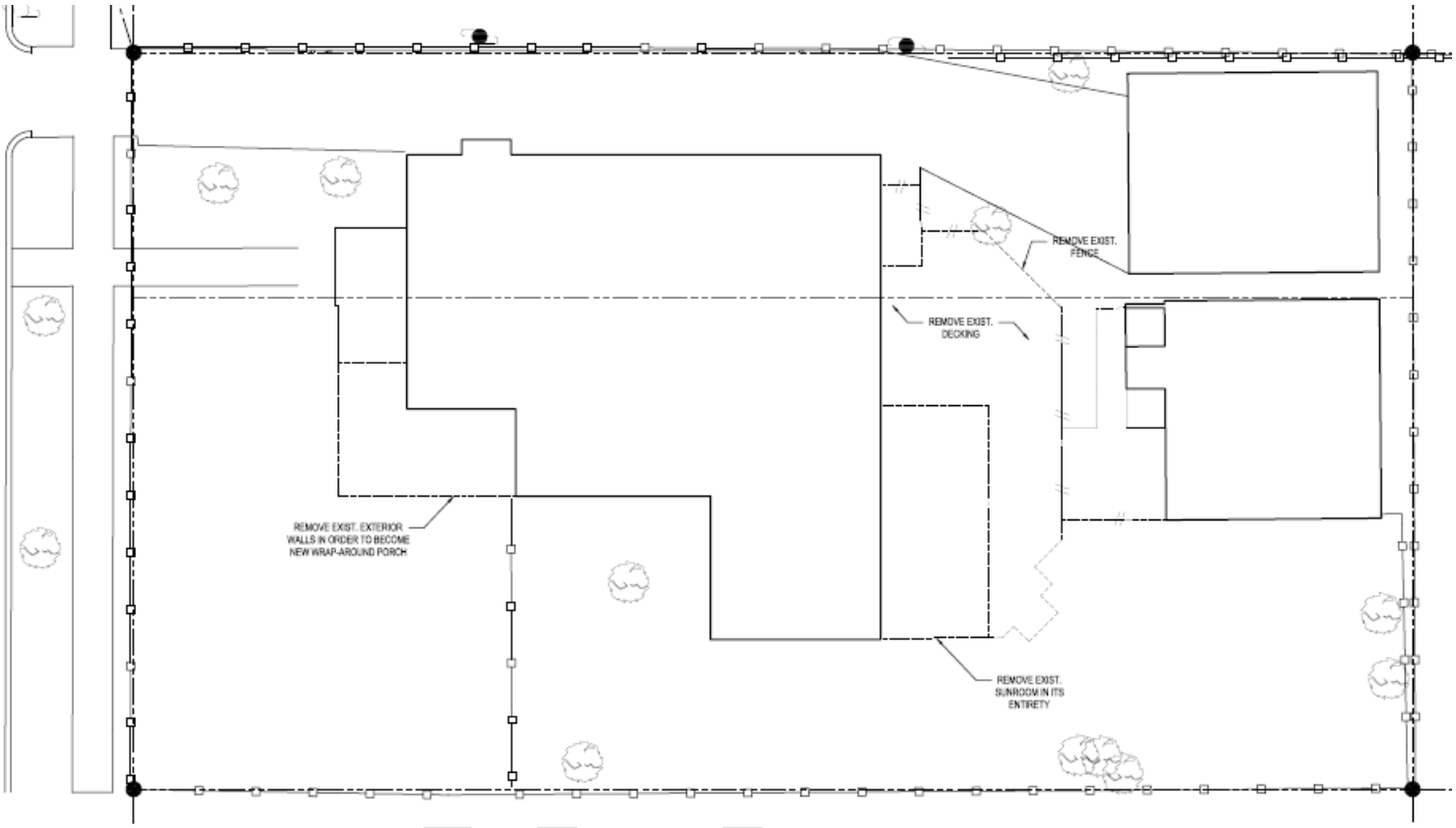


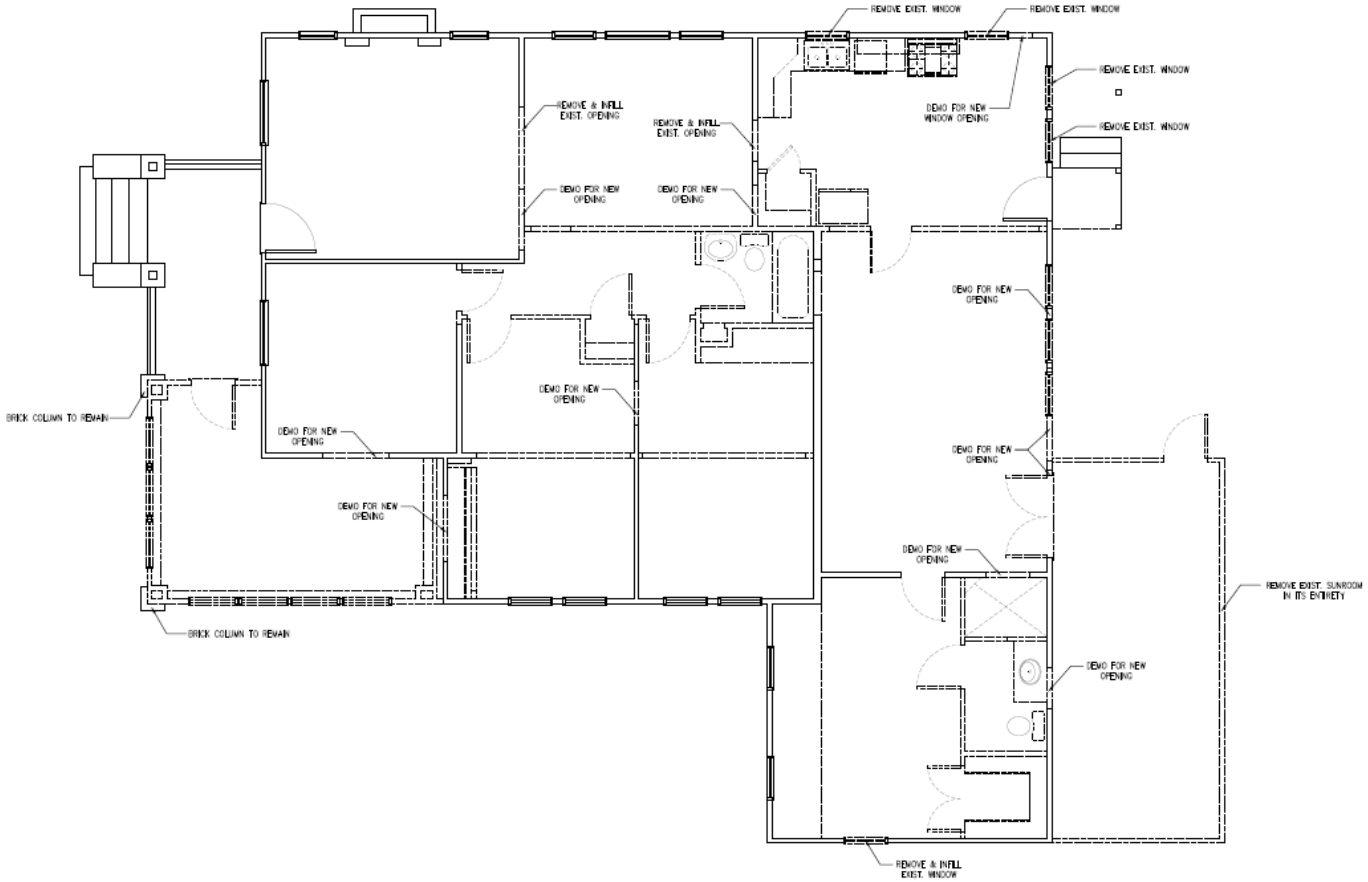
DEMO PLAN

EXTERIOR



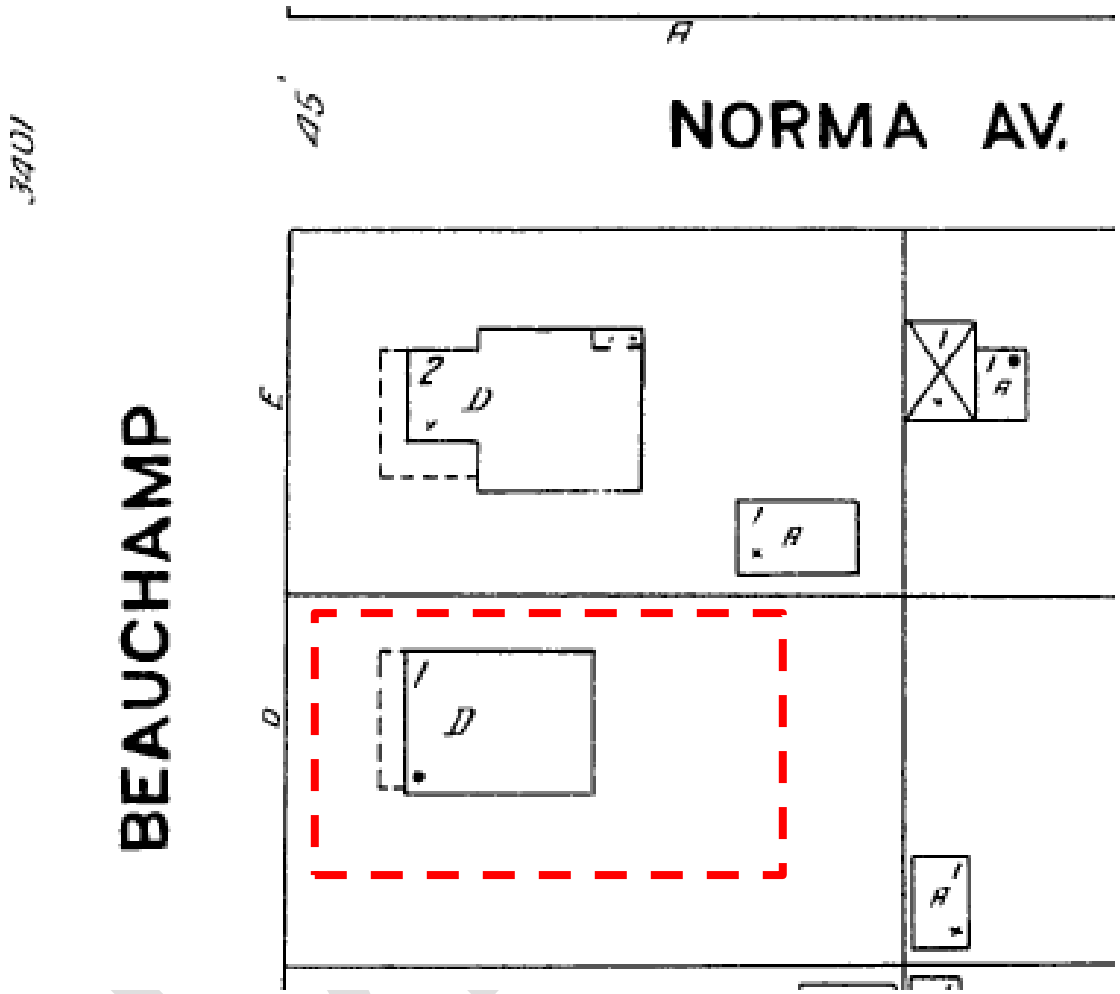
DEMO PLAN

INTERIOR



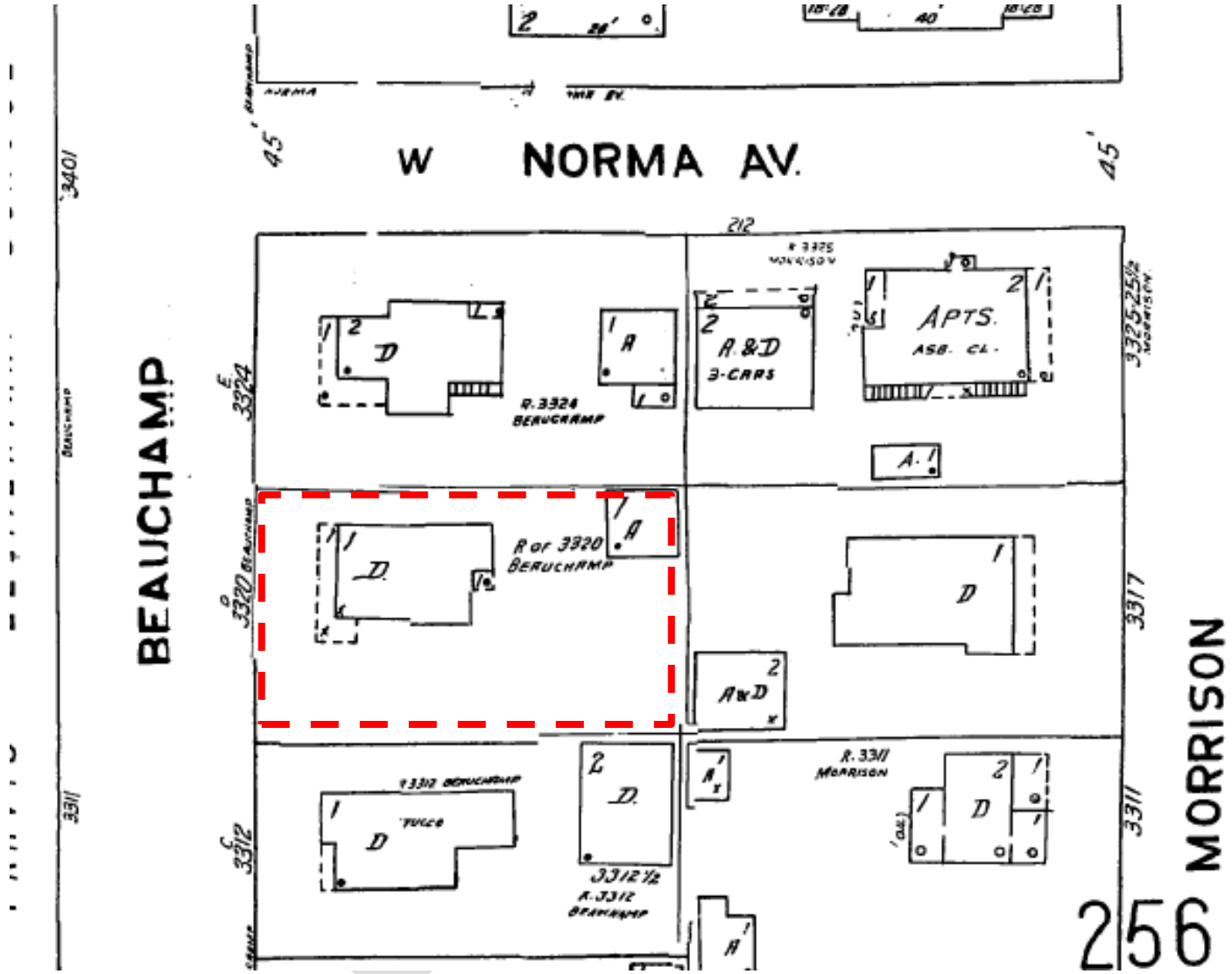
SANBORN MAP

1924, Volume 2, Sheet 260



SANBORN MAP

1951, Volume 2, Sheet 260



PROJECT DETAILS

Shape/Mass: Existing: The residence has 2,265 square feet of living space and is situated on a 9,750 square foot interior lot. The house is 49'-4 1/4" wide and 65'-11 3/4" long, with a ridge height of 17'-5 5/8" and an eave height of 10'-3/8".

Proposed: The alteration adds 210 square feet on the rear of the house. The addition's ridge height will be 14'-5 5/8" and Measures10'-6 ½" x 23'-10".

Setbacks: Existing: The house is situated 20'-5 ¾" from the front (west) property line, 54'-1" from the east, 15'-3 1/3" from the south and 10'-4 5/8" from the north property lines.

Proposed: The addition will be situated 42'-8 7/8" from the north, 15'-3 1/8" from the south,41'-11 7/8" from the east property lines and approximately 80' from the west property lines. .

Foundation: The existing house and rear addition will have matching CMU block and base foundation with a finished floor height of 2'-6 ½".

Windows/Doors: No windows on the original house will be altered or removed. The house consists of 1/1 wood double hung windows on the sides and rear of the house. The front of the house has 12/1 wood double hung windows. See window and door schedule.

Exterior Materials: The existing house is clad with original 117 wood siding and the rear addition will be clad in cementitious siding with a 6" reveal.

Roof: Existing: The residence has a cross gabled roof with a ridge height of 17'-5 5/8" and an eave height of 10'-3/8", with a cross gable roof with a 5/12 pitch.

Proposed: The addition will have a hipped roof with a ridge height will be 14'-5 5/8" and the eave height will match the existing at 10'-38", with a hipped roof and a 4/12 pitch and will have matching asphalt shingles.

Front Elevation: (West) Reopening the wrap around porch and installing matching porch railing. By opening the original porch it will become 27'- 8 ¾" wide and 18'- 4 ¼" deep on the southwest side. Replace interior door opening with a 12/1 wood double hung window and install new wood siding to match existing where the porch is being reopened. No other changes to the west elevation. Please refer to elevation plans.

Side Elevation: (North) Remove two non-original windows in the rear of the north elevation and install two, new 1/1 double hung wood windows. The addition will have one new window opening with one 1/1 double hung wood window. Moving the large window opening 1'-5" to the right. Also, installing six new treated wood crawlspace vents along the north elevation.

Side Elevation: (South) Reopening part of the porch on the south elevation and installing a new 12/1 wood double hung window under the porch area. Removing one non-original window on the rear half the house,on a later addition. The addition will have one new window opening with one 1/1 double hung wood window.

Rear Elevation: (East) A 210 square foot addition will be added to the south elevation in the southeast corner of the house. A non-original sunroom will be removed. The one story addition will have three new 1/1 wood double hung windows. Three new sets of French doors will be installed and two windows will be removed and replaced with two new smaller 1/1 wood double hung windows.

APPLICANT MATERIALS

BEC-LIN ENGINEERING, L.P.
Structural • Civil • Surveying • Construction Management

June 10, 2016 BL-16-1318

Client: Danielle Nichols
Brickmoon Design
1438 Campbell Road, Suite 202
Houston, Texas 77055

Phone: 281-501-2712

Re: Residence at 3320 Beauchamp Street, Houston, Texas 77009

Dear Ms. Nichols:

BEC-LIN Engineering, LP (BL) visited the above mentioned residence to perform observations of the existing structure and to comment on those observations.

Conclusions presented herein are based solely on observations made and information received from the client. BL makes no representation regarding the possibility of concealed defects. In addition, should additional information concerning the structure become available, BL shall reserve the right to review that information and modify this report as appropriate. Contained herein are our observations and comments.

During our site visit on June 2, 2016 we noted the following:

- The residence is a one story, single family residence with a detached garage.
- The structure is of wood frame construction with a crawlspace foundation and a composite shingle roof.
- There are cracks in the exterior concrete beam along the left side of the residence.
- There are no vents for the crawlspace along the left side of the residence.
- There is lattice as ventilation for the crawl space along the right side of the residence.
- There is drywall tape buckling in the hall bath.
- Floor relative elevations were measured on the first floor using a "Zip level" by Technidea, an electronic measuring device. This survey found that elevations ranged from a high of +0.3" to a low of -2.5" for an overall change in elevation of 2.8" in the residence (see attached sketch). The elevation readings in the residence have been adjusted for changes in floor coverings and changes in floor elevations.

In our opinion, based on our observations and reported information, we suggest the following:

- Adjust the crawlspace utilizing metal shims as required to bring the floor elevations within tolerance.
- Install vents for the crawlspace along the left side of the residence.
- The crack in the concrete beam can be repaired by utilizing a concrete crack repair product such as "Crack-Pac" by Simpson Strong Tie (or equal) and installed per the manufacturer's recommendations.

10401 Westoffice Drive, Houston, Texas 77042
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TBPE #F-13056 TBPLS#10190400
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TBPE #F-13056 TBPLS #10194003
www.bec-lin.com

APPLICANT MATERIALS

- It is our understanding that the owner would like to move a wall between the kitchen and family room as part of the remodeling scope of work. In our opinion this can be accomplished assuming that additional supports will be added in the crawl space to support the new loads.

This report is provided by a licensed Professional Engineer and is valid as of the date of the site visit. It excludes conditions and events that may occur after the site visit. This report makes no guarantee that every possible discrepancy has been cited. BL makes no claim concerning any activity or conditions falling outside the specified purpose to which this report is directed. In addition, no warranty, expressed or implied, is hereby made for the professional services set forth. No responsibility is assumed for events that occur subsequent to the submission of this report. Should additional information regarding the condition of this residence become available, the undersigned reserves the right to review such information and modify this report, as appropriate.

Only the foundation and related conditions mentioned above were reviewed. The structural capacity of the framing was not reviewed nor analyzed. Since there were no as-built foundation plans available, nor any information on the exact preparation of the sub-grade beneath the foundation, the overall analysis and opinions are limited by these factors.

In recognition of the relative risks, rewards, and benefits of the service provided, to both the client and BL, the risks have been allocated such that the client agrees, as evidenced by acceptance and use of this report, that the liability of BL is limited to the value of the service provided and the client shall indemnify and hold BL harmless from and against any and all claims, liabilities, obligations, costs, or expenses (including reasonable attorneys' fees) arising by reason of or associated with the performance of all services hereunder. In addition, should any additional work related to this evaluation be required, regardless of the nature of such work, such work would be considered an additional assignment and would be invoiced, as appropriate.

We thank you for the opportunity to be of service. If you have any questions, please contact us.

Sincerely,

Karl Breckon, P.E.
BEC-LIN Engineering, LP

WINDOW / DOOR SCHEDULE

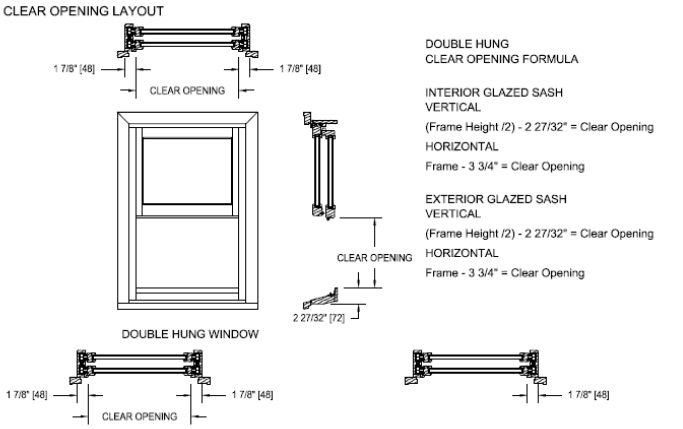
WINDOW SCHEDULE

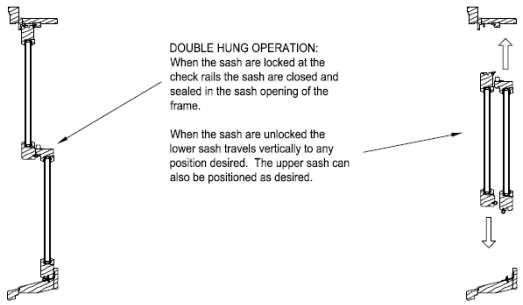
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
Ⓐ	2	4'-0"	5'-2"	SINGLE HUNG	2X4	EXIST. WINDOW TO REMAIN. LIVING ROOM.
Ⓑ	2	2'-4"	2'-6"	FIXED	2X4	EXIST. WINDOW TO REMAIN. LIVING ROOM.
Ⓒ	2	2'-6"	5'-2"	SINGLE HUNG	2X4	EXIST. WINDOW TO REMAIN. LIVING ROOM.
Ⓓ	1	4'-0"	2'-6"	FIXED	2X4	EXIST. WINDOW TO REMAIN. DINING ROOM.
Ⓔ	1	2'-8"	3'-6"	SINGLE HUNG	2X4	EXIST. NON-ORIGINAL WINDOW TO BE REMOVED. KITCHEN.
Ⓕ	1	2'-8"	4'-6"	SINGLE HUNG	2X4	EXIST. NON-ORIGINAL WINDOW TO BE REMOVED. KITCHEN.
Ⓖ	9	2'-8"	5'-2"	SINGLE HUNG	2X4	5 EXIST. NON-ORIGINAL WINDOWS TO BE REMOVED. 4 EXIST. WINDOWS TO REMAIN. KITCHEN, FAMILY, BEDROOM 2, BEDROOM 3
Ⓗ	1	2'-8"	4'-8"	SINGLE HUNG	2X4	EXIST. NON-ORIGINAL WINDOW TO BE REMOVED. M. BEDROOM.
Ⓙ	2	2'-8"	6'-2"	SINGLE HUNG	2X4	EXIST. WINDOW TO REMAIN. M. BEDROOM.
Ⓚ	7	3'-0"	4'-0"	AWNING	2X4	7 EXIST. NON-ORIGINAL WINDOWS TO BE REMOVED. OFFICE.
Ⓛ	4	2'-8"	3'-6"	SINGLE HUNG	2X4	NEW WOOD WINDOW. KITCHEN.
Ⓜ	4	2'-0"	3'-0"	SINGLE HUNG	2X4	NEW WOOD WINDOW. MASTER CLOSET, MASTER BATH.
Ⓝ	2	4'-0"	5'-2"	SINGLE HUNG	2X4	NEW WOOD WINDOW. BEDROOM 1, BEDROOM 2.

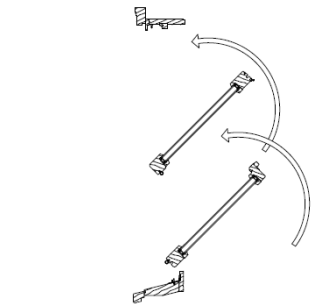
DOOR SCHEDULE

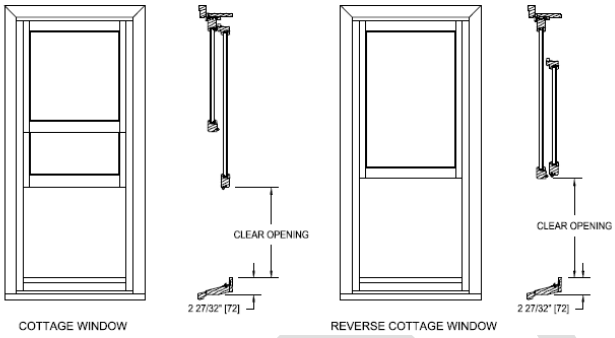
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
①	1	3'-0"	7'-0"	EXTERIOR	2X4	EXIST. DOOR TO REMAIN. LIVING ROOM.
②	1	2'-8"	6'-8"	EXTERIOR	2X4	EXIST. DOOR TO REMAIN. KITCHEN.
③	1	(2)2'-6"	6'-8"	EXTERIOR	2X4	EXIST. NON-ORIGINAL DOOR TO BE REMOVED. FAMILY ROOM.
④	1	2'-8"	6'-8"	EXTERIOR	2X4	EXIST. NON-ORIGINAL DOOR TO BE REMOVED. OFFICE.
⑤	3	2'-6"	6'-8"	INTERIOR	2X4	3 EXIST. DOORS TO BE REMOVED. BEDROOM 1, HALL, FAMILY
⑥	5	2'-8"	6'-8"	INTERIOR	2X4	5 EXIST. DOORS TO BE REMOVED. BEDROOM 2, BEDROOM 3, HALL BATH, MASTER BEDROOM, MASTER BATH.
⑦	1	2'-0"	6'-8"	INTERIOR	2X4	EXIST. DOOR TO BE REMOVED. KITCHEN.
⑧	1	(2)2'-0"	6'-8"	INTERIOR	2X4	EXIST. DOOR TO BE REMOVED. MASTER CLOSET.
⑨	3	2'-8"	6'-8"	INTERIOR	2X4	NEW DOOR. BEDROOM 1, BEDROOM 2, MASTER BEDROOM.
⑩	2	(2)2'-0"	6'-8"	INTERIOR	2X4	NEW DOOR. HALL BATH, MASTER BATH.
⑪	1	3'-0"	6'-8"	INTERIOR	2X4	NEW DOOR. UTILITY.
⑫	2	2'-4"	6'-8"	INTERIOR	2X4	NEW DOOR. HALL BATH, MASTER BATH.
⑬	1	2'-6"	6'-8"	INTERIOR	2X4	NEW DOOR. MASTER BATH.
⑭	1	2'-6"	6'-8"	INT POCKET	2X6	NEW DOOR. MASTER CLOSET.
⑮	2	(2)2'-6"	6'-8"	EXTERIOR	2X4	NEW DOORS. FAMILY ROOM.
⑯	1	(2)2'-6"	6'-8"	EXTERIOR	2X4	NEW FIXED DOORS. FAMILY ROOM.

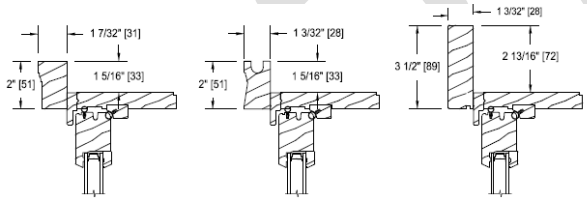
WINDOW CUT SHEETS

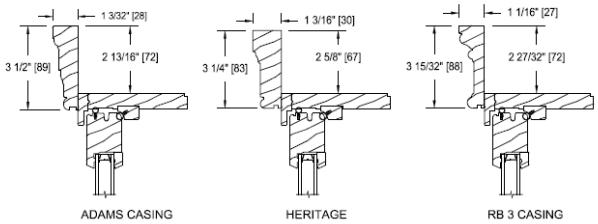


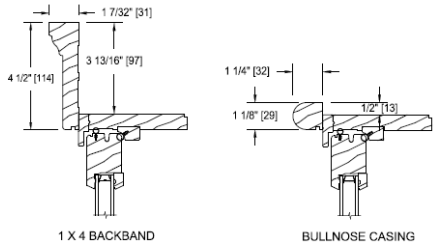


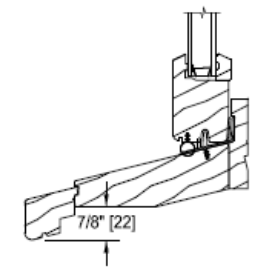


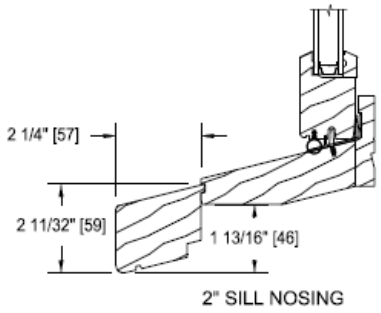


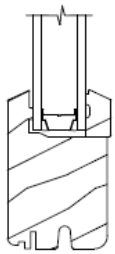


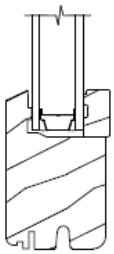




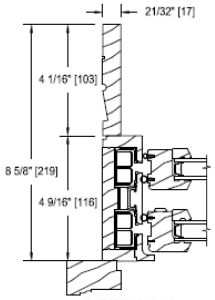




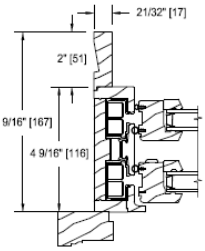

TRADITIONAL


CONTEMPORARY

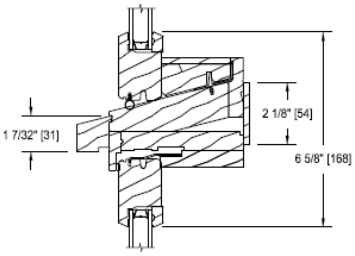
WINDOW CUT SHEETS



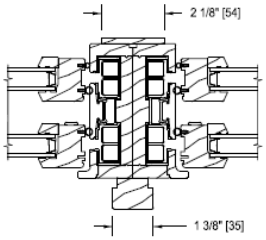
8 5/8" WALL



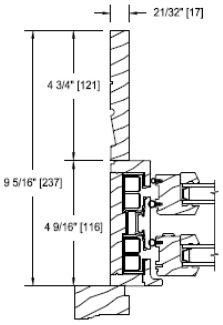
6 9/16" WALL
4/4 JAMB THICKNESS
(STANDARD)



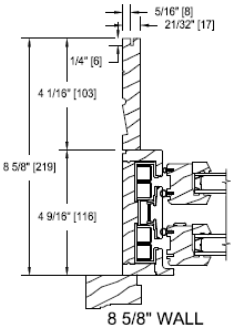
STATIONARY
OPERATING



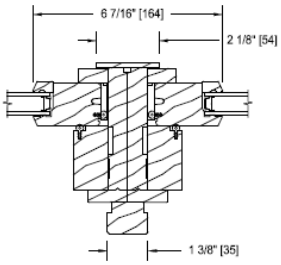
OPERATING / OPERATING



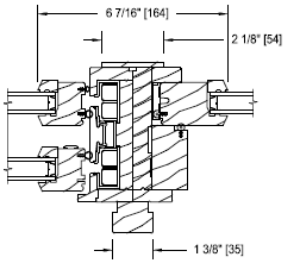
9 5/16" WALL



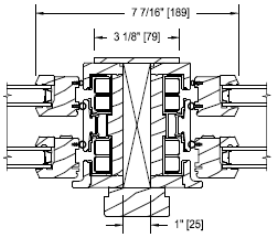
8 5/8" WALL
KERFED EXTENSION SHOWN



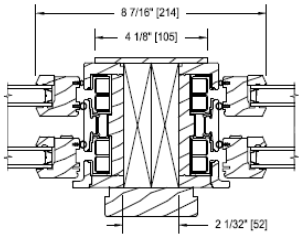
STATIONARY / STATIONARY



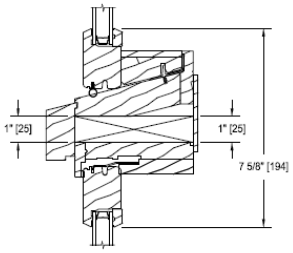
OPERATING / STATIONARY



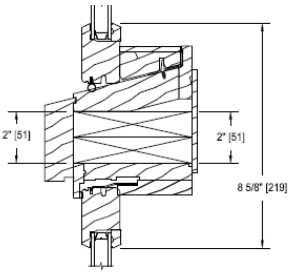
OPERATING / OPERATING
WITH 1" SOLID SPREAD MULL



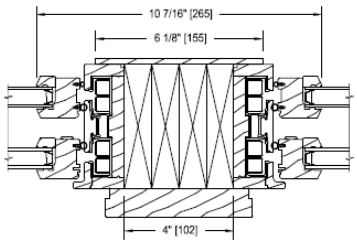
OPERATING / OPERATING
WITH 2" SOLID SPREAD MULL



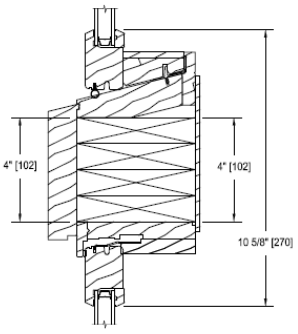
STATIONARY
OPERATING
WITH 1" SOLID SPREAD MULL



STATIONARY
OPERATING
WITH 2" SOLID SPREAD MULL

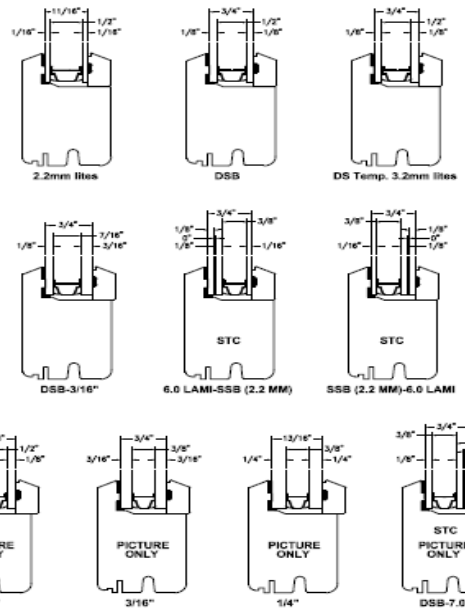


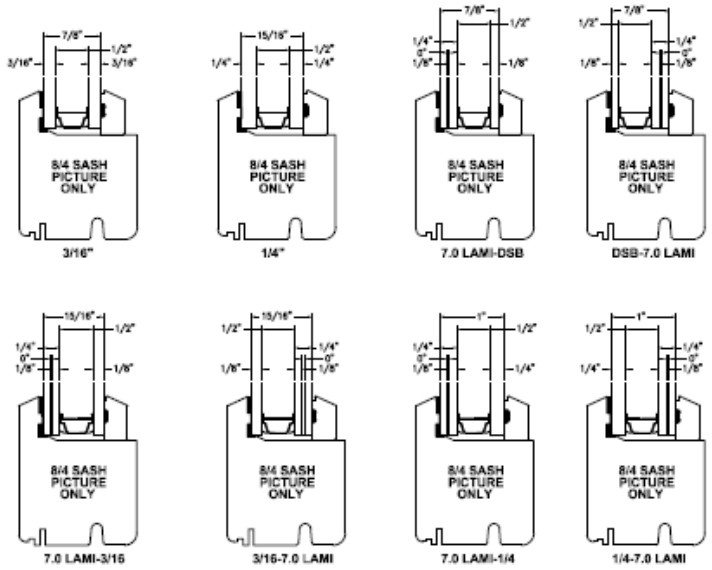
OPERATING / OPERATING
WITH 4" SOLID SPREAD MULL

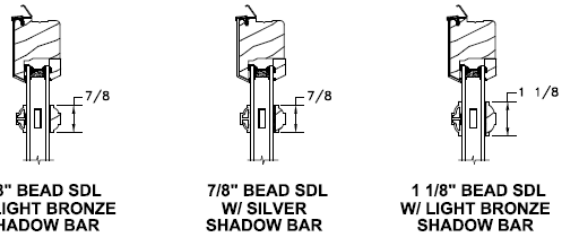


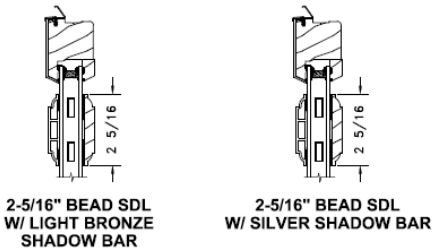
STATIONARY
OPERATING
WITH 4" SOLID SPREAD MULL

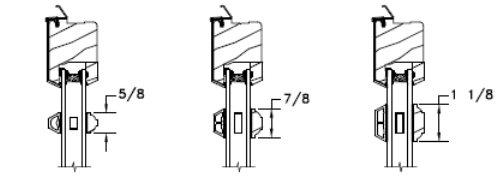
WINDOW CUT SHEETS

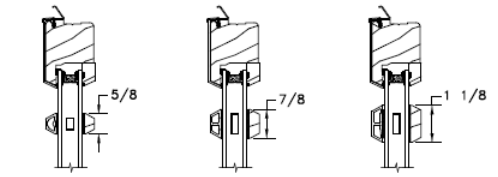


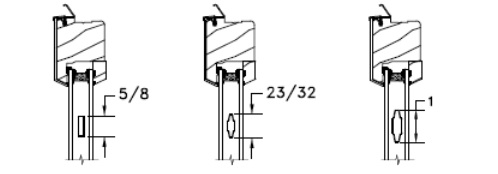


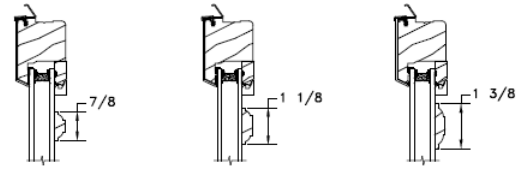




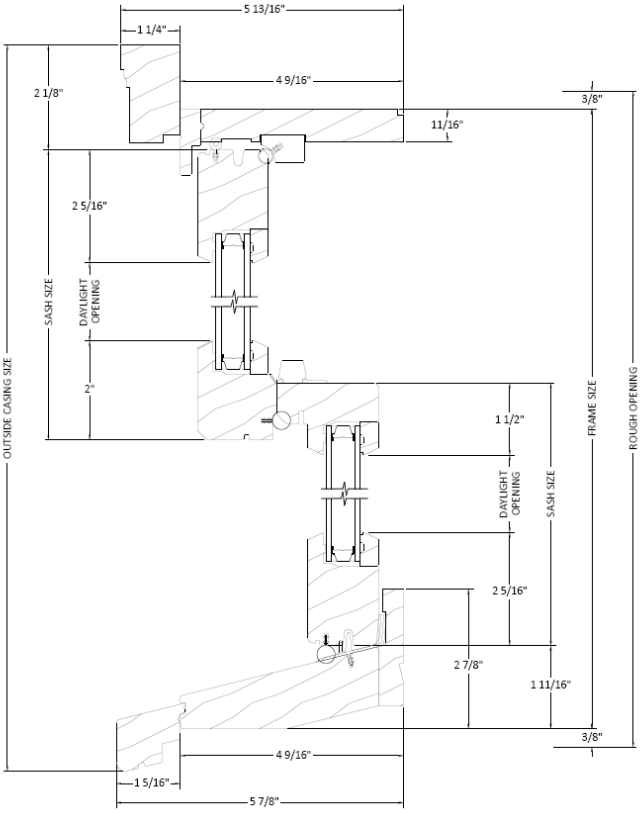


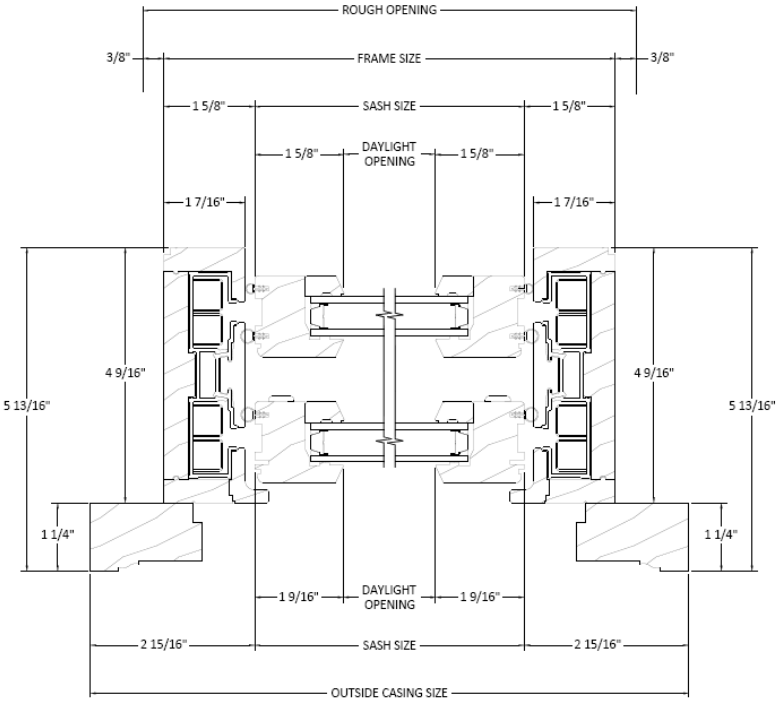


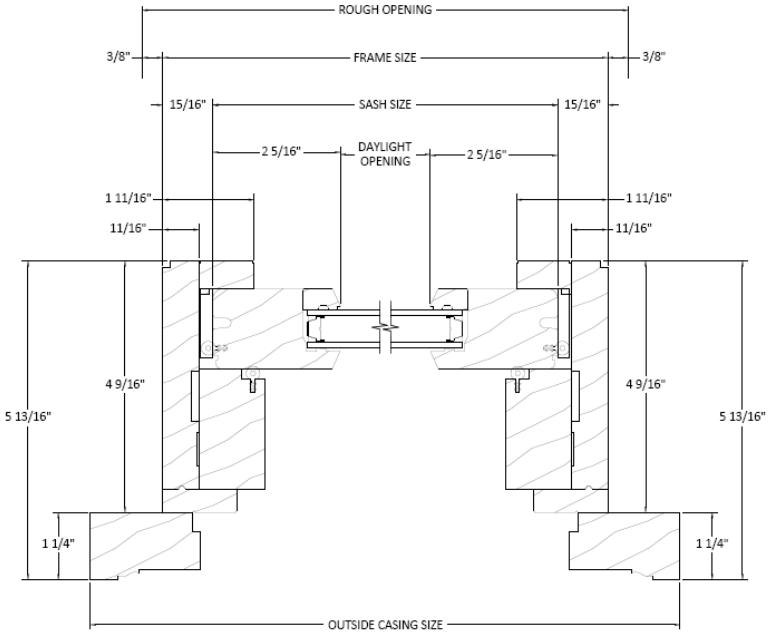


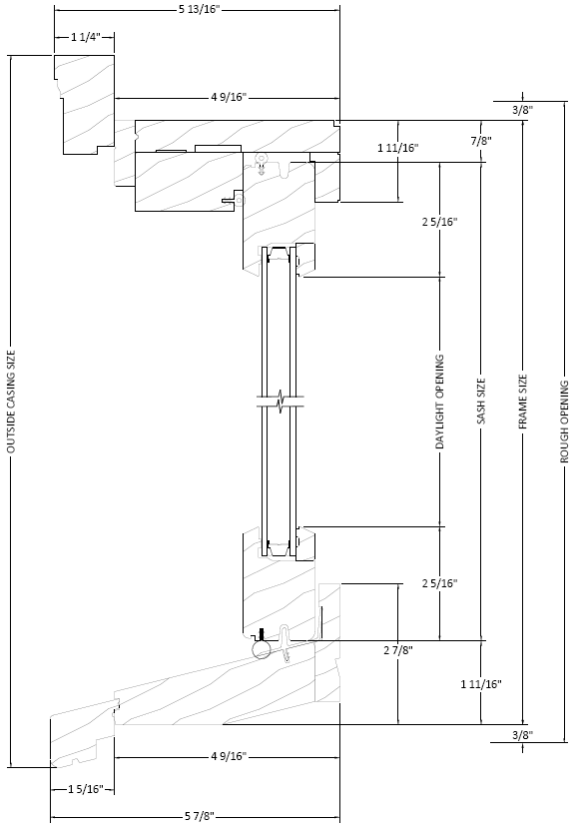


WINDOW CUT SHEETS









WINDOW CUT SHEETS