

CERTIFICATE OF APPROPRIATENESS

Application Date: May 27, 2015

Applicant: Alexander Ridgway, Brickmoon Design for Robert and Elizabeth Poirrier, owners

Property: 215 W 16th Street, lots 41, 42 & 43, block 132, Houston Heights Subdivision. The property includes a historic 1,222 square foot, one-story wood frame single-family residence and a detached shed situated on a 10,200 square foot (75' x 136') interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1910, located in the Houston Heights Historic District West.

Proposal: Alteration – The applicant received partial approval in January 2015 to construct a 3,200 square foot two story addition and attached garage at the rear wall of the contributing one story residence.

- Existing front porch screening will be removed to re-open the porch; existing original columns and floor will remain
- Existing concrete porch steps will be removed and replaced with wood steps with wood railings

The applicant was denied approval to remove and replace with existing wood shingles in the front (south) and east gables.

The applicant now proposes to include the following additional alterations:

- Remove one non-original aluminum window from the existing west wall, enlarge and relocate opening and install a wood window
- Install two new wood windows in the existing west wall

See enclosed application materials and detailed project description on p. 5-16 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Partial Approval: Approval to remove aluminum window on the west wall and replace with a larger wood window in the same location. Denial to move window opening and install two new window openings**

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 | |
|-------------------------------------|-------------------------------------|-------------------------------------|--|
| | <input checked="" type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property;
<i>The existing rhythm of solid to void created by window openings on the west wall would be disrupted by the proposed changes to opening locations. The creation of a paired set of windows has no precedent on the existing house.</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 window pattern on the west wall is distinct to this house and is consistent with the house's other walls. Disrupting that pattern and creating a paired set of windows permanently alters this pattern.</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 installation of two new window openings and relocation of one existing window opening on the west wall destroys significant historic siding and wall material.</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 checked="" type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT WEST

- Building Classification**
- Contributing
 - Non-Contributing
 - Park



215 W 16th

INVENTORY PHOTO

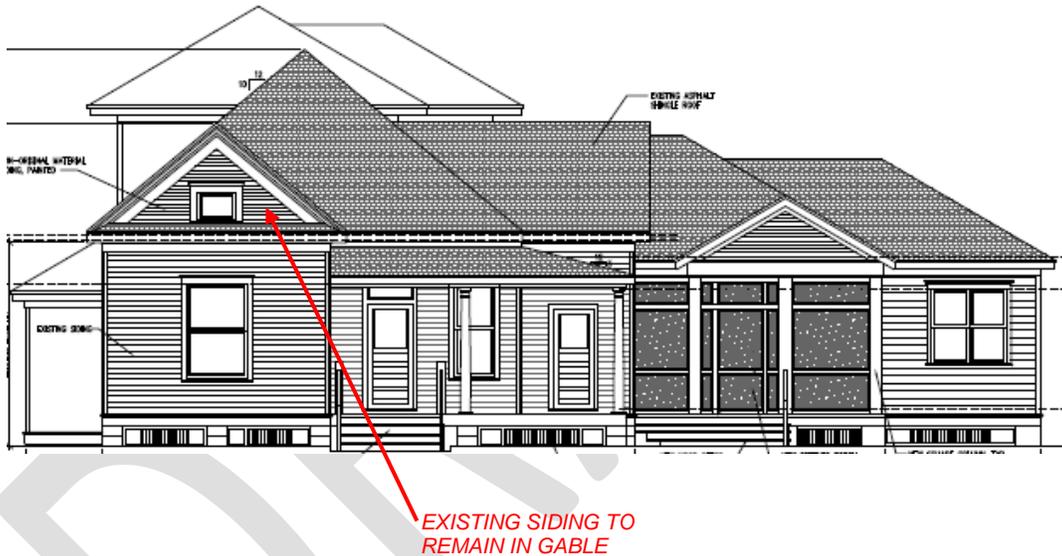


SOUTH ELEVATION – FRONT FACING W 16th STREET

EXISTING



PARTIALLY APPROVED – 1/29/15 (NO CHANGE)



EXISTING SIDING TO
REMAIN IN GABLE

WEST SIDE ELEVATION

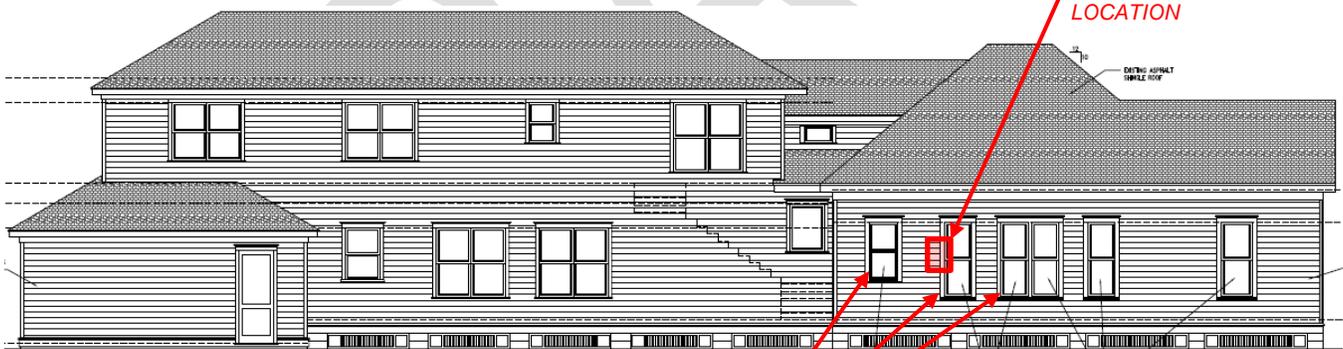
EXISTING



PARTIALLY APPROVED – 1/29/15



PROPOSED



EXISTING WINDOW LOCATION

NEW WINDOW OPENINGS

EAST SIDE ELEVATION

EXISTING



PARTIALLY APPROVED – 1/29/15 (NO CHANGE)



EXISTING SIDING TO
REMAIN IN GABLE

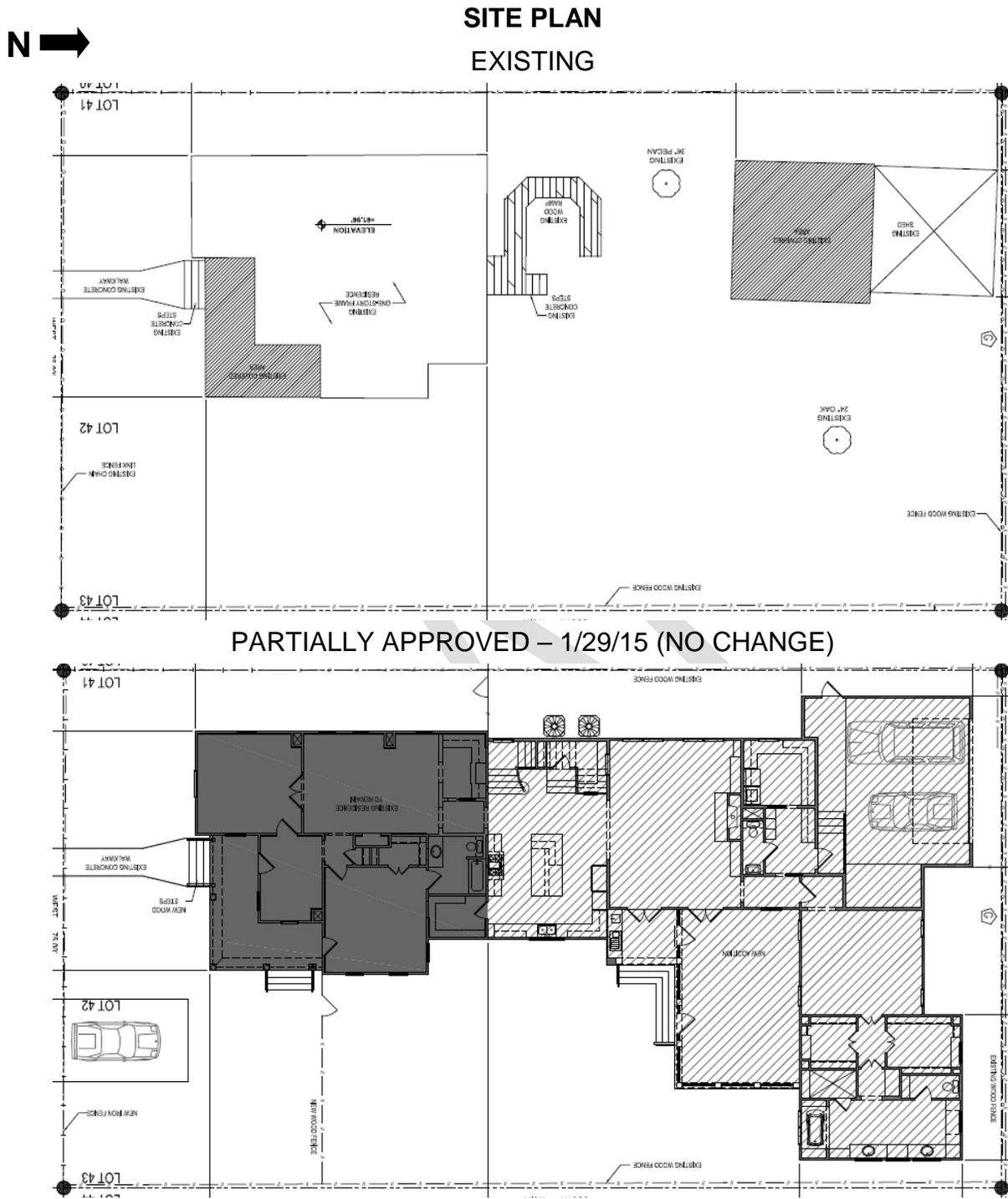
NORTH (REAR) ELEVATION

EXISTING



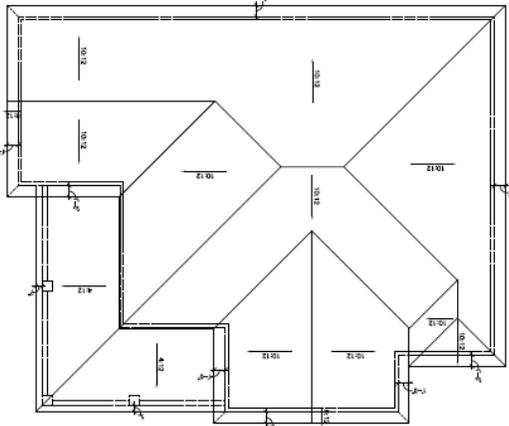
PARTIALLY APPROVED – 1/29/15 (NO CHANGE)





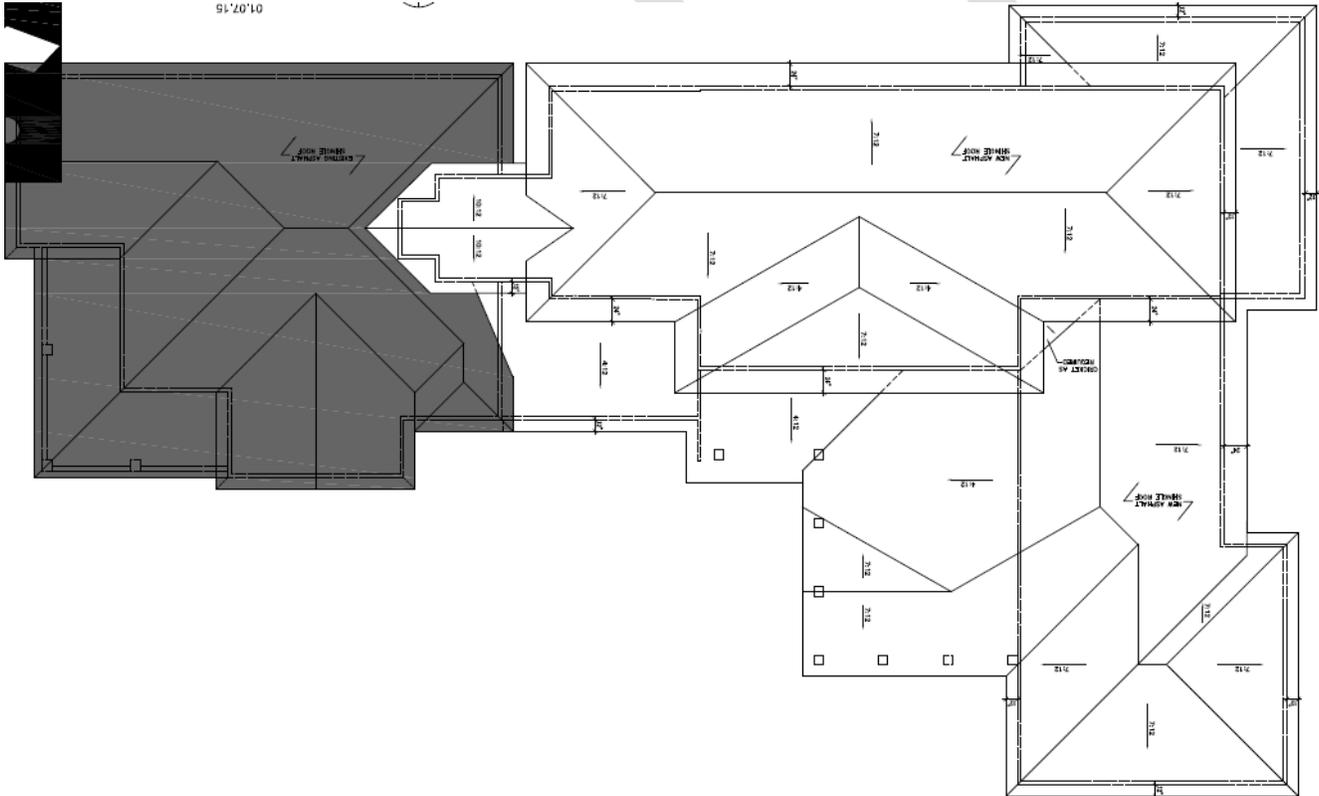
ROOF PLAN

EXISTING



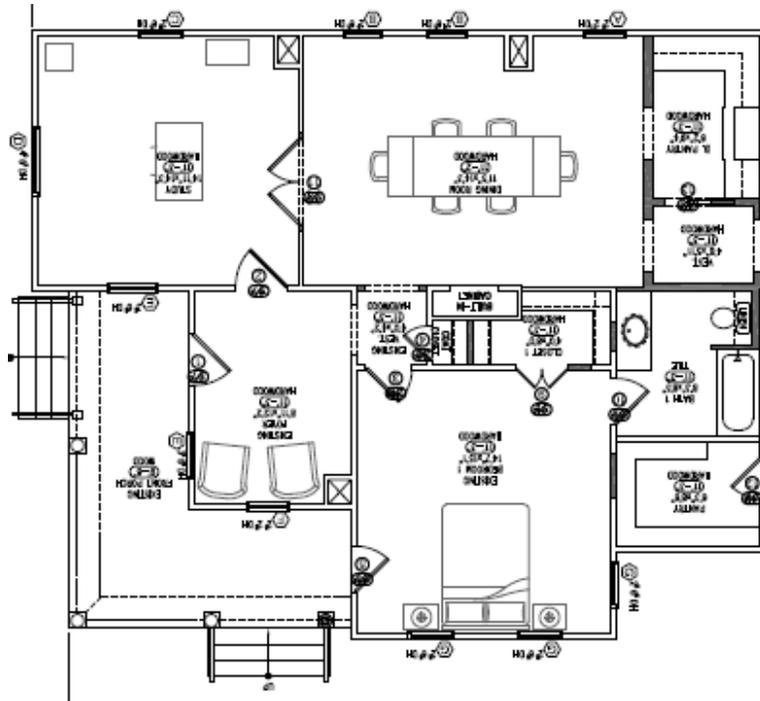
PARTIALLY APPROVED – 1/29/15 (NO CHANGE)

01.07.15

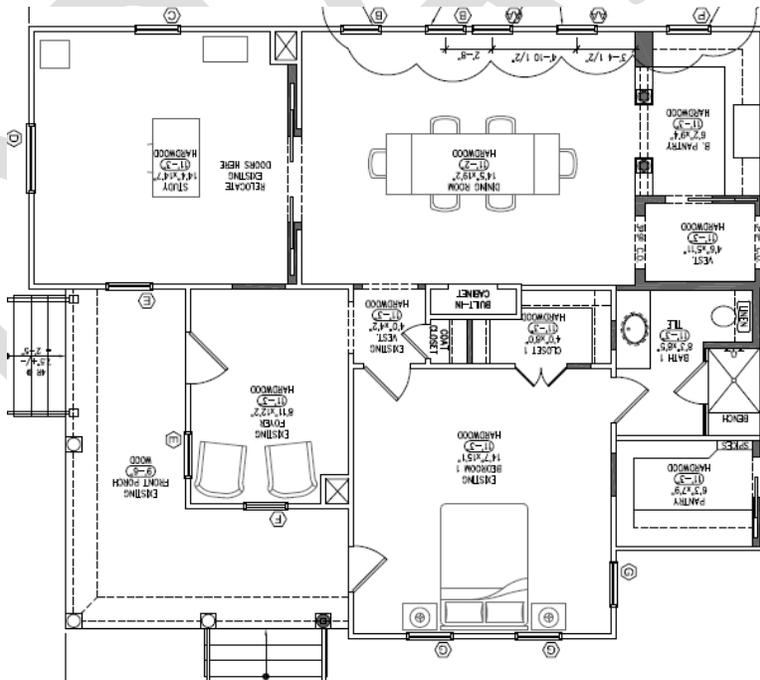


FIRST FLOOR DETAIL

PARTIALLY APPROVED – 1/29/15

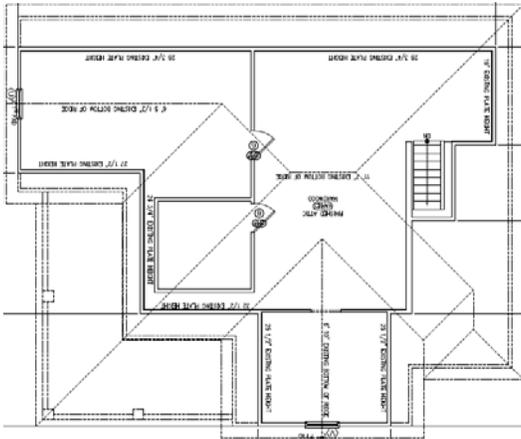


PROPOSED

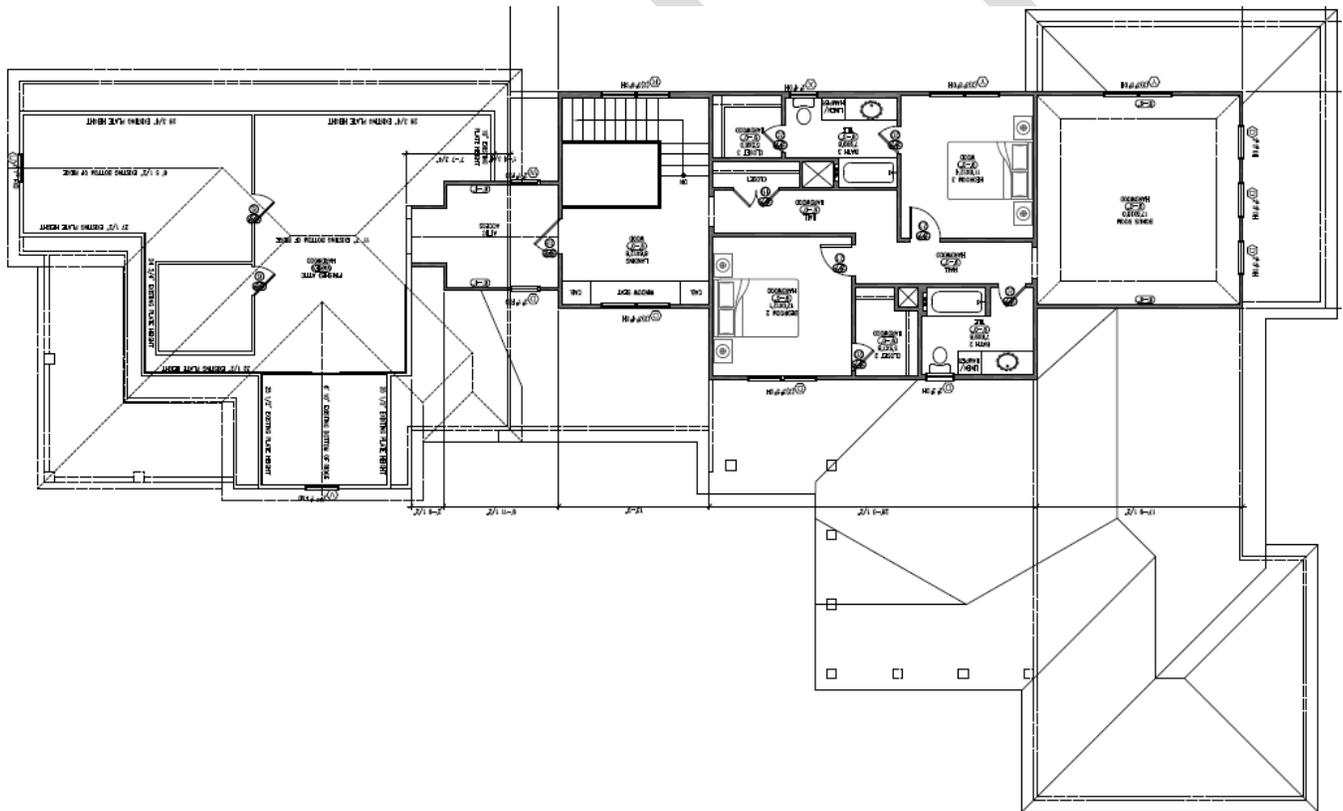


SECOND FLOOR PLAN

EXISTING



PARTIALLY APPROVED – 1/29/15 (NO CHANGE)



WINDOW SCHEDULE

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(A)	1	2'-6"	2'-11"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED, NON-ORIGINAL WINDOW
(B)	2	2'-4"	6'-5"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(C)	1	2'-8"	6'-5"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(D)	1	4'-0"	6'-3"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(E)	2	2'-8"	6'-6"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(F)	1	2'-6"	2'-8"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(G)	3	2'-8"	6'-6"	DOUBLE HUNG	2X4	EXISTING TO REMAIN
(H)	1	2'-4"	5'-5"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED FOR ADDITION
(I)	2	2'-8"	4'-4"	SINGLE HUNG	2X4	EXISTING TO BE REMOVED FOR ADDITION
(J)	1	2'-6"	4'-3"	DOUBLE HUNG	2X4	EXISTING TO BE REMOVED FOR ADDITION
(K)	1	1'-3" 2'-6" 1'-3"	4'-6" 4'-6" 4'-6"	FIXED DOUBLE HUNG FIXED	2X4	NEW WOOD WINDOW, 1/1 RECESSED MOUNT. MULLED UNIT.
(L)	1	(2)2'-6"	5'-0"	DOUBLE HUNG	2X4	NEW WOOD WINDOW, 1/1 RECESSED MOUNT. MULLED UNIT.
(M)	2	4'-0"	1'-6"	FIXED	2X4	NEW WOOD WINDOW, 1/1 RECESSED MOUNT
(N)	1	3'-6"	1'-6"	FIXED	2X4	NEW WOOD WINDOW, 1/1 RECESSED MOUNT
(O)	2	3'-0"	1'-6"	FIXED	2X4	NEW WOOD WINDOW, 1/1 RECESSED MOUNT
(P)	6	2'-6"	5'-0"	DOUBLE HUNG	2X4	NEW WOOD WINDOW, 1/1 RECESSED MOUNT
(Q)	1	3'-0"	4'-6"	DOUBLE HUNG	2X4	NEW WOOD WINDOW, 1/1 RECESSED MOUNT
(R)	3	(2)3'-0"	6'-0"	DOUBLE HUNG	2X4	NEW WOOD WINDOW, 1/1 RECESSED MOUNT. MULLED UNIT.
(S)	1	3'-0"	4'-0"	DOUBLE HUNG	2X4	NEW WOOD WINDOW, 1/1 RECESSED MOUNT
(T)	1	2'-6"	1'-10"	FIXED	2X4	EXISTING TO REMAIN
(U)	1	2'-10.5"	1'-6"	FIXED	2X4	EXISTING TO REMAIN
(V)	2	2'-6"	1'-6"	FIXED	2X4	NEW WOOD WINDOW, 1/1 RECESSED MOUNT
(W)	1	(2)3'-0"	4'-0"	DOUBLE HUNG	2X4	NEW WOOD WINDOW, 1/1 RECESSED MOUNT. MULLED UNIT.
(X)	3	(2)3'-0"	5'-0"	DOUBLE HUNG	2X4	NEW WOOD WINDOW, 1/1 RECESSED MOUNT. MULLED UNIT.
(Y)	2	2'-4"	3'-6"	DOUBLE HUNG	2X4	NEW WOOD WINDOW, 1/1 RECESSED MOUNT
(Z)	3	3'-0"	5'-0"	DOUBLE HUNG	2X4	NEW WOOD WINDOW, 1/1 RECESSED MOUNT
(AA)	2	2'-4"	6'-6"	DOUBLE HUNG	2X4	NEW WOOD WINDOW, 1/1 RECESSED MOUNT

EXTERIOR PHOTO
EXISTING WINDOWS – WEST WALL



EXISTING NON-ORIGINAL WINDOW TO BE REMOVED
NEW WINDOW TO MATCH EXISTING WIDTH AND
HEIGHT OF ORIGINAL WINDOW AND ALSO
RECENTERED

PROJECT DETAILS

Shape/Mass: The existing residence measures 34'-11" wide by 40'-8" deep with an eave height of 13'-6" and a ridge height of 26'-3". The proposed addition will begin at the existing rear wall and be inset 1' on the west side and continue in line with the existing west wall. The addition will measure 67'-3" wide by 70'-4" deep with an eave height of 22' and a ridge height of 29'-2".

Setbacks: The existing residence features an 18'-8" front (south) setback, a 30'-11" east setback and a 9'-1" west setback, all of which will be retained. The addition will feature a 4' east setback, a 3'-8" west setback and a 4'-1" rear (north) setback.

Foundation: The existing residence feature a pier and beam foundation with a 2'-5" finished floor to be retained. The addition will feature a pier and beam foundation with a 2'-5" finished floor height and the attached garage will feature a concrete slab on grade.

Windows/Doors: The residence features double-hung wood windows to be retained, a wood front door with transom and a wood door without transom to be retained. One existing non-original aluminum window will be removed and replaced with a larger, relocated wood window, and two new wood windows will be installed in the existing house. The addition will feature wood double hung windows.

Exterior Materials: The residence features wood bevel lap siding with a 4 ½" reveal to be retained. Two existing gables feature wood shingles to be retained. The non-original enclosure will be removed from the front porch. Existing wood porch columns and porch floor will be retained. The existing concrete front porch steps will be removed and replaced with wood steps with wood railings. The proposed addition will feature horizontal lap cementitious siding with a 6" reveal.

Roof: The existing residence features a hipped roof with a 10/12 pitch clad with composition shingles. The second story of the addition will feature a hipped roof with a 7/12 pitch and 2' eave overhang and the first story will feature a hipped roof with a 7/12 pitch and 1' eave overhang, both clad with composition shingles.

Front Elevation: The residence features three windows and two doors, one with a transom, and one window in the (South) gable, all of which will be retained. The front porch features non-original screening to be removed. Existing columns and porch floor will be retained. Existing concrete porch steps will be removed and replaced with wood steps with wood railings. Existing wood shingles in the gable will be retained. The addition will feature a screened porch with square columns and a pair of windows.

Side Elevation: The residence features three wood windows to remain and one aluminum window to be removed. (West) Three new wood windows will be installed in the existing residence. On the first floor, the addition will feature, from south to north, one fixed window, two pairs of windows, a single window and a door. The second floor will feature a pair of windows, a single window, and two pairs of windows.

Side Elevation: The residence features four windows and one window in the gable, all of which will remain. The (East) front porch features non-original screening to be removed. Existing columns and porch floor will be retained. Existing wood shingles in the gable will be retained. On the first floor, the addition will feature, from south to north, one window with side lites, one pair of doors, an enclosed porch, and a ribbon of three fixed windows. The second floor will feature one fixed window, two pairs of windows and a single window.

Rear Elevation: Not visible from public right of way. See elevation drawings for details. (North)