

CERTIFICATE OF APPROPRIATENESS

Application Date: April 29, 2015

Applicant: Gabriel Salazar, owner

Property: 638 Heights Boulevard, lot 22, block 277, Houston Heights Subdivision. The property includes a historic 1,108 square foot, one-story wood frame single-family residence situated on a 7,500 square foot (50' x 150') interior lot. The property has previously received a COA for foundation repair and brick stabilization on June 19, 2014 and a COA for a rear two-story addition on October 23, 2014.

Significance: Contributing bungalow residence, constructed circa 1920, located in the Houston Heights Historic District South.

Proposal: Alteration – Revision. The applicant has exceeded the approved scope of work by removing the existing brick veneer, a portion of the original roof and reframing it at an increased height, some of the original windows, and the non-original front door. All original materials were to remain as stipulated in the previously approved COAs. The applicant now proposes to take the following remedial measures:

- Reinstall the original windows
- Reinstall the original brick veneer to be supplemented with antique brick to match existing
- Reconstruct original roof to original configuration

See enclosed application materials and detailed project description on p. 6-26 for further details.

Public Comment: One public comment received. See Attachment A.

Civic Association: No comment received.

Recommendation: -

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.



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

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



INVENTORY PHOTO



STAFF PHOTO – 4/26/2015



NEIGHBORING PROPERTIES



642 Heights – Contributing – 1930 (neighbor / twin brick bungalow)



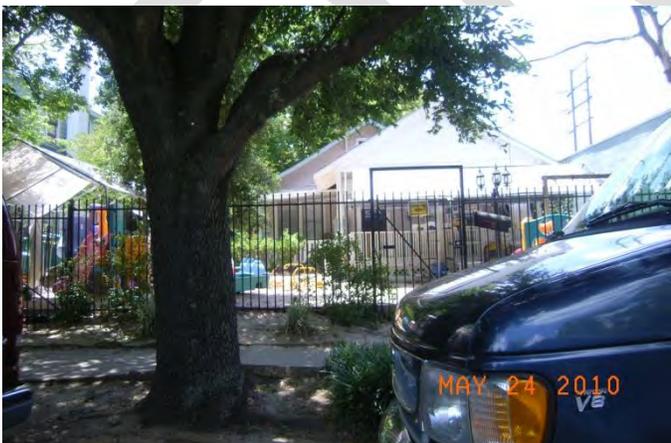
650 Heights – Noncontributing – 2011



602 Heights – Noncontributing – 1980 (neighbor)



639 Heights – Contributing – 1910 (across street)



641 Heights – Contributing – 1920 (across street)



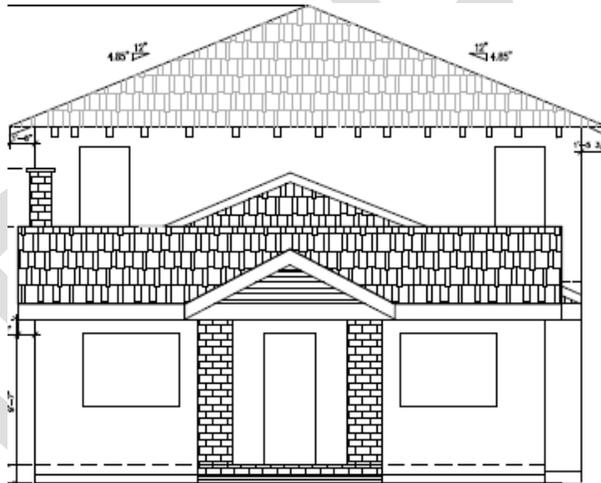
629 Heights – Contributing – 1915 (across street)

WEST ELEVATION – FRONT FACING HEIGHTS BOULEVARD

APPROVED – 10/23/14



CURRENT CONDITION

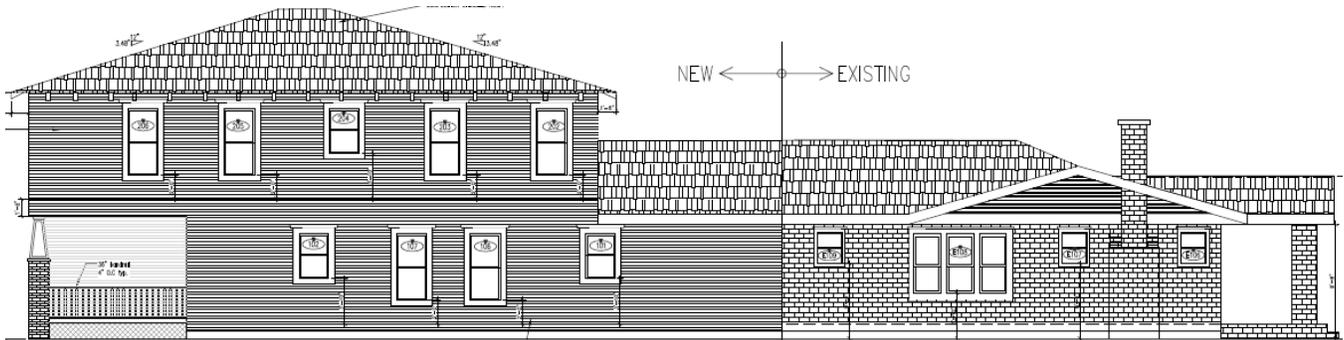


PROPOSED

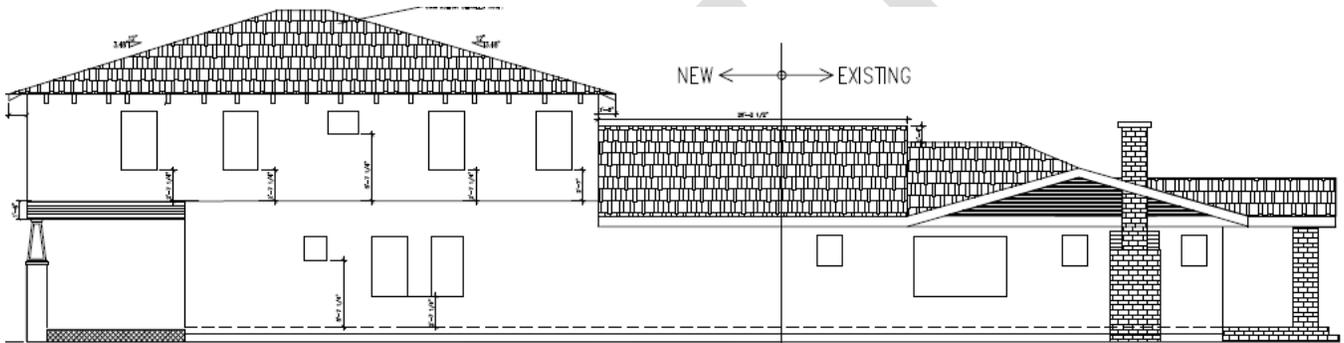


NORTH SIDE ELEVATION

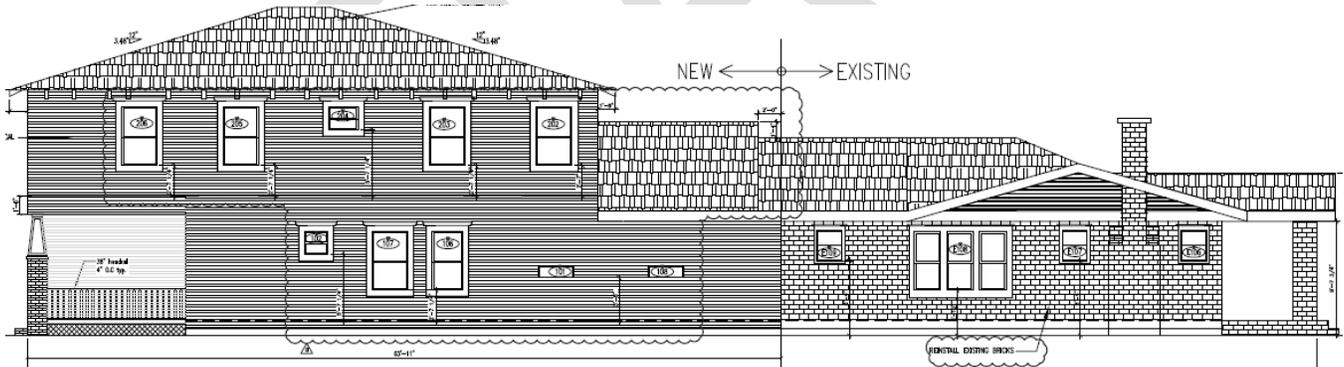
APPROVED – 10/23/14



CURRENT CONDITION

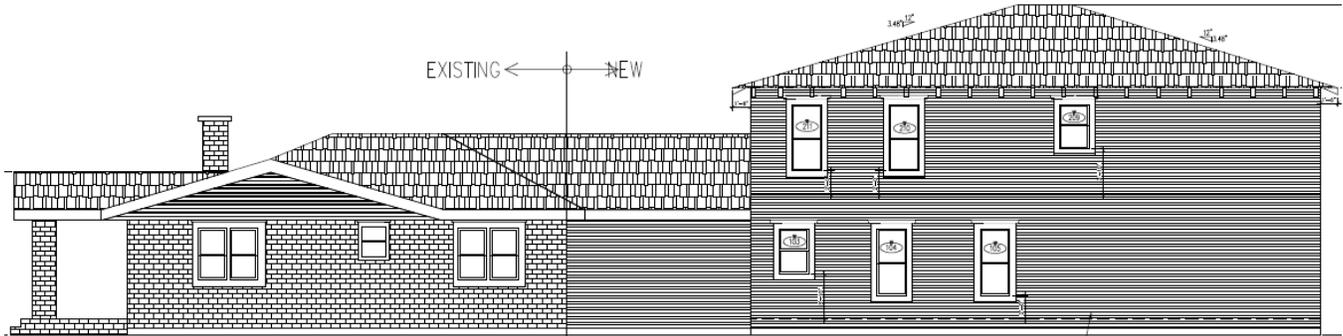


PROPOSED

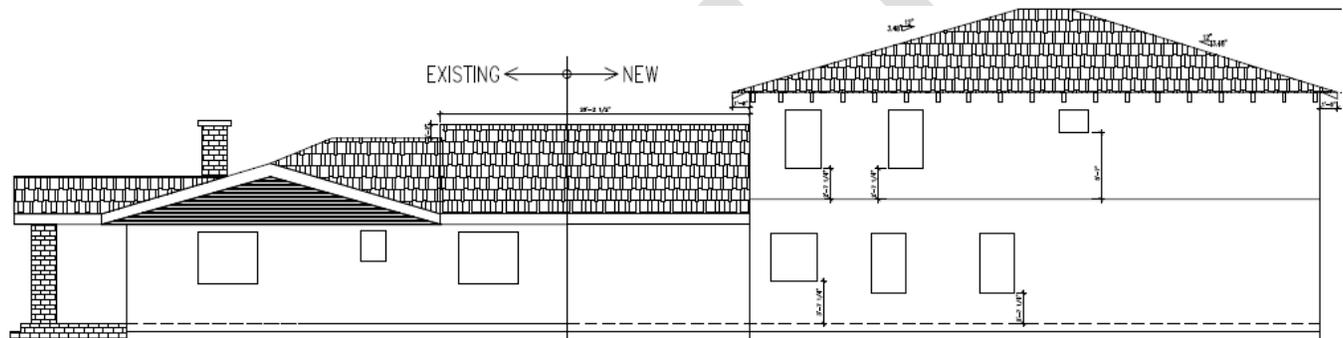


SOUTH SIDE ELEVATION

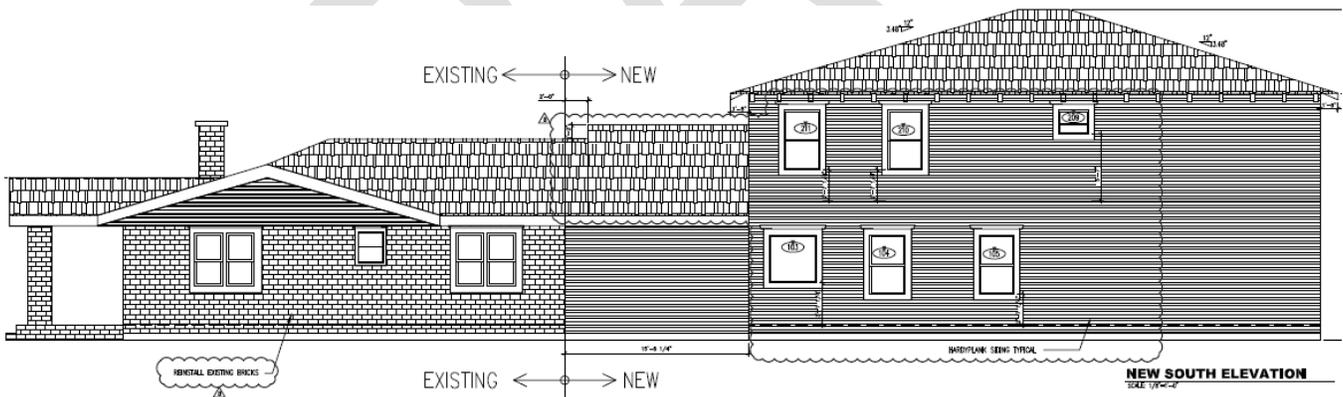
APPROVED – 10/23/14



CURRENT CONDITION



PROPOSED

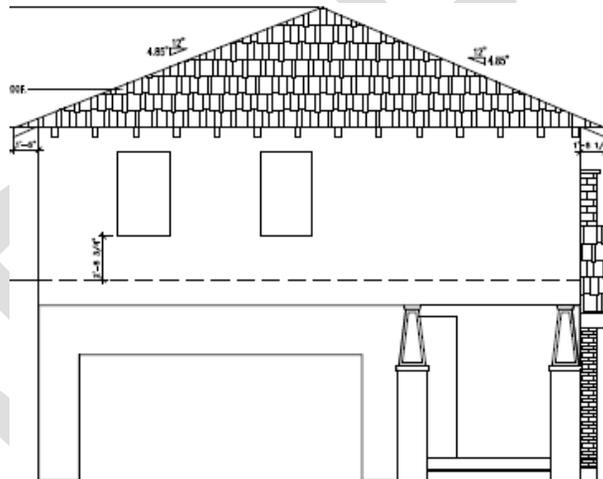


EAST (REAR) ELEVATION

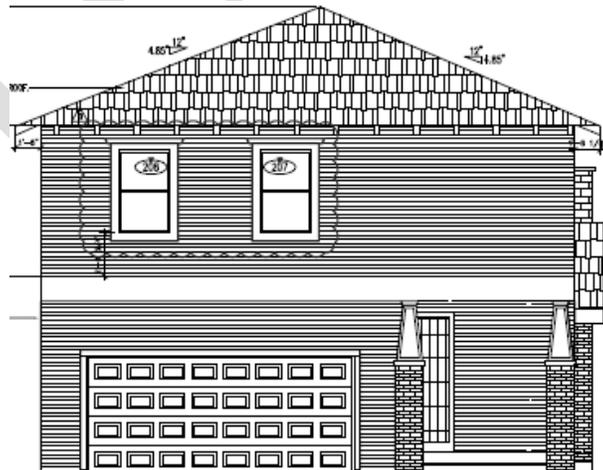
APPROVED – 10/23/14



CURRENT CONDITION

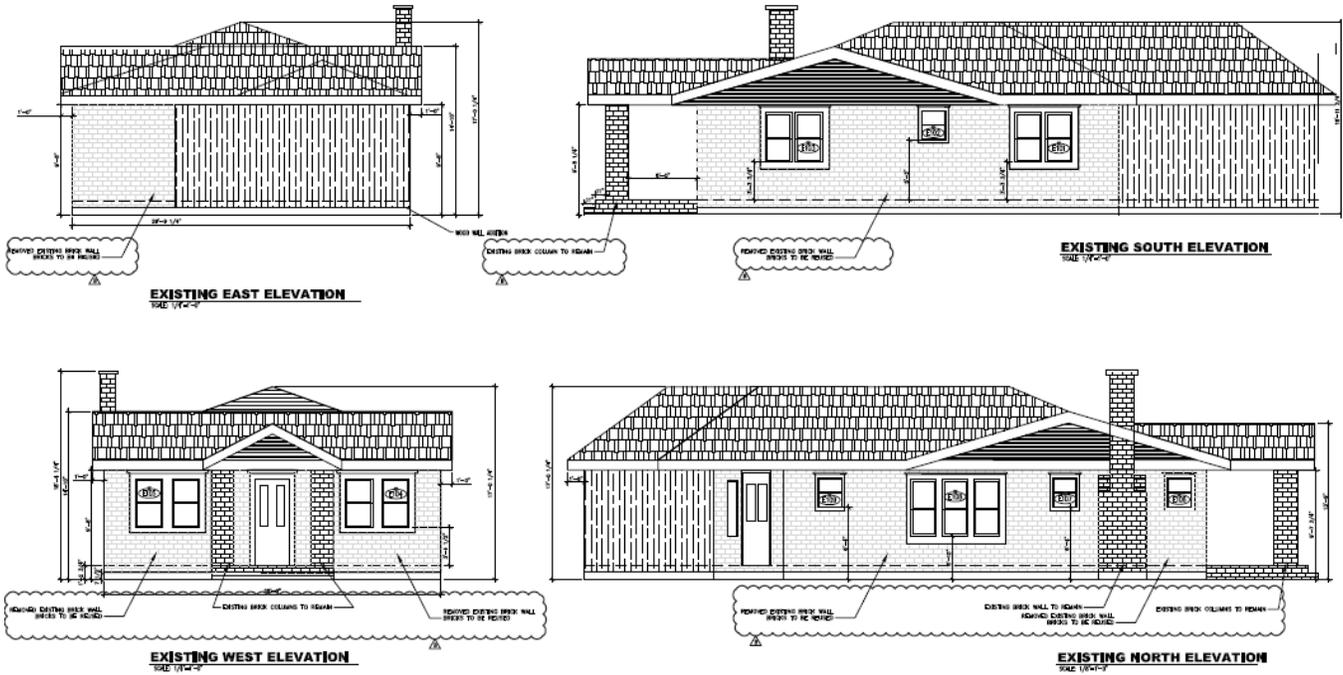


PROPOSED

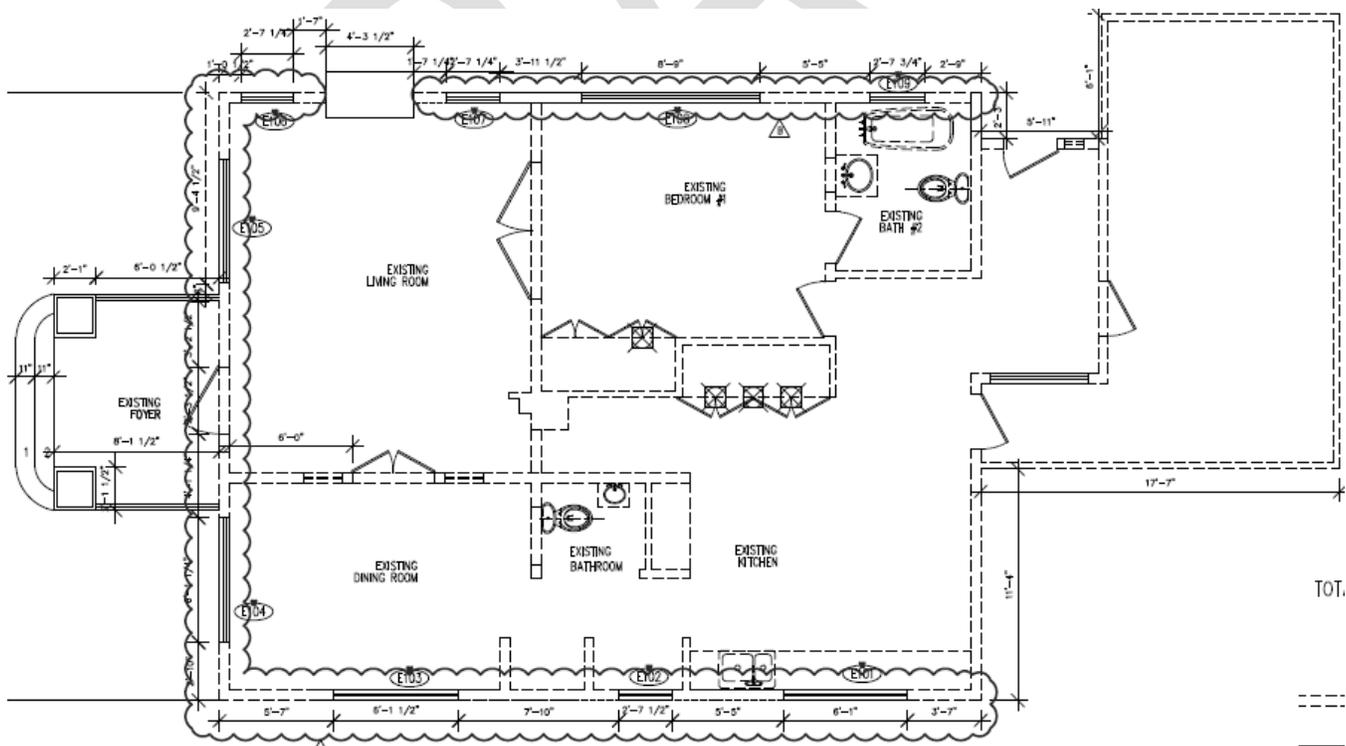


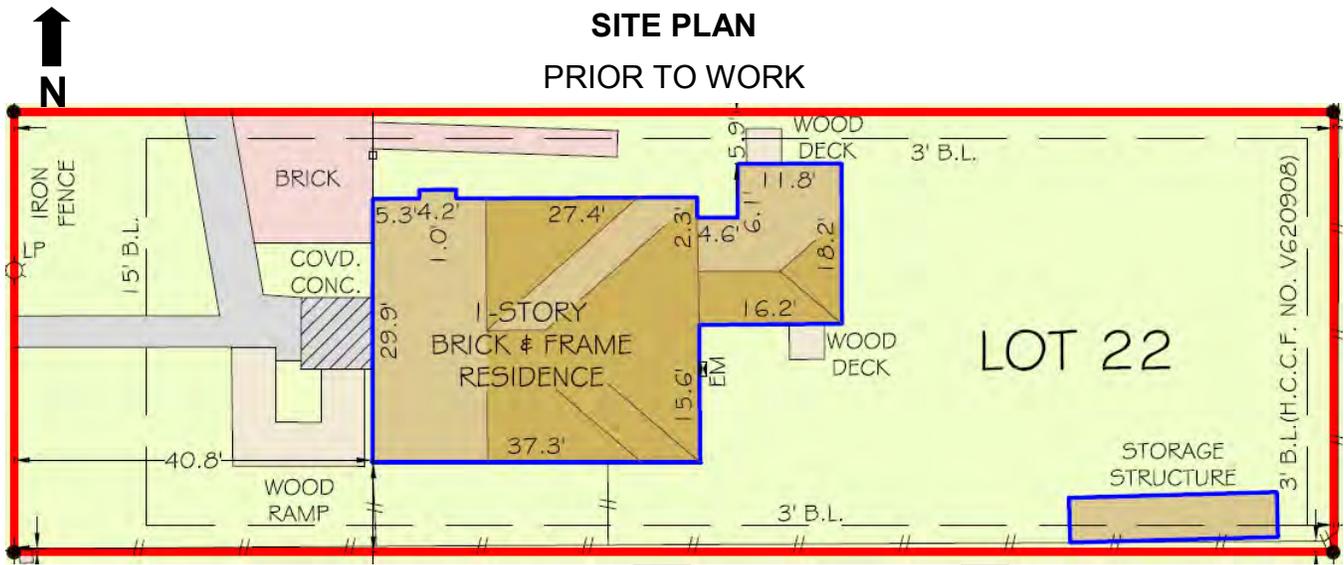
PRIOR TO ADDITION

SHOWING WHERE BRICK WAS REMOVED

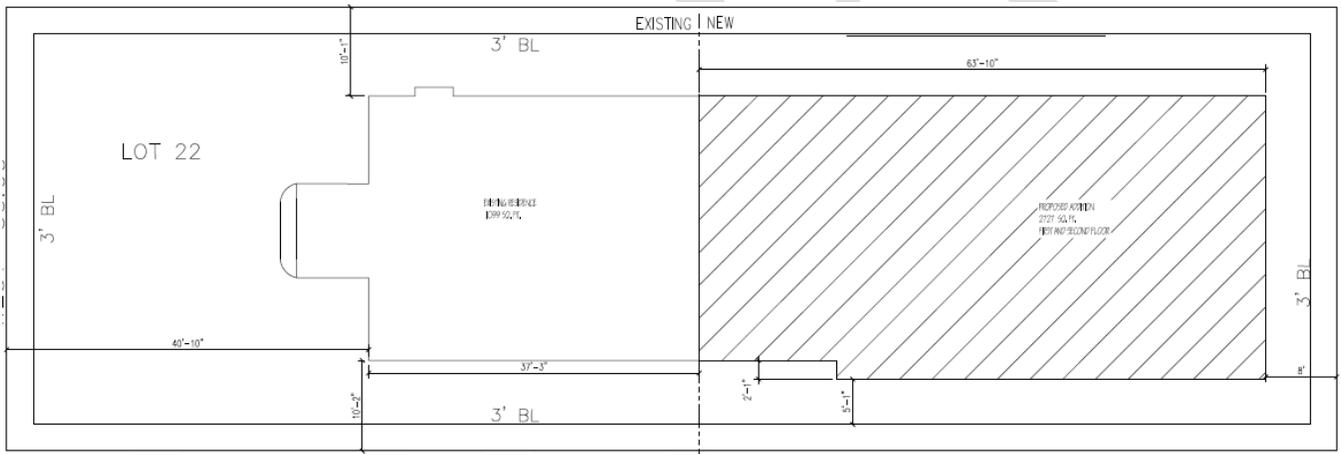


DEMOLITION PLAN

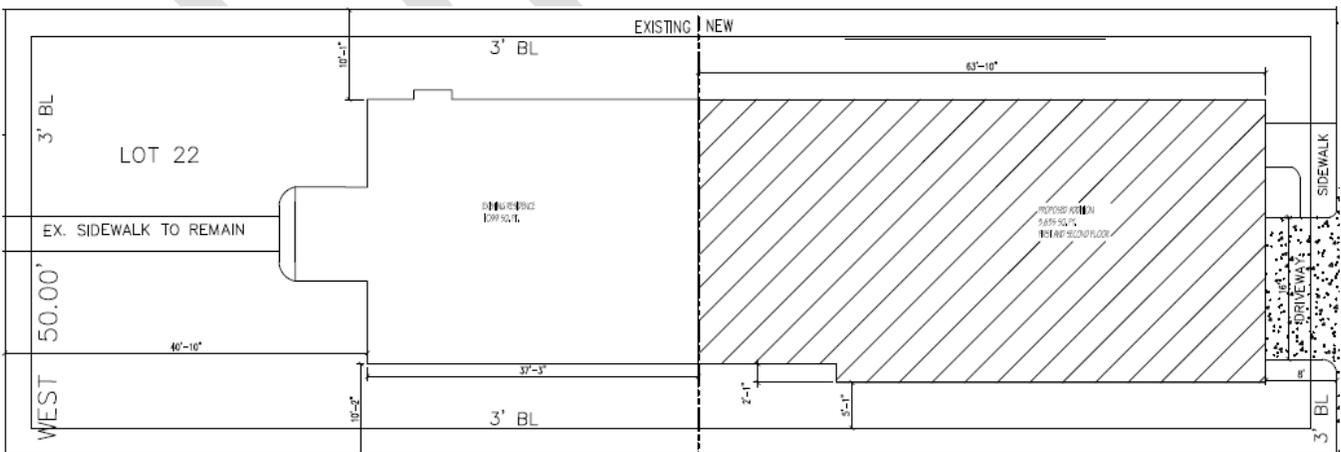


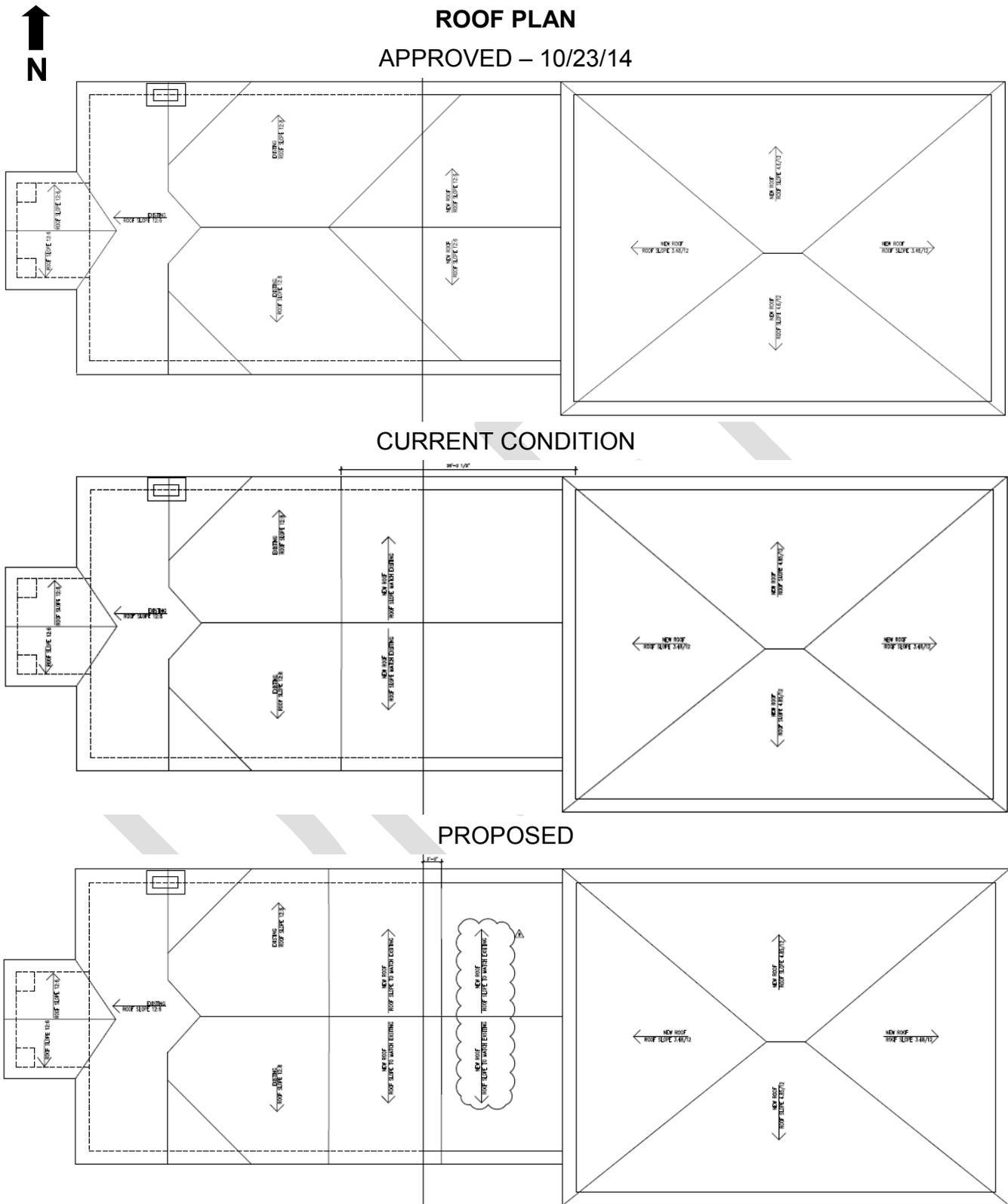


APPROVED – 10/23/14



PROPOSED

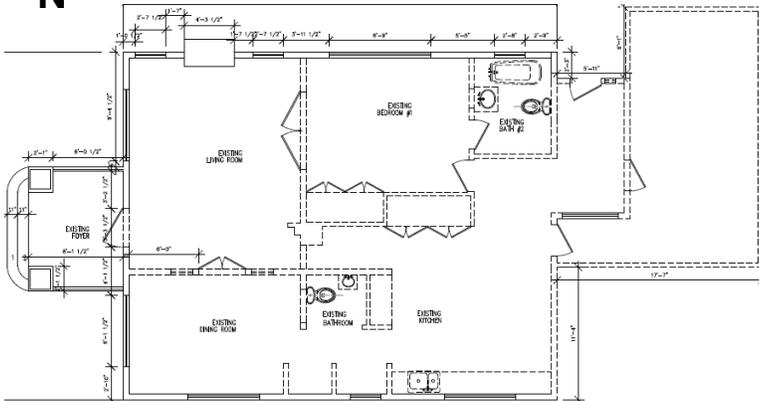




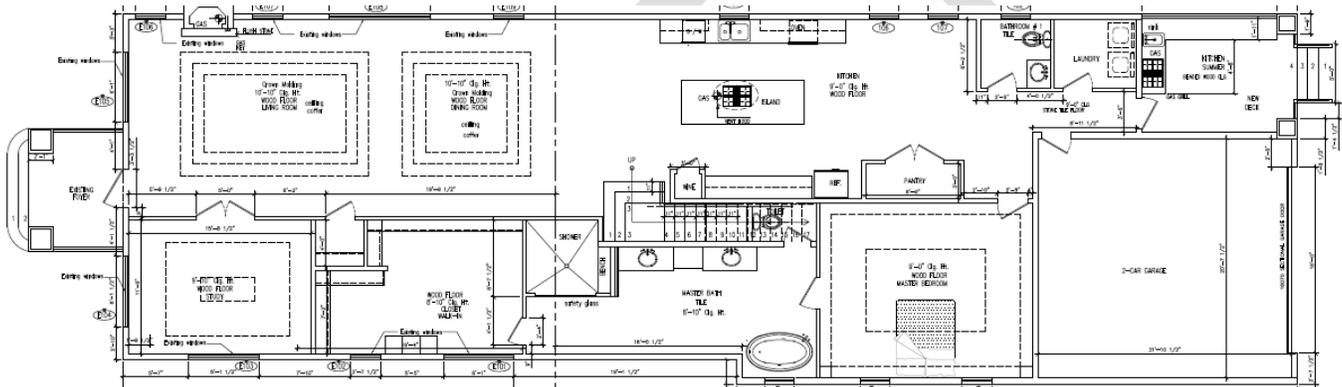


FIRST FLOOR PLAN

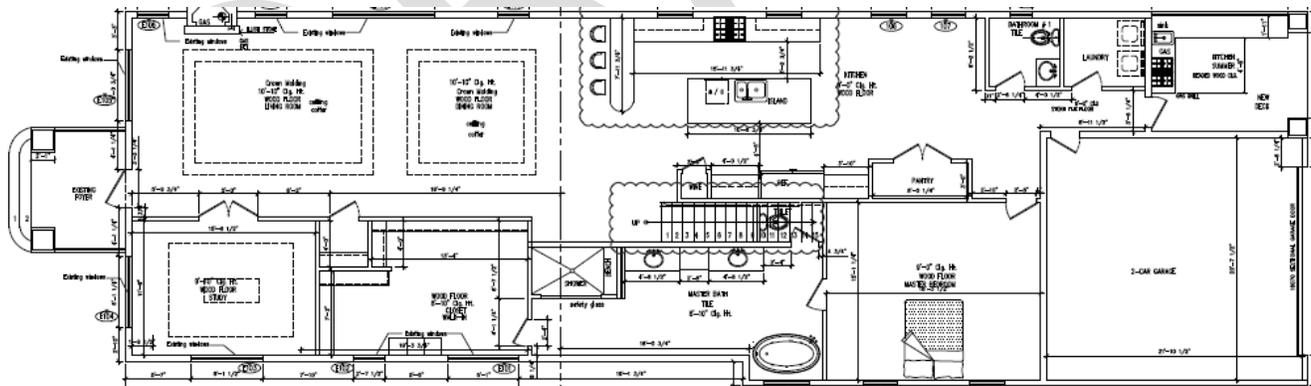
PRIOR TO WORK



APPROVED - 10/23/14



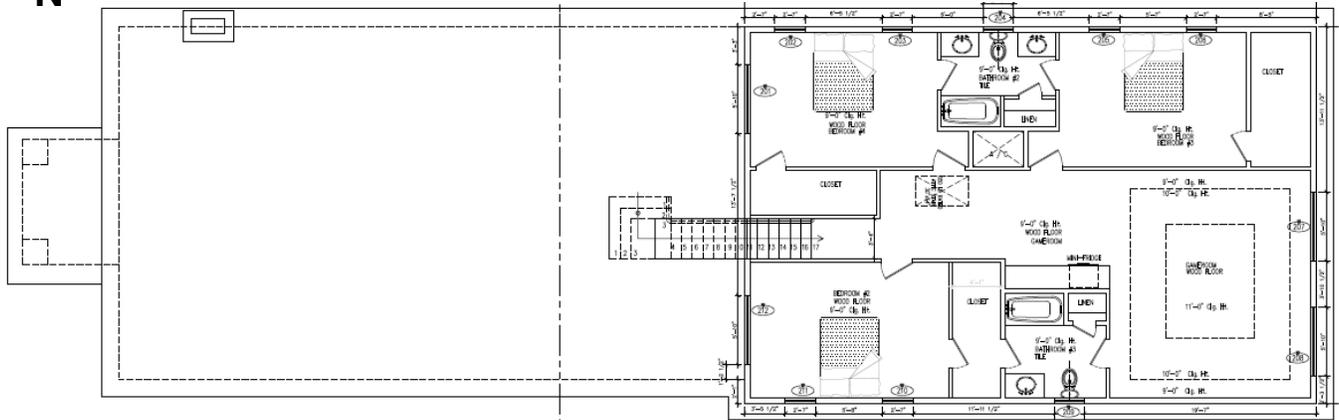
PROPOSED



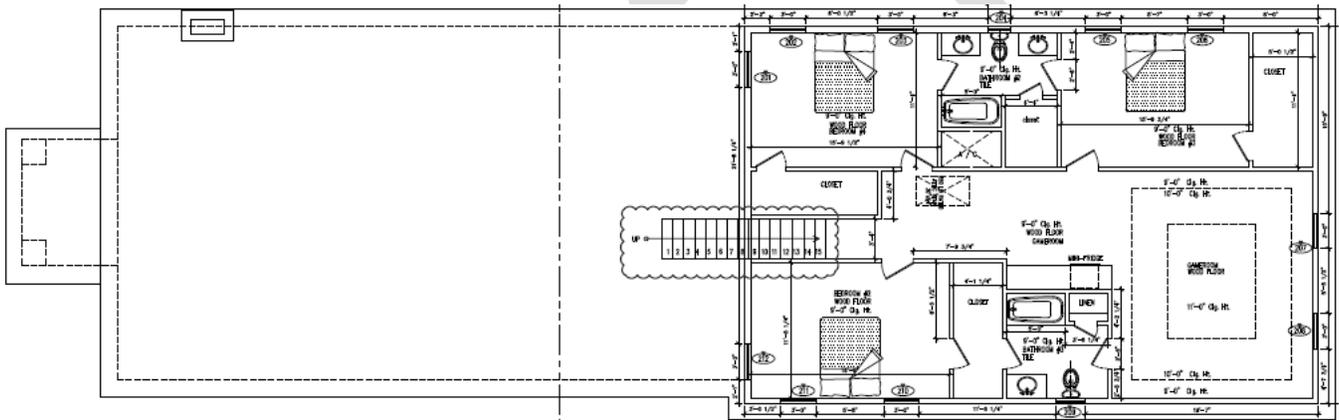


SECOND FLOOR PLAN

APPROVED – 10/23/14



PROPOSED



WINDOW / DOOR SCHEDULE

FIRST FLOOR

OPENING DIMENSION ONLY
WINDOW SCHEDULE EXISTING
FIRST FLOOR

W NO.	WIDTH/HEIGHT	TYPE/ MATERIAL	ROOM
E101 E103 E104 E105	6'-1"x5'-5"	SINGLE HUNG/ WOOD CASING 	EX. KITCHEN EX. DINING ROOM EX. DINING ROOM EX. LIVING ROOM
E102 E106 E107 E109	2'-7"x3'-1"	SINGLE HUNG/ WOOD CASING 	EX. KITCHEN EX. LIVING ROOM EX. LIVING ROOM EX. BATHROOM #2
E108	8'-9"x5'-5"	SINGLE HUNG/ WOOD CASING 	EX. BATHROOM

NOTE:
EXISTING WINDOWS TO REMAIN.

WINDOW SCHEDULE NEW ADDITION
FIRST FLOOR

W NO.	WIDTH/HEIGHT	TYPE/ MATERIAL	ROOM
102	2'-0"x2'-0"	SINGLE HUNG/ WOOD CASING 	BATHROOM #1
104 105 106 107	3'-0"x5'-0"	SINGLE HUNG/ WOOD CASING 	MASTER BEDROOM MASTER BEDROOM KITCHEN
101 108	1'-0"x3'-0"	PICTURE WINDOW 	KITCHEN KITCHEN
103	4'-0"x4'-0"	PICTURE WINDOW WITH TEMPERED SAFETY GLASS 	MASTER BATHROOM

SECOND FLOOR

WINDOW SCHEDULE NEW ADDITION
SECOND FLOOR

W NO.	WIDTH/HEIGHT	TYPE/ MATERIAL	ROOM
204	5'-10"x5'-5"	SINGLE HUNG/ WOOD CASING 	BEDROOM #4
209	2'-0"x2'-0"	SINGLE HUNG/ WOOD CASING 	BATHROOM #2 BATHROOM #3
202 203 205 206 210 211	3'-0"x5'-0"	SINGLE HUNG/ WOOD CASING 	BEDROOM #4 BEDROOM #4 BEDROOM #3 BEDROOM #3 BEDROOM #2 BEDROOM #2
201 207 208 212			BEDROOM #4 GAMEROOM GAMEROOM BEDROOM #2

COMPLIANCE DOCUMENTATION

TIMELINE

- June 19, 2014: Received COA for extensive foundation repair and brick stabilization
- October 23, 2014: Received COA for a rear two-story addition
- March 25, 2015: Inspector notices that the project may have exceeded scope to the removal of all exterior cladding and reconstruction of original roof an increased height.
- April 1, 2015: A Stop All Work was requested by the Planning Department and issued by Public Works
- April 6, 2015: Staff conducted site visit to investigate the work that exceeded scope
- April 8, 2015: Planning staff met with owner /applicant and builder to discuss the path forward, which was to reverse roof encroachment, reinstall brick cladding, and reinstall original windows; all work needed to be approved by the HAHC before moving forward; the Stop All Work order was to remain; Told to dry-in and secure the premises and clean up the site.
- April 29, 2015: Applied for a COA to restore the original roof, reinstall the brick cladding, and reinstall the original windows

NON-ORIGINAL FRONT DOOR

TO BE REPLACED



PROPOSED DOOR



PRODUCT OVERVIEW Model # M2203-CT-PJ4LH | Internet # 205341788

Experience the warmth of wood with this stained mahogany shaker 3 lite wood entry door with clear insulated glass. This door comes pre-hung in fully weather-stripped primed frame. Door has double 2-3/8 in. bore for easy lockset and deadbolt installation.

- Engineered stiles, rails and panels prevent warping and splitting
- High performance bronze weather stripping and adjustable black finish sill provides a tight seal against drafts
- Shaker design construction with flat panels and square sticking
- 3 lite clear glass allows maximum light and visibility
- Tempered safety glass is insulated for energy efficiency
- Mahogany prefinished in chestnut stain adds style and elegance to your front door
- Bronze ball bearing hinges provide ease of operation
- Prehung 4-9/16 in. primed frame for easy installation with 4 in. wall construction
- Requires rough opening of 38-1/4 in. x 82 in. actual unit size 4 -9/16 in. x 37-3/4 in. x 81-1/2 in.
- From outside door opens to inside of home with hinges on the left

REPLACEMENT BRICK

Matt, John,

1. Sheet A-2 has been updated to reflect the exterior walls being removed.
2. I am going to buy the extra bricks from 'All around Antique Bricks', they have the exact model bricks that we need. Please see the link below
<https://www.facebook.com/pages/All-Around-Antique-Brick/444256778933341>
3. I had new sheets to reflect the current conditions of the construction A-9, A-10 and A-11.

Please replace sheet A-8 in 642 set of plans.

Please give me a call if you have any questions.

Thank you,

Gabriel Salazar PE, LEED AP,

[832/875-7775](tel:8328757775)

DRAFT

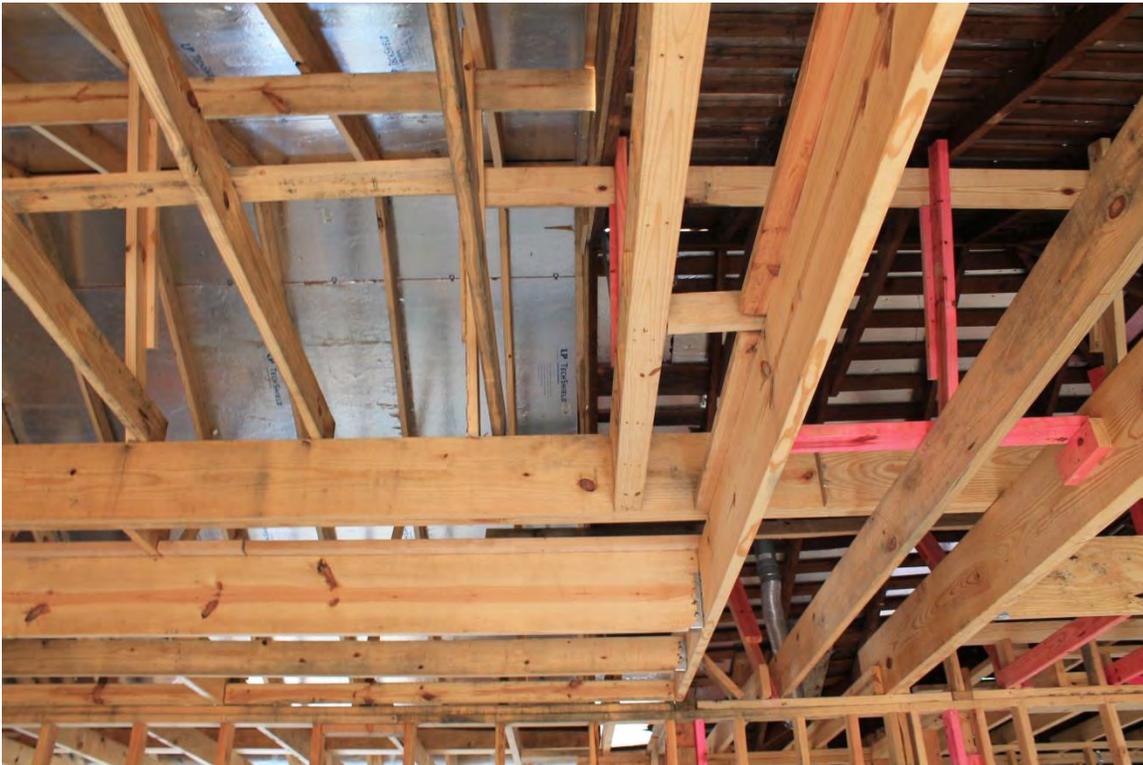
STAFF PHOTOS

4/26/2015













PROJECT DETAILS

Windows/Doors: The original residence featured 1-over-1 double hung wood windows. All of these windows were to remain. Eleven windows were removed, retained on site and will be reinstalled.

Several new windows are being added and altered in the addition. The non-original front door is also to be replaced. See drawings, window/door schedule, and photos for more detail.

Exterior Materials: The existing residence was clad in painted brick veneer. During construction the original brick veneer was removed. Only the original porch and chimney remain.

Much of the original brick remains on site and the applicant proposes to reinstall the brick which will be supplemented with antique brick to match existing. The addition will now be clad in cementitious siding and not beveled lap siding as previously approved. The original shiplap was removed and the house was reframed. See photos and drawings for more detail.

Roof: As part of the approved COA for the addition, the existing roof of the original structure was to remain. However, during construction, a portion of the original roof was removed and reconstructed at an increased height of 1'-2". The new unapproved roof encroached 10'-8" into the original structure.

The current roof, not built to plan, will be removed and replaced with a roof that matches the original height and configuration. The raised roof of the addition will now begin 1'-0" behind the original rear wall of the house on the north elevation and 4'-9" behind the original rear wall on the south. See drawings for more detail.

Front Elevation: The residence features two pairs of windows, one of which is still in place and will remain. The other pair has been removed and retained on site and will be reinstalled. The addition was approved to have two pairs of windows but will now have two single windows on the second floor.

(West)

Side Elevation: The original house features six windows, all of which were removed and retained on site and will be repaired and reinstalled. The addition was approved to have three windows on the first floor and five windows on the second floor. The addition will feature two more windows on the first floor for a total of five.

(North)

Side Elevation: The original house features two pairs of windows and a single window, of which one pair is still in place and will remain. The other windows were removed and retained on site and will be reinstalled. The addition was approved to have three windows on the first floor and three on the second floor. Their locations and sizes have been altered slightly.

(South)

ATTACHMENT A
PUBLIC COMMENT

Below is my first cut at review of HHEHD, HHWHD, and HSHD

HHEHD:

1122 Arlington – Question use of square windows on street side elevation. Sets up view conflict with existing house. Large volume of proposed 2 story is out of context with the smaller one story existing house. Note 7'-1" garage setback along alley should be verified. 9' is usually required to exit and enter garage on alley.

1213 Harvard – Question replacement of existing single window with new double window. Reduces historical material and context. Recommend a single historical period window be obtained and used to replace the double window installed and matching siding be installed to complete difference in opening area.

1330 Cortlandt – Question need for square column replacement. No evidence that round columns were not original design. Recommend the applicant review offered 12 inch fiberglass round columns (Tuscan style) manufactured by Fiberglass Specialties Inc., P.O. Box 1340, Henderson, Tx 75653 (903) 657-6522. Don't have a problem with fiberglass replacements.

1330 Cortlandt solar panels – no objection when solar panels are placed on the non-contributing portion of the structure

1812 Harvard – House structure is overbuilt on lot. Already over volume. Proposed addition makes the condition worse. Not a typical context in the existing district.

HSHD

321 Heights Blvd. – No objection. Detached structure with totally different style sets the proposed apart from the existing contributing structure as appropriate.

638 Heights – Needs better visual division between existing and proposed. Not sure where the existing house ends.

641 Heights Blvd. – Application posted is not complete. Workslope not included. Structural only?

642 Heights Blvd. – No workslope. Application looks like 638 Heights Blvd.

747 Arlington – Application incomplete. Just one photo posted.

825 Arlington – Recommend different siding pattern for addition. Question shape of proposed windows.

HHWHD

302 W 13th St. – Question need for overlap of proposed second story onto existing structure.

518 W 12th St. – High number of windows conflicts visually with the existing structure. Question number of windows. Could this be reduced to 3 instead of 5? Setback volume and inset connection is good solution.

1212 Tulane – Question the volume of the addition when compared to the existing structure. Seems out of scale and context with typical district scale and volume relationship.

1409 Ashland – Question overlap of 2nd story proposed onto existing structure. Proposed volume is out of scale and context with typical district. Proposed addition visually overwhelms the existing elevation on the street side.

1512 Allston – No location plan submitted. OK with solar but needs to be on the back half of the structure and prefer only on a non-contributing portion of the structure.

I'll be at the Houston Heights Association general meeting tonight.

J. Kent Marsh

J. Kent Marsh, AICP CUD
Vice President



8955 Katy Freeway, Suite 215
Houston, Texas 77024
tel 713.647.9880, ext. 301 | fax 713.647.6448
cell 832.444.4132

www.marshdarcypartners.com