

CERTIFICATE OF APPROPRIATENESS

Applicant: Karen Brazier, Design3 Studio, for Troy and Terri Hamm, owners

Property: 1106 Columbia St, Tracts 14 and 15A, Block 196, Houston Heights Subdivision. The property includes a historic 1,000 square foot, one-story wood frame single-family residence and a detached garage situated on a 7,260 square foot (55' x 132') interior lot.

Significance: Contributing Bungalow Craftsman residence, constructed circa 1915, located in the Houston Heights Historic District East.

Proposal: Alteration – Addition *Revision*

The applicant proposes the following revisions to a COA approved by the HAHC on 7/28/2016 for a two-story addition to the rear of the existing residence:

- Increase the depth of the addition from 62' to 64'. The first level of the addition will be 1' deeper than the second level.
- Increase the width of the porch on the north elevation of the addition from 20' to 38'.
- Reduce the size of two windows on the north elevation of the second level of the addition. For further detail, see North Side Elevation on p. 6 and Window Detail – North Elevation Second Level on p. 12.
- Alter the fenestration pattern on the second level of the south elevation of the addition. The specifications of the windows remain the same. For further detail, see South Side Elevation on p. 7 and Window Detail – South Elevation Second Level on p. 12.

See enclosed application materials and detailed project description on p. 6-13 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received at this time.

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 |
|-------------------------------------|--------------------------|-------------------------------------|----------------------|---|----------------------------|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) | The proposed activity must retain and preserve the historical character of the property; | |
| <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 checked="" type="checkbox"/> | <input 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; | |
| <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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 and must be compatible with the size, scale, material and character of the property and the area in which it is located; | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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 | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (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. | |



PROPERTY LOCATION

HOUSTON HEIGHTS EAST HISTORIC DISTRICT

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



1106 Columbia

INVENTORY PHOTO



WEST ELEVATION – FRONT FACING COLUMBIA

APPROVED 7/28/2016



PROPOSED

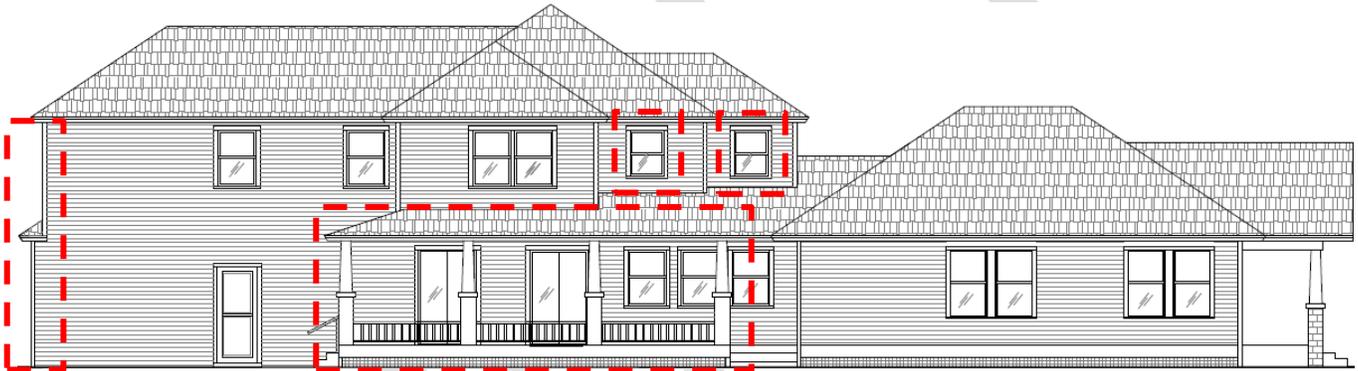


NORTH SIDE ELEVATION

APPROVED 7/28/2016

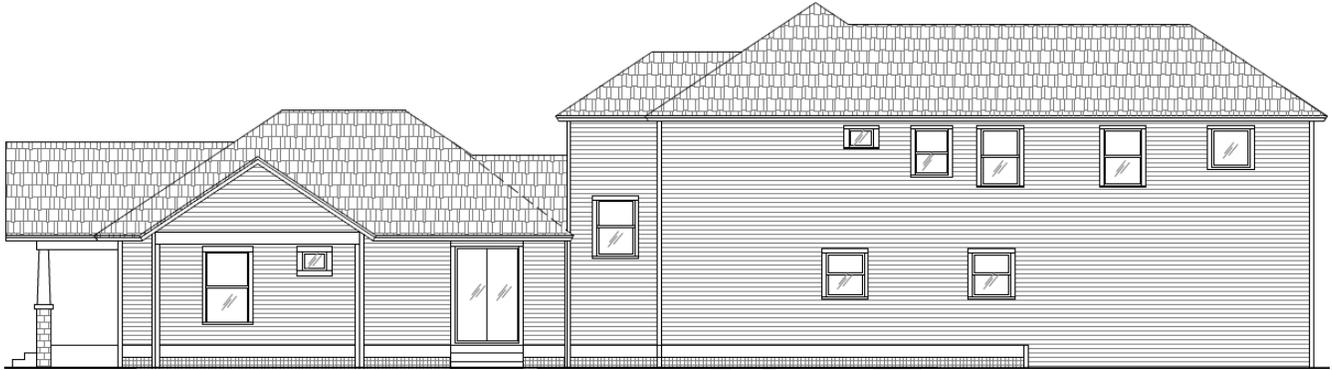


PROPOSED

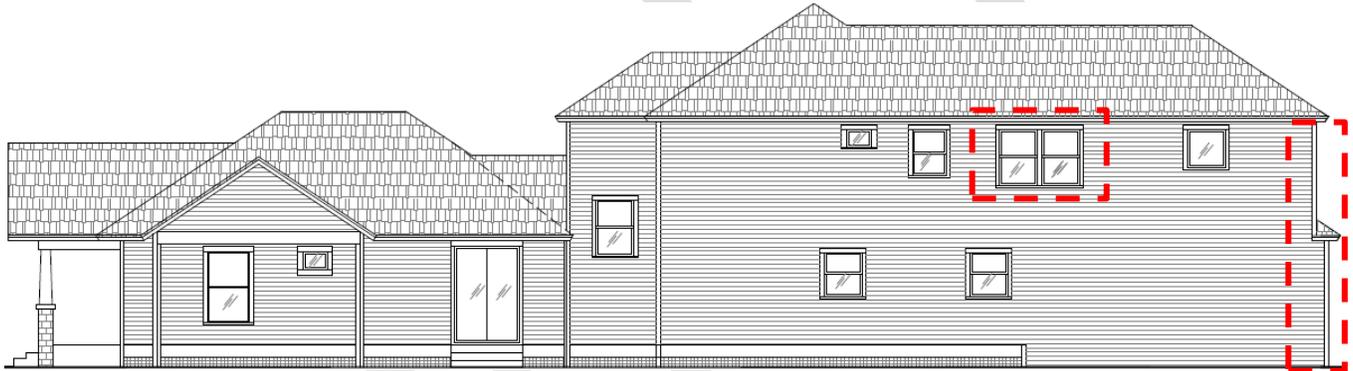


SOUTH SIDE ELEVATION

APPROVED 7/28/2016



PROPOSED

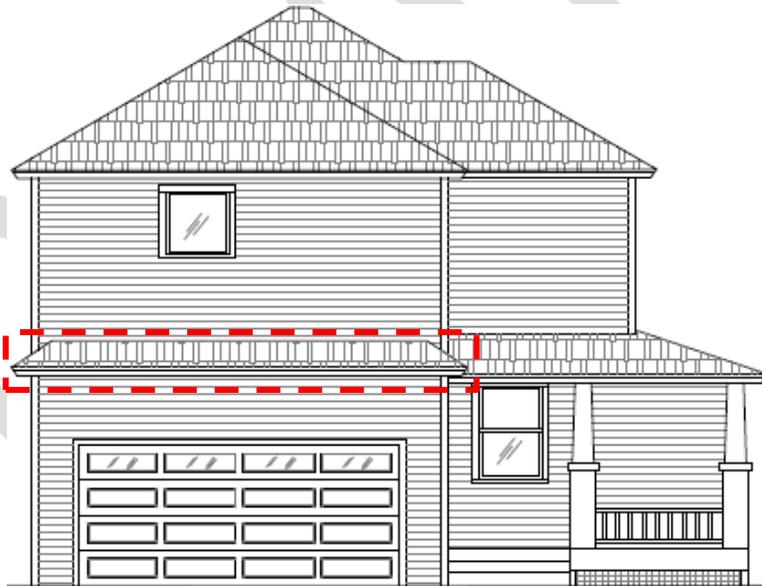


EAST (REAR) ELEVATION

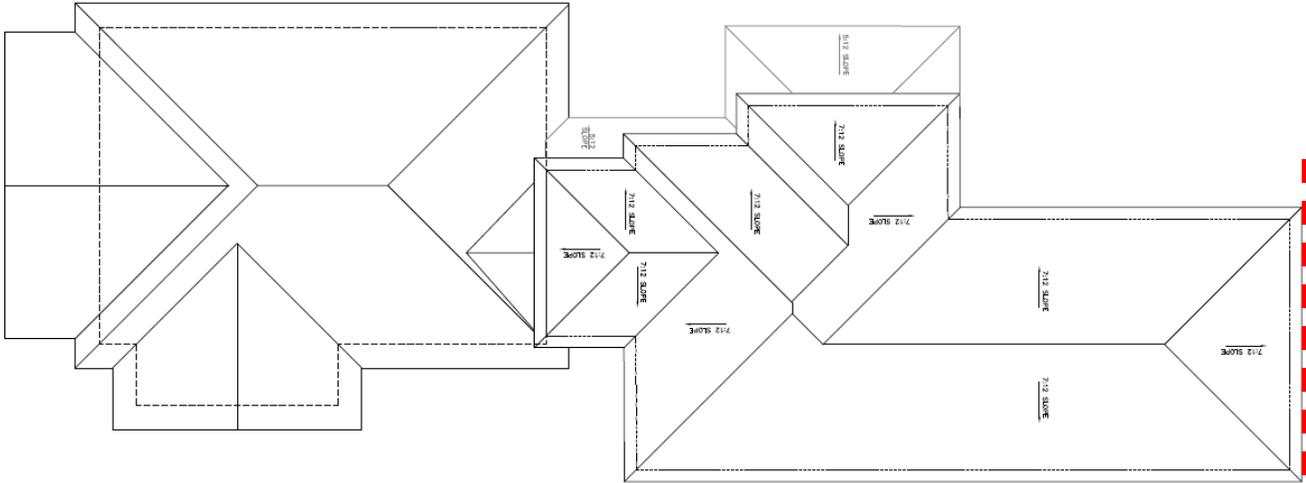
APPROVED 7/28/2016



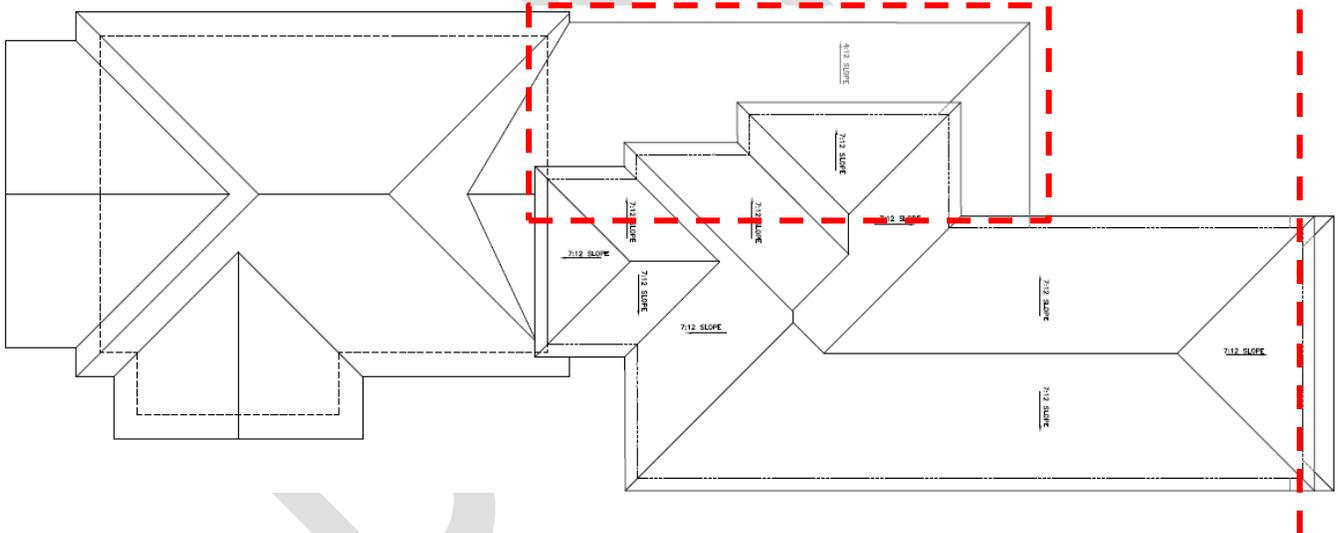
PROPOSED



ROOF PLAN
APPROVED 7/28/2016

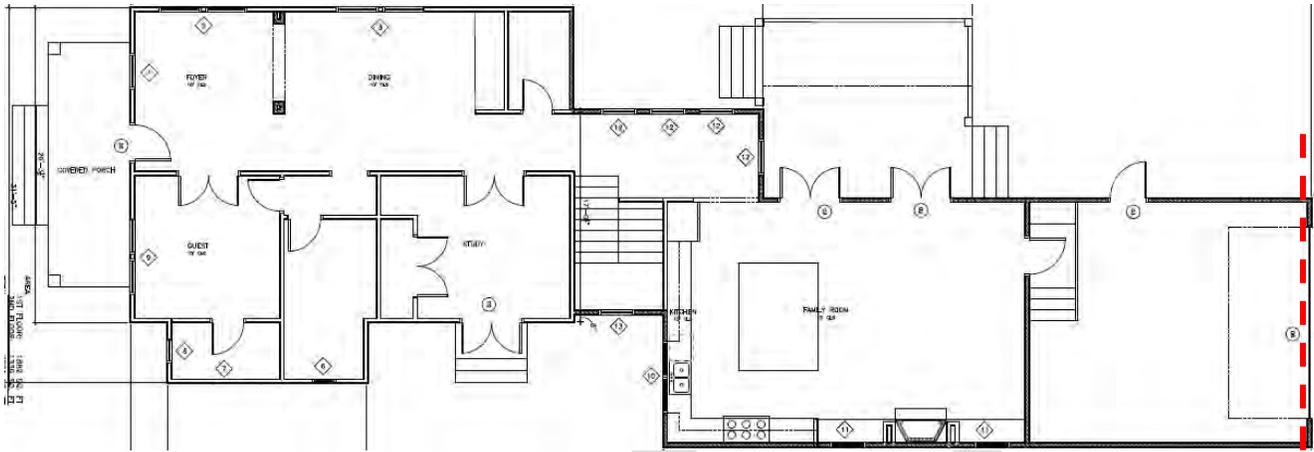


PROPOSED

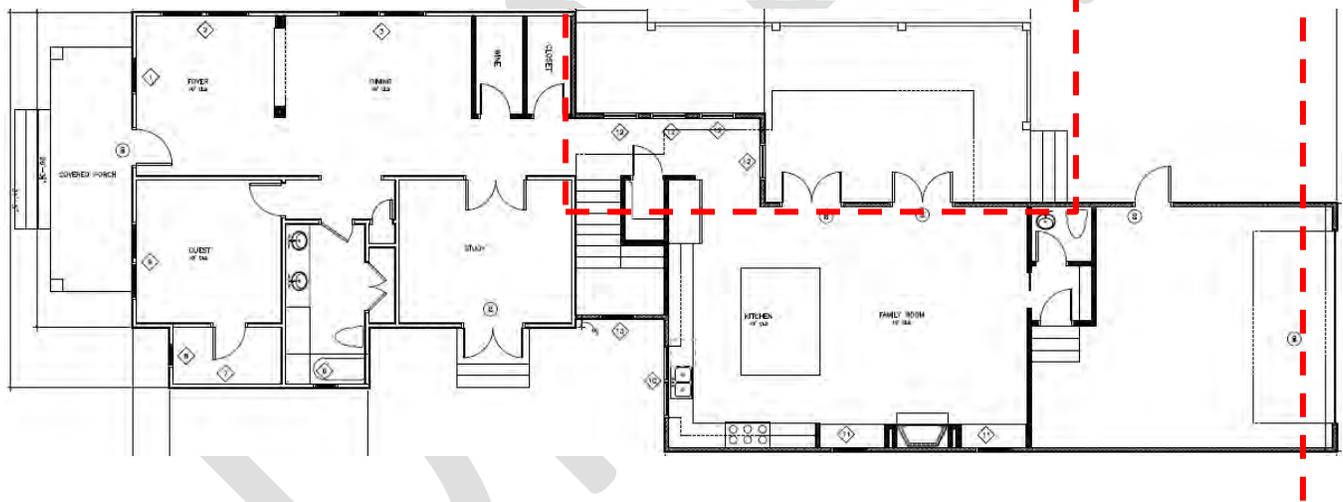


FIRST FLOOR PLAN

APPROVED 7/28/2016

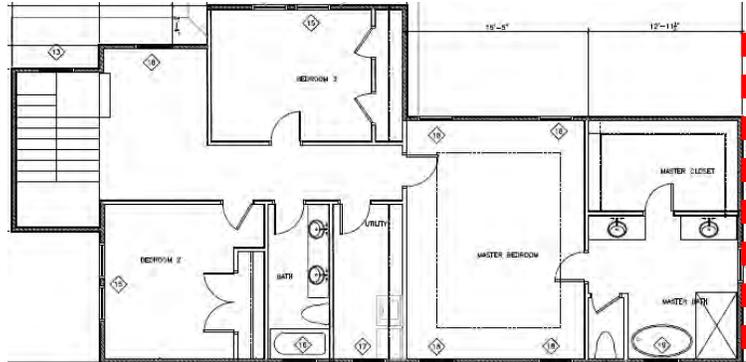


PROPOSED

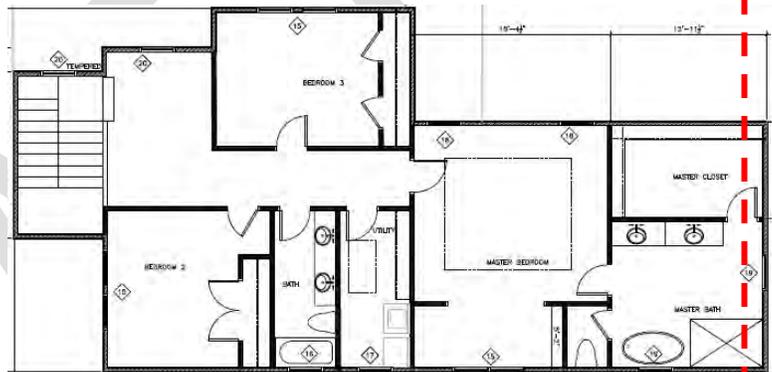


SECOND FLOOR PLAN

APPROVED 7/28/2016



PROPOSED



DRAFT

WINDOW DETAIL – NORTH ELEVATION SECOND LEVEL

APPROVED 7/28/2016

13	3'-0"	5'-0"	FIXED	WOOD	TEMPERED
----	-------	-------	-------	------	----------

18	3'-2"	4'-8"	DBL HUNG	WOOD	EGRESS
----	-------	-------	----------	------	--------

PROPOSED

20	3'-0"	4'-0"	FIXED	WOOD	TEMPERED
----	-------	-------	-------	------	----------

WINDOW DETAIL – SOUTH ELEVATION SECOND LEVEL

APPROVED 7/28/2016

18	3'-2"	4'-8"	DBL HUNG	WOOD	EGRESS
----	-------	-------	----------	------	--------

PROPOSED

15	(2)3'-2"	4'-8"	DBL HUNG	WOOD	EGRESS
----	----------	-------	----------	------	--------

PROJECT DETAILS

Shape/Mass: Approved 7/28/2016: The two-story addition will have an overall width of 30' and a depth of 62'. The addition will have a 21' eave height and a 29' ridge height. The addition will be inset 8' at the northeast corner and 8" at the southeast corner of the original residence. The south elevation of the addition will then extend back 7' from the existing rear wall, and then extend out to the 3' setback.

Proposed: The overall depth of the addition will increase from 62' to 64'.

Setbacks: Approved 7/28/2016: The addition will be setback 16' from the north (side) property line, 3' from the south (side) property line, and 13' from the rear property line.

Proposed: The addition will be setback 11' from the rear property line.

Side Elevation: Approved 7/28/2016: The addition will feature a variety of 1/1 double-hung and fixed wood windows, as well as two sets of single-lite French doors leading out onto a covered wood porch. The side porch will measure approximately 20' wide by 15' deep.

(North)

Proposed: The side porch will measure approximately 38' wide by 15' deep. Two windows on the second level of the addition will be reduced from 3'-0" x 5'-0" and 3'-2" x 4'-8" to 3'-0" x 4'-0".

Side Elevation: Approved 7/28/2016: The addition will feature a variety of 1/1 double-hung and fixed wood windows.

(South)

Proposed: Two 3'-2" x 4'-8" double-hung wood windows on the second level of the addition will be moved closer together to form a set.

