

CERTIFICATE OF APPROPRIATENESS

Application Date: September 2, 2015

Applicant: Carie Golzales, Richard Grothues Designs, Inc., for Lighthill Partners, LLC, owner

Property: 1515 Columbia Street, Lot 9, Block 137, Houston Heights Subdivision. The property includes a Historic 1,302 square foot, one-story wood frame single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Bungalow Craftsman residence, constructed circa 1920, located in the Houston Heights Historic District East.

Proposal: Alteration – Remove inappropriate cladding and windows, along with other non-original elements, and construct a one-story addition beginning at the original rear wall connecting to a new proposed two-story garage at the rear of the property.

- The existing structure is clad in vinyl siding and simulated stone. The vinyl siding and simulated stone is to be removed and the existing 117 wood siding will be repaired and retained. If no original siding exists, the structure will be clad in new 117 wood siding.
- The non-original porch piers and vinyl columns will be replaced with simple wood columns.
- The existing non-original aluminum windows and vinyl trim will be replaced with new vinyl windows and wood trim.
- A rear one-story addition will begin at the original rear wall and will be inset on both sides before connecting to a new two-story garage located at the rear of the property.
- The one-story connector portion of the addition will be approximately 33.5' deep by 20' wide; the rear one-story portion will be 28' deep by 21.5' wide; the rear two-story garage will be 28' deep by 22.5'. The one story-portion will be lower than the existing ridge while the two-story portion will have a height of 27.5'.

See enclosed application materials and detailed project description on p. 4-19 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

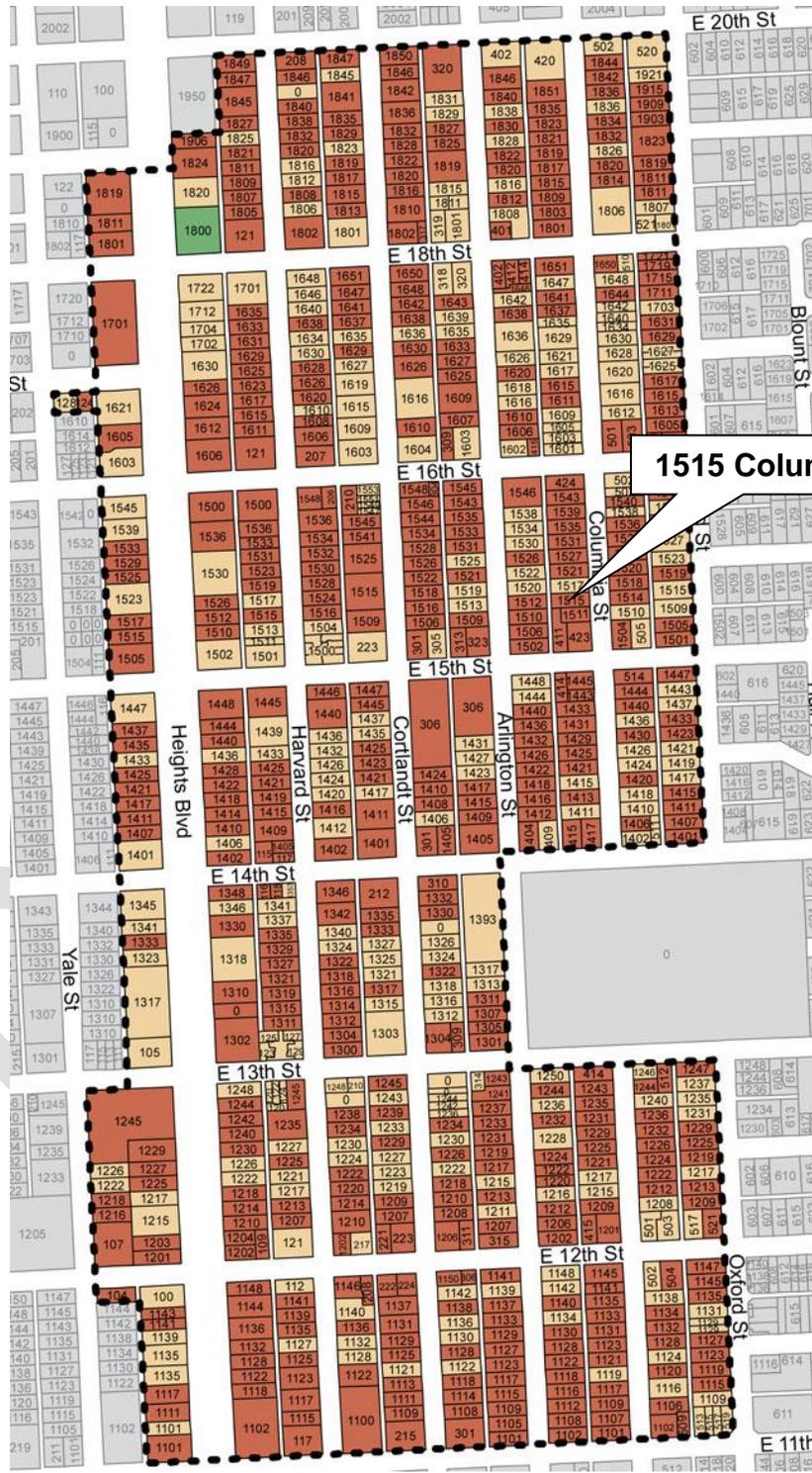
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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 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 checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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 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; | | |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 EAST



1515 Columbia

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

INVENTORY PHOTO



CURRENT PHOTO



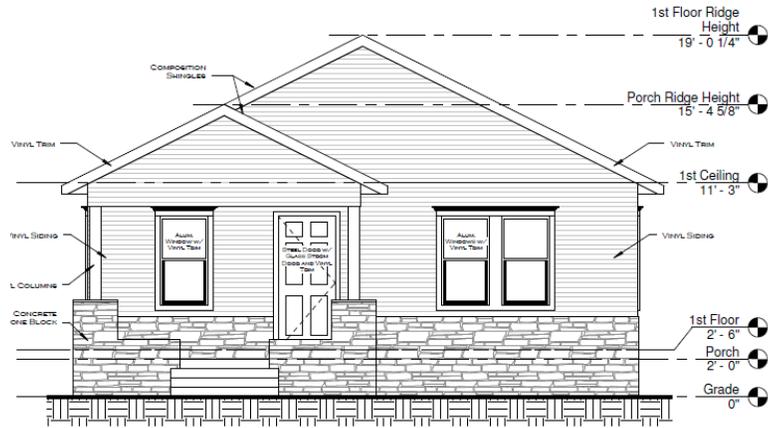
3D RENDERING – FRONT FACING COLUMBIA STREET

PROPOSED

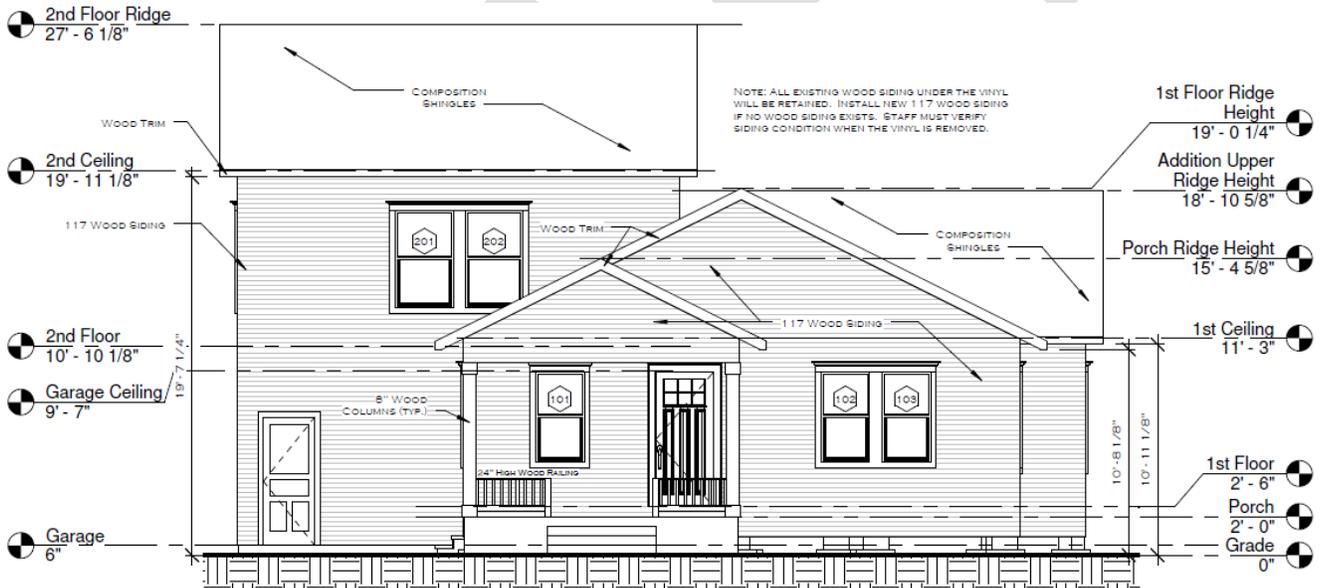


EAST ELEVATION – FRONT FACING COLUMBIA STREET

EXISTING

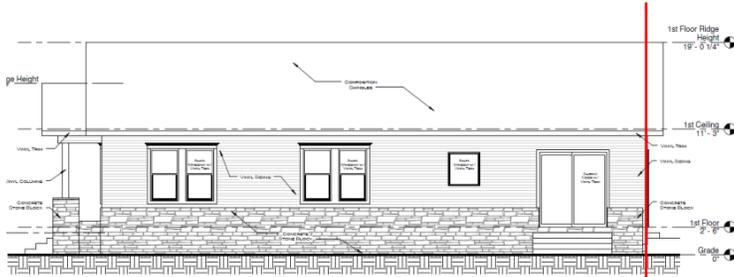


PROPOSED

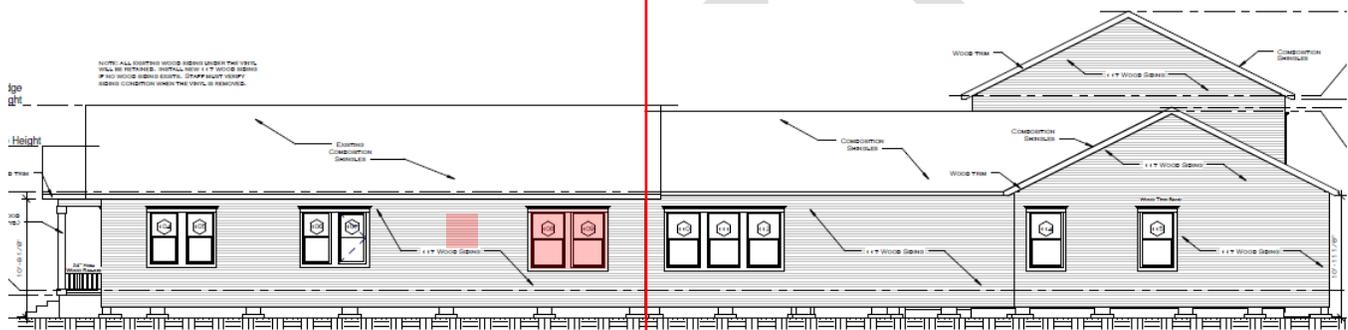


NORTH SIDE ELEVATION

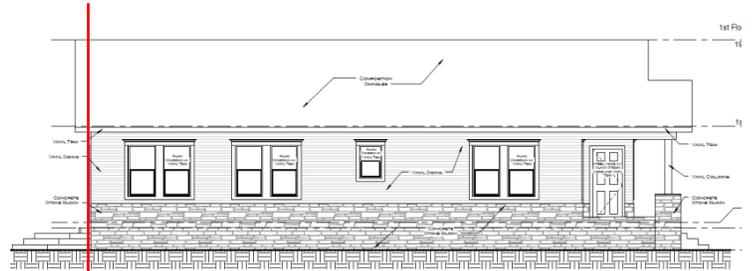
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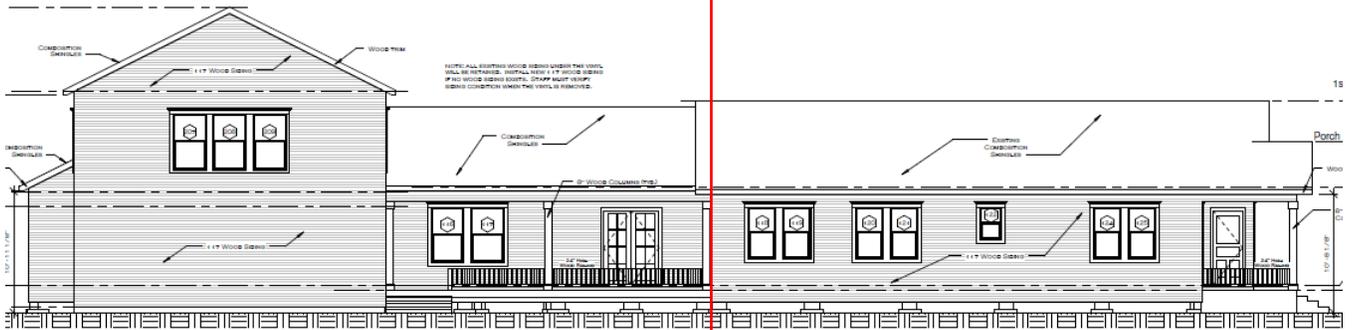
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SOUTH SIDE ELEVATION
EXISTING



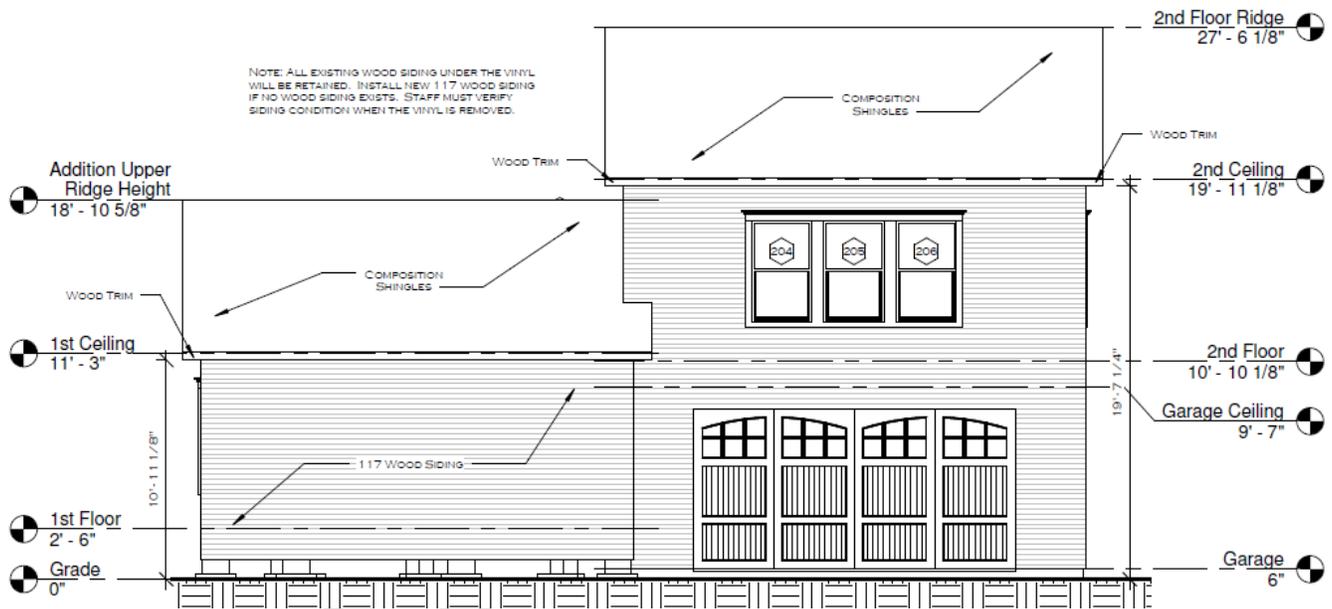
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WEST (REAR) ELEVATION
EXISTING



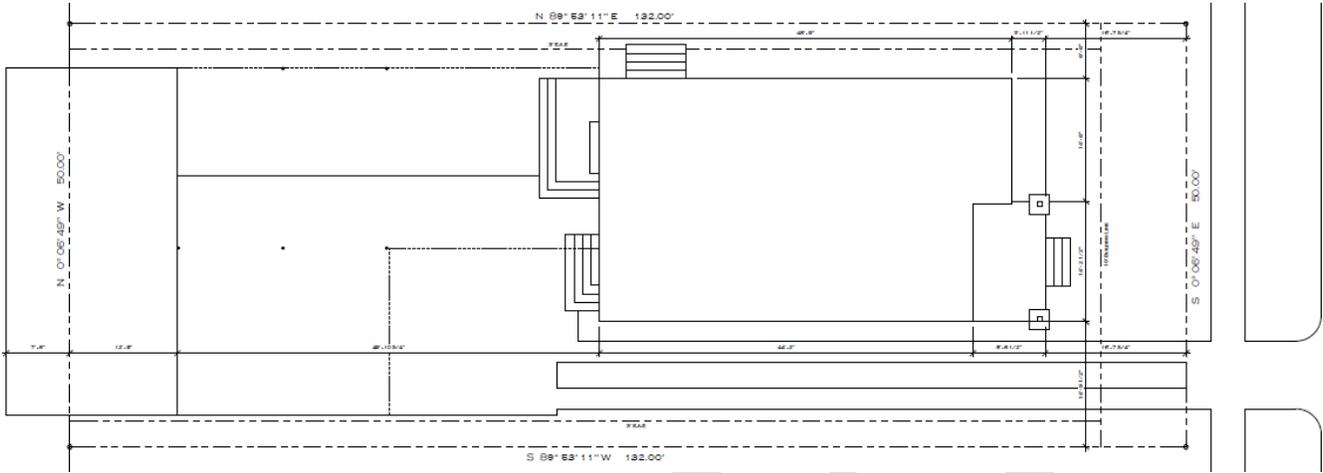
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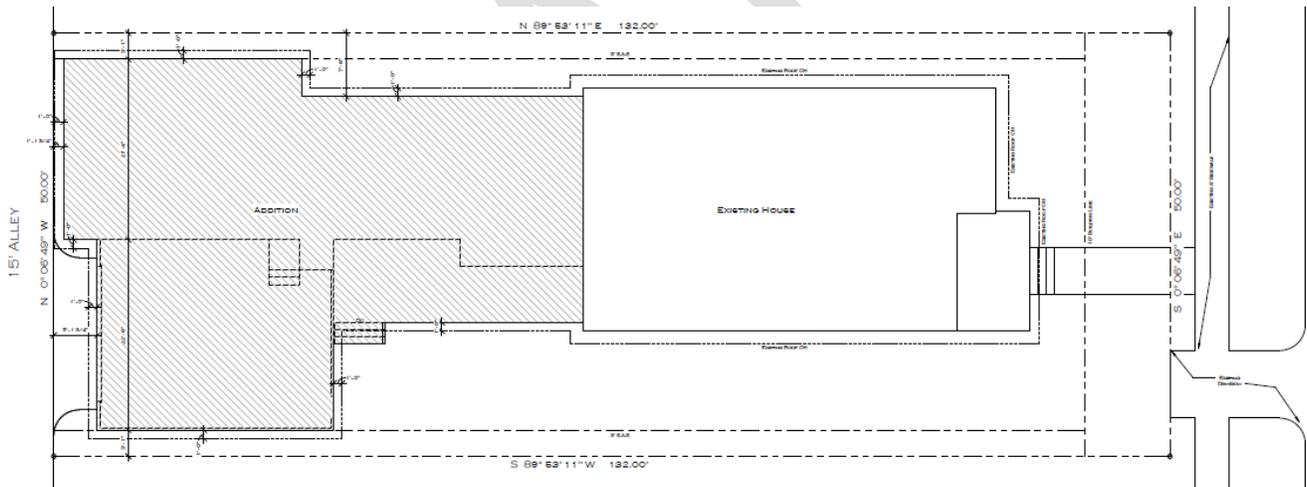


SITE PLAN

EXISTING



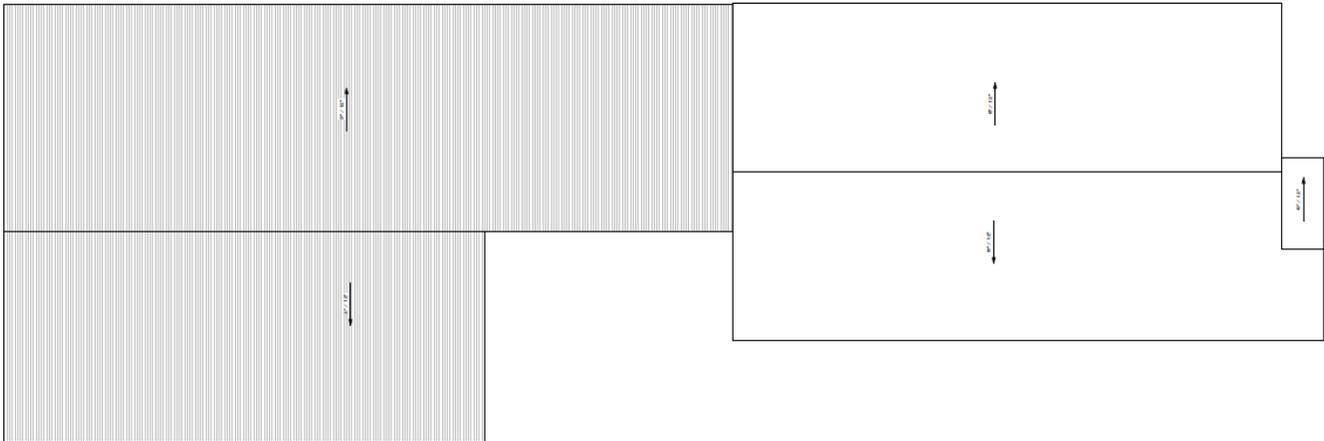
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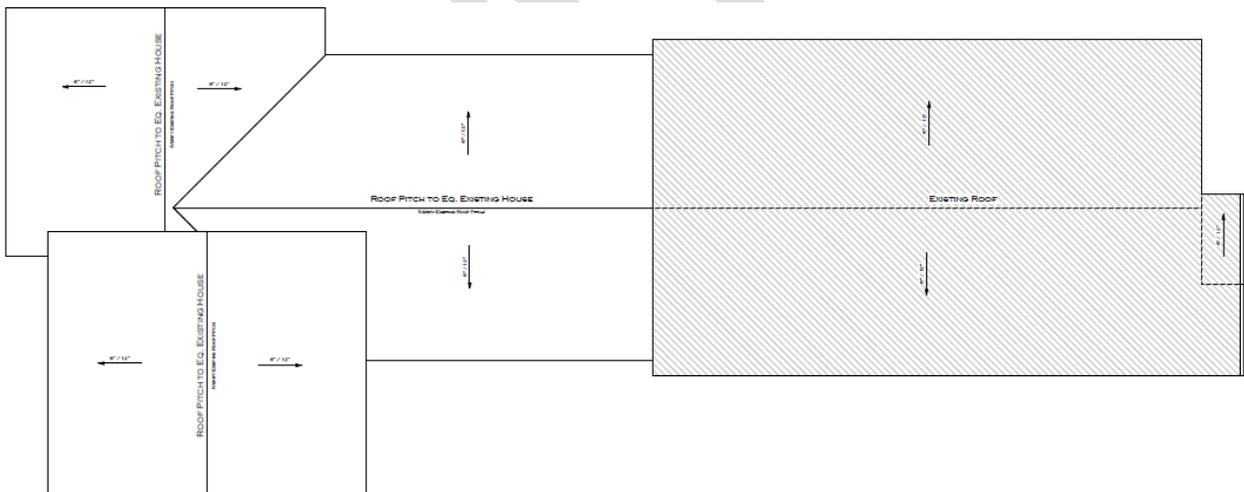


ROOF PLAN

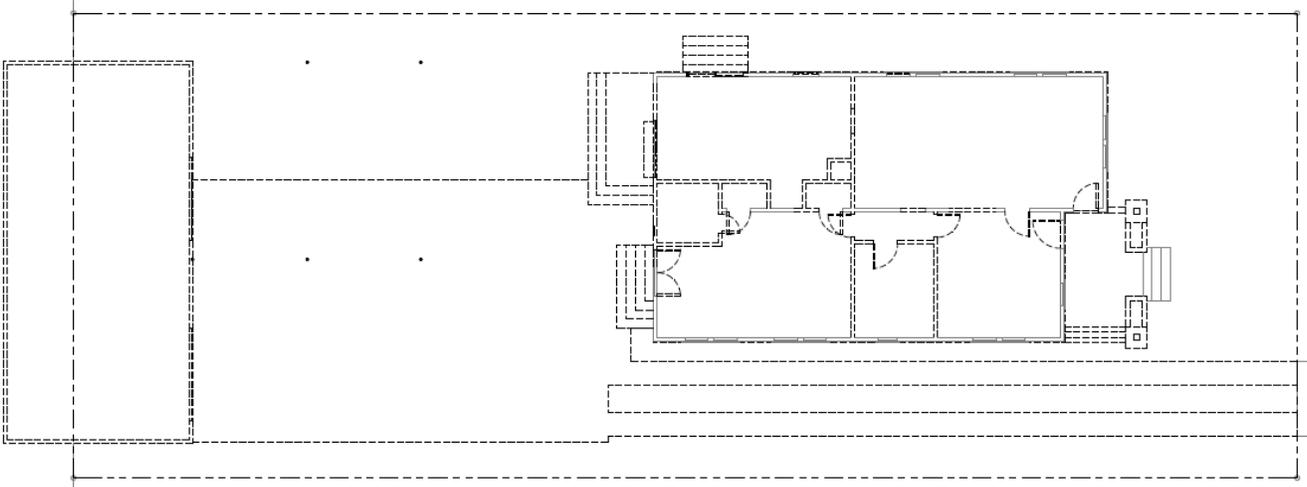
EXISTING



PROPOSED



DEMOLITION PLAN



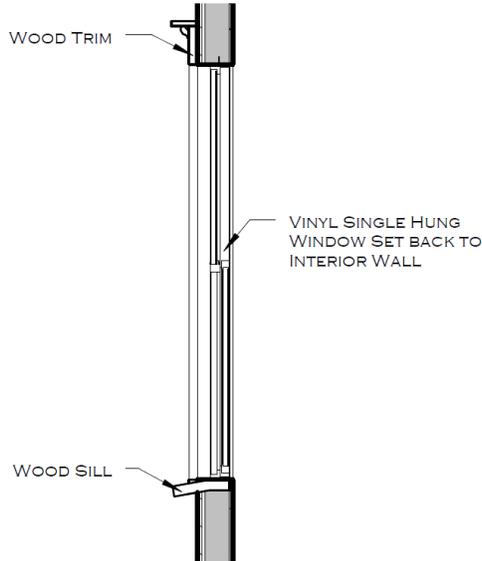
DRAFT

WINDOW / DOOR SCHEDULE

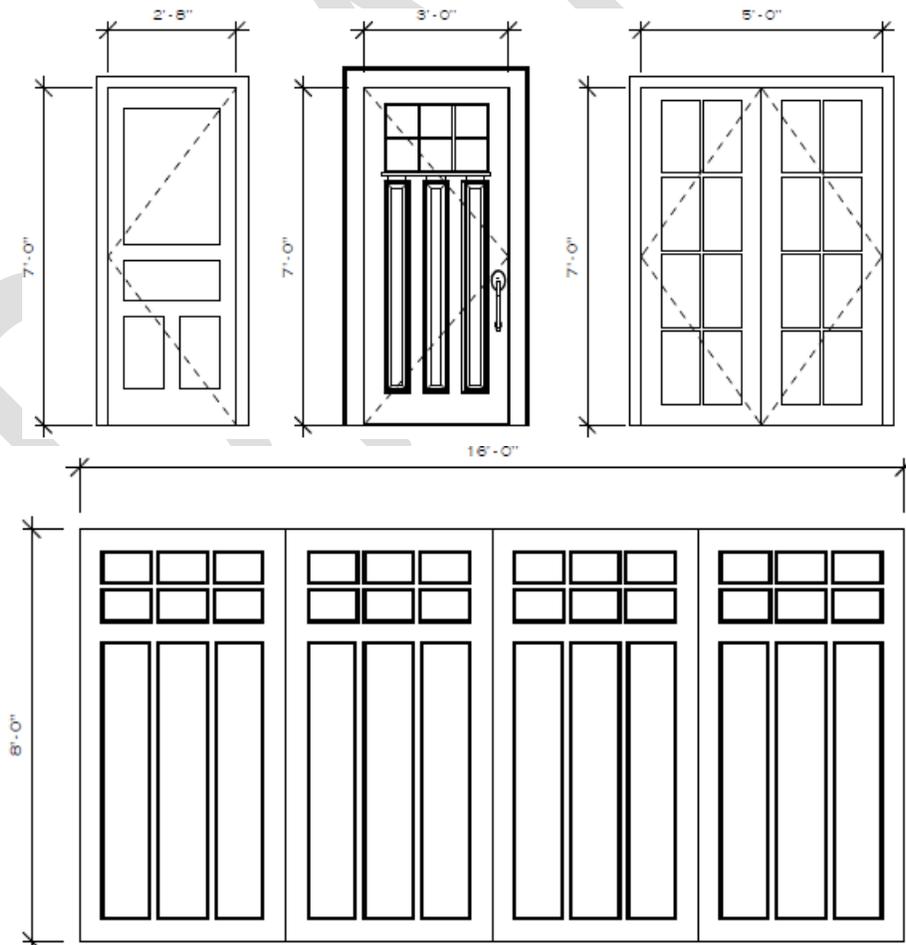
WINDOW SCHEDULE (ALL NEW WINDOWS TO BE RECESSED TO MAINTAIN THE LOOK OF ORIGINAL WOOD WINDOWS)								
MARK	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	OPERATION	COMMENTS	WINDOW MATERIAL	TRIM MATERIAL
101	2'-6"	4'-8"	2'-4"	7'-0"	SINGLE HUNG	EXISTING TO BE REPLACED (SAME SIZE)	VINYL	WOOD
102	2'-6"	4'-8"	2'-4"	7'-0"	SINGLE HUNG	EXISTING TO BE REPLACED (SAME SIZE)	VINYL	WOOD
103	2'-6"	4'-8"	2'-4"	7'-0"	SINGLE HUNG	EXISTING TO BE REPLACED (SAME SIZE)	VINYL	WOOD
104	2'-6"	4'-8"	2'-4"	7'-0"	SINGLE HUNG	EXISTING TO BE REPLACED (SAME SIZE)	VINYL	WOOD
105	2'-6"	4'-8"	2'-4"	7'-0"	SINGLE HUNG	EXISTING TO BE REPLACED (TEMPERED SAME SIZE)	VINYL	WOOD
106	2'-6"	4'-8"	2'-4"	7'-0"	SINGLE HUNG	EXISTING TO BE REPLACED (TEMPERED SAME SIZE)	VINYL	WOOD
107	2'-6"	4'-8"	2'-4"	7'-0"	CASEMENT	EXISTING TO BE REPLACED W/ SAME SIZE CASEMNT WINDOW FOR EGRESS	VINYL	WOOD
108	3'-0"	5'-0"	2'-0"	7'-0"	SINGLE HUNG	EGRESS	VINYL	WOOD
109	3'-0"	5'-0"	2'-0"	7'-0"	SINGLE HUNG	EGRESS (TEMPERED)	VINYL	WOOD
110	3'-0"	5'-0"	2'-0"	7'-0"	SINGLE HUNG		VINYL	WOOD
111	3'-0"	5'-0"	2'-0"	7'-0"	SINGLE HUNG		VINYL	WOOD
112	3'-0"	5'-0"	2'-0"	7'-0"	SINGLE HUNG		VINYL	WOOD
114	3'-0"	5'-0"	2'-0"	7'-0"	SINGLE HUNG	EGRESS	VINYL	WOOD
115	3'-0"	5'-0"	2'-0"	7'-0"	SINGLE HUNG	EGRESS	VINYL	WOOD
116	3'-0"	5'-0"	2'-0"	7'-0"	SINGLE HUNG		VINYL	WOOD
117	3'-0"	5'-0"	2'-0"	7'-0"	SINGLE HUNG		VINYL	WOOD
118	2'-6"	4'-8"	2'-4"	7'-0"	SINGLE HUNG	EXISTING TO BE REPLACED (SAME SIZE)	VINYL	WOOD
119	2'-6"	4'-8"	2'-4"	7'-0"	SINGLE HUNG	EXISTING TO BE REPLACED (SAME SIZE)	VINYL	WOOD
120	2'-6"	4'-8"	2'-4"	7'-0"	SINGLE HUNG	EXISTING TO BE REPLACED (SAME SIZE)	VINYL	WOOD
121	2'-6"	4'-8"	2'-4"	7'-0"	SINGLE HUNG	EXISTING TO BE REPLACED (SAME SIZE)	VINYL	WOOD
122	2'-0"	3'-0"	4'-0"	7'-0"	SINGLE HUNG	EXISTING TO BE REPLACED (SAME SIZE)	VINYL	WOOD
124	2'-6"	4'-8"	2'-4"	7'-0"	SINGLE HUNG	EXISTING TO BE REPLACED (SAME SIZE)	VINYL	WOOD
125	2'-6"	4'-8"	2'-4"	7'-0"	SINGLE HUNG	EXISTING TO BE REPLACED (SAME SIZE)	VINYL	WOOD
201	3'-0"	5'-0"	2'-0"	7'-0"	SINGLE HUNG	TEMPERED	VINYL	WOOD
202	3'-0"	5'-0"	2'-0"	7'-0"	SINGLE HUNG	TEMPERED	VINYL	WOOD
204	3'-0"	5'-0"	2'-0"	7'-0"	SINGLE HUNG	EGRESS	VINYL	WOOD
205	3'-0"	5'-0"	2'-0"	7'-0"	SINGLE HUNG	EGRESS	VINYL	WOOD
206	3'-0"	5'-0"	2'-0"	7'-0"	SINGLE HUNG	EGRESS	VINYL	WOOD
207	3'-0"	5'-0"	2'-0"	7'-0"	SINGLE HUNG	EGRESS	VINYL	WOOD
208	3'-0"	5'-0"	2'-0"	7'-0"	SINGLE HUNG	EGRESS	VINYL	WOOD
209	3'-0"	5'-0"	2'-0"	7'-0"	SINGLE HUNG	EGRESS	VINYL	WOOD

DOOR SCHEDULE 1					
MARK	WIDTH	HEIGHT	HAND	HARDWARE	COMMENTS
102	5'-2"	7'-0"	RIGHT	DEADBOLT & LOCKSET	THRESHOLD/WEATHERSTRIPPING
103	5'-0"	6'-8"			CASED OPENING
104	2'-0"	8'-0"	RIGHT	PRIVACY	
105A	2'-8"	6'-8"	RIGHT	PRIVACY	
105B	2'-8"	6'-8"	RIGHT	DEADBOLT & LOCKSET	THRESHOLD/WEATHERSTRIPPING
106	4'-0"	6'-8"	DOUBLE	PASSAGE	
107	2'-8"	6'-8"	RIGHT	PRIVACY	
108	4'-0"	6'-8"	DOUBLE	PASSAGE	
109	4'-0"	6'-8"			CASED OPENING
110A	2'-0"	8'-0"	LEFT	PRIVACY	
110B	2'-0"	6'-8"	RIGHT	PRIVACY	
111	2'-8"	6'-8"	LEFT	PRIVACY	
112	4'-0"	6'-8"	DOUBLE	PASSAGE	
113	4'-0"	6'-8"			CASED OPENING
114	13'-0"	8'-0"			CASED OPENING
115	2'-0"	6'-8"	RIGHT	PASSAGE	
116	5'-0"	6'-8"	DOUBLE	DEADBOLT & LOCKSET	THRESHOLD/WEATHERSTRIPPING/TEMPERED
117	3'-0"	6'-8"			CASED OPENING
118	3'-0"	6'-8"	LEFT	PASSAGE	
119	2'-8"	6'-8"	RIGHT	PRIVACY	
120	2'-8"	6'-8"	POCKET	PRIVACY	
121	2'-0"	8'-0"	RIGHT	PRIVACY	
122	2'-0"	6'-8"	RIGHT	PASSAGE	
123	2'-0"	6'-6"	RIGHT	PASSAGE	TEMPERED GLASS SHOWER DOOR
124A	2'-8"	6'-8"	LEFT	DEADBOLT & LOCKSET W/ AUTOCLOSER	
124B	16'-0"	8'-0"			OVERHEAD GARAGE DOOR
124C	2'-8"	6'-8"	LEFT		THRESHOLD/WEATHERSTRIPPING
124D	3'-0"	4'-6"			
201	2'-8"	6'-8"			CASED OPENING

WINDOW PROFILE



DOOR DETAIL



PHOTOS



PHOTOS



PROJECT DETAILS

Shape/Mass: The existing original residence has an overall width of 28'-8½" and has an overall depth of 52'-8½". A non-original metal addition and garage begins at the rear of the existing structure and extends 7'-6" past the rear property line into the alley. The residence has an existing ridge height of 19'-0¼".

The existing rear metal addition and garage will be removed. The proposed addition will begin at the rear of the original structure. The proposed addition will be comprised of a one-story portion connecting to a rear one-story portion and a rear two-story garage. The one-story connector will be inset 1'-0" on both sides. The southern portion of the connector will include a 6'-7½" deep porch. The connector will extend 29'-6½" towards the rear on the south side and 33'-4" on the north. The rear one-story portion will extend out 4'-5" towards the north and will be 21'-4" wide by 28'-2" deep. The two-story garage will be 22'-9½" wide by 27'-11½" deep and extend out 7'-10½" to the south. The one-story portion of the addition will have a ridge height of 18'-6¼" – 18'-10½" (lower than the existing ridge). The two-story portion will have a ridge height of 27'-6". See drawings for more detail.

Setbacks: The existing residence has a front (east) setback of 16'-7¾"; a south side setback of 14'-9½" (3.8' from the metal garage); a north side setback of 6'-6"; and a rear setback of 62'-7¾" (to the rear of the house) or 7'-6" over the west (rear) property line (garage).

The current setback for the existing original structure will not be modified. The existing rear addition and garage will be removed. The proposed addition will have a south side setback of 3'-1"; a north side setback of 3'-1"; and a rear (west) setback of 1'-1¾". The garage portal will be setback 5'-1¾". See drawings for more detail.

Foundation: The existing house features a pier and beam foundation with a finished floor height of 2'-6".

The addition will have a pier and beam foundation with a finished floor height to match existing. The garage will have a concrete slab on grade foundation. See drawings for more detail.

Windows/Doors: The existing house currently features non-original 1-over-1 aluminum windows and doors. A sliding glass door is located at the rear of the north elevation. The windows and doors have vinyl trim.

The windows on the front (east) and south elevation will be replaced with new vinyl windows that match the existing size, location, and openings. On the north elevation, the two easternmost pairs of windows will be replaced with new vinyl windows that match the existing size, location, and openings. The existing fixed window will be removed and patched over and the sliding glass door at the rear will be replaced with a pair of new vinyl windows. The existing residence features two front doors and while both openings will be retained, the non-original aluminum doors will be replaced with more appropriate wood Craftsman doors. The windows in the proposed addition will be 1-over-1 single-hung vinyl.

All proposed new vinyl windows will be 1-over-1 double-hung and recessed to simulate the profile of wood windows. The proposed windows will not be flange mounted with nail fins. A single window on the north elevation will be a casement window to allow for proper egress. All proposed windows and doors will have wood trim. See drawings and window schedule for more detail.

Exterior Materials: The existing house is clad in vinyl siding which has been installed over the existing 117 wood siding. The house has been skirted in simulated stone which also surrounds the porch piers.

The simulated stone and vinyl siding will be removed. All existing wood siding under the vinyl will be retained and restored. New 117 wood siding will be installed if no wood siding exists. Staff must verify siding condition when the vinyl is removed. The bulky porch piers will be removed and replaced with simple square columns. See drawings for more detail.

Roof: The existing house features a front gable composition shingle roof with a pitch of 6:12 and an eave height of 10'-11".

The proposed addition will have gable roofs. The one story portion will have a pitch of 6:12 with an eave height of 10'-11" to match existing. The two-story garage will have a side gable roof with a pitch of 6:12 and an eave height of 19'-7¼". See drawings for more detail.

Front Elevation: The existing front elevation features two bays. The southern bay features the partial porch with a single window and door. The northern bay features a pair of windows. Both the porch and main portion of the house is topped by front facing gables.

(East)

The existing concrete simulated stone will be removed and the porch columns replaced. The existing wood under the vinyl will be restored. A portion of the proposed one-story addition will extend to the north. This addition will have a north facing gable. The two-story garage portion of the addition will extend to the south. The first-story of the garage portion will include a single door and no additional fenestration. The second-story will include a pair of windows. The garage will be topped by a side gable roof. See drawings for more detail.

Side Elevation: The existing north elevation features the profile of the partial, inset porch to the east. To the west are two pairs of windows followed by a single fixed square window and a sliding glass door at the rear.

(North)

The existing concrete simulated stone will be removed and the porch columns replaced. The existing wood under the vinyl will be restored. On the existing structure, the fixed square window will be removed and sided over and the sliding glass door will be converted into a pair of windows. The one-story portion of the addition will be lower than the existing residence and will include a group of three windows. At the rear of the addition will be two additional windows. The two-story garage portion will feature no fenestration on this elevation. See drawings for more detail.

Side Elevation: The existing south elevation features the profile of the partial, inset porch to the east as well as a second side front door. To the west is a pair of windows followed by a single window and two additional pairs of windows.

(South)

The existing concrete simulated stone will be removed and the porch columns replaced. The existing wood under the vinyl will be restored. The one-story portion of the addition will be lower than the existing residence and will include a French door and a pair of windows located behind a side porch. The two-story garage portion will feature no fenestration on the first-story and a group of three windows on the second-story. See drawings for more detail.

Rear Elevation: The rear elevation of the residence and addition is not visible from the public Right-of-Way. See drawings for more detail.

(West)