

CERTIFICATE OF APPROPRIATENESS

Application Date: March 29, 2017

Applicant: Aaron Mendia, Cusimano Architect, for Michael Pirics, owner

Property: 1101 Heights Boulevard, Lot 1, Block 1, Heights Court R/P Amend. Subdivision. The property includes a historic 5,038 square foot one-and-a-half story (raised) wood frame single-family residence situated on a 7,170 square foot (47.8' x 150') interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1910, located in the Houston Heights Historic District East.
The Perry-Swilley House is also individually listed as a City of Houston Historic Landmark as well as being listed in the National Register of Historic Places.

Proposal: Alteration – Windows / Doors

Install windows/doors on the non-original enclosed raised portion of the structure.

- Install a single window and a door on the south side elevation
- Install a garage door at the rear (west) elevation
- Install new painted wood lattice (trash bin enclosure with gate) to enclose the underside of the stairs

The original lot was subdivided into three lots running north-south. In August 2008, a COA was granted to relocate existing structure to the northernmost lot and placed on a new 7' tall foundation.

See enclosed application materials and detailed project description on p. 4-11 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

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 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements; |
| <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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" 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 HISTORIC DISTRICT EAST



1101 Heights

Building Classification

- Contributing
- Non-Contributing
- Park

CURRENT PHOTO

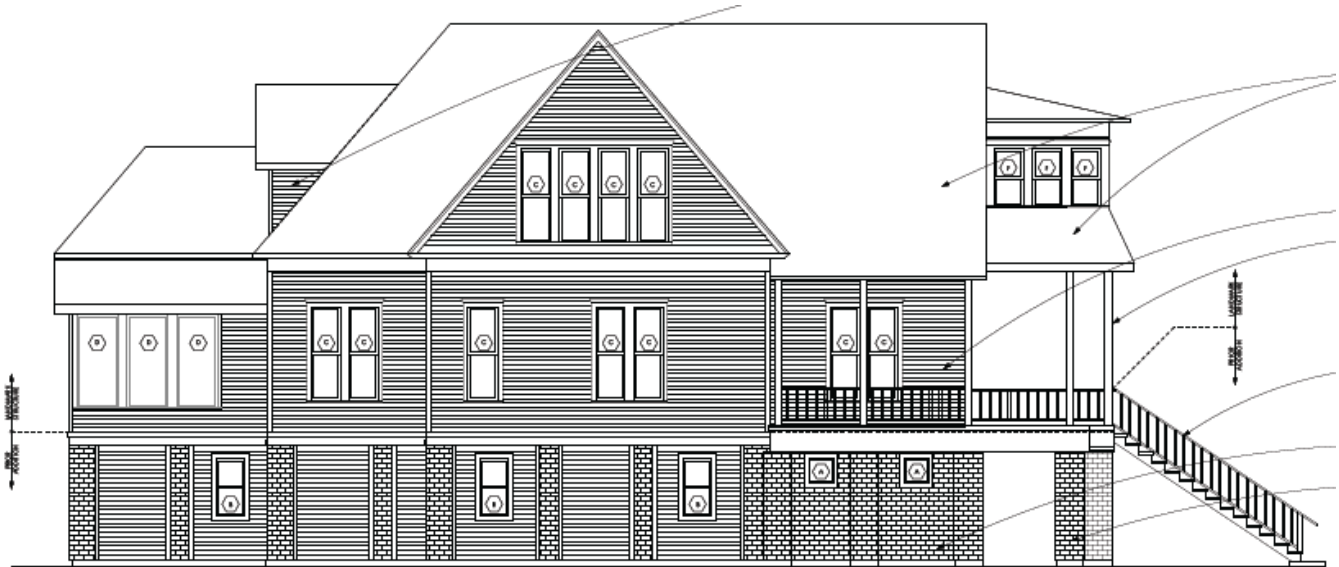


HISTORIC PHOTOS



SOUTH SIDE ELEVATION

EXISTING

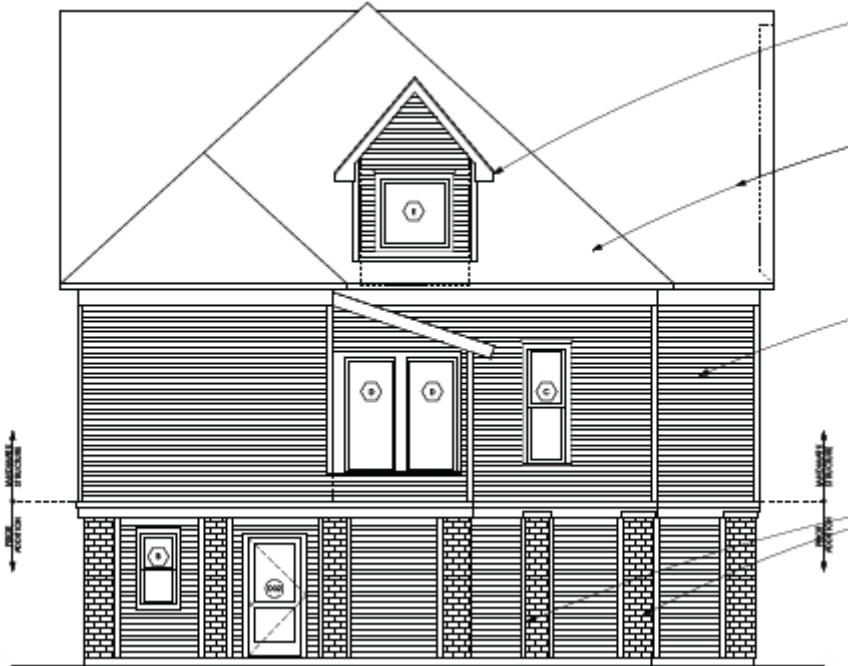


PROPOSED

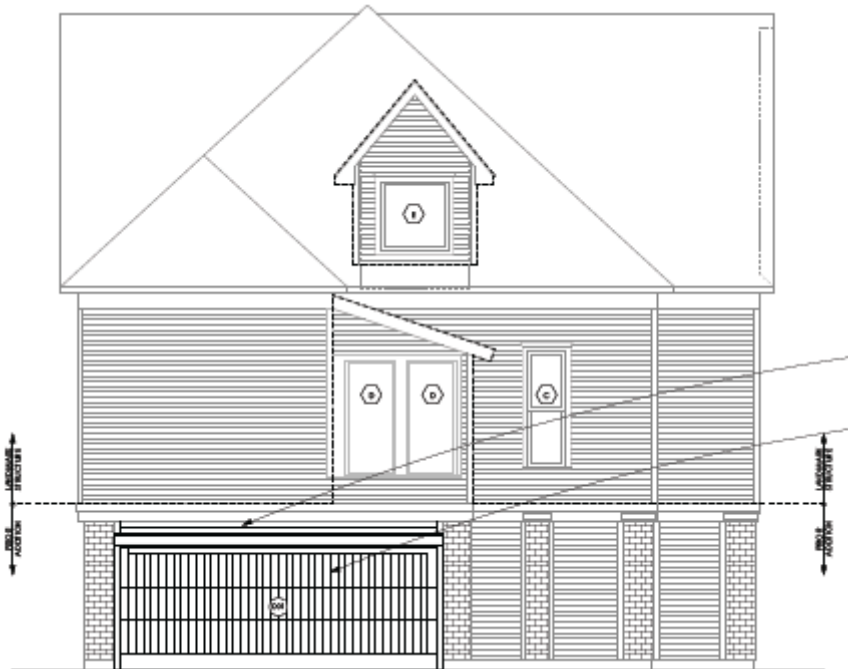


WEST (REAR) ELEVATION

EXISTING



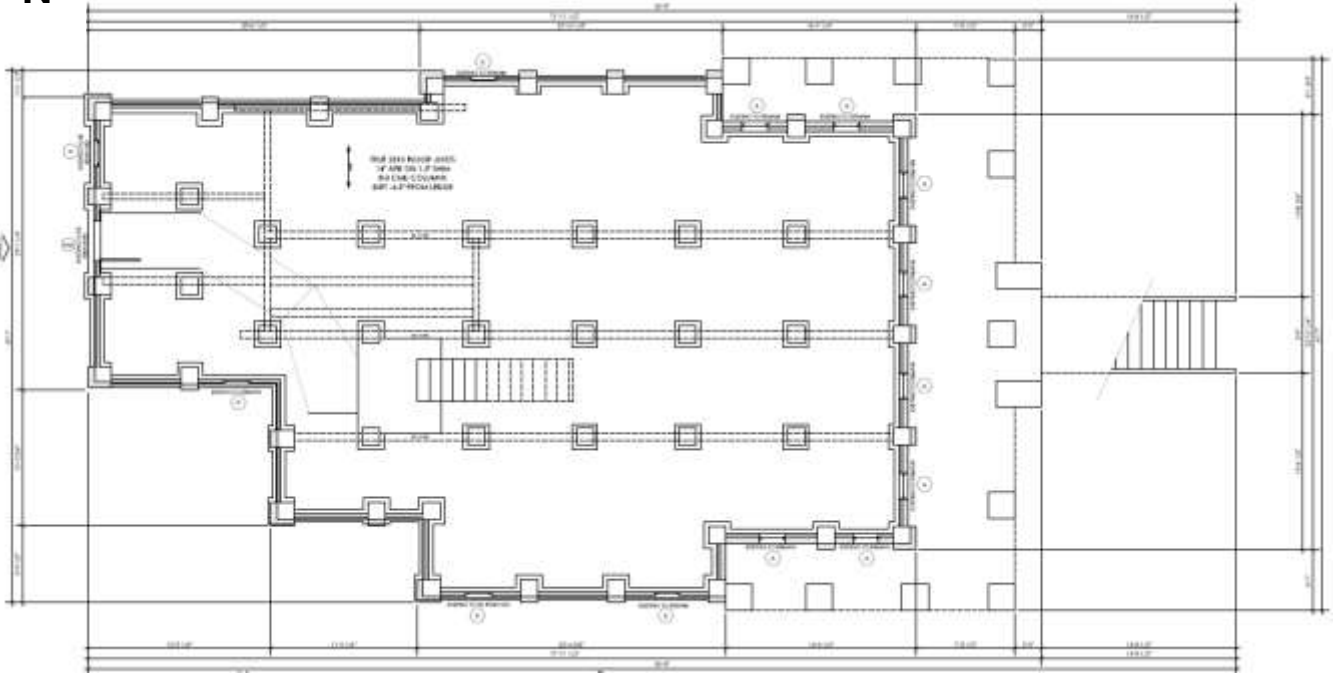
PROPOSED





FIRST FLOOR PLAN

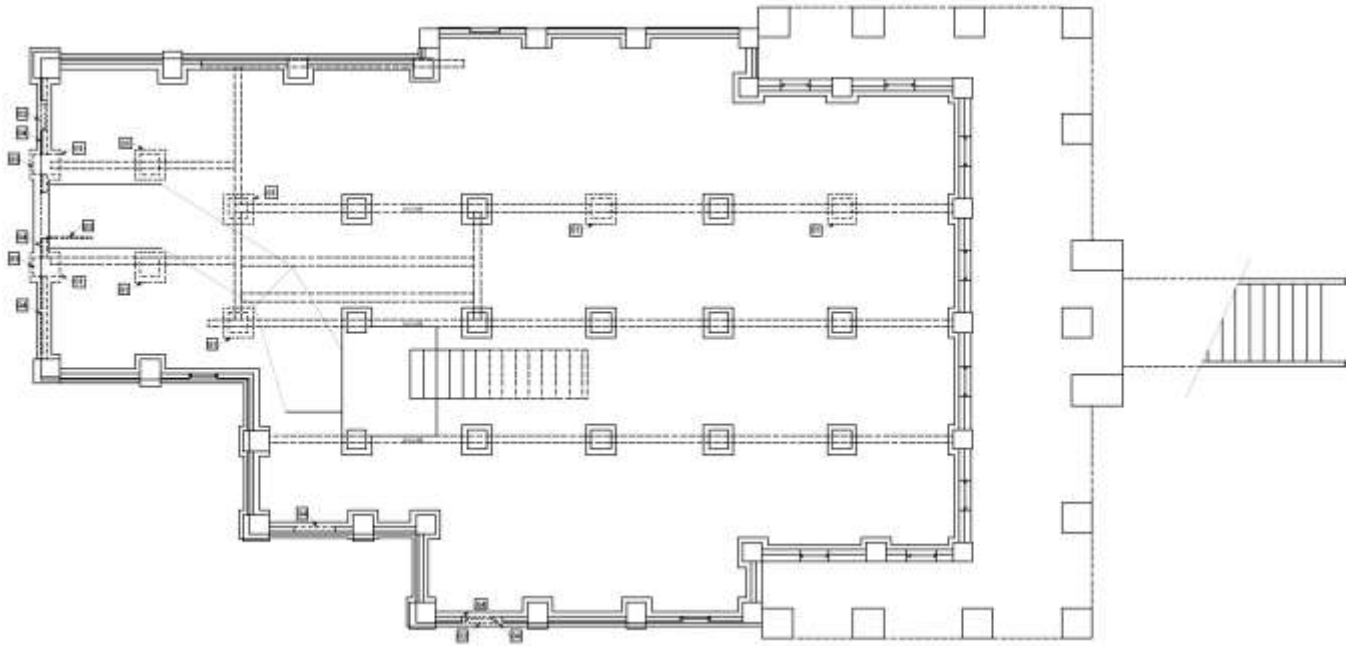
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PROPOSED

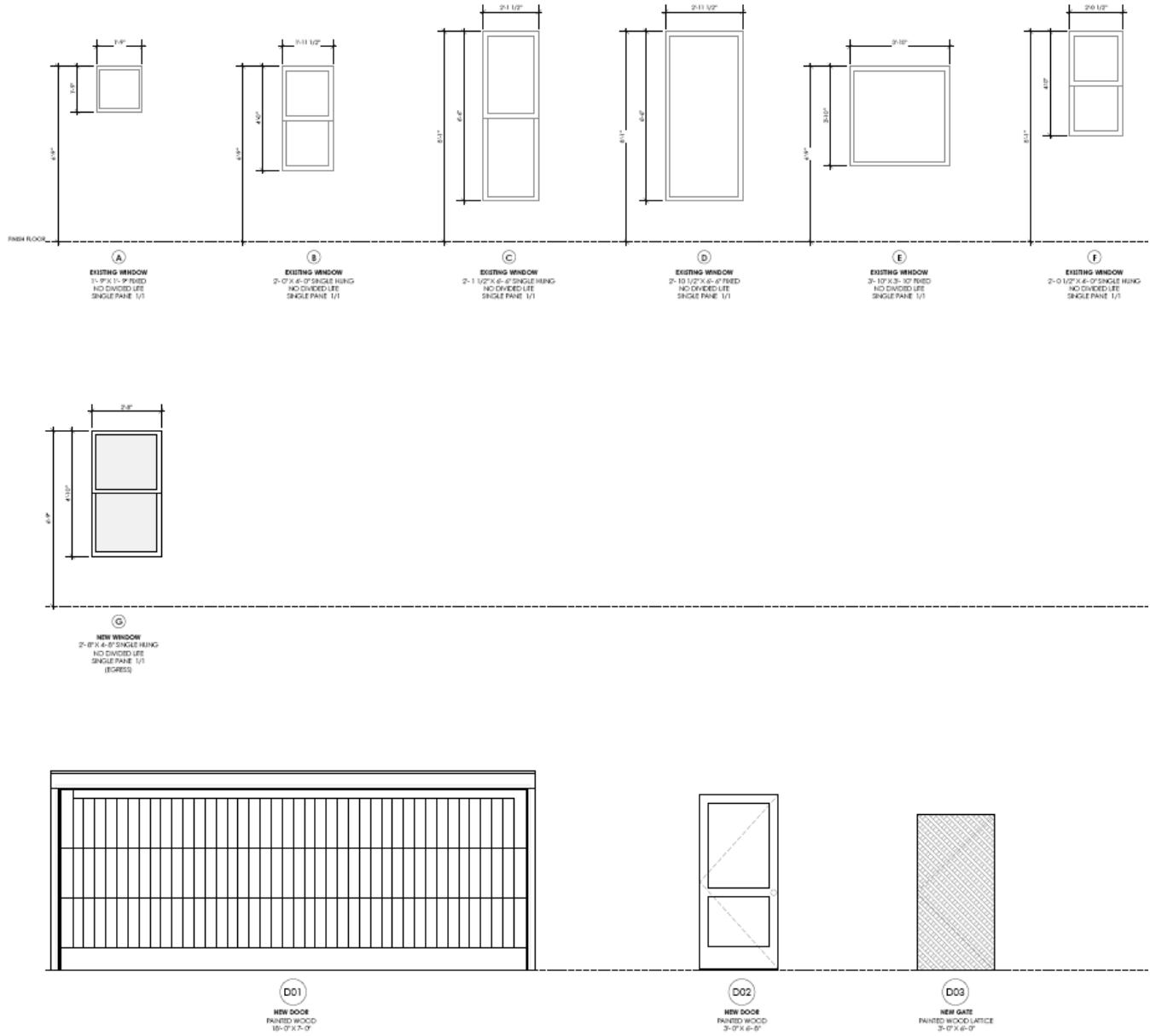


DEMOLITION PLAN



DRAFT

WINDOW / DOOR SCHEDULE



PROJECT DETAILS

Windows/Doors: The existing house features recessed 1-over-1 single-hung wood windows as well as recessed wood and aluminum fixed windows.

The proposed new window will be a recessed 1-over-1 single-hung wood window. The new side door will and garage door will be painted wood. See drawings and window/door schedule for more detail.

Exterior Materials: Install new painted wood lattice, for a trash bin enclosure with gate, to enclose the underside of the stairs. See drawings for more detail.

DRAFT

Attachment A

Application Materials

CERTIFICATE OF APPROPRIATENESS APPLICATION FORM



**PLANNING &
DEVELOPMENT
DEPARTMENT**

PROPERTY

Address 1101 Heights Blvd

Historic District / Landmark Houston Heights HCAD # 1250430020001

Subdivision Heights Court Lot 1 Block 1

DESIGNATION TYPE

Landmark Contributing
 Protected Landmark Noncontributing
 Archaeological Site Vacant

PROPOSED ACTION

Alteration or Addition Relocation
 Restoration Demolition
 New Construction Excavation

DOCUMENTS

Application checklist for each proposed action and all applicable documentation listed within are attached

OWNER

Name Michael Pirics

Company _____

Mailing Address 1101 Heights Blvd

Houston, TX 77008

Phone (281) 798-5282

Email [REDACTED]

Signature *MLP*

Date March 20, 2017

APPLICANT (if other than owner)

Name Aaron Mendias

Company Cusimano Architect

Mailing Address 4511 Nett Street

Houston, TX 77007

Phone 281.741.0533

Email [REDACTED]

Signature *Aaron Mendias*

Date 3-16-2017

ACKNOWLEDGEMENT OF RESPONSIBILITY

Requirements: A complete application includes all applicable information requested on checklists to provide a complete and accurate description of existing and proposed conditions. Preliminary review meeting or site visit with staff may be necessary to process the application. Owner contact information and signature is required. Late or incomplete applications will not be considered.

Deed Restrictions: You have verified that the work does not violate applicable deed restrictions.

Public Records: If attached materials are protected by copyright law, you grant the City of Houston, its officers, agencies, departments, and employees, non-exclusive rights to reproduce, distribute and publish copyrighted materials before the Houston Archaeological and Historical Commission, the Planning Commission, City Council, and other City of Houston commissions, agencies, and departments, on a City of Houston website, or other public forum for the purposes of application for a Certificate of Appropriateness or building permit, and other educational and not for profit purposes. You hereby represent that you possess the requisite permission or rights being conveyed here to the City.

Compliance: If granted, you agree to comply with all conditions of the COA. Revisions to approved work require staff review and may require a new application and HAHC approval. Failure to comply with the COA may result in project delays, fines or other penalties.

Planner: _____ Application received: ___/___/___ Application complete: ___/___/___

CERTIFICATE OF APPROPRIATENESS APPLICATION INSTRUCTIONS



PLANNING &
DEVELOPMENT
DEPARTMENT

Well in advance of the COA application deadline contact staff to discuss your project, application requirements, and, if necessary, to make an appointment to meet with staff for a project consultation. Visit the Historic Preservation Web Manual for historic district profiles, project guidance and forms.
www.houstontx.gov/HistoricPreservationManual

Historic Preservation Office

832.393.6556

historicpreservation@houstontx.gov

SUBMISSION INSTRUCTIONS

To submit application to Planning Department:

- email documents to historicpreservation@houstontx.gov (attachments must be less than 10MB)
- send a Dropbox shared folder invitation to historicpreservation@houstontx.gov, or
- contact staff to set up an appointment to drop off a disc or flash drive.

MEETING SCHEDULE

- Applications are due **22 calendar days** in advance of the HAHC meeting by **12 PM (noon)** on the deadline date. Exception: revisions to items deferred or denied at the previous HAHC meeting are due 15 days in advance of the scheduled meeting.
- Application deadlines are firm. All materials must be submitted by the deadline to be considered at the following HAHC meeting. Designs must be final at time of application; revisions will not be accepted after the deadline.
- HAHC will not accept new material or redesigns presented at the HAHC meeting. Deferral until the following month's meeting may be necessary in such cases to allow for adequate review by staff and commissioners.
- HAHC monthly meetings are held at 3:00 PM at City Hall Annex, 900 Bagby Street, City Council Chambers, Public Level.

2015 Meeting Dates (Thursdays unless noted otherwise)	COA Application Deadlines	Demolition / Relocation Posted Sign Deadlines
January 29	January 7	January 19
February 26	February 4	February 16
March 26	March 4	March 16
April 23	April 1	April 13
May 21	April 29	May 11
June 18	May 27	June 8
July 22 (Wednesday)	June 30	July 12
August 27	August 5	August 17
September 24	September 2	September 14
October 22	September 30	October 12
November 19	October 28	November 9
December 16 (Wednesday)	November 24	December 6

CERTIFICATE OF APPROPRIATENESS APPLICATION PART I – GENERAL FORM



DEFINITIONS

Addition: any expansion to an existing building, structure or object.

Alteration: any change to the exterior of a building or structure, including adding, moving, removing or replacing an exterior feature.

Demolition: an act or process that destroys in whole, or a majority of, any building, structure, object or site.

Excavation: to expose, uncover, or remove by digging, cutting or hollowing out.

Exterior Feature: an element of the architectural character and the general arrangement of the external portion of a building, structure or object, including building materials.

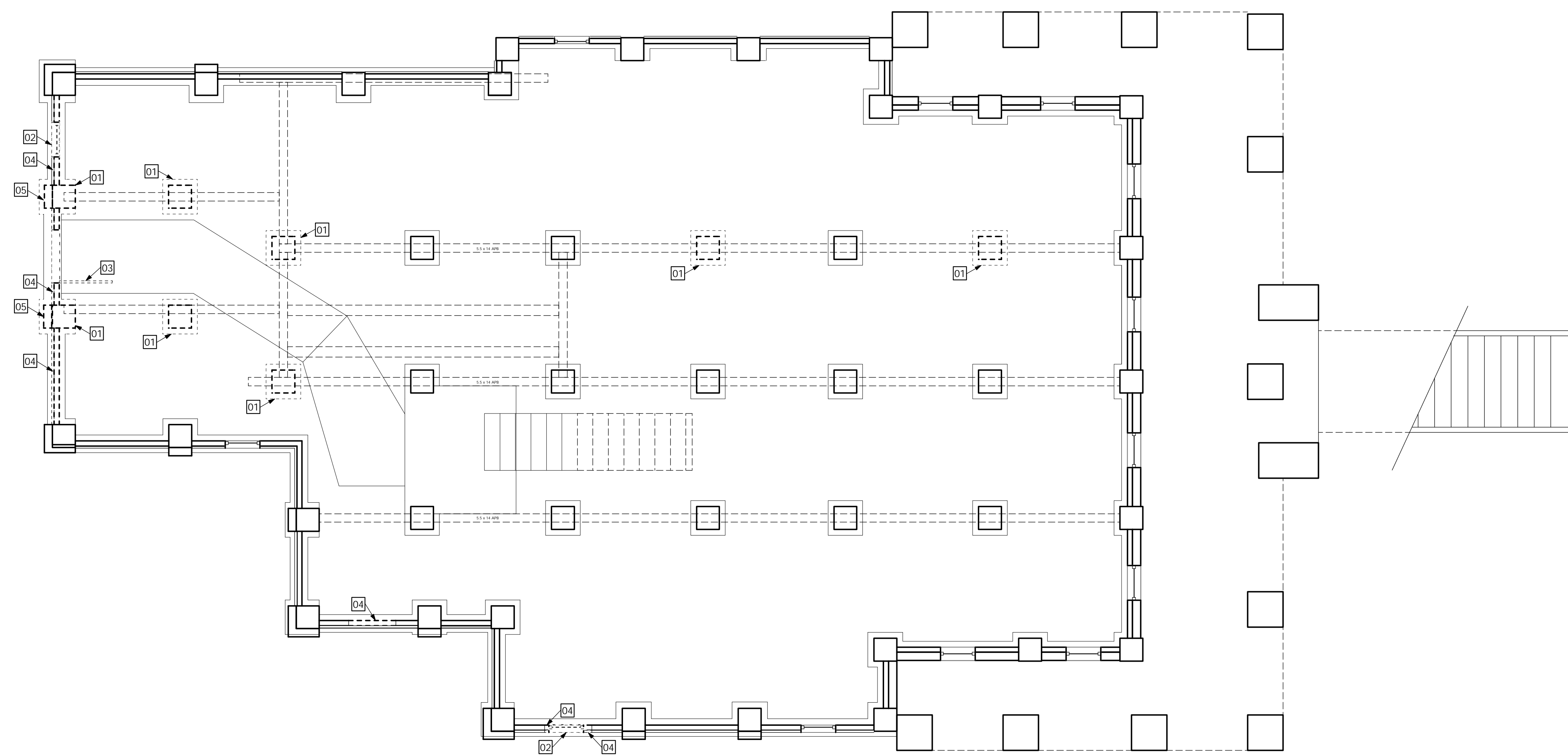
Mandatory Repair: a repair of a building or structure that is necessary to comply with Article IX, Ch. 10, Houston Code of Ordinances, as evidenced by an order of the hearing official or the building and standards commission or by a citation.

New Construction: the erection of a new building, structure, or object, on a lot, site, or other property.

Relocation: any change in the location of a building, structure, or object.

Restoration: accurately recovering the form and detail of a building, structure, object, or site and its setting as it appeared at a particular period of time by means of the removal of later work, or by the replacement of missing earlier work, or both.

To be completed by PLANNING STAFF:	Application received by: Accepted as complete by:	Date: Date:
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DEMO KEYED NOTES:

- 01. REMOVE EXISTING COLUMN
- 02. REMOVE WINDOW
- 03. REMOVE DOOR
- 04. MODIFY STUD WALL FOR OPENING. SEE PLAN
- 05. REMOVE EXISTING BRICK

N
 13 FIRST FLOOR DEMO PLAN
 SCALE: 1/4" = 1'-0"

CUSIMANO
 ARCHITECT

Kelly Gri Cusimano, AIA 832.465.0419 kelly@cusimano-architect.com

1101 HEIGHTS BLVD

PROJECT:
 Remodel for
 Brett Chiquet & Michael
 Pfrics
 1101 Heights Blvd
 Houston, TX 77008

ISSUED:
 For HAHC Review
 16 March 2017
 Resubmit for HAHC Review
 04 March 2017

NOT FOR
 CONSTRUCTION
 A2.0

CERTIFICATE OF APPROPRIATENESS ALTERATION & ADDITON CHECKLIST



**PLANNING &
DEVELOPMENT
DEPARTMENT**

Well in advance of the COA application deadline contact staff to discuss your project and, if necessary, to make an appointment to meet with staff for a project consultation.

Complete all applicable items and submit with the COA application form. Staff can assist you in determining what items are required for your scope of work. An incomplete application may cause delays in processing or may be deferred to the next agenda. Application materials must clearly represent current and proposed conditions. Refer to Houston Code of Ordinances, Ch. 33 VII, Sec. 33-241 for approval criteria for alteration, rehabilitation, restoration and additions.

PROPERTY ADDRESS: 1101 Height Blvd.

BUILDING TYPE

- single-family residence garage
- multi-family residence carport
- commercial building accessory structure
- mixed use building other
- institutional building

ALTERATION TYPE

- addition roof
- foundation awning or canopy
- wall siding or cladding commercial sign
- windows or doors ramp or lift
- porch or balcony other

WRITTEN DESCRIPTION

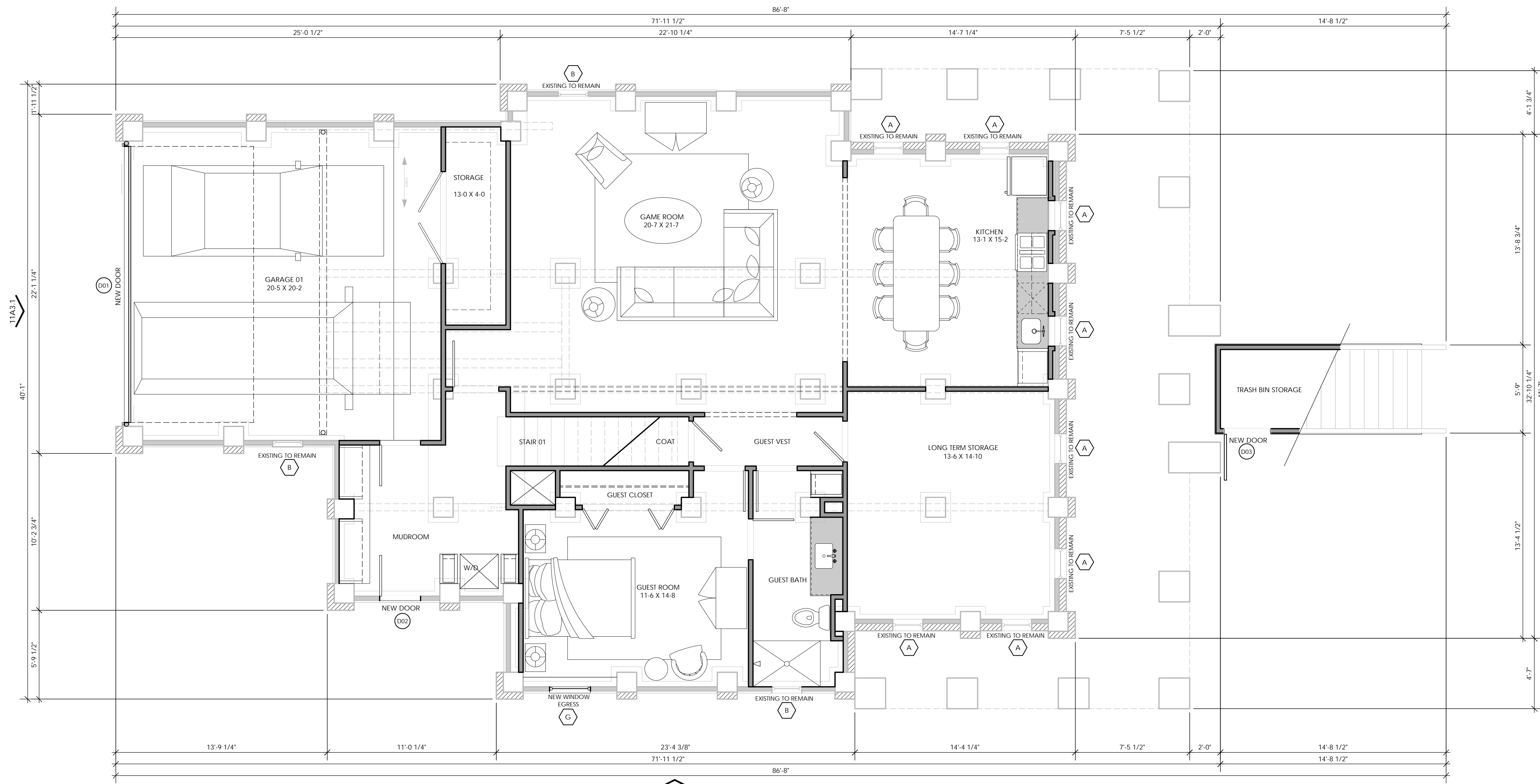
- property description, current conditions and any prior alterations or additions
- proposed work; plans to change any exterior features, and/or addition description
- current building material conditions and originality of any materials proposed to be repaired or replaced
- proposed new materials description; attach specification sheets if necessary

PHOTOGRAPHS label photos with description and location

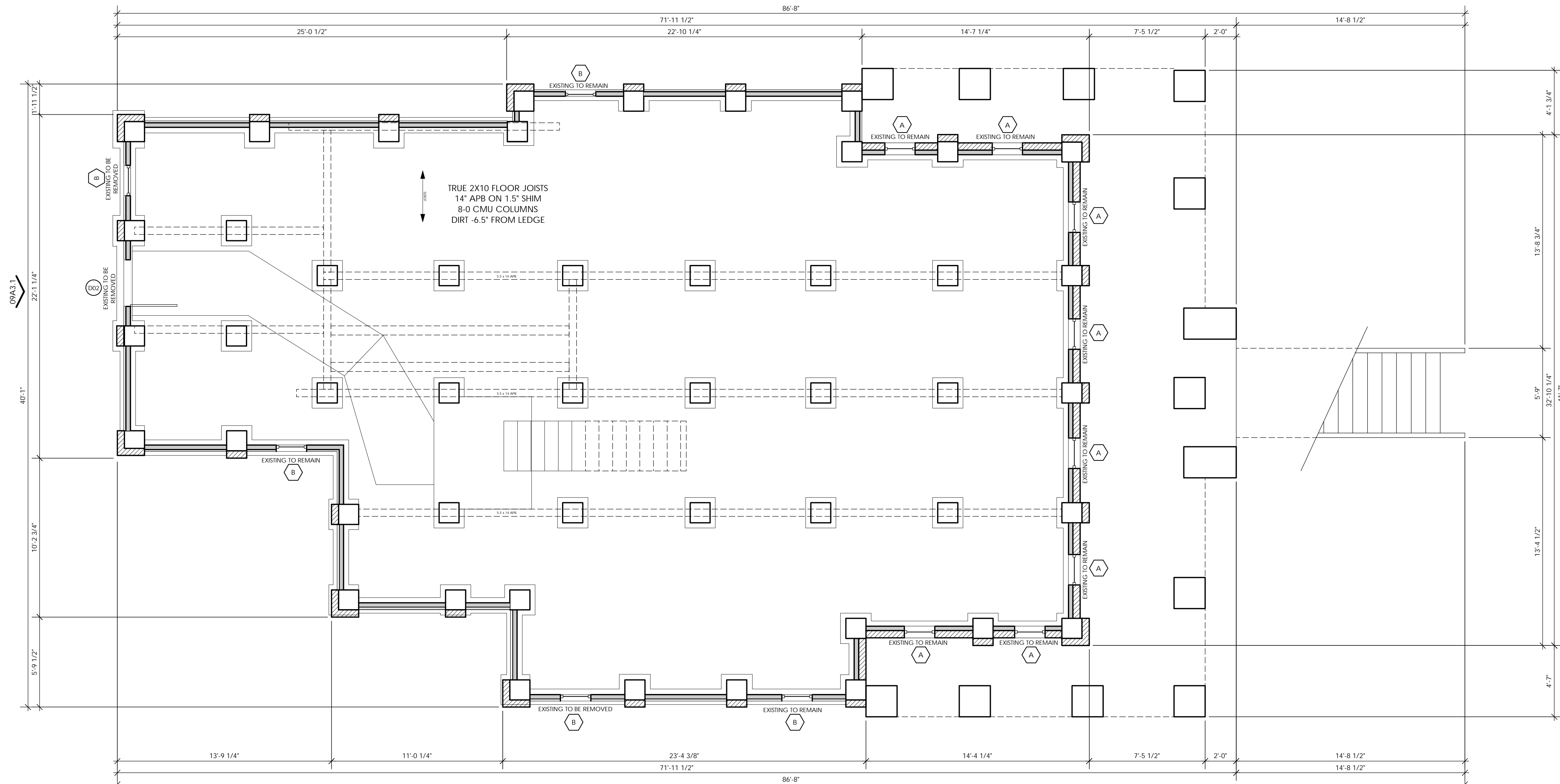
- elevations of all sides
- detail photos of exterior elements subject to proposed work
- historical photos as evidence for restoration work

DRAWINGS scale like drawings the same; include all dimensions and drawing scale; label with cardinal directions

- current site plan demolition plan
- proposed site plan current roof plan
- current floor plans proposed roof plan
- proposed floor plans current elevations (all sides)
- current window and door schedule proposed elevations (all sides)
- proposed window and door schedule perspective and/or line of sight



15 FIRST FLOOR PLAN PROPOSED
SCALE: 1/4" = 1'-0"



13 FIRST FLOOR PLAN EXISTING
SCALE: 1/4" = 1'-0"

HEIGHTS BOULEVARD

HEIGHTS BOULEVARD

LEGAL DESCRIPTION
LOT 1, BLOCK 1, HEIGHTS COURT, R/P AMEND

LANDMARK STATUS
PERRY-SWALLEY HOUSE
REGISTERED HOUSTON LANDMARK: 3-11-1998.
HOUSE BUILT: 1901
NATIONAL REGISTER DATE: 6-22-1983
NATIONAL REGISTER INFORMATION SYSTEM ID: 83004477
ASSET ID: 8076603-012-4727-0546-CAC-0230354

AREA CALCULATIONS:

EXISTING EXTERIOR SPACE	1932 SQ. FT.
FIRST FLOOR UNFINISHED BASEMENT	497 SQ. FT.
CONVERTED EXTERIOR SPACE	497 SQ. FT.
GARAGE STORAGE	497 SQ. FT.
CONVERTED INTERIOR SPACE	1435 SQ. FT.
1ST FLR LIVING SUITE	1435 SQ. FT.
TOTAL	1932 SQ. FT.
TOTAL SLAB	1932 SQ. FT.
TOTAL BUILT	1932 SQ. FT.

PLAN KEYS:

- ROOM ROOM KEY
- WINDOW WINDOW KEY
- DOOR DOOR KEY
- PF 01 PLUMBING FIXTURE KEY
- EQ 01 EQUIPMENT KEY
- 0A0 0 INTERIOR ELEVATION KEY
- NOTE KEY
- SECTION KEY
- DETAIL KEY

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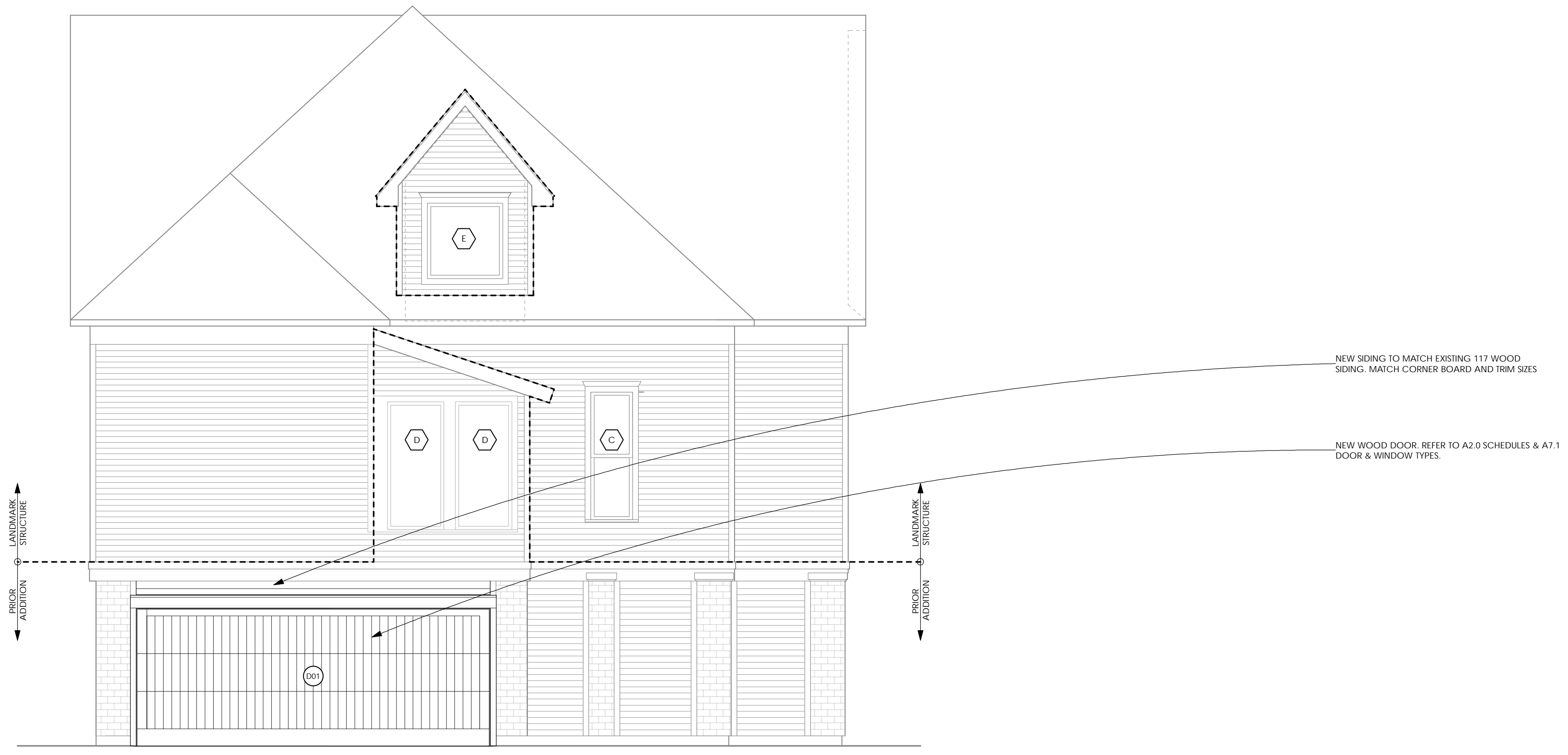
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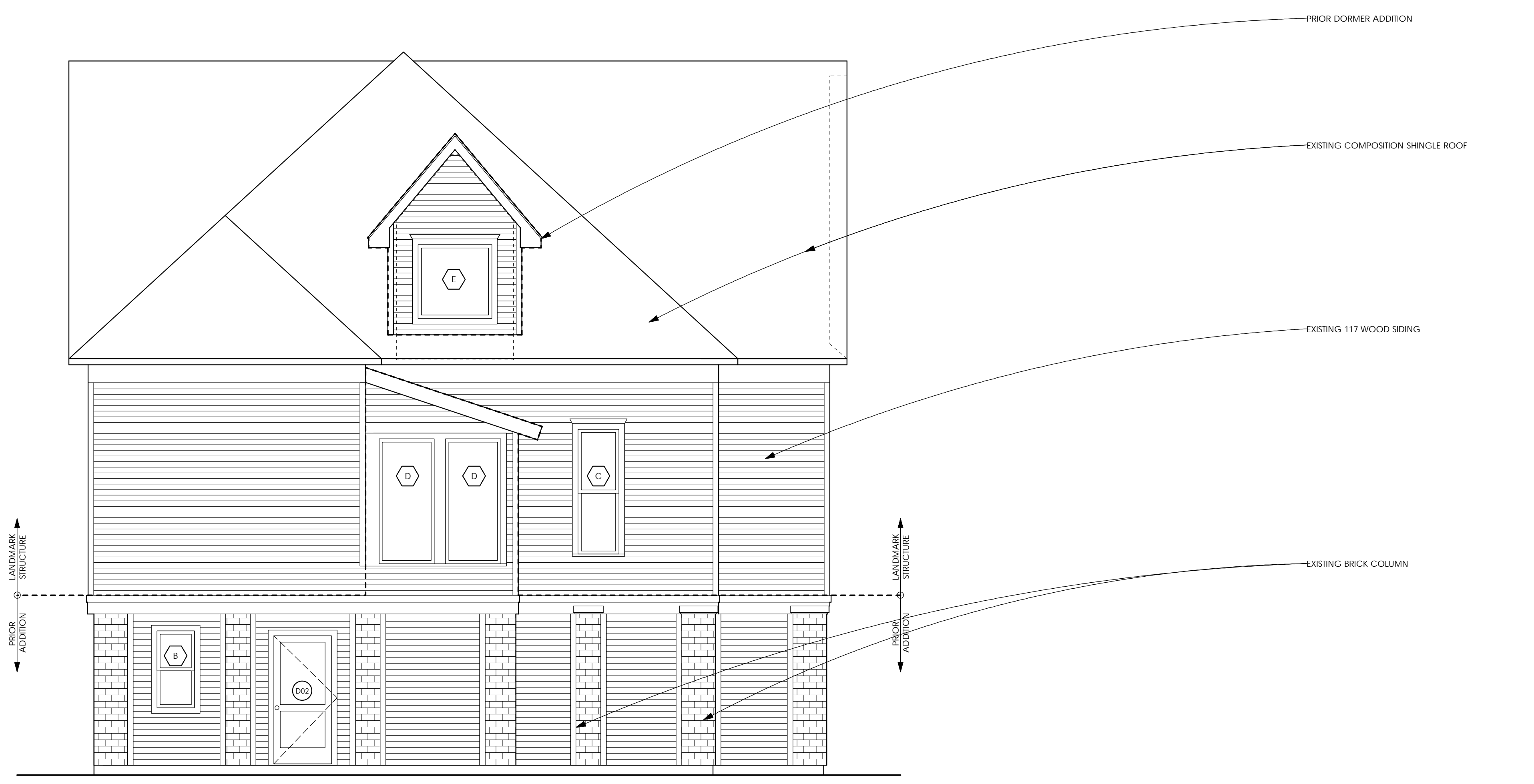
15 SOUTH ELEVATION - PROPOSED
SCALE: 1/2" = 1'-0"



13 SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"



11 WEST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



09 WEST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

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ARCHITECT

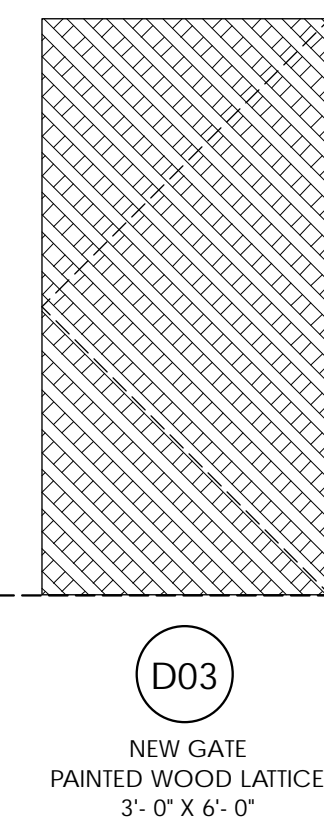
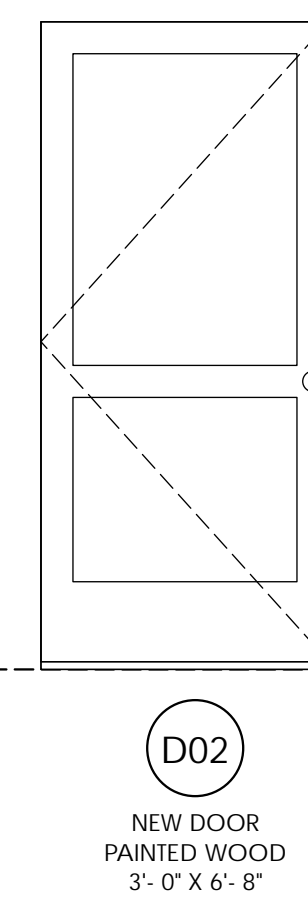
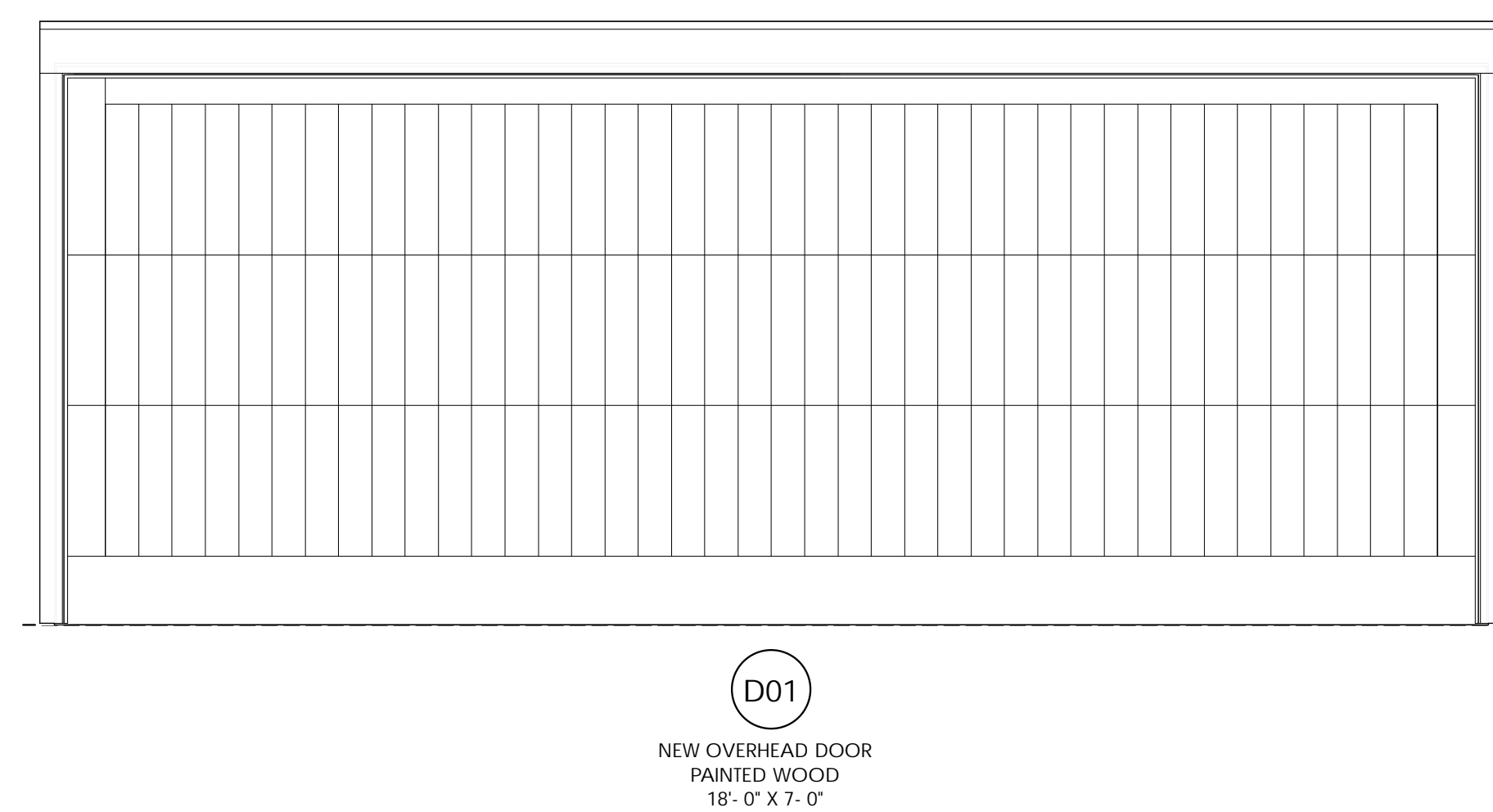
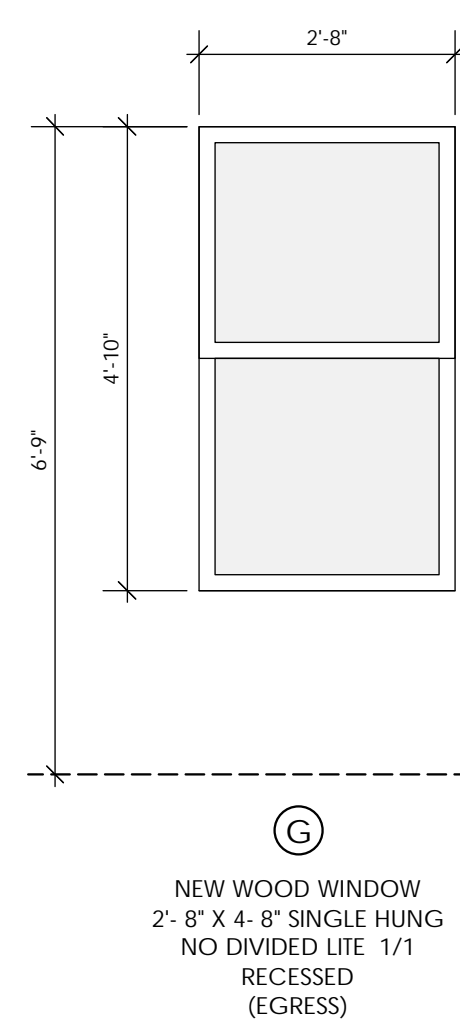
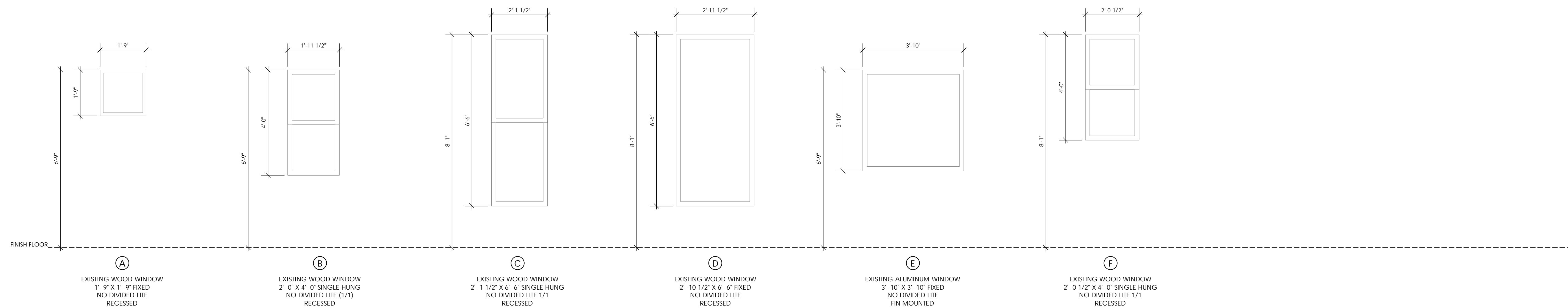
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A3.1



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ISSUED:
For HAHC Review
16 March 2017

Resubmit for HAHC Review
04 March 2017

Resubmit for HAHC Review
06 APRIL 2017

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