

CERTIFICATE OF APPROPRIATENESS

Application Date: September 2, 2014

Applicant: Sam Gianukos, Creole Design for Troy Baker, owner

Property: 1641 Columbia Street, lot 3, block 114, Houston Heights Subdivision. The property includes a historic 1,328 square foot, one-story wood frame single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

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

Proposal: Alteration – Relocate the one-story 1,330 square foot contributing residence forward to 20' front setback. Brick porch columns and wing walls will be disassembled with care and reinstalled to match original conditions at the new location. Any damaged brickwork to be verified by staff and replaced in kind. The existing asbestos siding will be removed to expose the original 117 siding. Post relocation, a two-story 2,800 square foot addition with attached garage will be constructed. Addition will measure 41'-6" wide and 60'-3" deep overall. The roof of an existing side addition will be extended to tie in to the proposed addition. The one-story portion of the addition will have an eave height of 10'-1" and a ridge of 22'-4"; the two-story portion will have an eave height of 20'-4" and a ridge height of 27'-4".

See enclosed application materials and detailed project description on p. 6-20 for further details.

Public Comment: One in favor, Two opposed. See Attachment A.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap must be retained except where removal or replacement has been explicitly approved by HAHC. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and its removal can cause torqueing, twisting and collapse of exterior walls. Shiplap may be carefully shored and removed in small portions to insulate, run wire or plumbing, and should be replaced when the work is complete. Maintenance and minor in-kind repairs of exterior materials may be undertaken without HAHC approval, but if extensive damage of any exterior wall element is encountered during construction, contact staff before removing or replacing the materials. A revised COA may be required.

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: September 25, 2014



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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

- | S | D | NA | |
|-------------------------------------|--------------------------|--------------------------|---|
| <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 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);
<i>Though the 1600 block of Columbia Street originally featured a consistent front setback, loss of historic structures and the construction of new buildings at a reduced setback have removed that consistent setback line. As a result, the proposed setback is compatible with existing on the blockface.</i> |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (11) The proposed activity will comply with any applicable deed restrictions. |



PROPERTY LOCATION
HOUSTON HEIGHTS EAST HISTORIC DISTRICT

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



1641 Columbia

INVENTORY PHOTO



NEIGHBORING PROPERTIES



1647 Columbia Street – Noncontributing – 1982 (neighbor)



1637 Columbia Street – Contributing – 1915 (neighbor)



1650 Columbia Street – Contributing – 1925 (across street)



1648 Columbia Street – Contributing – 1920 (across street)

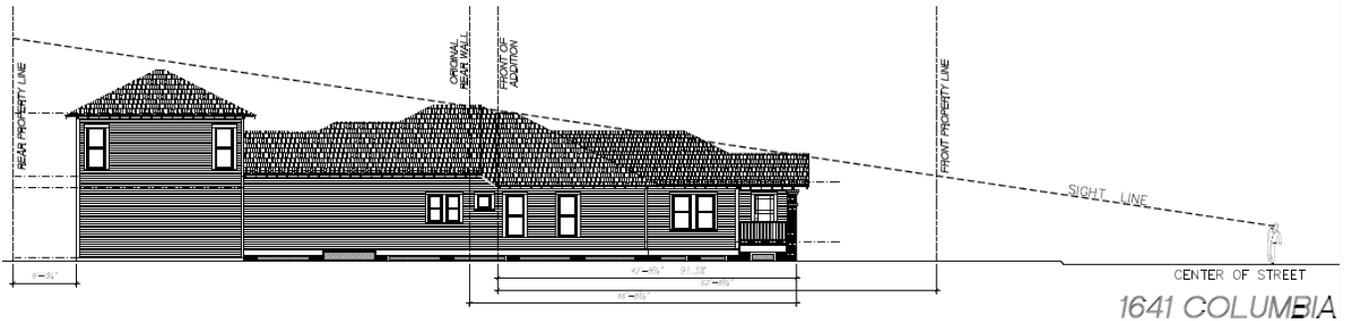


1644 Columbia Street – Contributing – 1920 (across street)



1642 Columbia Street – Noncontributing – 1997 (across street)

LINE OF SIGHT



EAST ELEVATION – FRONT FACING COLUMBIA STREET

EXISTING

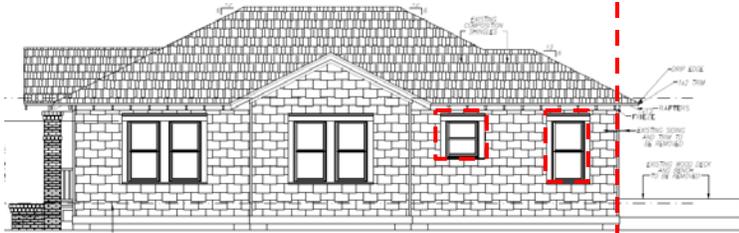


PROPOSED

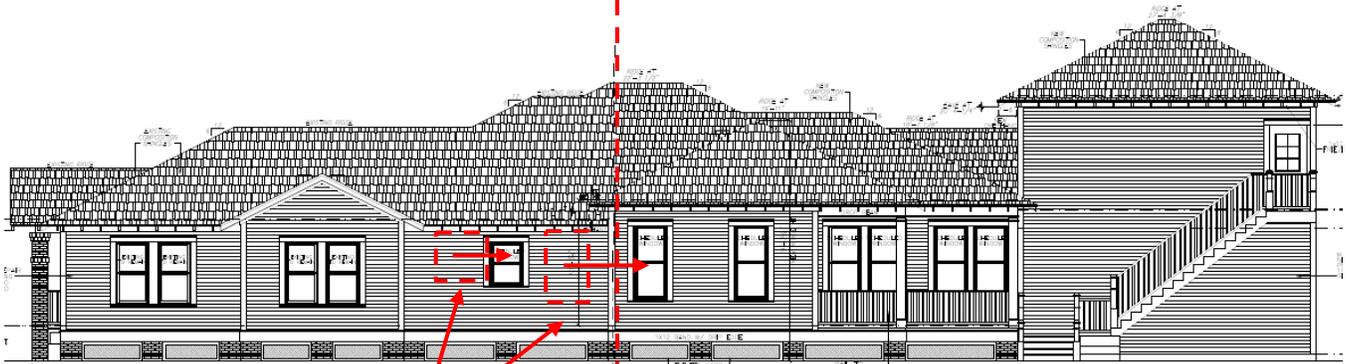


NORTH SIDE ELEVATION

EXISTING



PROPOSED

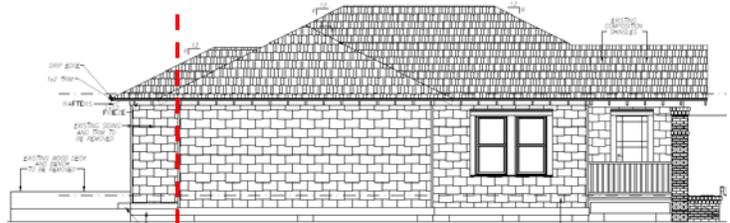


RELOCAT WINDOWS

ORIGINAL REAR WALL

SOUTH SIDE ELEVATION

EXISTING



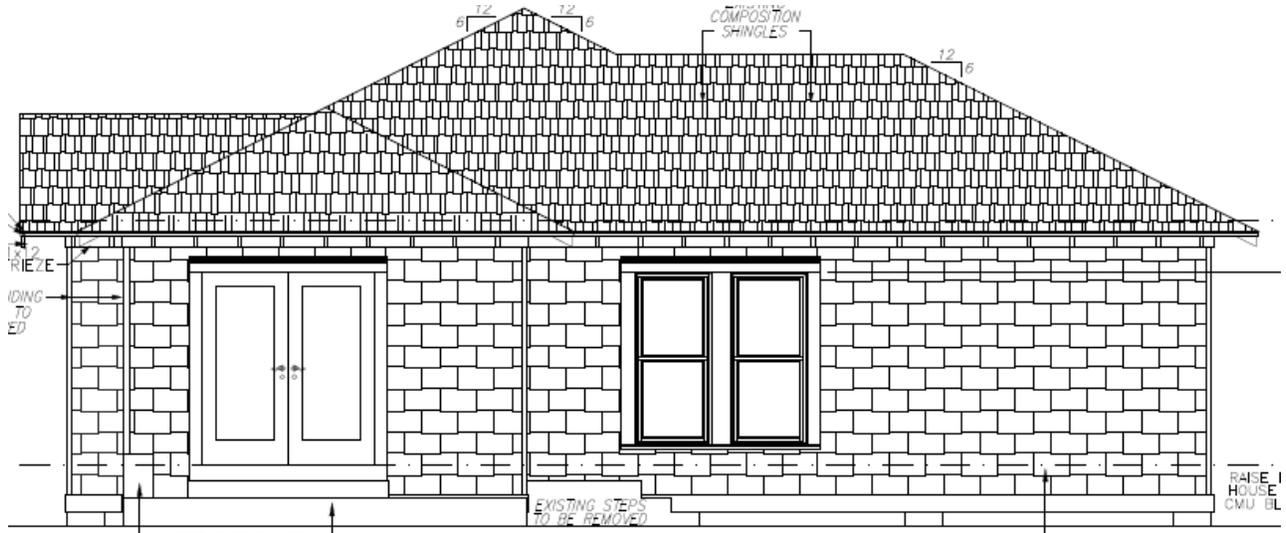
PROPOSED



ORIGINAL REAR WALL

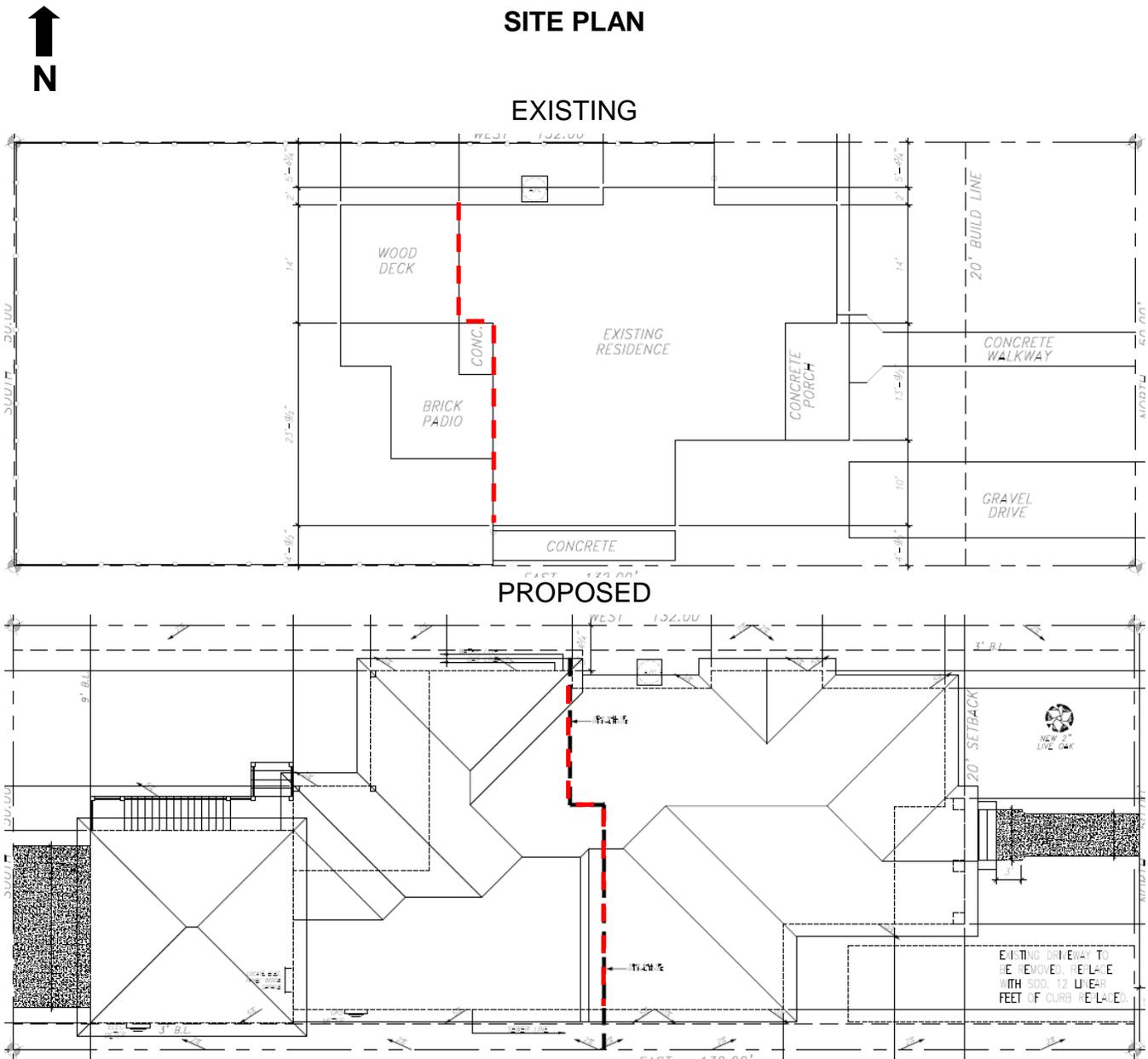
WEST (REAR) ELEVATION

EXISTING



PROPOSED



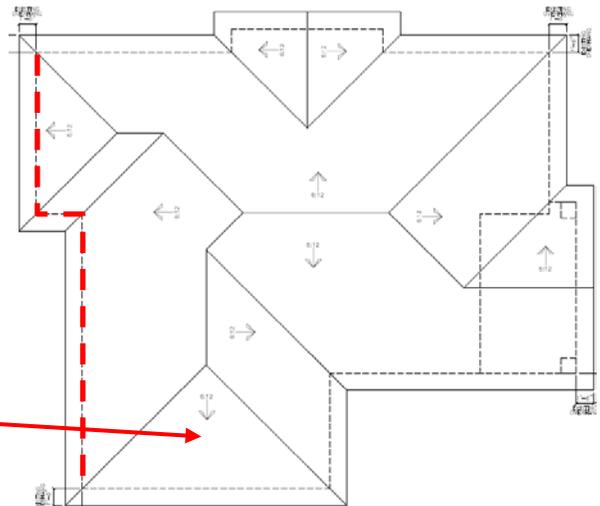




ROOF PLAN
SANBORN 1925-1951

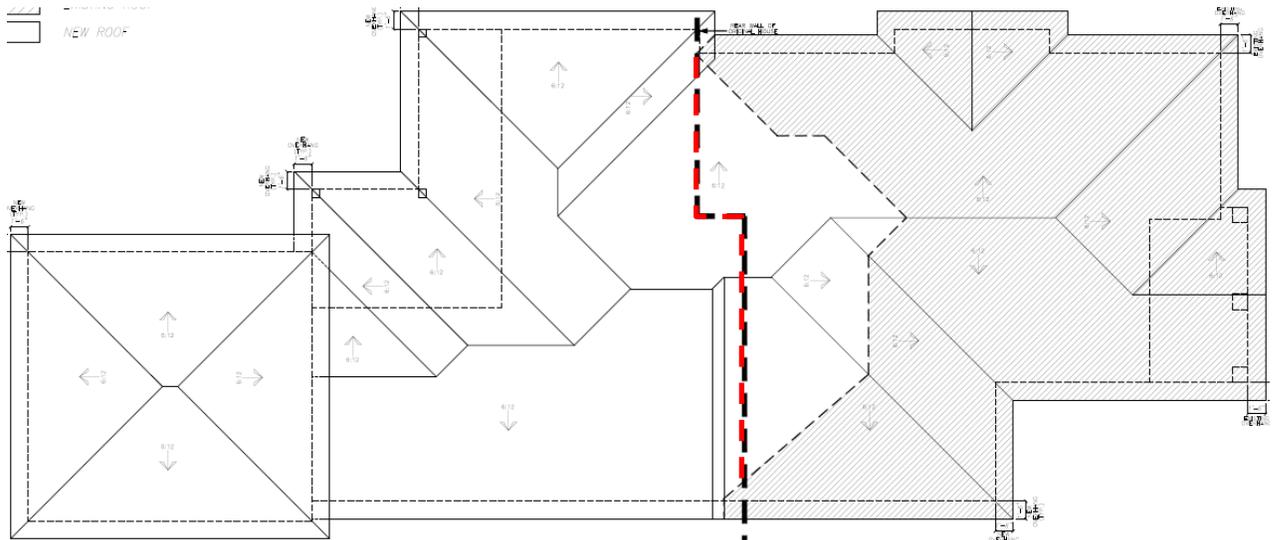


EXISTING



EXISTING ADDITION →

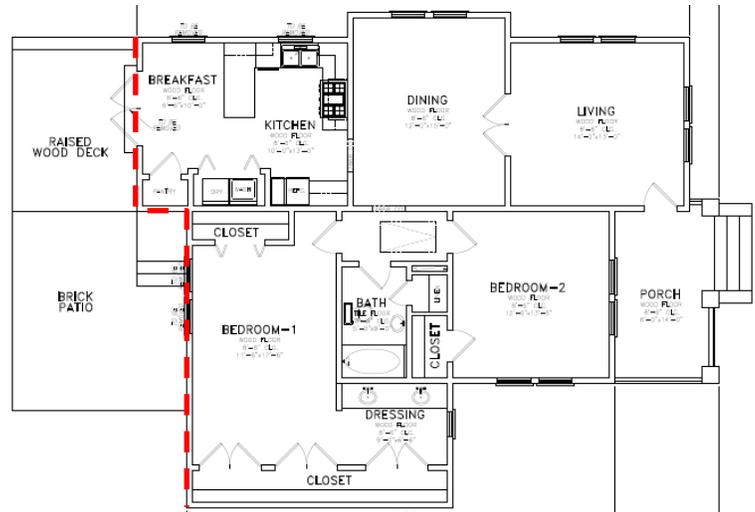
PROPOSED



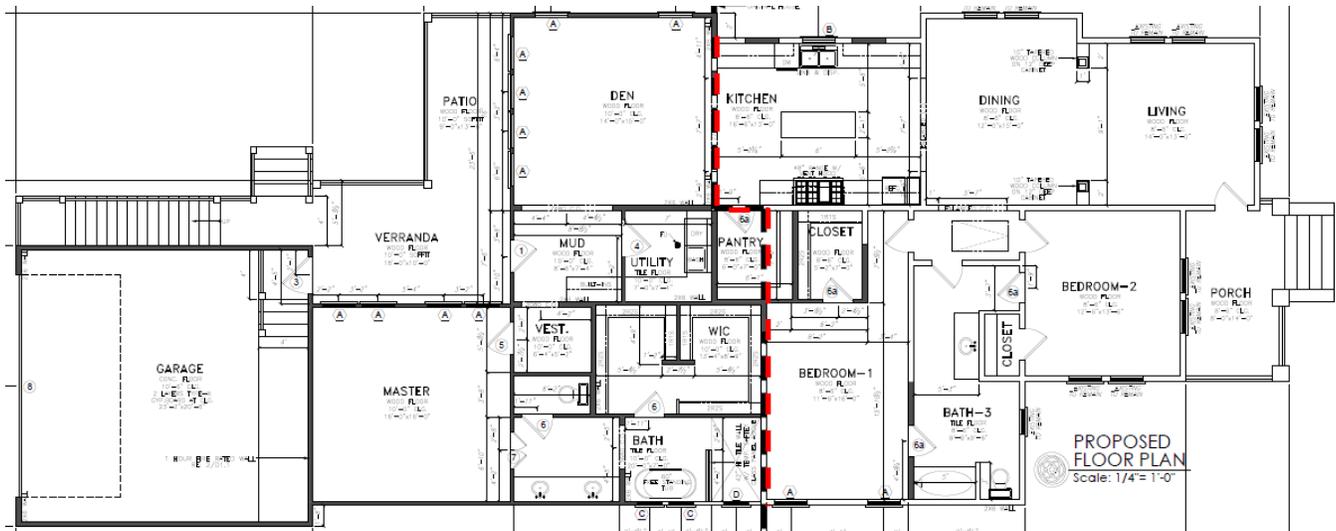


FIRST FLOOR PLAN

EXISTING



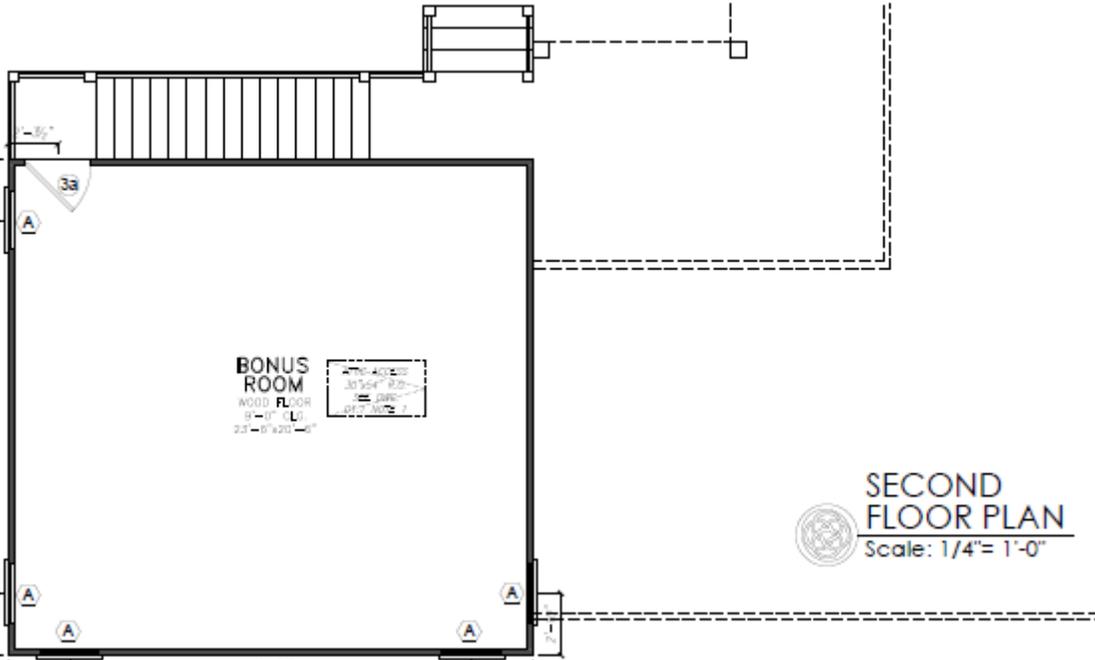
PROPOSED





SECOND FLOOR PLAN

PROPOSED

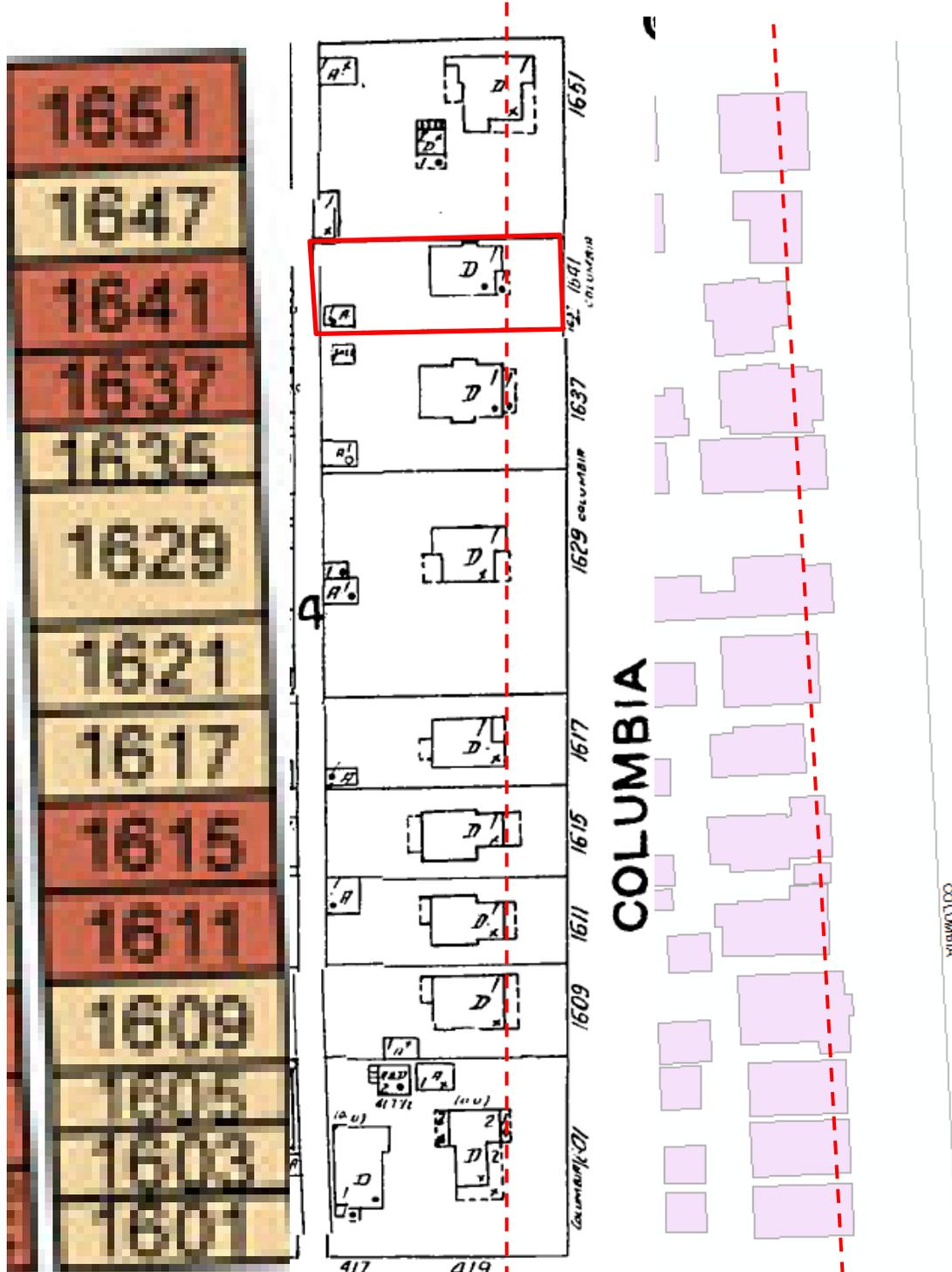


WINDOW / DOOR SCHEDULE

<i>WINDOW SCHEDULE</i>				
<i>MARK</i>	<i>QTY</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
<i>Ⓐ</i>	14	2'-8"	6'-0"	JELD-WEN WOOD DOUBLE HUNG
<i>Ⓑ</i>	1	2'-8"	3'-0"	EXISTING WOOD FRAME DOUBLE HUNG WINDOW TO BE RELOCATED
<i>Ⓒ</i>	2	2'-0"	4'-0"	JELD-WEN WOOD DOUBLE HUNG - TEMPERED
<i>Ⓓ</i>	1	2'-0"	2'-0"	JELD-WEN WOOD FIXED GLASS - TEMPERED
<i>Ⓔ</i>	1	2'-0"	3'-0"	EXISTING STAINED GLASS TO REMAIN
<i>Ⓕ</i>	10	2'-8"	5'-0"	EXISTING WOOD FRAME DOUBLE HUNG WINDOWS TO REMAIN
<i>Ⓖ</i>	1	2'-8"	5'-0"	EXISTING WOOD FRAME DOUBLE HUNG WINDOW TO BE RELOCATED
<i>Ⓖ1</i>	1	2'-8"	5'-0"	JELD-WEN WOOD DOUBLE HUNG
<i>Ⓕ</i>	2	2'-8"	5'-0"	EXISTING WOOD FRAME DOUBLE HUNG WINDOW TO BE RELOCATED

<i>DOOR SCHEDULE</i>				
<i>DOOR NO.</i>	<i>QTY.</i>	<i>WIDTH</i>	<i>HEIGHT</i>	<i>DESCRIPTION</i>
1	1	2'-8"	8'-0"	EXTERIOR FRENCH DOOR
2				NOT USED
3	1	3'-0"	8'-0"	20 MIN. FIRE RATED DOOR W/ CLOSER
3a	1	3'-0"	6'-8"	20 MIN. FIRE RATED DOOR W/ CLOSER
4	1	3'-0"	8'-0"	INTERIOR DOOR @ UTILITY
5	1	2'-8"	8'-0"	INTERIOR DOOR
6	2	2'-6"	8'-0"	INTERIOR DOOR
6a	3	2'-6"	6'-8"	INTERIOR DOOR
7	1	(2)1'-6"	8'-0"	INTERIOR FRENCH DOOR (UNIT)
8	1	18'-0"	8'-0"	OVERHEAD DOOR @ GARAGE

FRONT WALL BLOCKFACE COMPARISON
SANBORN FIRE INSURANCE MAP 1924-1950



Building Classification

- Contributing
- Non-Contributing

ORIGINAL FRONT WALL SETBACK

EXISTING SETBACK

PHOTOS PROVIDED BY APPLICANT



PORCH CONDITION PHOTOS



PORCH RELOCATION DETAIL



EXISTING BANDING DETAIL TO BE RETAINED



EXISTING BRICK COLUMNS AND SIDEWALLS TO BE RETAINED AND RELOCATED

PROJECT DETAILS

Shape/Mass: The existing structure measures 27'-11" wide, including a 10' addition to the south and 2' bump-out to the north, by 44'-4" deep with a 9'-9" eave height and an 18' ridge height. A partially inset front porch measures 13'-9" wide. The addition will start at the existing rear wall, which is 44'-4" back from the front wall on the north side and 42'-8" back on the south side. It will be offset 2' out on the north side and follow the south wall of the existing addition. The one story portion will measure 36'-3" deep by 39'-9" with a 12' eave height and a 22'-3" ridge height. An attached two-story alley loading garage will be offset 1'-8" to the south and measure 22'-8" wide by 23'-11" deep with a 20'-4" eave height and a 27'-4" ridge height.

Setbacks: The existing structure features a 33'-8 ½" front (east) setback, a 5'-4 ¾" north setback and a 4'-9 ½" setback. The house will be moved forward on the lot and reduce the front setback to 20'. The addition will feature a 3'-1 ½" south setback, a 5'-4 ¾" north setback and a 9' rear (west) setback.

Foundation: The existing structure features a pier and beam foundation with a finished floor height of 2'-2". The house will be relocated on site and placed on spread footings with 3" exposed above grade. The front porch's full brick columns and wing walls will be retained and also placed on spread footing to maintain the existing relationship to the porch ceiling. The addition will feature a pier and beam foundation and a slab on grade foundation for the attached garage.

Windows/Doors: The existing structure features double hung wood 1/1 windows, one non-original stained glass window and a wood front door to be retained. Two windows on the north elevation behind an existing bump-out will be relocated; one will be moved to be centered on the existing wall and one will be relocated to the addition. The addition will feature double hung wood 1/1 windows, French doors and an overhead garage door.

Exterior Materials: The existing structure features asbestos siding covering wood 117 siding, brick porch columns and wing walls with banding detailing, wood porch balustrades, a concrete porch floor and concrete steps. The asbestos siding will be removed and the 117 siding will be retained. The porch brickwork will be retained and reinstalled at the new location. Any damaged brickwork must be verified by staff and replaced in kind. The wood balustrades will be retained and the concrete porch floor will be removed and replaced with wood decking. The porch steps will be replaced in kind. The addition will feature wood 117 siding, wood balustrades and square wood columns on a rear porch.

Roof: The existing structure features a hipped roof with secondary gable over the partially inset front porch and side bump-out and secondary hips over a rear bump-out and the existing south side addition, all featuring a 6/12 pitch and a 1'-6" overhang and clad in composition shingles. The addition will feature an articulated hip over the one story portion and a hip over the two story portion, both with a 6/12 pitch and a 1'-6" overhang clad in composition shingles.

Front Elevation: The existing structure features an inset porch under a front gable with two full height brick columns, one half height brick column, a pair of low brick wing walls flanking concrete porch steps, a concrete porch floor and a wood balustrade. The concrete porch floor will be replaced with wood decking and the concrete steps will be replaced in kind. All other porch elements will be retained. Two windows are present on the front wall, two on the back porch wall, and one on the existing south addition, all of which will be retained. Existing asbestos siding will be removed to expose 117 wood siding which will be retained. Wood lattice will be installed between foundation piers, and the second floor of the addition will feature one window.

Side Elevation: The existing structure features a partially inset front porch with brick columns and knee walls to be retained. A projecting bump-out under a gable features a pair of windows to be retained. The wall to the east of the bump-out features a pair of windows to be retained. The wall the west features

two windows to be relocated; one will be centered on the wall and one will be installed on the addition. Existing asbestos siding will be removed to expose wood 117 siding to be retained. The addition will begin at the rear wall, 44'-4" back from the front wall and extend 34'-7" back. It will feature five new windows, one relocated window and an inset rear porch with wood railing. An attached two-story garage will extend a further 23'-11" and feature a wood stair and railing leading to a wood second-floor entry door.

Side Elevation: The existing structure features a partially inset front porch with a wood front door, wood railing, brick columns and wing walls to be retained. Two existing windows east of an existing addition will be retained. The existing addition begins 13' back from the porch's rear wall (19' back from the front wall) and extends 21'-5" back. Existing asbestos siding will be removed to expose 117 wood siding to be retained. Two windows will be relocated from the rear wall and installed on the existing addition. The proposed addition will begin at the rear wall of the existing addition and extend 36'-3" and feature three windows. An attached two story garage will extend a further 23'-11" and feature two windows on the second story.

Rear Elevation: Elevation not visible from right of way. See elevation drawings for details.
(West)

ATTACHMENT A
PUBLIC COMMENT

Houston Heights East Historic District Development Review Committee (ad-hoc)

Monthly Review Report

The DRC report for Certificate of Appropriateness Applications is as follows:

Month: Sep-14

Date of Report: 23-Sep-14

HAHC Action	Site Address	APPLICANT	COMPANY	PROPOSED ACTIVITY	DRC Response	DRC Vote
B15	1610 Cortlandt	Rit Johnson Ridgewater	Palmetto	Alteration/Revision Exceeding scope orig CofA Contributing structure	Support No Object Object	1 1
B16	1640 Columbia	Luis Talamantes	Kenneth Allen	Replace windows on non-contributing residence	Support No Object Object	1 1
B17	1235 Columbia	At Javid	Michael Clement	Add front detached carport Contributing structure	Support No Object Object	1 1
B18	1641 Columbia	Sam Gianukos	Troy Baker	Relocate contributing res. New 2-story addition	Support No Object Object	1 1

See Attached Detailed Response

From: Brie Kelman [REDACTED]
Sent: Tuesday, September 23, 2014 10:52 AM
To: Kent Marsh
Subject: Re: September HAHC Postings

Hi Kent,

Sorry for the last-minute response! Here is my vote:

Houston Heights East

15. 1610 Cortlandt St, Alteration-Siding/Windows REVISION - Support

16. 1640 Columbia St, Alteration-Windows (Noncont) - Support

17. 1235 Columbia St, New Construction-Carport - Support - building the carport in the proposed location will enable the owners to have a backyard. It will also result in less paved driveway - a benefit drainage-wise as well as saving a tree. I looked at this house when it was for sale in 2009 - so cute! I am interested to see the data behind the staff's report saying there is a "typical" setback for garage/carports locations. Also the ordinance says "contributing structures" in the historic district. The garages in Heights East HD are not classified, so I believe this line of the Ordinance has been mis-interpreted:

"must match the typical setbacks of existing contributing structures in the historic district"

18. 1641 Columbia St, Alteration-Relocation/Addition - Support

Dear HAHC Members:

As a member of the HHEHD DRC, I have the following comments regarding the 4 Certificate of Appropriate applications on your agenda for the September 25 meeting.

Agenda Item B15 (1610 Cortlandt): NO OBJECTION – While I don't agree with the addition of 4/1 windows to the existing historic structure because these 4/1 windows were not part of the original design, I do understand that 4/1 replacement windows were inadvertently approved for the street side of the structure. I am glad processes are now in place that would prevent the replacement of the original 1/1 windows with 4/1 windows.

Agenda Item B16 (1640 Columbia): NO OBJECTION – The proposed window replacement in the non-contributing structure is an acceptable alternative.

Agenda Item B17 (1235 Columbia): OBJECT – Detached carports are not a typical element found in the HHEHD. The existing residence is a contributing structure. This property has viable alley access for a rear loaded garage that could replace the current accessory structure at the rear of the site and not reduce the yard area. This property is deed restricted which would require a garage to be placed no closer to the front of the property than ½ the depth of the lot (132/2=66 feet). There are no other contributing structures on this block that have detached carports on the front of the property. There is no guarantee that the carport would not "become" enclosed as a garage after completion of the initial construction which would then violate the existing deed restrictions.

Agenda Item B18 (1641 Columbia): OBJECT – The movement of this existing contributing structure should not be allowed. The 1600 block of Columbia has very little remaining historic character as most of the residences were rebuilt before the District was created. The Houston Heights subdivision plat has no front building setback and the default setback has been 10 feet. If we allow existing contributing structures to be moved on the property, we could end up with only a 10 foot setback throughout our District, which is not supported by the historical setbacks of a deeper distance from the street. Allowance of the movement of this structure, even though it is still 20 feet back will open the door for every applicant to request a 10 foot setback on any lot in our District and not within a Prevailing Building Setback protected block which would be highly detrimental to the historical look of the HHEHD.

Sincerely,

J. Kent Marsh, AICP CUD

1538 Arlington St.

Houston, Texas 77008

From: Joy Tober [REDACTED]
Sent: Tuesday, September 23, 2014 2:04 PM
To: Kent Marsh
Subject: Re: September HAHC Postings

Thank you Kent. I agree with you and feel that builders might try to use staff's reasoning and language on other criteria as well. If staff applies this way of thinking on setback why not height or width?

Here are my recommendations and comments for the items based on the information I have now:

1610 Cortlandt (B.15) - No objection. Are there fines that can be applied when a situation like this occurs? We see this happen a little more often than I would like. I think it is too easy for builders to move forward with unapproved work then ask for forgiveness later. Once historic material is removed it is lost forever. Even if this were denied there are no consequences and the builder can not be made to put anything back. I think assessing fines would act as a good deterrent.

1640 Columbia St (B.16) - Approve

1235 Columbia St (B.17) - Oppose. Within the Houston Heights neighborhood, including this historic district, outbuildings such as garages, carports and sheds were placed at the rear corner of the property, as can be seen in historic Sanborn maps of the neighborhood. The proposed setback of the carport does not comply with Criteria 1 and detracts from the existing contributing building. This carport would be more historically accurate at the rear of the property.

1641 Columbia - Oppose. First, it appears on the plans as if the south side of the original roof is being raised. If so, this does not meet criteria and should not be allowed, a change such as this would significantly alter the existing historic structure. Second, the proposed relocation is not in keeping with the historic setbacks of that block. Sanborn maps clearly show the original setbacks and allowing a relocation based on the reasoning that staff provided sets a precedence that is far overreaching. Historic documents provide enough information to assert that the existing setback should remain.

Thank you,

Joy