CERTIFICATE OF APPROPRIATENESS

Application Date: October 1, 2014

Applicant: Leticia Ramirez, Texas Foundation & Renovations for 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.

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

Proposal: Alteration – Resubmittal. Construct a 2,727 square foot two-story rear addition and attached garage clad in bevel siding to a contributing 1,099 square foot one-story brick residence. The addition will have a ridge height of 27'-10", 10" lower than the previous submittal, and an eave height of 20'-10". The second story will begin 15'-6" back from the primary rear wall, 9'-6" further back than the previous submittal, and will measure 31'-10" wide, 2'-3" narrow than the previous submittal.

See enclosed application materials and detailed project description on p. 6-16 for further details.

Public Comment: One who has expressed no objection. 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: October 23, 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.

Planning Official **Date**

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 - satisfies D - does not satisfy NA - not applicable

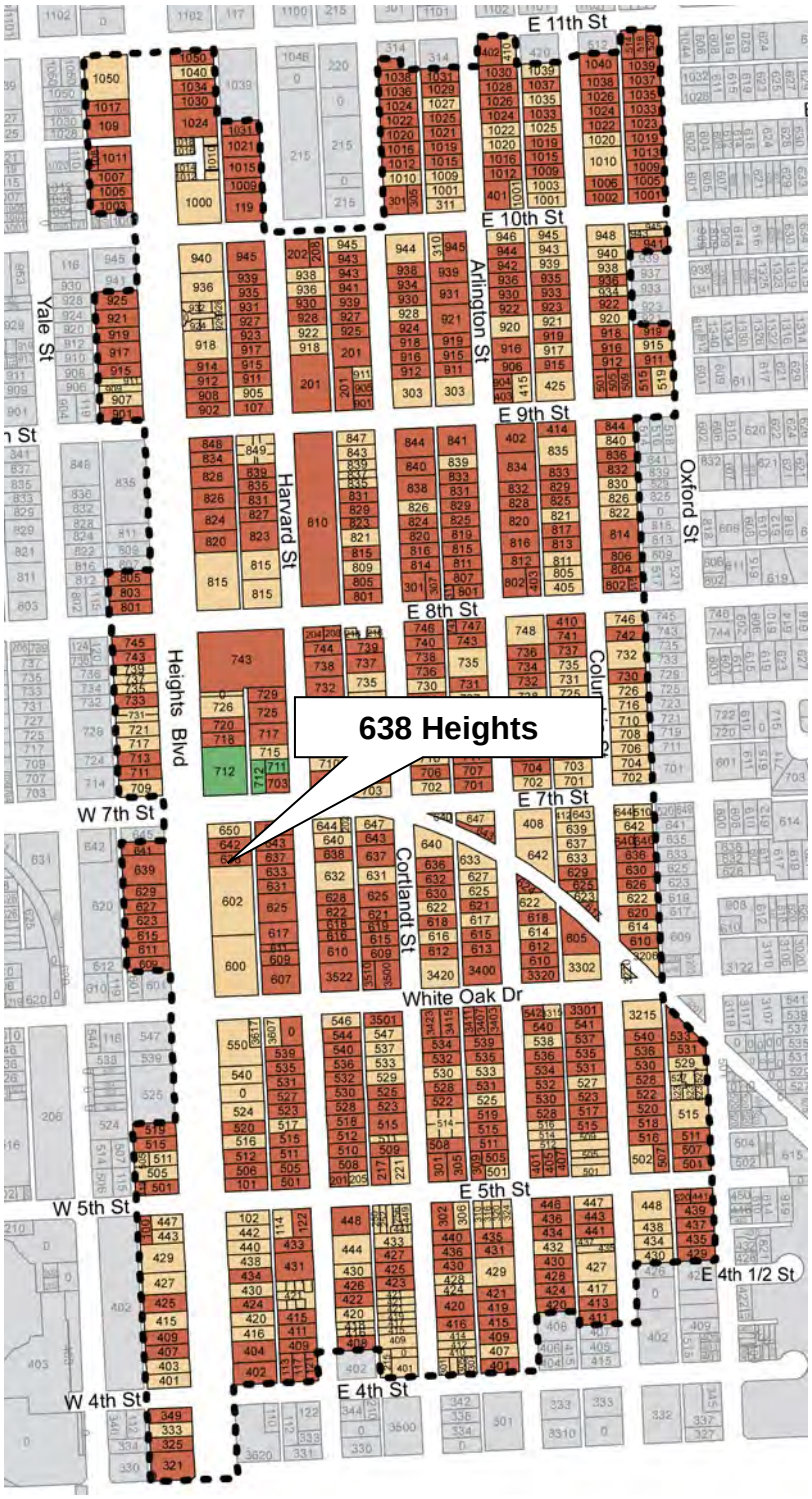
S	D	NA		
☒	☐	☐	(1)	The proposed activity must retain and preserve the historical character of the property;
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
☒	☐	☐	(3)	The proposed activity must recognize the building, structure, object 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.

N

PROPERTY LOCATION

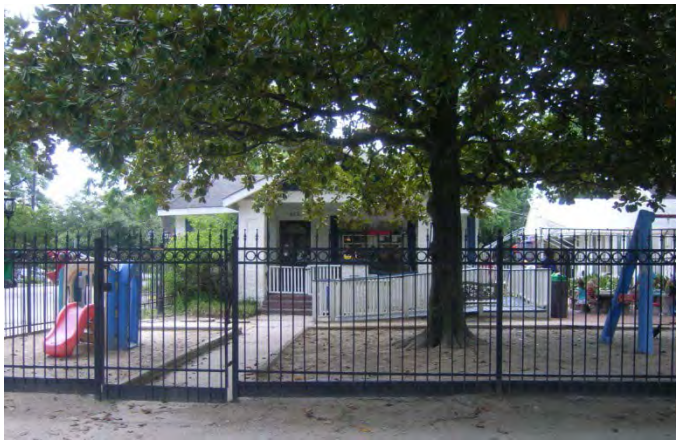
HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT

Building Classification
- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

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

EXISTING

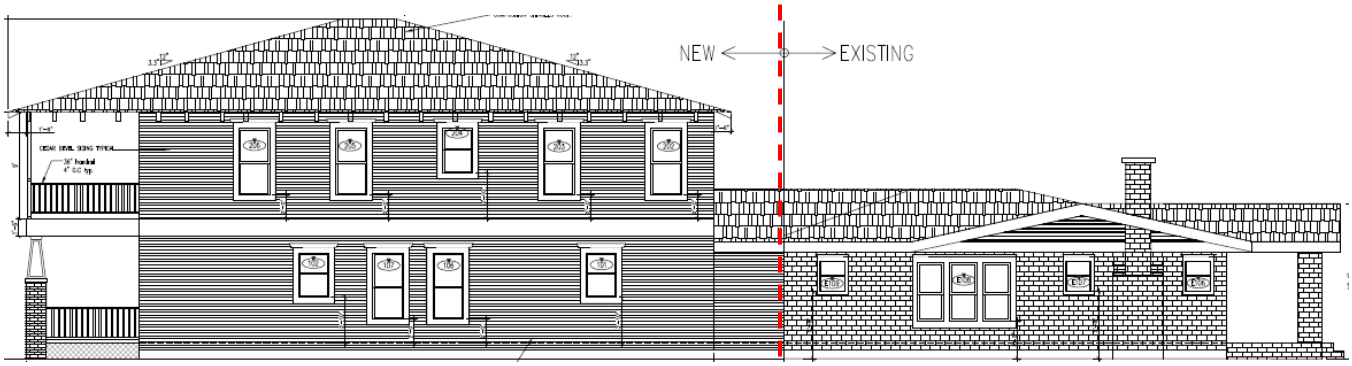
DENIED – 9/25/14

PROPOSED

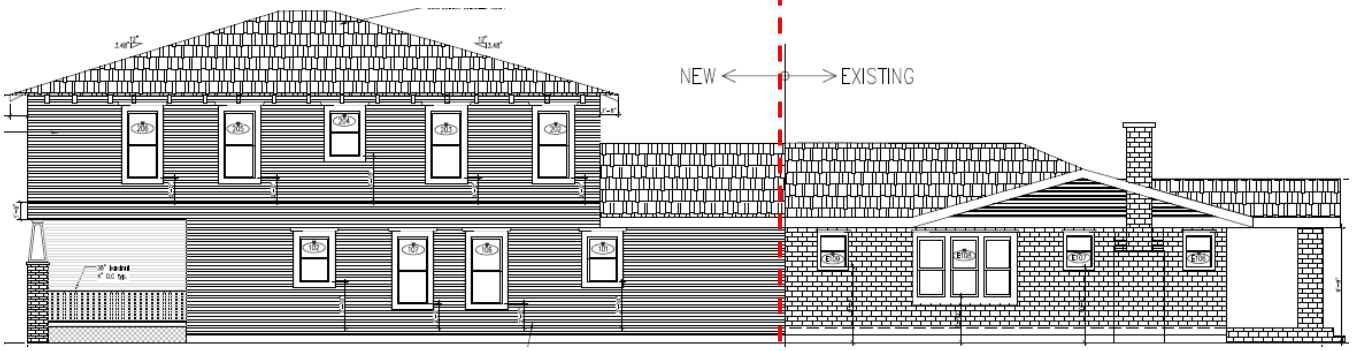
NORTH SIDE ELEVATION

EXISTING

DENIED – 9/25/14



PROPOSED

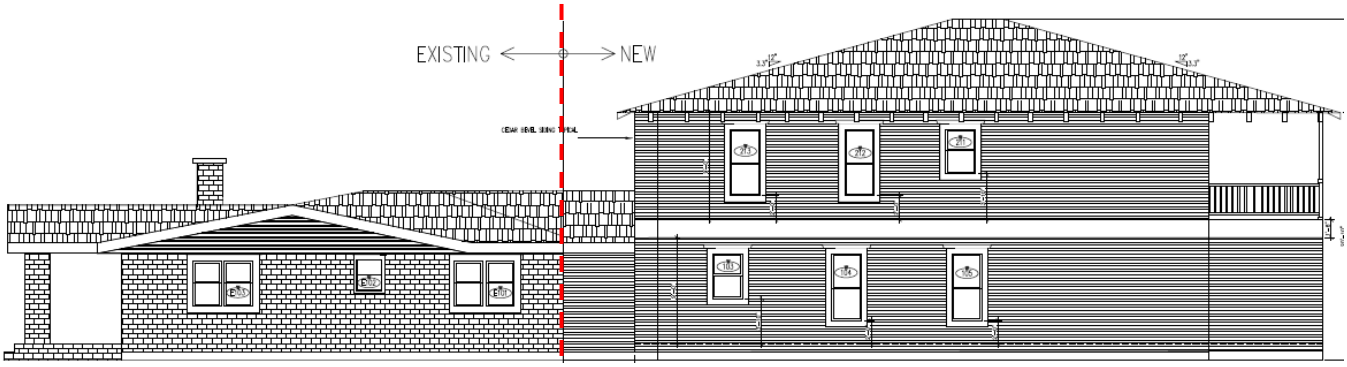


ORIGINAL PRIMARY REAR WALL

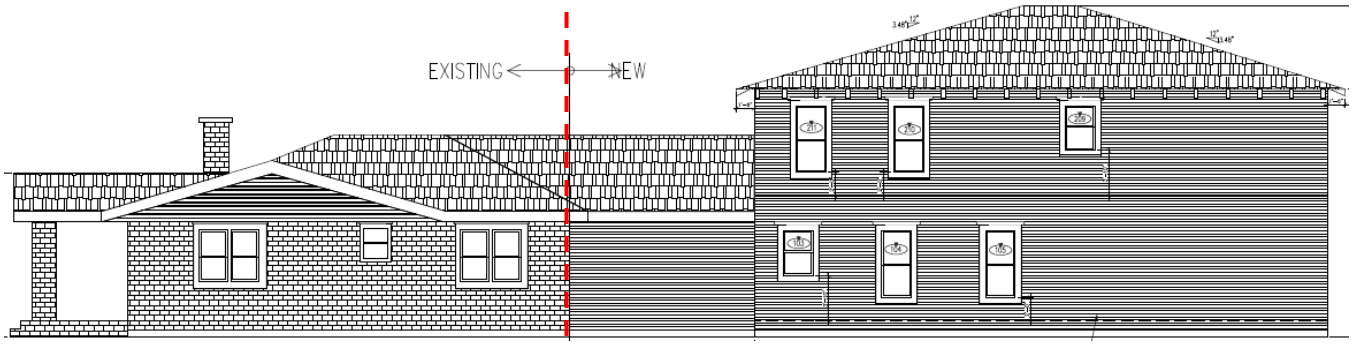
SOUTH SIDE ELEVATION

EXISTING

DENIED – 9/25/14



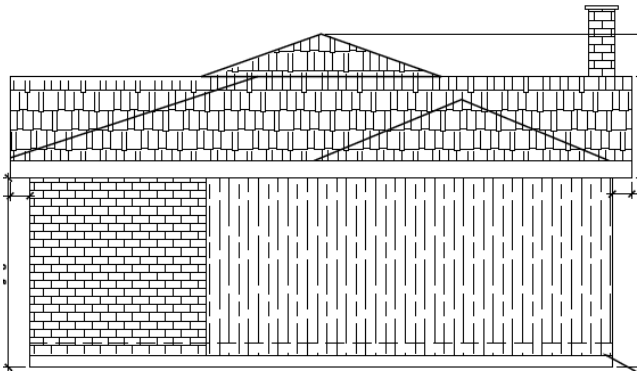
PROPOSED



ORIGINAL PRIMARY REAR WALL

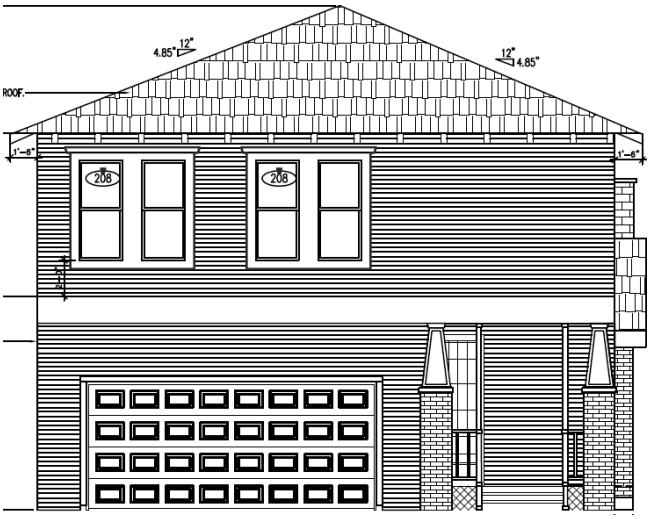
EAST (REAR) ELEVATION

EXISTING



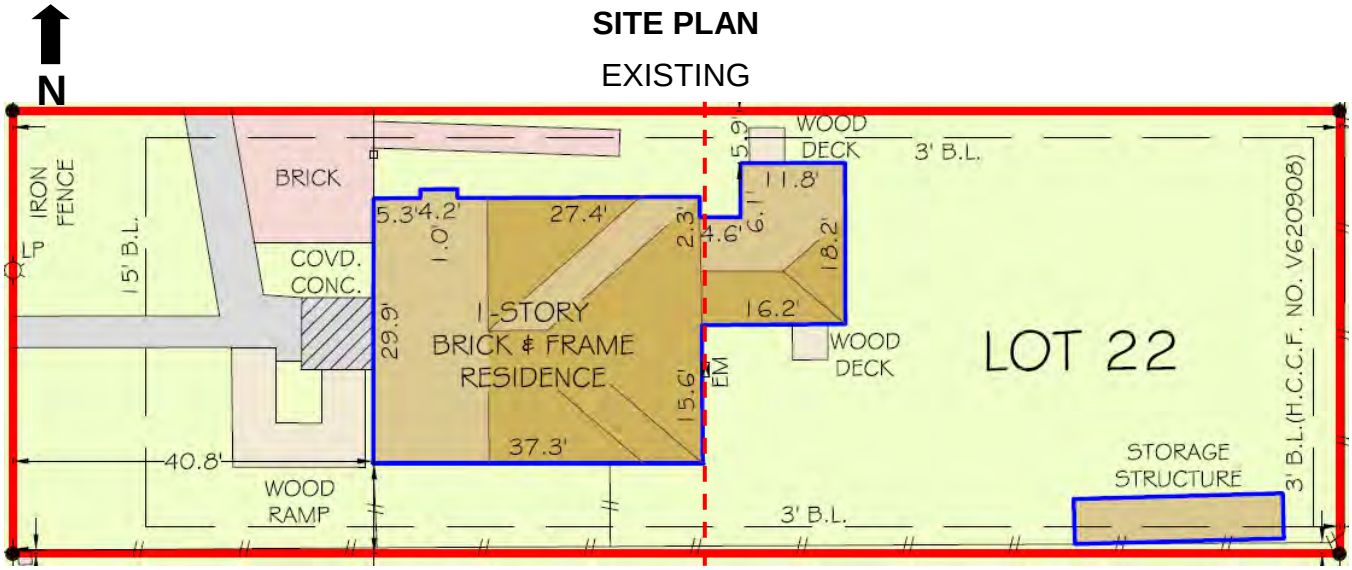
DENIED – 9/25/14

PROPOSED

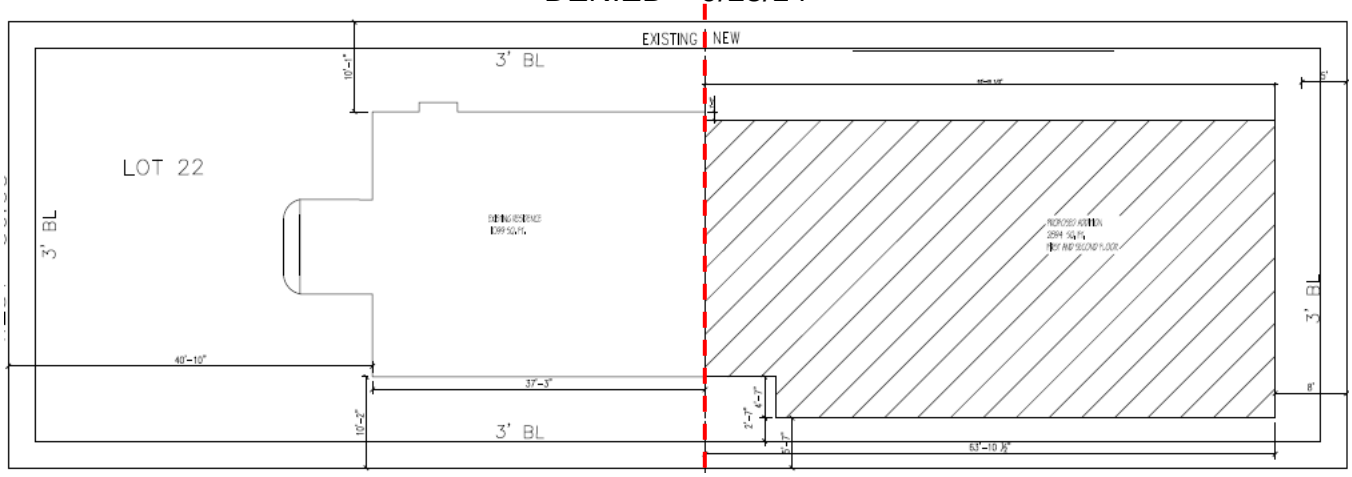


SITE PLAN

EXISTING



DENIED – 9/25/14



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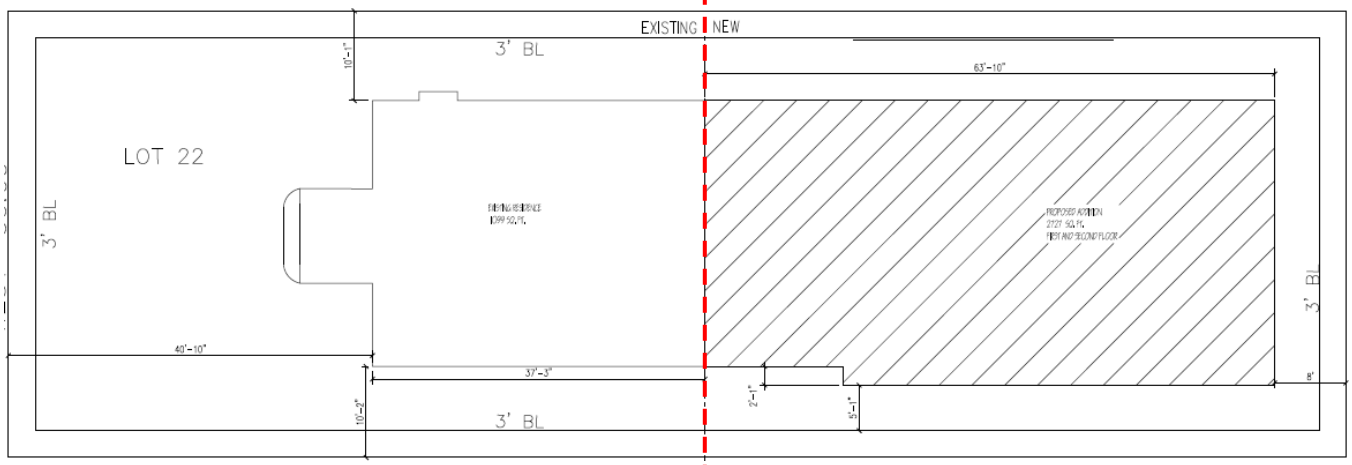
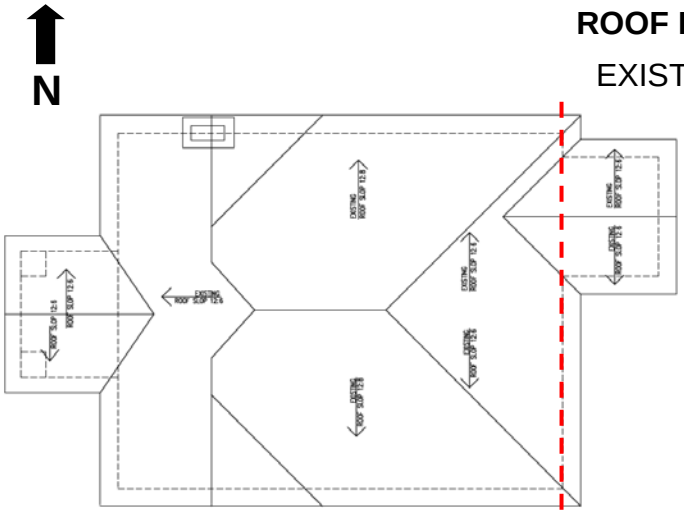


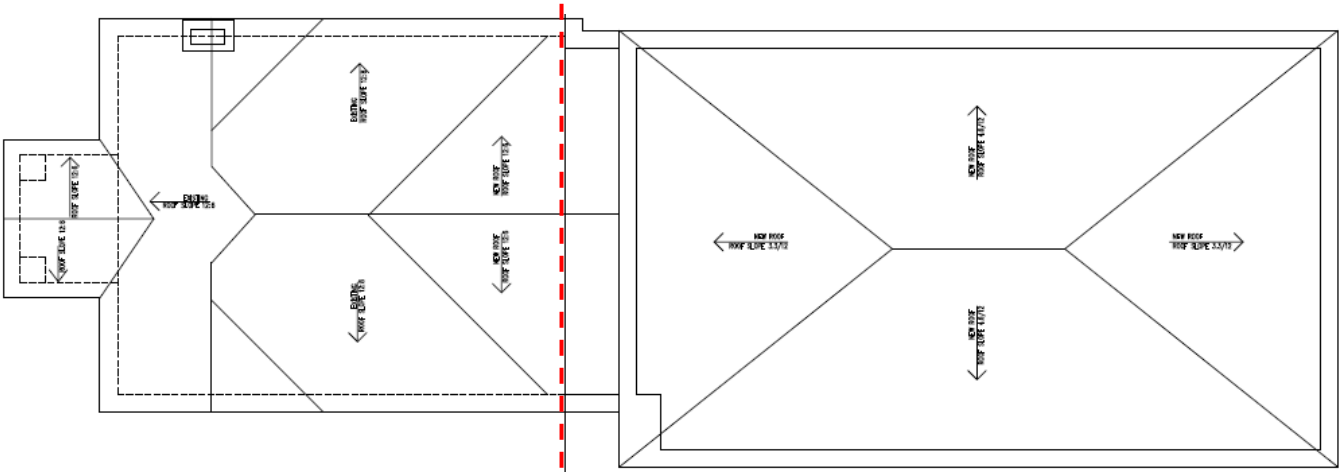
ORIGINAL PRIMARY REAR WALL

ROOF PLAN

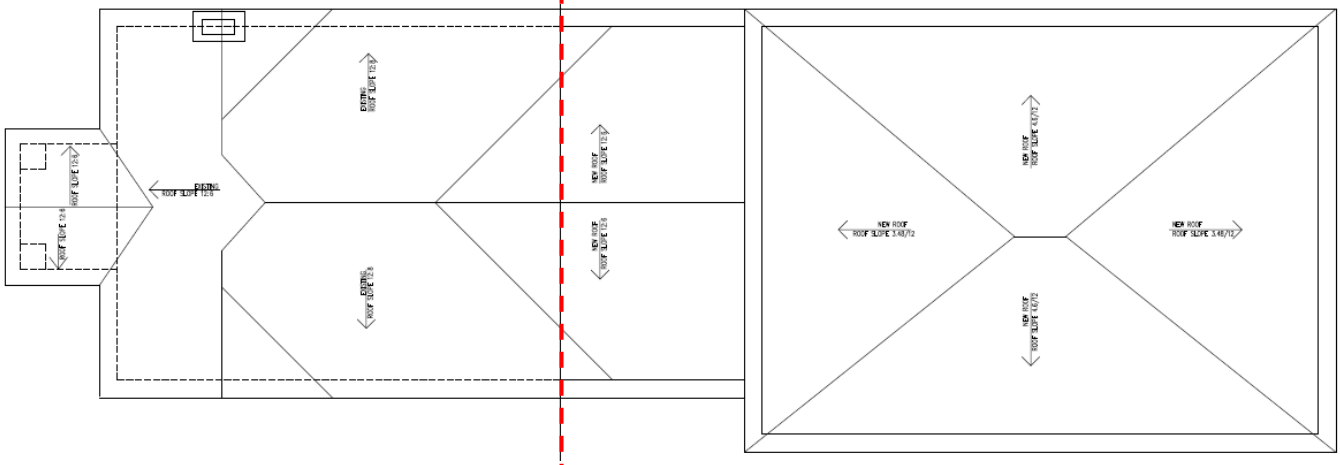
EXISTING



DENIED – 9/25/14



PROPOSED

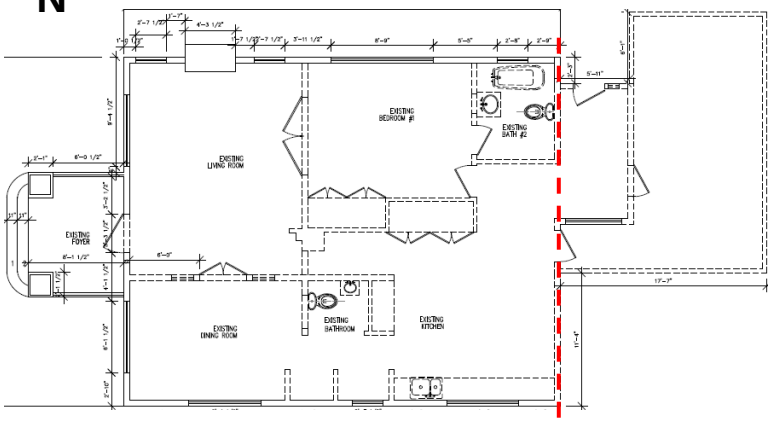


ORIGINAL PRIMARY REAR WALL

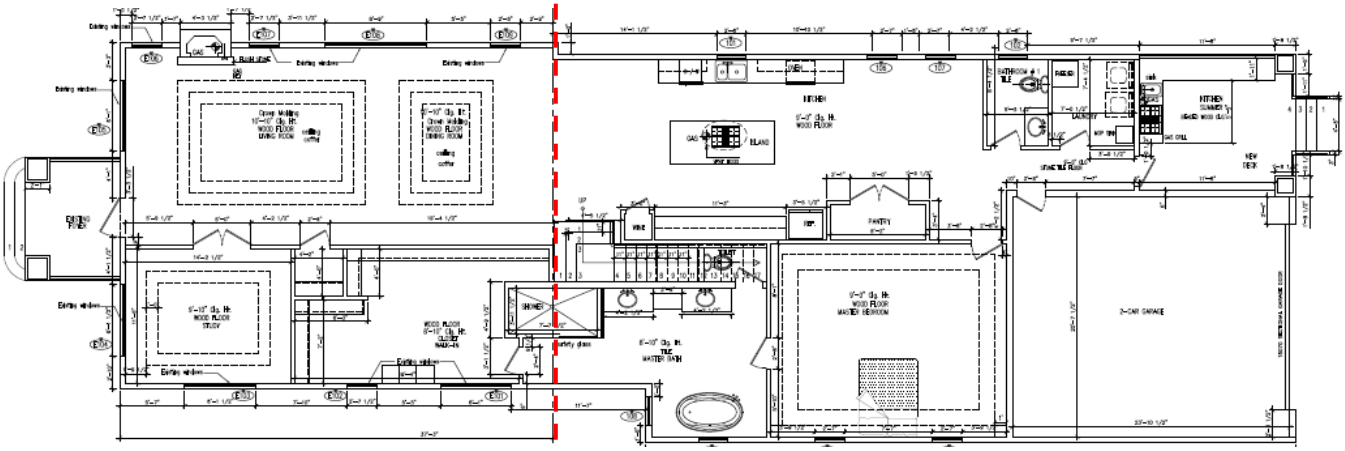
FIRST FLOOR PLAN

N

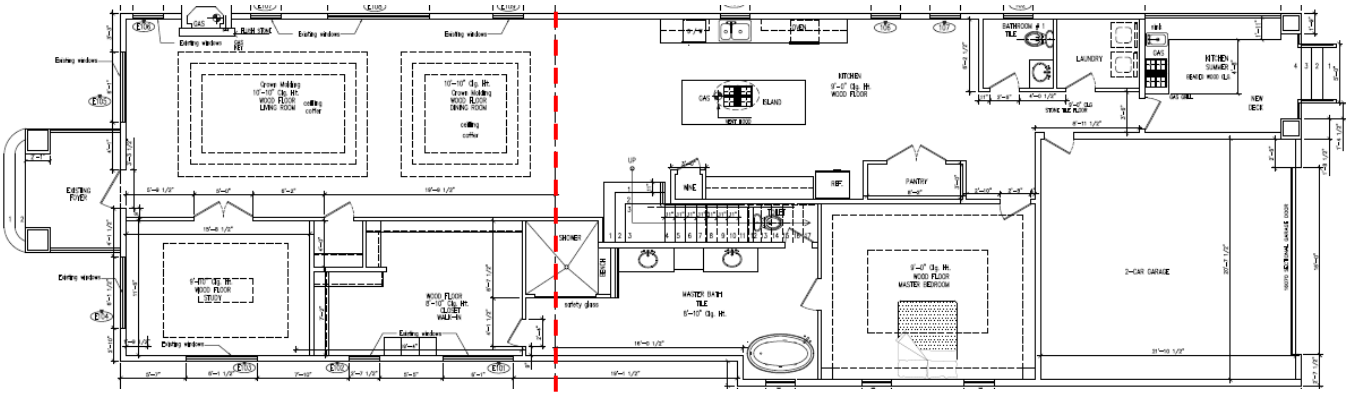
EXISTING



DENIED – 9/25/14



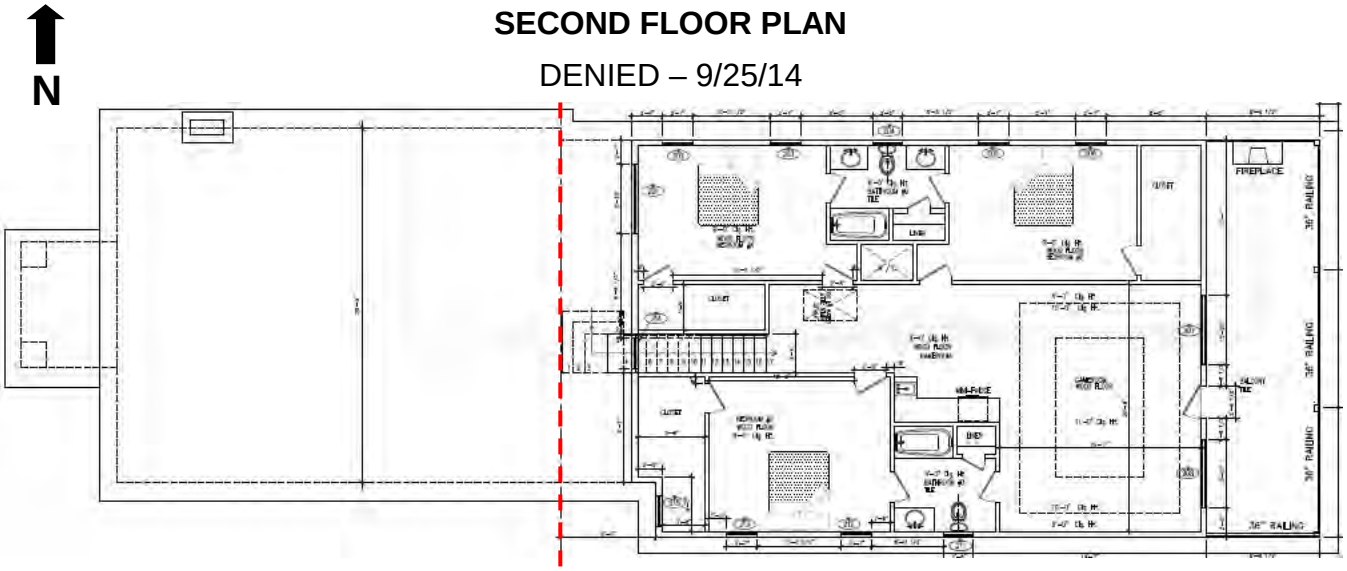
PROPOSED



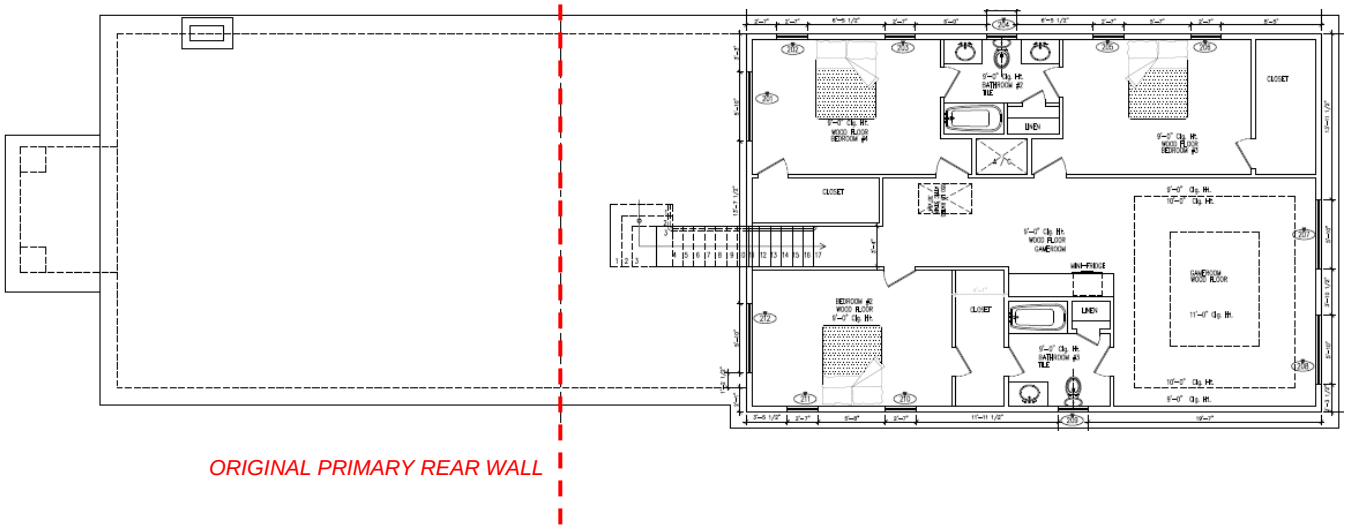
ORIGINAL PRIMARY REAR WALL

SECOND FLOOR PLAN

DENIED – 9/25/14



PROPOSED

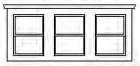


ORIGINAL PRIMARY REAR WALL

WINDOW / DOOR SCHEDULE

OPENING DIMENSION ONLY

WINDOW SCHEDULE EXISTING
FIRST FLOOR

W NO.	WIDTH/HIEGHT	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. BETHROOM

NOTE:
EXISTING WINDOWS TO REMAIN.

OPENING DIMENSION ONLY

WINDOW SCHEDULE NEW ADDITION
FIRST FLOOR

W NO.	WIDTH/HIEGHT	TYPE/ MATERIAL	ROOM
101 102 103	2'-6"x3'-9"	SINGLE HUNG/ WOOD CASING	KITCHEN BATHROOM #1 MASTER BATHROOM
104 105 106 107	2'-7"x5'-5"	SINGLE HUNG/ WOOD CASING	MASTER BEDROOM MASTER BEDROOM KITCHEN KITCHEN

WINDOW SCHEDULE NEW ADDITION
SECOND FLOOR

W NO.	WIDTH/HIEGHT	TYPE/ MATERIAL	ROOM
201 207 208 212	5'-10"x5'-5"	SINGLE HUNG/ WOOD CASING	BEDROOM #4 GAMEROOM GAMEROOM BEDROOM #2
204 209	2'-6"x3'-9"	SINGLE HUNG/ WOOD CASING	BATHROOM #2 BATHROOM #3
202 203 205 206 210 211	2'-7"x5'-5"	SINGLE HUNG/ WOOD CASING	BEDROOM #4 BEDROOM #4 BEDROOM #3 BEDROOM #3 BEDROOM #2 BEDROOM #2

PROJECT DETAILS

Shape/Mass: The one-story historic residence measures 29'-9" wide by 37'-3" deep and features a 10'-7" wide by 8' deep front porch. An original rear bump-out extends 5'-11" back and an existing addition extends 11'-8" further back and is 22'-3" in width. The bump-out and existing rear addition are proposed to be removed to accommodate the new addition. The residence features a 9' eave height and a ridge height of 14'-3". The proposed addition will start at the primary rear wall, 37'-3" from the front wall. It will extend 63'-11" back and measure 31'-10" in width. It will be in line with the north wall of the residence and extend out 2'-1" to the south of the south wall after a 15'-6" span in line with the south wall. The second story of the addition will begin 15'-6" back from the primary rear wall. It will feature an eave height of 20'-10" and a ridge height of 27'-10".

Setbacks: The existing structure is set back 40'-10" from the front (west) property line, 10'-2" from the south side property line and 10'-1" from the north side property line. The existing rear addition is setback 5'-9" from the north side property line. The proposed addition will feature a north setback of 10'-1", a south setback of 5'-1" and a rear (east) setback of 8'.

Foundation: The existing structure features a pier and beam foundation with a footing supporting the brick veneer and a 1'-4" finished floor height. The addition will have a pier and beam foundation; garage will have a slab on grade.

Windows/Doors: The existing structure features 1/1 double hung wood windows and a wood front door; all are to be repaired and retained with the exception of one original window, one non-original window and one door located at the rear bump-out. The proposed addition will feature 1/1 single hung wood windows, two wood entry doors and an overhead garage door.

Exterior Materials: The existing structure features a painted brick veneer and painted brick front porch which will be retained. The proposed addition will feature cementitious horizontal smooth surface siding.

Roof: The existing structure features a side gable roof with a 6/12 pitch and 1' eave overhang; a front gable projecting over the porch; and a rear gable. The addition will feature a hipped roof with a 4.6/12 pitch and 1'-6" eave overhang clad with composition shingles.

Front Elevation: (West) The existing structure features a small gable projecting over a central porch with brick piers and a wood front door. A pair of windows is on either side of the porch. No alterations will be made to the front elevation of the residence. The addition will extend 2'-1" to the south and feature two pairs of windows on the second floor.

Side Elevation: (North) From front to rear, the existing structure features a brick front porch and a side gable with a brick chimney flanked by two small windows followed by a set of three windows and a single window. All exterior materials and conditions at the existing north side elevation are to remain up to the primary rear wall. Beyond the primary rear wall, an original rear bump-out features an entry door and a non-original narrow single lite window; the bump-out will be removed as well as the existing rear addition. The proposed addition will extend 60'-4" back from the primary rear wall and feature four windows on the first and five windows on the second floor and an inset first floor rear porch. The second floor will begin 15'-6" back from the primary rear wall.

Side Elevation: (South) From front to rear, the existing structure features a brick front porch and a side gable with a set of two windows; a single window; and another set of two windows. All exterior materials and conditions at the existing south side elevation are to remain up to the primary rear wall. The existing rear addition will be removed. The proposed addition will feature three windows each on the first and second floors. The second floor will begin 15'-6" back from the primary rear wall.

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

ATTACHMENT A

PUBLIC COMMENT

COMMENTS REGARDING COA APPLICATIONS IN THE HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT

J. KENT MARSH, AICP CUD
1538 ARLINGTON STREET

AGENDA ITEM #B22 – 734 Arlington Street – OBJECT

1. No compelling need to move the house to within 3 feet of the side property line. Also, moving the house will negatively impact the adjacent 1 story home. Typical side lot setbacks for contributing structures within the district are greater than 3 feet.

2. The proposed addition will negatively impact the street context. The proposed addition has a greater visual presence than the existing structure and will reduce the visual priority of the existing structure as seen from the street. There is no clear visual definition that separates the existing structure and the proposed addition.

3. Does not satisfy Approval Criteria # 1, #4, #8, and #9

AGENDA ITEM #B23 – 638 Heights Blvd. – NO OBJECTION

There is a clear visual definition of the proposed addition being different from the existing structure. The frontal plane area of the addition is not greater than the frontal plane area of the existing structure from the street.

AGENDA ITEM #B24 – 642 Heights Blvd. – NO OBJECTION

There is a clear visual definition of the proposed addition (exterior materials) being different from the existing structure. The frontal plane area of the addition is not greater than the frontal plane area of the existing structure from the street.

AGENDA ITEM #B25 – 534 Cortlandt Street – NO OBJECTION

There is a clear visual definition of the proposed addition (exterior materials) being different from the existing structure. The frontal plane area of the addition is not greater than the frontal plane area of the existing structure from the street.

AGENDA ITEM #B26 – 706 Cortlandt Street – NO OBJECTION

Non-contributing detached garage. Recommend the existing 117 siding in good condition that is removed be given to a salvage warehouse for future use in the district.

J. Kent Marsh, AICP CUD