

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** October 1, 2014

**Applicant:** Leticia Ramirez, Texas Foundation & Renovations, for Gabriel Salazar, owner

**Property:** 642 Heights Boulevard, Lot 23, Block 277, Houston Heights Subdivision. The property includes a historic 1,235 square foot one-story brick veneered residence situated on a 7,500 square foot (50' x 150') interior lot.

**Significance:** Contributing Bungalow residence, constructed circa 1930, located in the Houston Heights Historic District South.

**Proposal:** Alteration – Resubmittal – Construct a 2,281 square foot, two-story rear addition clad in cedar bevel siding to a contributing 1,310 square foot one-story brick residence. The addition will have a ridge height of 28' and an eave height of 21'.

A previous COA for foundation repairs was approved in June 2014.

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.

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

- (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.



PROPERTY LOCATION  
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



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

**CURRENT PHOTO**



NEIGHBORING PROPERTIES



650 Heights Boulevard – Noncontributing – (neighbor)



638 Heights Boulevard – Contributing – c.1920 (neighbor)



602 Heights Boulevard – Noncontributing – 1980 (neighbor)



645 Heights – Outside District –(across street)



641 Heights – Contributing – c.1920 (across street)



639 Heights – Contributing – c.1910 (across street)

WEST ELEVATION – FRONT FACING HEIGHTS BOULEVARD

EXISTING



DENIED – 9/25/14



PROPOSED

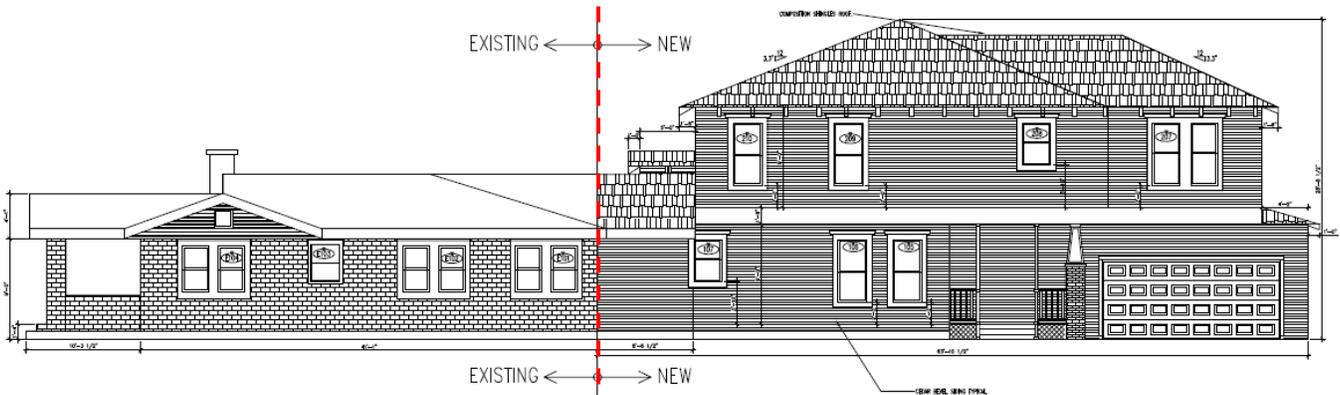


**SOUTH SIDE ELEVATION**

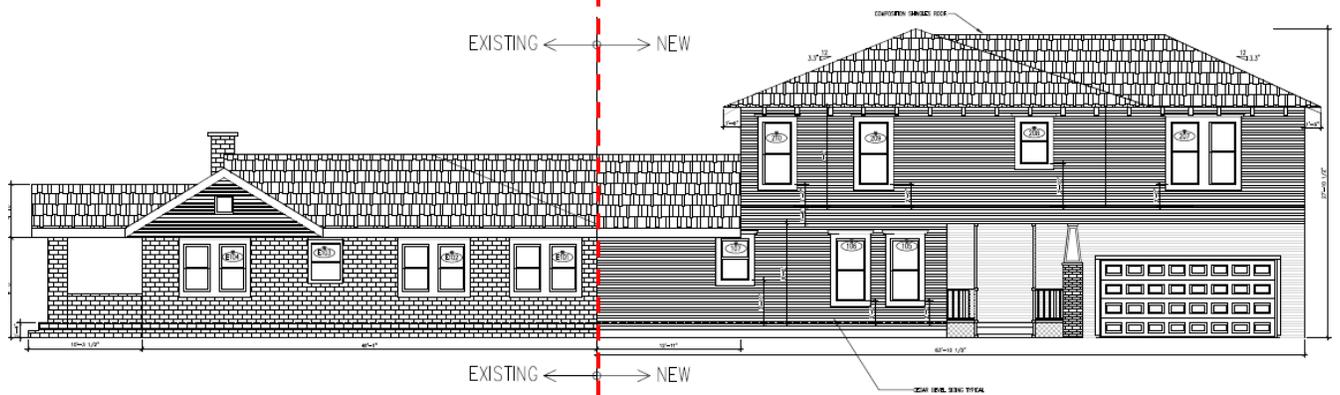
EXISTING



DENIED – 9/25/14



PROPOSED



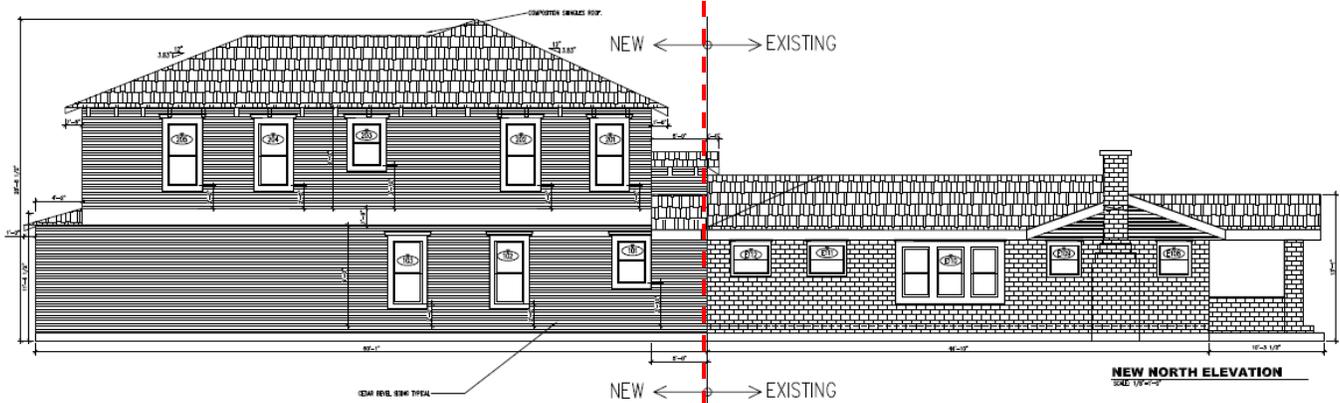
ORIGINAL REAR WALL

**NORTH SIDE ELEVATION**

EXISTING



DENIED – 9/25/14

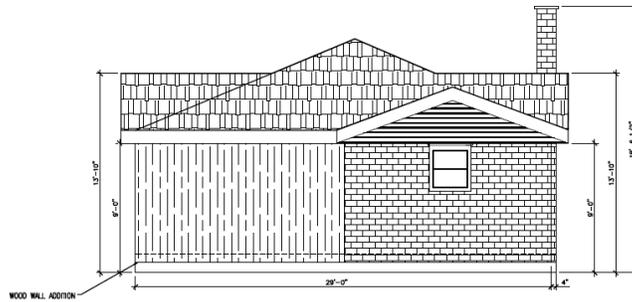


PROPOSED



ORIGINAL REAR WALL

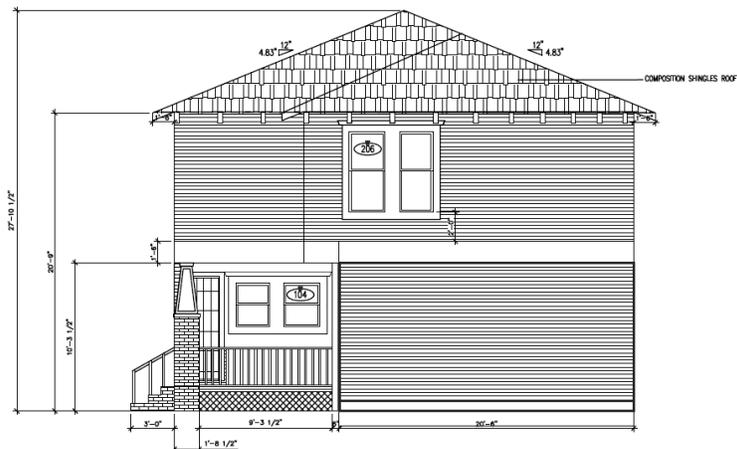
**EAST (REAR) ELEVATION**  
**EXISTING**



**DENIED – 9/25/14**



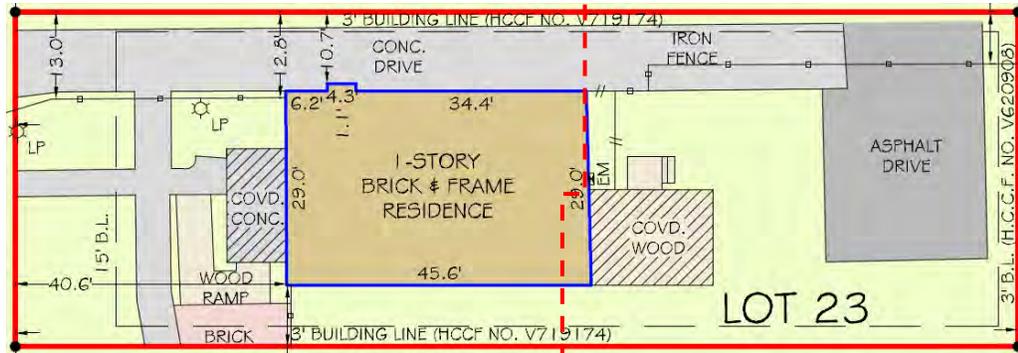
**PROPOSED**



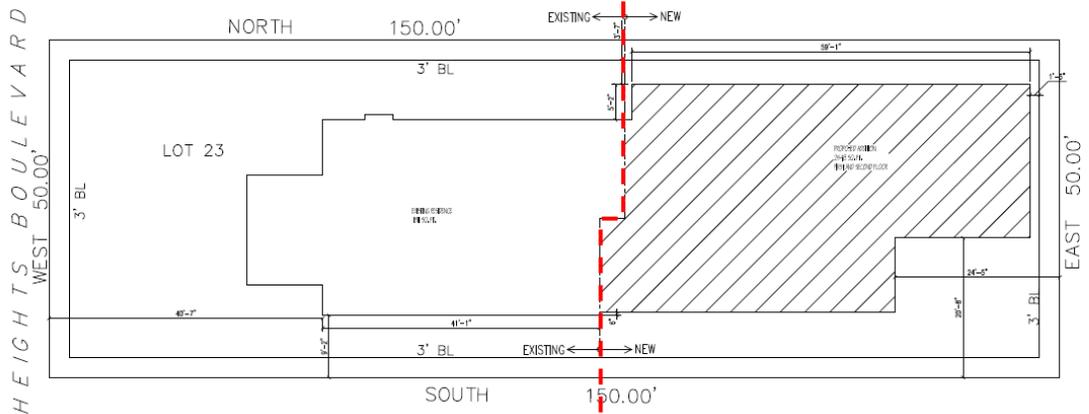


**SITE PLAN**

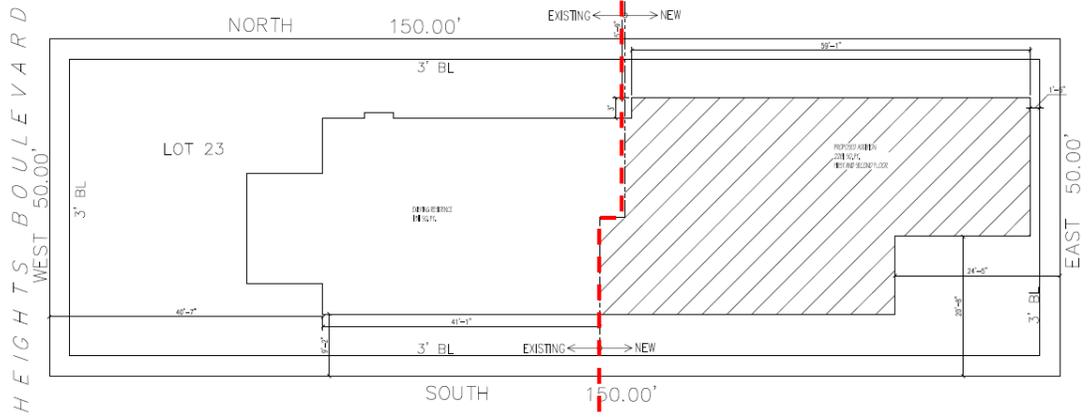
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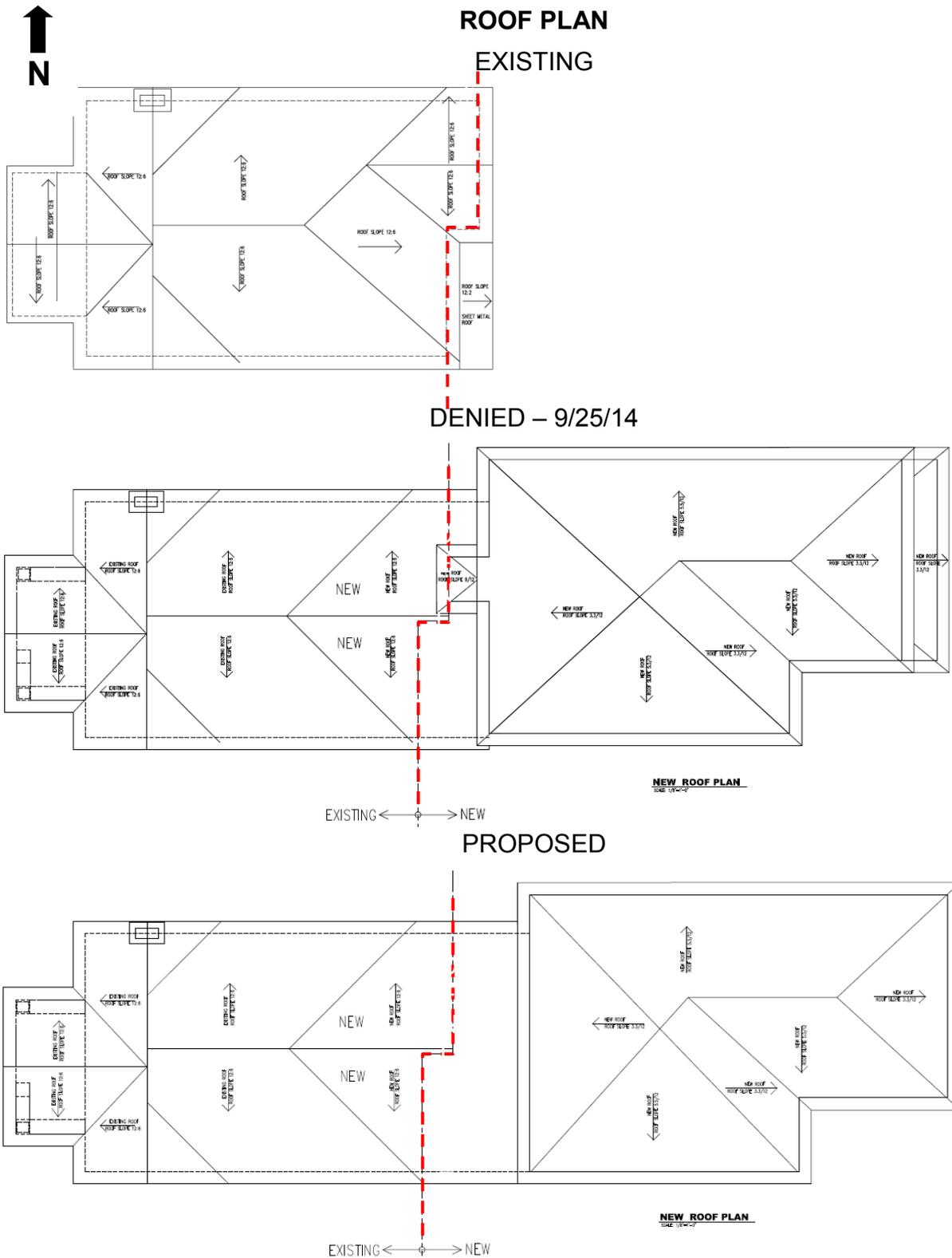


**DENIED – 9/25/14**



**PROPOSED**

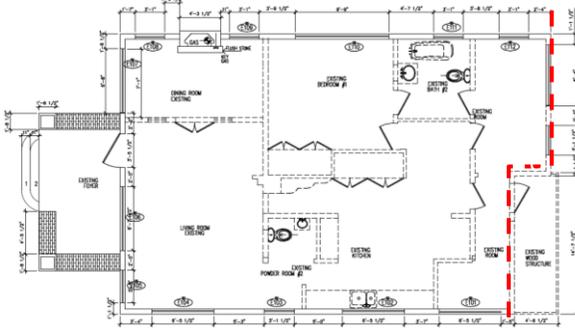




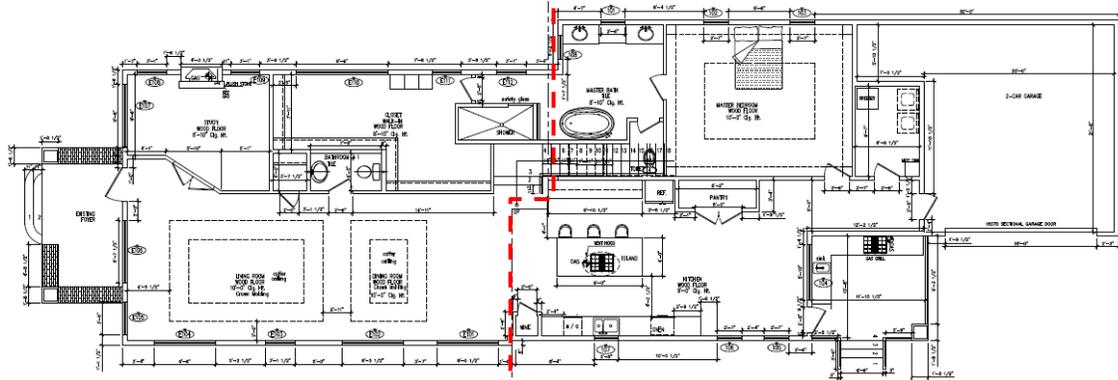


FIRST FLOOR PLAN

EXISTING



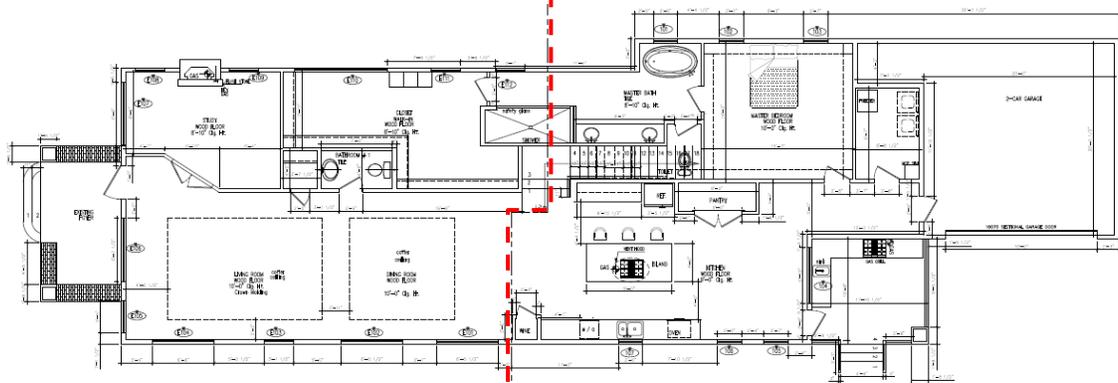
DENIED - 9/25/14



NEW FIRST FLOOR PLAN

FIRST FLOOR 2,351  
SECOND FLOOR 1,508  
TOTAL AREA 3,859

PROPOSED



NEW FIRST FLOOR PLAN

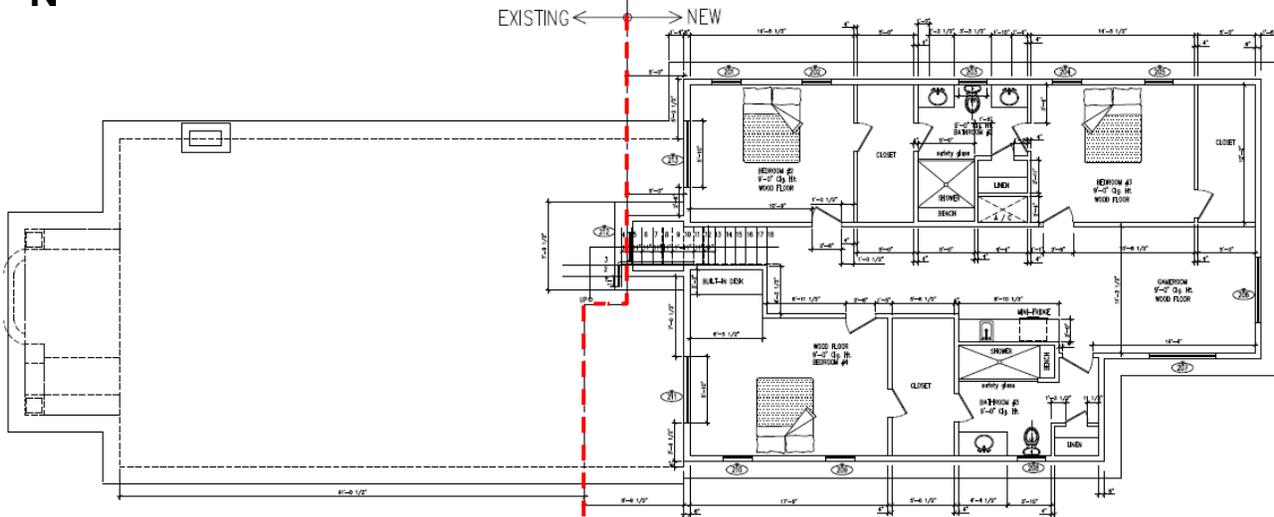
ORIGINAL REAR WALL



### SECOND FLOOR PLAN

DENIED – 9/25/14

EXISTING ← → NEW

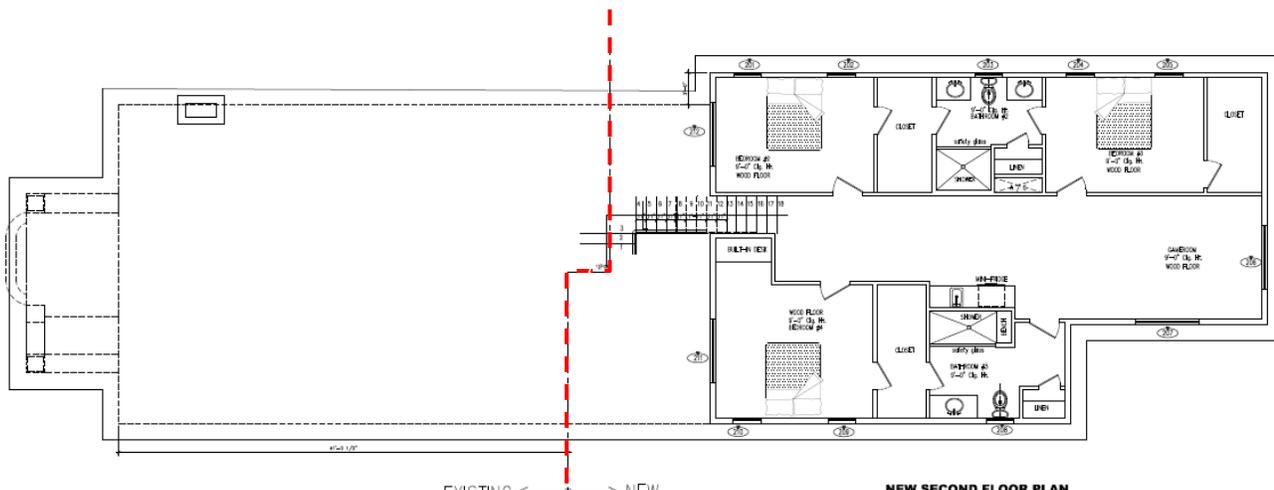


**NEW SECOND FLOOR PLAN**  
SCALE 1/8"=1'-0"

FIRST FLOOR	2,351	FIRST FLOOR
SECOND FLOOR	1,508	A/C AREA: 1,508 SQ F
TOTAL AREA:	3,859	

EXISTING ← → NEW

**PROPOSED**



**NEW SECOND FLOOR PLAN**  
SCALE 1/8"=1'-0"

EXISTING ← → NEW

*ORIGINAL REAR WALL*

**WINDOW / DOOR SCHEDULE**

Existing Window Schedule

**OPENING DIMENSION ONLY**

**WINDOW SCHEDULE EXISTING**  
FIRST FLOOR

W NO.	WIDTH/HEIGHT	TYPE/ MATERIAL	ROOM
E101 E102 E104 E106 E107	6'-5"x5'-5"	SINGLE HUNG/ WOOD CASING 	EX. ROOM EX. KITCHEN EX. LIVING ROOM EX. LIVING ROOM EX. DINING ROOM
E103 E108 E109 E112	3'-2"x3'-1"	SINGLE HUNG/ WOOD CASING 	EX. LIVING ROOM EX. DINING ROOM EX. DINING ROOM EX. ROOM
E105 E111	3'-5"x3'-1"	SINGLE HUNG/ WOOD CASING 	EX. LIVING ROOM EX. ROOM
E109	9'-9"x5'-5"	SINGLE HUNG/ WOOD CASING 	EX. BETHROOM #1

**NOTE:**  
EXISTING WINDOWS TO REMAIN.

Proposed Window Schedule

First Floor

Second Floor

**OPENING DIMENSION ONLY**

**OPENING DIMENSION ONLY**

**WINDOW SCHEDULE NEW ADDITION**  
FIRST FLOOR

W NO.	WIDTH/HEIGHT	TYPE/ MATERIAL	ROOM
101 107 108	2'-6"x3'-9"	SINGLE HUNG/ WOOD CASING 	MASTER BATHROOM KITCHEN MASTER BATHROOM
102 103 105 106	2'-7"x5'-5"	SINGLE HUNG/ WOOD CASING 	MASTER BEDROOM MASTER BEDROOM KITCHEN KITCHEN
104	5'-10"x3'-0"	SINGLE HUNG/ WOOD CASING 	KITCHEN

**WINDOW SCHEDULE NEW ADDITION**  
SECOND FLOOR

W NO.	WIDTH/HEIGHT	TYPE/ MATERIAL	ROOM
206 207 211 213	5'-10"x5'-5"	SINGLE HUNG/ WOOD CASING 	GAMEROOM GAMEROOM BEDROOM #3 DEBROOM #2
203 208 212	2'-6"x3'-9"	SINGLE HUNG/ WOOD CASING 	BATHROOM #2 BATHROOM #3 STAIRS
201 202 204 205 209 210	2'-7"x5'-5"	SINGLE HUNG/ WOOD CASING 	BEDROOM #2 BEDROOM #2 BEDROOM #3 BEDROOM #3 BEDROOM #4 BEDROOM #4

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## PROJECT DETAILS

**Shape/Mass:** The existing 1,311 square foot one-story residence has a maximum width of 29'-0" and maximum depth of 44'-10". The house has a ridge height of 16'-6½". The existing front porch is 16'-3" wide and 10'-3" deep. The rear portion of the house features a small original bump-out on the north half. A 4'-8½" deep wood addition has previously been constructed to square off the rear.

As part of the previous approved proposal, the rear wood addition was removed. The proposed addition will begin at the original brick rear wall of the structure. The addition will now extend 3'-0" out to the north and will be flush on the south (previously, the addition extended out 5' to the north and inset 6" on the south). The proposed second-story of the addition will now begin 9'-2" back from the original rear wall on the north and 12'-11" on the south (previously, the second-story addition began 5' back on the north and 8'-6½" on the south). The addition will extend to a maximum depth of 63'-10½" on the south elevation and 60'-1" on the north elevation and will be 32'-6½" wide. The proposed addition will now have a ridge height of 27'-10½" (a reduction of one foot from the previous version). The first-story garage entrance portion of the addition will be inset approximately 11' on the south. The second-story will overhang the first-story garage by approximately a foot on the south. The total length of the existing residence and the addition will be 115'-2½". See drawings for more detail.

**Setbacks:** The existing residence has a front (west) setback is 30.6'; a south side setback of 9'-2"; a north side setback of 11'-9"; and a rear (east) setback of 63'-6".

The proposed addition will have a front (west) setback of 30.6' (unchanged); a south side setback of 9'-2" (unchanged); a north side setback of 8'-9"; and a rear (east) setback of 4'-5". See drawings for more detail.

**Foundation:** The existing foundation includes a pier and beam foundation and a continuous un-reinforced concrete perimeter grade beam at the edge of the structure that has failed. In June 2014, a COA was granted to extensively repair the existing foundation. The existing finished floor height is 1'-4".

The proposed addition will have a pier and beam foundation to match existing. See drawings for more detail.

**Windows/Doors:** The existing residence features 1-over-1 single hung wood windows of varying sizes. The existing windows are to remain. See drawings and windows schedule for more detail.

The proposed addition will include 1-over-1 single hung wood windows of varying sizes. See drawings and windows schedule for more detail.

**Exterior Materials:** The existing residence is clad with painted brick veneer.

The proposed addition will be clad in cedar bevel siding. See drawings for more detail.

**Roof:** The existing residence features a double front facing gable and side cross gable roof that hips at the rear. The existing roof has closed eaves with a height of 9'-0" and a pitch of 6:12.

The proposed addition will have a composition shingle hipped roof with open eaves. The proposed eave height will be 20'-9½" and will have a front a rear pitch of 3.3:12 and side pitch of 5.5:12. The eave overhang of the addition will range from 1'-0" to 1'-6". See drawings for more detail.

**Front Elevation:** Beginning at the northern portion of the existing west elevation, the residence features a pair of windows on the northern portion followed by a door, another pair of windows, and a single window on the southern portion. A porch partially spans the façade to include the front door and the second pair of windows. The porch features a railing as well as a swooping brick pony wall. Two square brick columns support a front facing gable roof. A side gable spans the main width of the façade. The ridge of the main front facing gable extends above the side facing gable. A brick chimney rises along the north wall.

**(West)**

The proposed addition will begin at the rear wall. The addition will be flush with the existing south wall and will extend 3' from north wall. There will be no fenestration on the first-story of the addition and two pairs of windows on the second-story. The addition will be topped by a hipped roof with exposed eaves. See drawings for more detail.

**Side Elevation:** The existing south elevation features the side profile of the front porch to the west followed by a pair of windows and a single window located under a side gable. To the east is another two pairs of windows. A small wood clad addition is located at the rear of the residence. The structure is topped by a roof featuring front facing gables that hip at the rear. An original brick extension at the rear features a gable roof.

**(South)**

The one-story portion of the addition will begin at the original brick rear wall and extend 12'-11" before the second-story of the addition begins. On the first-story, the addition will include three windows and the entrance to the inset rear porch. To the east of the porch will be the entrance to the garage (which will be accessed by the alley but will face south). The garage portion will be further inset. The second-story will include three windows and an additional pair of windows. The addition will be topped by a hipped roof with exposed eaves. See drawings for more detail.

**Side Elevation:** The existing north elevation features the side profile of the front porch to the west. To the east, the chimney is flanked by two small windows. A group of three windows follows. The rear portion of the residence features two smaller windows that match the ones flanking the chimney. The structure is topped by roof that features front gables that hip at the rear. An original brick extension at the rear features a gable roof.

**(North)**

The proposed addition will begin at the original brick rear wall of the residence. A one-story portion of the addition will extend 9'-2" before increasing to two stories. At the location where the second-story will begin, the addition will extend an additional 3' to the north. The first-story will include three windows while the second-story will include five windows. The addition will be topped by a hipped roof with exposed eaves. See drawings for more detail.

**Rear Elevation:** The existing rear elevation features an original brick extension featuring a single window and topped by gable roof. To the south, a later wood clad addition features no additional fenestration. The main structure is topped by a hipped roof.

**(East)**

The proposed addition will feature an inset porch at the rear. The second-story will overhang the porch and will be supported by a tapered column atop a brick pier. Within the inset area of the rear porch will be a door and a pair of windows. There will be no additional fenestration on the first-story addition. The second-story will feature a centered pair of windows. The addition will be topped by a hipped roof with exposed eaves. See drawings for more detail.

**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