CERTIFICATE OF APPROPRIATENESS

Application Date: July 6, 2016

Applicant: Houston Heights Woman's Club, owner

Property: 1846 Harvard St, Lot 25, Block 105, Houston Heights Subdivision. The property includes a historic 1,800 square foot, one-story wood frame clubhouse situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Houston Heights Woman's Club is a City of Houston Landmark designated in October 2006. The Craftsman-style one-story clubhouse was constructed circa 1912. Many social and cultural events have been held at the clubhouse. Since 1912, the building is still used by the Houston Heights Woman's Club as originally planned and where they continue their work even today. The Houston Heights Woman's Club is also listed as a Contributing structure in the Houston Heights East Historic District.

Proposal: Alteration – Siding

- Remove two rows of 5" cypress siding from skirt to allow for increased ventilation and improved drainage
- Applicants met with senior structural inspector to confirm the appropriate course of action. The removed siding will be salvaged for future repairs

See enclosed application materials on p. 5-7 for further details.

Public Comment: No public comment received.

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: July 28, 2016

PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years 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: 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 - satisfies D - does not satisfy NA - not applicable

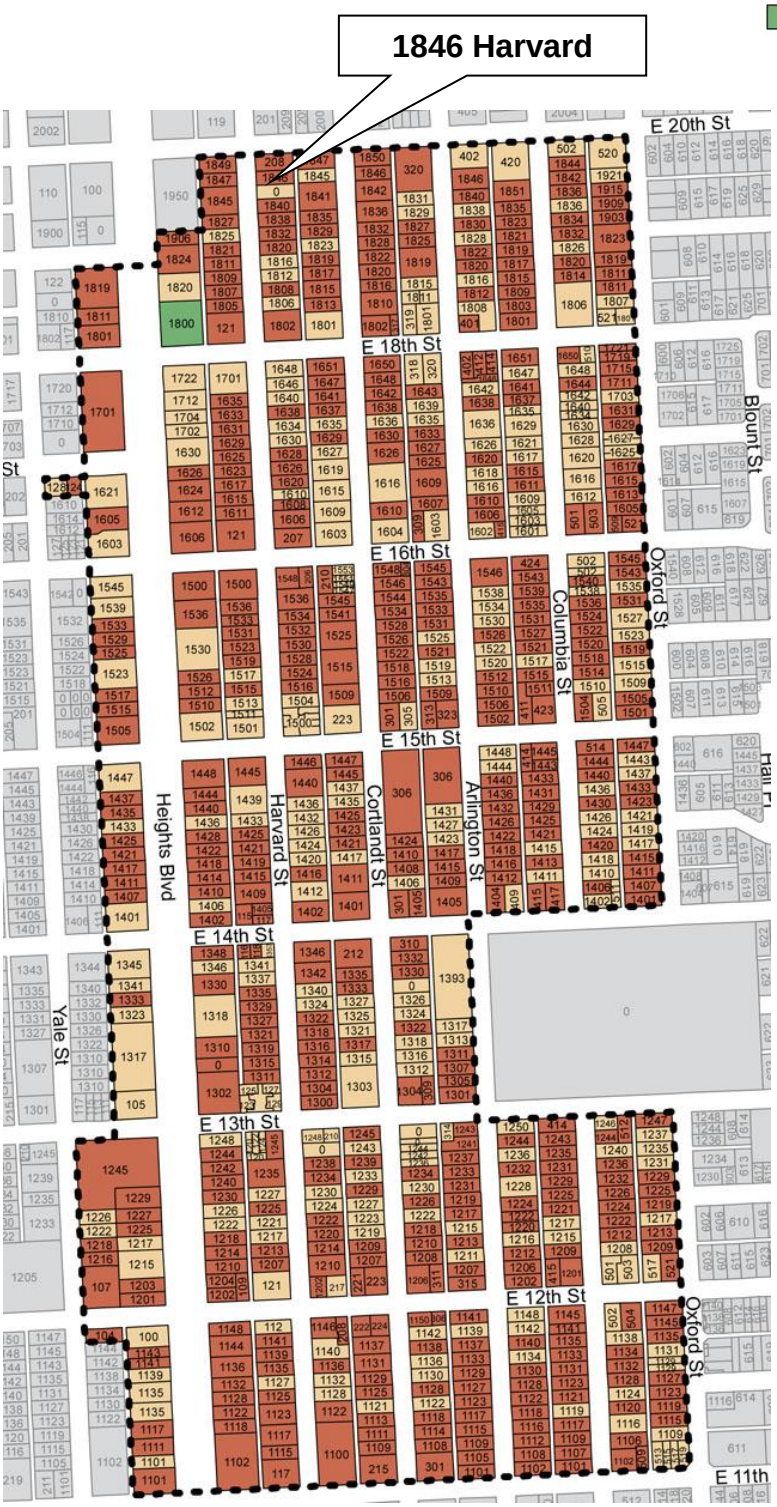
S	D	NA		
☒	☐	☐	(1)	The proposed activity must retain and preserve the historical character of the property;
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
☒	☐	☐	(3)	The proposed activity must recognize the building, structure, object 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, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
☐	☐	☒	(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
☐	☐	☒	(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.

N

PROPERTY LOCATION

HOUSTON HEIGHTS WOMAN'S CLUB

Building Classification
- Contributing
- Non-Contributing
- Park



HISTORIC PHOTO

INVENTORY PHOTO

APPLICANT PHOTOS

Water damaged beam touching the soil.
Soil has been pushed from under the house from the poor water drainage and it has rested against the beam, creating a dam effect and traps more water and more erosion causing house to sink more.

water line
3-4 inches of water still remain after 4 days of no rain

Slope is towards the house, not away from house. Not enough french drains. Should be re-graded to keep water from flowing towards house.

Pier and Beam have sunken below the earth/soil. Soil and water are visibly touching the beam and skirt of the beam and are damaged. Trenches, drains and re-grading of property oustide and under the house are needed to prevent further damage. Leveling/lifting the home is also needed.