

CERTIFICATE OF APPROPRIATENESS

Application Date: January 6, 2016

Applicant: Alexander Ridgeway of Brickmoon Design for Raymond and Anne Coldren, owner

Property: 1134 Columbia Street, Lot 21, Block 196, Houston Heights Subdivision. The property includes a historic 1,662 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot. This property is listed in the Houston Heights Historic District East Inventory as 1136 Columbia. This address is also posted on the structure.

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

Proposal: Alteration – Addition

- Construct a 2,699 square foot two-story addition to the rear of an existing 1,134 square foot one-story Contributing residence.
- Addition will begin at the rear wall of the existing structure
- All existing historic wood windows and wood siding will be retained

See enclosed application materials and detailed project description on p. 4-18 for further details.

Public Comment: Two writing in opposition. Please see Attachment A.

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 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 proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area | | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input 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

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



CURRENT PHOTO



BLOCKFACE



NEIGHBORING PROPERTIES



1132 Columbia – Contributing – 1920 (neighbor to the south)



1138 Columbia – Noncontributing – 1910 (neighbor to the north)



1128 Columbia – Contributing – 1910 (neighbor two doors to the south)



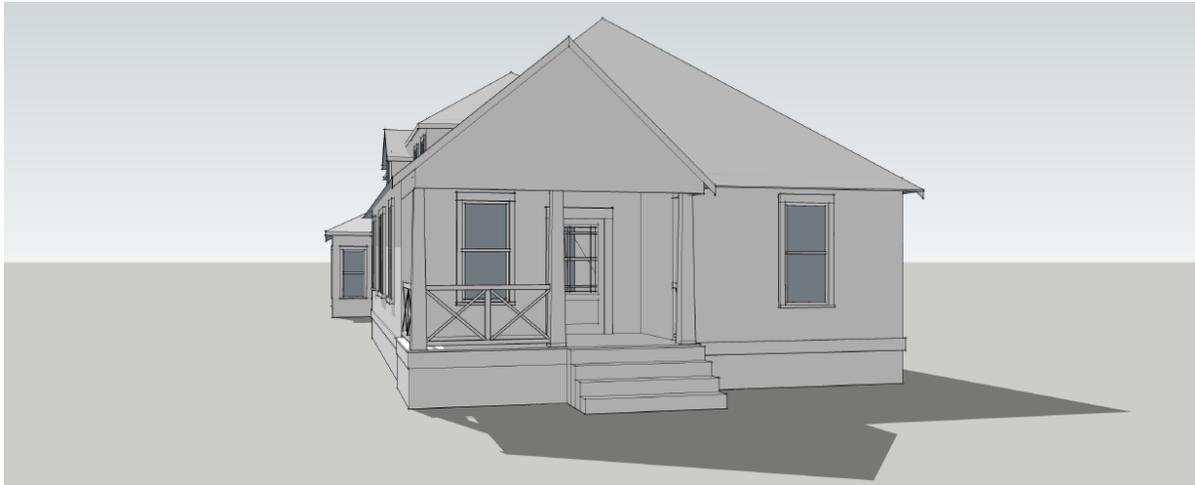
1133 Columbia – Contributing – 1910 (across street)



1141 Columbia- Contributing - 1915 (across street)

1131 Columbia- Contributing - 1915 (across street)

3D RENDERINGS



Houston Archaeological & Historical Commission

January 28, 2016

HPO File No. 160114

ITEM A.#

1136 Columbia Street AKA 1134

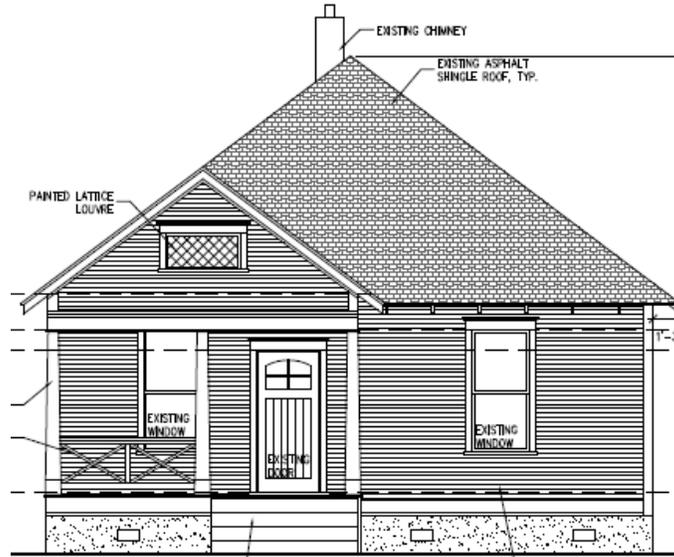
Columbia Street

Houston Heights East

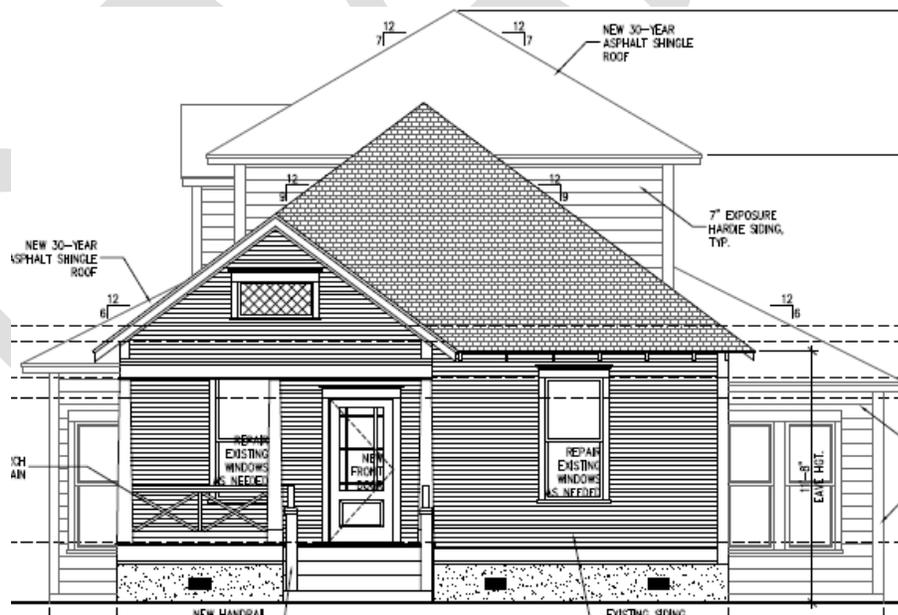


WEST ELEVATION – FRONT FACING COLUMBIA STREET

EXISTING

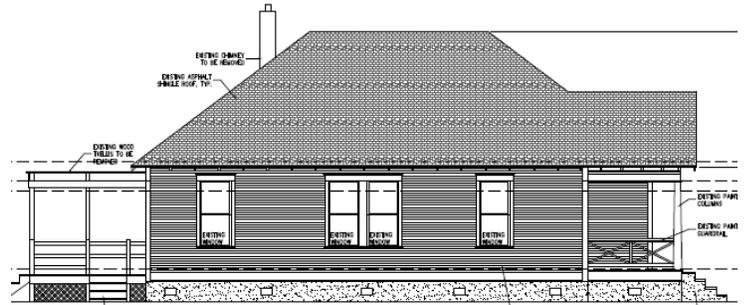


PROPOSED



NORTH SIDE ELEVATION

EXISTING

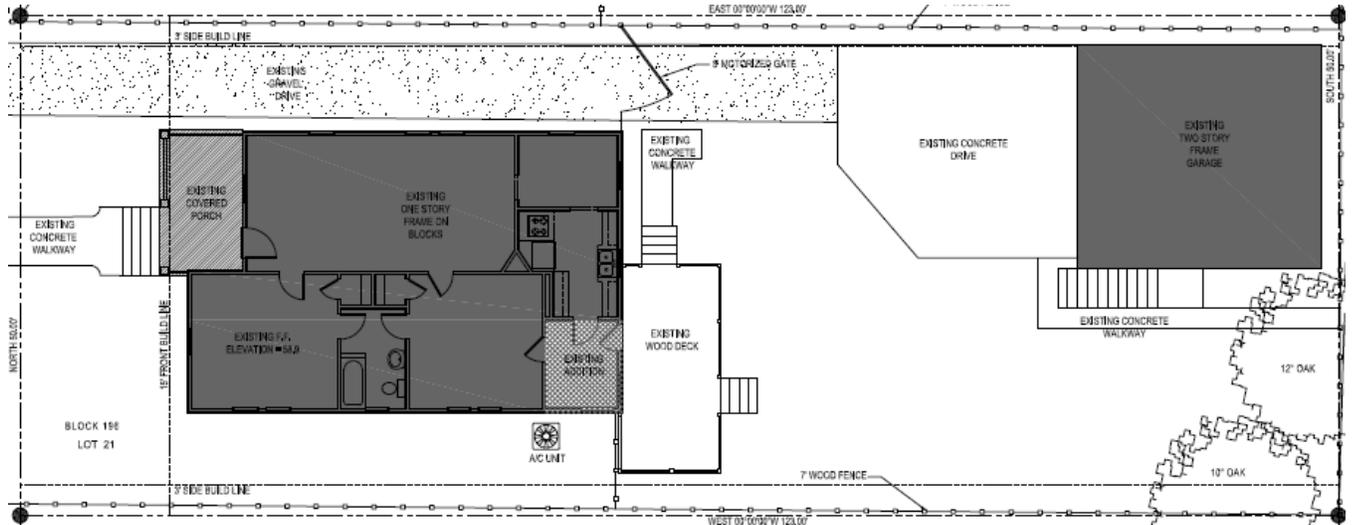


PROPOSED

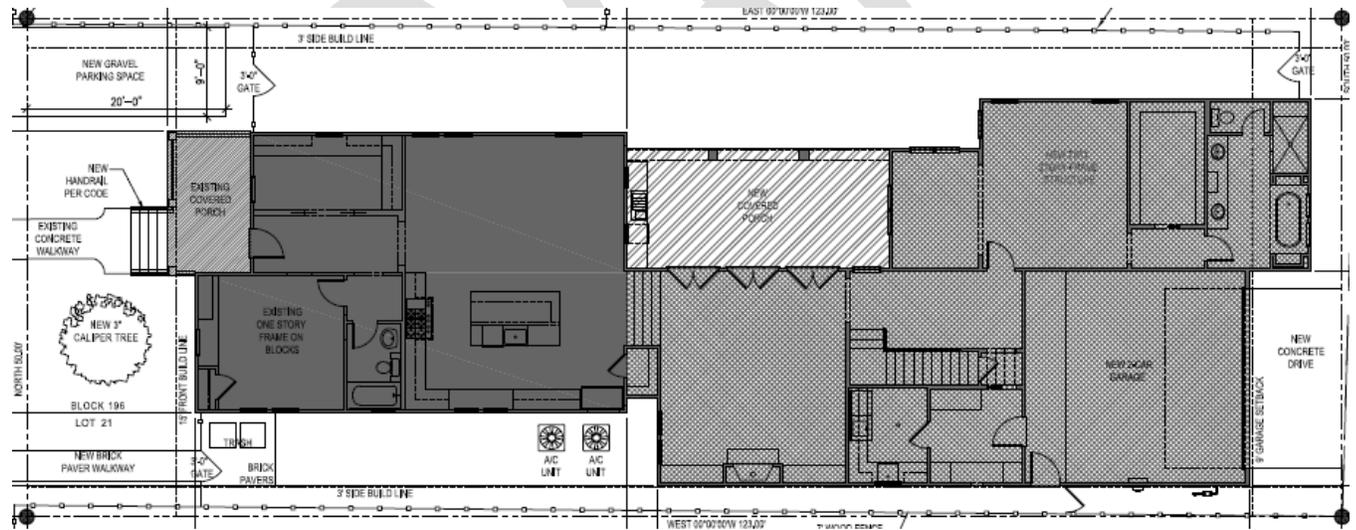




SITE PLAN EXISTING

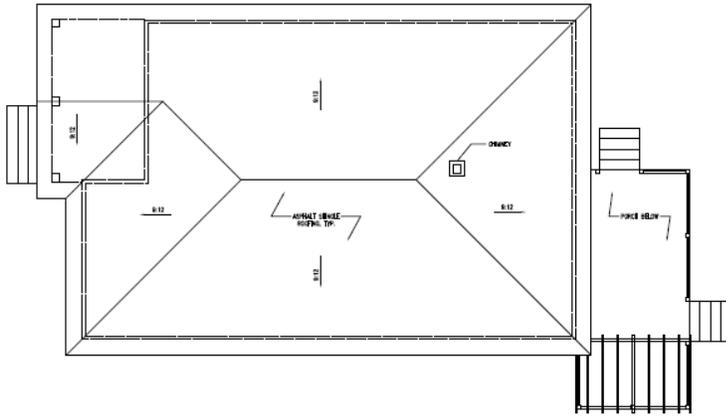


PROPOSED

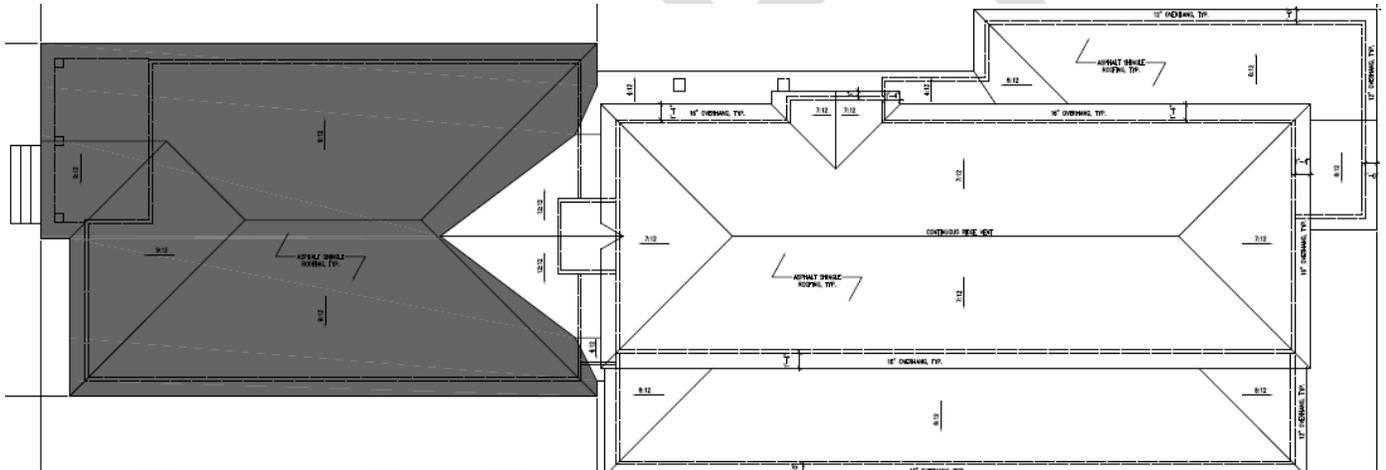




ROOF PLAN
EXISTING



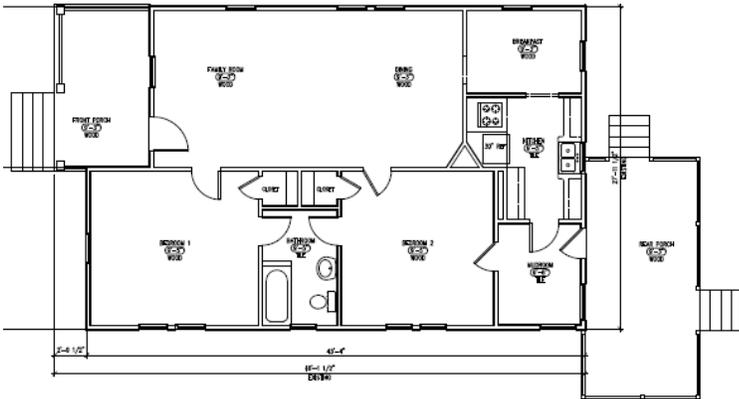
PROPOSED



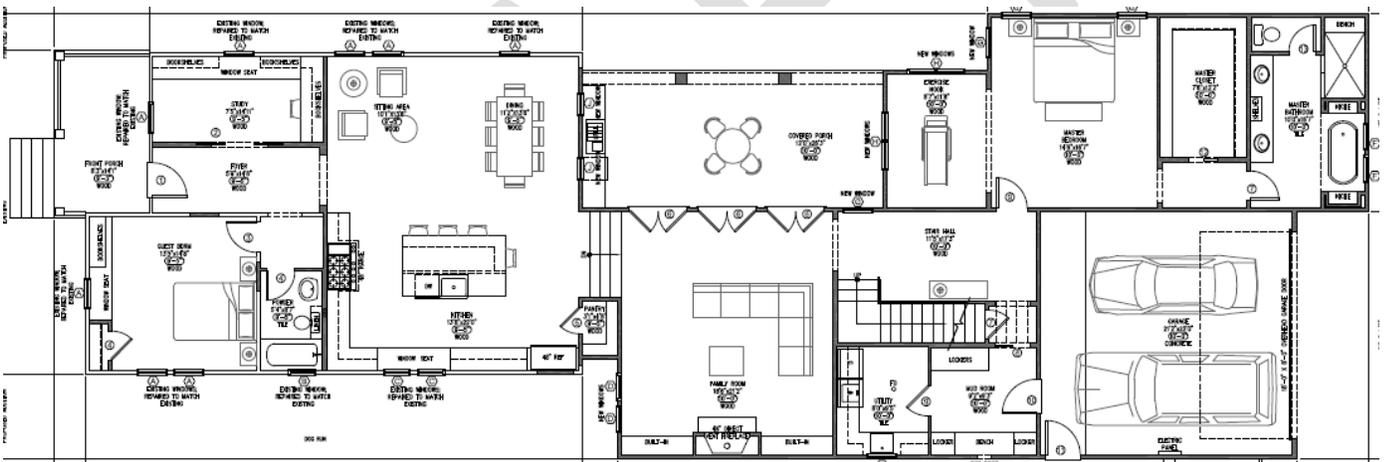


FIRST FLOOR PLAN

EXISTING



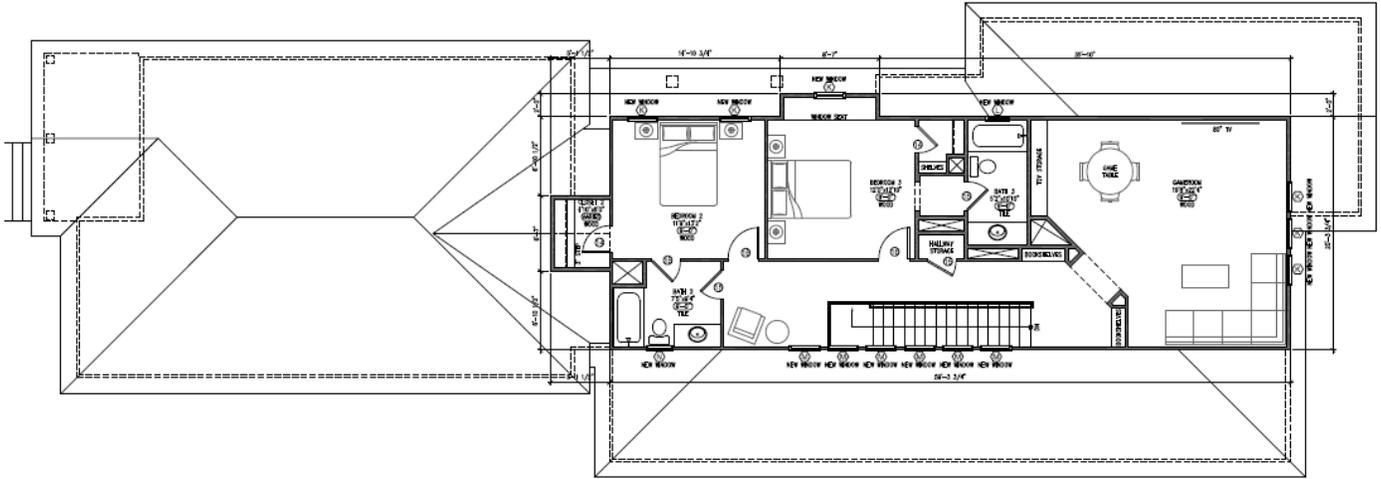
PROPOSED



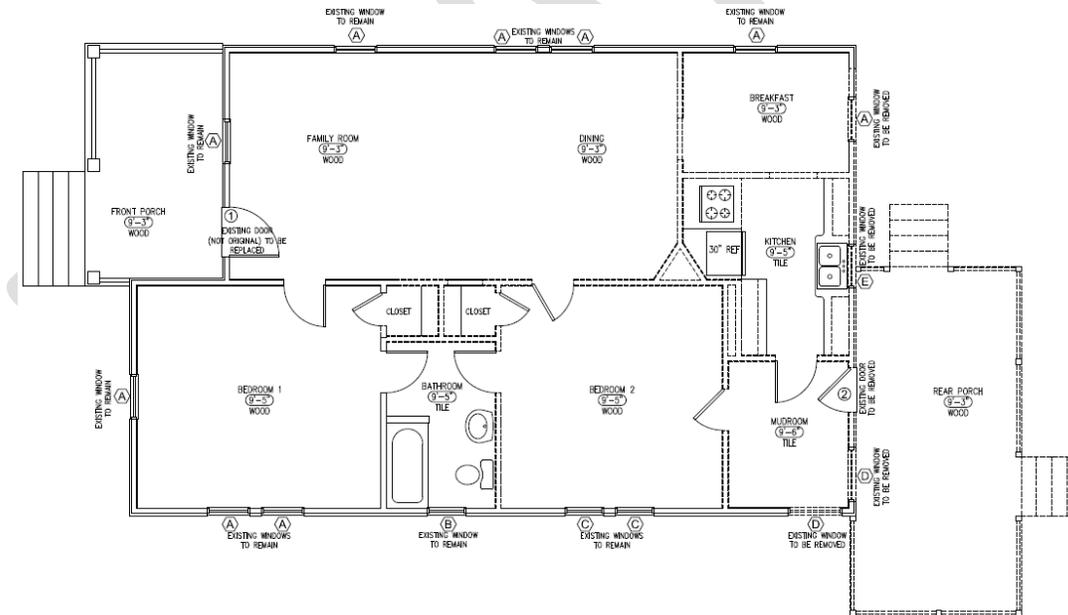


SECOND FLOOR PLAN

PROPOSED



DEMOLITION PLAN



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(A)	8	2'-8"	5'-8"	DOUBLE HUNG	2X4	STUDY, SITTING AREA, DINING, GUEST BEDROOM
(B)	1	2'-4"	3'-0"	FIXED	2X4	POWDER
(C)	2	2'-4"	4'-2"	DOUBLE HUNG	2X4	KITCHEN
(D)	2	2'-4"	6'-0"	DOUBLE HUNG	2X4	LIVING ROOM
(E)	1	2'-8"	4'-0"	DOUBLE HUNG	2X4	UTILITY
(F)	2	2'-8"	4'-6"	DOUBLE HUNG	2X4	MASTER BATH
(G)	4	2'-8"	6'-0"	DOUBLE HUNG	2X4	MASTER BEDROOM, STAIR HALL
(H)	2	(2)2'-6"	6'-0"	DOUBLE HUNG	2X4	MASTER BEDROOM, STAIR HALL
(J)	2	2'-0"	4'-0"	DOUBLE HUNG	2X4	MASTER BEDROOM, STAIR HALL
(K)	6	2'-8"	5'-0"	DOUBLE HUNG	2X4	BEDROOM 2, BEDROOM 3, GAMEROOM
(L)	1	2'-0"	2'-0"	FIXED	2X4	BATH 3
(M)	6	2'-8"	1'-6"	FIXED	2X4	STAIR HALL
(N)	1	2'-4"	1'-6"	FIXED	2X4	BATH 2

DOOR SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	TYPE	WALL	DESCRIPTION
(1)	1	3'-0"	6'-8"	EXTERIOR	2X4	FRONT DOOR
(2)	1	(2)2'-6"	6'-8"	INTERIOR	2X6	(POCKET) STUDY
(3)	1	2'-8"	6'-8"	INTERIOR	2X4	GUEST BEDROOM
(4)	2	2'-6"	6'-8"	INTERIOR	2X4	GUEST BEDROOM CLOSET, POWDER
(5)	1	2'-4"	6'-8"	INTERIOR	2X4	PANTRY
(6)	3	(2)2'-6"	8'-0"	EXTERIOR	2X4	COVERED PORCH
(7)	2	2'-6"	8'-0"	INTERIOR	2X4	UNDER STAIR STORAGE, MASTER BATH
(8)	1	3'-0"	8'-0"	INTERIOR	2X6	(POCKET) MUD ROOM
(9)	2	2'-8"	8'-0"	INTERIOR	2X4	UTILITY, MASTER BEDROOM
(10)	1	3'-0"	8'-0"	INTERIOR	2X4	20 MIN FIRE RATED W/ SELF CLOSING HARDWARE. GARAGE
(11)	1	3'-0"	8'-0"	EXTERIOR	2X4	GARAGE DOOR
(12)	1	2'-6"	8'-0"	INTERIOR	2X4	(POCKET) MASTER CLOSET
(13)	1	2'-4"	8'-0"	INTERIOR	2X4	MASTER W.C.
(14)	2	2'-4"	7'-0"	INTERIOR	2X4	CLOSET 2, CLOSET 3
(15)	4	2'-6"	7'-0"	INTERIOR	2X4	BATH 2, BATH 3, HALLWAY STORAGE
(16)	2	2'-8"	7'-0"	INTERIOR	2X4	BEDROOM 2, BEDROOM 3

PHOTOS SUBMITTED BY APPLICANT



FRONT



FRONT DOOR

PHOTOS SUBMITTED BY APPLICANT



FRONT PORCH

PROPOSED FRONT DOOR



PROJECT DETAILS

Shape/Mass: The existing 1,134 square foot residence measures 28' 1" wide by 46' 1" deep and features an eave height of 11' 7" and a ridge height of 23' 2". The proposed addition will add 2,699 square feet and will measure 38' 8" wide by 68' 6" deep and will feature an eave height of 20' 9" and a ridge height of 27' 5". The addition will start at the rear of the structure.

Setbacks: The existing residence is set back 14' 2" from the front (west) property line, 11' 3" from the north side, and 10' 4" from the south. The addition will be constructed to within 8' 2" of the north side and 3' 2" of the south. The addition will not affect the front setback.

Foundation: The existing residence features a pier and beam foundation with a 2' 10" finished floor height. The addition will be constructed on a concrete slab foundation with a 5" finished floor height.

Windows/Doors: The existing historic 1-over-1 wood windows will be retained. An existing non-original louvered window on the south elevation will be removed. The addition will feature a combination of wood 1-over-1 sash windows and single lite casement windows.

The existing non-original front door will be replaced with a multi-lite wood door fitting within the existing opening.

Exterior Materials: The existing residence is clad in historic 117 wood siding. The addition will be clad in horizontal lap cementitious siding with a 7" reveal.

Roof: The existing residence features a front gable/hipped roof with a 9:12 pitch. The addition will feature a hipped roof with a 7:12 and 6:12 pitch.

Front Elevation: The existing non-original front door will be replaced. A non-original trellis at the rear of the south elevation will be removed. No other changes are proposed for the existing structure. The addition will extend 7' 2" wider than the existing structure on the south side, which will be set back approximately 58' from the front property line. The addition will extend approximately 3' wider than the existing structure at the rear of the north side of the property.

(West)

Side Elevation: A non-original south facing louvered window will be removed and the opening will be covered in 117 siding. The addition will start at the rear of the existing structure the first 3' of the addition will be inset from the existing residence before expanding to within .2" of the south facing property line. The addition will feature one window and one door on the first floor and seven windows on the second floor.

(south)

Side Elevation: No changes are proposed for the north side of the existing structure. The addition will feature a side porch with two square columns and 3 sliding doors. The first floor of the addition will feature 5 windows and the second floor will feature 4 windows.

(North)

Rear Elevation: The rear elevation is not visible from the public right of way.

(East)

ATTACHMENT A
PUBLIC COMMENT
JACK AND SUE SCHWALLER

Jack and Sue Schwaller
502 E 12th Street
Houston, Texas 77008

Houston Archaeological and Historical Commission
City of Houston
Planning & Development Department
611 Walker Street, 6th Floor
Houston, TX 77002

January 22, 2016

RE: 1134 Columbia Street

Dear Mr. Welsh and Commissioners,

We are writing with our concerns regarding the Certificate for Appropriateness at 1134 Columbia Street, application number 160115. Our home is on the southeast corner of Columbia and East 12th Street; Columbia is home to us and many friends and neighbors.

The project planned for 1134 Columbia is too large for the lot in comparison to existing homes in the eleven hundred block of Columbia. Lot sizes in the 1100 of Columbia block are approximately 6600 square feet. The average house is around 1500 to 1600 square feet. Project plans indicate that the house will be 4755 square feet. The largest house in the 1100 block of Columbia is approximately 2900 square feet. Despite efforts by the architects to diminish the appearance of the sheer magnitude of the house by sinking the addition in the back, the ultimate fact is that this size house simply does not belong in the context of the street's urban fabric and the existing lot size at 1134 Columbia. It is clear that this project is not compatible the existing homes.

While not applicable to this decision making body's domain, it is imperative to note that such a ratio of impervious material to non-impervious material may prove to be detrimental to neighboring properties. The north end of the 1100 block of Columbia is quick to flood during heavy rains (see attachment).

Considering these two issues, the size of the house and the possible resulting environmental impacts, setting precedent for such a disproportionate house has long lasting effects for this neighborhood and certainly our street. **We ask you to reject this Application of Appropriateness.**

Sincerely,

Jack Schwaller and Sue Schwaller



June 30, 2015

Photos taken in front of 1145 Columbia. In heavy down pours rainwater has flooded cars as far south as 1137 Columbia.

RICHARD AND PAMELA HALLIBURTON

PAMELA S. HALLIBURTON
ATTORNEY/MEDIATOR

(Location)

5424 Katy Freeway
Houston, TX 77007

(Mailing)

P.O. Box 70845
Houston, TX 77270
832-516-7073 (tel)
713-583-9809 (fax)

January 25, 2016

Houston Archaeological and Historical Commission
City of Houston
Planning & Development Department
611 Walker Street, 6th Floor
Houston, TX 77002

RE: 1134 (1136) Columbia Street, Houston, Texas
Application number 160115

Dear Mr. Welsh and Commissioners:

My husband and I have lived at 1135 Columbia for 30 years. My mother, who lives with us now, grew up in the 700 block of Arlington in the 1940's and went to Reagan High School. She later bought a house in the 1800 block of Cortlandt. My grandmother moved back to the Heights in the 1970's and lived on Harvard and Cortlandt. My family has a 75 year history with this neighborhood. My grandmother was living here during the horrible Dean Corll murders.

Our house was built in 1905 and came with the built in lifestyle of the early 20th Century, tall ceilings and raised floors to keep the house cool during Houston's long summers. No place to park your car, because only "rich" people had cars and the wealthy people lived four blocks away on the Boulevard. We had small, if any, closets and a small kitchen. When our house was built, it did not even have an indoor bathroom. We believe a tiny one was added a few years later. When built originally, our house was approximately 1100 square feet. During the Depression, our house was divided into a duplex, and two new doors cut into it. At some point, most of the rooms were converted to bedrooms and it was turned into a half-way house for alcoholics! In the 60's the house was restored to a single family dwelling. A family with a daughter moved in, grew up and literally married the boy next door. My husband and I purchased the house in 1985 and in 1986, brought home our baby boy. During that period, nearly every house on the block had small children and he grew up making wonderful friends. When the City wanted to add streetlights to our block we were pleased, until we found out they were towering silver armed vapor lights. When we asked why we couldn't have period appropriate replica lights like River Oaks, we were told "Fine, but pay for them yourselves." So my husband became a block captain and took up money from all the homeowners and even renters and we paid for our own street lights. Because the 1100 block butts up to a commercial street, we banded together to pass deed restrictions so that a commercial business could not "bust" our block. Those had to be enforced when a Colorado based mortgage company tried to move in next door to me. We had to add additional deed restrictions when we saw what was happening in Montrose. One lot was being used for two or three townhomes, destroying the look and feel of that neighborhood. My husband and I worked turning Donovan Park into a wonderful family park. The tile my son made

Houston Archaeological and Historical Commission
City of Houston
Re: 1134 Columbia

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is still in the wall there. We and others have worked for over 30 years to bring this neighborhood back from literal horror to a desirable place to raise a family. All of this history is related to give you a glimpse of how Heights residents feel about their neighborhood. However, we may have been too successful. People were buying lots, scraping the small original houses and building giant structures, as they have done in West University Place, ruining the historical look and feel of that neighborhood. Now they are buying lots with smaller houses on them and adding on the equivalent of three or four houses.

The plans for 1134 Columbia show just such a house. Except for a very small front yard, some of which will be taken up with a gravel parking pad, this is basically a zero lot line house. While it appears that the back 4/5ths of the house won't be raised, it will still tower over everything, including both houses on either side of it and the one to its rear. I don't see how the house next door will get the same light that it does now. Further, over the years, as more commercial development has moved in close by and larger and larger houses have been built on other blocks, we have seen the Heights develop a block by block flooding problem. The flooding is worse on the north end of the block; the end where 1134 is located. The current plans for the house need to be corrected so that the house is narrower and lower with more yard space and additional provisions for drainage included. I certainly understand the new owners wanting large closets, and a big kitchen, several bathrooms and all the other modern amenities; however, it takes more than a faux Craftsman or Southern Colonial front to fit into a neighborhood. The Heights is attractive to buyers, not just for its proximity to Downtown but because of its history and "old neighborhood" feel. However, some folks want to change the very thing that attracted them to the neighborhood in the first place.

The 1100 block of Columbia is one of the few "original" blocks in the Heights. One house was rebuilt in the same footprint after a fire. The only "new" house was built in the 90's (1990's) and is just over 2,000 square feet. The current plans for 1134 show that it is incredibly disproportionate in relation to all the other houses on the block. We ask you to reject this Application of Appropriateness, because simply, it is not appropriate as currently planned.

Sincerely,



Richard and Pamela Halliburton
1135 Columbia St.