

CERTIFICATE OF APPROPRIATENESS

Application Date: September 3, 2014

Applicant: Scott Leichtenberg, LH Renovations, owner

Property: 836 Columbia Street, Lot 22, Block 251, Houston Heights Subdivision. The property includes a historic one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing bungalow, constructed circa 1920, located in the Houston Heights Historic District South. Analysis of Sanborn fire insurance maps indicates that the front porch was originally full width and is now partially enclosed, and that the rear 15'-10" is a later addition.

Proposal: Alteration – Revision to active COA for second floor addition
On May 22, 2014, a COA was granted for a second story 'camelback' addition to the house under Criteria 33-241(b)(1).
On June 19, 2014, the applicant was red-tagged after demolishing the rear half of the house. At the July 2014 HAHC meeting, the applicant was approved to rebuild the destroyed portion of the house in the exact same configuration, footprint and fenestration pattern as originally approved. The applicant is now requesting that the following revisions to the project be allowed:

- Add wood attic vents to original front gable and addition front gable.
- Replace non-original front door.
- Remove one original door opening and one original window opening in north side wall.
- Add two windows to north side wall.
- Construct a full-width attached rear porch with a hipped roof.

See enclosed application materials and detailed project description on p. 4-11 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Partial Approval:

- Approval of installation of gable attic vents and replacement of front door.
- Denial of alteration to original window and door openings on north wall, installation of two windows on north wall, and installation of rear hipped porch roof as outside the range of approval for a project approved under Section 33-341(b).

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.



PROPERTY LOCATION
HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT

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



836 Columbia

INVENTORY PHOTO



CURRENT PHOTO

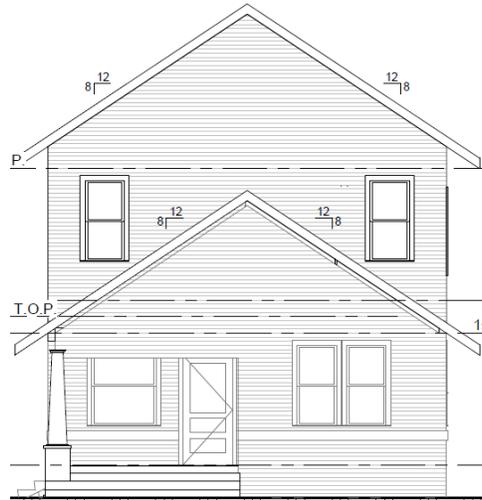


WEST ELEVATION – FRONT FACING COLUMBIA STREET

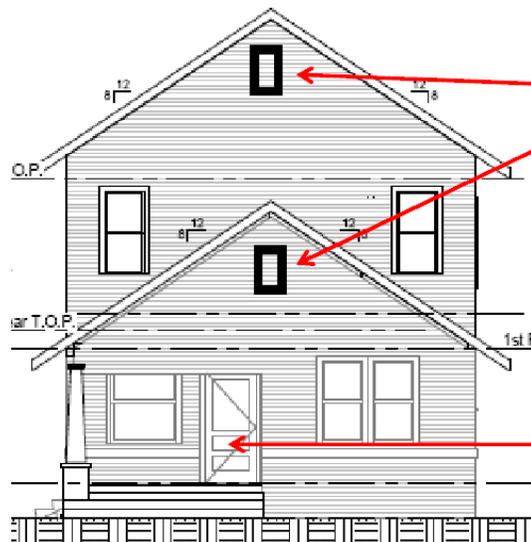
EXISTING



APPROVED – 5/22/14



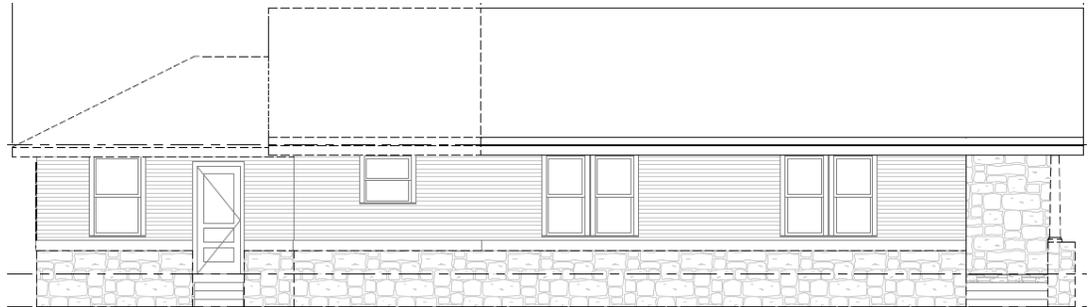
PROPOSED



ADD ATTIC VENTS

REPLACE NON-ORIGINAL DOOR

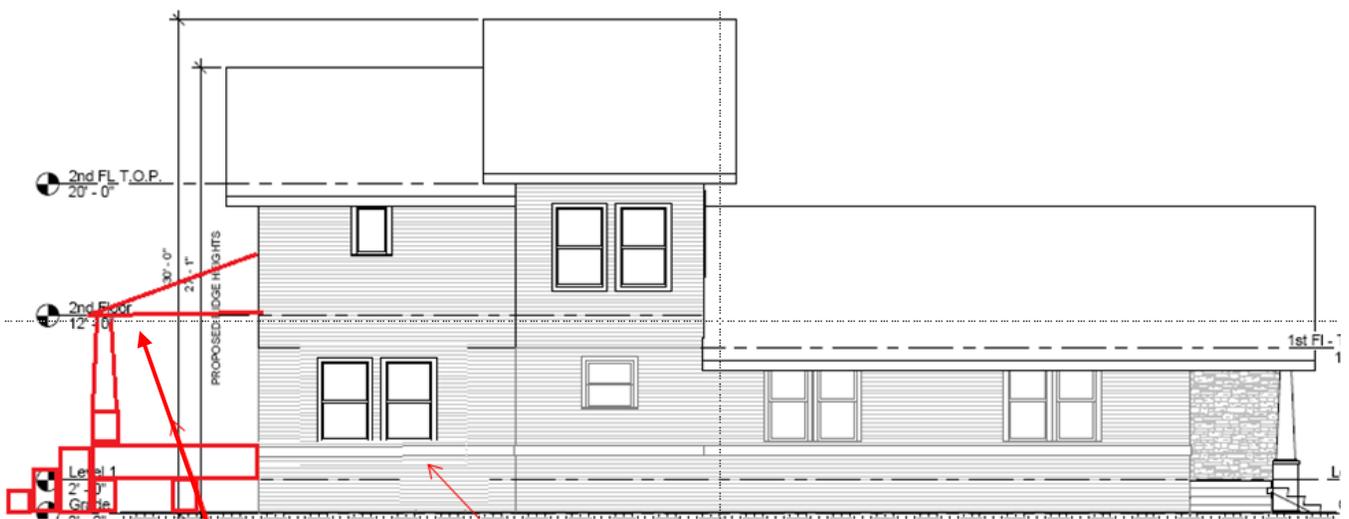
NORTH SIDE ELEVATION
EXISTING



APPROVED – 5/22/14

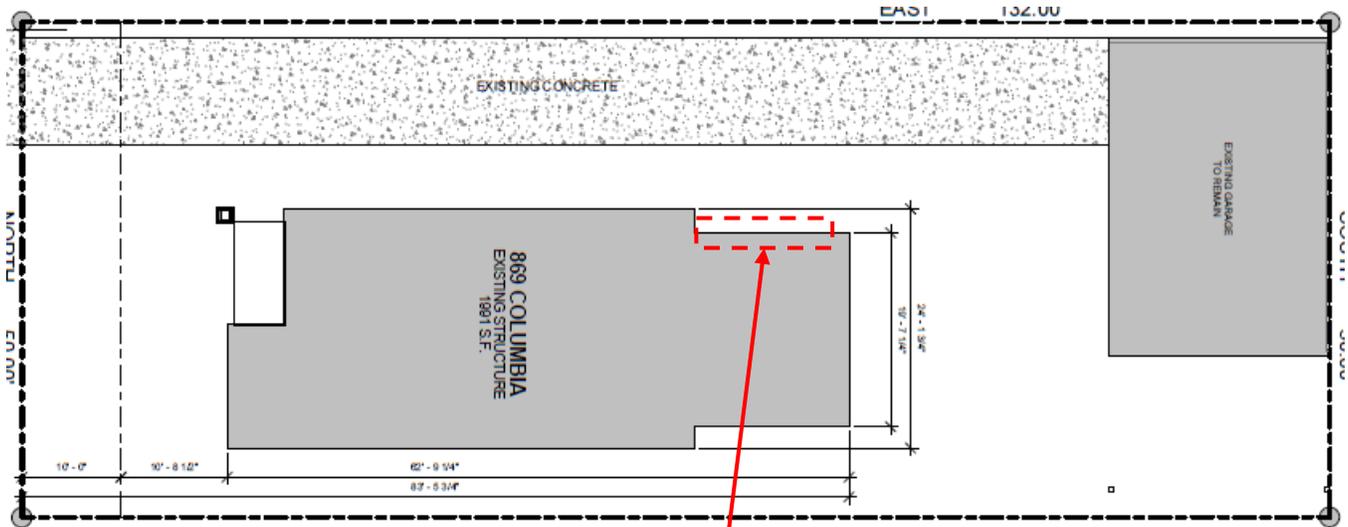


PROPOSED



ADD HIPPED ROOF OVER REAR DECK

SITE PLAN



WINDOW AND DOOR OPENING ALTERATIONS

FRONT DOOR



EXISTING DOOR



PROPOSED REPLACEMENT

NORTH ELEVATION PHOTOS



EXISTING WINDOW AND DOOR OPENING S

EXISTING REAR DECK

PROPOSED ATTIC VENT



EXISTING VENT OPENING



PROPOSED VENT

PROJECT DETAILS

Shape/Mass: The historic residence measures 24'-2" wide by 62'-9" deep including an existing 19'-7" wide by 15'-10" deep rear one-story addition. The residence features an 18'-5" ridge height and a 9'-4" eave height. A previously approved second floor addition within the existing footprint, beginning 35'-5" from the front wall and featuring a 20' eave height and a 30' ridge height has been partially constructed. An attached hipped roof measuring 19'-7" wide by 8' deep will be constructed to convert a rear deck into a covered porch.

Windows/Doors: The existing structure features wood 1/1 double hung windows and two wood entry doors. One window opening and one door opening are proposed to be removed from the north elevation. Two new window openings will be created and two double hung 1/1 wood windows will be installed.

Front Elevation: The existing residence features an inset porch on the north half of the elevation. The structure
(West) features one wood window on the front wall behind the porch, a wood front door, and a pair of wood windows on the front wall. Existing faux stone siding was removed and replaced with 117 wood siding, exposing an existing opening in the front gable. A wood vent will be installed in this opening, and an additional vent will be installed in the front gable of the addition. The non-original front door will be removed and replaced with a wood door.

Side Elevation: The existing elevation features two pairs of windows and a single window on the front portion of the wall. The inset rear portion of the wall features a door and an aluminum window. The aluminum window was previously approved to be replaced with a wood window; both openings were to be retained in their existing shape and location. Both openings are proposed to be removed and two new window opening created and centered on the wall. A rear deck will be covered with an attached hipped roof extending 8' back and supported by tapered wood columns on wood bases.

Side Elevation: A rear deck will be covered with an attached hipped roof extending 8' back and supported by tapered wood columns on wood bases.
(South)

Rear Elevation: A hipped roof measuring 19'-7" wide by 8' deep supported by tapered wood columns on wood boxes will be constructed to convert a rear deck into a porch.
(East)