

CERTIFICATE OF APPROPRIATENESS

Applicant: Essa A. Kawaja, owner and Barbara Rodriguez agent

Property: 510 Highland St, Houston, TX, 77009; Tract 2 & 3A, Block 20, Woodland Heights Subdivision. The property includes a historic 1,718 square foot one-story wood frame residence and a detached garage situated on a 5,000 square foot (50' x 100') interior lot.

Significance: Contributing Craftsman Bungalow residence, constructed circa 1910, located in the Woodland Heights Historic District. The historic residence was previously altered between 1924 and 1951 based on Sanborn maps and Harris County Archive documents. These changes included the removal of the front porch and rear additions.

Proposal: Alteration & New Addition

Alterations:

- Remove asbestos siding and restore wood cladding underneath. (to be reviewed with staff after removal)
- Replace nonoriginal front door and entry with more appropriate 6 lite wood panel door and reconstruct front porch and steps in a simple, traditional foursquare style.
- Porch decking steps and railing to be treated wood
- All historic windows that are not damaged beyond repair, will be repaired.
- Replacement windows and doors will retain historic openings and have the appearance of 1/1 wood windows in fiberglass.

Addition:

- Existing footprint of primary residence and addition attached to garage will remain.
- Second floor will be added over existing addition and garage. This will add 1,048 square feet of living space for a total of 2,766 sq ft which is compatible to similar homes with additions in Woodland Heights.
- Vertical cladding will be smooth cementitious.
- Roofing will be composition shingles.
- Existing ridge height is 23'-6" proposed addition is 22'9".
- Existing hipped roof is 4/12 and proposed has lower slope of 3/12.
- Existing Eave height is 20' and addition matches.
- Second floor addition above garage has 5' setback from side property line. Structural engineer to confirm garage addition (see attachment B).

Public Comment: No public comment received.

Civic Association: No comment received

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

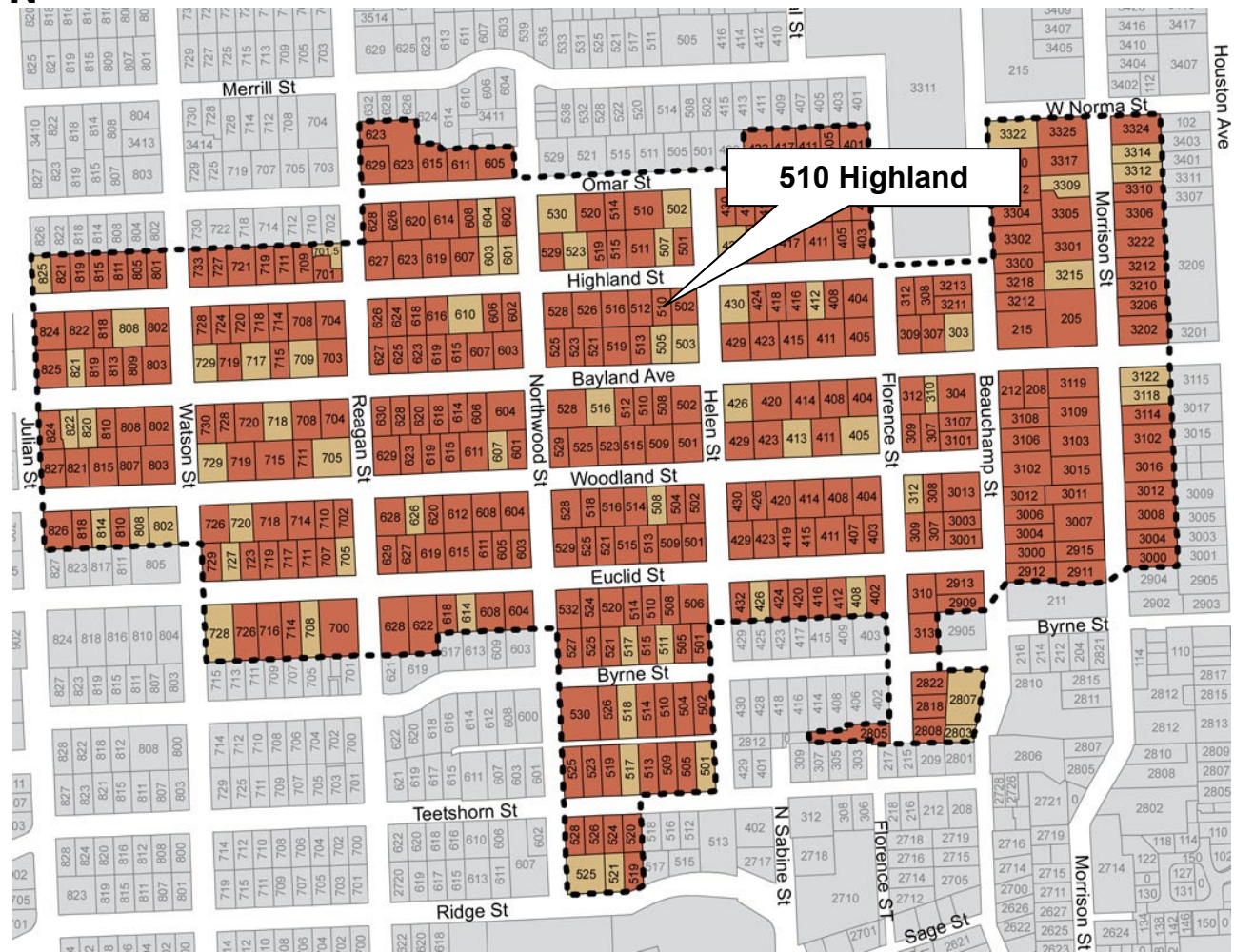
ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

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;
<i>Porch reconstruction and proposed front door takes the building back to the original foursquare appearance.</i> | |
| <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;
<i>Porch reconstruction, proposed front door, and replacement windows take the building back towards original foursquare appearance.</i> | |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7) | The proposed replacement of 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;
<i>Sanborn maps show evidence of original front porch on a foursquare type of home.</i> | |
| <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; | |
| <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; and | |
| <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
WOODLAND HEIGHTS



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



CURRENT PHOTO



Historic Photo -Harris County Archives c.1965



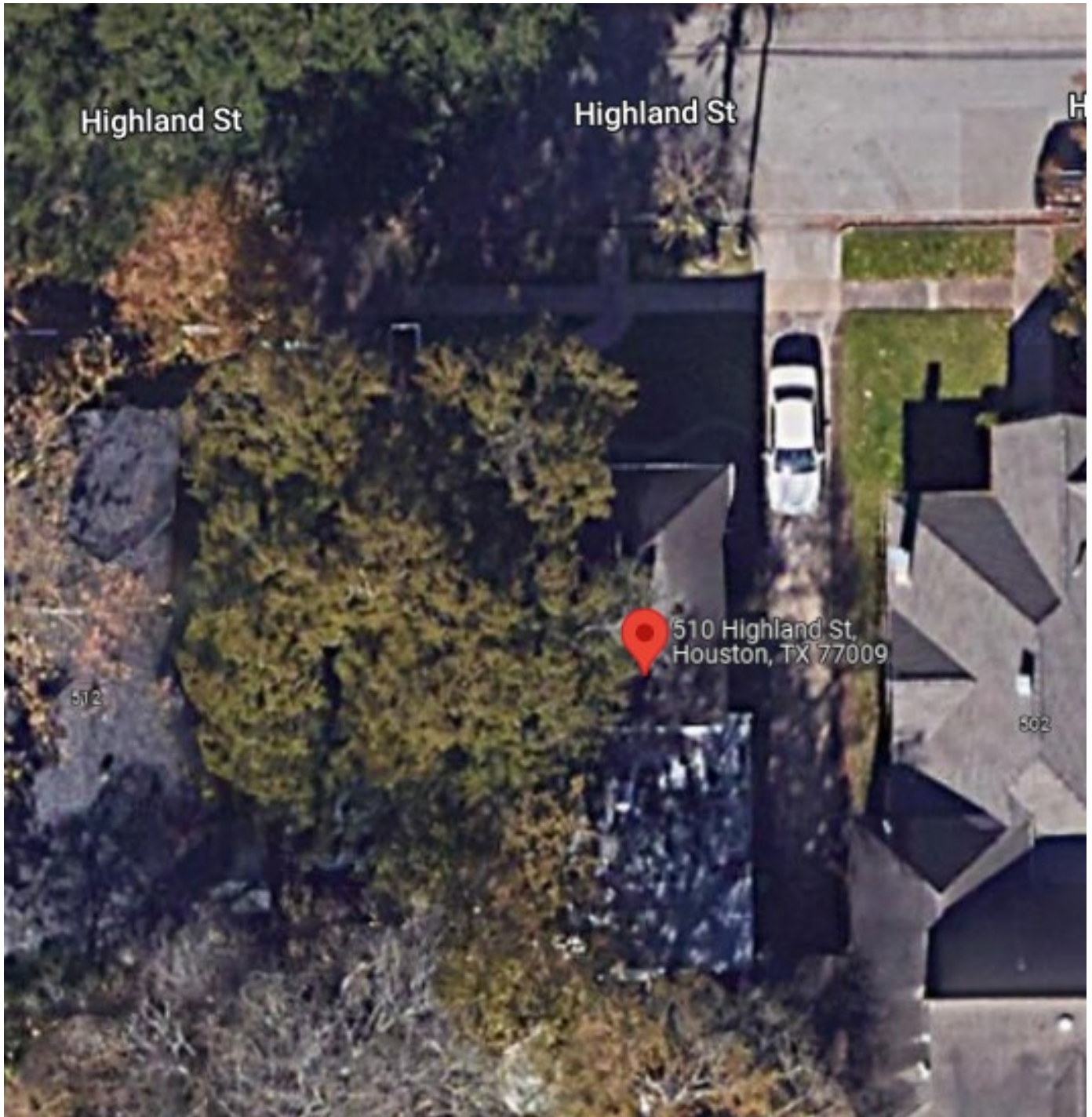
CONTRIBUTING CONTEXT: 418 HIGHLAND – INVENTORY PHOTO C.1912



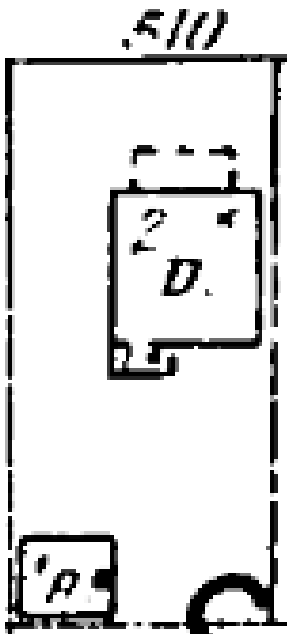
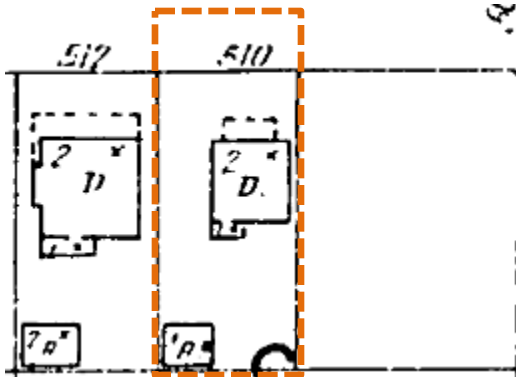
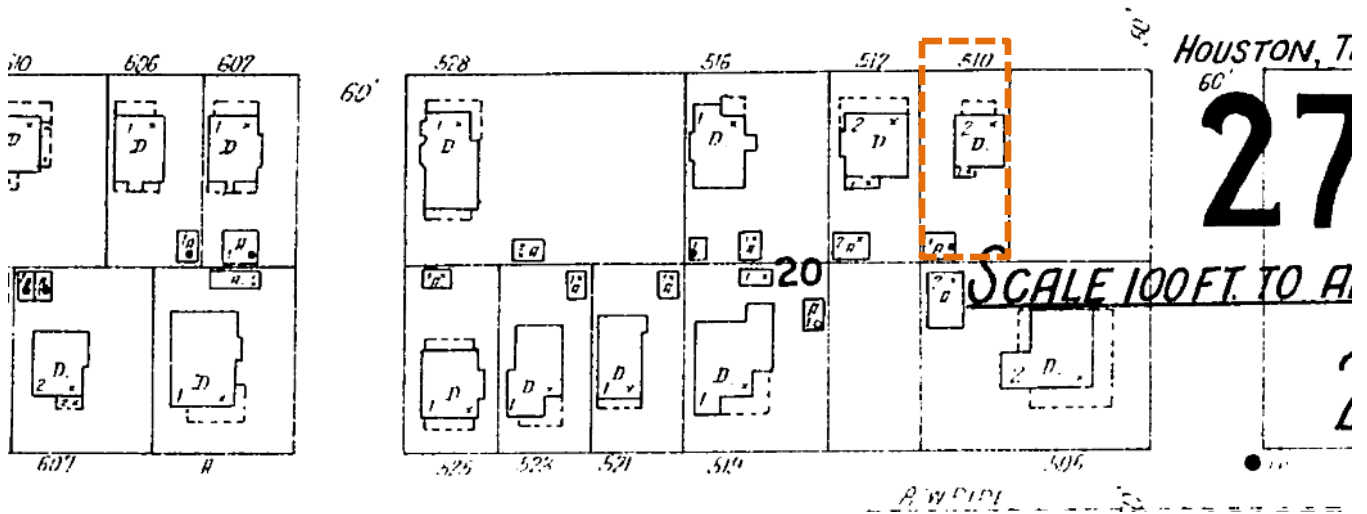
616 HIGHLAND -INVENTORY PHOTO – CONTRIBUTING C.1915



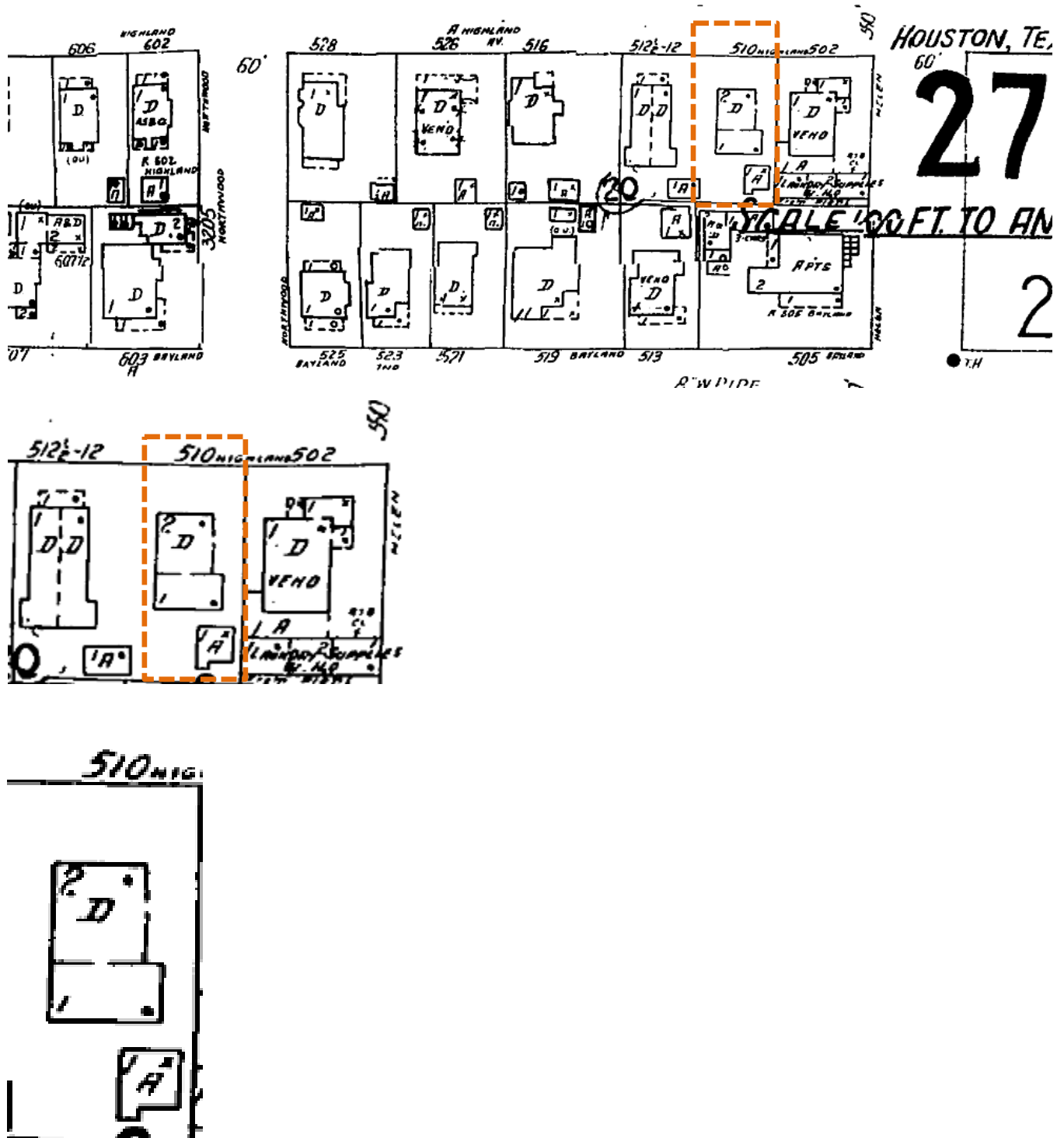
EXISTING SITE PLAN/AERIAL



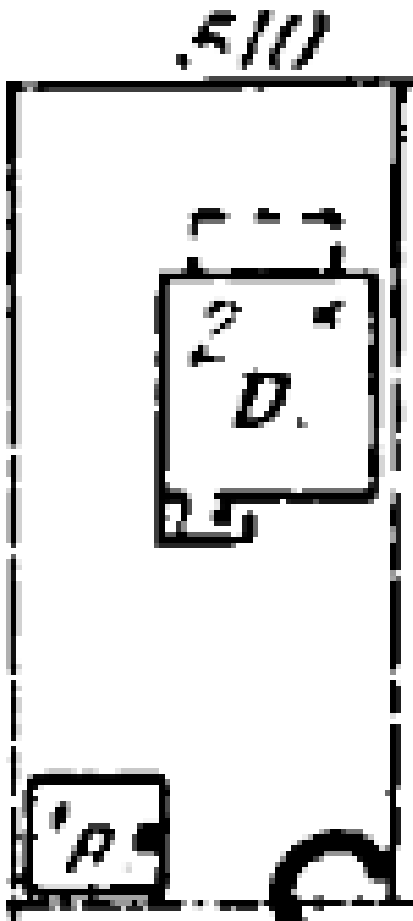
SANBORN C. 1924



SANBORN C. 1951



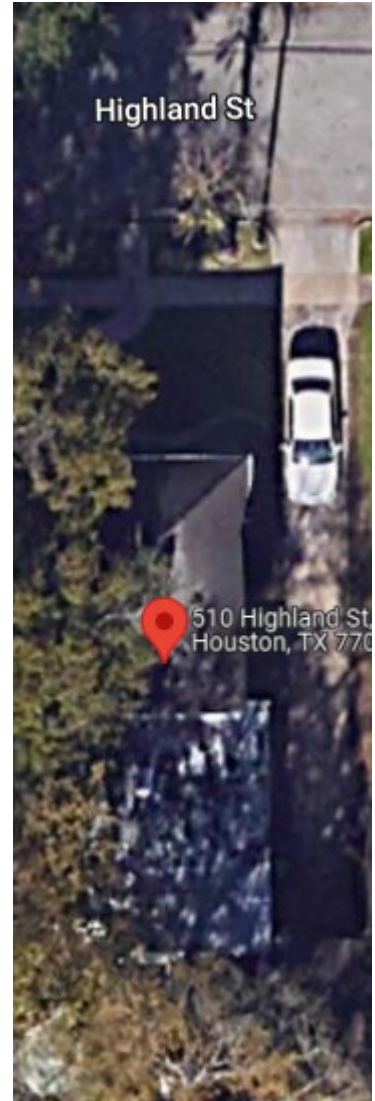
Sanborns vs Current aerial



C.1924

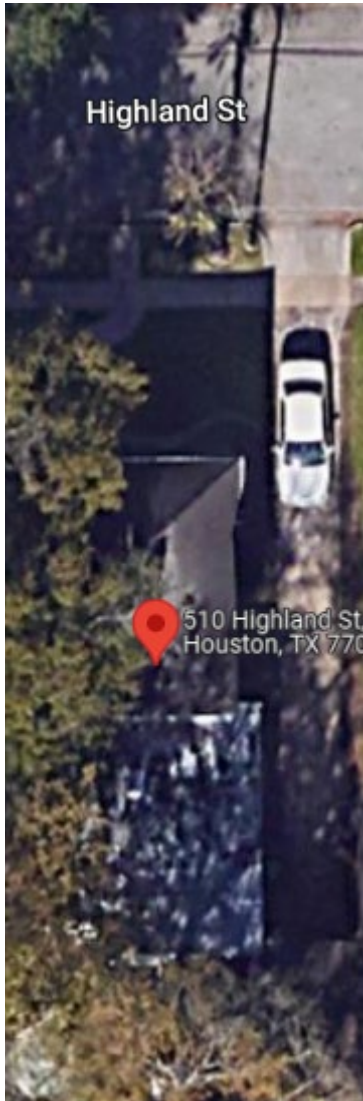


C.1950

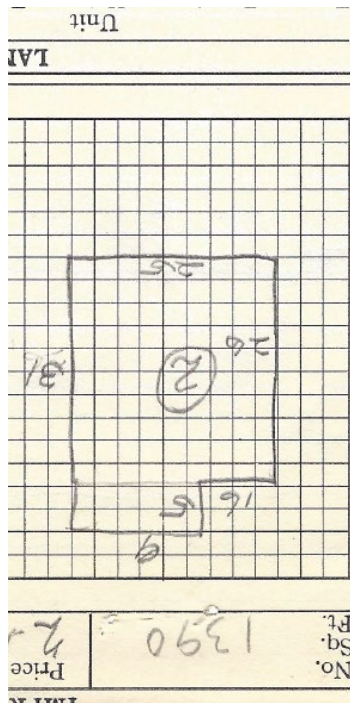


CURRENT

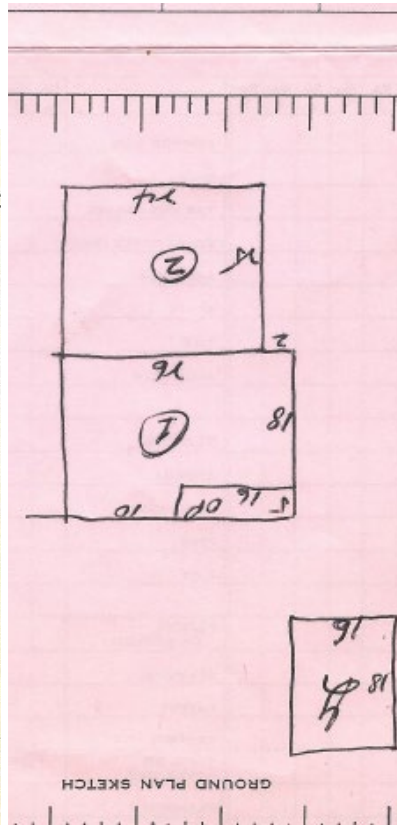
HARRIS COUNTY ARCHIVE DOCUMENTS



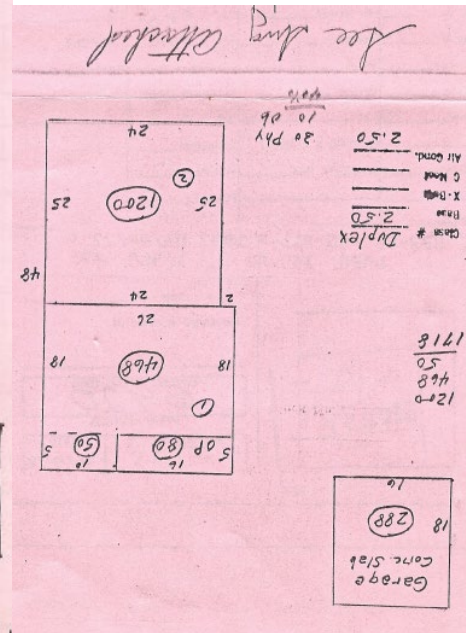
CURRENT



C.1930



C.1965



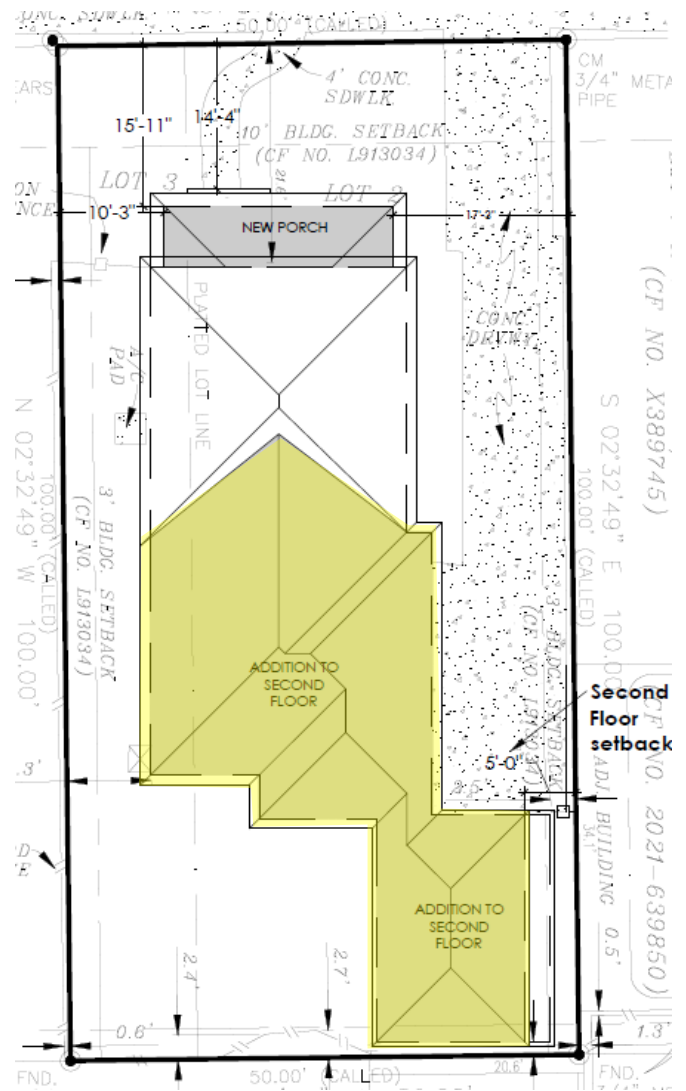
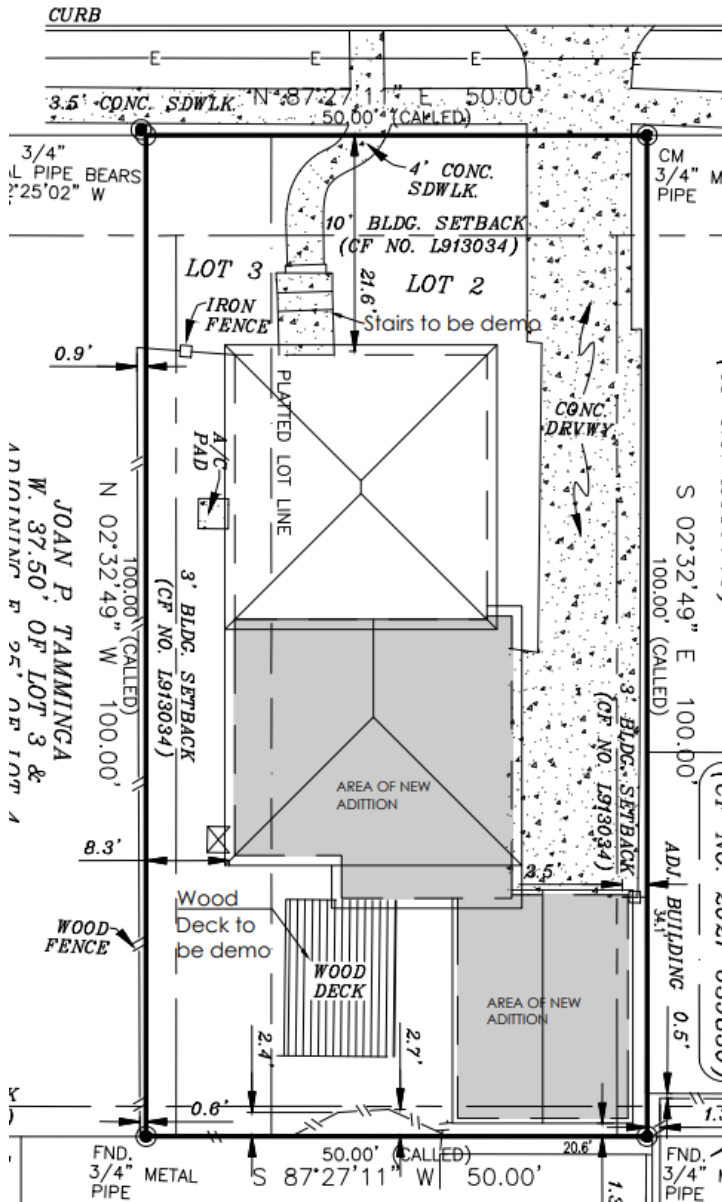
C.1977



SITE PLAN

EXISTING

PROPOSED

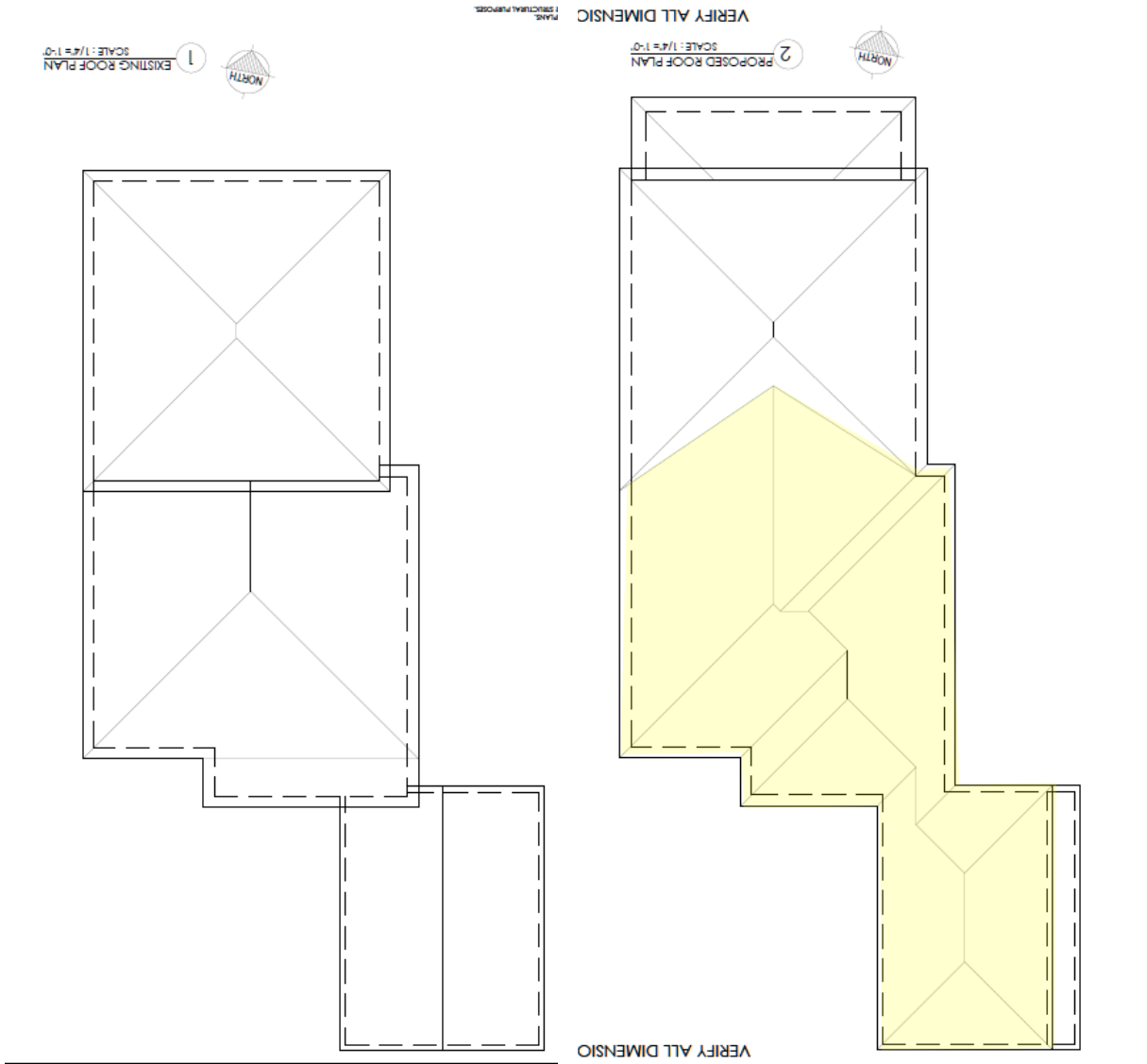




ROOF PLAN

EXISTING

PROPOSED

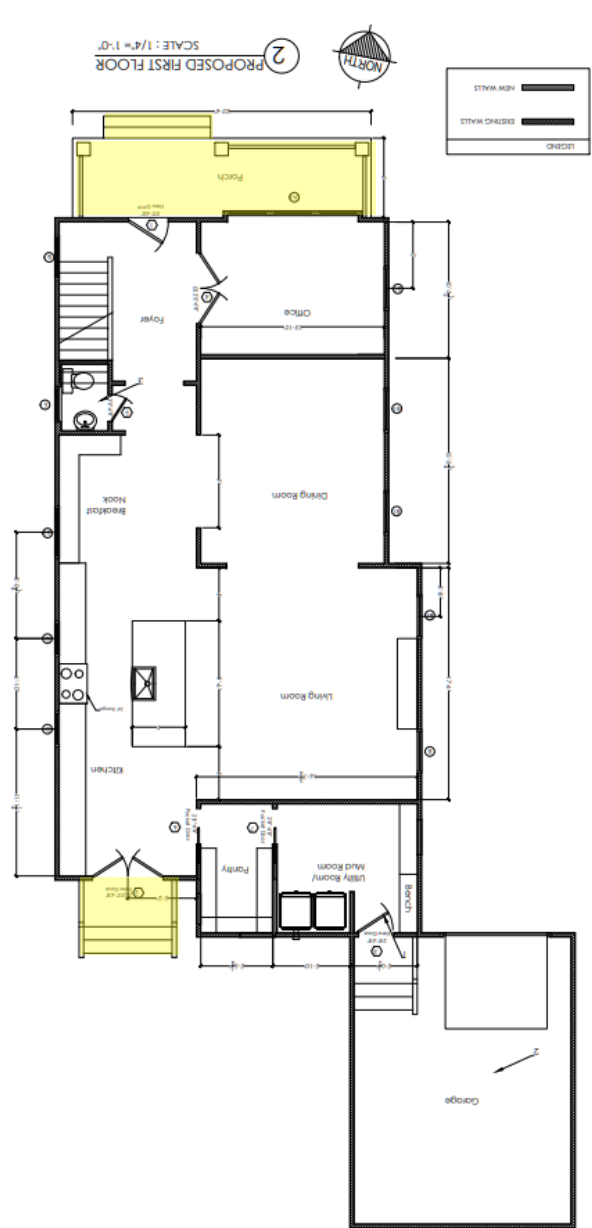
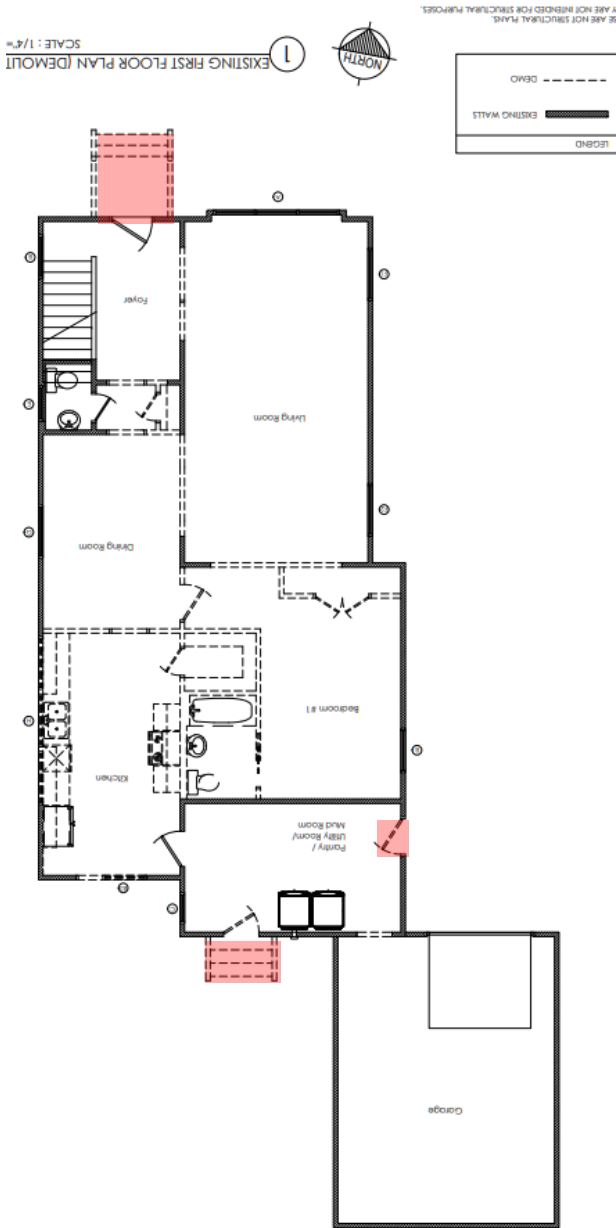




FIRST FLOOR PLAN

EXISTING

PROPOSED

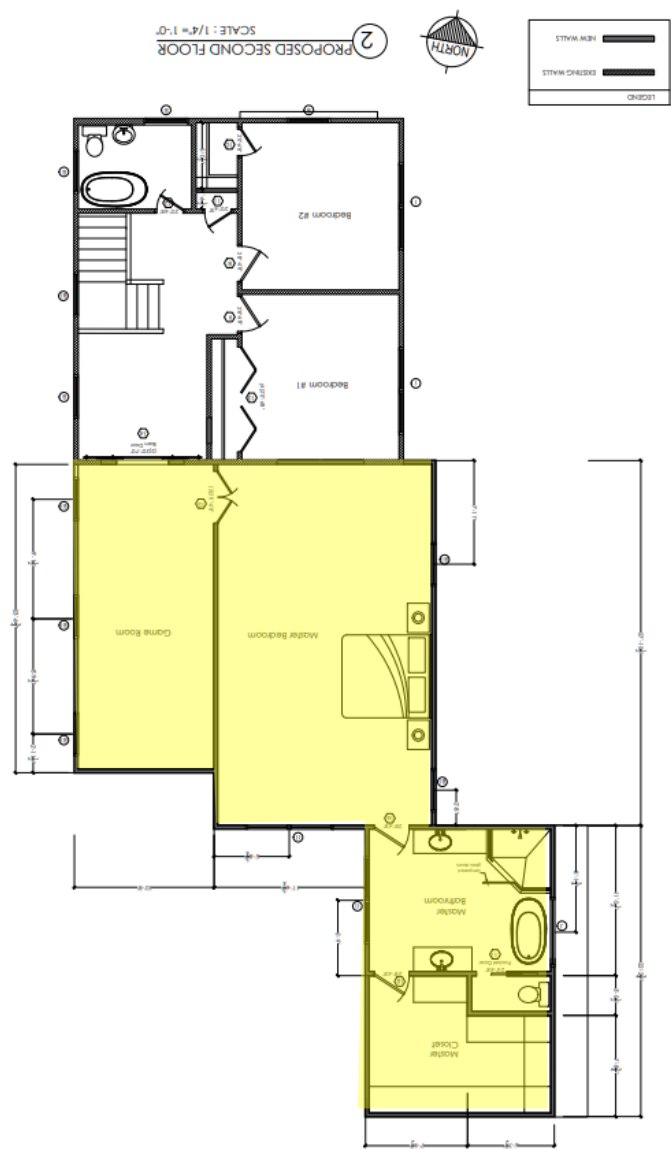
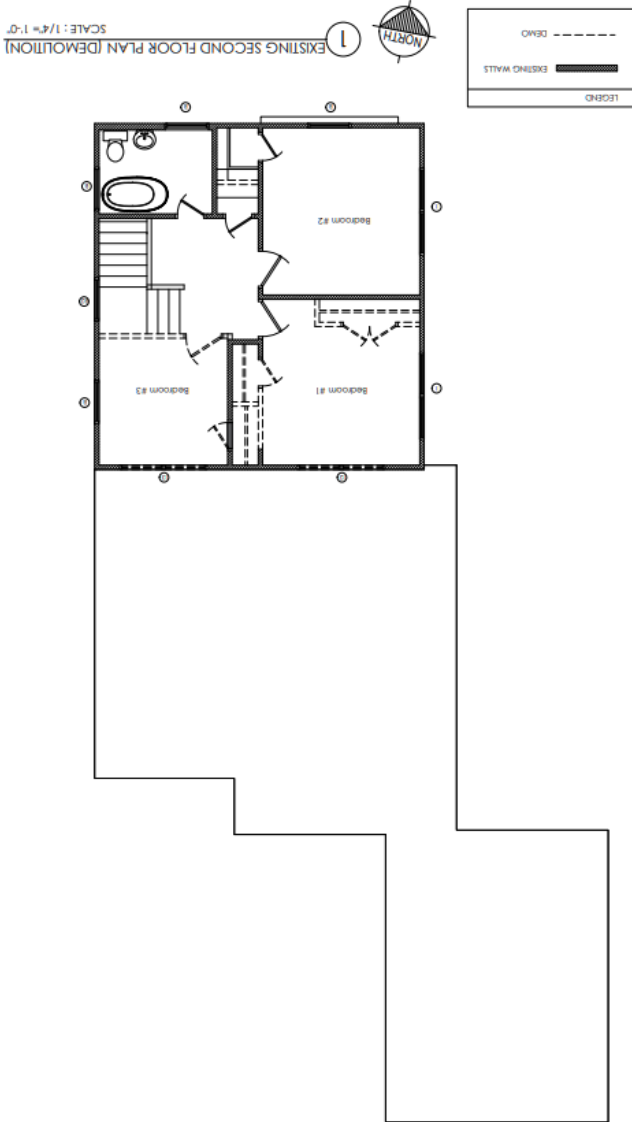




SECOND FLOOR PLAN

EXISTING

PROPOSED



VERIFY ALL

NORTH ELEVATION – FRONT FACING STREET



PROPOSED



3 PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"

SOUTH (REAR) ELEVATION

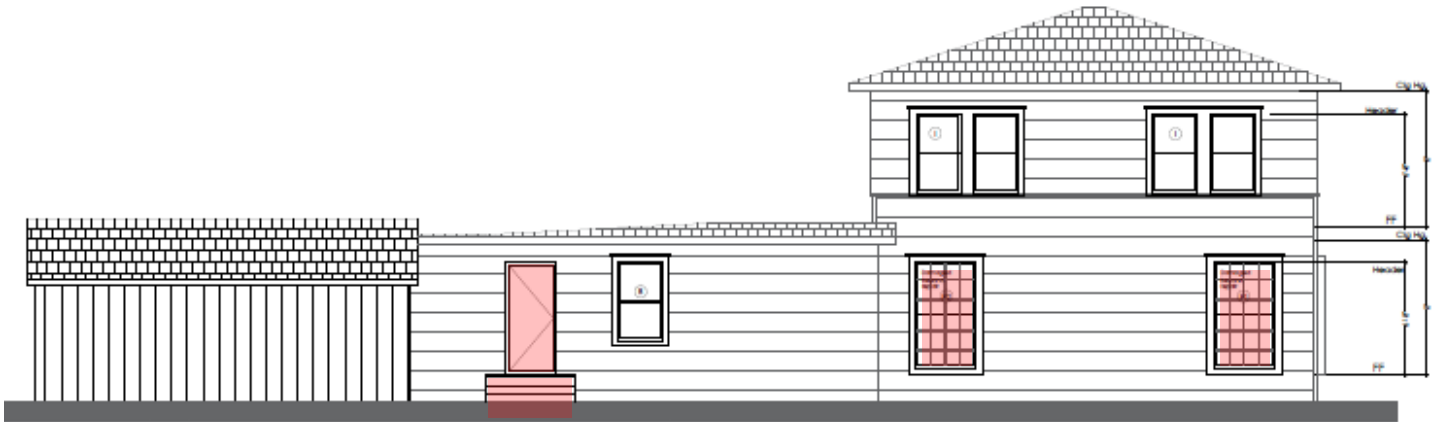


PROPOSED



4 PROPOSED FRONT ELEVATION
SCALE : 1/4"= 1'-0"

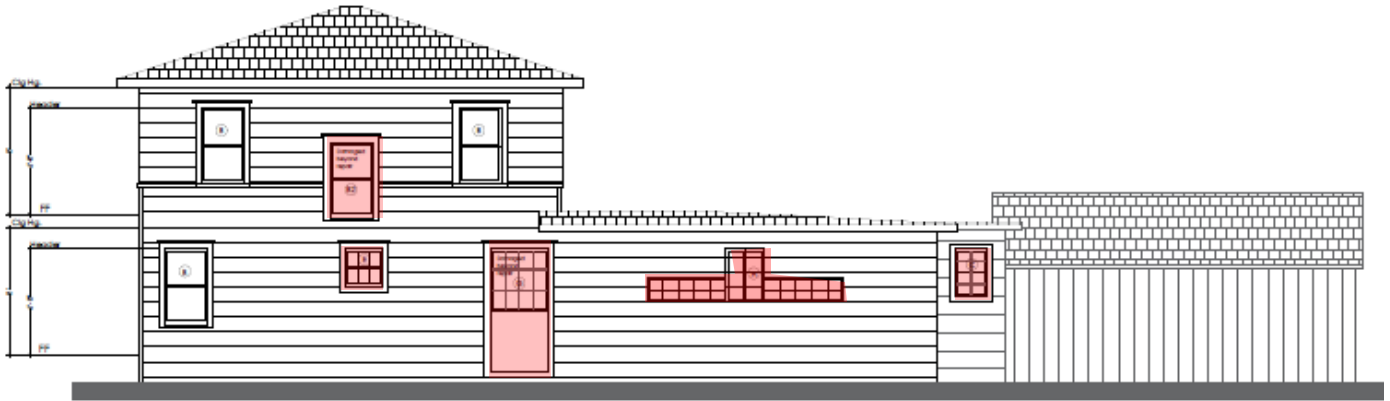
EAST SIDE ELEVATION



1 EXISTING LEFT ELEVATION
SCALE: 1/4"= 1'-0"



WEST (SIDE) ELEVATION



1 EXISTING RIGHT ELEVATION
SCALE: 1/4"= 1'-0"



RENDERINGS



RENDERINGS





CURRENT PHOTOS: LEFT ELEVATION/SIDE AND EXISTING REAR ADDITION

**Second Floor
Proposed
Addition**



- (A) Aluminium window to be replaced, as it is not original to the contributing structure
- (B) Windows to be repaired
- 1 Entry Door to be replaced, as it is not original to the contributing structure



All exterior doors are not original and will be removed.



Figure 16 Main door, ornament and lamps to be removed.



F1 F2

Windows to be replaced, as they are damaged beyond repair.

I

Windows to be repaired

Current Building Material:



Original Siding underneath the existing siding.

WINDOW F1



Figure 8 WINDOW F1: Window is inoperable, frame is rotten



Figure 9 WINDOW F1: Rotten Frame



(B) Window to be repaired

(3) Door to be eliminated

Second Floor Proposed Addition Location (the addition will have same height as the existing structure)



(I2) (I3) Windows to be eliminated in order to complete the addition
(C) Window to be eliminated and replaced with a Double Door

(B3) Window to be eliminated and replaced with a Double Door

(2) Door to be eliminated

Rear Elevation

Note: Number and letters as identified in plans

RIGHT ELEVATION/SIDE AND EXISTING REAR ADDITION



(B) (E) Windows to be repaired

(B2) (G) Windows to be replaced, as they are damaged beyond repair.

Second Floor Proposed Addition Location

(H) Windows to be removed

Right Elevation

Note: Number and letters as identified in plans

WINDOW B2



Figure 6 WINDOW B2: Glass is broken, window is inoperable, and frame is broken



Figure 7 WINDOW B2: Rotten Frame

WINDOW H



Figure 14 WINDOW H: Not original window to be removed.

FRONT DOOR

SW 9144
Moonmist
Interior / Exterior
Location Number: 223-C1

Door Color



Outdoor Lights



Door Style

<https://rustica.com/rustic-ranch-front-door/>

WINDOWS



<https://www.marvinreplacement.com/replacement-windows/single-hung>

We are also considering these windows from Lowes
Check the link below

<https://www.lowes.com/search?searchTerm=single%20hung%20aluminum%20windows>

I am booked for a consultation appointment with them for window repair

<https://houstonwindowexperts.com/products/>

BACK DOORS



Backyard French Door

<https://www.lowes.com/pd/JELD-WEN-Tempered-Clear-Glass-Primed-Steel-Left-Hand-Inswing-Prehung-Double-Door-French-Patio-Door-Common-72-in-x-80-in-Actual-71-5-in-x-79-5625-in/1000608049>



Laundry Room Side Door

<https://www.lowes.com/pd/JELD-WEN-Full-Lite-Blinds-Between-The-Glass-Left-Hand-Inswing-Primed-Steel-Prehung-Entry-Door-with-Insulating-Core-Common-32-in-x-80-in-Actual-33-4375-in-x-81-75-in/1000008060>

CERTIFICATE OF APPROPRIATENESS
WINDOW WORKSHEET



**PLANNING &
 DEVELOPMENT
 DEPARTMENT**

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Original	No
A	Aluminium			113 x 75		Replacement	No
B	Wood			32 x 56		Original	Yes
B2	Wood			32 x 56		Original	No
B3	Wood			32 x 56		Original	No
C	Vinyl			24 x 36		Replacement	No
H	Wood			29 x 40		Replacement	No
G	Wood			44 x 92		Original	No
I	Wood			73 x 56		Original	Yes

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
Ex. A1	Glass is broke, window is inoperable, rail is rotten, and frame is broken
F1	Window is inoperable, frame is rotten
F2	Window is inoperable, frame is rotten
G	Window is inoperable, half of the window has been replaced by a piece of wood
B2	Glass is broken, window is inoperable, and frame is broken

PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
Ex. A1	Wood	1/1	DH	32 x 66	Recessed	Plygem	
A1	Fiberglass			114 x 56	Recessed/Inset	Marvin	Existing building
D	Fiberglass			28 X 36	Recessed/Inset	Marvin	Existing building
B1	Fiberglass			32 x 56	Recessed/Inset	Marvin	Existing building
I1	Fiberglass			73 x 56	Recessed/Inset	Marvin	New Addition
B4	Fiberglass			32 x 56	Recessed/Inset	Marvin	New Addition
F3	Fiberglass			44 x 92	Recessed/Inset	Marvin	Existing building

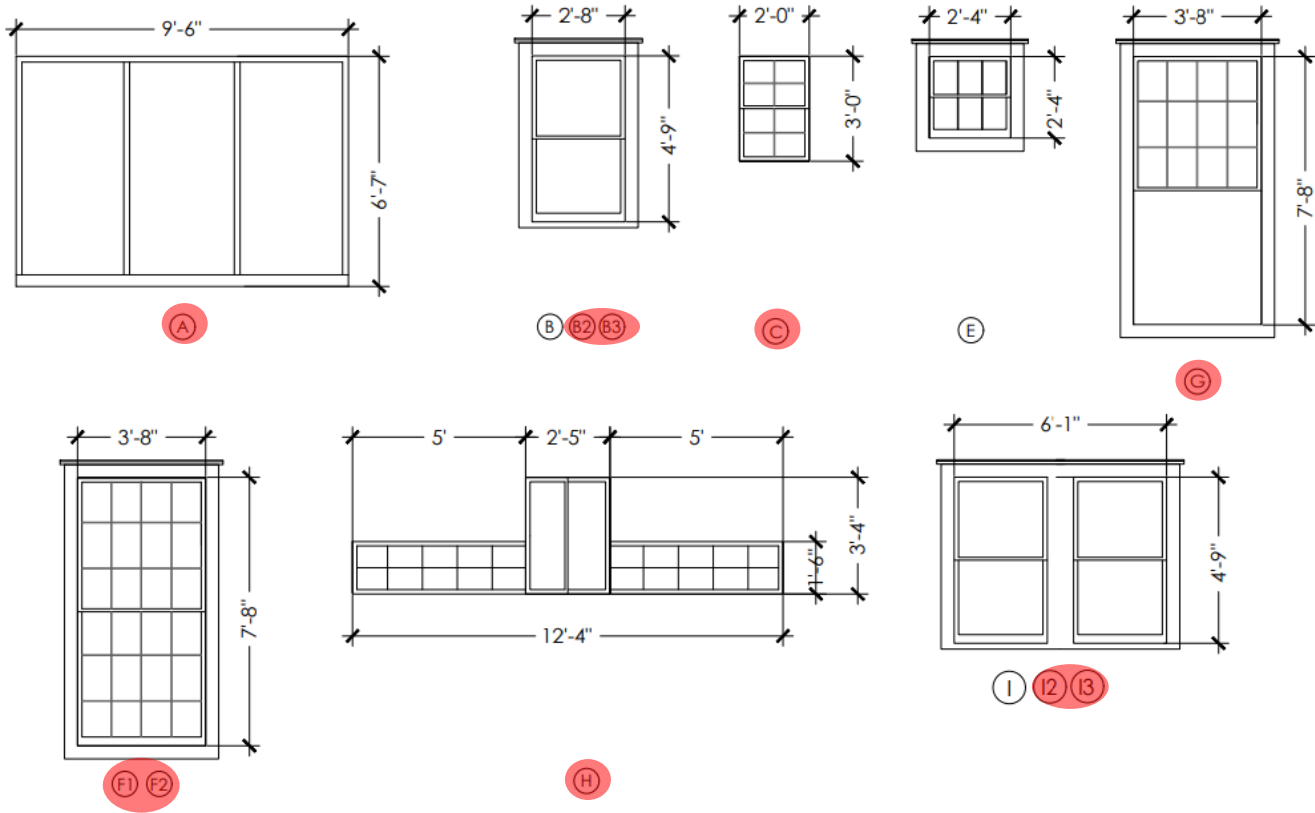
CERTIFICATE OF APPROPRIATENESS
WINDOW WORKSHEET



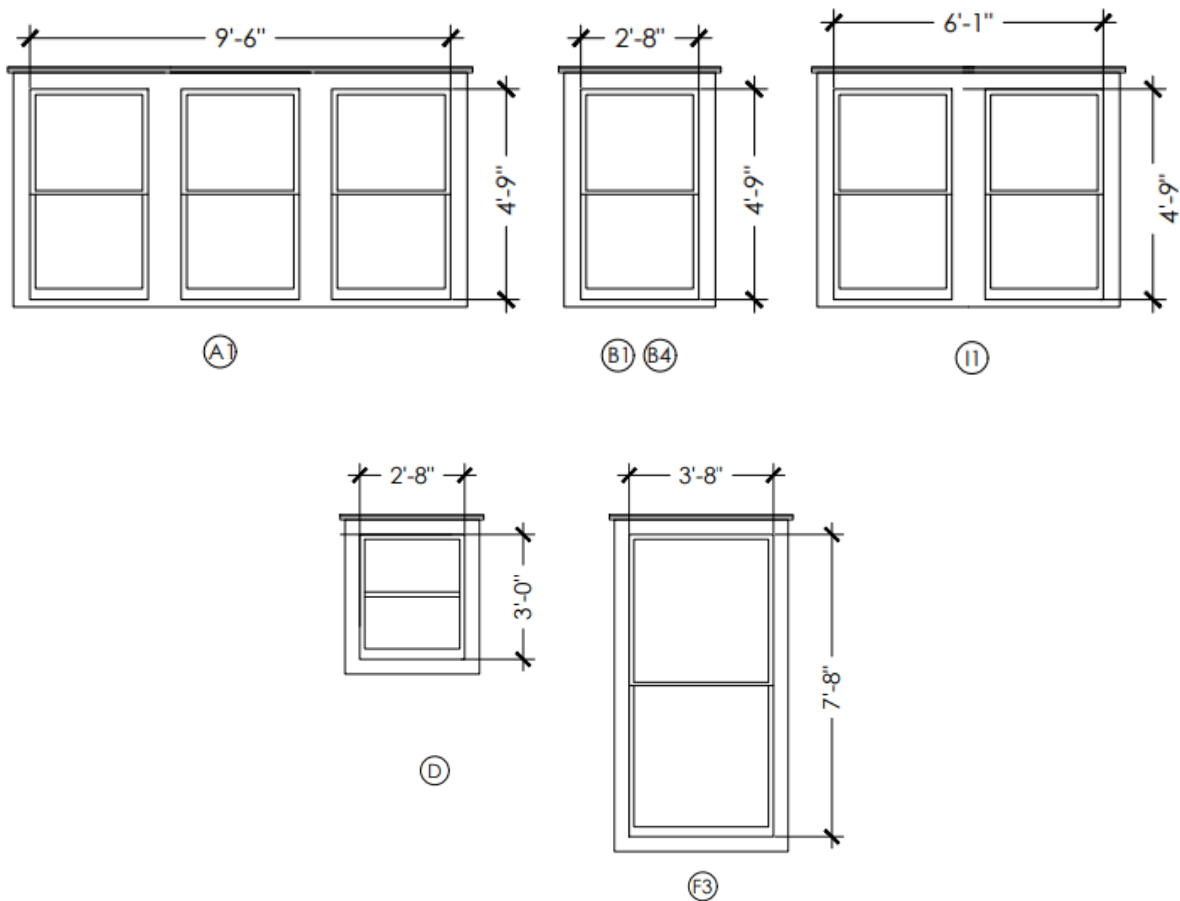
**PLANNING &
 DEVELOPMENT
 DEPARTMENT**

EXISTING WINDOW SCHEDULE							
Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
F1	Wood			44 x 92		Original	No
F2	Wood			44 x 92		Original	No
I2	Wood			73 x 56		Original	No
I3	Wood			73 x 56		Original	No
E	Wood			28 x 28		Original	Yes

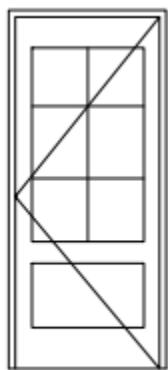
EXISTING WINDOW SCHEDULE						
SYM.	SIZE W x H	FRAME	TYPE	SCR.	Qty.	REMARKS
1st FLOOR						
(A)	9'6"-6'7"	Aluminium	Fix		1	Not original / To be removed
(B)	2'8"-4'9"	Wood	Double Hung		2	Original / To remain
(B3)	2'8"-4'9"	Wood	Double Hung		1	Original / To be removed
(C)	2'0"-3'0"	Vynil	Double Hung		1	Not original / To be removed
(E)	2'4"-2'4"	Wood	Double Hung		1	Original / To remain
(F1)(F2)	3'8"-7'8"	Wood	Double Hung		2	Not original / To be removed
(G)	3'8"-7'8"	Wood	Double Hung		1	Not original / To be removed
(H)	12'4"-3'4"	Wood	Sliding/Fix		1	Not original / To be removed
2nd FLOOR						
(B)	2'8"-4'9"	Wood	Double Hung		4	Original / To remain
(B2)	2'8"-4'9"	Wood	Double Hung		1	Original / To be removed
(I)	6'1"-4'9"	Wood	Double Hung		2	Original / To remain
(I2)(I3)	6'1"-4'9"	Wood	Double Hung		2	Original / To be removed



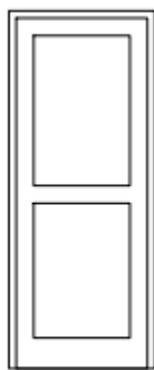
PROPOSED WINDOW SCHEDULE						
SYM.	SIZE W x H	FRAME	TYPE	SCR.	Qty.	REMARKS
1st FLOOR						
(A)	9'6"-4'9"	Fiberglass	Single Hung		1	
(B1)	2'8"-4'9"	Fiberglass	Single Hung		5	
(D)	2'8"-3'0"	Fiberglass	Single Hung		2	
(F3)	3'8"-7'8"	Fiberglass	Single Hung		2	
2nd FLOOR						
(B1)	2'8"-4'9"	Fiberglass	Single Hung		1	
(11)	2'8"-4'9"	Fiberglass	Single Hung		2	
(B4)	2'8"-4'9"	Fiberglass	Single Hung		6	



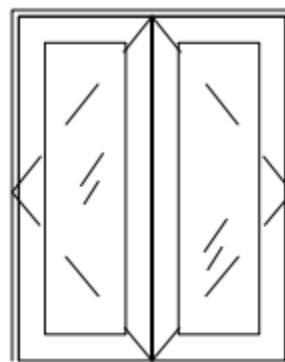
DOOR SCHEDULE								
SYM.	W x H	TYPE	FINISH	FR. MATERIAL	FR. FINISH	R - O	HC/SC	REMARKS
1st Floor								
1	3'0" - 6'8"	A	Wood/Glass	Wood	Wood	3'-3" - 6'-9 1/2"	SC	Exterior
2	(2) 3'0" - 6'8"	C	Wood/Glass	Wood	Wood	6'-3" - 6'-9 1/2"	SC	Exterior
3	2'8" - 6'8"	B	Wood	Wood	Wood	2'-11" - 6'-9 1/2"	SC	Interior
5	2'0" - 6'8"	B	Wood	Wood	Wood	2'-3" - 6'-9 1/2"	SC	Interior
4	(2) 2'0" - 6'8"	E	Wood	Wood	Wood	4'-3" - 6'-9 1/2"	SC	Exterior
6, 7	2'8" - 6'8"	D	Wood	Wood	Wood	2'-11" - 6'-9 1/2"	SC	Interior Pocket door
2nd Floor								
10,11,12,17	2'0" - 6'8"	B	Wood	Wood	Wood	2'-3" - 6'-9 1/2"	SC	Interior
9,8,16,18	2'8" - 6'8"	B	Wood	Wood	Wood	2'-11" - 6'-9 1/2"	SC	Interior
15	(2) 2'0" - 6'8"	E	Wood	Wood	Wood	4'-3" - 6'-9 1/2"	SC	Interior/Double Door
13	(4) 2'0" - 6'8"	F	Wood	Wood	Wood	8'-3" - 6'-9 1/2"	SC	Interior/Barn Doors



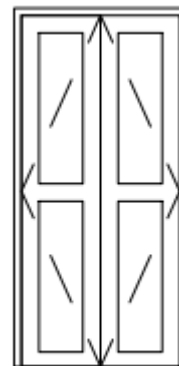
A



B



C



E

ATTACHMENT A

507 HIGHLAND – INVENTORY PHOTO – NON CONTRIBUTING C.1991



MORE INFO ON AMERICAN FOUR SQUARE HOMES:

<https://everydayoldhouse.com/american-foursquare-house/>



ATTACHMENT B: LETTER FROM ENGINEER



11403 Barker Cypress Rd, Ste J #140
 Cypress, TX 77433
 PH: 832-607-8809
tran.bettgroup@gmail.com

Date: 11/15/2022

Project Number: BG-22-046
 Report Number: BG-22-046-001
 Location: 510 Highland Street, Houston, TX 77009

Project Information: Foundation Letter for Renovation/Addition of an Existing Single Family Residence

To Whom It May Concern,

On November 11th, 2022, The BETT Group LLC performed a site visit to assess the existing foundation for a proposed renovation/addition to an existing garage at the above referenced address. It is our understanding that the existing garage roof, interior walls, and ceiling framing will be demolished, and that the garage will be re-framed and turned into a 2-story living area as part of the main house structure. During our site visit, we dug around the perimeter of edge of the structure and found the existing foundation to be a 4" thick slab on grade without the presence of grade beams. Additionally, an 8" thick x 12" tall concrete curb was built around the perimeter slab edge and is used to support the existing exterior walls. Furthermore, a large structural crack was evident at the center of the slab, with the crack spanning from the mid-point of the garage wall to the back wall of the garage. The crack in the slab was wide enough to place a coin into it and is a structural concern, therefore shall be repaired. However, with that noted, it is our recommendation that since the entire wood framed structure is being demolished, the existing slab should be demolished as well, and a new foundation be poured in place for the new 2-story addition, in lieu of just repairing the crack in the slab. Since a geotechnical soils report was not available at the time of our site visit, a soil bearing capacity of 1,500 pounds per square foot (psf) is presumed based on the assumed soil type and Table 1806.2 from the IBC 2015 as shown below in **Figure 1**.

TABLE 1806.2 PRESUMPTIVE LOAD-BEARING VALUES

CLASS OF MATERIALS	VERTICAL FOUNDATION PRESSURE (psf)	LATERAL BEARING PRESSURE (psf) below natural grade	LATERAL SLIDING RESISTANCE	
			Coefficient of friction ^a	Cohesion (psf) ^b
1. Crystalline bedrock	12,500	1,200	0.70	—
2. Sedimentary and foliated rock	4,000	400	0.35	—
3. Silty gravel and/or (GV and GP)	3,000	200	0.35	—
4. Sand, silty sand, clayey sand, silty gravel and clayey gravel (SM, SP, SM, SC, SW and GC)	2,000	150	0.25	—
5. Clay, sandy clay, silty clay, clayey silt, silt and sandy silt (CL, ML, MH and CH)	1,500	100	—	150

Figure 1 – Presumptive Load Bearing Values per IBC 2015

Based on these presumptive values, we recommend that the new foundation consist of a minimum 4" thick slab on grade with 12" wide x 30" deep, extending a minimum of 24" below finish grade as shown in **Figure 2**.

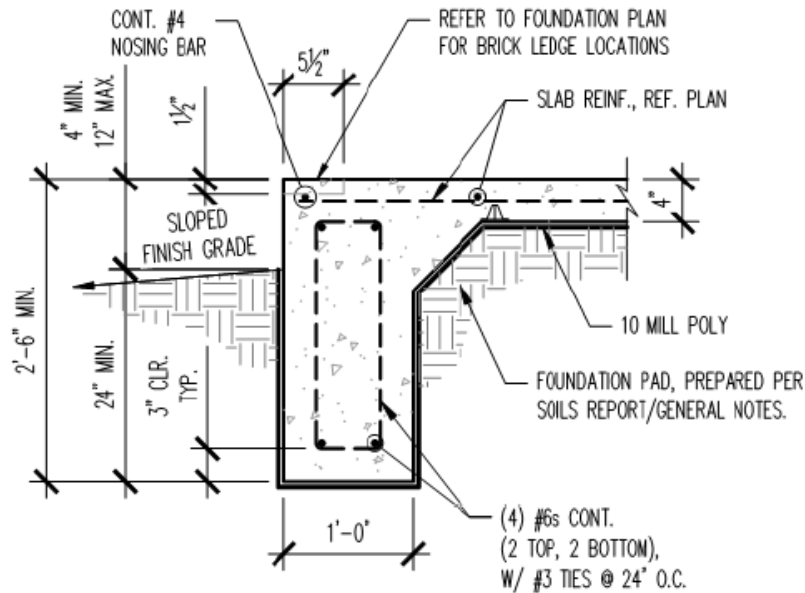


Figure 2- Typical grade beam detail

Furthermore, we also understand that the existing main house will have an interior renovation with removal and/or additions of new interior walls and 2nd-floor addition. The existing foundation of the main house consists of a pier & beam raised foundation system and appears to be sufficient for the existing conditions, however, depending on the new load distribution because of the proposed renovations, some additional footings may be required to support the new and/or re-distributed loads. With the addition of new footings in conjunction with the existing pier & beam system, the overall foundation should be sufficient to support the new loads of the proposed renovation/addition.

We sincerely appreciate the opportunity to provide you with engineering services. Additionally, if you have any questions comments or concerns or if we have erred in our understanding of the project, please feel free to contact us.

Thank you,

Tam Tran, P.E.

The BETT Group, LLC

TX FRIM # 23139

Mobile: 832-607-8809



11/15/2022