

CERTIFICATE OF APPROPRIATENESS

Application Date: 11/18/2024

Applicant: Scott Dailey, agent for, David P. Rennie, representative from Church

Property: Lot 1, 2, 3,& 5, Tracks 4 & 4A, Block 103, in Houston Heights West Neighborhood Subdivision. St. Andrews Episcopal Church, the property includes multiple buildings, situated on a 9,000 sq. ft. and 21,000 sq. ft. campus encompasses a 3/4 of city block, fronting three streets.

Significance: Contributing Gothic Revival style Church circa 1947, and separate American Four-Square residence circa 1910, located in the Historic Heights East District.

Proposal: Alteration of Non-Original Addition circa 1958

- Repointing of mortar, color and texture to match existing, throughout brick facia as needed.
• Addition of monumental masonry header over West elevation entrance expanding from a single door to a double door and extended triangular pediment shaped roof line over header.
• Entrance Canopy to extend from above building entrance, length of sidewalk to parking lot.

Contributing Original Church circa 1947

- Removal of existing non-original stained glass rose window, circa 1976, on West gable facade of Church sanctuary. Gable area to be re-siding with cementitious shingles to visually match existing shingles.
• Stained glass rose window, circa 1976, to be restored, repaired and relocated lower on the same wall, so visible from congregation. Window will be artificially backlit, so it's visible within the church sanctuary any time of day.
• Construction of a two (2) columbarium structurally separated but alongside the South side of the sanctuary between buttresses.
• Construction of masonry wall with pillars at intervals, wrought iron fencing topper between intervals of pillars. Wall to provide increased safety and privacy for north campus outdoor children's play area.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

Note: All materials in exterior walls, including windows, siding, framing lumber, and interior shiplap (if originally present) must be retained except where removal or replacement has been explicitly approved per this Certificate. Shiplap is an integral structural component of the exterior wall assembly in balloon framed structures and removal can cause torquing, 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.

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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 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 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.

HEIGHTS DESIGN GUIDELINES

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

HEIGHTS MEASUREABLE STANDARDS

S D NA S - satisfies D - does not satisfy NA - not applicable

 Maximum Lot Coverage (Addition and New Construction)

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

Existing Lot Size: No Change

Max. Allowed: No Change

Proposed Lot Coverage: No Change

Remaining Amount: No Change

 Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Existing Lot Size: No Change

Max. FAR Allowed: No Change

Proposed FAR: No Change

Remaining Amount: No Change

Side Wall Length and Insets (Addition and New Construction)

MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

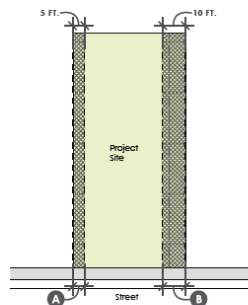
Side Wall Length: No Change

Inset Length: No Change

Inset on North side: No Change

Inset on South side: No Change

Side Setbacks (Addition and New Construction)



Note: This diagram shows just one example of a side setback configuration.

KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
C	10 FT.	Minimum cumulative side setback for a one-story house
C	15 FT.	Minimum cumulative side setback for a two-story house

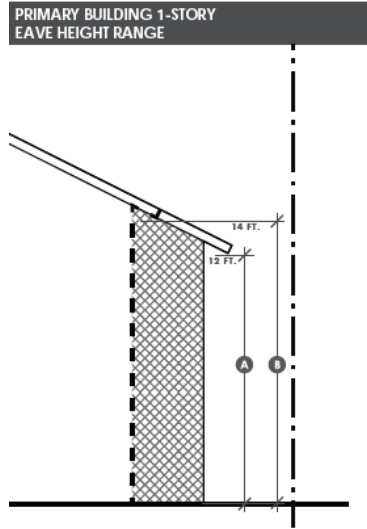
Proposed side setback (1): No Change

Proposed side setback (2): No Change

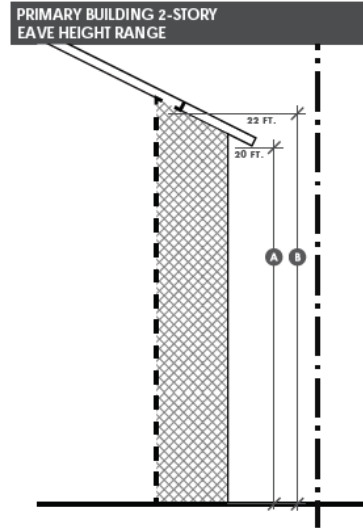
Cumulative side setback: No Change



Eave Height (Addition and New Construction)



KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback



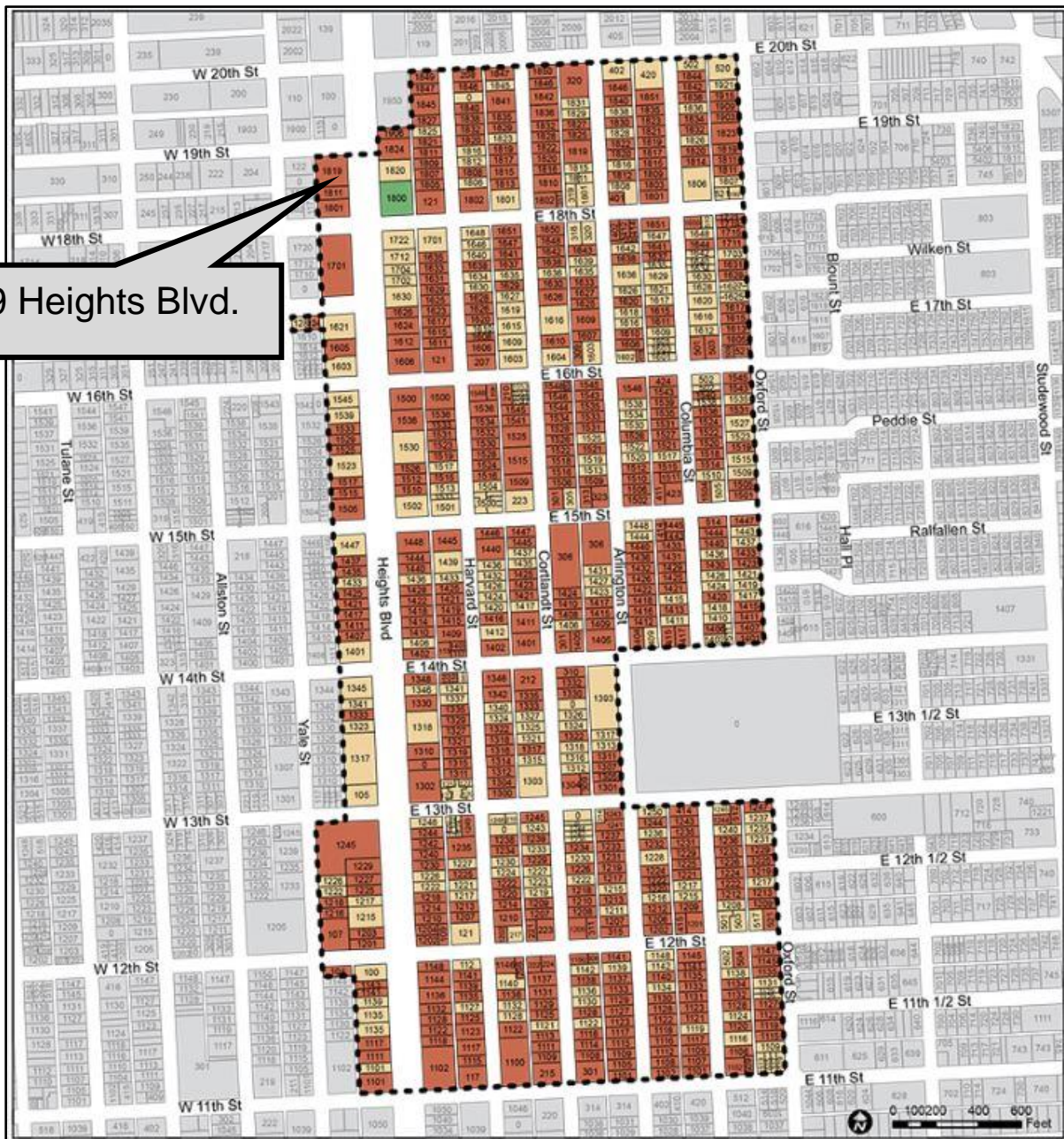
KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

Proposed eave height: No Change

HEIGHTS HISTORIC DISTRICT MAP



1819 Heights Blvd.



Houston Heights East Historic District

Historic District Boundary

Building Classification

- Contributing
- Non-Contributing
- Park

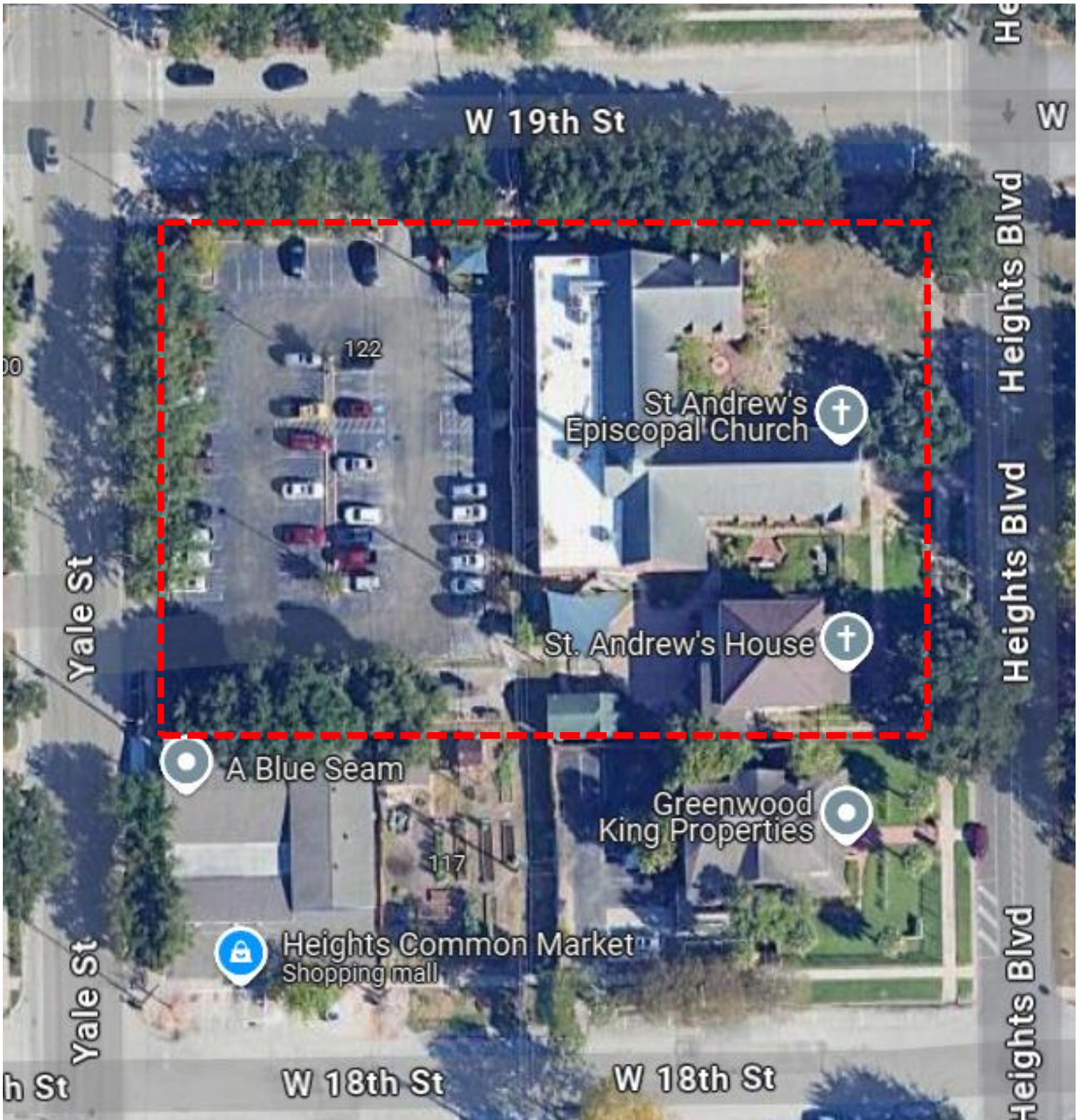
Established: February 20, 2008
 Source: GIS Services Division
 Date: May 1, 2013
 Reference: pj17025_Heights_East

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING & DEVELOPMENT DEPARTMENT

SITE AREA



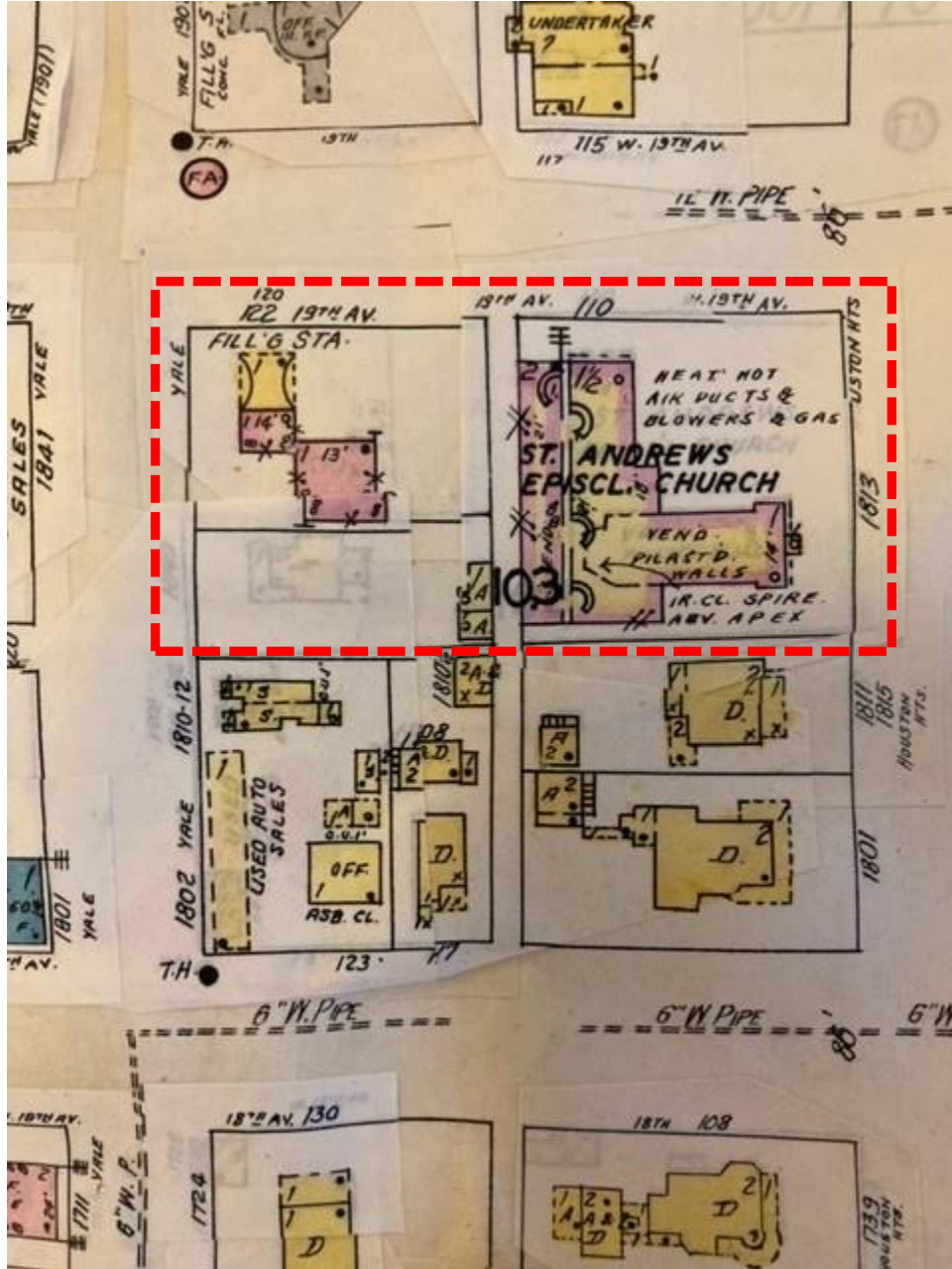
INVENTORY PHOTO



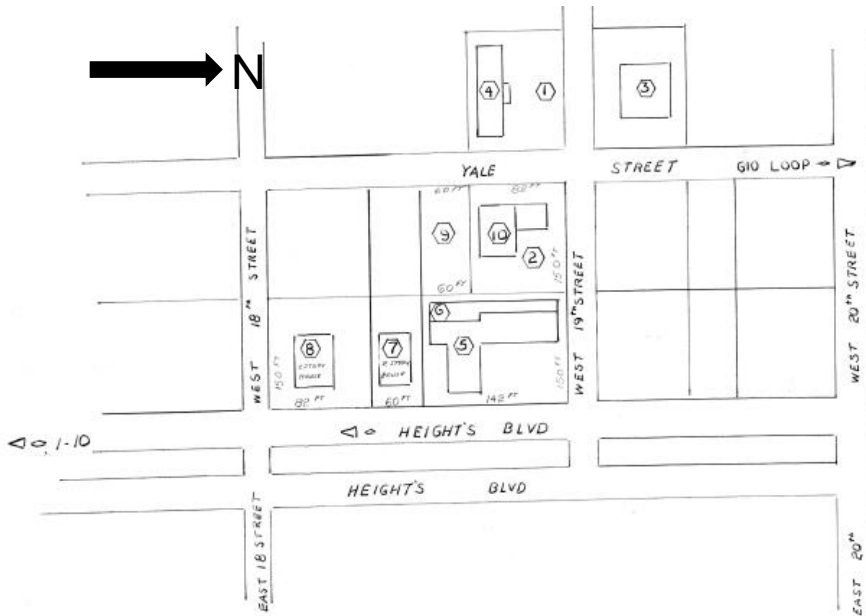
East Elevation, Contributing Original Church circa 1947, from Heights Blvd.

HISTORIC MAPS & MATERIALS

SANBORN MAP (1950)



SITE PLAN – DEVELOPMENT HISTORY (1975)



REMEMBER THIS: IT WAS THE PEOPLE DEPARTED AND LIVING THAT MADE ALL THIS POSSIBLE. THE LOVING CARE AND SACRIFICE OF SO MANY WHO WORKED LONG AND HARD. THE GIFTS OF THOSE WHO CARED HELPED PAVE THE WAY FROM THAT SMALL MISSION IN 1911 TO THE PRESENT DAY, SOME 65 YEARS LATER. THERE IS NOT ROOM TO LIST ALL THESE PEOPLE IN SUCH A SMALL PLACE. IT'S THE PEOPLE WHO MAKE THE CHURCH.

"EXCEPT THE LORD BUILD THE HOUSE THEY LABOUR IN VAIN THAT BUILD IT" PSALM 127:1

PROPERTY OF ST. ANDREWS

PAST AND PRESENT

HISTORY OF ST. ANDREWS CHURCH

(A)	1895	TRINITY CHURCH SPONSOR OF ST STEVENS
(B)	1904	ST. STEVENS CLOSES
(C)	1911	NEW MISSION MEETS IN HOME OF THE BROWNS ON 19 TH STREET.
(D)		NEW MISSION CALLED ST ANDREWS AFTER REV BENJAMIN ANDREWS ROGERS
(E)	1911	MEETS IN UPPER FLOOR OVER DEXTER'S STORE ON 17 TH STREET.
(F)	1912	MISSION MOVES TO ALLSTON STREET
(G)		MRS ROGERS AND DAUGHTER MRS SUSAN TEMPEST GIVE THE LOT
(H)	1920	A GIFT OF LOTS 1-2-3 BLOCK 102 LOTS 13 + 14 BLOCK 103 FROM MR O.M. CARTER
(I)		MISSION ON ALLSTON SOLD TO BUY THIRD CORNER ON 19 TH AND YALE STREET.
(J)		2 STORY HOUSE SERVES AS CHURCH LATER AS RECTORY AND PARISH HALL
(K)	1921	ST ANDREWS BECOMES PARISH STATUS
(L)	1930	SOUTH EAST CORNER SOLD
(M)	1947	STUCCO CHURCH BUILDING AND LOT AND PROPERTY SOLD
(N)		STANDREWS MOVES TO PRESENT LOCATION
(O)	1955	PURCHASE OF RECTORY 312 WEST 31 ST STREET
(P)	1958	ADDITION TO REAR OF BUILDING
(Q)	1961	GOLDEN ANNIVERSARY
(R)	1962	SECOND RECTORY 231 WEST 31 ST STREET
(S)	1966	PURCHASED ADJOINING PROPERTY
(T)	1968	SECOND RECTORY SOLD
(U)	1969	PURCHASED CORNER PROPERTY
(V)	1972	PURCHASED PARKING LOT
(W)	1975	CONSECRATION
(X)		PURCHASED FILLING STATION PROPERTY

DRAWN BY C.V. STEVENSON 12/12/75

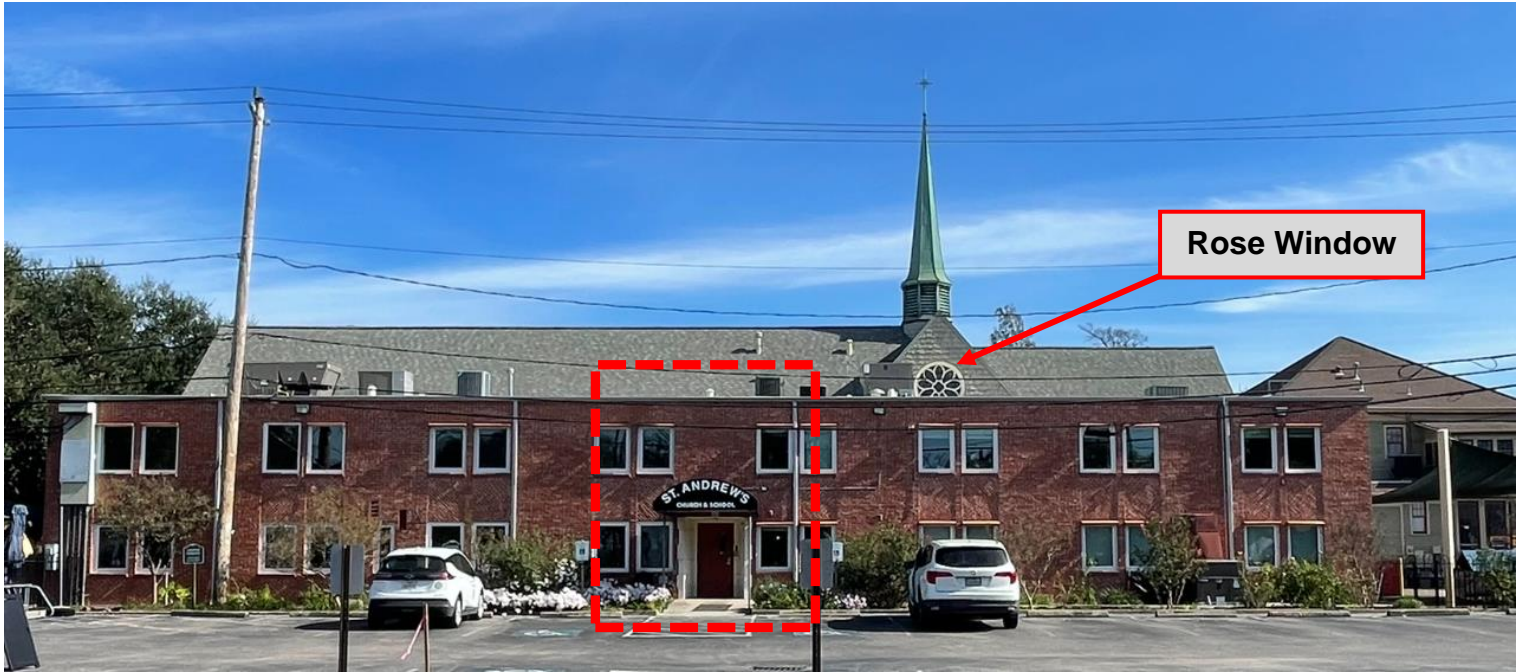


FIRST FLOOR PLAN



SECOND FLOOR PLAN

CURRENT PHOTOS – WEST ELEVATIONS
Proposed Enlarged Entrance Location in Red



CURRENT PHOTOS – WEST ELEVATIONS



CURRENT – NORTH ELEVATION



Location of Proposed Brick Wall with Pillars and with Metal Fence Topper

CURRENT – WEST & NORTH ELEVATIONS



CURRENT – NORTH & WEST ELEVATIONS



CURRENT –WEST & NORTH ELEVATIONS



CURRENT – NORTH ELEVATION



CURRENT – WEST ELEVATION



Church Entrance on Heights Blvd.

CURRENT –WEST ELEVATION



St. Andrew's House, 1811 Heights Blvd.

CURRENT – SOUTH & WEST ELEVATIONS



CURRENT – SOUTH ELEVATION



CONTEXT AREA - VIEW WEST – Yale St.



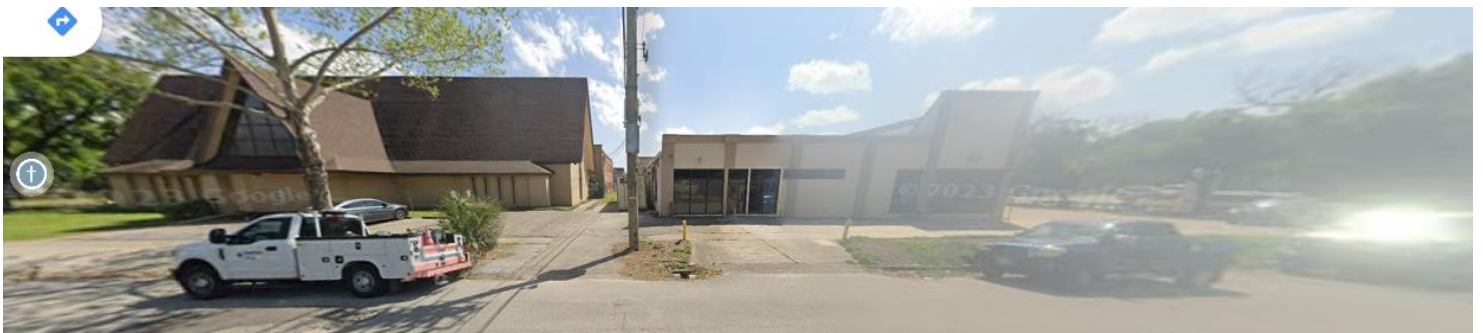
CONTEXT AREA - VIEW NORTH – W. 19TH ST.



CONTEXT AREA - VIEW EAST – Heights Blvd.

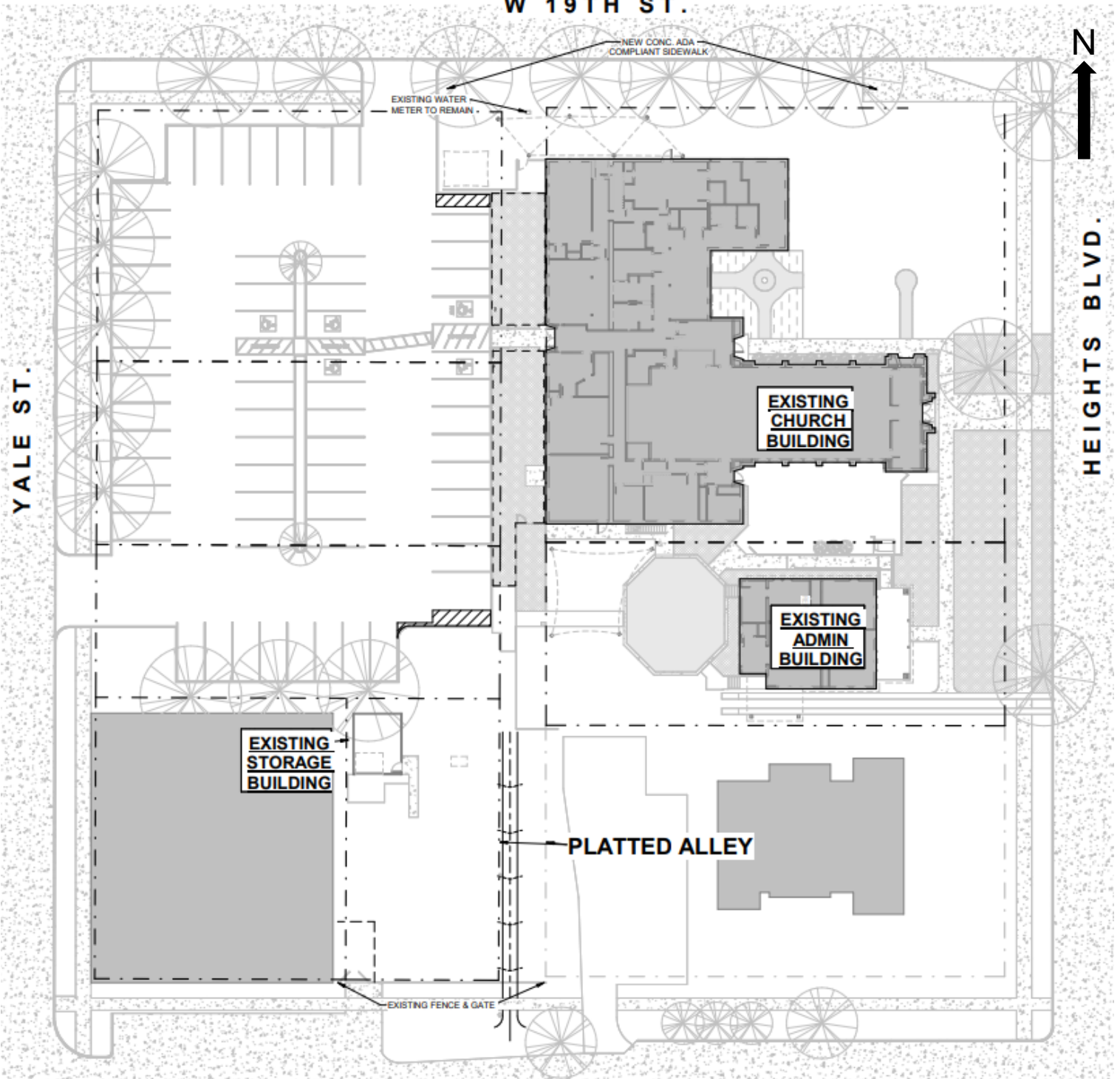


CONTEXT AREA - VIEW SOUTH – W. 18TH St.



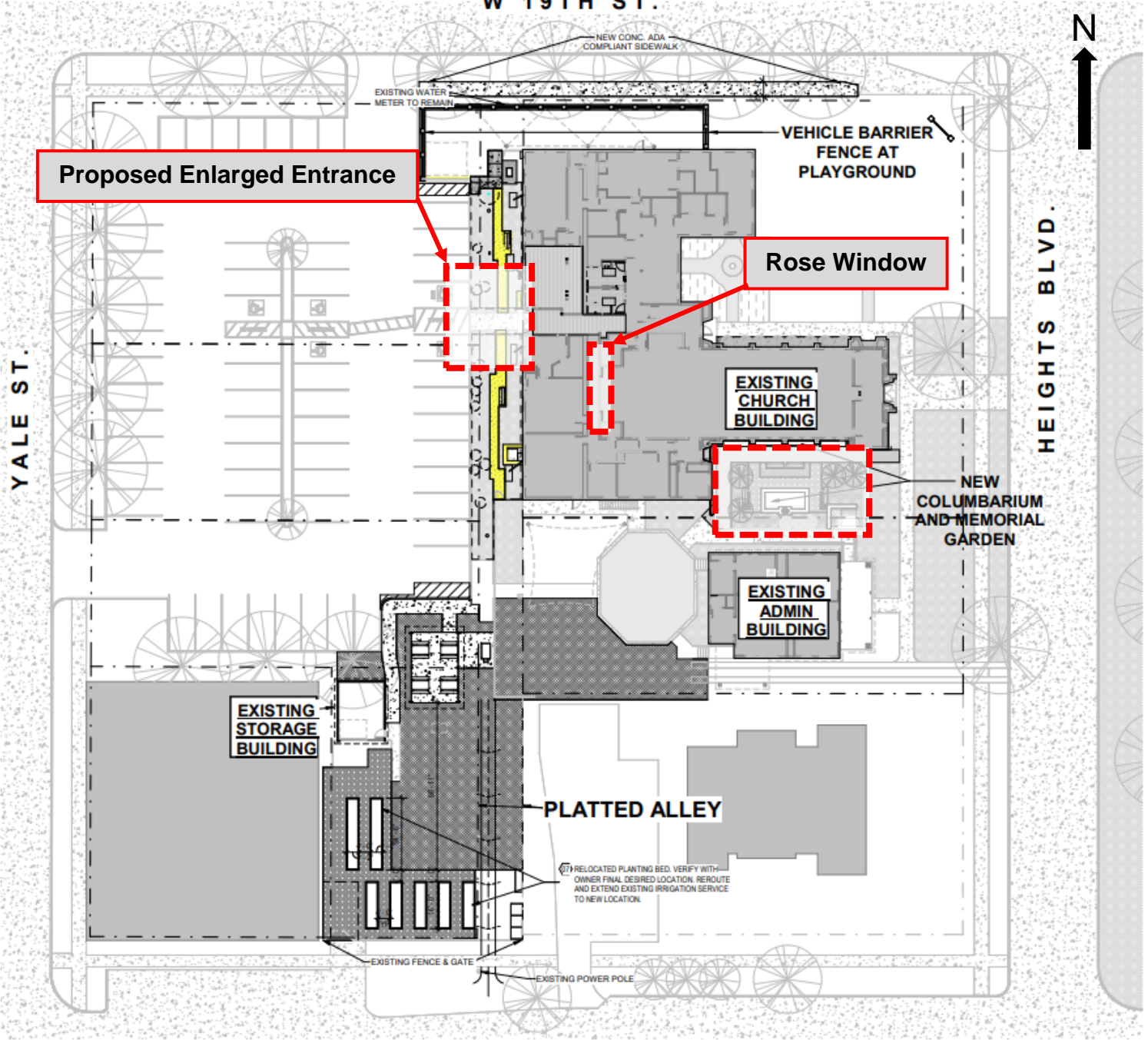
SITE PLAN - EXISTING

W 19TH ST.

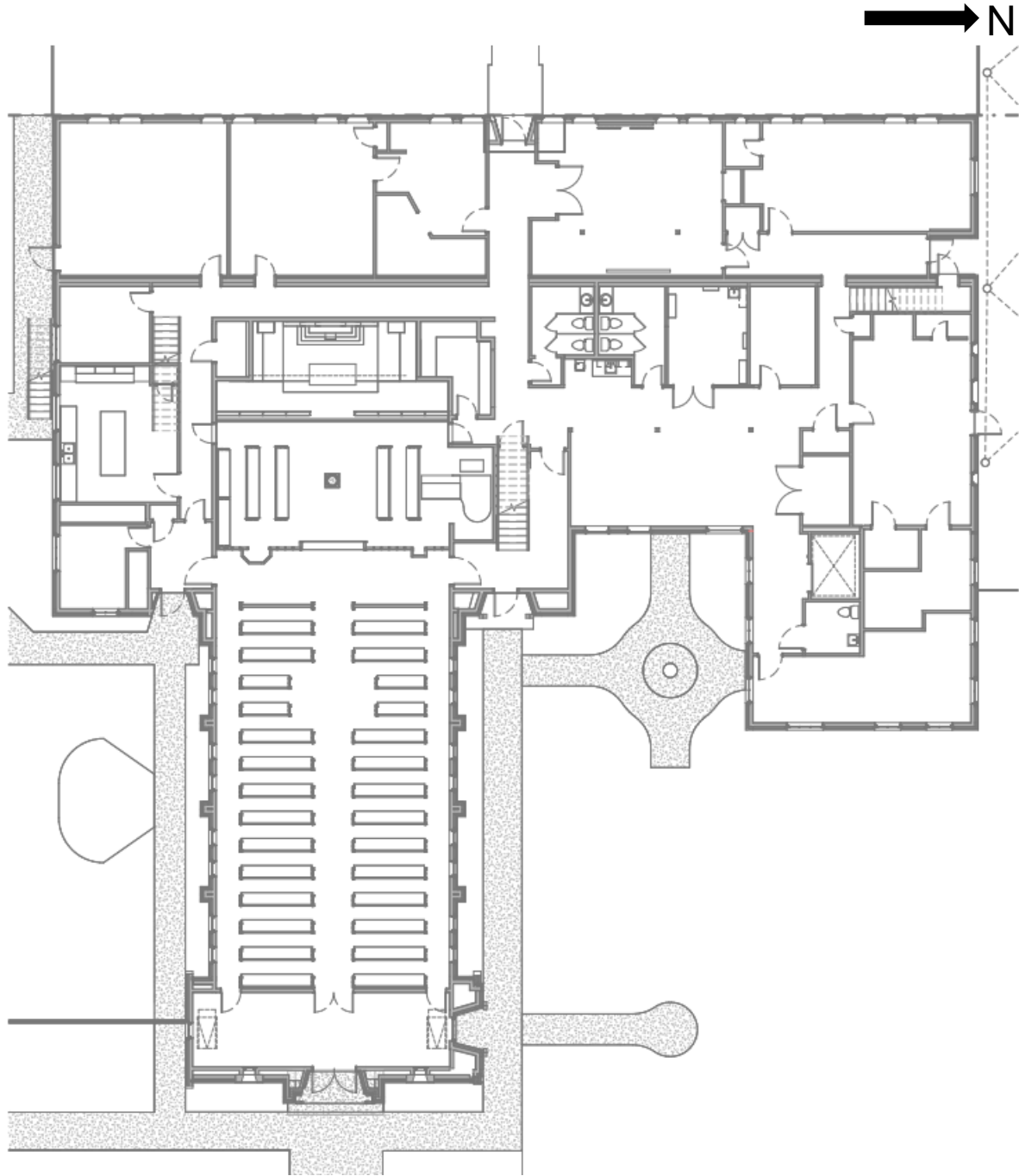


SITE PLAN - PROPOSED

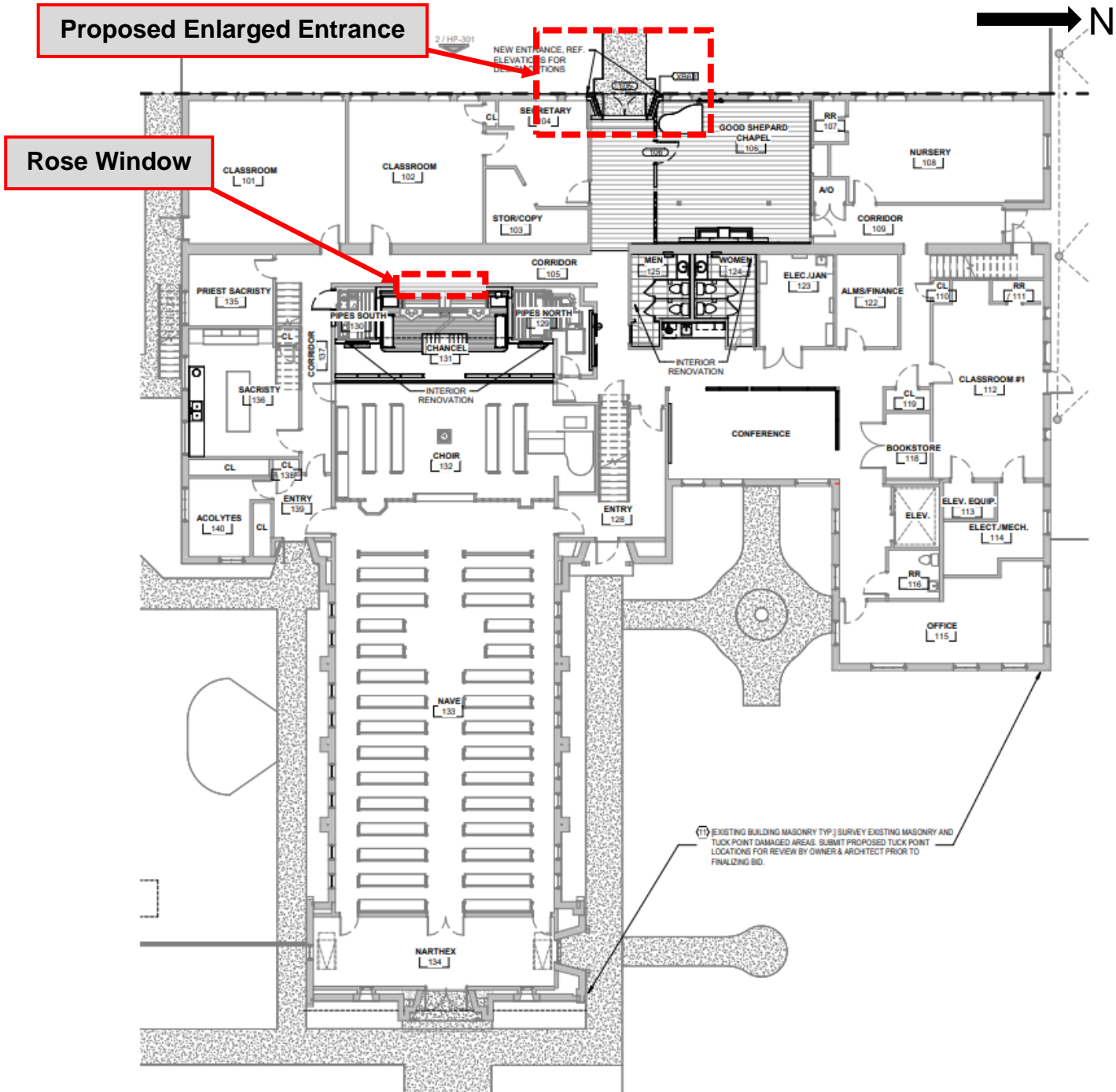
W 19TH ST.



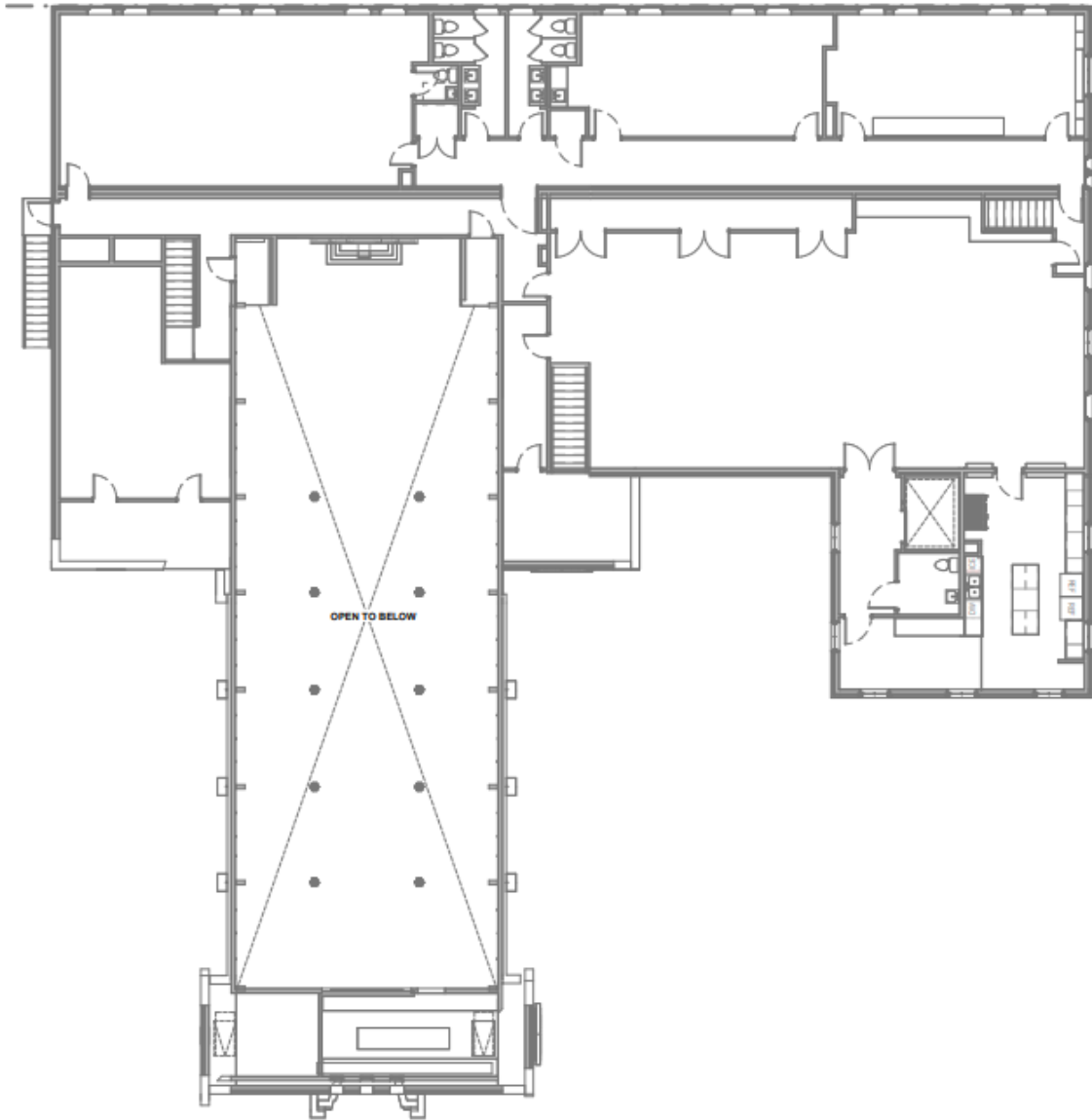
FIRST FLOOR - EXISTING



FIRST FLOOR - PROPOSED



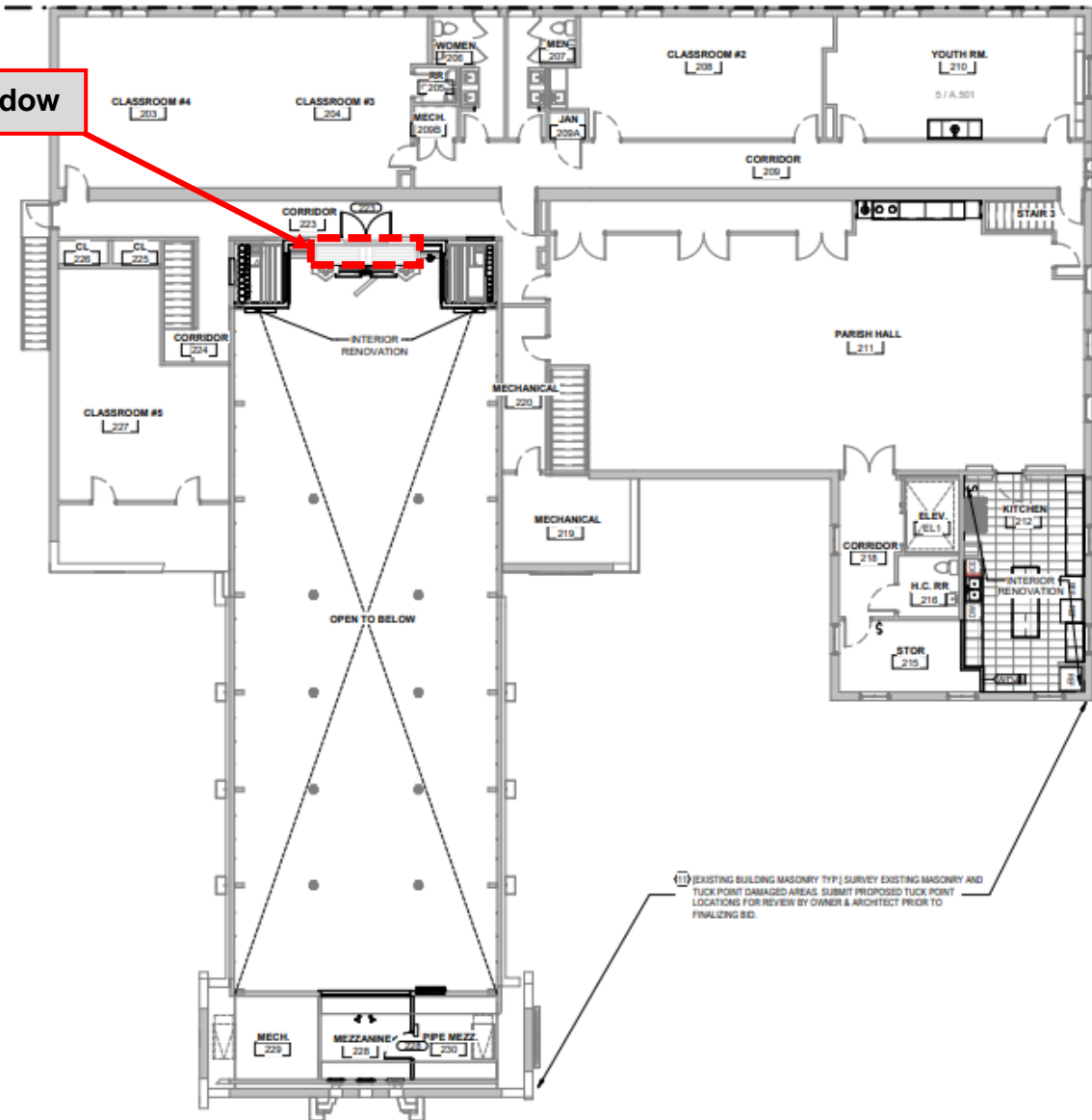
SECOND FLOOR - EXISTING



SECOND FLOOR - PROPOSED



Rose Window



(1) (EXISTING BUILDING MASONRY TYP) SURVEY EXISTING MASONRY AND TUCK POINT DAMAGED AREAS. SUBMIT PROPOSED TUCK POINT LOCATIONS FOR REVIEW BY OWNER & ARCHITECT PRIOR TO FINALIZING BID.

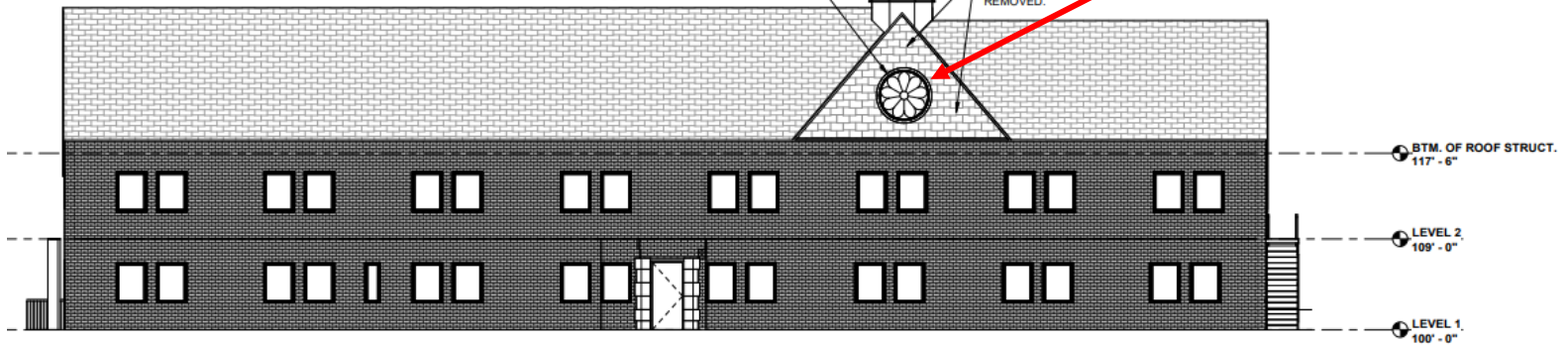
WEST ELEVATIONS

EXISTING

Rose Window

EXISTING STAINED GLASS WINDOW AND FRAME TO BE SALVAGED FOR REINSTALLATION IN SANCTUARY INTERIOR. STAINED GLASS CONTRACTOR TO REMOVE WINDOW. GC TO REMOVE AND REINSTALL FRAME.

EXISTING SIDING AND WEATHER BARRIER TO BE REMOVED.

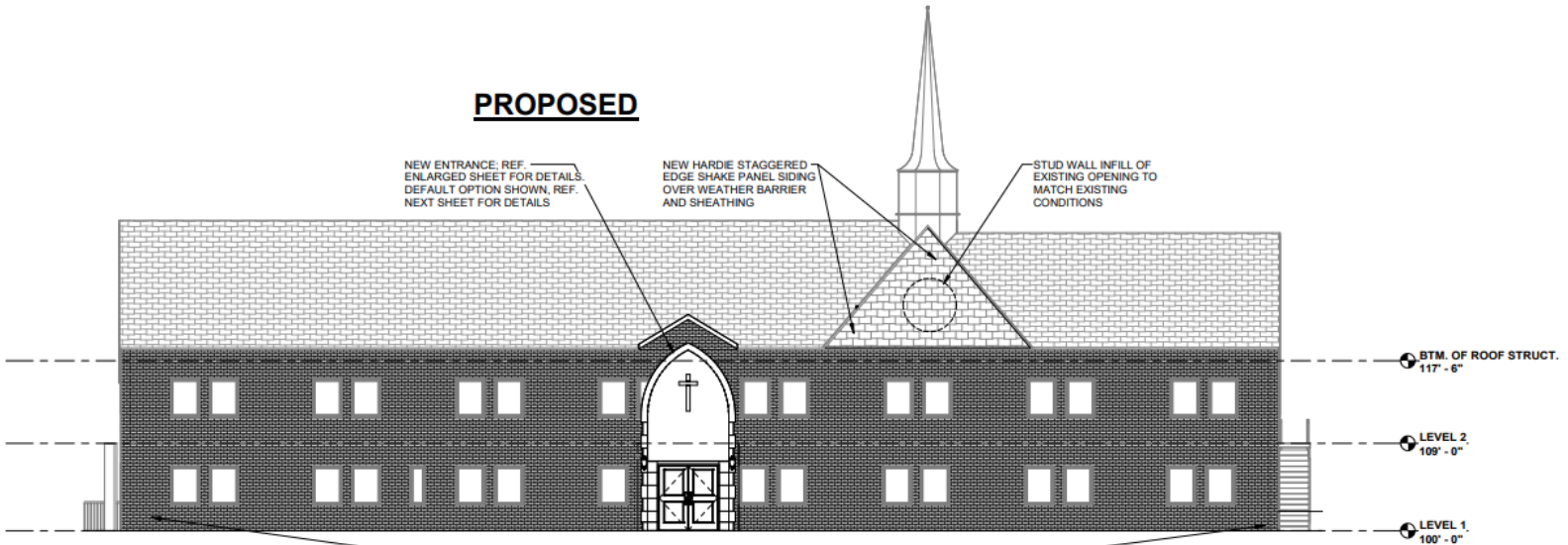


PROPOSED

NEW ENTRANCE: REF. ENLARGED SHEET FOR DETAILS. DEFAULT OPTION SHOWN, REF. NEXT SHEET FOR DETAILS

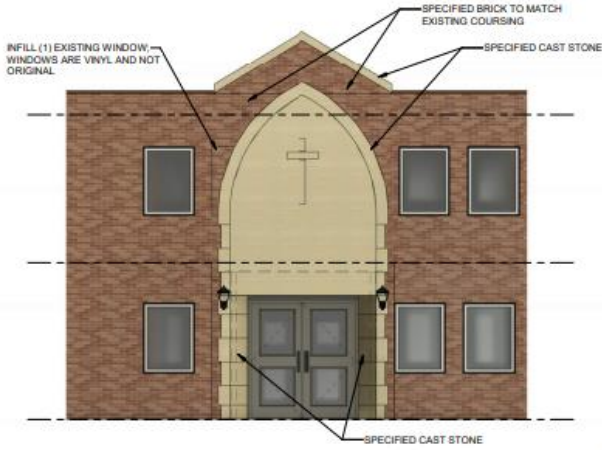
NEW HARDIE STAGGERED-EDGE SHAKE PANEL SIDING OVER WEATHER BARRIER AND SHEATHING

STUD WALL INFILL OF EXISTING OPENING TO MATCH EXISTING CONDITIONS



(11) EXISTING BUILDING MASONRY TYP | SURVEY EXISTING MASONRY AND TUCK POINT DAMAGED AREAS. SUBMIT PROPOSED TUCK POINT LOCATIONS FOR REVIEW BY OWNER & ARCHITECT PRIOR TO FINALIZING BID.

WEST ELEVATION
ENTRANCE OPTION 1



PARKING LOT ENTRY ELEV. - OPT 1A
N.T.S.



ENTRANCE OPTION 2



PARKING LOT ENTRY ELEV. - OPT 2A
1/4" = 1'-0"



WEST ELEVATION
ENTRANCE OPTION 3



PARKING LOT ENTRY - OPTION 3A
1/4" = 1'-0"



WEST ELEVATION
ENTRANCE OPTION 4



SPECIFIED CAST STONE

PARKING LOT ENTRY - OPTION 4A
1/4" = 1'-0"



SOUTH ELEVATION – PROPOSED COLUMBARIUM AREA

EXISTING

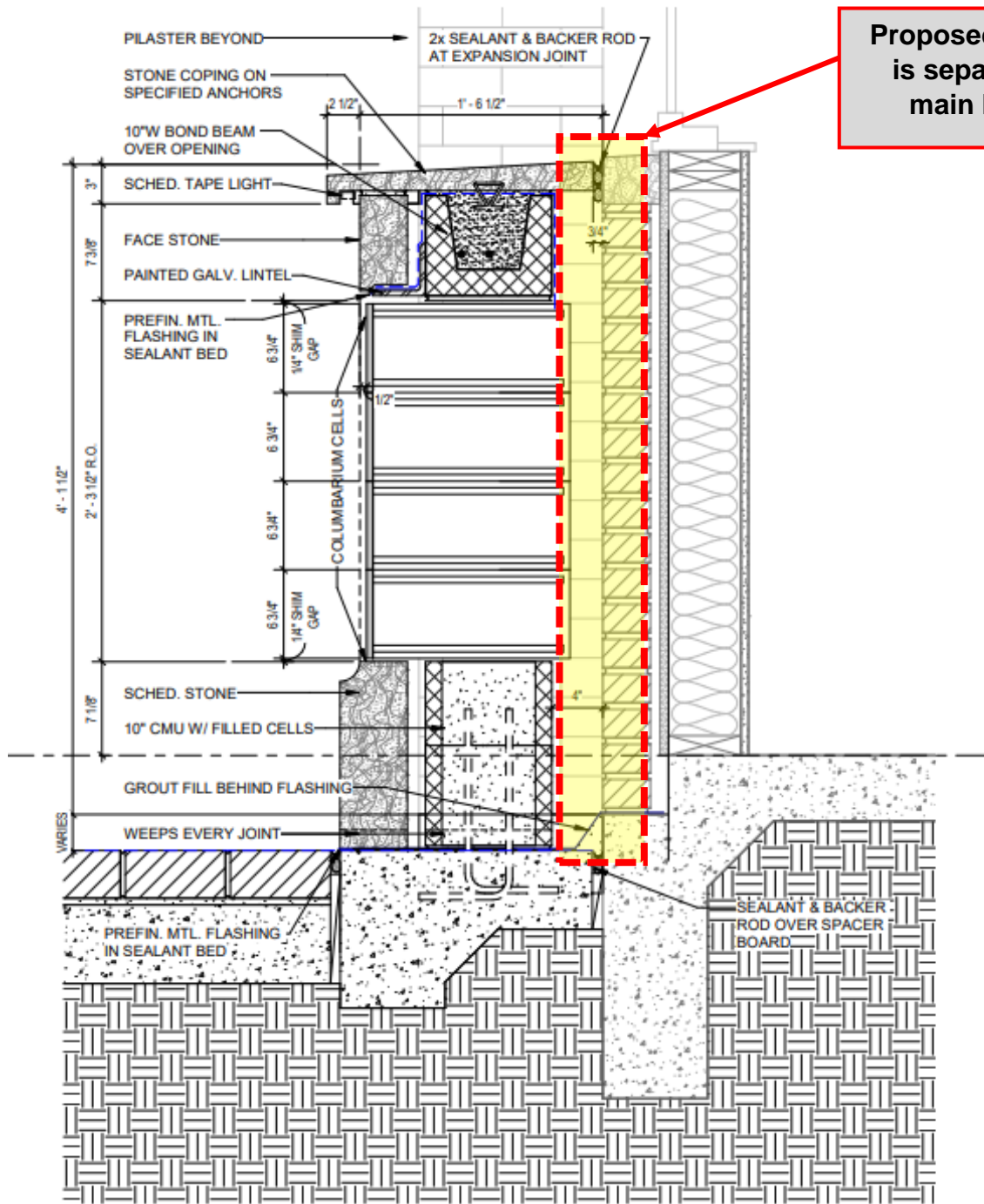


PROPOSED



11 [EXISTING BUILDING MASONRY TYP.] SURVEY EXISTING MASONRY AND TUCK POINT DAMAGED AREAS. SUBMIT PROPOSED TUCK POINT LOCATIONS FOR REVIEW BY OWNER & ARCHITECT PRIOR TO FINALIZING BID.

CONSTRUCTION DETAIL OF PROPOSED COLUMBARIUM (SOUTH ELEVATION)



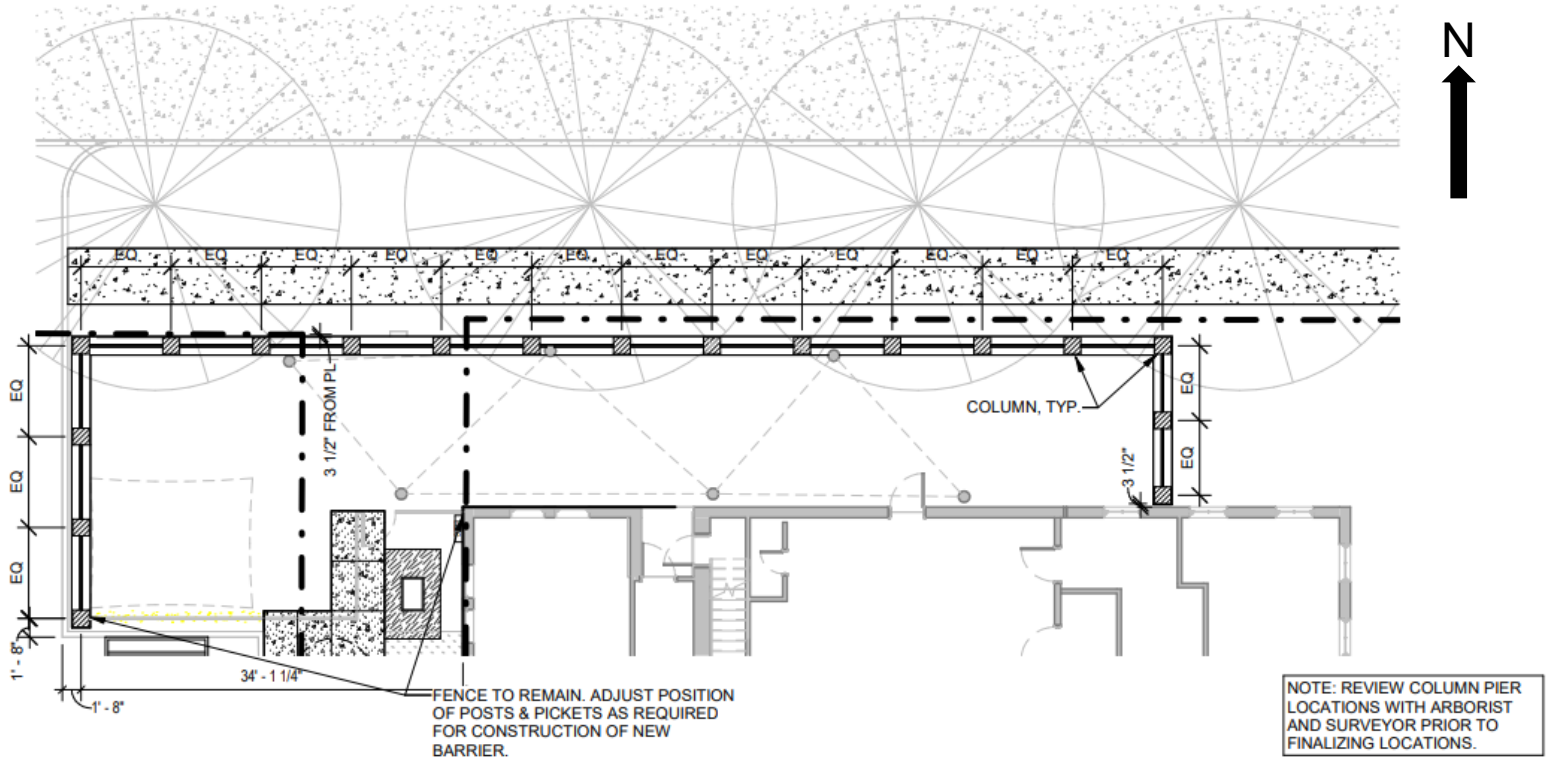
Proposed Structure
is separate from
main building

COLUMBARIUM - SECTION 3
1 1/2" = 1'-0"

RENDERING OF PROPOSED COLUMBARIUMS
SOUTH ELEVATION



**DETAILS OF PROPOSED WALLED PLAY AREA
NORTH ELEVATION**



ENLARGED SITE PLAN - PLAYGROUND BARRIER 1
3/32" = 1'-0"

DETAILS OF PROPOSED WALLED PLAY AREA NORTH ELEVATION

