

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** November 25, 2014

**Applicant:** Karen Brasier, Design 3 Studios, for Lucas and Brooke Brown, owners

**Property:** 642 Columbia Street, Lot 23, Block 281, Houston Heights Subdivision. The property includes a noncontributing 2,086 square foot, one-story wood frame brick clad single family residence and one-story detached garage situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Noncontributing modern residence, constructed circa 1950, located in the Houston Heights Historic District South. The existing residence will be demolished.

**Proposal:** New Construction – Construct a two-story 3,798 square foot single family residence and detached two-story garage. The proposed residence will be 36' wide and 72' deep (including porches), have a ridge height of 32'-8" and eave height of 22'-6".

The proposed detached front facing garage will be 26' wide and 21' deep and have a ridge height of 23'.

See enclosed application materials and detailed project description on p. 5-24 for further details.

**Public Comment:** One opposed. See Attachment A.

**Civic Association:** No comment received.

**Recommendation: Approval with conditions:**

- The decorative double-hung windows are to be 1-over-1
- All other decorative windows are to be single-lite
- The steps are to be constructed from wood or a composite material
- The decorative porch railing is to be simplified

**HAHC Action: Approved with Conditions:**

- The decorative double-hung windows are to be 1-over-1
- All other decorative windows are to be single-lite
- The steps are to be constructed from wood or a composite material
- The decorative porch railing is to be simplified

**CERTIFICATE OF APPROPRIATENESS**

**Basis for Issuance:** HAHC Approval  
**Effective:** December 17, 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.

**APPROVAL CRITERIA**

**NEW CONSTRUCTION IN A HISTORIC DISTRICT**

Sec. 33-242: HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

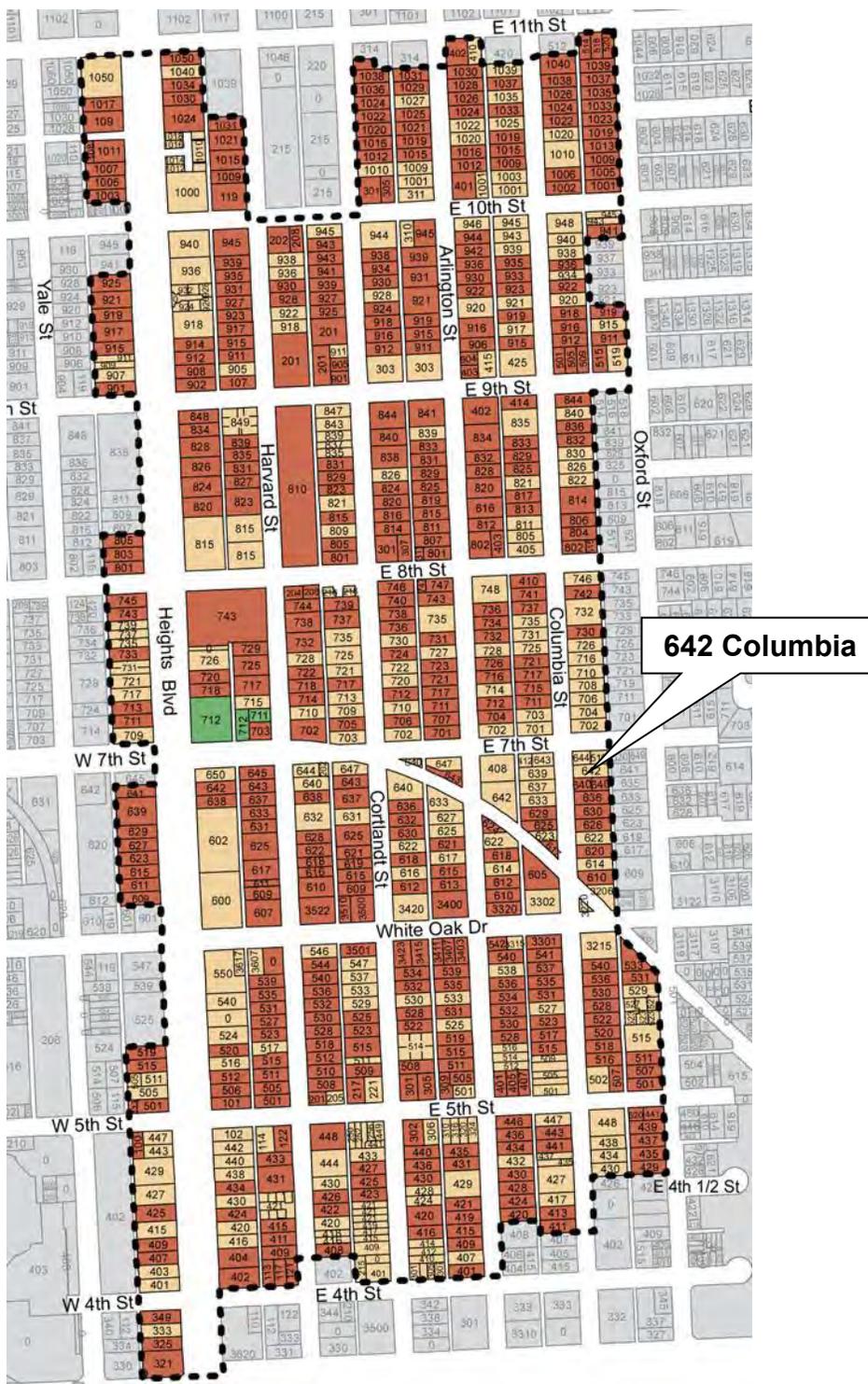
**S D NA**

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

- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
- (2) The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district  
*The decorative divided-lite windows, decorative porch railing, and brick steps are not typical or compatible with the exterior features of existing contributing structures within the Houston Heights Historic District South.*  
*Historic houses within the Houston Heights districts did not originally feature brick steps. The brick steps on many of the remaining historic houses in Heights South were added at a later date and are not original to the structure. The decorative window sashes and porch railing, although may exist within the district on new houses constructed before the district was established in 2011, are not original features found on contributing historic structures.*
- (3) The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
- (4) The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
- (5) The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.



**PROPERTY LOCATION**  
**HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH**



INVENTORY PHOTO



**NEIGHBORING PROPERTIES**



644 Columbia – Noncontributing – 2000 (neighbor)



640 Columbia – Contributing – 1920 (neighbor)



633 Columbia – Noncontributing – 2009 (across street)



639 Columbia – Noncontributing – 2009 (across street)

**3D RENDERING – FRONT FACING COLUMBIA STREET**

PROPOSED



WEST ELEVATION – FRONT FACING COLUMBIA STREET

PROPOSED





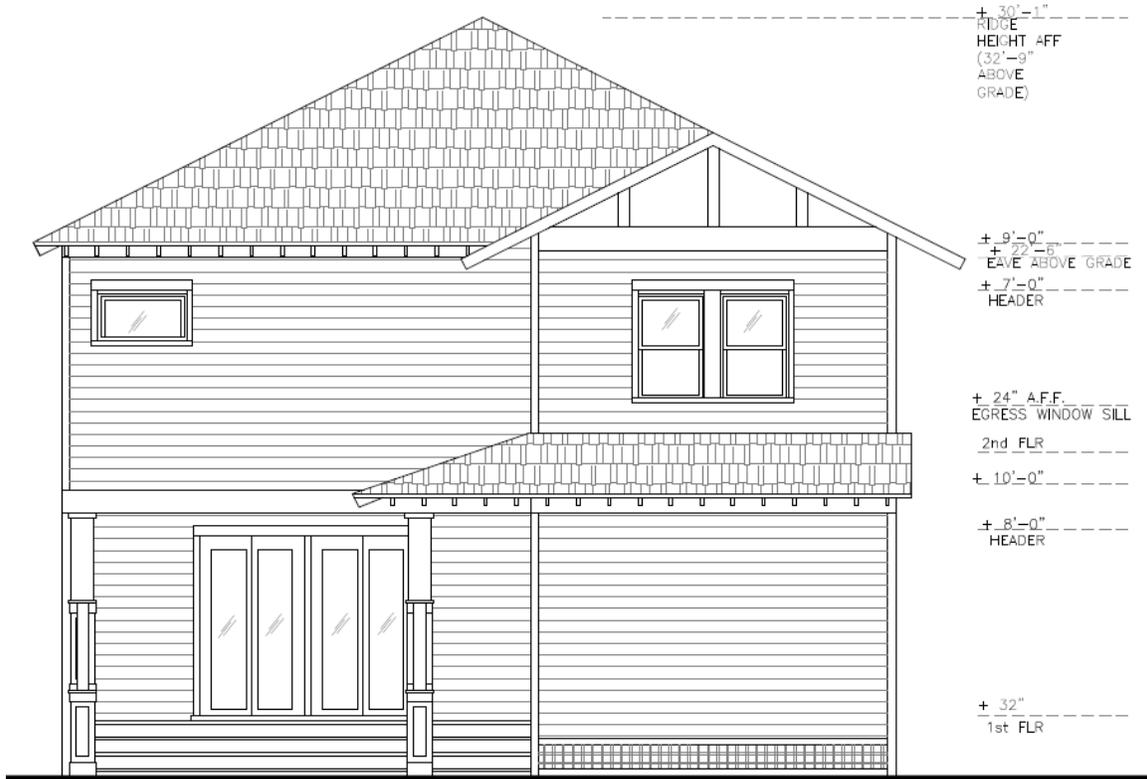
**NORTH SIDE ELEVATION**

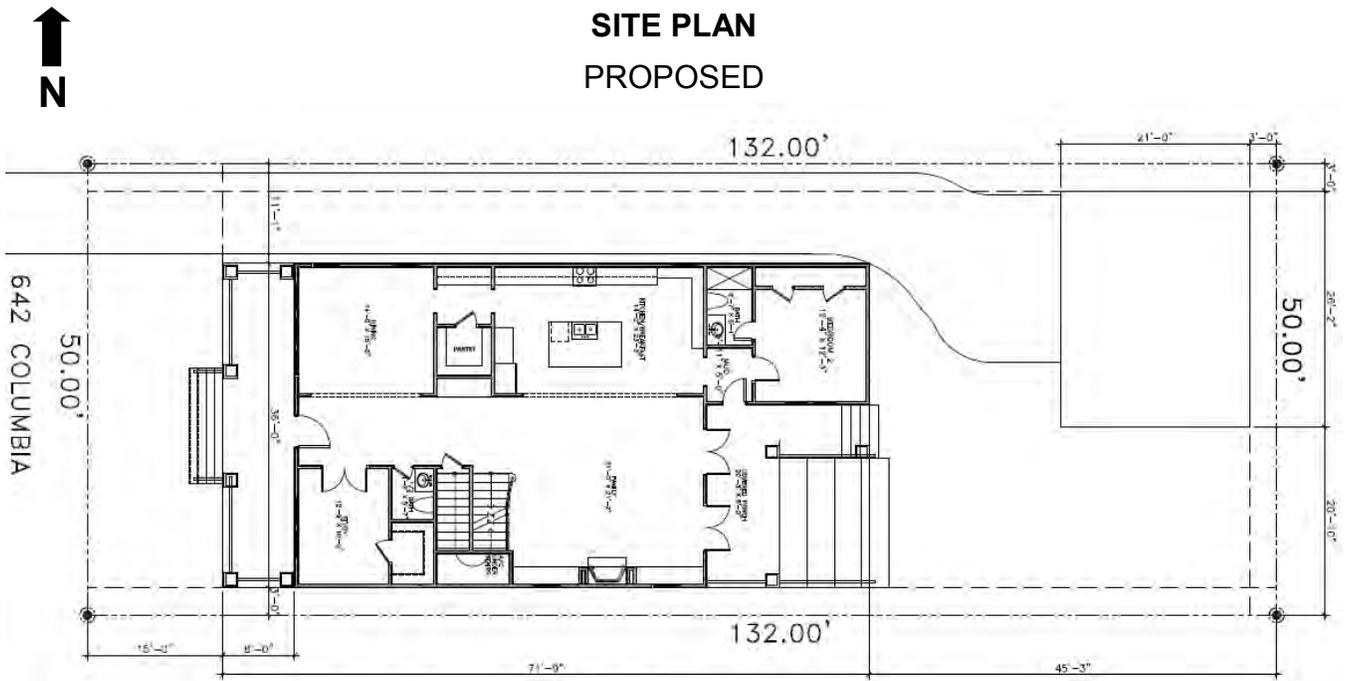
**PROPOSED**



WEST (REAR) ELEVATION

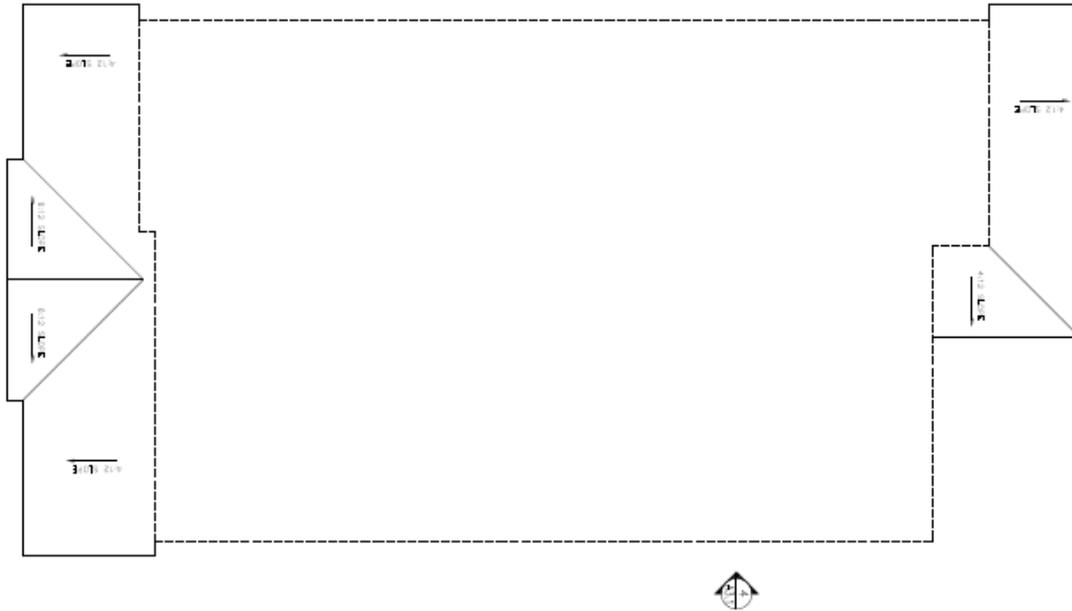
PROPOSED



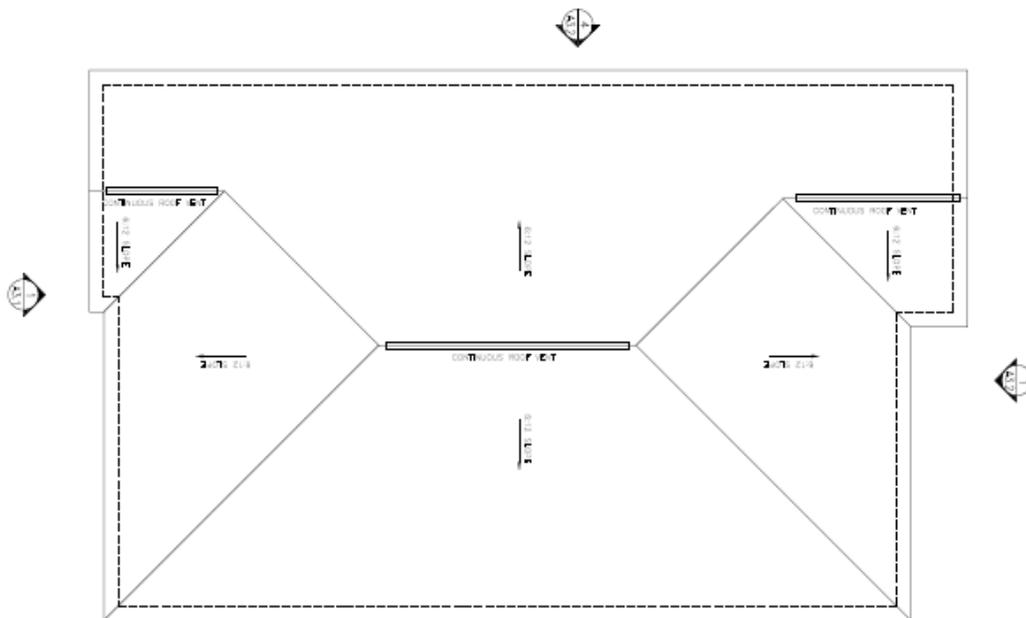




**ROOF PLAN**  
PROPOSED  
First Story

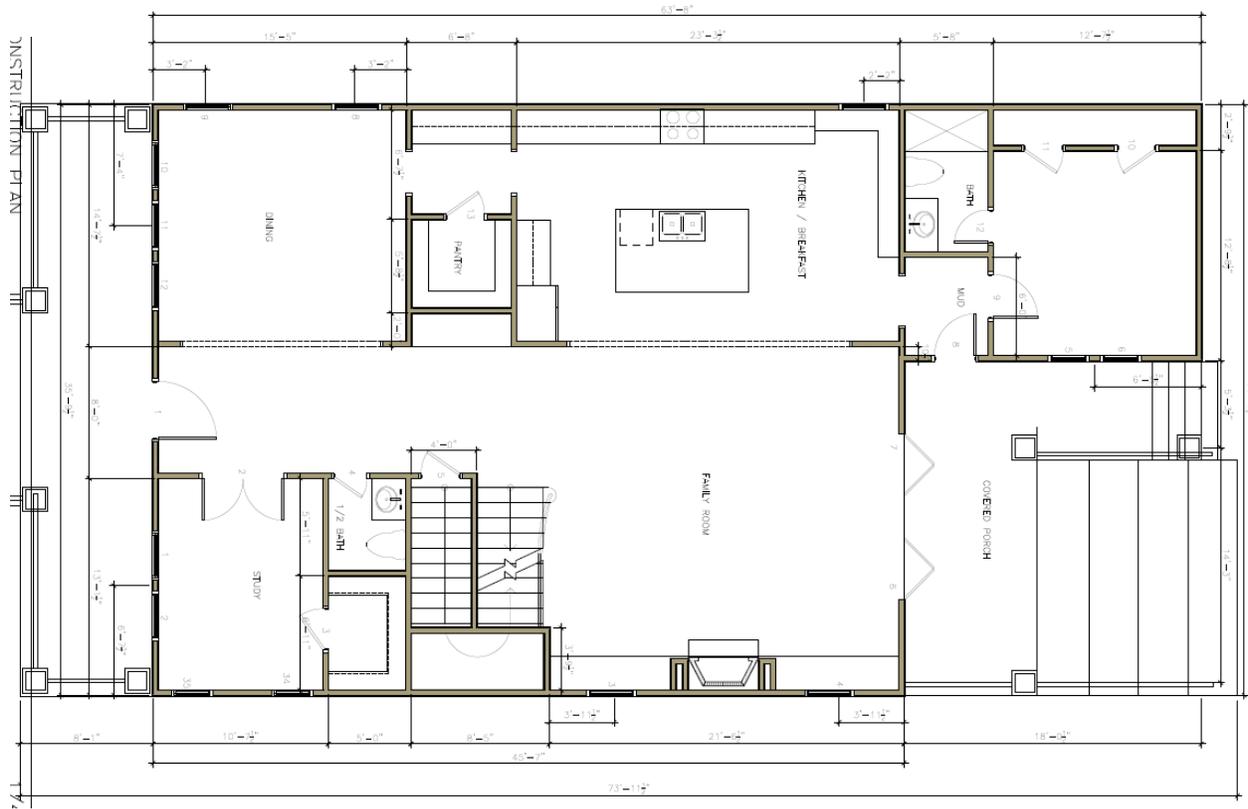


Second Story





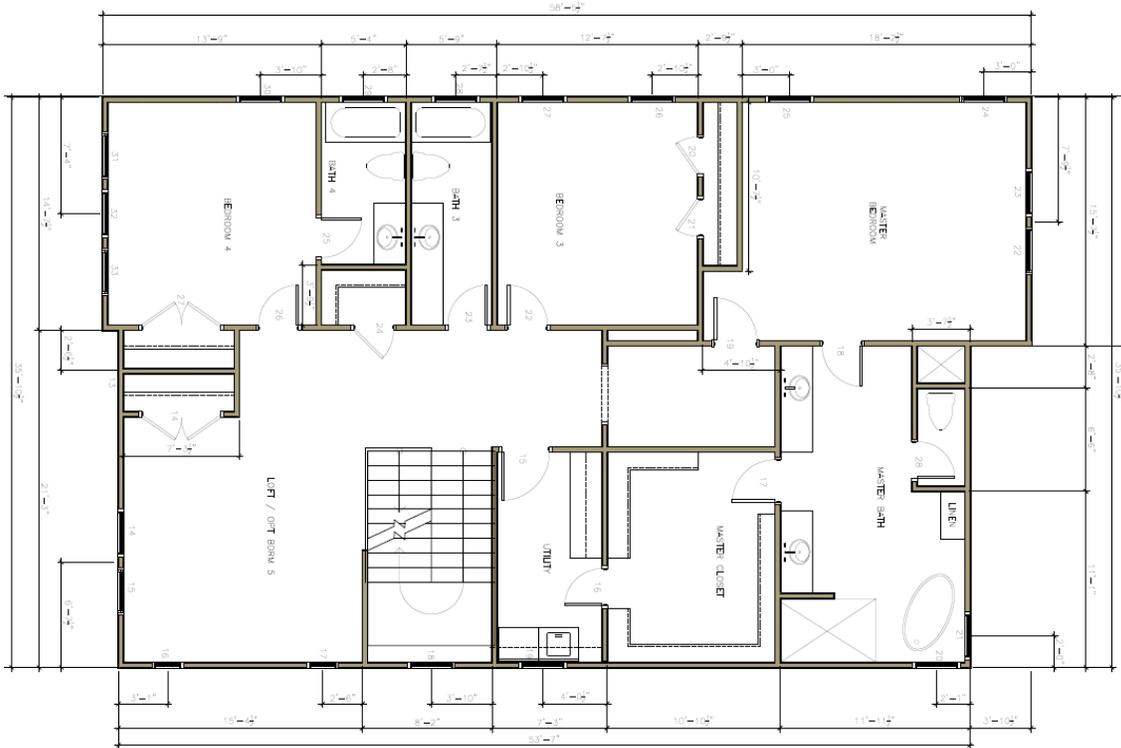
FIRST FLOOR PLAN  
PROPOSED





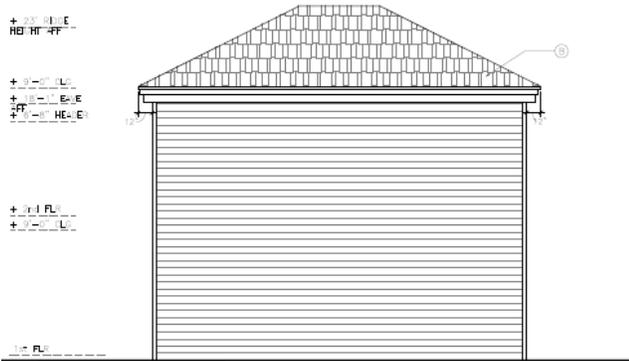
**SECOND FLOOR PLAN**

PROPOSED



**GARAGE ELEVATIONS**

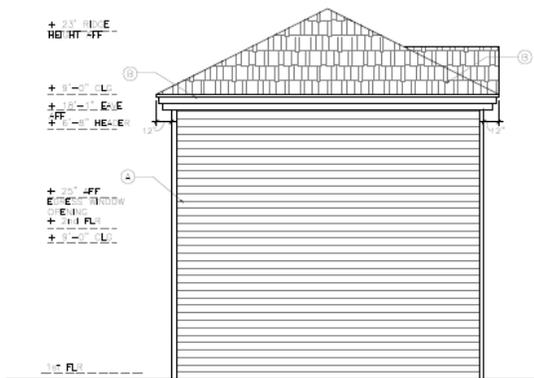
**PROPOSED**



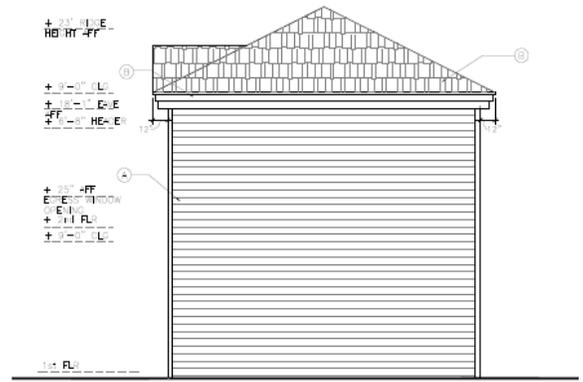
East (Rear) Elevation



West (Front) Elevation

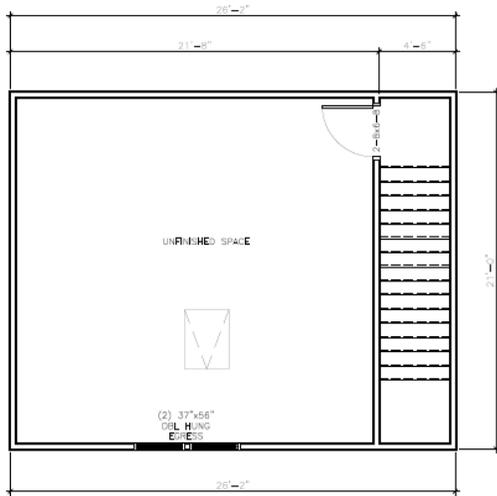


North Elevation

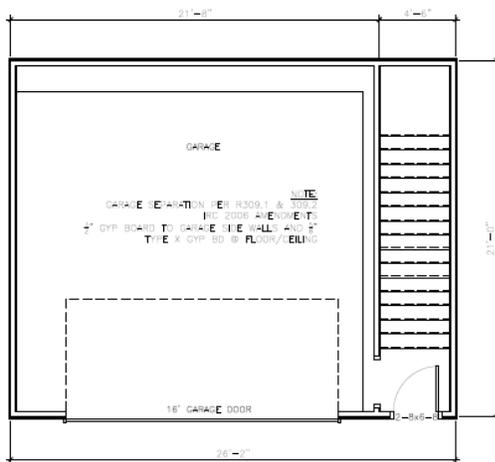


South Elevation

**GARAGE FLOOR PLANS**  
 PROPOSED

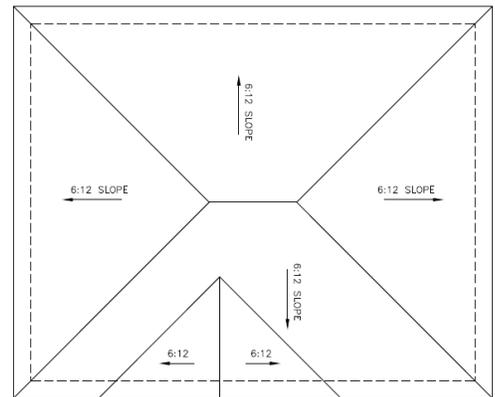


Second Story



First Story

**GARAGE ROOF PLAN**



**PORCH DETAILS**



**WINDOW SCHEDULE****642 Columbia Window Schedule (house)**

Location	Type	Size	Material	
1	Double Hung	3'0" x 6'0"	Wood	JELD-WEN Tradition Plus
2	Double Hung	3'0" x 6'0"	Wood	JELD-WEN Tradition Plus
3	Fixed	3'0" x 4'0"	Wood	JELD-WEN Tradition Plus
4	Fixed	3'0" x 4'0"	Wood	JELD-WEN Tradition Plus
5	Double Hung	3'0" x 6'0"	Wood	JELD-WEN Tradition Plus
6	Double Hung	3'0" x 6'0"	Wood	JELD-WEN Tradition Plus
7	Double Hung	3'0" x 4'0"	Wood	JELD-WEN Tradition Plus
8	Double Hung	3'0" x 6'0"	Wood	JELD-WEN Tradition Plus
9	Double Hung	3'0" x 6'0"	Wood	JELD-WEN Tradition Plus
10	Double Hung	3'0" x 6'0"	Wood	JELD-WEN Tradition Plus
11	Double Hung	3'0" x 6'0"	Wood	JELD-WEN Tradition Plus
12	Double Hung	3'0" x 6'0"	Wood	JELD-WEN Tradition Plus
13	Fixed	3'0" x 3'0"	Wood	JELD-WEN Tradition Plus
14	Double Hung	3'0" x 5'0"	Wood	JELD-WEN Tradition Plus
15	Double Hung	3'0" x 5'0"	Wood	JELD-WEN Tradition Plus
16	Fixed	2'0" x 2'0"	Wood	JELD-WEN Tradition Plus
17	Fixed	2'0" x 2'0"	Wood	JELD-WEN Tradition Plus
18	Double Hung/ Tempered	3'0" x 4'0"	Wood	JELD-WEN Tradition Plus
19	Double Hung	3'0" x 4'0"	Wood	JELD-WEN Tradition Plus
20	Fixed	4'0" x 2'0"	Wood	JELD-WEN Tradition Plus
21	Fixed	4'0" x 2'0"	Wood	JELD-WEN Tradition Plus
22	Double Hung	3'0" x 5'0"	Wood	JELD-WEN Tradition Plus
23	Double Hung	3'0" x 5'0"	Wood	JELD-WEN Tradition Plus
24	Double Hung	3'0" x 5'0"	Wood	JELD-WEN Tradition Plus
25	Double Hung	3'0" x 5'0"	Wood	JELD-WEN Tradition Plus
26	Double Hung	3'0" x 5'0"	Wood	JELD-WEN Tradition Plus
27	Double Hung	3'0" x 5'0"	Wood	JELD-WEN Tradition Plus
28	Fixed	4'0" x 1'0"	Wood	JELD-WEN Tradition Plus
29	Fixed	4'0" x 1'0"	Wood	JELD-WEN Tradition Plus
30	Double Hung	3'0" x 5'0"	Wood	JELD-WEN Tradition Plus
31	Double Hung	3'0" x 5'0"	Wood	JELD-WEN Tradition Plus
32	Double Hung	3'0" x 5'0"	Wood	JELD-WEN Tradition Plus
33	Double Hung	3'0" x 5'0"	Wood	JELD-WEN Tradition Plus
34	Fixed	2'-6"x2'-6"	Wood	JELD-WEN Tradition Plus
35	Fixed	2'-6"x2'-6"	Wood	JELD-WEN Tradition Plus

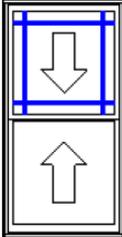
**WINDOW / DOOR SCHEDULE**

**642 Columbia Door Schedule (garage)**

Location	Type	Size	Quantity	Materiality
1	Single-Hinged	2'8" x 6'8"	1	Steel
2	Single-Hinged	2'8" x 6'8"	1	Steel
3	Garage Door	16'0" x 7'0"	1	Steel

**642 Columbia Window Schedule (garage)**

Location	Type	Size	Materiality	
1	Double Hung	37" x 56"	Wood	JELD-WEN Tradition Plus
2	Double Hung	37" x 56"	Wood	JELD-WEN Tradition Plus

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line-1	DINING	TWD3772			
	Rough Opening: 38 1/8 X 73 1/4	Frame Size : 37 3/8 X 72 1/2			
		Tradition Plus Wood Double Hung, Auralast Pine, Primed Exterior, Compression Jambliner & No Tilt Latches, Natural Interior, No Exterior Trim, No Sill Nosing, 4 9/16 Jamb, Sill Stop Applied, White Jambliner, White Hardware, No Screen, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Perm Wood Primed Aluminum SDL, Silver Shadow Bar, Prairie 9- Lite 4" Border Top Lite(s) Only Clear Opening: 34w, 32.18h, 7.598 sf U-Factor: 0.30, SHGC: 0.28, VLT: 0.47, CPD: JEL-N-578-00813-00002 PEV 2013.2.1.833/PDV 5.816 (06/24/13) CW			
	Viewed from Exterior. Scale: 1/4" = 1'				



**DOOR SCHEDULE****642 Columbia Door Schedule (house)**

Location	Type	Size	Quantity	Material
1	Hinged-Single	3'6" x 6'8" w/ trans	1	Wood
2	Hinged-Double	2'6" x 8'0"	2	Wood
3	Hinged-Single	2'6" x 8'0"	1	Wood
4	Hinged-Single	2'0" x 8'0"	1	Wood
5	Hinged-Single	2'4" x 8'0"	1	Wood
6	Bifold-Double	2'6" x 8'0"	2	Wood
7	Bifold-Double	2'6" x 8'0"	2	Wood
8	Hinged-Single	2'6" x 8'0"	1	Wood
9	Hinged-Single	2'6" x 8'0"	1	Wood
10	Hinged-Single	2'4" x 8'0"	1	Wood
11	Hinged-Single	2'4" x 8'0"	1	Wood
12	Hinged-Single	2'0" x 8'0"	1	Wood
13	Hinged-Single	2'6" x 8'0"	1	Wood
14	Hinged-Double	2'6" x 6'8"	2	Wood
15	Hinged-Single	3'0" x 6'8"	1	Wood
16	Hinged-Single	2'4" x 6'8"	1	Wood
17	Hinged-Single	2'6" x 6'8"	1	Wood
18	Hinged-Single	2'6" x 6'8"	1	Wood
19	Hinged-Single	2'6" x 6'8"	1	Wood
20	Hinged-Single	2'4" x 6'8"	1	Wood
21	Hinged-Single	2'4" x 6'8"	1	Wood
22	Hinged-Single	2'6" x 6'8"	1	Wood
23	Hinged-Single	2'6" x 6'8"	1	Wood
24	Hinged-Single	2'6" x 6'8"	1	Wood
25	Hinged-Single	2'6" x 6'8"	1	Wood
26	Hinged-Single	2'6" x 6'8"	1	Wood
27	Hinged-Double	2'6" x 6'8"	2	Wood
28	Hinged-Single	2'4" x 6'8"	1	Wood

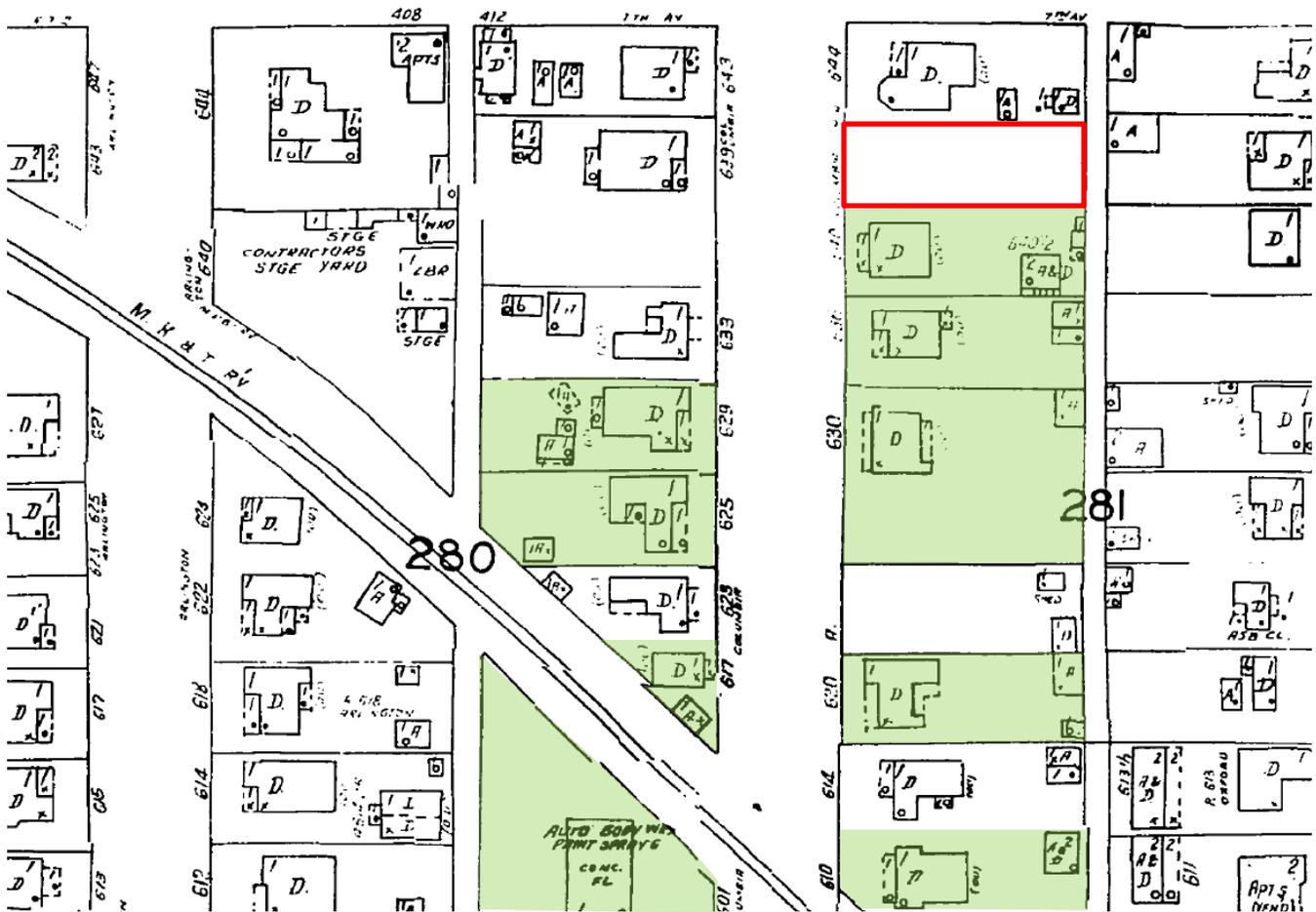
TYPICAL DETAILS DATA HEIGHTS SOUTH

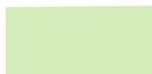
MAX WIDTH	FRONT WIDTH	RIDGE HT	EAVE HT	PORCH EAVE HT
902 Heights 45	609 Cortlandt 39	425 Heights 39	917 Heights 26	122 E 5th 22
840 Cortlandt 43	536 Harvard 38	828 Heights 39	943.5 Cortlandt 25	938 Cortlandt 18
935 Harvard 41	<b>642 Columbia 36</b>	119 E 10th 38	122 E 5th 25	848 Heights 13
609 Cortlandt 39	505 Harvard 35	122 E 5th 38	1005 Heights 24	1015 Heights 13
536 Harvard 38	840 Cortlandt 34	917 Heights 38	1007 Heights 24	941 Cortlandt 13
848 Heights 37	802 Columbia 33	943.5 Cortlandt 36	828 Heights 24	840 Cortlandt 12
1050 Heights 36	902 Heights 33	921 Heights 35	119 E 10th 23	828 Heights 12
<b>642 Columbia 36</b>	532 Cortlandt 31	1005 Heights 35	921 Heights 23	1011 Heights 12
122 E 5th 35	404 Heights 30	1011 Heights 35	941 Cortlandt 23	119 E 10th 12
505 Harvard 35	528 Harvard 30	532 Harvard 34	425 Heights 23	<b>642 Columbia 12</b>
202 E 10th 34	848 Heights 30	1015 Heights 34	1011 Heights 23	935 Harvard 11
805 Heights 34	1005 Heights 29	1007 Heights 33	1015 Heights 23	202 E 10th 11
828 Heights 33	1035 Oxford 28	<b>642 Columbia 33</b>	<b>642 Columbia 23</b>	919 Heights 11
1015 Heights 33	943.5 Cortlandt 27	840 Cortlandt 32	919 Heights 22	917 Heights 11
919 Heights 33	349 Heights 27	902 Heights 32	402 E 11th 22	425 Heights 11
802 Columbia 33	1015 Harvard 25	919 Heights 32	840 Cortlandt 21	717 Harvard 11
732 Harvard 33	1007 Heights 24	202 E 10th 31	848 Heights 21	1005 Heights 11
917 Heights 32	813 Cortlandt 24	732 Harvard 31	532 Harvard 21	1035 Oxford 11
941 Cortlandt 31	424 Heights 23	1015 Harvard 31	404 Heights 20	1007 Heights 11
532 Cortlandt 31	733 Heights 23	609 Cortlandt 30	528 Harvard 20	1015 Harvard 11
425 Heights 30	1050 Heights 22	941 Cortlandt 30	349 Heights 20	921 Heights 11
1011 Heights 30	732 Arlington 20	717 Harvard 30	609 Cortlandt 19	402 E 11th 11
404 Heights 30	643 Arlington 18	848 Heights 30	536 Harvard 19	532 Harvard 11
528 Harvard 30	717 Harvard 17	1050 Heights 30	802 Columbia 19	702 Harvard 11
717 Harvard 30	935 Harvard 17	505 Harvard 29	902 Heights 19	902 Heights 10
1005 Heights 29	532 Harvard 16	528 Harvard 29	532 Cortlandt 19	609 Cortlandt 10
1035 Oxford 28	911 Harvard 15	536 Harvard 29	733 Heights 19	802 Columbia 10
943.5 Cortlandt 27	119 E 10th 15	805 Heights 29	732 Arlington 19	732 Harvard 10
1007 Heights 27	919 Heights 14	813 Cortlandt 28	935 Harvard 19	404 Heights 10
1015 Harvard 27	122 E 5th 14	938 W 15th 28	911 Harvard 19	349 Heights 10
...	...	...	...	...

SANBORN MAP

1924-1951

J.



-  Contributing Structure
-  Subject Property

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**PROJECT DETAILS**

**Shape/Mass:** The proposed two-story 3,798 square foot residence will have a total width of 35'-10" and a total depth of 58'-6". The proposed ridge height will be 32'-9" above grade. The proposed full width porch will be 8'-1" deep. The porch will have six (four spanning the front) 2'-0" wide by 5'-6" tall brick piers topped by 1'-0" wide by 5'-6" tall square columns atop a 5" tall bases. The centered brick steps will be 9'-0" wide.

The proposed two-story front facing garage will have a total width of 26'-2" and a total depth of 21'-0". The garage will have a ridge height of 23'-0". See drawings for more detail.

**Setbacks:** The proposed residence will have a west (front) setback will be 15'-0"; a south side setback of 3'-0"; a north side setback of 11'-1"; an east (rear) setback of 45'-3".

The proposed garage will have a south side setback of 3'-0"; a north side setback of 20'-10"; and an east (rear) setback of 3'-0". See drawings for more detail.

**Foundation:** The proposed residence will have a pier and beam foundation with a 32" finished floor.

The proposed garage will have a slab on garage concrete foundation. See drawings for more detail.

**Windows/Doors:** The proposed residence will have a combination of double hung and fixed wood windows. All windows on the front and side elevations will feature a decorative divided-lite pattern. The proposed front door will have Craftsman detail.

The proposed garage will have a garage door as well as a pedestrian door and two double-hung windows with no additional fenestration. See drawings, photos, and the window and door schedule for more detail.

**Exterior Materials:** The proposed residence will be clad in cementitious siding with a 5¼" reveal. The residence will also have brick porch steps and piers, wood porch columns, and wood lattice surrounding the foundation. The decorative gables will be clad in cementitious material.

The proposed garage will be clad in cementitious siding with a 5¼" reveal. The decorative gable will be clad in cementitious material. See drawings for more detail.

**Roof:** The proposed residence will have a composition shingle hipped main roof with decorative front gables and a standing seam metal porch roof. The proposed roofs will have a pitch of 6:12, an eave height of 22'-6, and open eaves.

The proposed garage will have a composition shingle hipped roof with a decorative front gable. The roof will have a pitch of 6:12, an eave height of 18'-1", and closed eaves. See drawings for more detail.

**Front Elevation:** The proposed three bay residence will have a full width front porch with the stairs opening onto the central bay. The metal standing seam porch roof will be supported by four brick piers topped by square wood columns. Central bay of the porch roof will feature a front facing gable. The northern bay consists of a pair of windows on the first and second floors. The western bay consists of a group of three windows on the first and second floor and is topped by a decorative gable. The central bay consists of the front door on the first floor and a fixed window on the second floor. A main hipped roof tops the residence.

The front elevation of the garage consists of a garage door and a pedestrian door on the first story and two windows on the second story. A decorative front gable is centered above the two windows. See drawings for more detail.

**Side Elevation:** The proposed south elevation consists of the side profile of the front porch to the west. The first story of the proposed residence consists of four fixed windows and a pair of double hung windows. The second story consists of three fixed windows and a single double hung window. A single double hung window is located between the two floors. A porch is located at the rear.

The proposed south elevation of the garage features no fenestration. See drawings for more detail.

**Side Elevation:** The proposed north elevation consists of the side profile of the front porch to the west. The first story of the proposed residence consists of three double hung windows. The second story consists of five double hung windows and two fixed windows.

The proposed north elevation of the garage features no fenestration. See drawings for more detail.

**Rear Elevation:** The rear elevation of the residence or garage is not visible from the public Right-of-Way. See drawings for more detail.

**ATTACHMENT A**  
Public Comment

COMMENTS REGARDING CERTIFICATE OF APPROPRIATENESS APPLICATIONS FOR  
THE HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT FOR REVIEW AT THE  
DECEMBER 17, 2014 HAHC MEETING

AGENDA ITEM #9 – 516 Columbia – Alteration Addition – **OBJECT**

The replacement of windows and siding on the existing historic structure reduces the historical material and historical context of the contributing structure. I have no objection to the addition in that the frontal plane area of the proposed addition is not greater than the existing structure frontal plane area.

AGENDA ITEM #12 – 802 Arlington – Alteration Addition Revised – **SUPPORT**

The proposed replacement of the existing dormer, which may not be original to the structure, is acceptable in that the design elements of the proposed dormer are more in character with other design elements on contributing structures in the historic district.

AGENDA ITEM #13 – 642 Columbia – New Const. Residential/Garage – **OBJECT**

The proposed decorative windows and decorative elements proposed for the porch railing are not design elements that are evident on existing contributing structures in the district. A simpler looking solution would be supported.

AGENDA ITEM #14 – 525 Cortlandt – Alteration Addition Revised – **OBJECT**

Removal of existing wood windows in the existing contributing structure is not necessary. Replacement of portions of siding on the existing contributing structure is not necessary. Both items reduce the historical material and historical context of the existing structure.

AGENDA ITEM #19 – 734 Arlington – Alteration Relocation/Addition – **OBJECT**

Relocation of the existing contributing structure is not necessary and would disrupt the typical rhythm and pattern of spaces between houses currently found for contributing structures in the district. Relocation of the existing historical structure changes the historic context for both the blockface and the district in general. The reduced side setback that would result from the relocation will negatively impact the existing house to the south of the proposed alteration site.

J. Kent Marsh, AICP CUD  
1538 Arlington St., Houston Heights East Historic District