

CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

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 – (Revision) Construct a two-story 3,798 square foot single family residence. The proposed revised residence will be 36' wide and 72' deep (including porches), have a ridge height of 32'-8" and eave height of 22'-6". The revised side elevations of the residence will be more articulated than previously approved.

In December 2014, this project received Conditional Approval not to include decorative windows, porch railings, and brick steps. Along with the elevation changes, the applicant now requests approval for decorative windows, porch post, and brick steps and posts.

See enclosed application materials and detailed project description on p. 5-21 for further details.

Public Comment: One opposed. See Attachment A.

Civic Association: No comment received.

Recommendation: Partial Approval:

Staff supports the changes to the side elevations, but does not support the use of decorative 9/1 windows on all elevations, the ornate porch posts, and the brick steps and posts.

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: January 29, 2015

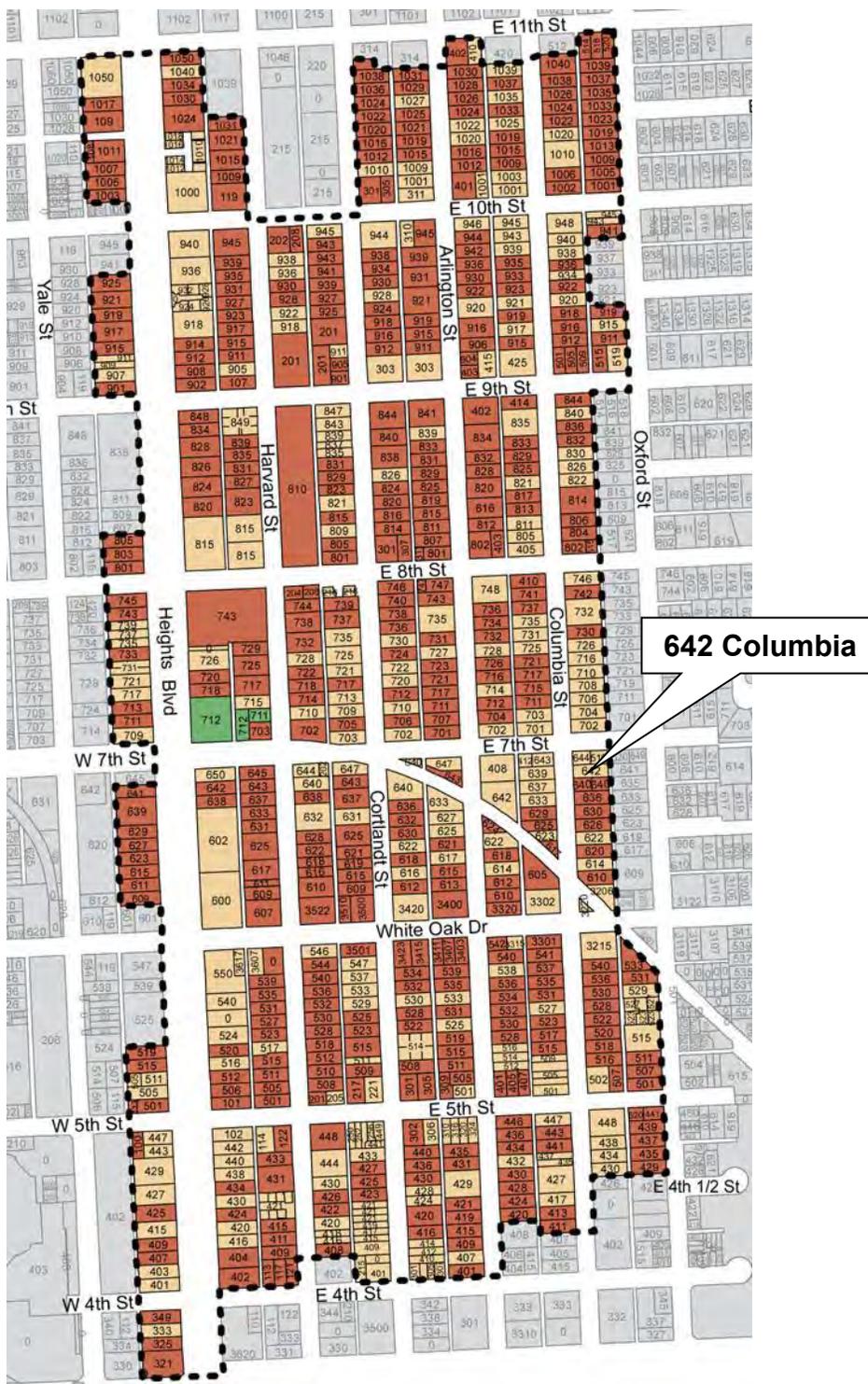


**PLANNING &
DEVELOPMENT
DEPARTMENT**

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 HISTORIC DISTRICT SOUTH



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

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)

WEST ELEVATION – FRONT FACING COLUMBIA STREET

PARTIALLY Approved (December 17, 2014)



PROPOSED

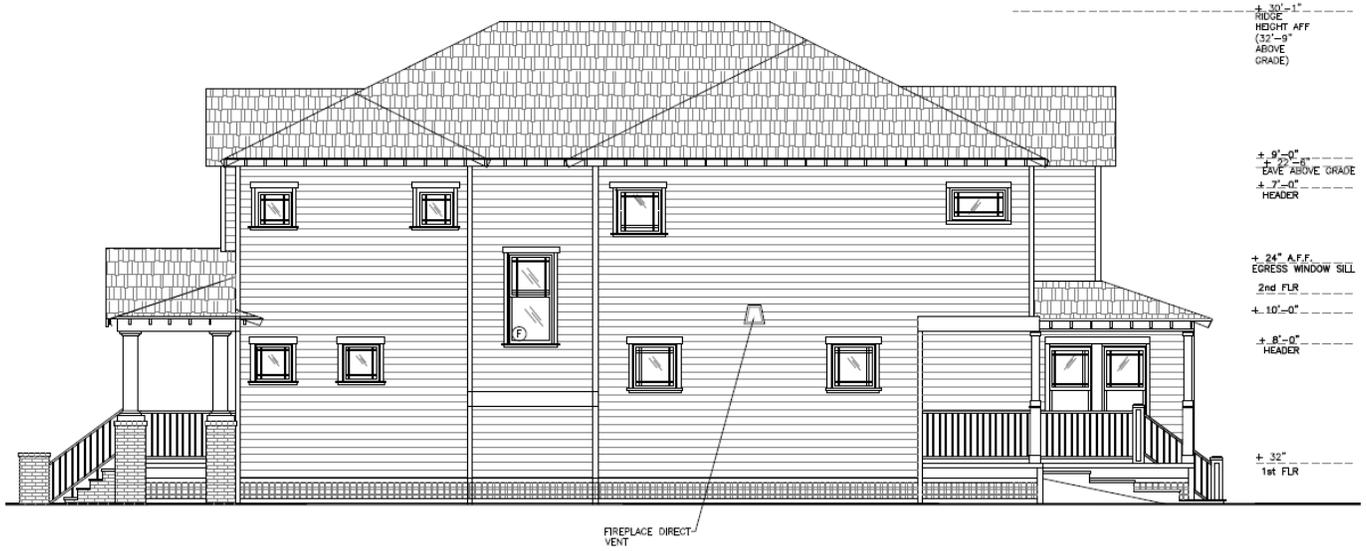


SOUTH SIDE ELEVATION

PARTIALLY APPROVED (DECEMBER 17, 2014)

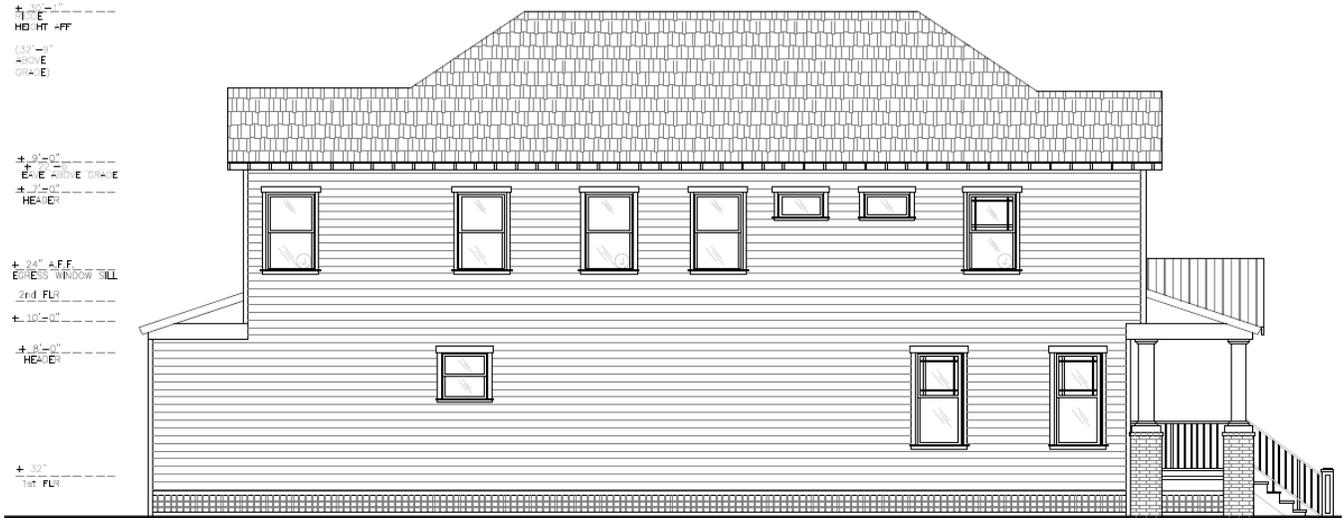


PROPOSED



NORTH SIDE ELEVATION

PARTIALLY APPROVED (DECEMBER 17, 2014)



PROPOSED



WEST (REAR) ELEVATION

PARTIALLY APPROVED (DECEMBER 17, 2014)



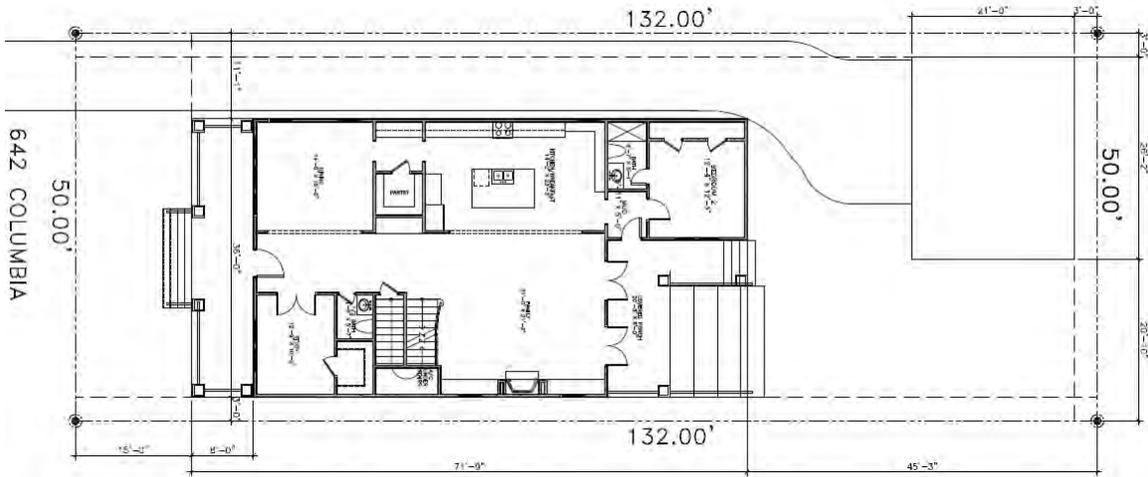
PROPOSED



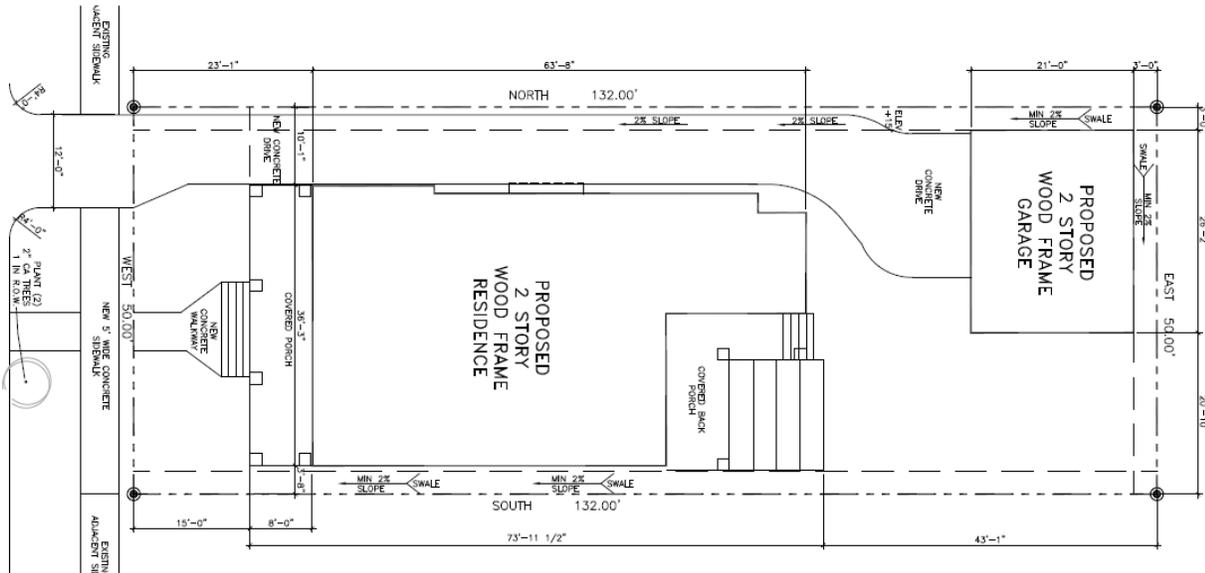


SITE PLAN

PARTIALLY APPROVED (DECEMBER 17, 2014)



PROPOSED

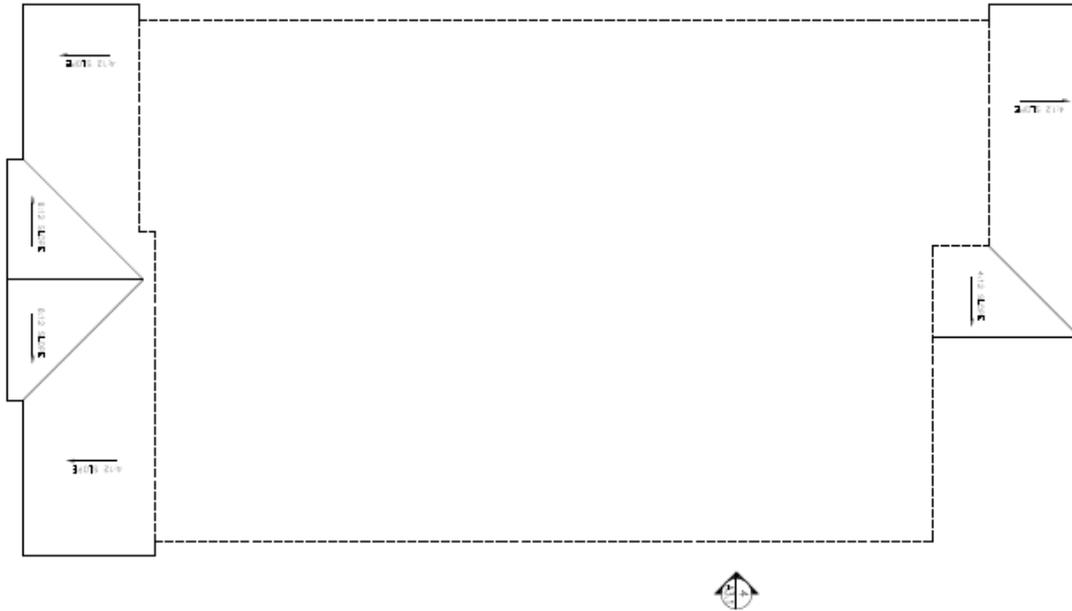




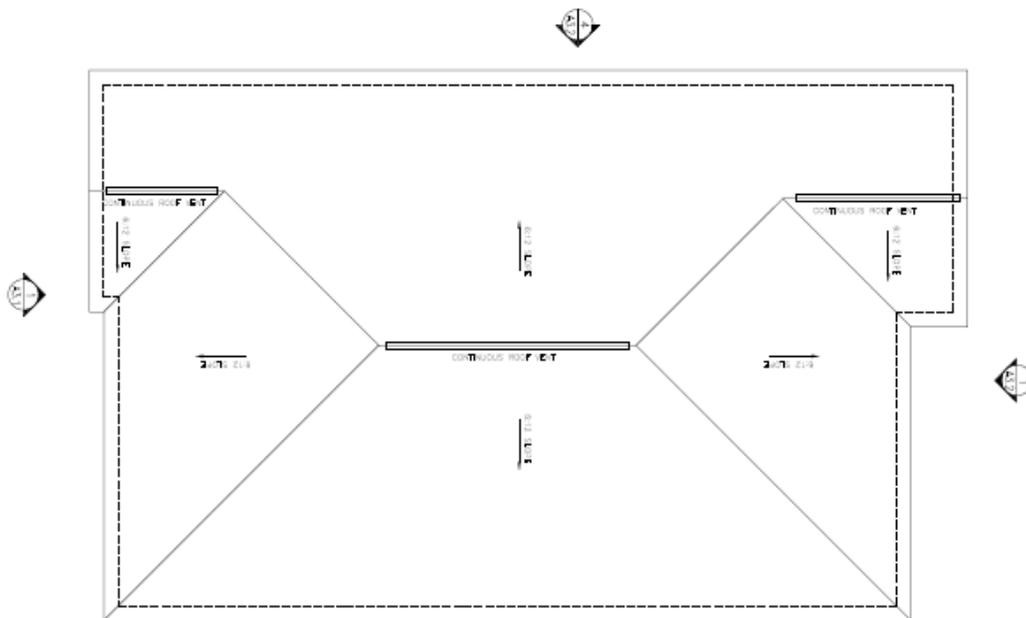
ROOF PLAN

PARTIALLY APPROVED (DECEMBER 17, 2014)

First Story

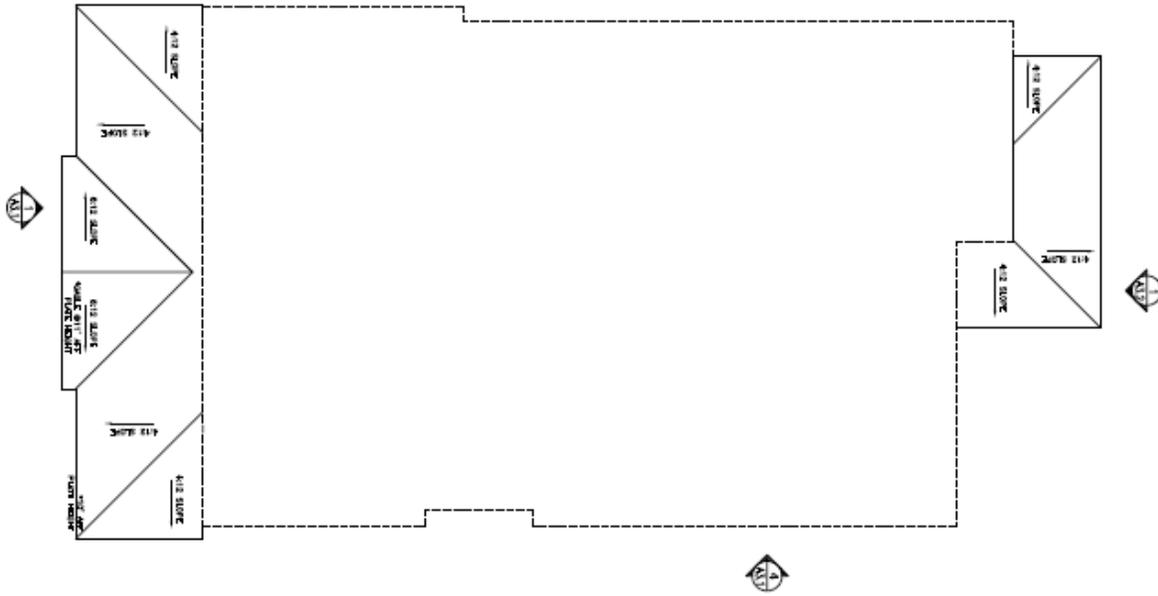


Second Story

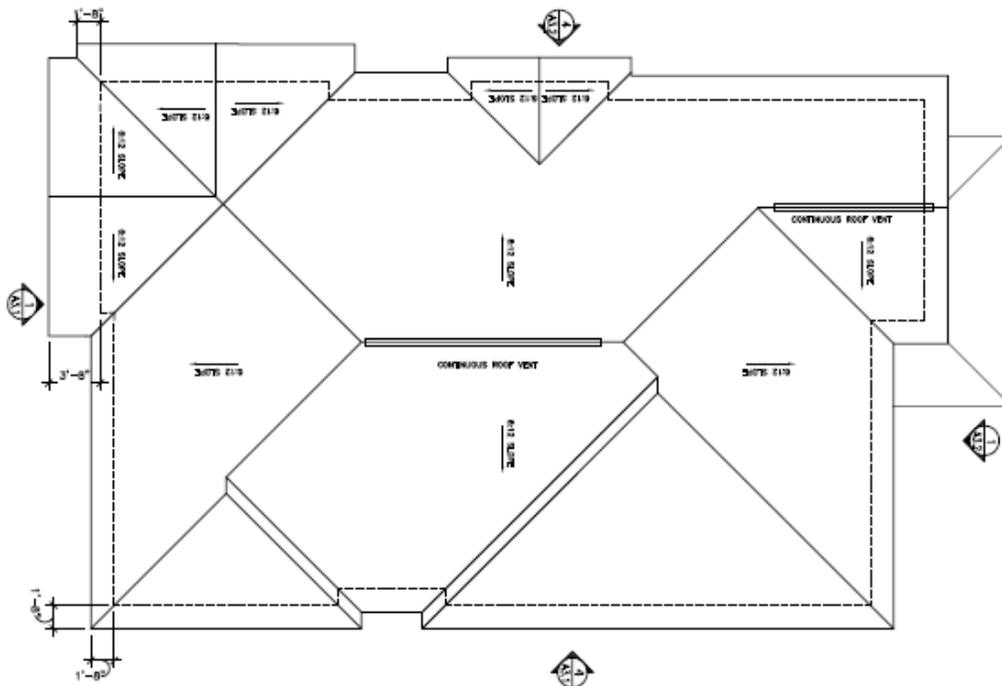




ROOF PLAN
PROPOSED
First Story

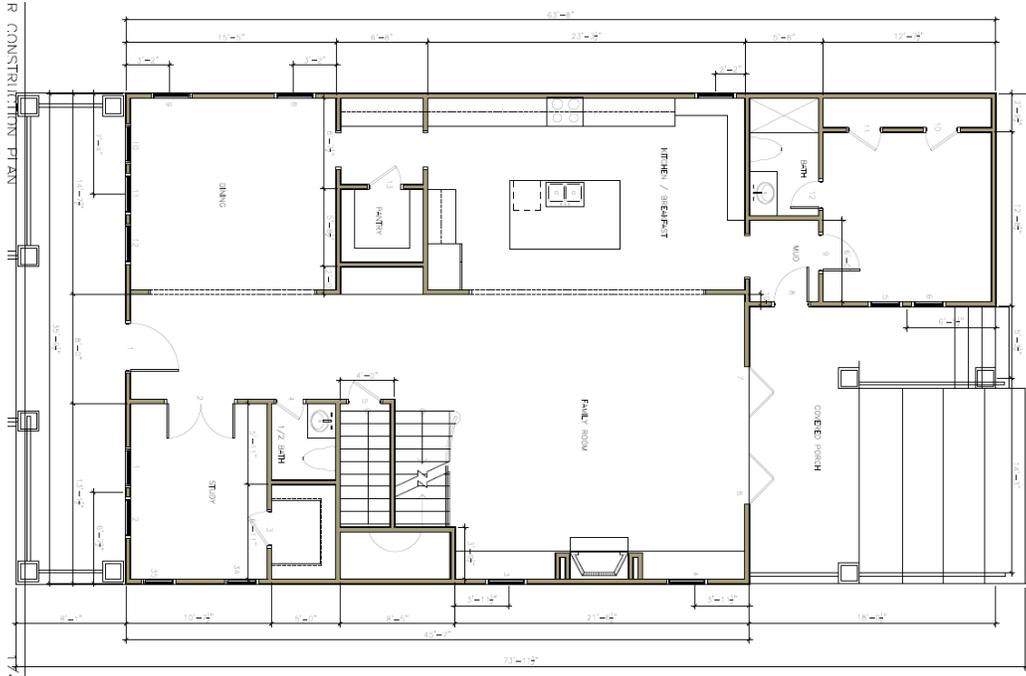


Second Story





FIRST FLOOR PLAN
PARTIALLY APPROVED (DECEMBER 17, 2014)



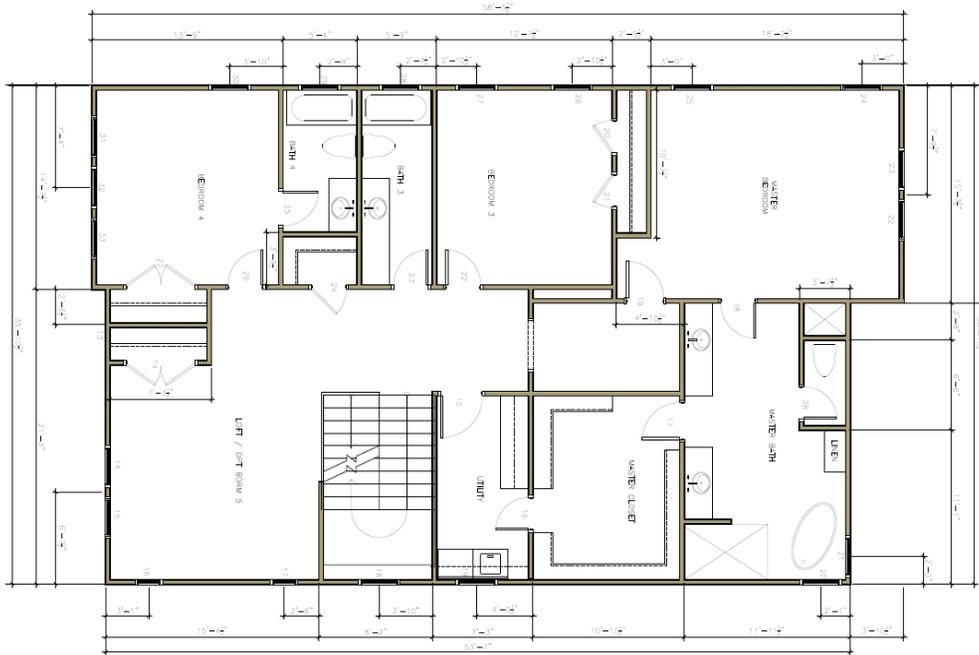
PROPOSED



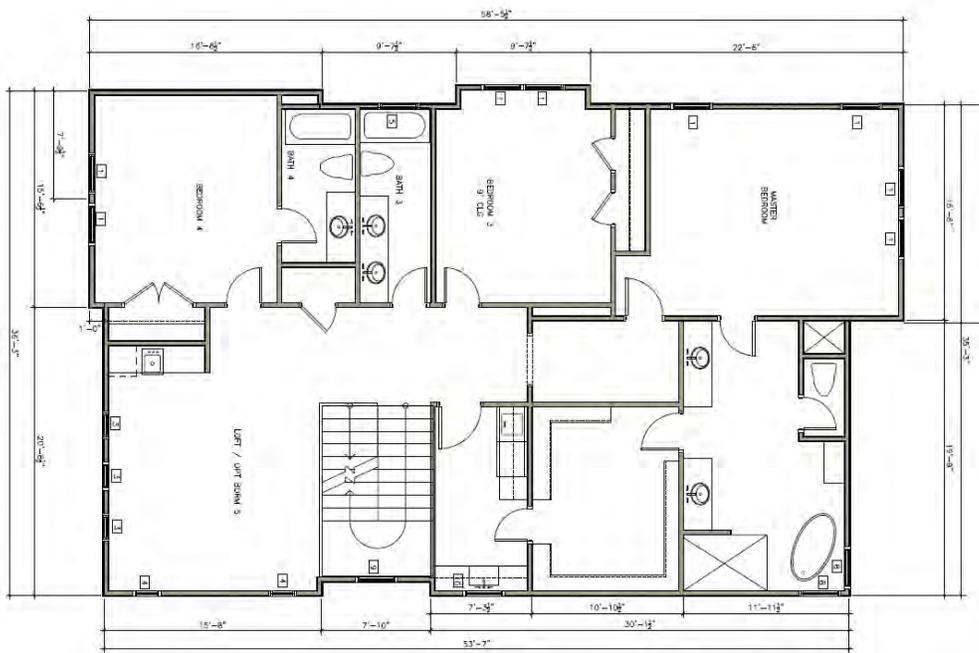


SECOND FLOOR PLAN

PARTIALLY APPROVED (DECEMBER 17, 2014)



PROPOSED

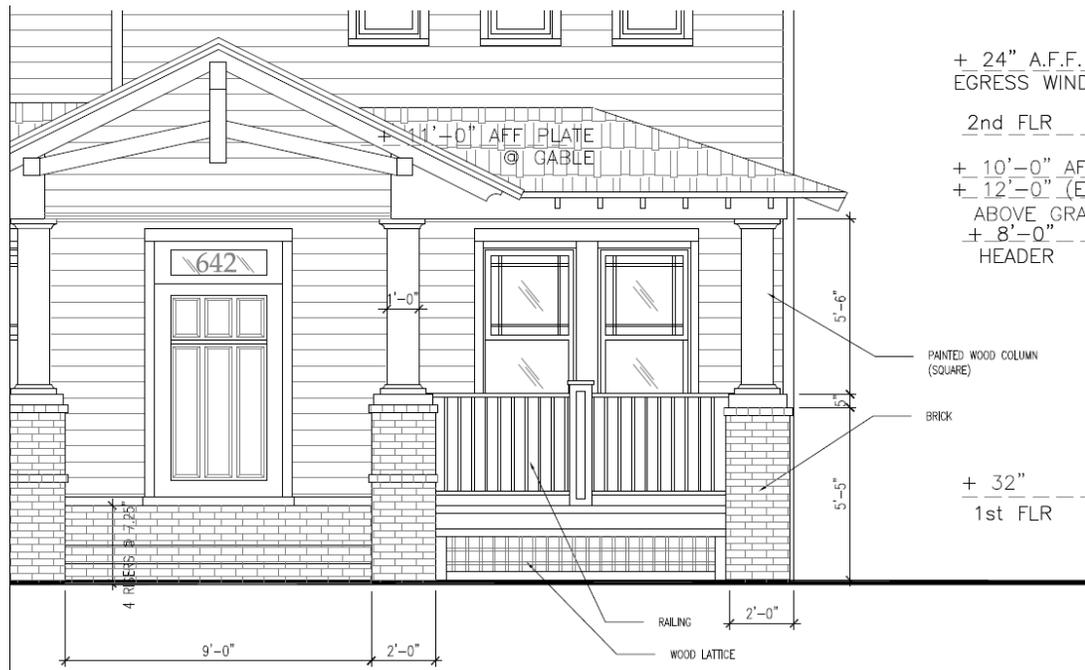


PORCH DETAILS

PARTIALLY APPROVED (DECEMBER 17, 2014)



PROPOSED



WINDOW SCHEDULE

642 Columbia Window Legend

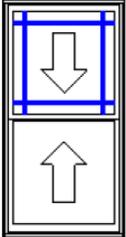
	Type	Size	Material	
1	Double Hung	3'0" x 5'0"	Wood	JELD-WEN Tradition Plus TWD3756
2	Double Hung	3'0" x 6'0"	Wood	JELD-WEN Tradition Plus TWD3772
3	Double Hung	2'0" x 4'0"	Wood	JELD-WEN Tradition Plus
4	Fixed	2'0" x 2'0"	Wood	JELD-WEN Tradition Plus
5	Fixed	4'0" x 1'0"	Vinyl	JELD-WEN Tradition Plus BLVFW54812
6	Fixed	2'6" x 2'6"	Wood	JELD-WEN Tradition Plus
7	Fixed	3'0" x 4'0"	Wood	JELD-WEN Tradition Plus TWD3748
8	Fixed	3'0" x 2'0"	Wood	JELD-WEN Tradition Plus B EWC3624
9	Fixed	3'0" x 5'0"	Wood	JELD-WEN Tradition Plus EWC3660
10	Double Hung	3'0 x 3'0"	Wood	JELD-WEN Tradition Plus

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

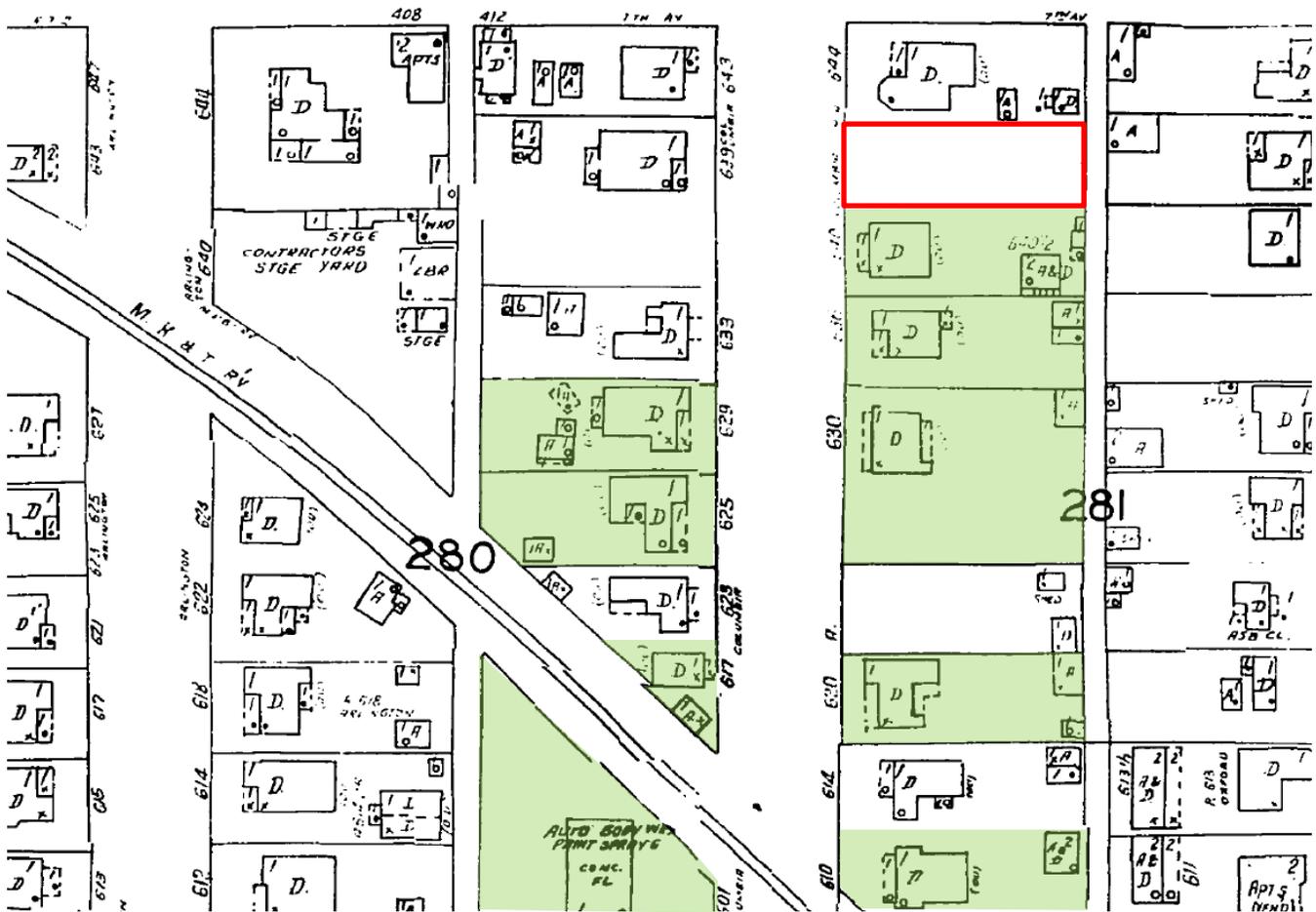
(NO CHANGE)

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	642 Columbia 36		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
642 Columbia 36		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	642 Columbia 12	
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	642 Columbia 33		642 Columbia 23		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

PROJECT DETAILS

Shape/Mass: 12-17-2014: The proposed two-story 3,798 square foot residence will have a total width of 35'-10" and a total depth of 63'-8". 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.

01-29-2015: The proposed revisions include increasing the width to 36'-3". This additional width will be located in the projecting front bay. The bay will also expand an additional foot on the north elevation. A 9'-8" wide portion of the north wall will be cantilevered 1'. This projection will be located approximately 26' back from the front wall. A 7'-10" wide portion of the southern wall will be inset approximately 1'. This indentation will be located 16'-8" back from the front wall. See drawings for more detail.

Setbacks: 12-17-2014: 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".

01-29-2015: The revised proposal will have a west (front) setback will be 15'-0" (unchanged); a south side setback of 3'-8"; a north side setback of 10'-1"; an east (rear) setback of 45'-3" (unchanged). See drawings for more detail.

Foundation: 12-17-2014: The proposed residence will have a pier and beam foundation with a 32" finished floor.

01-29-2015: The foundation in the revised proposal will not be altered. See drawings for more detail.

Windows/Doors: 12-17-2014: 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.

01-29-2015: The revised proposal will have a combination of double hung and fixed wood windows. A single vinyl fixed window is also proposed. All windows on the front and side elevations will feature a decorative divided-lite pattern. The proposed front door will have Craftsman detail. The location, number, and size of windows will be altered from the original proposal. See drawings and windows schedule for more detail.

Exterior Materials: 12-17-2014: The proposed residence will be clad in cementitious siding with a 5/4" 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.

01-29-2015: The exterior materials in the revised proposal will not be altered. See drawings for more detail. The wood post at the end of the front steps (at ground level) will be replaced with brick posts. See drawings for more detail.

Roof: 12-17-2014: The proposed residence will have a composition shingle hipped main roof with decorative front gables and a standing seam metal porch roof. The proposed main roof will have a pitch of 6:12, an eave height of 22'-6, and open eaves. The porch roof will have a pitch of 4:12 and an eave height of 12'.

01-29-2015: In the revised proposal, the residence will have a composition shingle hipped main roof with decorative front gables and a composition shingle hipped porch roof. The proposed main roof will have a pitch of 6:12, an eave height of 22'-6, and open eaves. The eave overhang will be deepened to 1'-8". The porch roof will have a pitch of 4:12 and an eave height of 12'. A front gable will be installed above the porch steps. This gable will have a pitch of 6:12 and feature decorative brackets. See drawings and roof plan for more detail.

Front Elevation: 12-17-2014: 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.

(West)

01-29-2015: In the proposed revisions, the first story will remain unchanged with the exception of a slight expansion and porch roof alterations. The porch roof will now be hipped at the ends and include an altered front gable feature. The second story window pattern will be altered. The projecting western bay will now consist of a pair of decorative windows. The centered square window above the porch gable will be removed and the pair of windows on the east will be replaced with three smaller individual windows. The roofline will also be altered, as a side gable will project to the north from the front gable. See drawings for more detail.

Side Elevation: 12-17-2014: 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.

(South)

01-29-2015: In the proposed revisions, the south elevation will be more articulated. The western portion will include two square fixed windows on both the first and second stories. To the east, an inset portion will include a single double hung window. The eastern portion will project out and include two square fixed windows on the first story and two fixed windows on the second story. A rear porch includes an additional pair of double hung windows. See drawings for more detail.

Side Elevation: 12-17-2014: 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.

(North)

01-29-2015: In the proposed revisions, the north elevation will include a projecting two story feature adjacent to the front porch with two double hung windows on the first story and no fenestration on the second. To the east, the first story will include a single double hung windows and a single rectangular fixed window. The second story will include a projecting window seat feature with a pair of double hung windows and topped by a gable. To the east of this projection, will be two additional double hung windows. See drawings for more detail.

Rear Elevation: 12-17-2014: The rear elevation of the residence will not visible from the public Right-of-Way.

(East)

01-29-2015: The proposed revisions to the rear elevation of the residence will not visible from the public Right-of-Way. See drawings for more detail.

ATTACHMENT A

PUBLIC COMMENT

Houston Heights South Historic District

Certificate of Appropriateness Applications for the January 2015 HAHC Meeting

Comments/Concerns from J. Kent Marsh

642 Columbia – OBJECT

One of the hallmarks of this district is the balanced visual appearance of the elevations of the homes. This new construction has ample opportunity to emulate that balance but is instead an unbalanced, lopsided front elevation with a significantly stronger visual left side than right side. This type of character is not in context with the district. While it is not necessary or beneficial to copy the exact visual appearance of contributing structures, the emulation of principle relationships ensures the non-contributing structures will visually fit into the existing historic context and not be an egocentric testimony to just being different.

The addition of the horizontal window to the front façade is not compatible with the typical vertical orientation of windows in the district and while the exact dimensions of windows of contributing structures should not be copied the continuity of utilizing the same ratio relationship will help the new construction visually fit into the district.

ATTACHMENT B
CHART SUPPLIED BY OWNER

Contributing	Decorative Windows	Non Decorative Windows	Brick/Concrete	Wood	Decorative Railing	Non Decorative Railing
640		1	1			1
636		1	1			1
630		1	1			1
626		1	1			1
620	1		1			1
610	1		1			1
617		1	1			1
625		1	1			1
629		1		1		1
730		1	1			1
711	1		1		1	
715	1			1	1	
717		1	1		1	
721	1		1			1
737	1		1		1	
741	1		1			1
745		1	1		1	
17	41%	59%	88%	12%	29%	71%
Non Contributing	Decorative Windows	Non Decorative Windows	Brick/Concrete	Wood	Decorative Railing	Non Decorative Railing
644		1	1			1
622	1		1		1	
614	1		1			1
623	1		1			1
633	1		1		1	
637	1		1		1	
639	1		1			1
643	1		1			1
702	1		1		1	
704	1		1		1	
706	1		1			1
708	1			1		1
710		1	1			1
716		1		1	1	
726		1		1		1
732	1		1		1	
746	1		1		1	
701	1		1		1	
703	1		1		1	
725		1	1			1
735		1	1			1
21	71%	29%	86%	14%	48%	52%