

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** February 4, 2015

**Applicant:** Gail Schorre, Morningside Architects, LLP for Patrice & Jason Childress, owner

**Property:** 730 Columbia Street, Lot 20, Block 256, Houston Heights Subdivision. The property includes a historic 2,900 square foot, two-story wood frame single-family residence and detached garage situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Contributing Gable-front Cottage residence, constructed circa 1910, located in the Houston Heights Historic District South.

**Proposal:** Alteration – At the November 2013 HAHC meeting the applicant received a Certificate to construct a rear two-story addition to a contributing residence. The applicant now requests a renewal of the expired 2013 Certificate.

The addition will be constructed behind an existing two-story addition that was built in 2009 and attach the existing residence to the existing one-story detached garage.

See enclosed application materials and detailed project description on p. 6-17 for further details.

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

**Recommendation:** Approval

**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:** February 26, 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.

**APPROVAL CRITERIA**

**ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS**

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

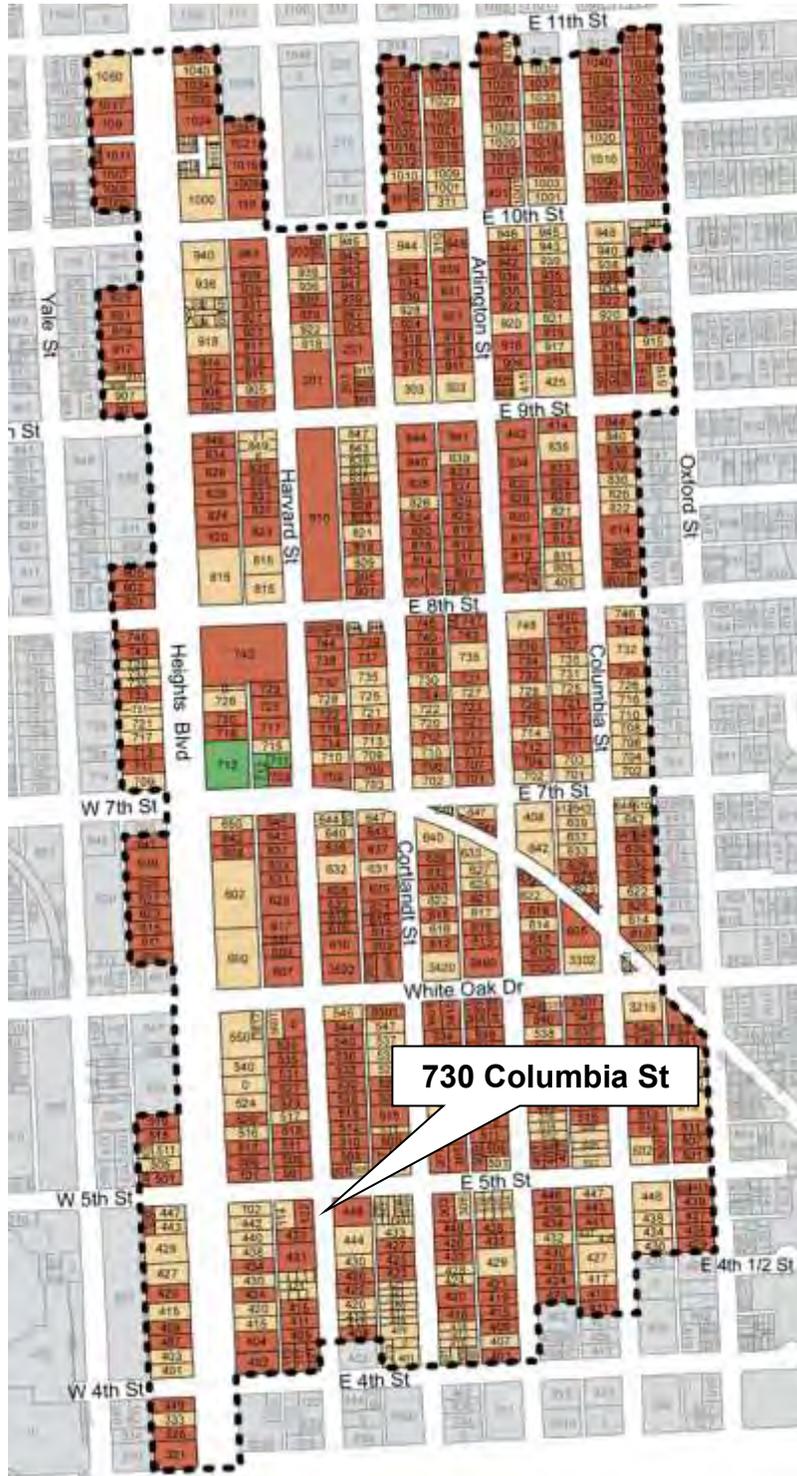
- | <b>S</b>                            | <b>D</b>                 | <b>NA</b>                | <b>S - satisfies</b> | <b>D - does not satisfy</b>   | <b>NA - not applicable</b> |  |
|-------------------------------------|--------------------------|--------------------------|----------------------|---|----------------------------|--|
| <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;  |                            |  |
| <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;   |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (7)                  | The proposed replacement of missing 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; |                            |  |
| <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 or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;   |                            |  |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (10)                 | The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);   |                            |  |
| <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | (11)                 | The proposed activity will comply with any applicable deed restrictions.  |                            |  |



**PROPERTY LOCATION**  
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

**Building Classification**

- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO



**NEIGHBORING PROPERTIES**



*726 Columbia – Noncontributing – 1920 (neighbor)*



*732 – Noncontributing – 1998 (neighbor)*



*742 Columbia– Contributing – 1920 (blockface)*



*725 Columbia– Noncontributing – 1920 (across street)*



*731 Columbia– Noncontributing – 1950 (across street)*



*735 Columbia– Noncontributing – 1960 (across street)*

**3D RENDERING – NORTHWEST FACING COLUMBIA**

APPROVED – 11/7/13



**SOUTHWEST FACING COLUMBIA**



**WEST ELEVATION – FRONT FACING COLUMBIA**

EXISTING



APPROVED – 11/7/13

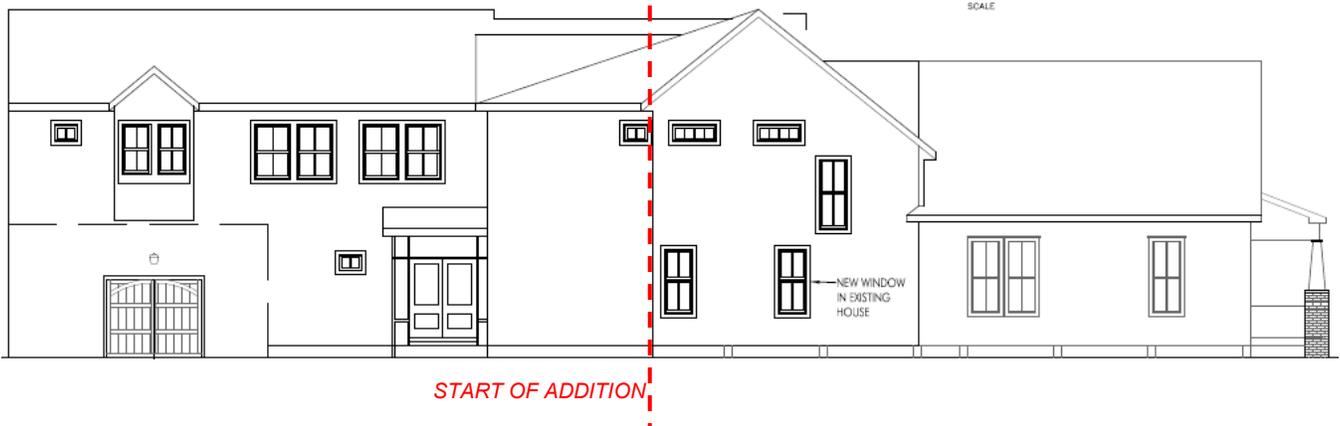


**NORTH SIDE ELEVATION**

EXISTING



APPROVED – 11/7/13



**SOUTH SIDE ELEVATION**

EXISTING



APPROVED – 11/7/13



START OF ADDITION

**EAST (REAR) ELEVATION**

EXISTING



APPROVED – 11/7/13

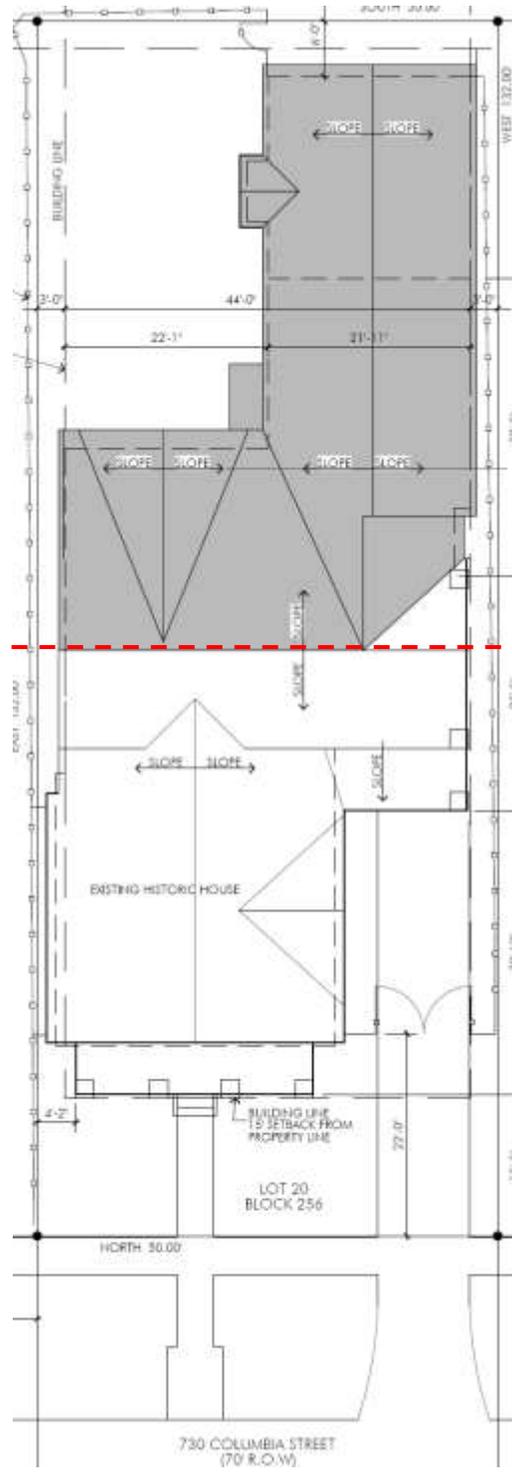
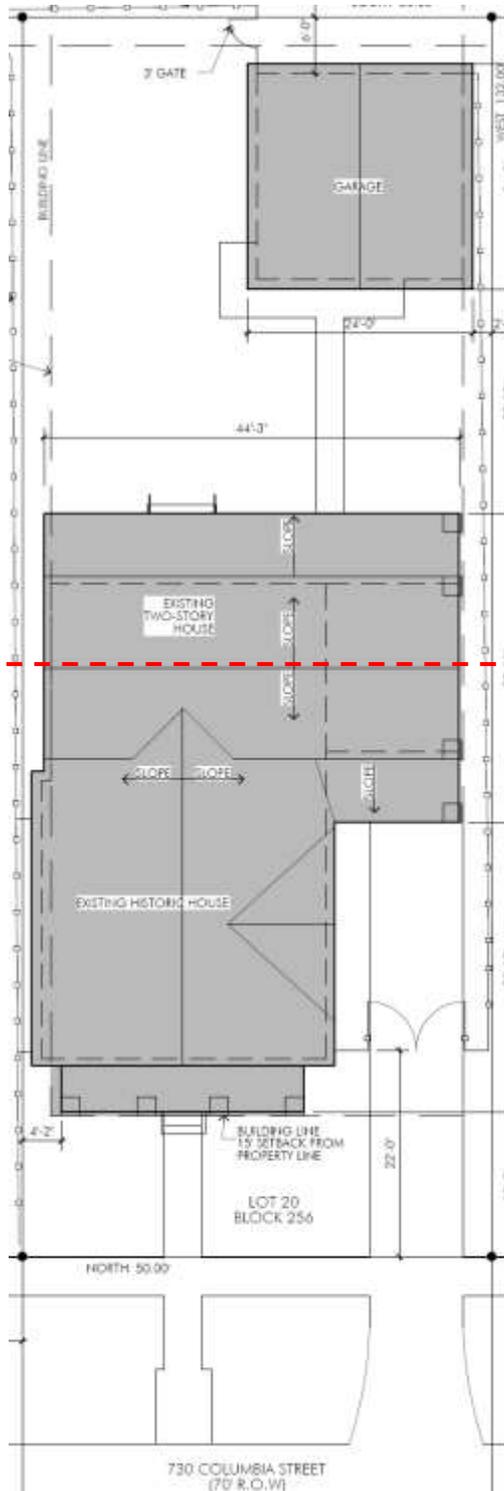




SITE PLAN

EXISTING

APPROVED – 11/7/13





FIRST FLOOR PLAN

EXISTING

APPROVED – 11/7/13

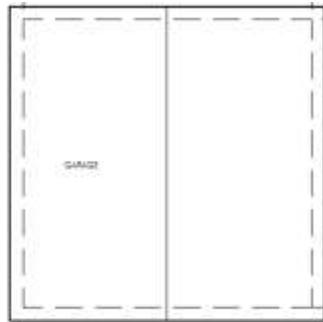




SECOND FLOOR PLAN

EXISTING

APPROVED – 11/7/13





**PHOTOS SUBMITTED BY APPLICANT**

**SOUTHEAST CORNER FACING COLUMBIA STREET**



**WEST ELEVATION FACING COLUMBIA STREET**



WEST ELEVATION STREETVIEW



STREETVIEW FROM THE NORTH



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**PROJECT DETAILS**

**Shape/Mass:** The existing residence measures 44'-3" and 57'-2" deep. The original residence has an eave height of 11'-7" and a ridge height of 24'-5". The 2009 addition has an eave height of 21'-8" and an overall height of 29'-7<sup>3</sup>/<sub>4</sub>" to the ridge. The addition will begin 50'-7<sup>1</sup>/<sub>4</sub>" back from the front façade and will measure 44' wide at the front and narrow to 21'-11" at the rear over the garage and will measure 50'-4<sup>1</sup>/<sub>2</sub>" deep. The addition will have an eave height of 21'-8" and an overall height of 29'- 7<sup>3</sup>/<sub>4</sub>" to the ridge.

**Setbacks:** The residence is setback 15'-5" from the front property line, 2' from the north property line, 3' from the south property line, and 53'-10" from the rear property line. The addition will be setback 3' and 25'-1" from the north property line, 3' from the south property line, and 6' from the rear property line.

**Foundation:** The residence is built on a pier and beam foundation and the one-story garage is built on a slab foundation. The addition will be built on a pier and beam foundation.

**Windows/Doors:** The original residence features 1-over-1 and 2-over-2 wood sash windows. The 2009 addition features wood 2-over-2 sash and 4 lite fixed windows. The residence features a single lite wood paneled entry door with a single lite transom and paneled entry doors. The addition will feature wood 2-over-2 sash and 2 lite fixed windows, paneled entry doors, and screened double doors.

**Exterior Materials:** The original residence is clad with wood horizontal lap siding and the 2009 addition is clad with smooth finish horizontal lap siding. The proposed addition will be clad with smooth finish horizontal lap siding, to match the 2009 addition.

**Roof:** The residence features a cross gable roof that is clad with composite shingles. The proposed addition will feature a gable roof with gable dormers. The proposed roof will be clad with composite shingles.

**Front Elevation:** No proposed changes to the existing historic structure. Please see elevations on pg.7.  
**(West)**

**Side Elevation:** No proposed changes to the existing historic structure. Please see elevations on pg.8.  
**(North)**

**Side Elevation:** No proposed changes to the existing historic structure. Please see elevations on pg.9.  
**(South)**

**Rear Elevation:** Not visible from Right-of-Way, please see elevations on pg. 10.  
**(East)**