## CERTIFICATE OF APPROPRIATENESS

**Application Date:** August 1, 2017

**Applicant:** Sam Gianukos, Creole Design, for Larry Hartman, owner

**Property:** 610 Columbia St, Lot 15, Tract 16A, Block 281, Houston Heights Subdivision. The property includes a historic 1,200 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,700 square foot (53' x 109') interior lot.

**Significance:** Contributing Bungalow-style residence, constructed circa 1920, located in the Houston Heights Historic District South.

**Proposal:** New Construction – Garage

Construct a 1,852 square foot (881 square feet conditioned, 971 square feet unconditioned) two-story garage apartment to measure 47' wide by 23' deep by 25' tall. The garage will have:

- 3' side (north/south) and 4' rear (east) setbacks.
- A slab foundation.
- 6" cementitious siding and 1/1 windows.
- A hipped roof with 19' eave height.

See enclosed detailed project description on p. 5-11 and application materials in Attachment A and for further details.

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

**Civic Association:** No comment received.

**Recommendation:** **Approval**

**HAHC Action:** **Approved**

# CERTIFICATE OF APPROPRIATENESS

**Basis for Issuance:** HAHC Approval
**Effective:** August 23, 2017

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

### NEW CONSTRUCTION IN A HISTORIC DISTRICT

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

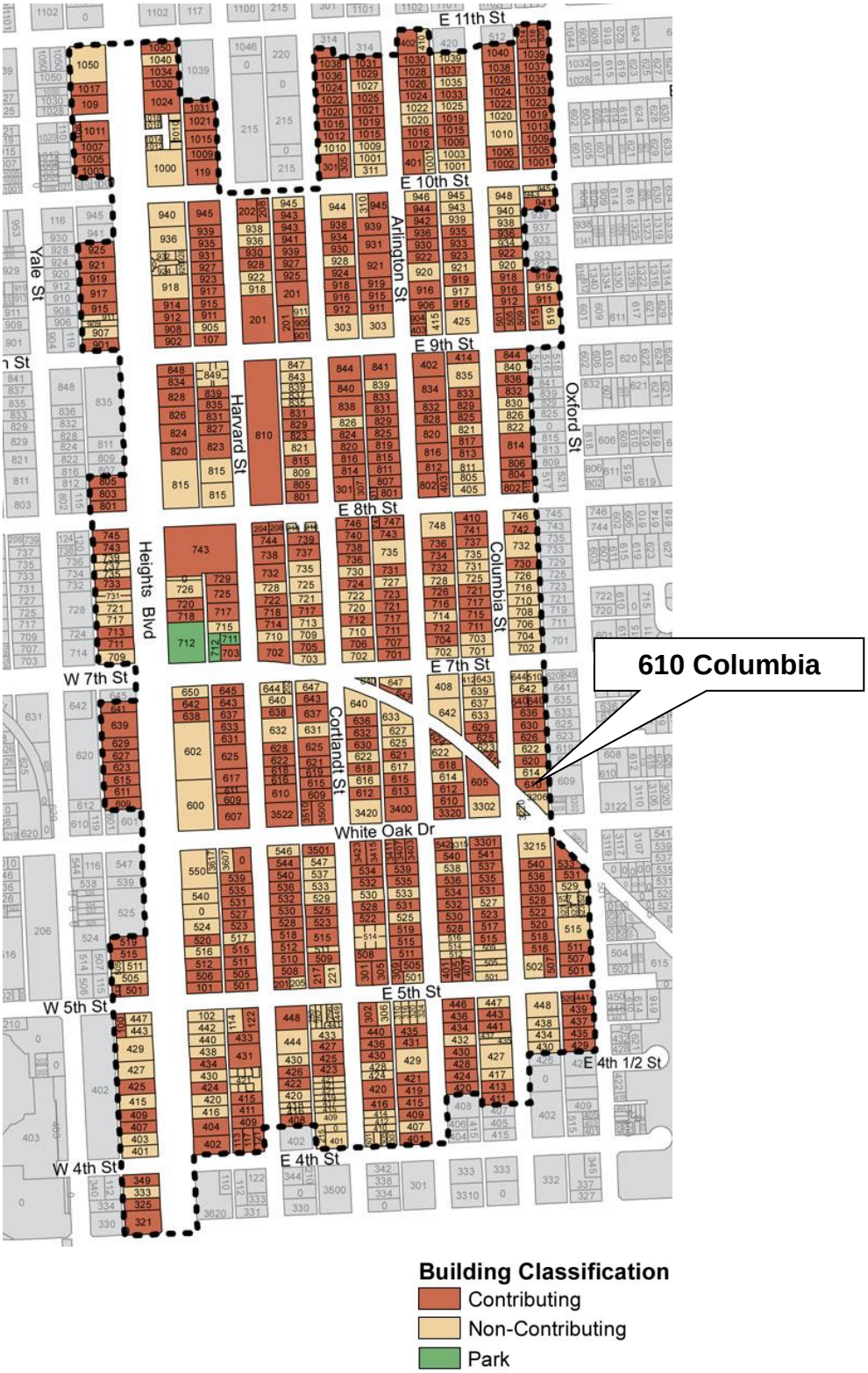
**S - satisfies D - does not satisfy NA - not applicable**

| S | D | NA | | |
|---|---|---|---|---|
| ☒ | ☐ | ☐ | (1) | The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; |
| ☒ | ☐ | ☐ | (2) | The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area; |
| ☒ | ☐ | ☐ | (3) | The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions; |
| ☒ | ☐ | ☐ | (4) | The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;<br><br>(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and<br><br>(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district. |

N

## PROPERTY LOCATION

HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT



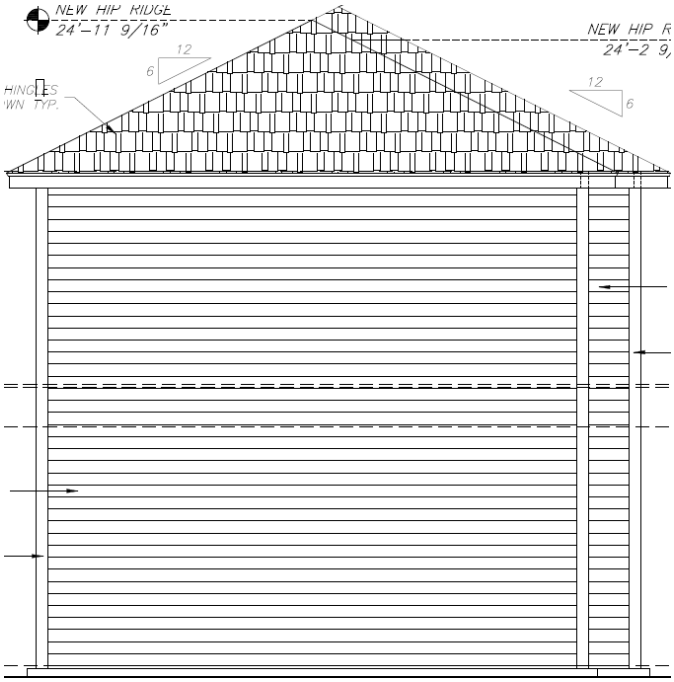
## CURRENT PHOTO

## WEST ELEVATION – FRONT FACING COLUMBIA

PROPOSED

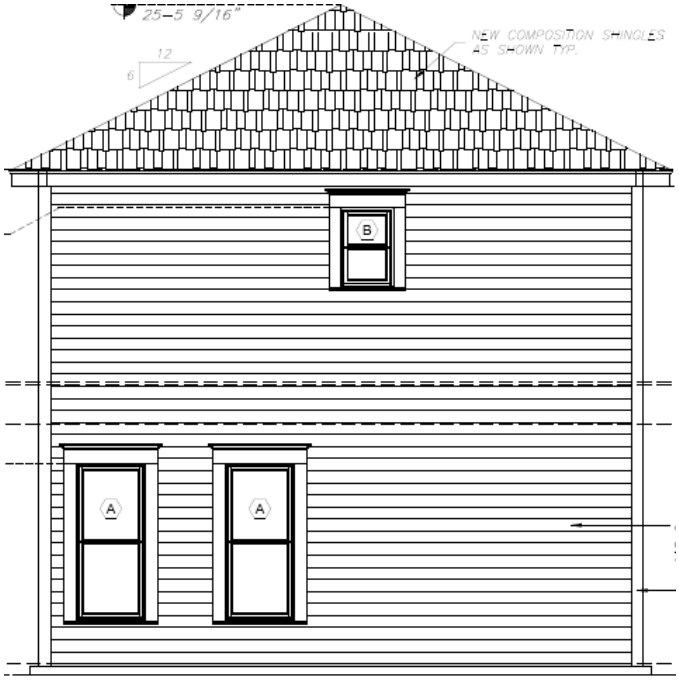
## NORTH SIDE ELEVATION

PROPOSED



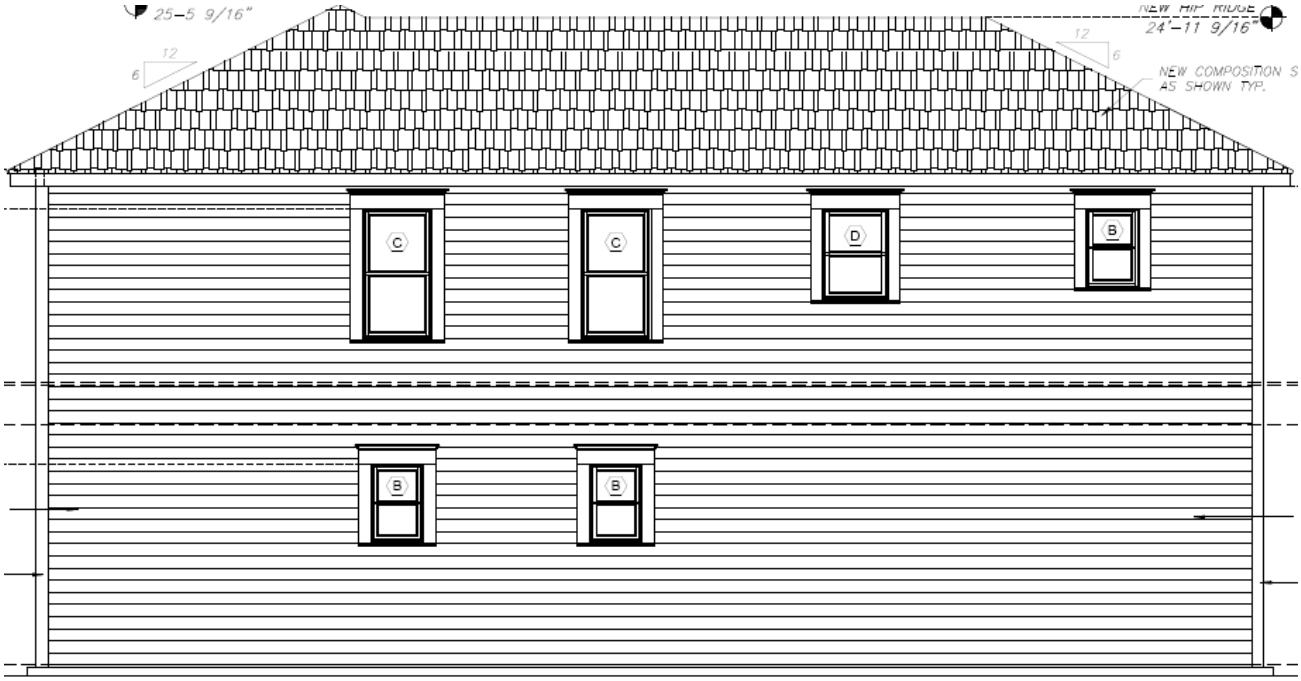
## SOUTH SIDE ELEVATION

PROPOSED




## EAST (REAR) ELEVATION

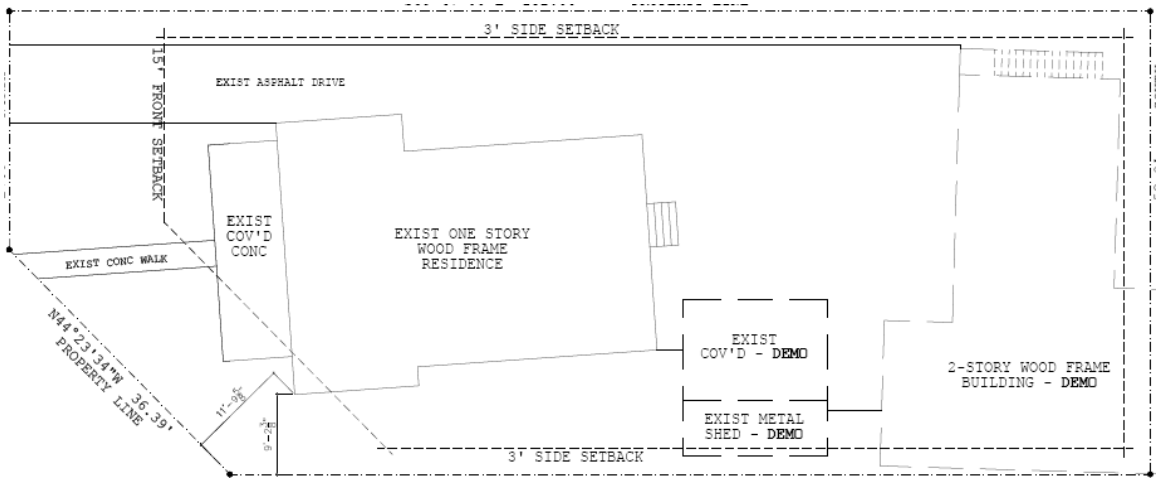
PROPOSED



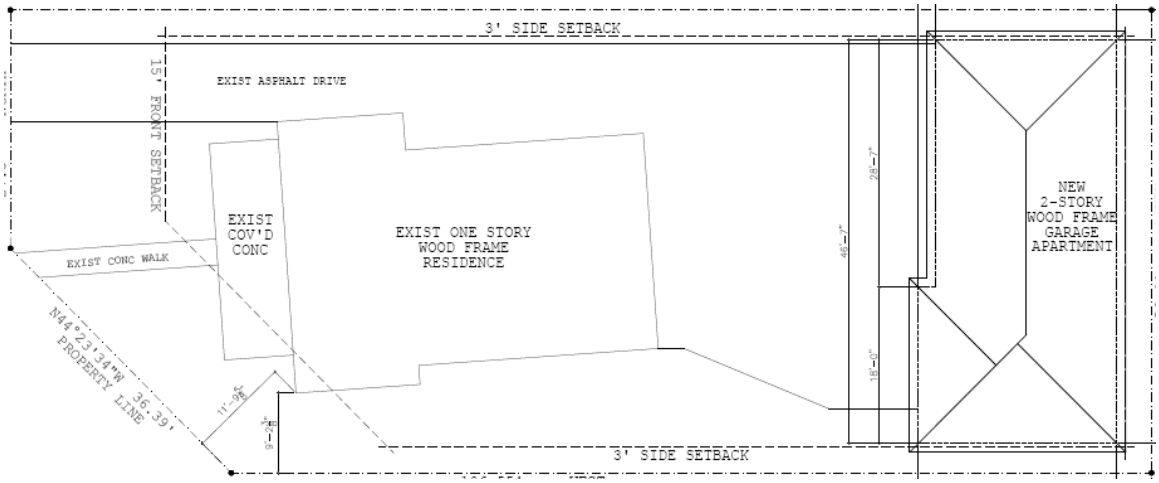
**N**

## SITE PLAN

EXISTING




PROPOSED



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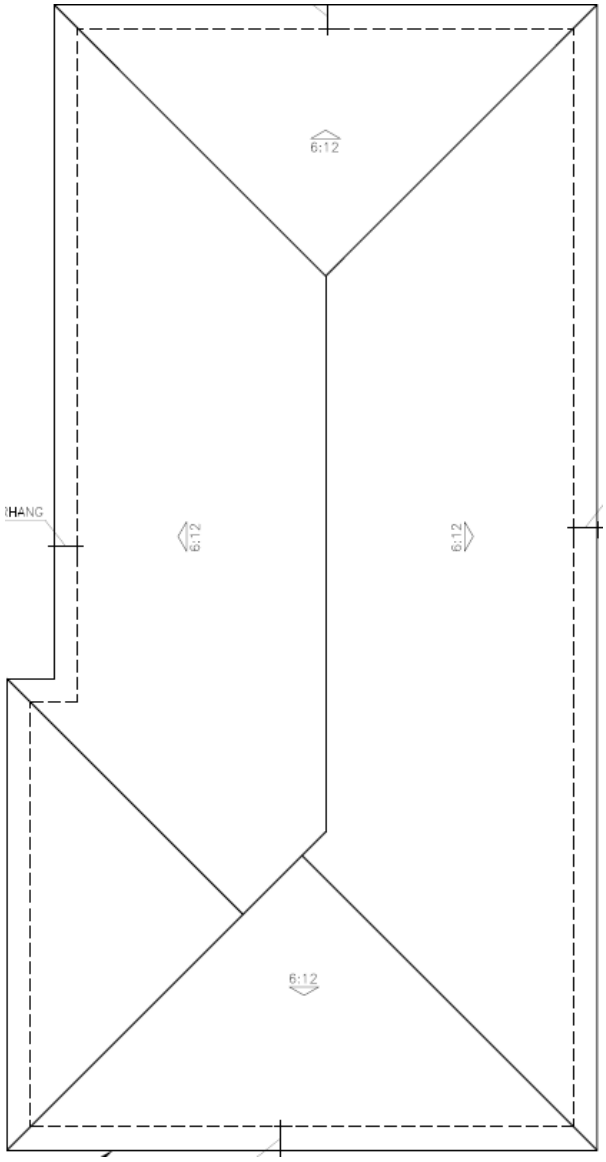
**ROOF PLAN**

PROPOSED



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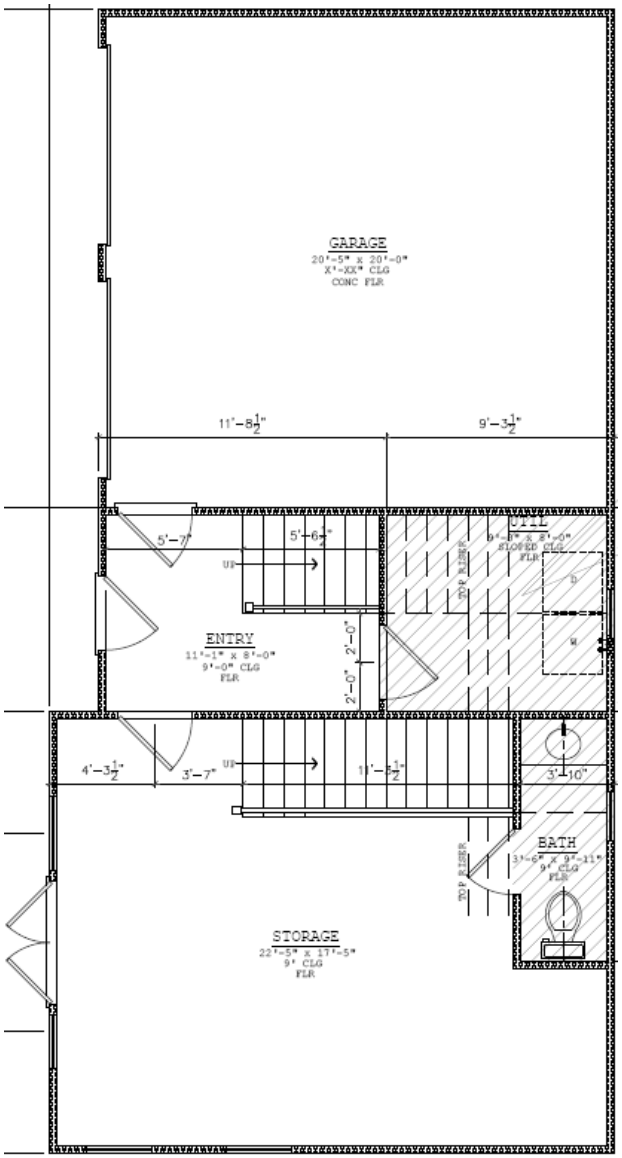
## FIRST FLOOR PLAN

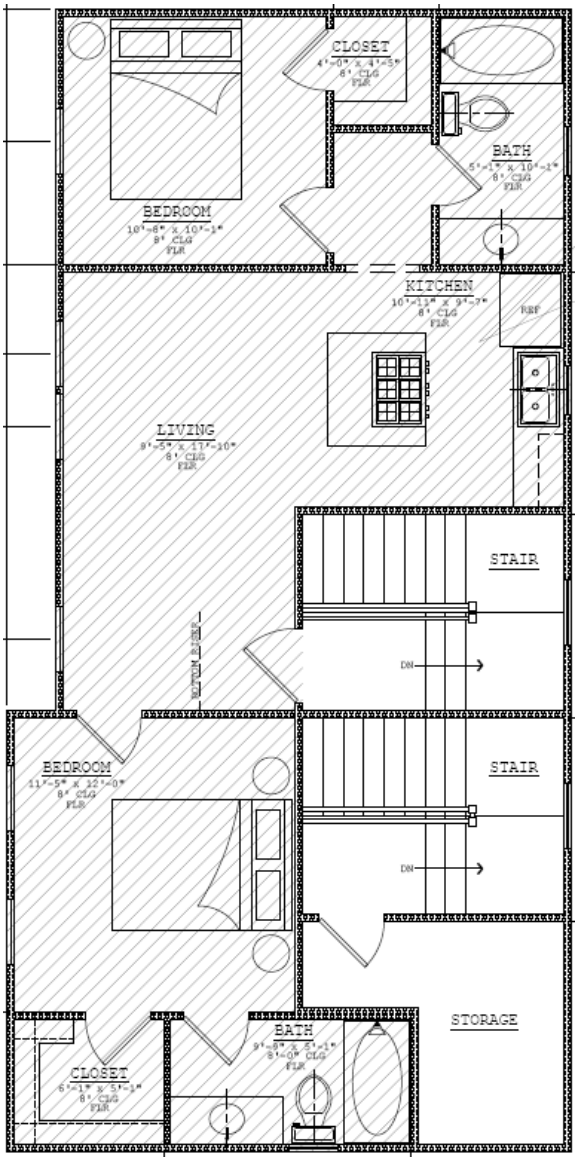
PROPOSED



N

## SECOND FLOOR PLAN

PROPOSED



## PROJECT DETAILS

**Shape/Mass:** The proposed 1,852 square foot two-story garage apartment will measure 47' wide by 23' deep by 25' tall. The structure will have 881 square feet of conditioned living space and 971 square feet of unconditioned space.

**Setbacks:** The garage will be setback 3' from the north and south side property lines, and 4' from the rear (east) property line.

**Foundation:** The garage will have a slab foundation.

**Windows/Doors:** The garage will have 1/1 double-hung wood windows. The front (west) elevation will have two overhead garage doors and two pedestrian doors.

All proposed windows to be inset and recessed. See drawings and window/door schedule for more detail.

**Exterior Materials:** The garage will be clad in cementitious siding with a 6" reveal.

**Roof:** The garage will have a hipped roof with a 6/12 pitch and a 1' eave overhang. The roof will have enclosed soffits with a 19' eave height.

# ATTACHMENT A