

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** March 1, 2017

**Applicant:** Kathleen Powell, owner

**Property:** 1224 Columbia Street, Lot 18, Block 191, Houston Heights Subdivision. The property includes a historic 1,583 square foot, one-story wood frame single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Contributing Gable-Front Bungalow residence, constructed circa 1915, located in the Houston Heights Historic District East.

**Proposal:** New Construction – Garage Apartment

Construct a 700 square foot garage apartment at the rear of the lot. The garage will be 24'-9" deep by 28'-8" wide by 25'-7 13/16" tall.

- The garage will be setback 3' from the side and 9' from the rear.
- The garage will be clad in cementitious siding and feature wood windows.

See project details on p. 5-14 and application materials in Attachment A.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** Approved

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

(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;

(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




(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.



PROPERTY LOCATION  
HOUSTON HEIGHTS EAST HISTORIC DISTRICT



1224 Columbia

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

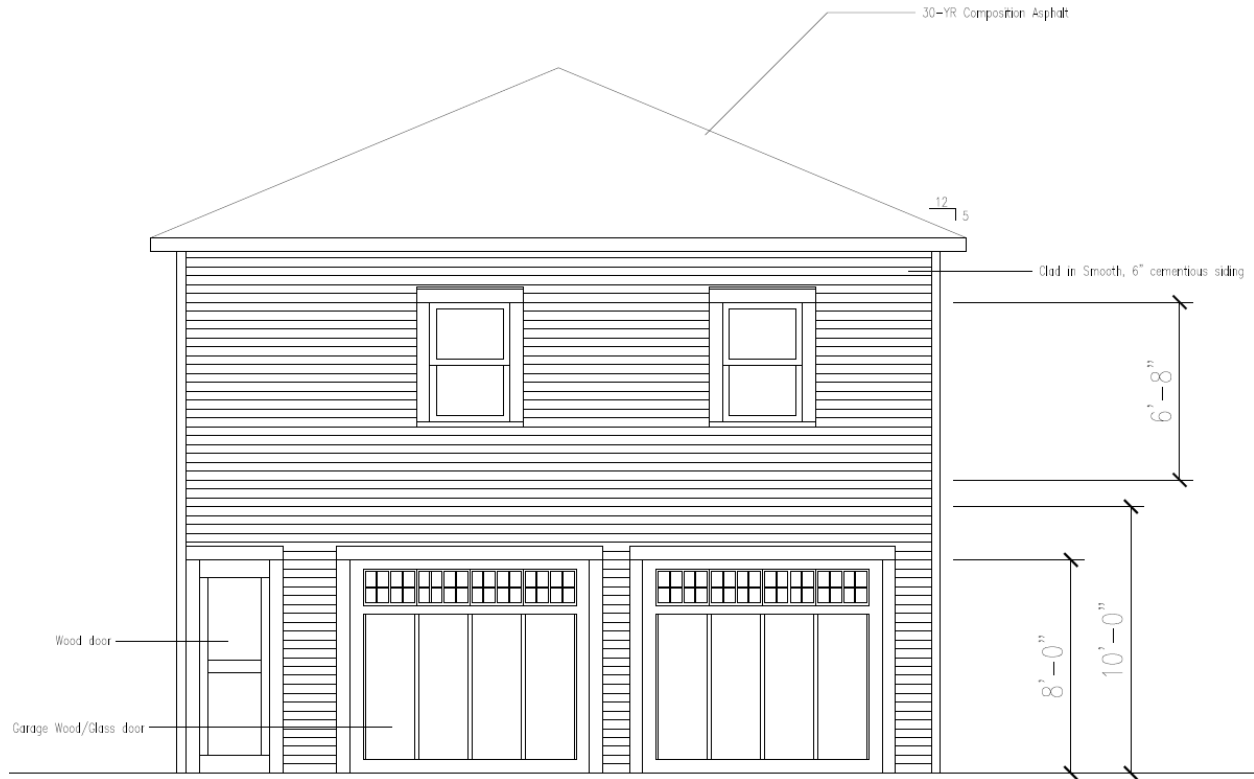


**CURRENT PHOTO**



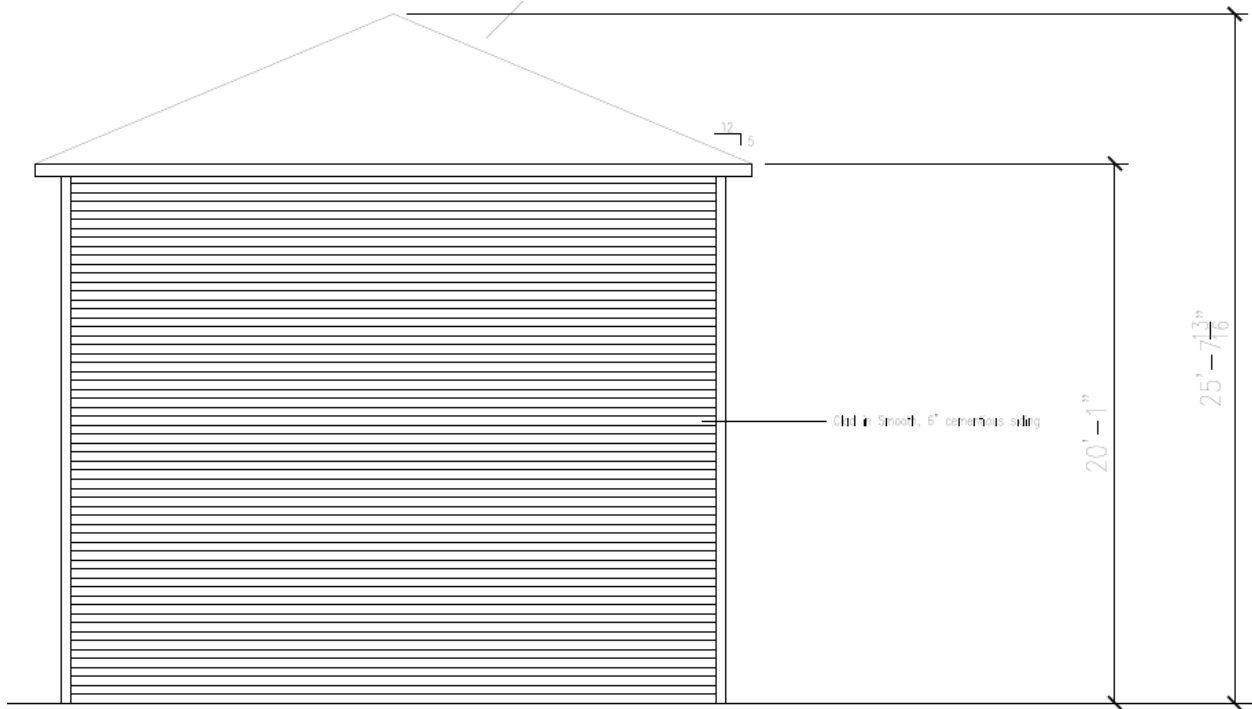
**EAST ELEVATION – FRONT FACING COLUMBIA**

PROPOSED



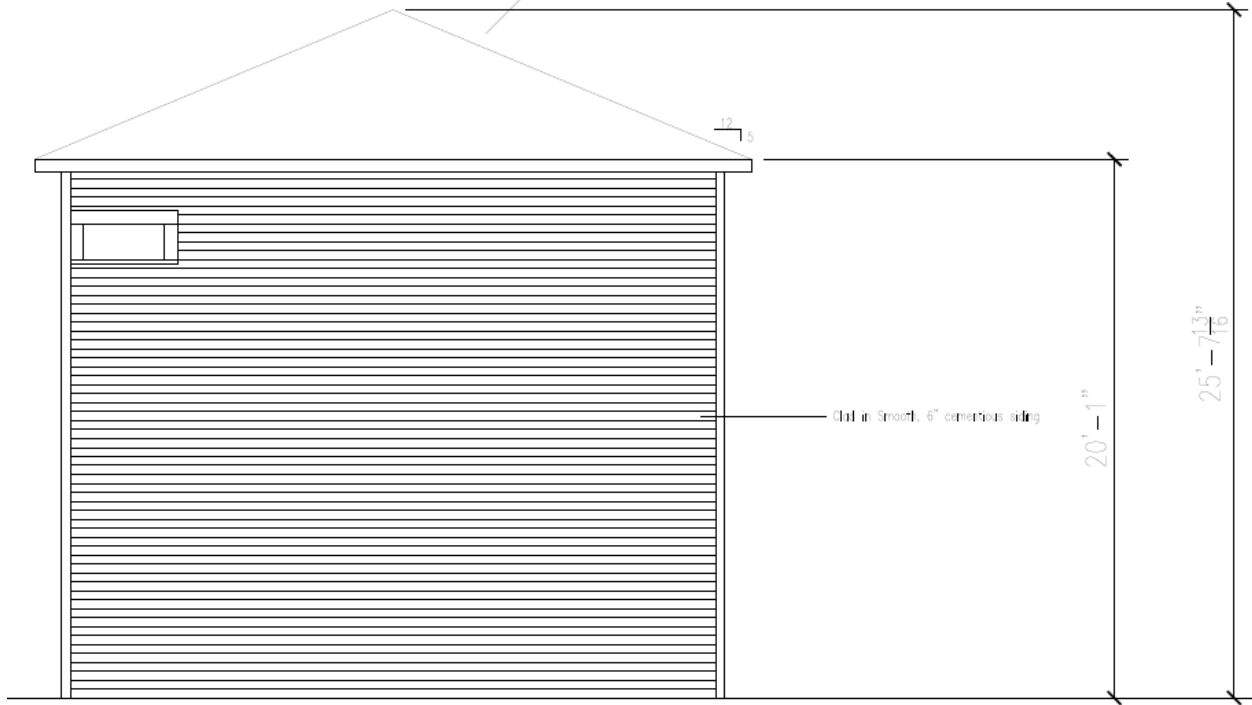
**NORTH SIDE ELEVATION**

PROPOSED



**SOUTH SIDE ELEVATION**

PROPOSED



WEST (REAR) ELEVATION

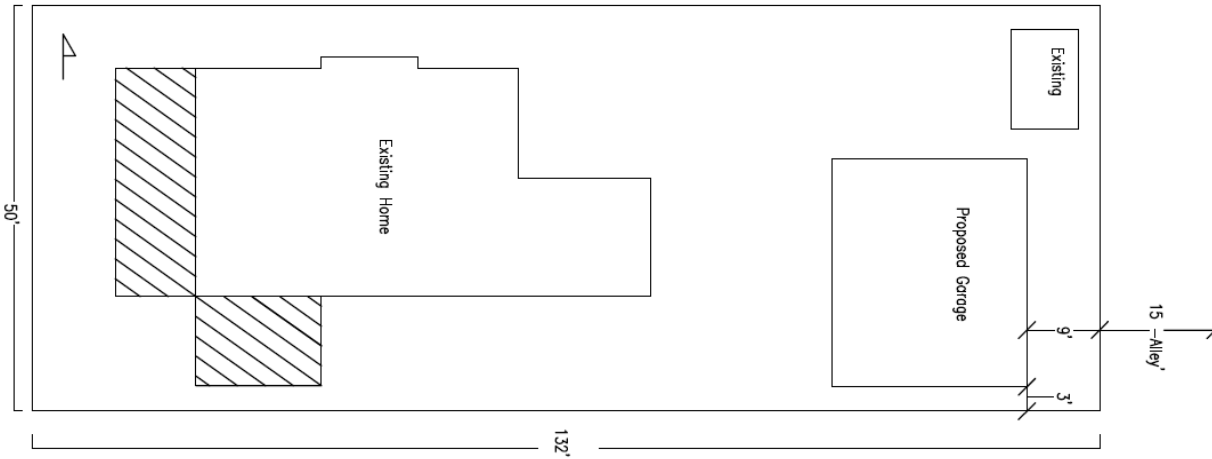
PROPOSED





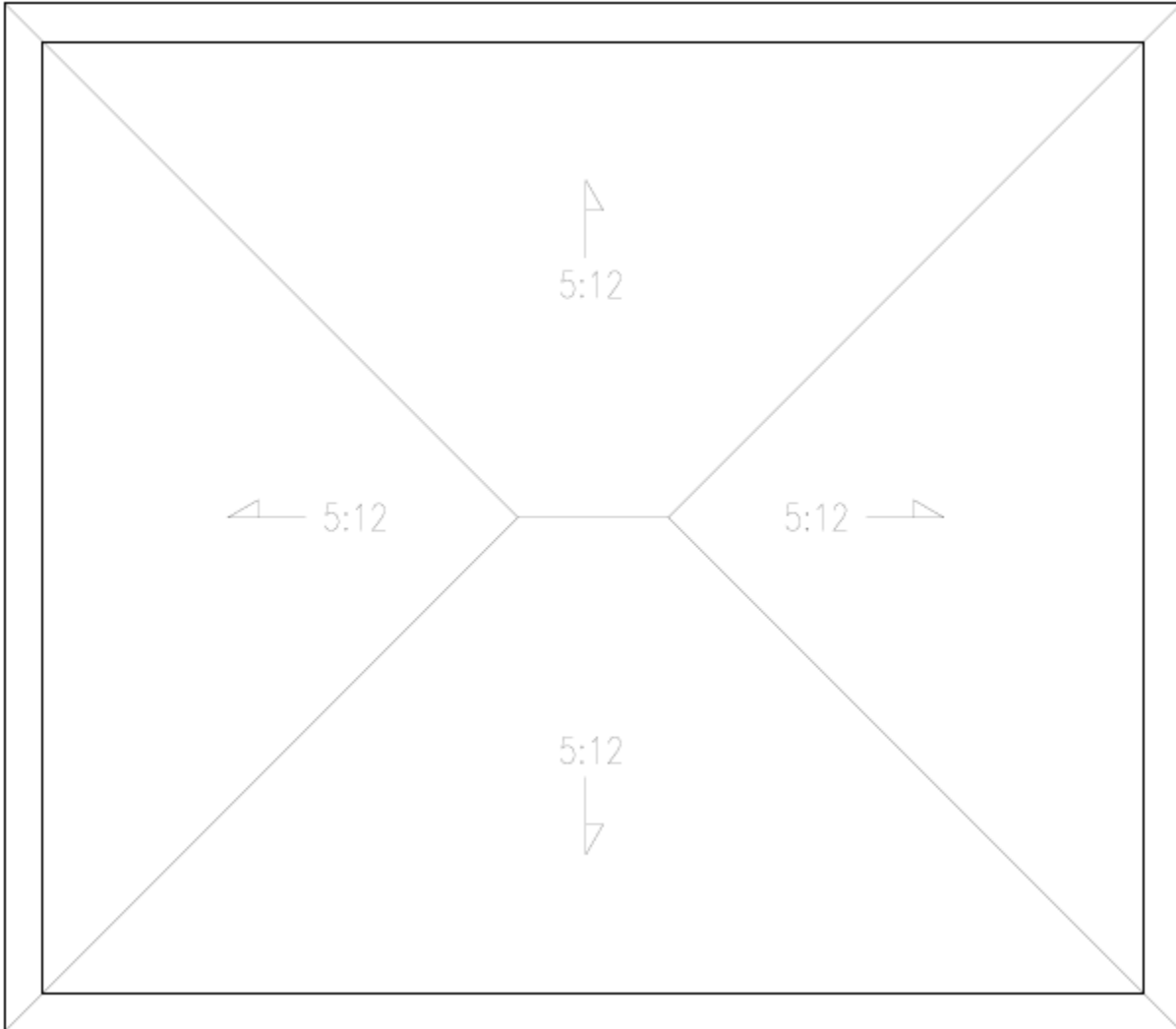


**SITE PLAN**  
EXISTING / PROPOSED





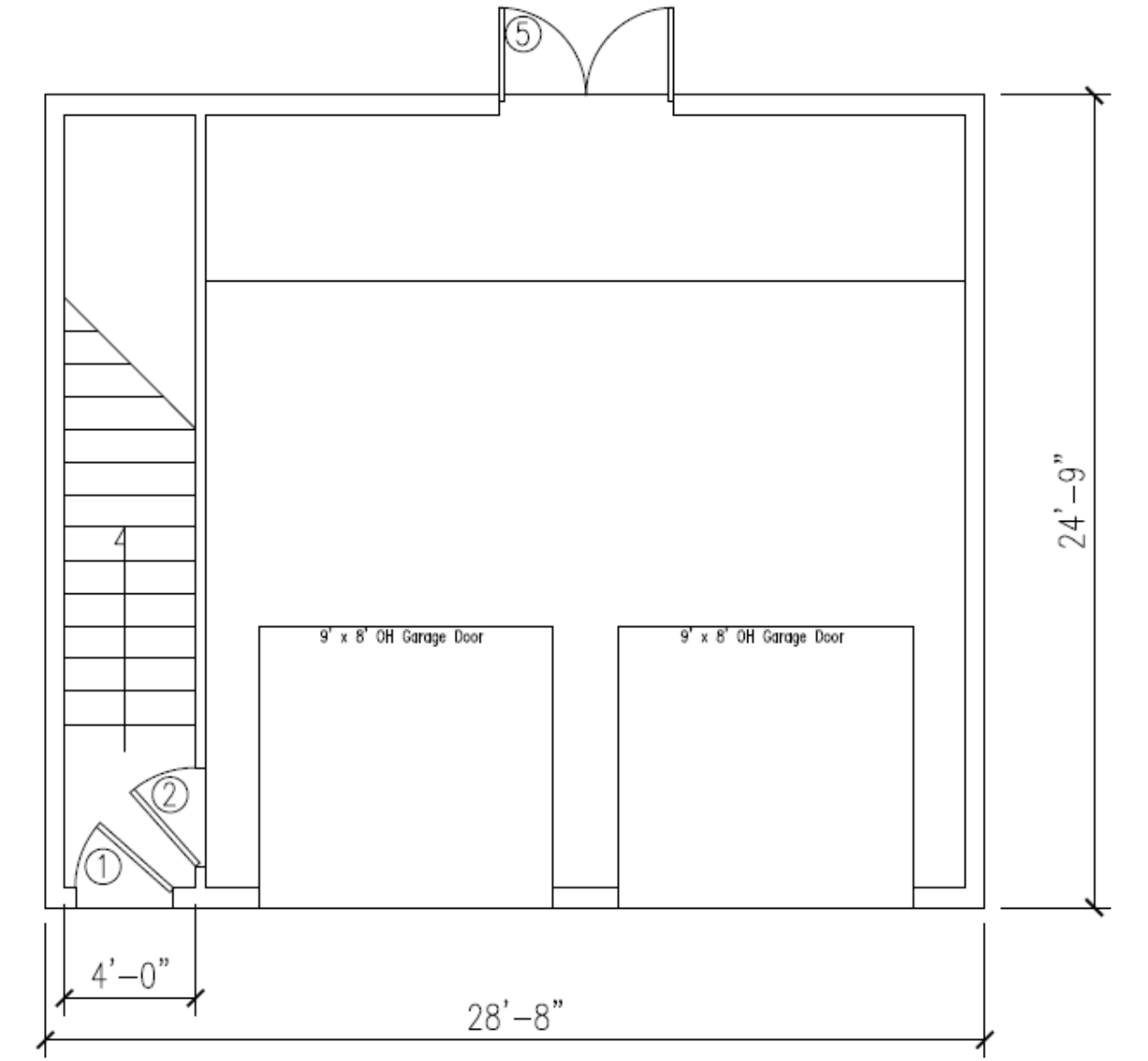
ROOF PLAN  
PROPOSED





FIRST FLOOR PLAN

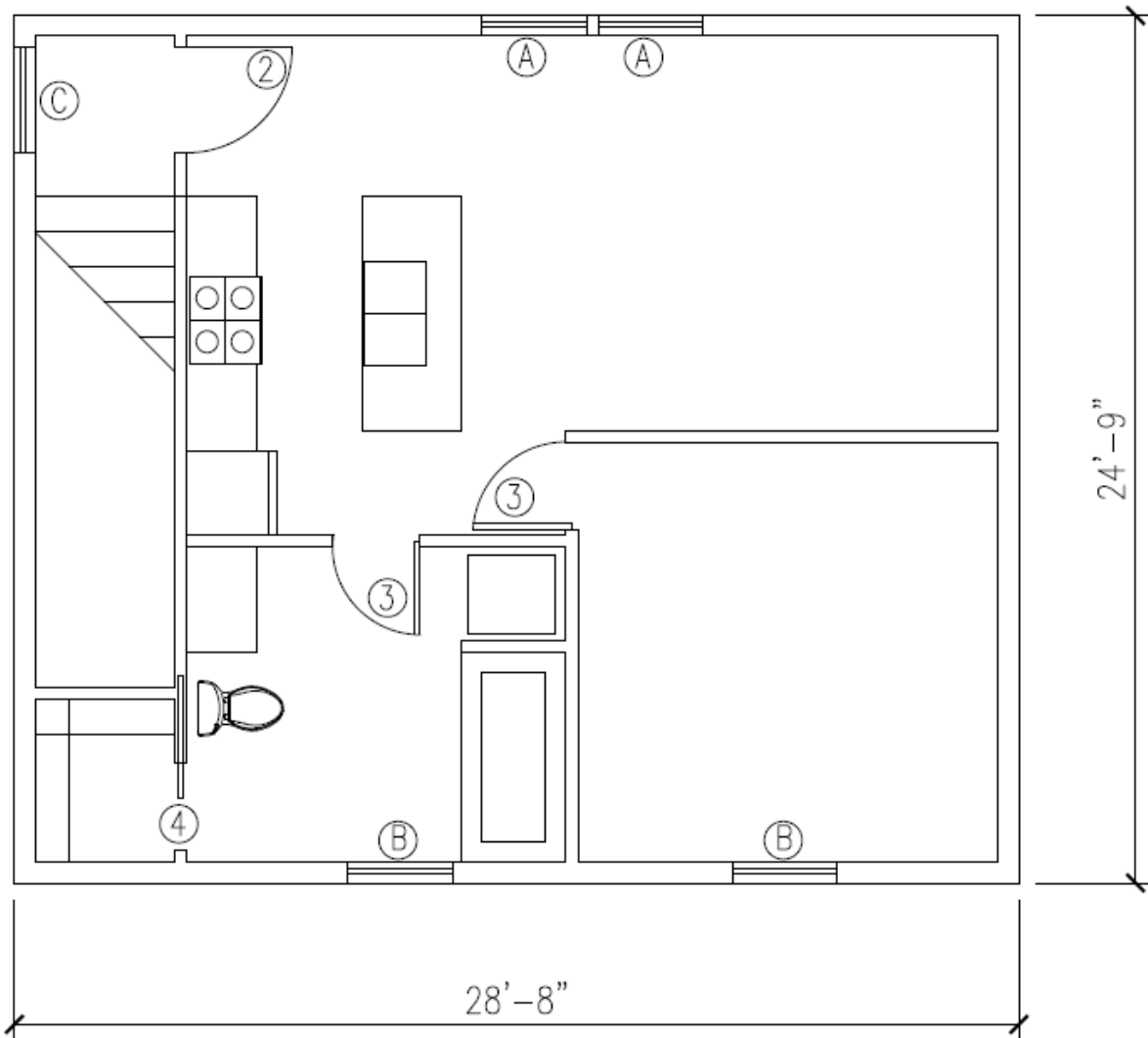
PROPOSED





SECOND FLOOR PLAN

PROPOSED



**WINDOW / DOOR SCHEDULE**

Window Schedule				
QTY	Mark	Width	Height	Description
1	A	(2)3'-0"	4'-6"	Double hung (new)
2	B	3'-0"	4'-6"	Double hung (new)
1	C	3'-0"	1'-6"	Double hung (new)
Door Schedule				
1	1	3'-0"	8'-0"	Exterior Door (Wood)
2	2	3'-0"	8'-0"	Interior Door
2	3	2'-6"	8'-0"	Interior Door
1	4	2'-6"	8'-0"	Interior Door (Pocket)
1	5	(2)2'-8"	8'-0"	Exterior Door (Wood)

### PROJECT DETAILS

**Shape/Mass:** The garage will be 24'-9" deep by 28'-8" wide by 25'-7 13/16" tall.

**Setbacks:** The garage will be setback 98'-3" from the west (front); 18'-4" from the north (side); 3' from the south (side); 9' from the east (rear).

**Foundation:** The garage will be constructed on a slab on grade foundation.

**Windows/Doors:** The garage will feature traditionally mounted, wood 1/1 windows, three wood doors and two, wood and glass overhead garage doors.

**Exterior Materials:** The garage will be clad in horizontal cementitious siding.

**Roof:** The hipped roof will feature a 5:12 pitch, an eave height of 21'-1", a ridge height of 25'-7 13/16" and be clad in composition asphalt shingles.

**ATTACHMENT A**  
APPLICATION MATERIALS