CERTIFICATE OF APPROPRIATENESS

Application Date: November 23, 2017

Applicant: Karen Brasier, Design 3 Studio for Tracy Boulware, owner

Property: 430 Columbia Street, Lot 20, Block 305, Houston Heights Subdivision. The property includes a non-historic 1,095 square foot, one-story wood frame single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Noncontributing modern residence, constructed circa 1940, located in the Houston Heights Historic District South. The existing non-contributing residence will be demolished.

Proposal: New Construction – Residence

Construct a 3,400 square foot two-story residence with attached 900 square foot, alley loading garage.

- An overall width of 41', depth of 95' and height of 28'
- First floor eave height of 11', second floor eave height of 20', ridge height of 28'.
- The residence will be clad in 6" horizontal cementitious lap siding and feature wood clad windows.

See enclosed detailed project description on p. 5-12 and application materials 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: November 14, 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	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.

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PROPERTY LOCATION

HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT

CURRENT PHOTO

WEST ELEVATION – FRONT FACING COLUMBIA

PROPOSED

SOUTH SIDE ELEVATION

PROPOSED

NORTH SIDE ELEVATION

PROPOSED

EAST (REAR) ELEVATION

PROPOSED

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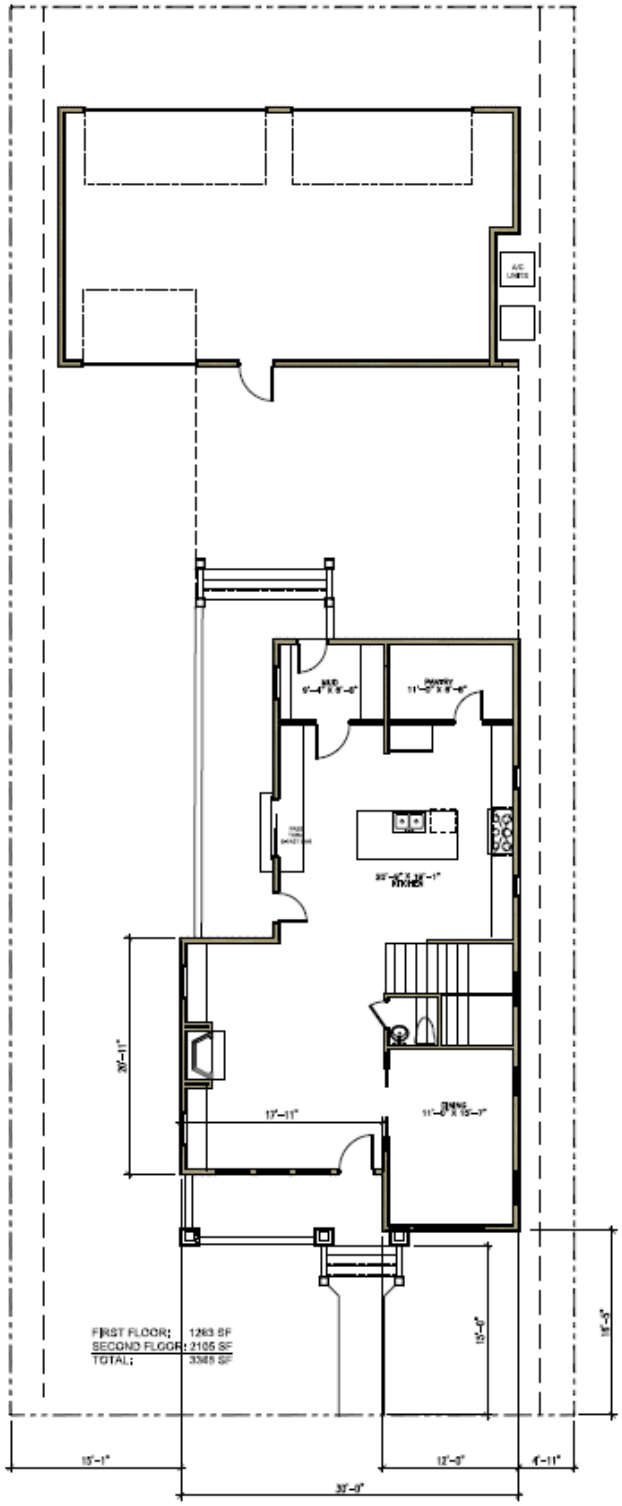
SITE PLAN

PROPOSED



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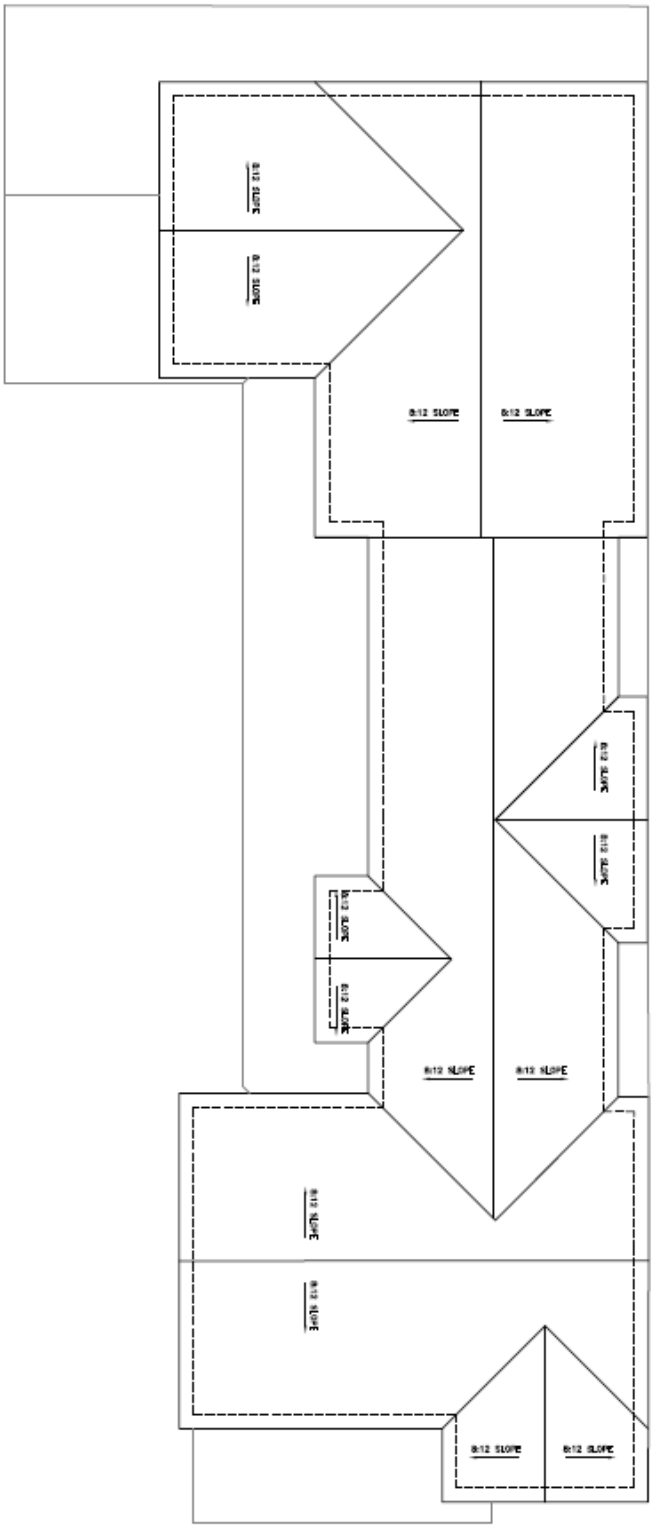
ROOF PLAN

PROPOSED



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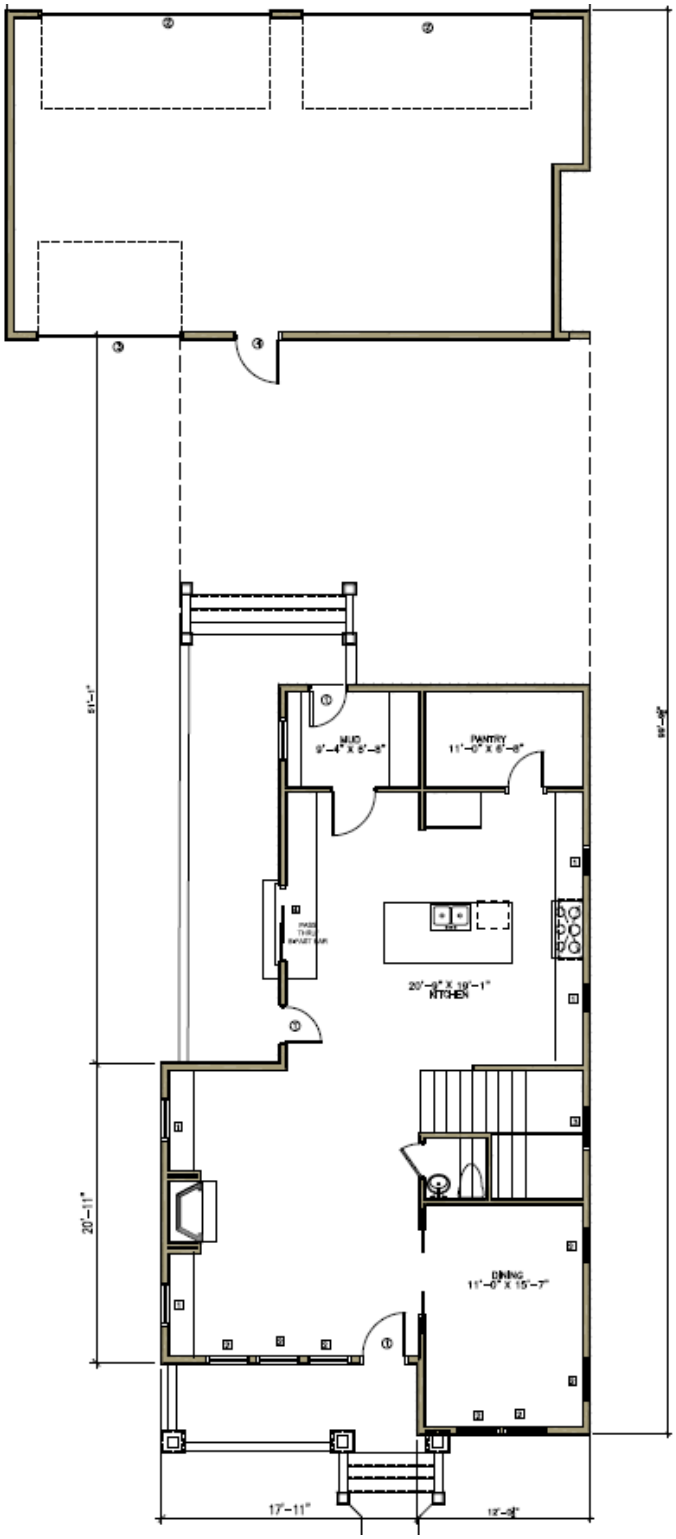
FIRST FLOOR PLAN

PROPOSED



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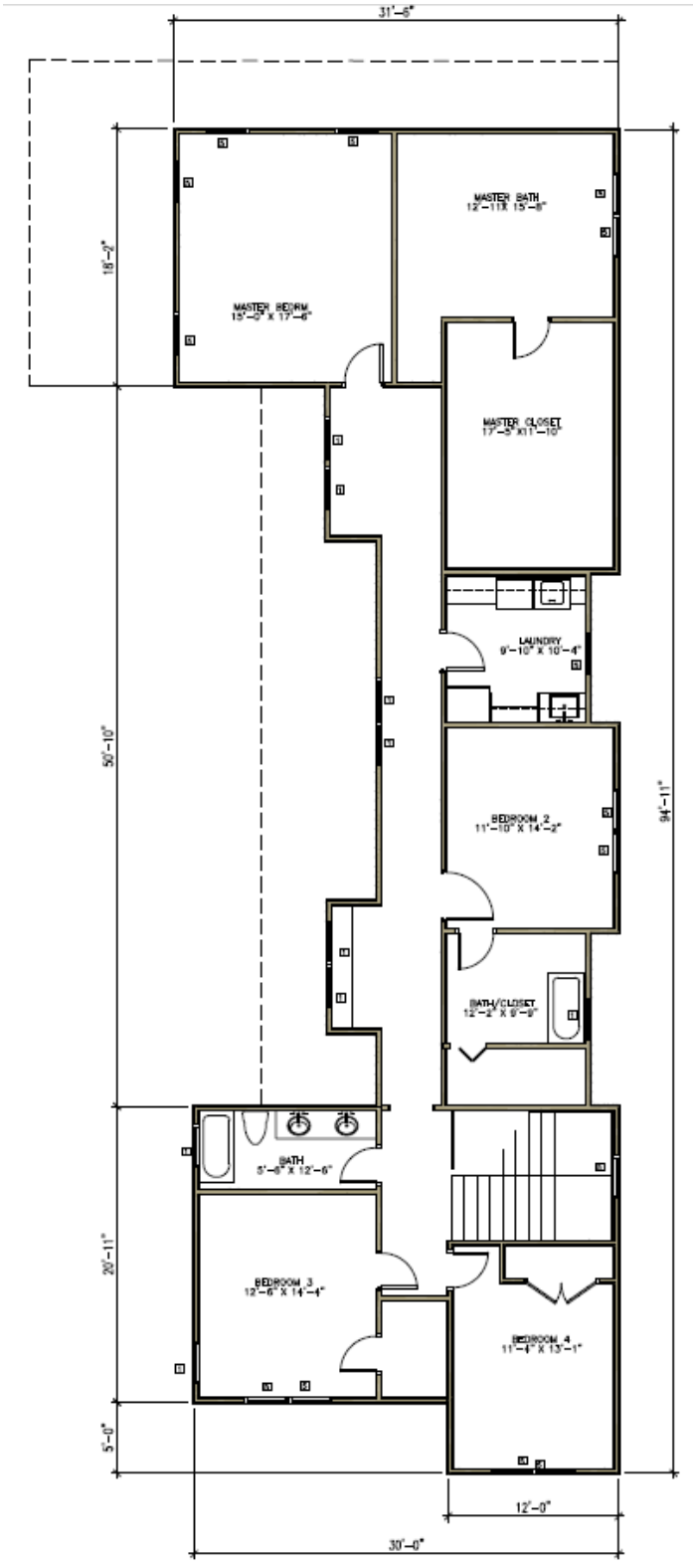
SECOND FLOOR PLAN

PROPOSED



PROJECT DETAILS

Shape/Mass: The proposed residence has a front width of 30', depth of 94' – 11" and height of 28' – 2". The attached alley loading garage is 40' – 9 ½" wide and projects 10' past the front wall of the residence.

Total square footage: 3,368 house, 912 attached garage.

Setbacks: The residence will be setback 15' from the west (front); 15' – 1" from the north (side);and 4' – 11" from the south (side).

Foundation: The residence will feature a pier and beam foundation with a 30" finished floor.

Windows/Doors: The residence will feature 1/1 and fixed wood clad windows and a wood door with a lite in the upper panel. All proposed windows to be inset and recessed. See drawings and window/door schedule for more detail.

Exterior Materials: The residence will be clad in horizontal lap cementitious siding with a 6" reveal.

Roof: The side gable roof will feature open rafter tails with a 1' – 4" eave overhang. The first-floor eave height is 10' – 8", second floor eaves are 19' – 11" with a ridge height of 28' – 2". The roof will be clad in standing seam metal.