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 residence will be 36' wide and 72' deep (including porches), have a ridge height of 32'-8" and eave height of 22'-6", but portions of the residence will be articulated in a different manor than previously approved.

Additionally, although this project received partial approval in December 2014, the applicant requests approval for the decorative windows and brick steps which were previously denied.

See enclosed application materials and detailed project description on p. 5-22 for further details.

Public Comment: No comment received.

Civic Association: No comment received.

Recommendation: **Partial Approval:**

- The decorative double-hung windows are to be 1-over-1
- All other decorative windows are to be single-lite
- The steps are to be constructed from wood or a composite material, including concrete
- The decorative porch railing posts are to be simplified
- The brick porch posts should be wood with a simple design

HAHC Action: **-**

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APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242: 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 new construction must match the typical setbacks of existing contributing structures in the historic district
☐	☒	☐	(2)	The exterior features of new construction must be compatible with the exterior features of existing contributing structures in the historic district *The decorative divided-lite windows, decorative porch railing, and brick steps are not typical or compatible with the exterior features of existing contributing structures within the Houston Heights Historic District South.* *Historic houses within the Houston Heights districts did not originally feature brick steps. The brick steps on many of the remaining historic houses in Heights South were added at a later date and are not original to the structure. The decorative window sashes and porch railing posts, although may exist within the district on new houses constructed before the district was established in 2011, are not original or typical features found on contributing historic structures.*
☒	☐	☐	(3)	The proportions of the new construction, including width and roofline, must be compatible with the typical proportions of existing contributing structures and objects in the historic district
☒	☐	☐	(4)	The height of the eaves of a new construction intended for use for residential purposes must not be taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
☐	☐	☒	(5)	The height of new construction intended for use for commercial purposes must not be taller than the typical height of the existing structures used for commercial purposes in the historic district.

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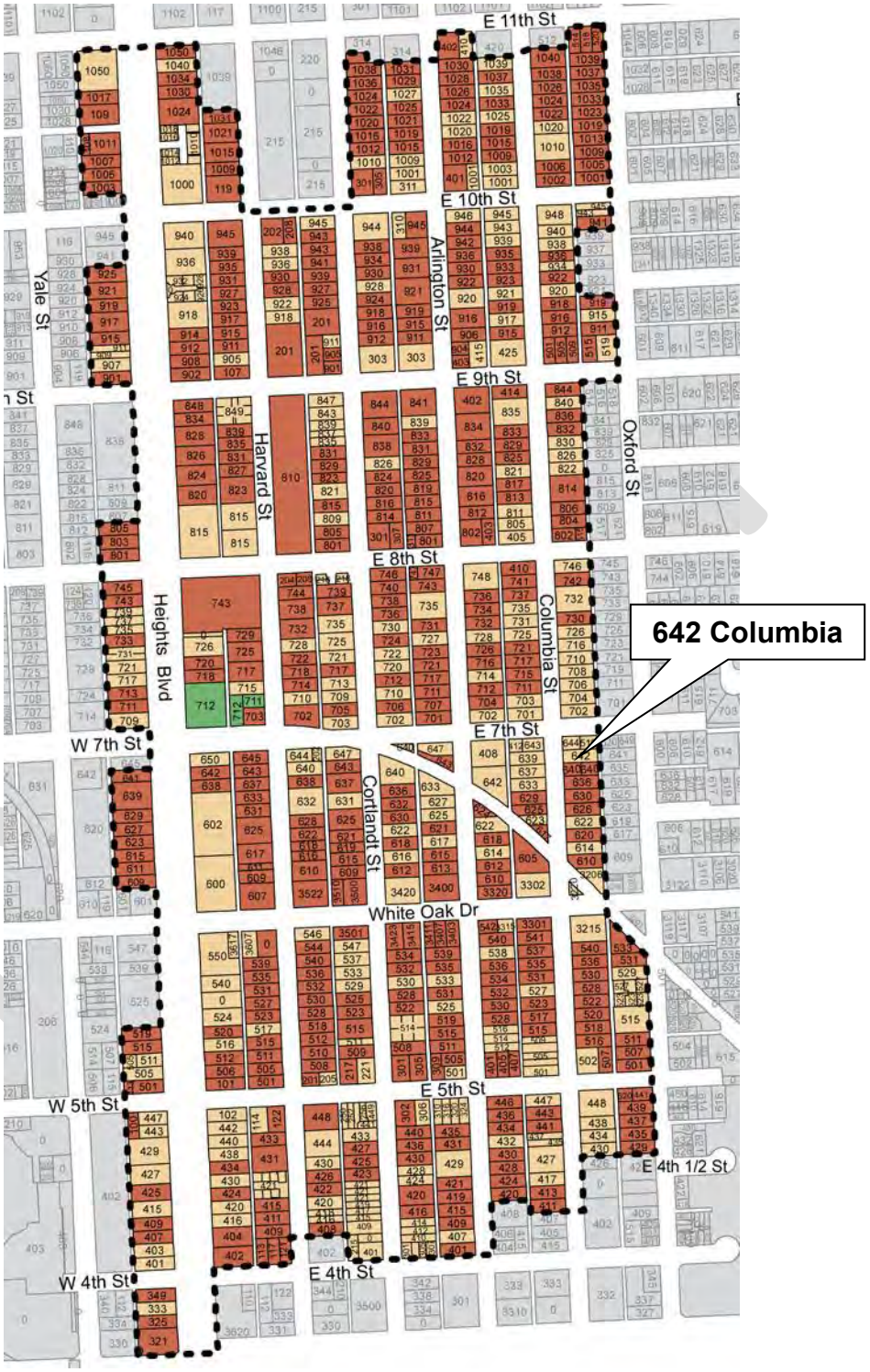
PROPERTY LOCATION

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)

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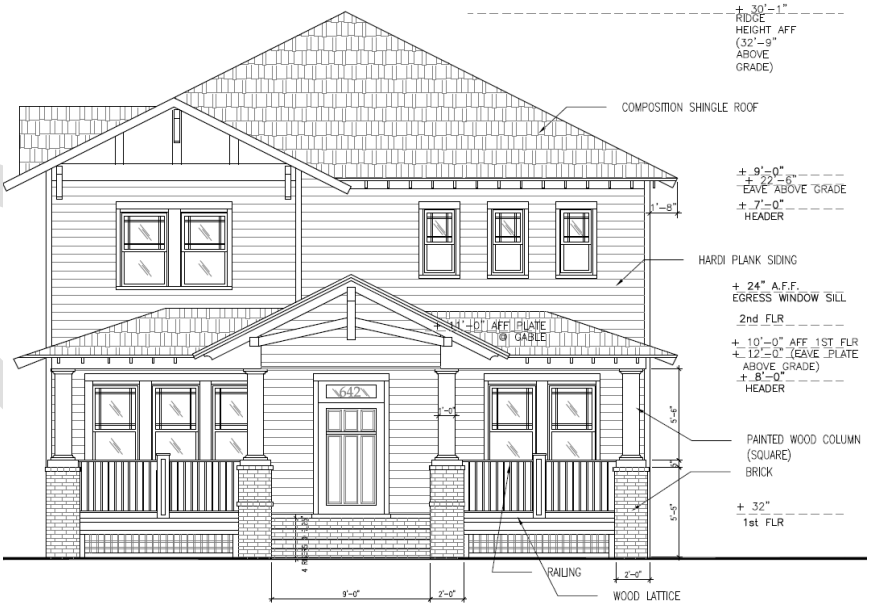
WEST ELEVATION – FRONT FACING COLUMBIA STREET

PARTIALLY Approved (December 17, 2014)

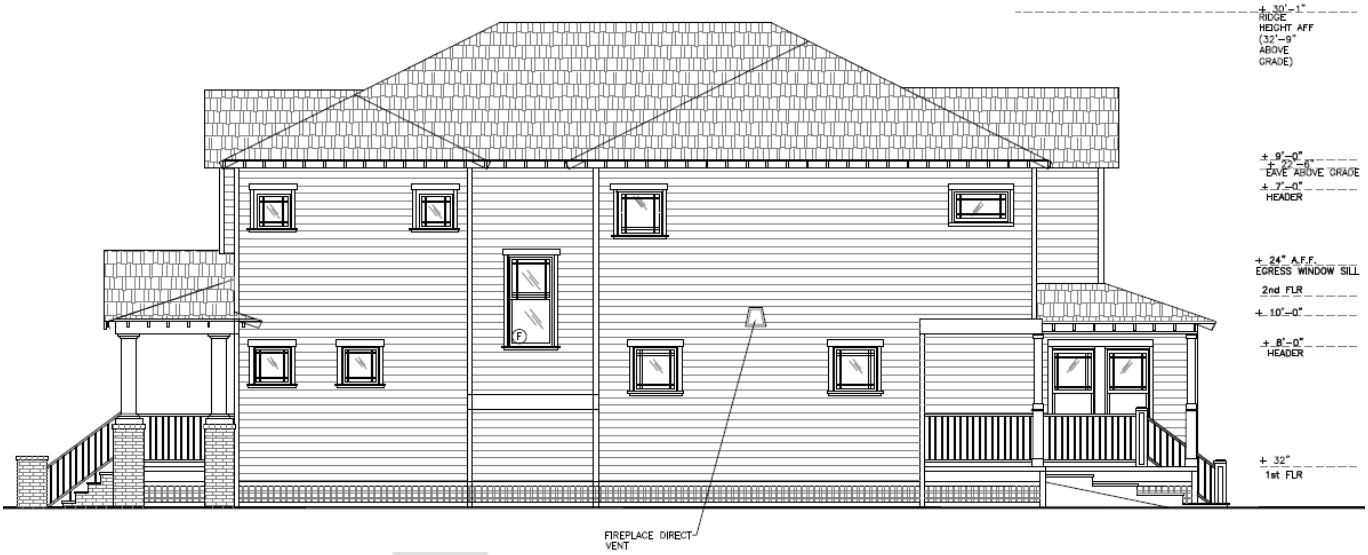
PROPOSED



SOUTH SIDE ELEVATION

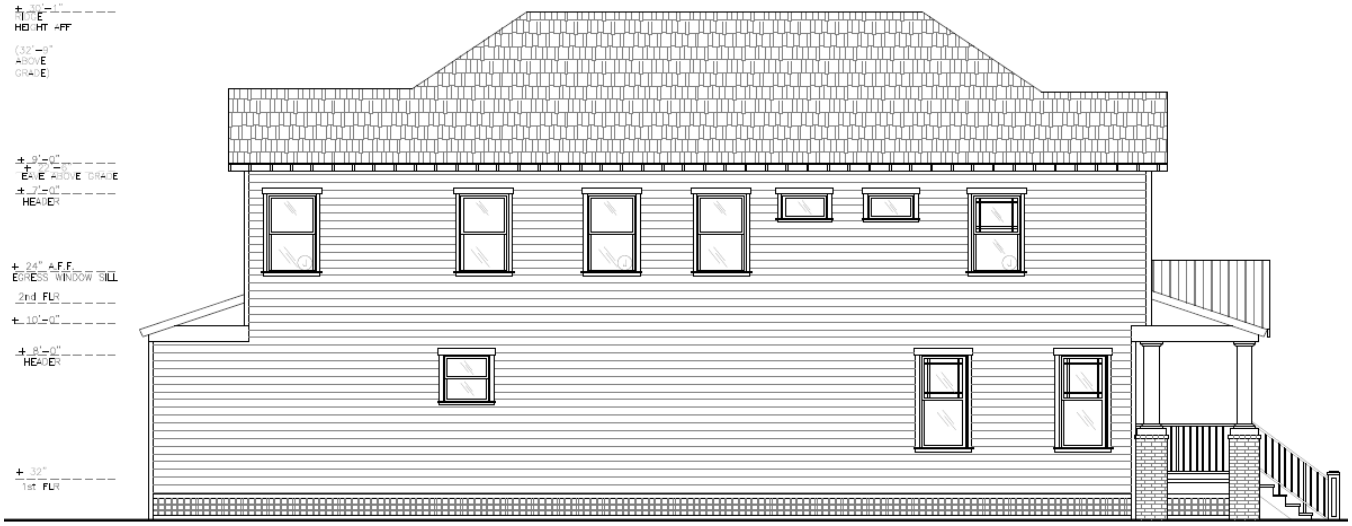
PARTIALLY APPROVED (DECEMBER 17, 2014)

PROPOSED



NORTH SIDE ELEVATION

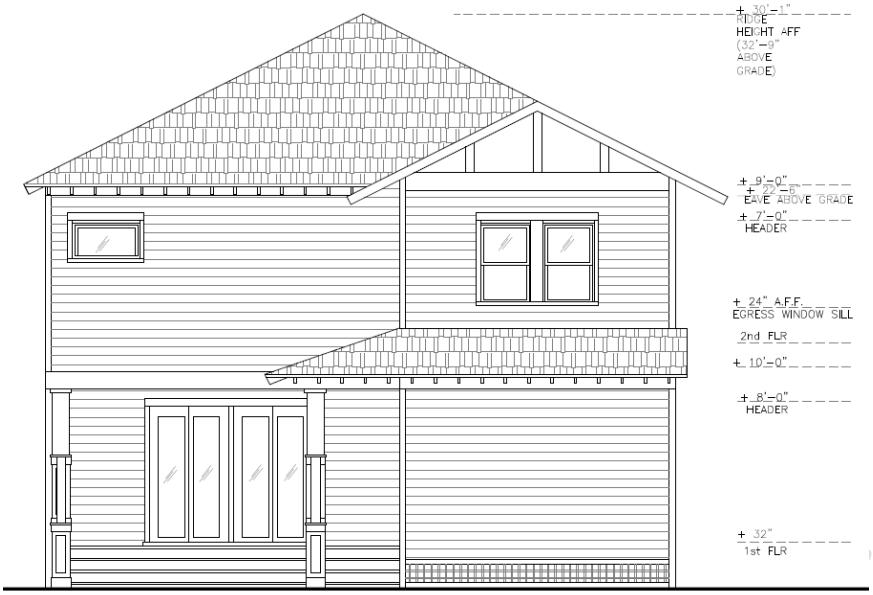
PARTIALLY APPROVED (DECEMBER 17, 2014)



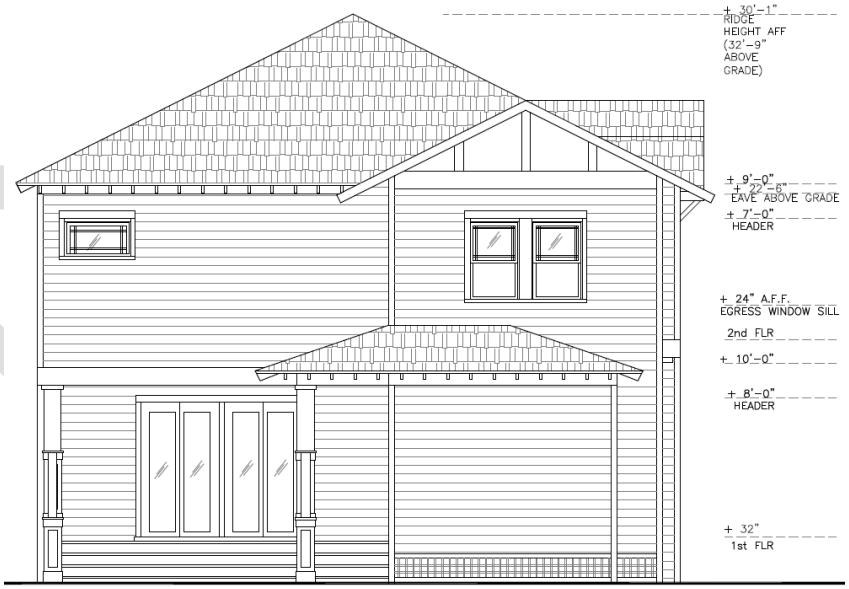
PROPOSED

WEST (REAR) ELEVATION

PARTIALLY APPROVED (DECEMBER 17, 2014)



PROPOSED



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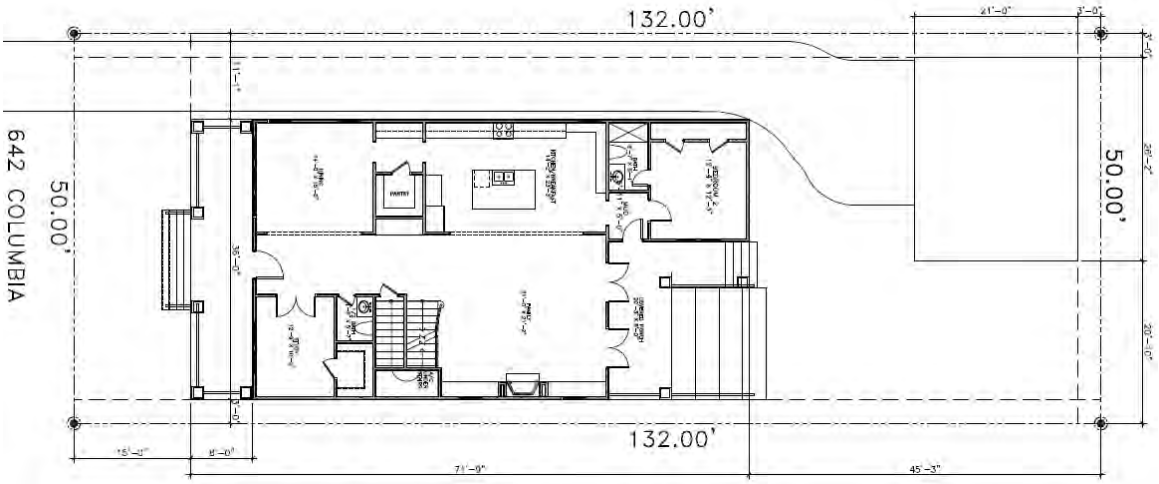
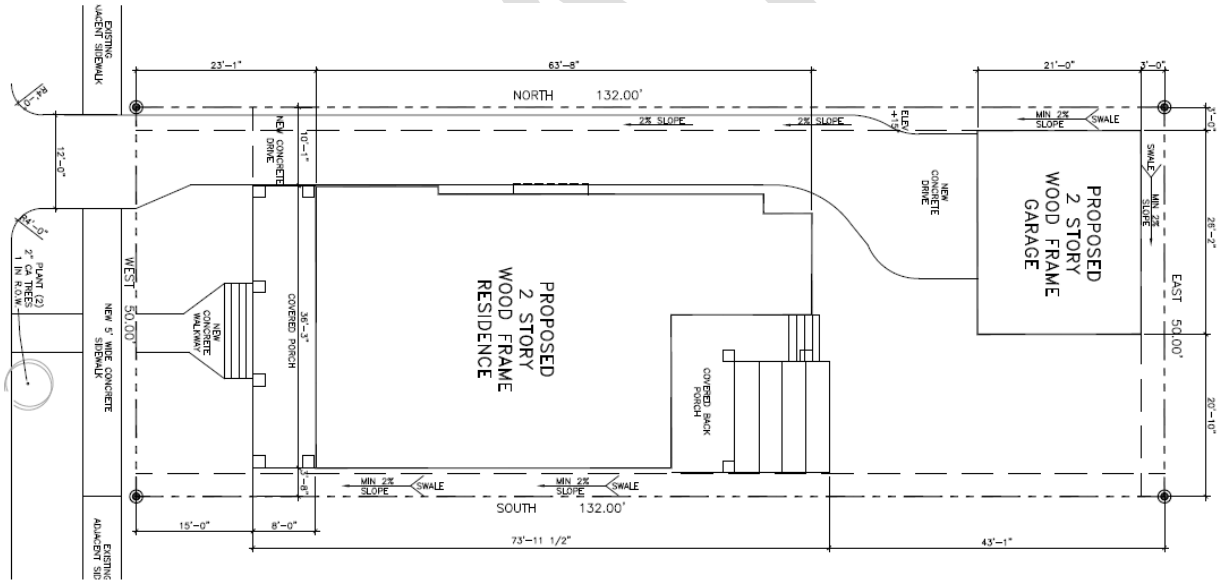
SITE PLAN

PARTIALLY APPROVED (DECEMBER 17, 2014)



PROPOSED



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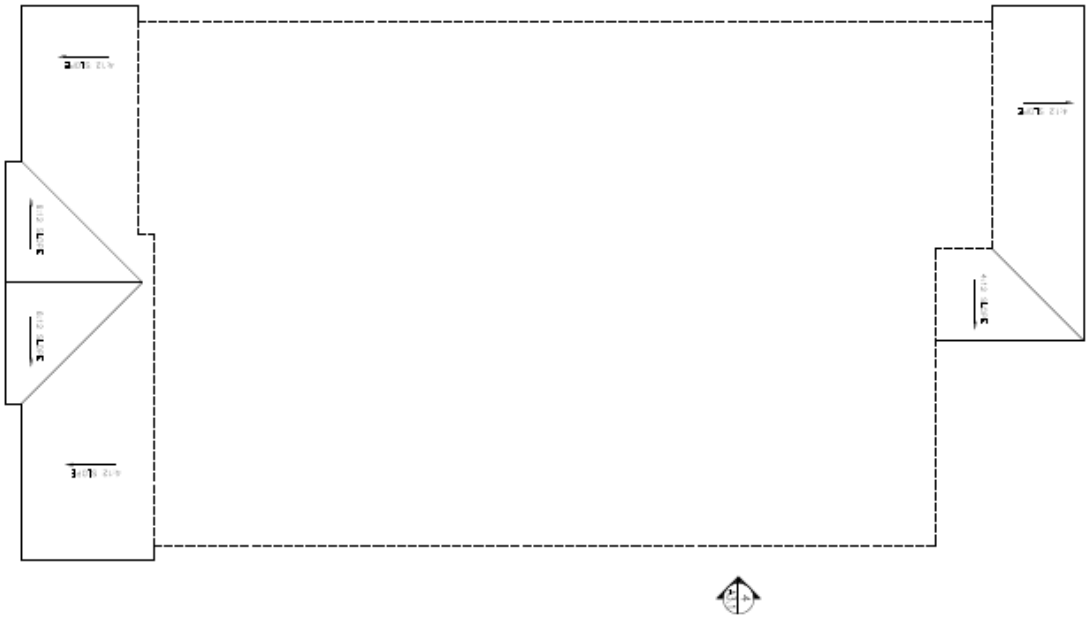
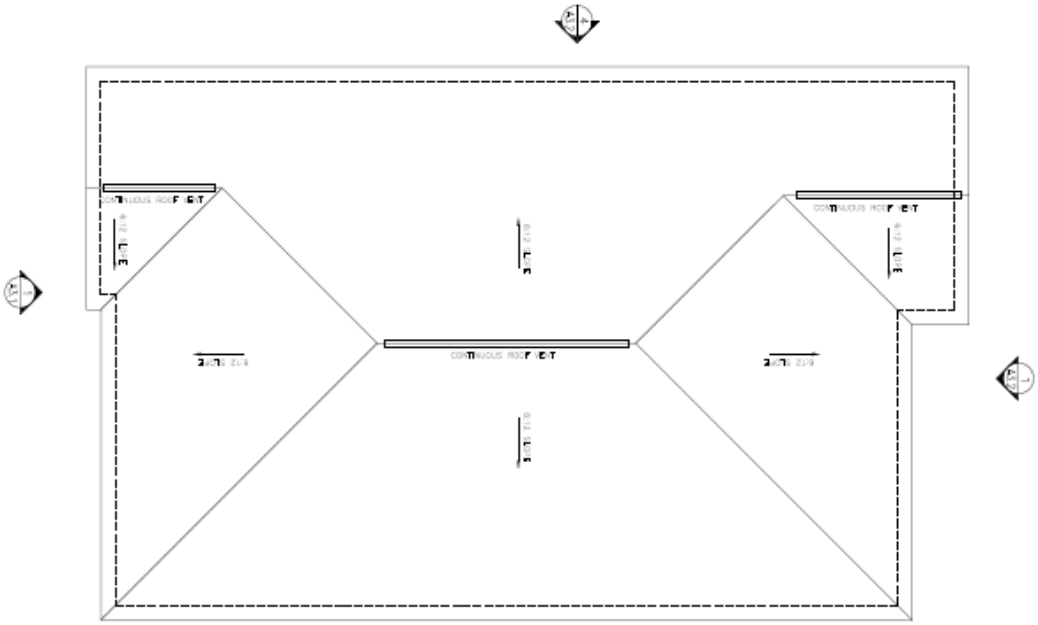
ROOF PLAN

PARTIALLY APPROVED (DECEMBER 17, 2014)

First Story



Second Story



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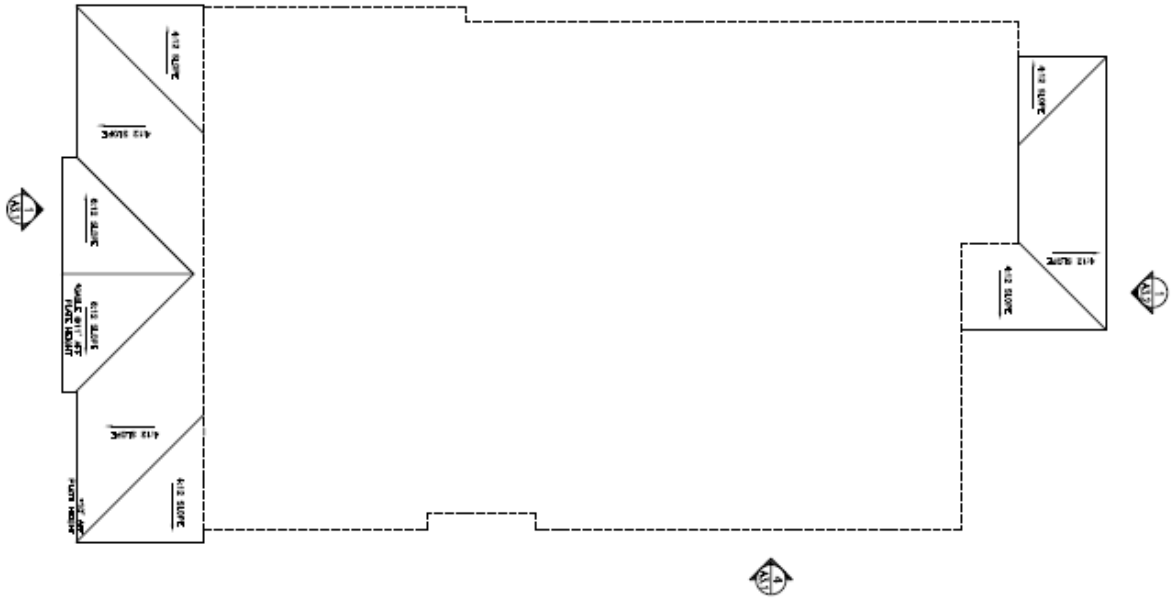
ROOF PLAN

PROPOSED

First Story


4/12 SLOPE
4/12 SLOPE
4/12 SLOPE

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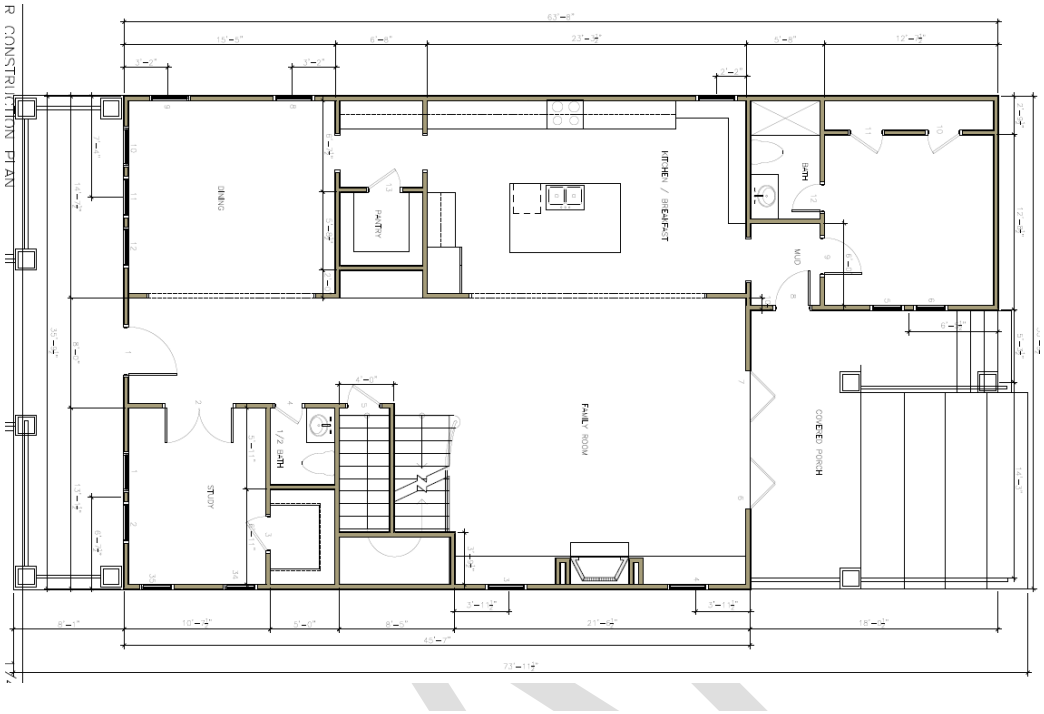
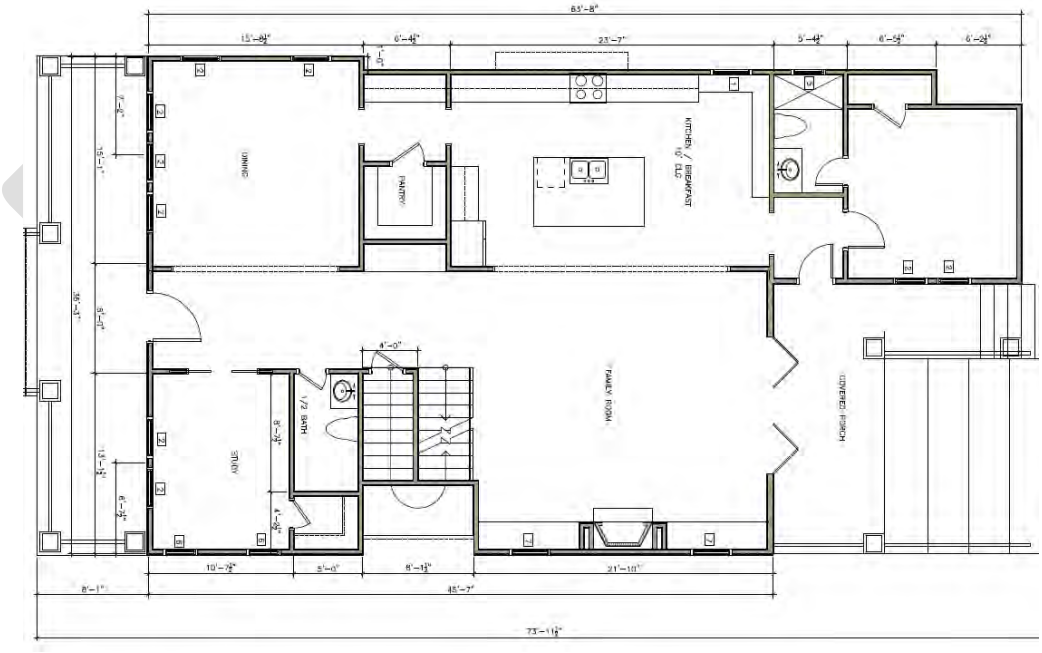
FIRST FLOOR PLAN

PARTIALLY APPROVED (DECEMBER 17, 2014)



PROPOSED



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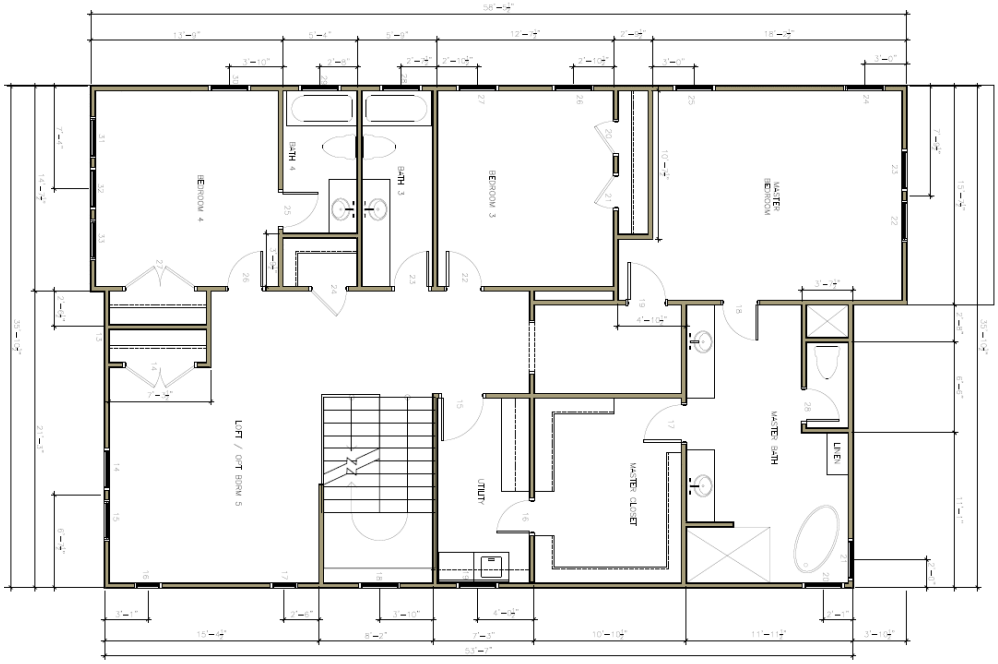
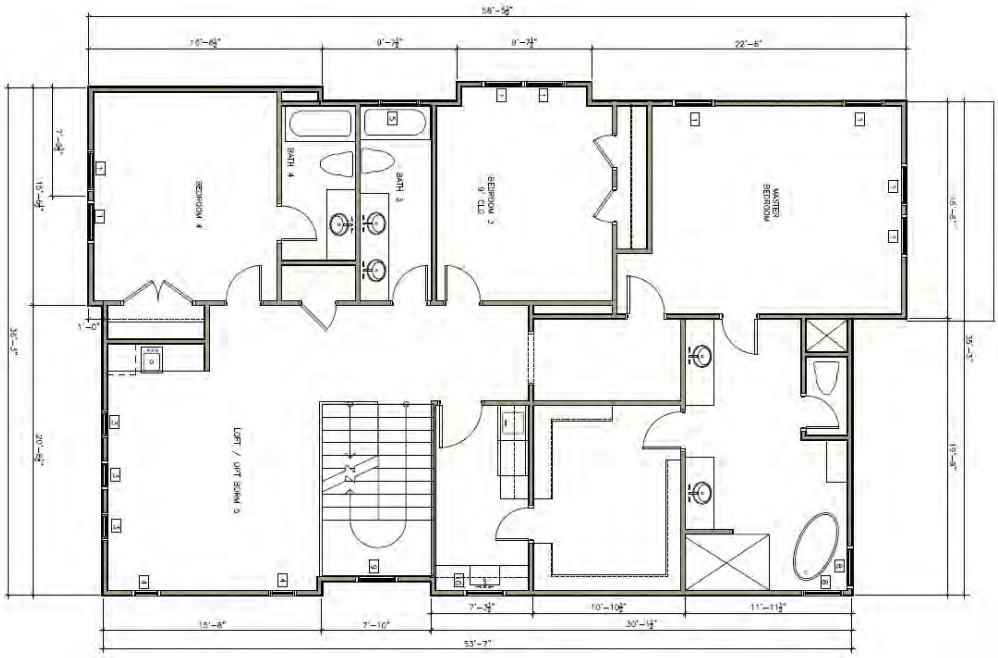
SECOND FLOOR PLAN

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 BLVFWS4812
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)

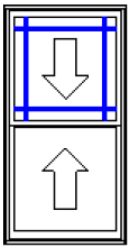
Location	Type	Size	Materiality	
1	Double Hung	37" x 56"	Wood	JELD-WEN Tradition Plus
2	Double Hung	37" x 56"	Wood	JELD-WEN Tradition Plus

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



Viewed from Exterior. Scale: 1/4" = 1'

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

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		
902	Heights	45
840	Cortlandt	43
935	Harvard	41
609	Cortlandt	39
536	Harvard	38
848	Heights	37
1050	Heights	36
642	**Columbia**	**36**
122	E 5th	35
505	Harvard	35
202	E 10th	34
805	Heights	34
828	Heights	33
1015	Heights	33
919	Heights	33
802	Columbia	33
732	Harvard	33
917	Heights	32
941	Cortlandt	31
532	Cortlandt	31
425	Heights	30
1011	Heights	30
404	Heights	30
528	Harvard	30
717	Harvard	30
1005	Heights	29
1035	Oxford	28
943.5	Cortlandt	27
1007	Heights	27
1015	Harvard	27
…		

FRONT WIDTH		
609	Cortlandt	39
536	Harvard	38
642	**Columbia**	**36**
505	Harvard	35
840	Cortlandt	34
802	Columbia	33
902	Heights	33
532	Cortlandt	31
404	Heights	30
528	Harvard	30
848	Heights	30
1005	Heights	29
1035	Oxford	28
943.5	Cortlandt	27
349	Heights	27
1015	Harvard	25
1007	Heights	24
813	Cortlandt	24
424	Heights	23
733	Heights	23
1050	Heights	22
732	Arlington	20
643	Arlington	18
717	Harvard	17
935	Harvard	17
532	Harvard	16
911	Harvard	15
119	E 10th	15
919	Heights	14
122	E 5th	14
…		

RIDGE HT		
425	Heights	39
828	Heights	39
119	E 10th	38
122	E 5th	38
917	Heights	38
943.5	Cortlandt	36
921	Heights	35
1005	Heights	35
1011	Heights	35
532	Harvard	34
1015	Heights	34
1007	Heights	33
642	**Columbia**	**33**
840	Cortlandt	32
902	Heights	32
919	Heights	32
202	E 10th	31
732	Harvard	31
1015	Harvard	31
609	Cortlandt	30
941	Cortlandt	30
717	Harvard	30
848	Heights	30
1050	Heights	30
505	Harvard	29
528	Harvard	29
536	Harvard	29
805	Heights	29
813	Cortlandt	28
938	W 15th	28
…		

EAVE HT		
917	Heights	26
943.5	Cortlandt	25
122	E 5th	25
1005	Heights	24
1007	Heights	24
828	Heights	24
119	E 10th	23
921	Heights	23
941	Cortlandt	23
425	Heights	23
1011	Heights	23
1015	Heights	23
642	**Columbia**	**23**
919	Heights	22
402	E 11th	22
840	Cortlandt	21
848	Heights	21
532	Harvard	21
404	Heights	20
528	Harvard	20
349	Heights	20
609	Cortlandt	19
536	Harvard	19
802	Columbia	19
902	Heights	19
532	Cortlandt	19
733	Heights	19
732	Arlington	19
935	Harvard	19
911	Harvard	19
…		

PORCH EAVE HT		
122	E 5th	22
938	Cortlandt	18
848	Heights	13
1015	Heights	13
941	Cortlandt	13
840	Cortlandt	12
828	Heights	12
1011	Heights	12
119	E 10th	12
642	**Columbia**	**12**
935	Harvard	11
202	E 10th	11
919	Heights	11
917	Heights	11
425	Heights	11
717	Harvard	11
1005	Heights	11
1035	Oxford	11
1007	Heights	11
1015	Harvard	11
921	Heights	11
402	E 11th	11
532	Harvard	11
702	Harvard	11
902	Heights	10
609	Cortlandt	10
802	Columbia	10
732	Harvard	10
404	Heights	10
349	Heights	10
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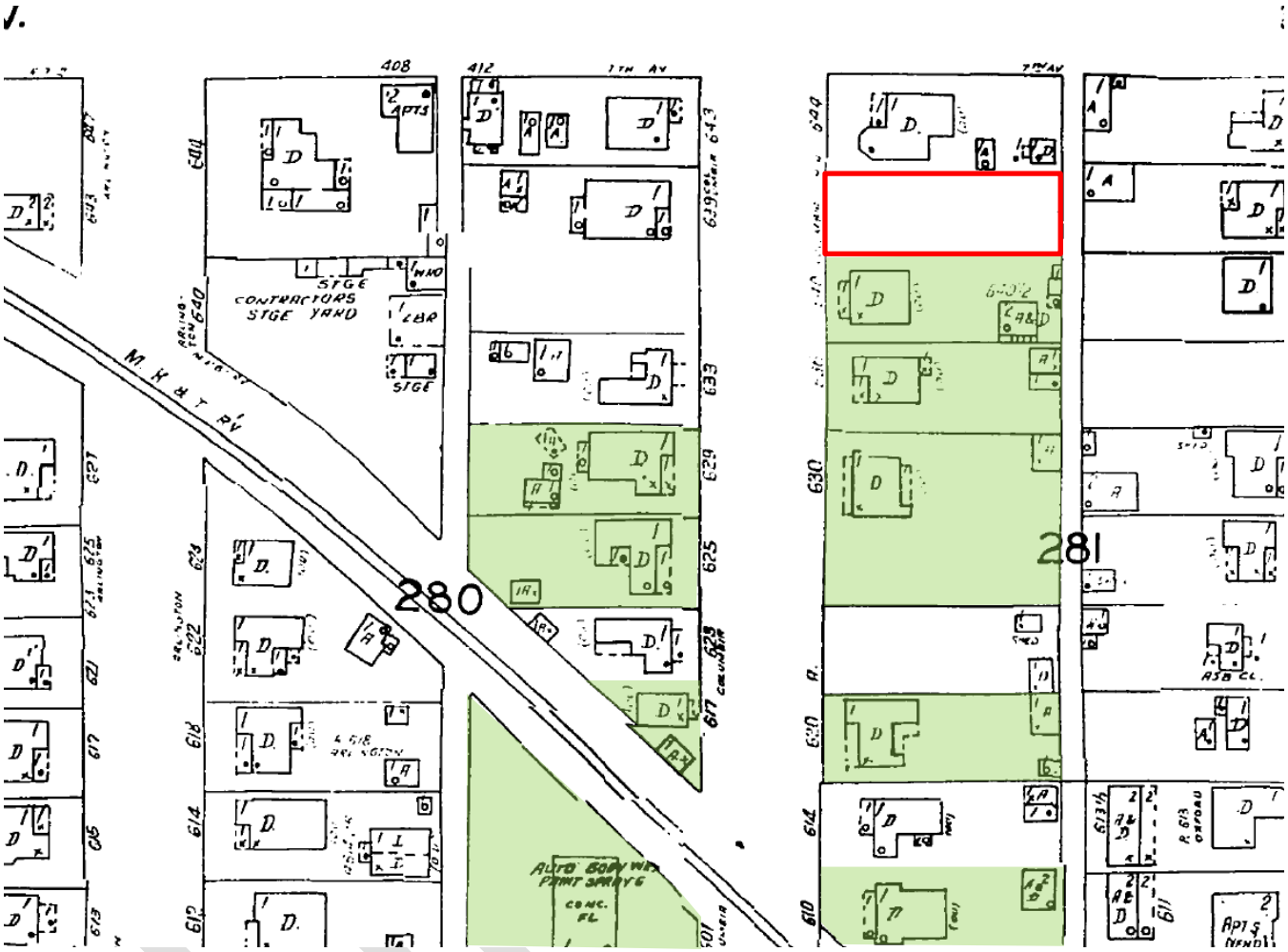
SANBORN MAP

1924-1951



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 indention 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 5¼" 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.

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Front Elevation: (West) 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.

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: (South) 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.

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: (North) 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.

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: (East) 12-17-2014: The rear elevation of the residence will not visible from the public Right-of-Way.

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.

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