

CERTIFICATE OF APPROPRIATENESS

Application Date: November 25, 2014

Applicant: Art Javaid, Oxford Design for Michael Clement, owner

Property: 1235 Columbia Street, Lot 3, Block 190, Houston Heights Subdivision. The property includes a historic 1,706 square foot, one and half story wood frame single-family residence and erar detached storage shed situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Bungalow Craftsman residence, constructed circa 1915, located in the Houston Heights Historic District East.

Proposal: New Construction – The applicant was denied a Certificate at the September 2014 HAHC meeting for a front detached carport. The carport was setback 30' from the front property line. The applicant has revised the proposal and is now requesting approval for a detached carport that will be setback 66' from the front property line. The carport will measure 10' wide, 23'-6" deep and 12'-2" to the ridge.

See enclosed application materials and detailed project description on p. 6-19 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

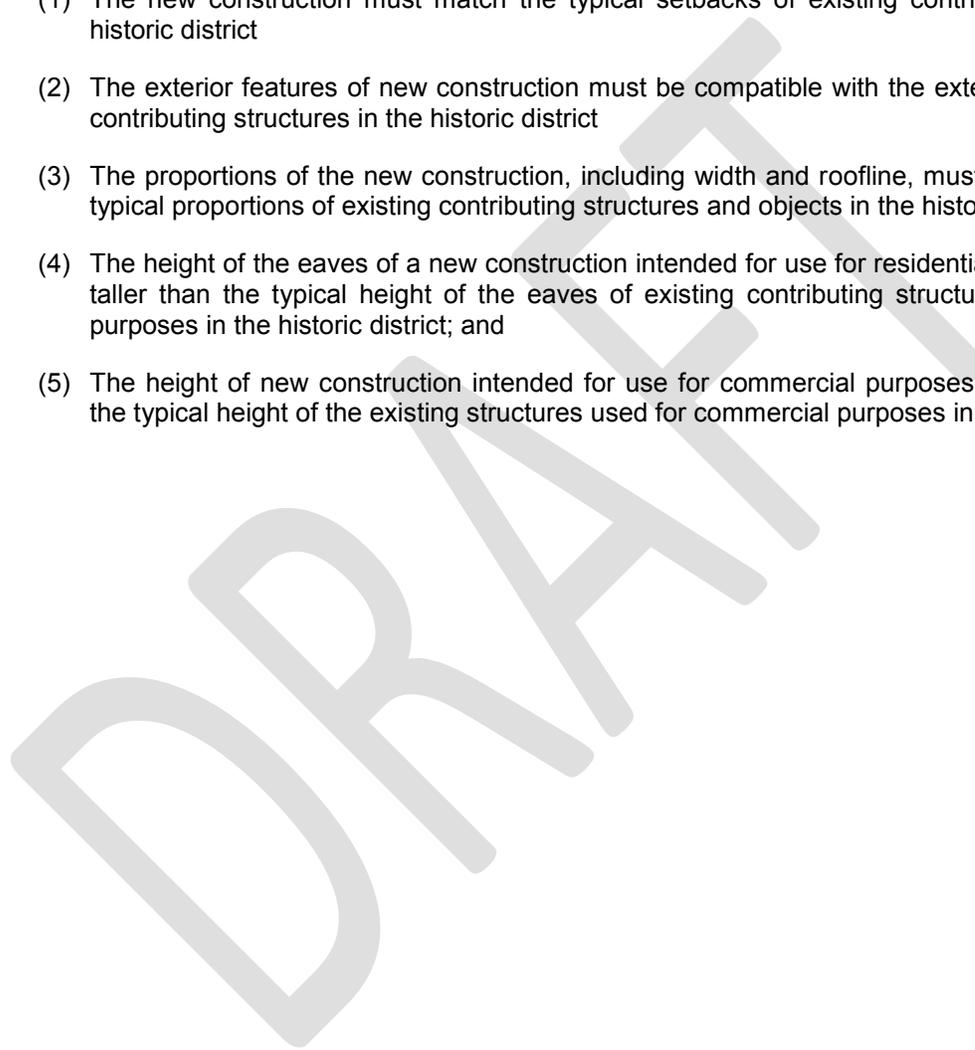
NEW CONSTRUCTION IN A HISTORIC DISTRICT

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 D NA

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

- (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
- (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.





PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT EAST

Building Classification

- Contributing
- Non-Contributing
- Park



1235 Columbia St

INVENTORY PHOTO



CURRENT PHOTO



NEIGHBORING PROPERTIES



1231 Columbia – Contributing – 1915 (neighbor)



1243 Columbia – Contributing – 1915 (neighbor)



1229 Columbia– Contributing – 1915 (blockface)



1236 Columbia– Contributing – 1915 (across street)



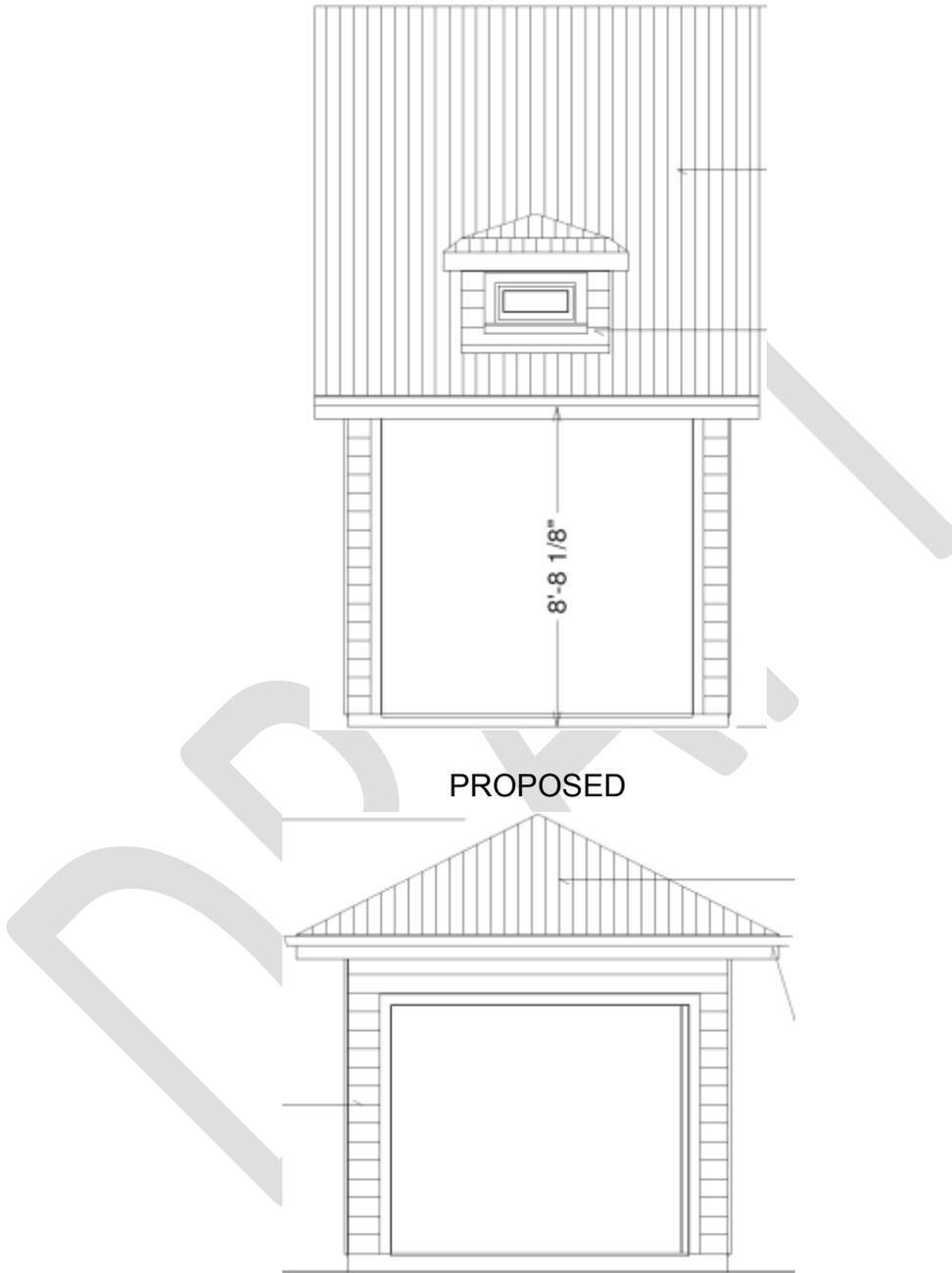
1240 Columbia– Noncontributing – 2005 (across street)



1244 Columbia– Contributing – 1925 (across street)

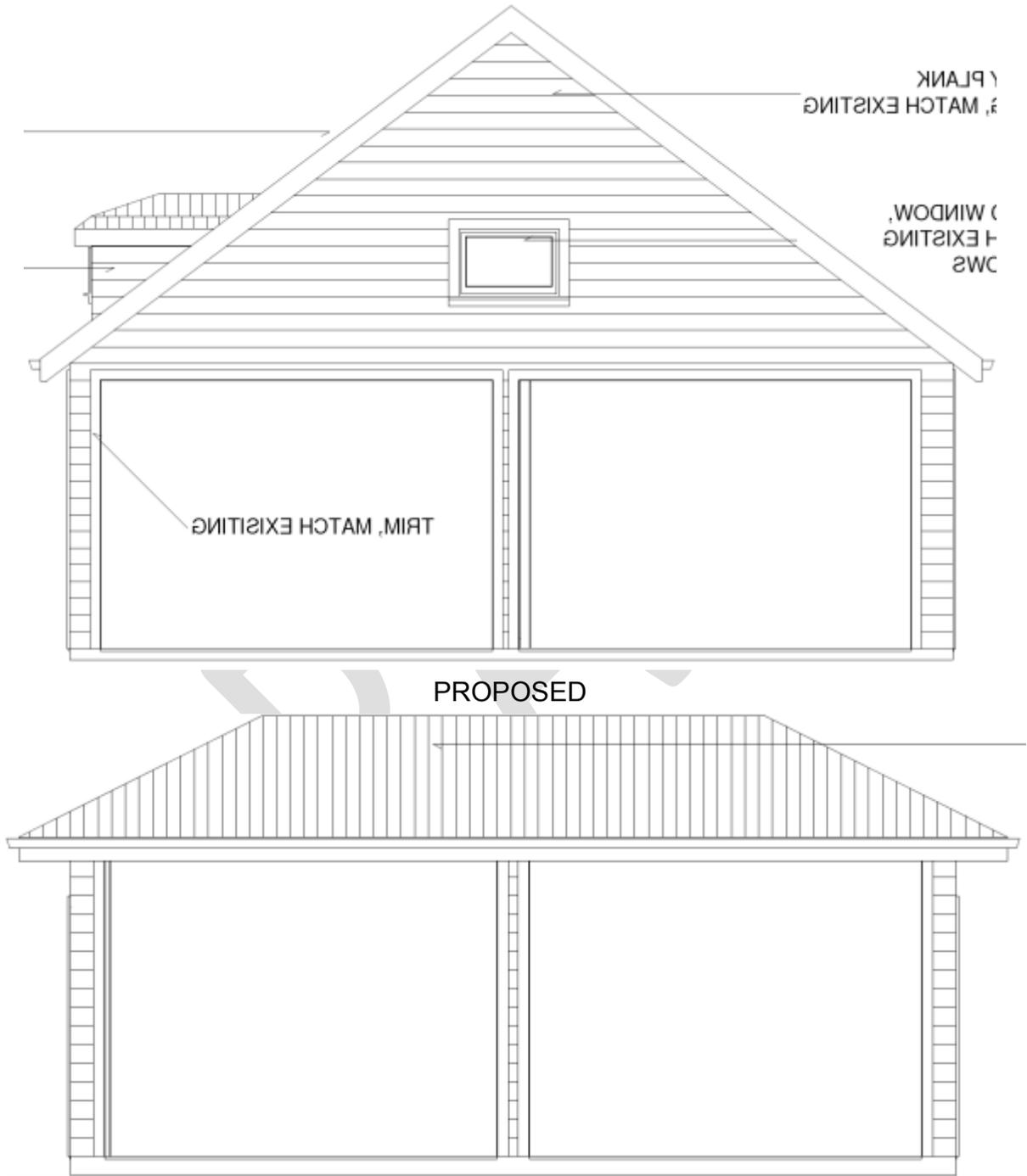
EAST ELEVATION – FRONT FACING COLUMBIA STREET

DENIED – 9/25/14



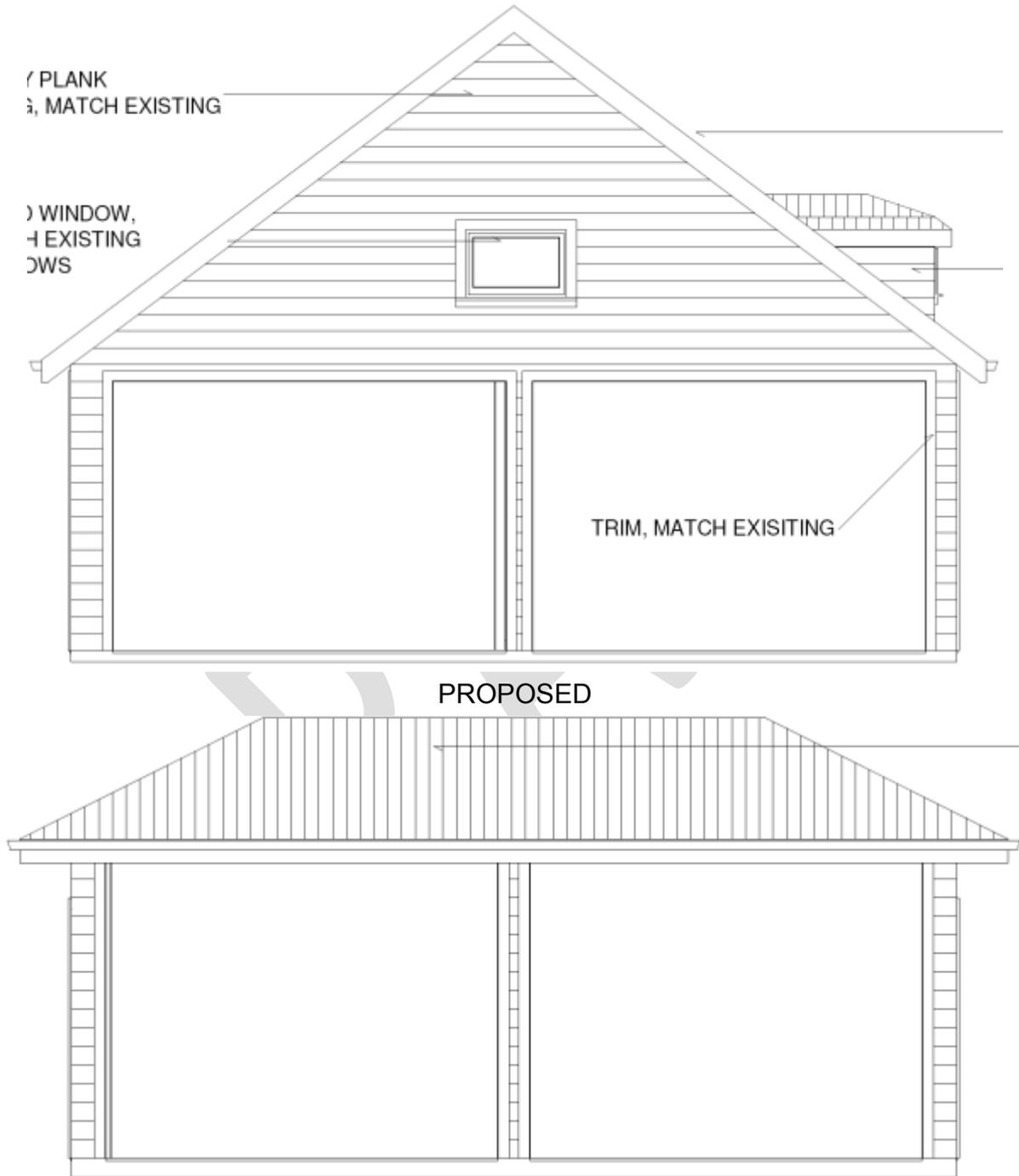
NORTH SIDE ELEVATION

DENIED – 9/25/14



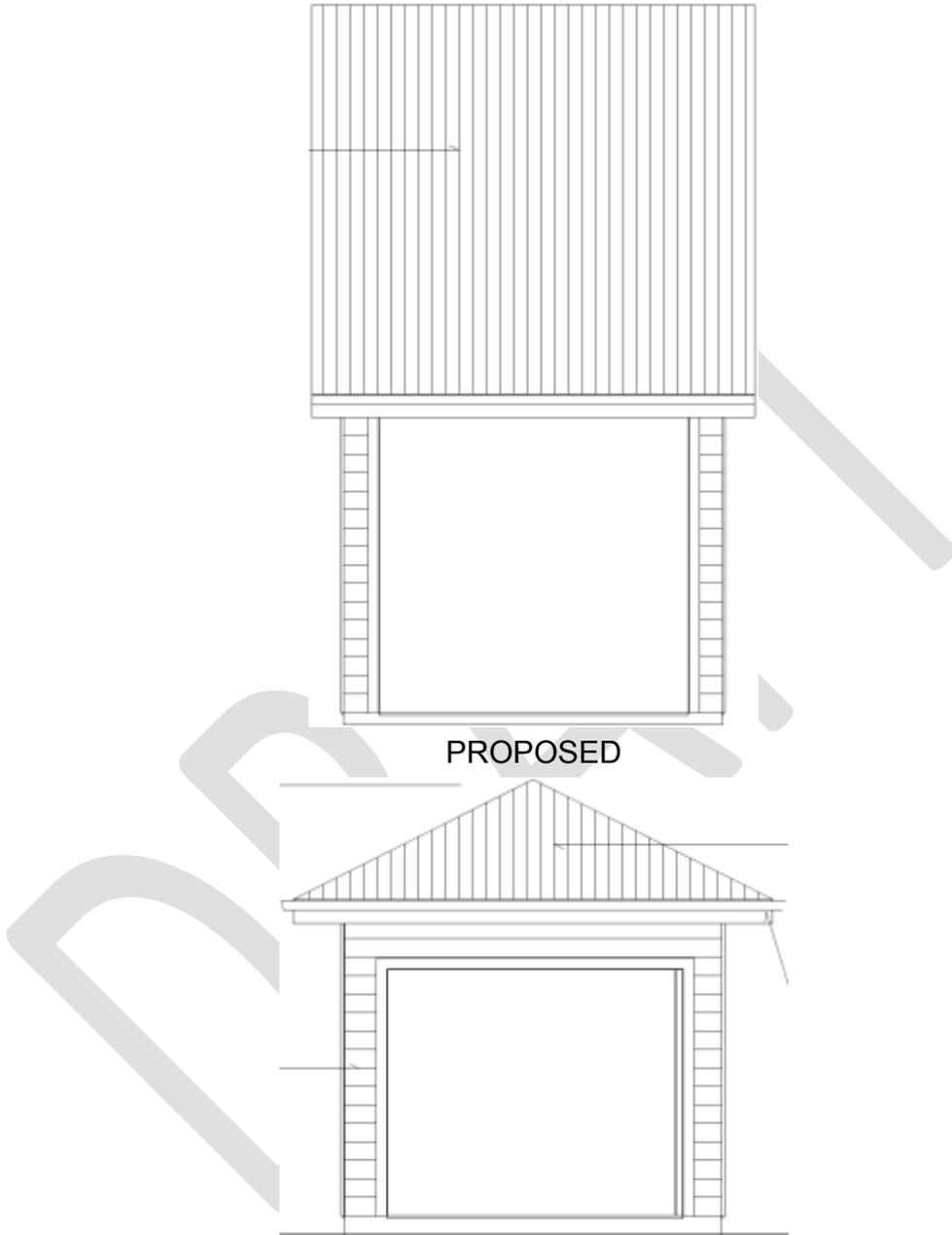
SOUTH SIDE ELEVATION

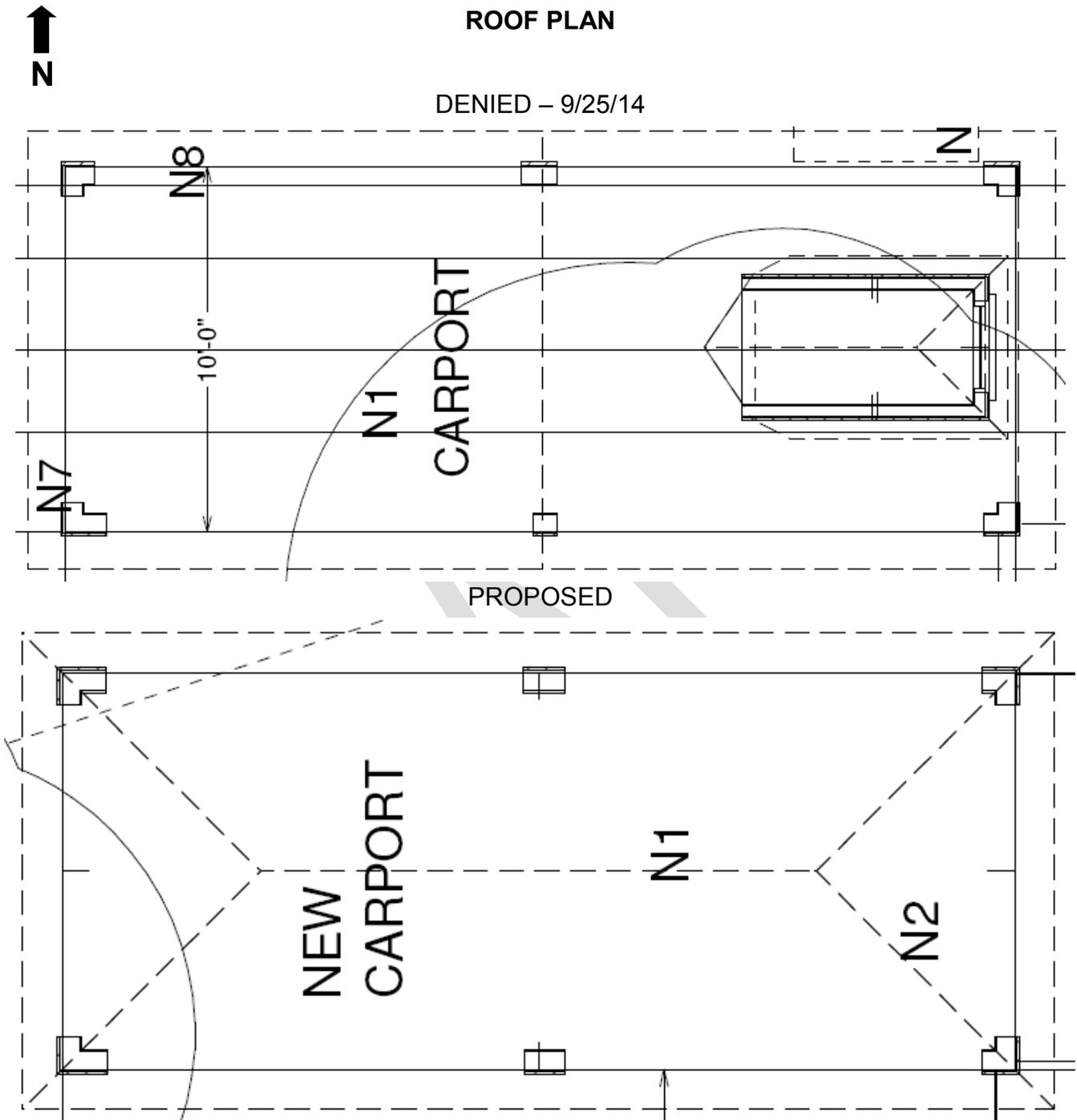
DENIED – 9/25/14



WEST (REAR) ELEVATION

DENIED – 9/25/14

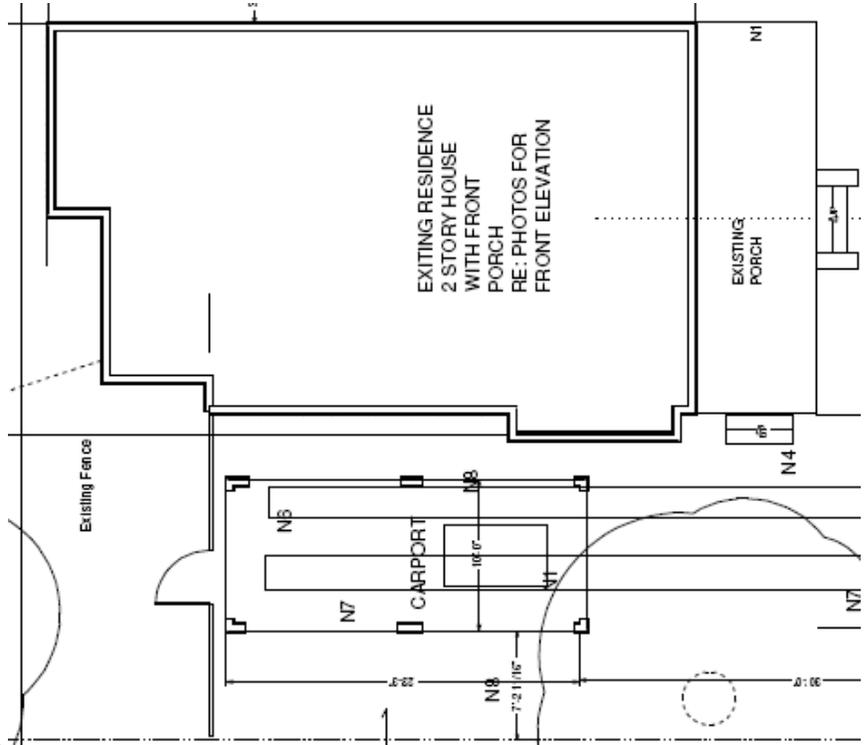




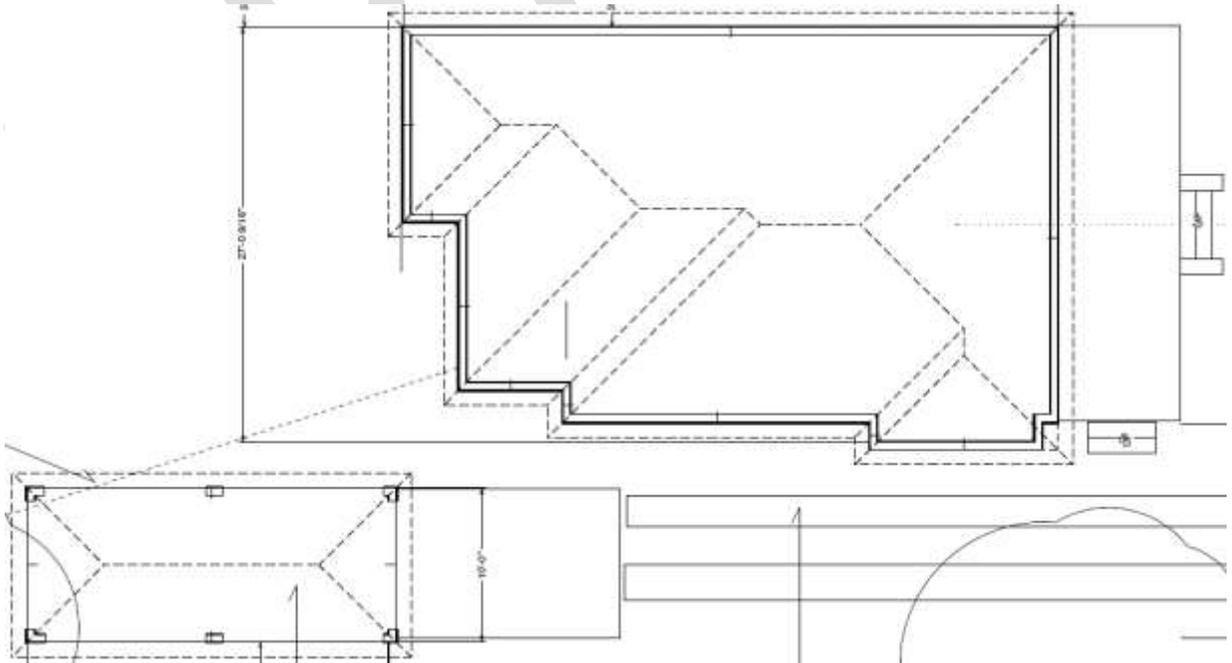


FIRST FLOOR PLAN

DENIED - 9/25/14



PROPOSED



PHOTOS PROVIDED BY APPLICANT

EAST ELEVATION OF RESIDENCE



SOUTH ELEVATION AND DRIVEWAY



BLOCKFACE



EAST ELEVATION OF RESIDENCE







HOUSTON HEIGHTS EAST WEB MANUAL

SETTINGS

Compatible	Incompatible
<p>Driveways</p> <ul style="list-style-type: none"> ▪ Located to the side of the house on interior lots ▪ Connected to the side street on corner lots 	<ul style="list-style-type: none"> ▪ Parking pads in front of the building
<p>Garages and Carports</p> <ul style="list-style-type: none"> ▪ Located in rear half of the lot; often fully or partially obscured visually by house in front ▪ Second-story garage apartment 	<ul style="list-style-type: none"> ▪ Attached to the building ▪ In front of the house

PROJECT DETAILS

Shape/Mass: The carport will measure 10' wide and 23'-6" deep, (previously proposed 10' wide and 23'-3" deep). The carport will have an eave height of and a ridge height of 12'-2", (previously proposed eave height of 8'-8" and a ridge height of 19'-6").

Setbacks: The carport will be setback 66' from the front property line, (previously proposed 30' from the front property line) , 7'2" from the side, south property line, 32'-10 from the side, north property line, and 42'-6" from the rear property line, (previously proposed 78'-9" from the rear property line).

Foundation: The carport will be built on a crushed gravel pad.

Exterior Materials: The carport will be clad with smooth finish cementitious horizontal lap siding.

Roof: The carport will feature a hip roof with a 6/12 pitch and 18" overhang, (previously proposed side gable roof with a 9/12 pitch and a 1' overhang). The roof will be clad with composite shingles.