## CERTIFICATE OF APPROPRIATENESS

**Application Date:** February 4, 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) Alter the fenestration design from a decorative divided 9-over-1 configuration to a divided 3-over-1 configuration. The proposed residence will also be shifted 5" to the south. Additionally, the window trim will be altered to be more decorative and the decorative porch posts will be simplified.

In December 2014, this project received Conditional Approval not to include decorative windows, porch railings, and brick steps. Along with the elevation changes, the applicant now requests approval for decorative windows, porch post, and brick steps and posts.

In January 2015, this project received approval by the HAHC.

See enclosed application materials and detailed project description on p. 5-19 for further details.

**Public Comment:** No comment received.

**Civic Association:** No comment received.

**Recommendation:** **Approval**

**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 |
| ☒ | ☐ | ☐ | (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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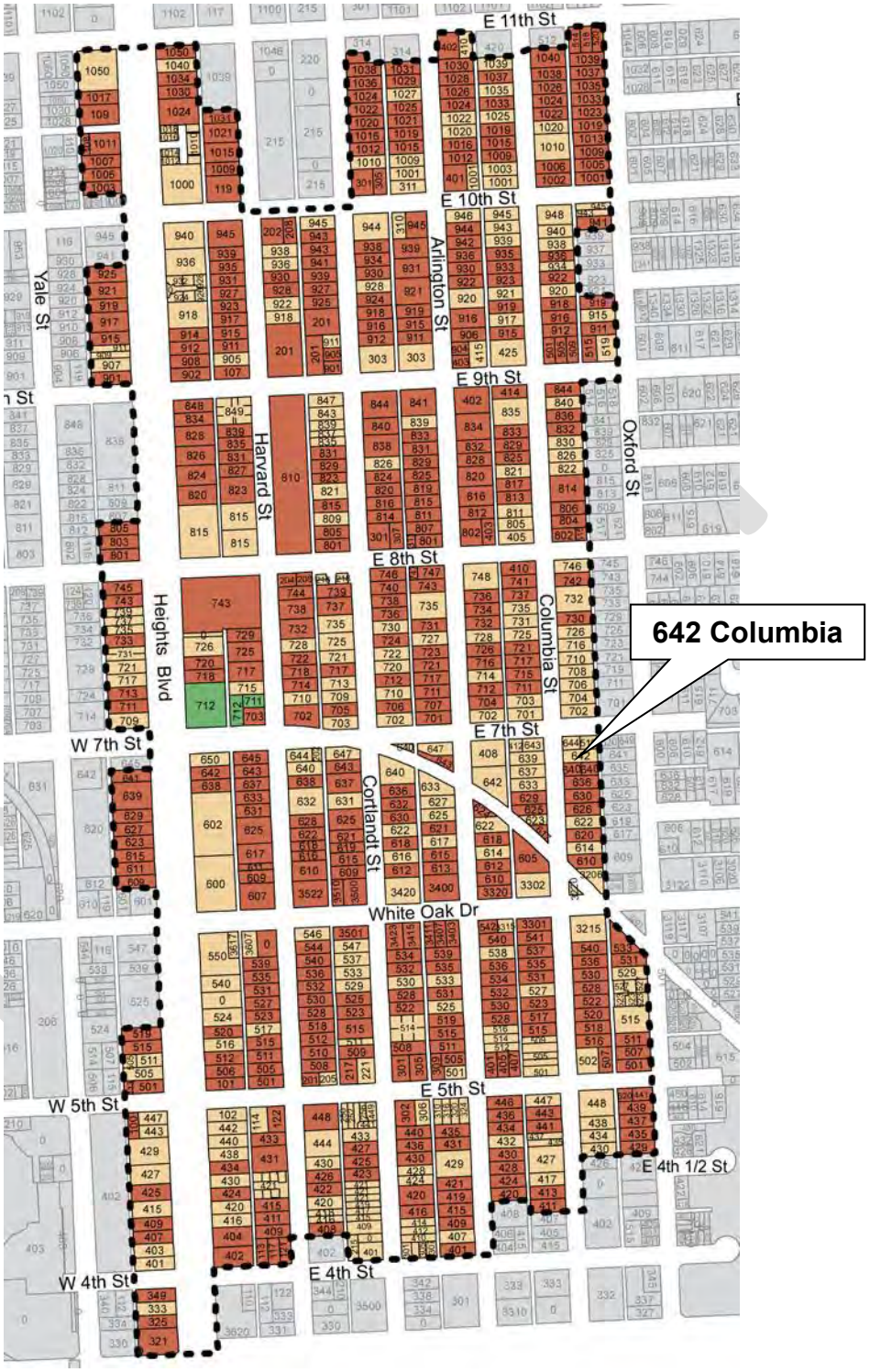
## PROPERTY LOCATION

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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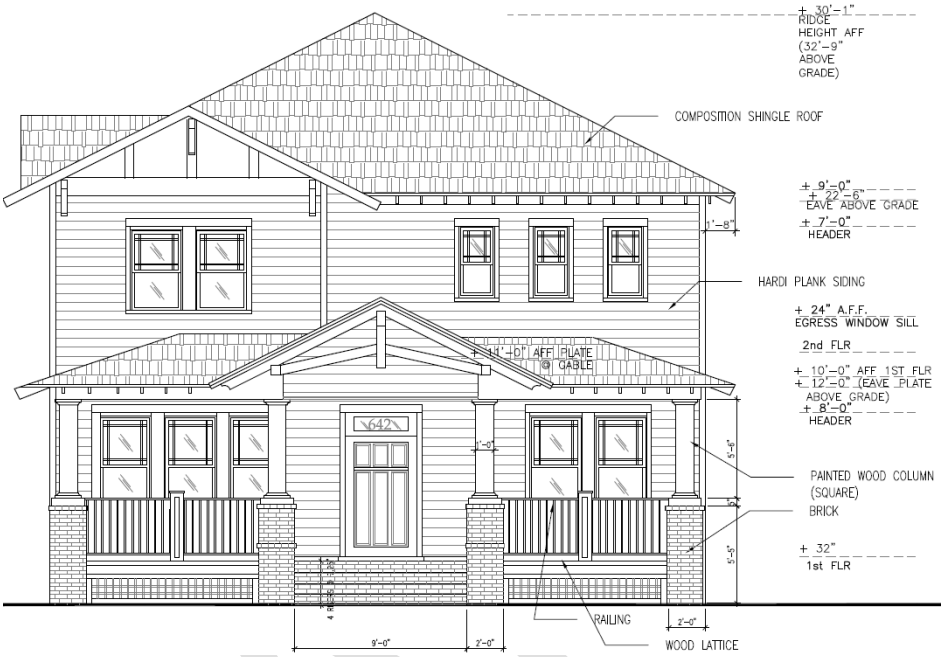
## WEST ELEVATION – FRONT FACING COLUMBIA STREET

APPROVED (JANUARY 29, 2015)

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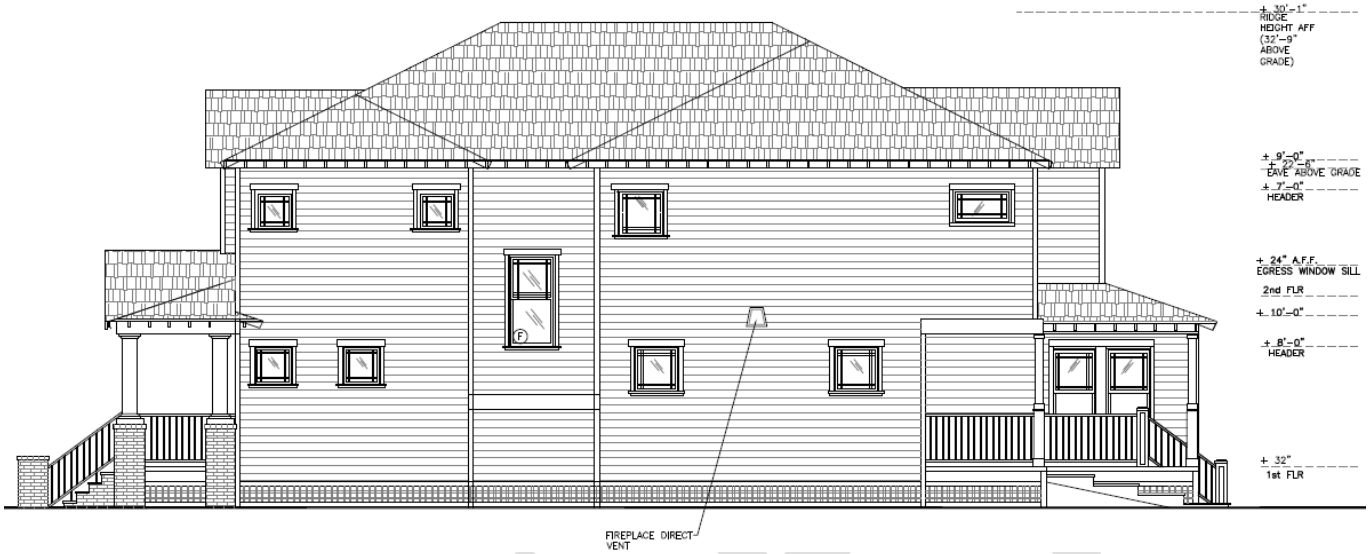
## SOUTH SIDE ELEVATION

APPROVED (JANUARY 29, 2015)

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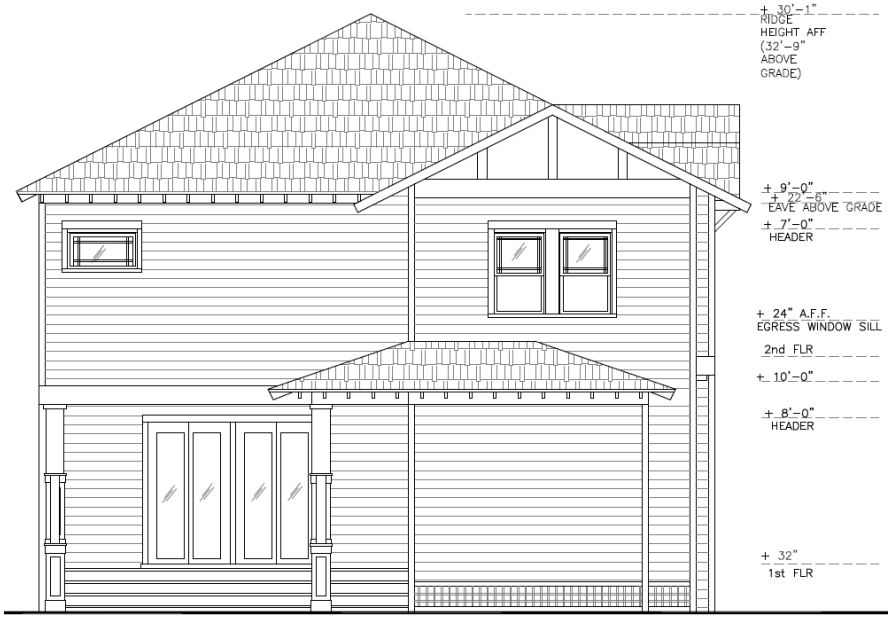
## NORTH SIDE ELEVATION

APPROVED (JANUARY 29, 2015)

PROPOSED

## WEST (REAR) ELEVATION

APPROVED (JANUARY 29, 2015)




PROPOSED

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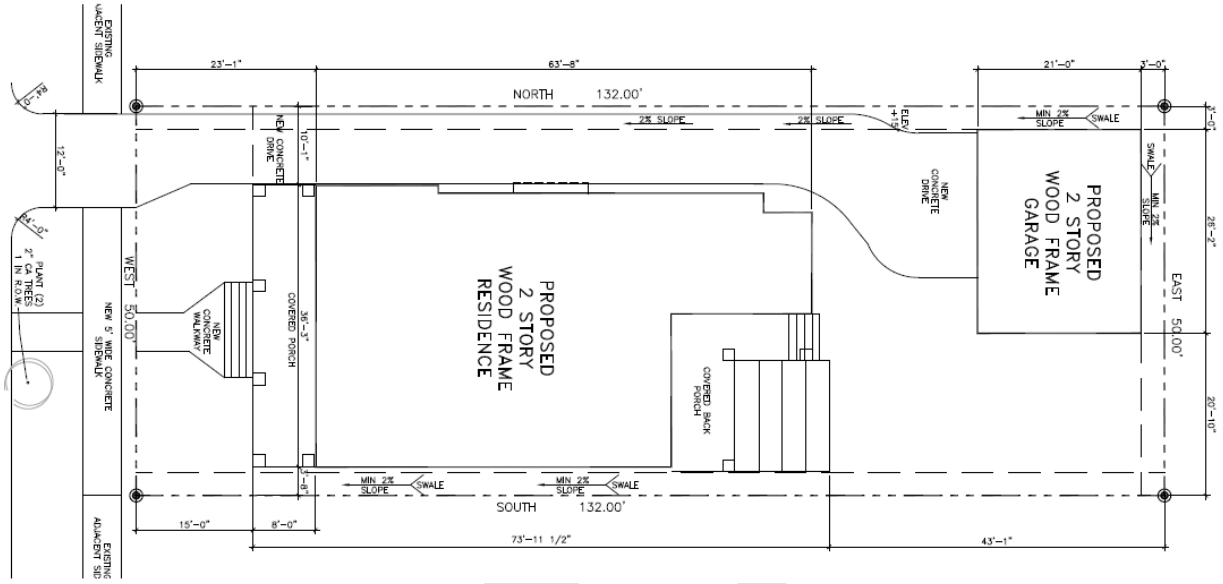
## SITE PLAN

APPROVED (January 29, 2015)

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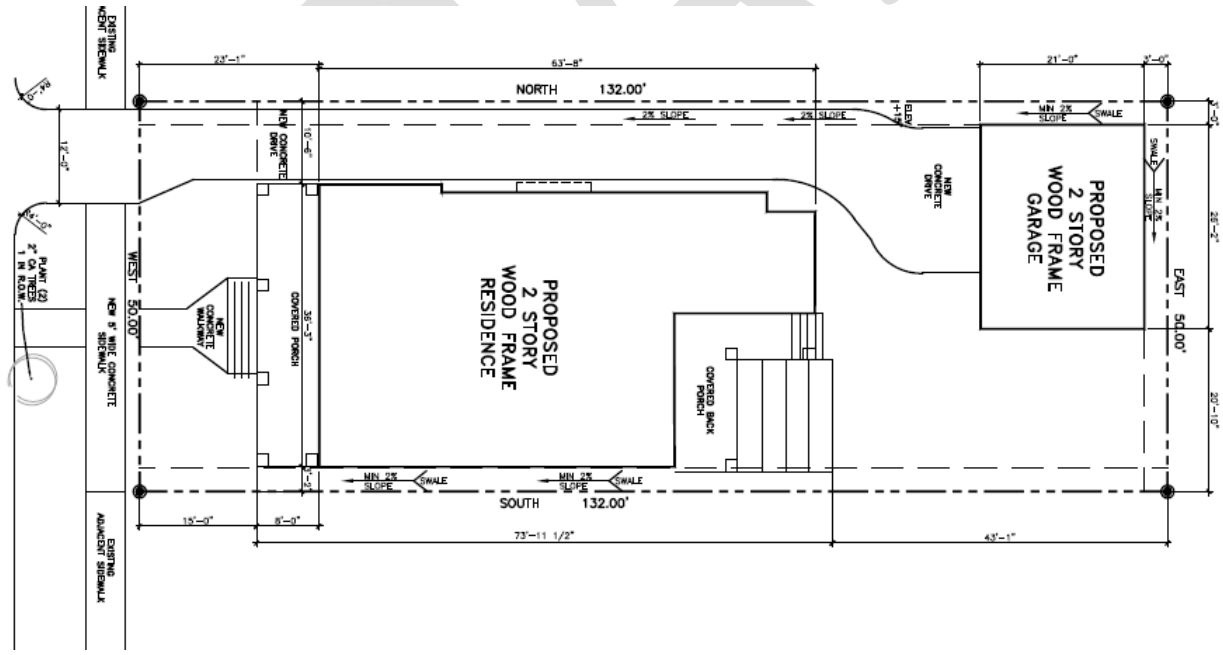

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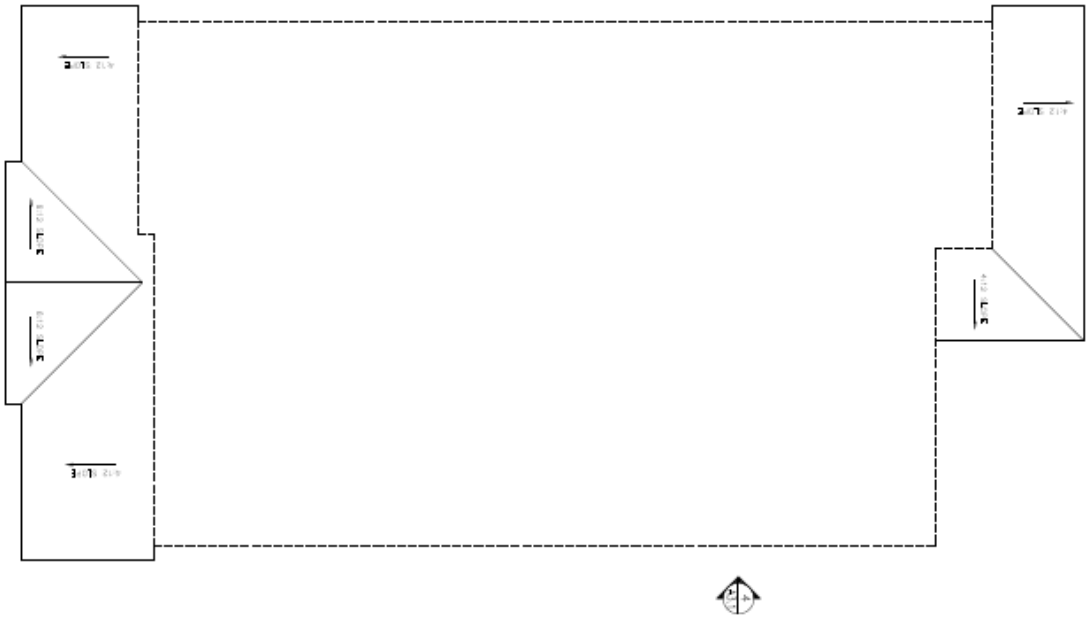
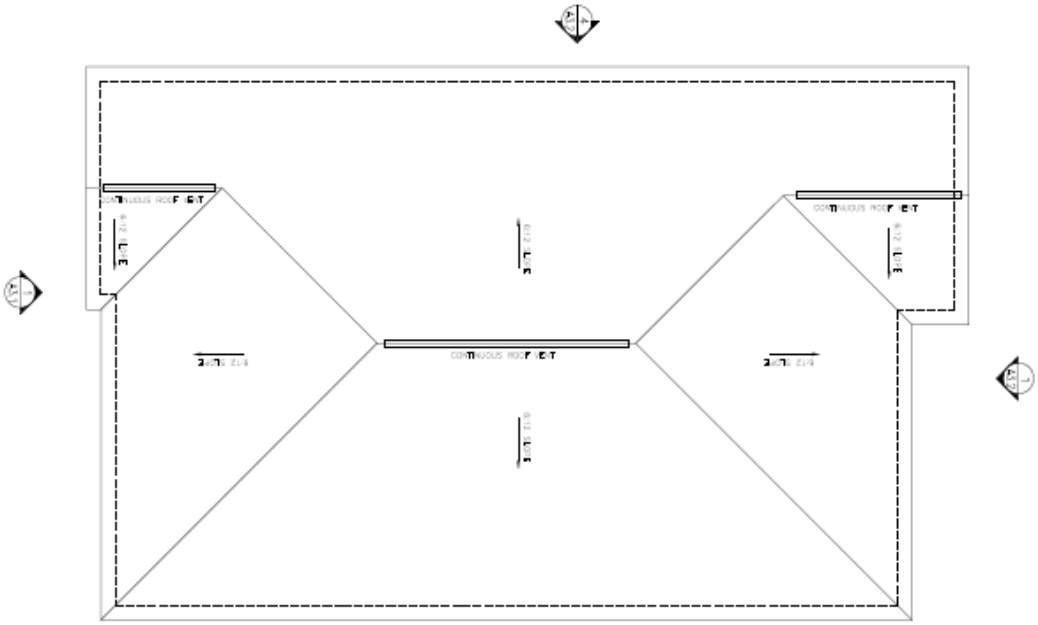
## ROOF PLAN

APPROVED (January 29, 2015)

First Story



Second Story



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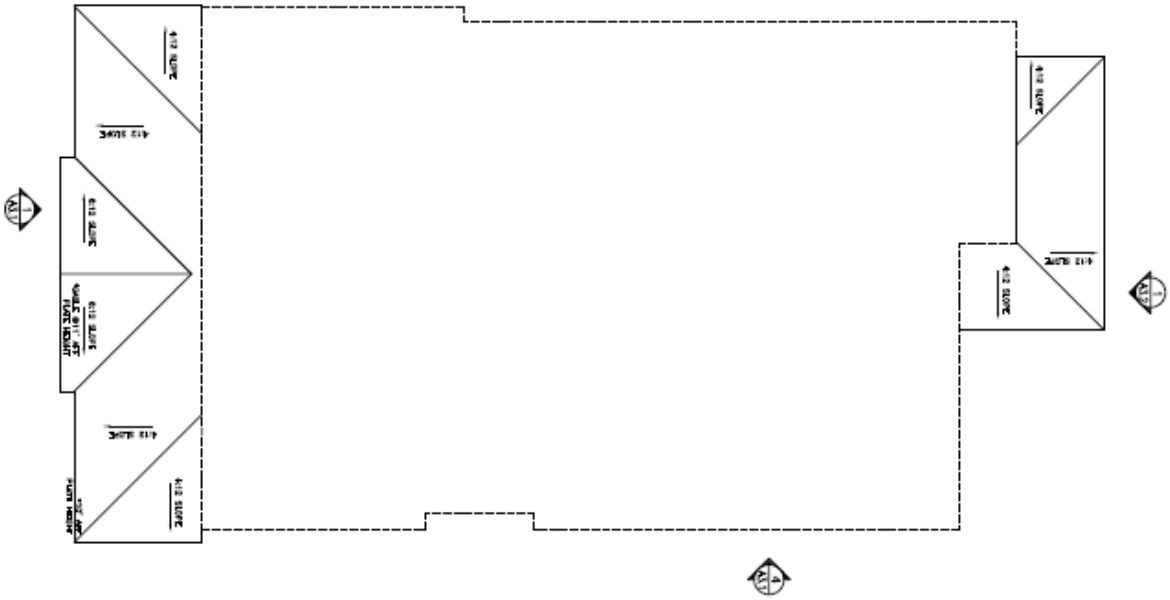
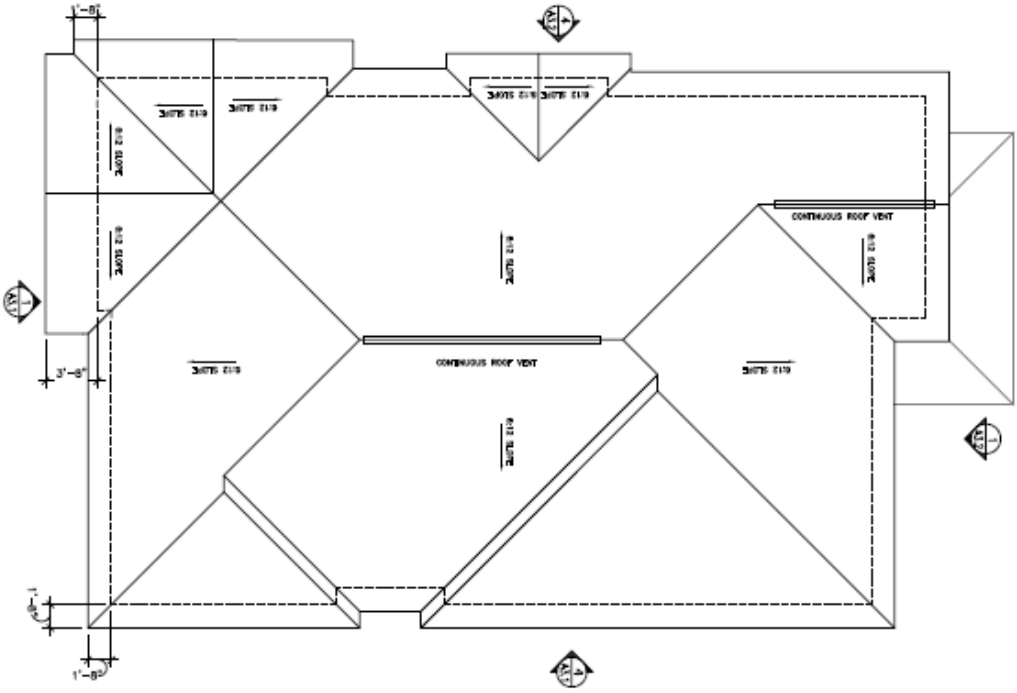
## ROOF PLAN

PROPOSED

First Story



Second Story



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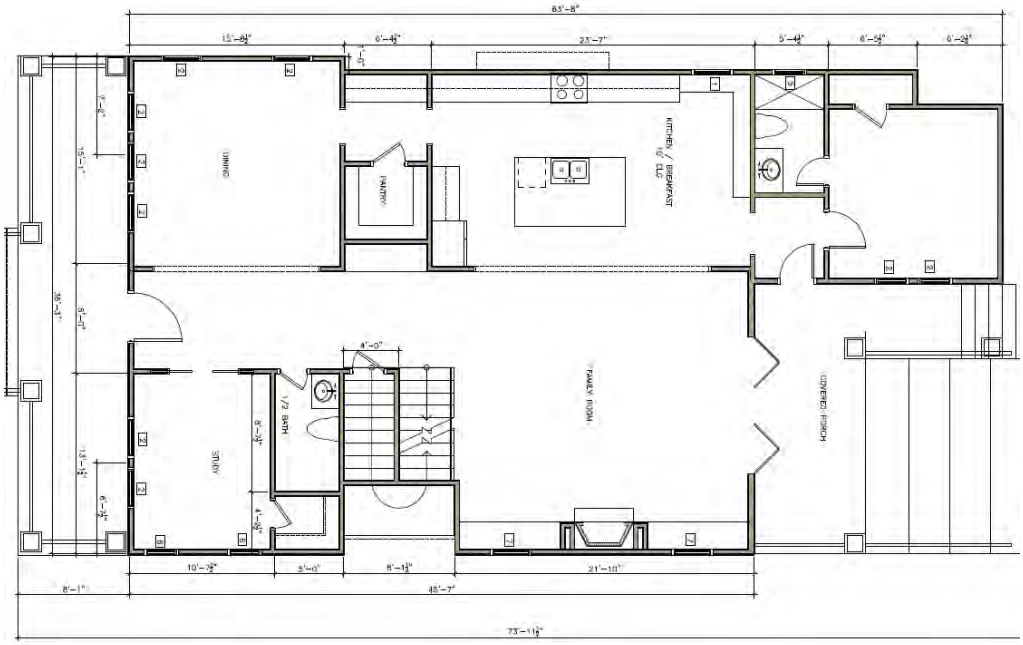
## FIRST FLOOR PLAN

APPROVED (January 29, 2015)

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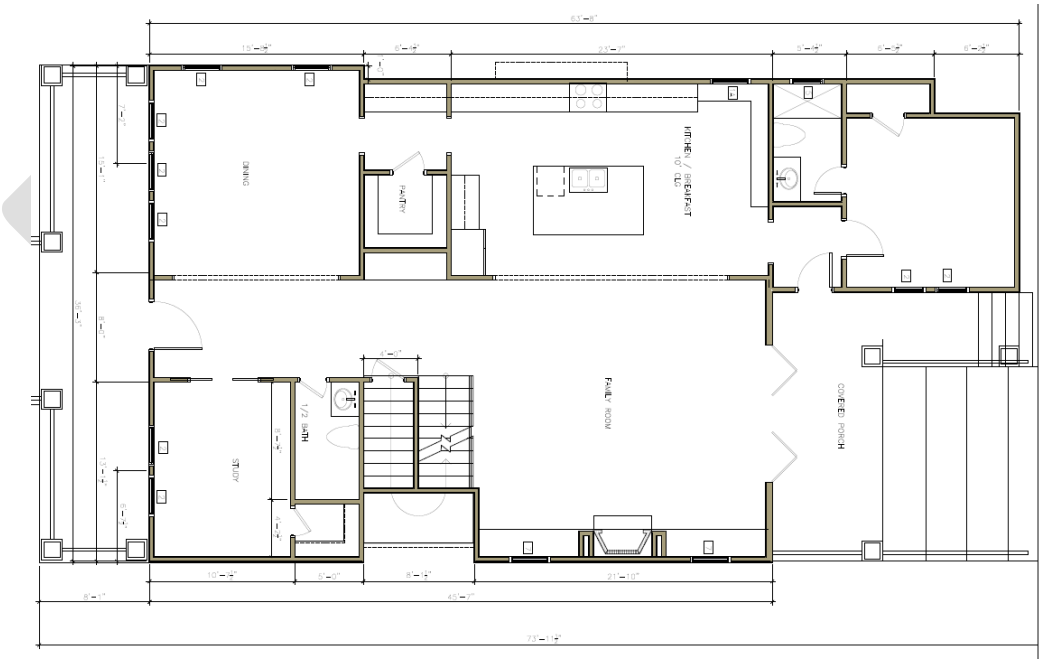

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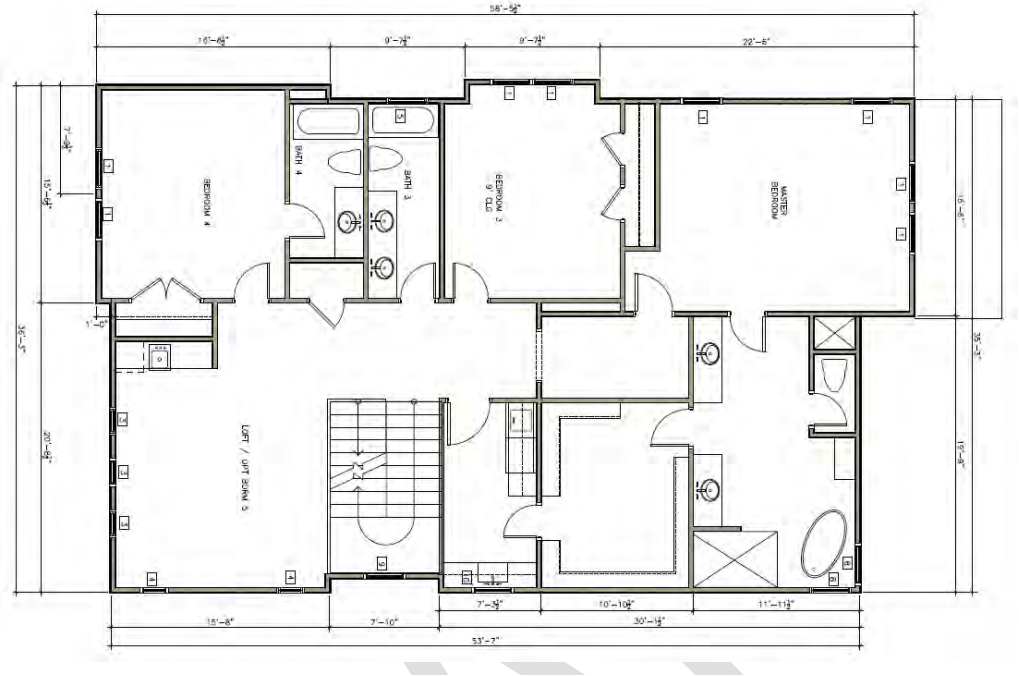
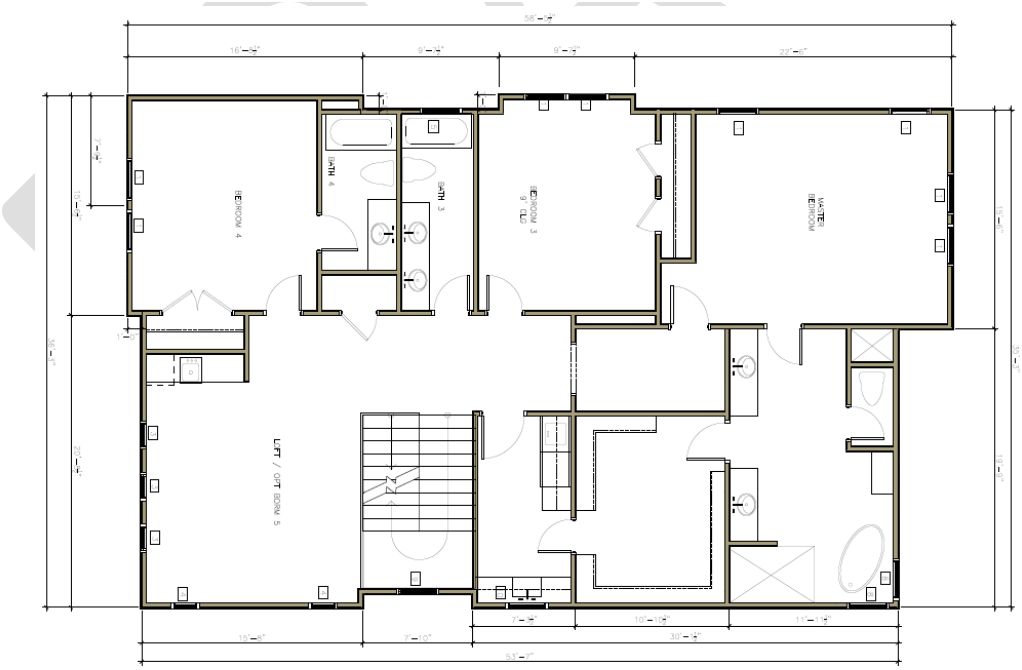
## SECOND FLOOR PLAN

APPROVED (January 29, 2015)




PROPOSED



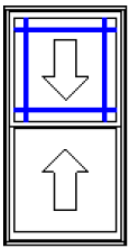
## WINDOW SCHEDULE

APPROVED (January 29, 2015)

**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 |

| 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

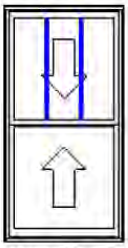
## WINDOW SCHEDULE

PROPOSED

**642 Columbia Window Legend**

| | Type | Locations | Size | Material | | Pattern |
|---|---|---|---|---|---|---|
| 1 | Double Hung | Upstairs bedrooms | 3'0" x 5'0" | Wood | JELD-WEN Tradition Plus TWD3756 | 3/1 |
| 1A | Fixed | Breakfast | 3'0" x 5'0" | Wood | JELD-WEN Tradition Plus | 3/1 |
| 2 | Double Hung | Dining, Study, Downstairs bedroom | 3'0" x 6'0" | Wood | JELD-WEN Tradition Plus TWD3772 | 3/1 |
| 3 | Double Hung | Loft | 2'0" x 4'0" | Wood | JELD-WEN Tradition Plus | 3/1 |
| 4 | Fixed | Loft | 2'0" x 2'0" | Wood | JELD-WEN Tradition Plus | Single lite |
| 5 | Fixed | Bathrooms | 4'0" x 1'0" | Vinyl | JELD-WEN Tradition Plus BLVFWS4812 | Single lite |
| 7 | Fixed | Family Room | 3'0" x 3'0" | Wood | JELD-WEN Tradition Plus TWD3748 | Single lite |
| 8 | Fixed | Master Bath | 3'0" x 2'0" | Wood | JELD-WEN Tradition Plus B EWC3624 | Single lite |
| 9 | Fixed | Staircase | 3'0" x 5'0" | Wood Tempered glass | JELD-WEN Tradition Plus EWC3660 | 3/1 |
| 10 | Double Hung | Laundry | 3'0 x 3'0" | Wood | JELD-WEN Tradition Plus | 3/1 |

Rough Opening: 38 1/8 X 73 1/4



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

Frame Size : 37 3/8 X 72 1/2

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,
US National-WDMA/ASTM, PG 25
Insulated Low-E Annealed Glass, Preserve Film, Argon Filled,
7/8" Bead SDL w/Perm Wood Trad'l. Bead Int BAR, Primed Aluminum
SDL, Silver Shadow Bar, Colonial Top Lite(s) Only 3 Wide 1 High Top
Clear Opening:34w, 32.1h, 7.5 sf

U-Factor: 0.30, SHGC: 0.25, VLT: 0.46, CPD: JEL-N-578-00814-00002
PEV 2014.4.1.1193/PDV 6.192 (12/10/14) CW

## 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.

02-26-2015: The shape and mass in the revised proposal will not be altered. 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).

02-26-2015: In the revised proposal, the proposed residence will be shifted 5" to the south. The revised proposal will have a north setback 10'-6" and a south setback of 3'-2". 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.

02-26-2015: 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.

02-26-2015: 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 3-over-1 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.

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**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.

02-26-2015: 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.

02-26-2015: The roof of the revised proposal will not be altered. See drawings for more detail.

**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.

02-26-2015: The front elevation of the revised proposal will not be altered. See drawings for more detail.

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**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.

02-26-2015: The south elevation of the revised proposal will include two square fixed windows on the second story. 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.

02-26-2015: The north elevation of the revised proposal will not be altered. 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.

02-26-2015: 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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