

CERTIFICATE OF APPROPRIATENESS

Application Date: September 3, 2014

Applicant: At 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 a rear 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 – Construct a front detached carport. The carport will be setback 30' from the front property line, and will measure 10' wide, 23'-3" deep and 19'-6" to the ridge. The carport will feature a side gable roof with a 9/12 pitch and will be clad with cementitious horizontal lap siding. 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: Denial - does not satisfy criteria: 1

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

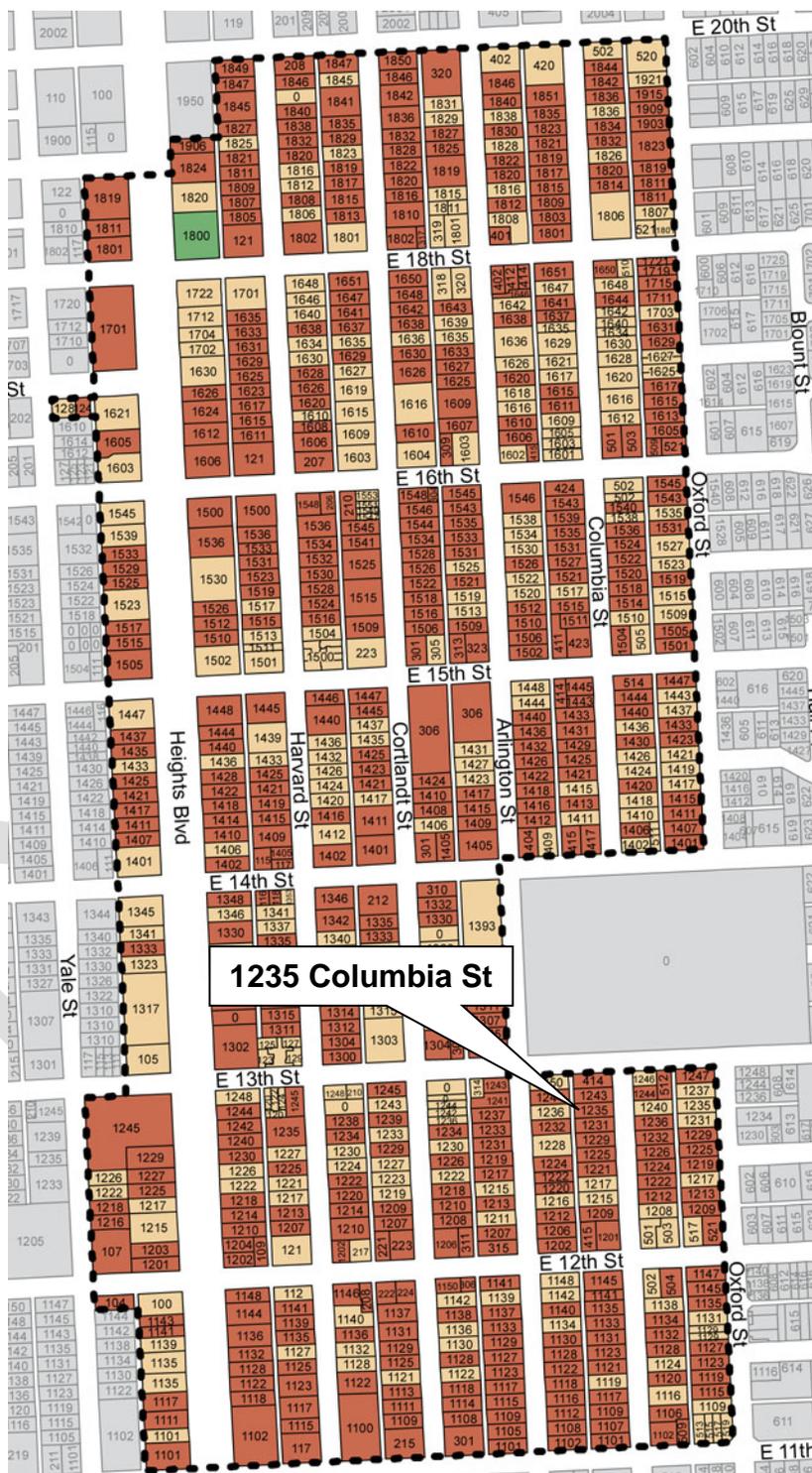
- (1) The new construction must match the typical setbacks of existing contributing structures in the historic district
The proposed carport is setback 30' from the proposed front property line. The typical setback for existing garages and carports is in the rear half of the property. To meet the typical setback the proposed carport should be setback at least 66' from the front property line.
- (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



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)



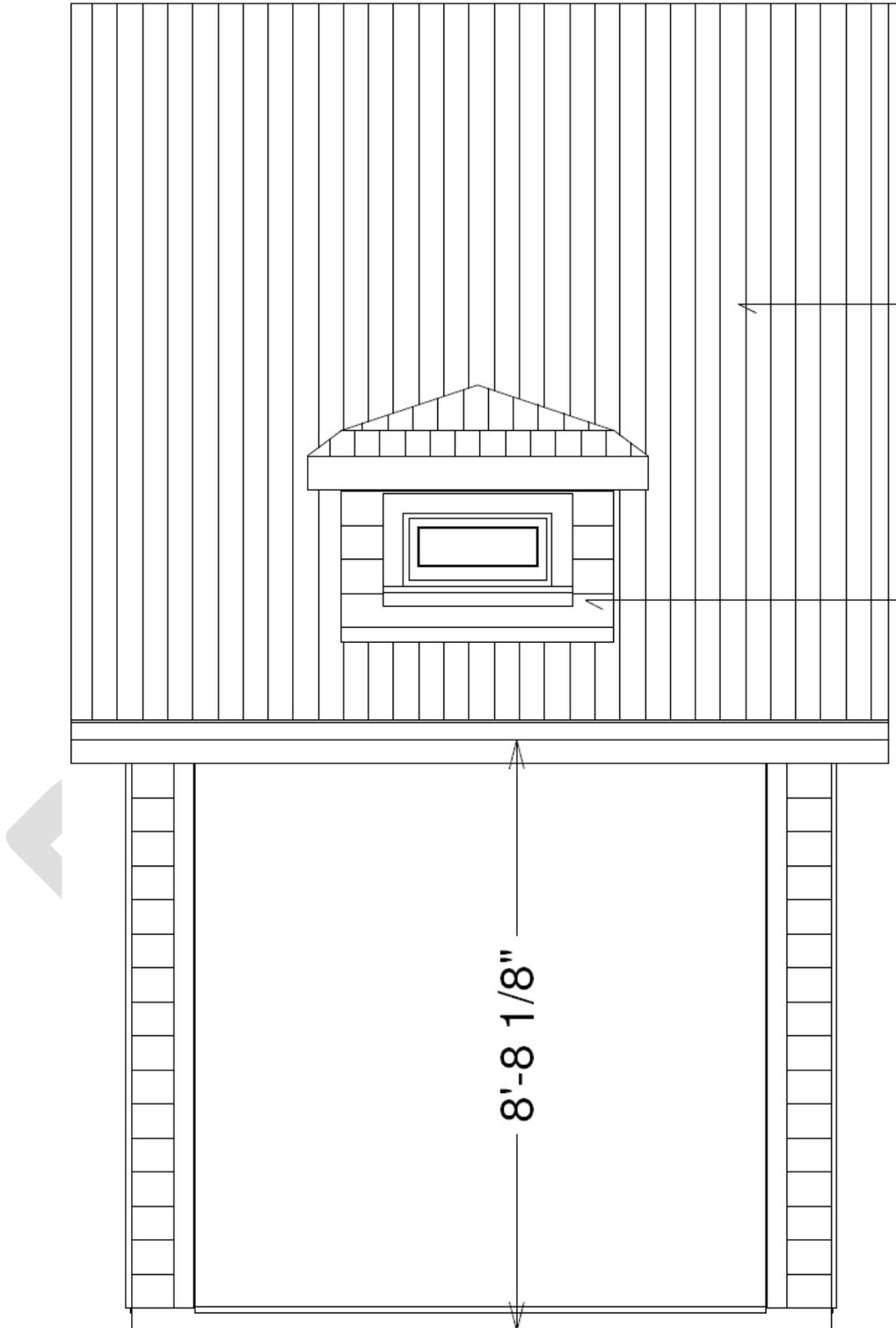
1240 Columbia – Noncontributing – 2005 (across street)



1244 Columbia – Contributing – 1925 (across street)

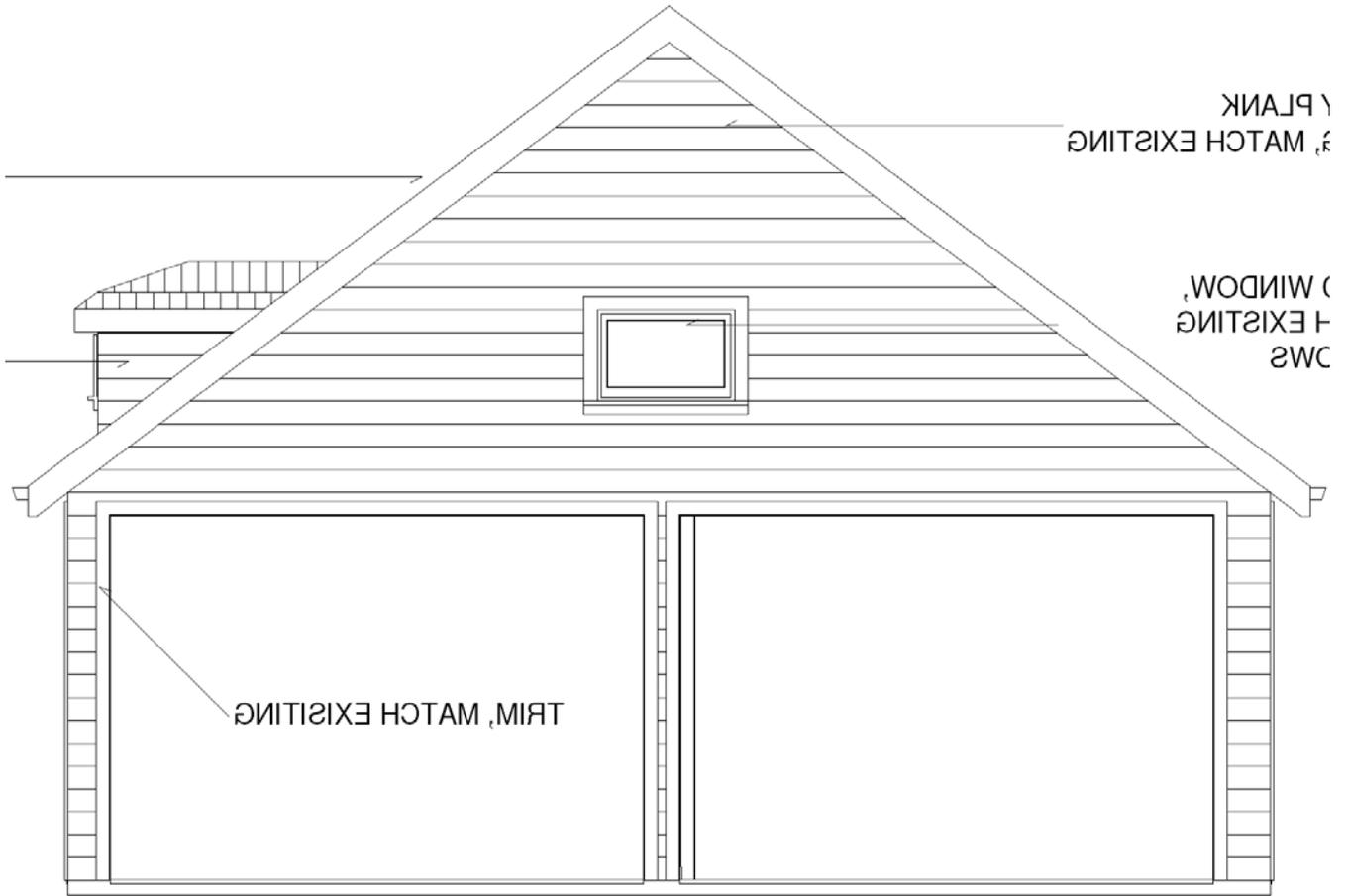
EAST ELEVATION – FRONT FACING COLUMBIA STREET

PROPOSED



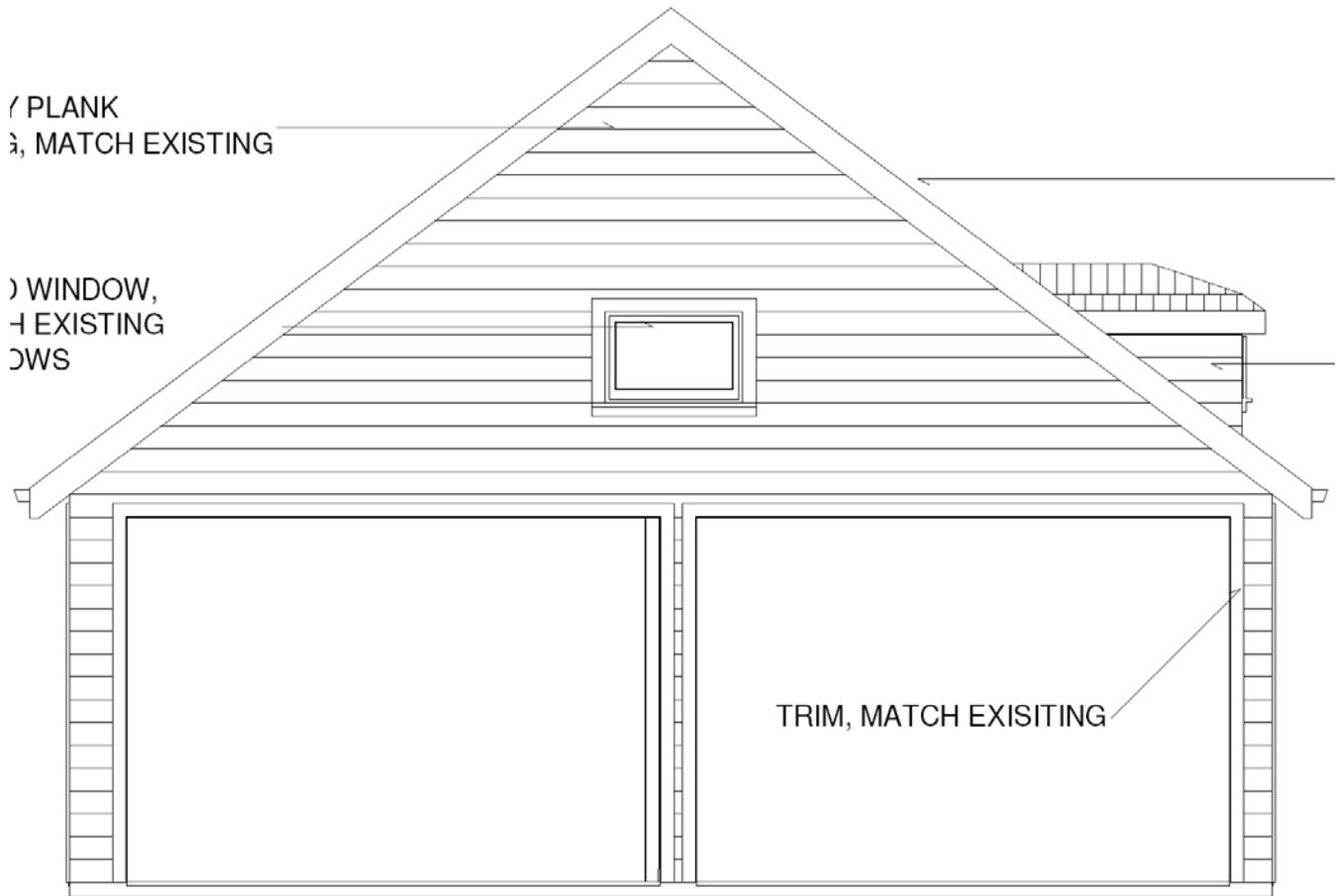
NORTH SIDE ELEVATION

PROPOSED



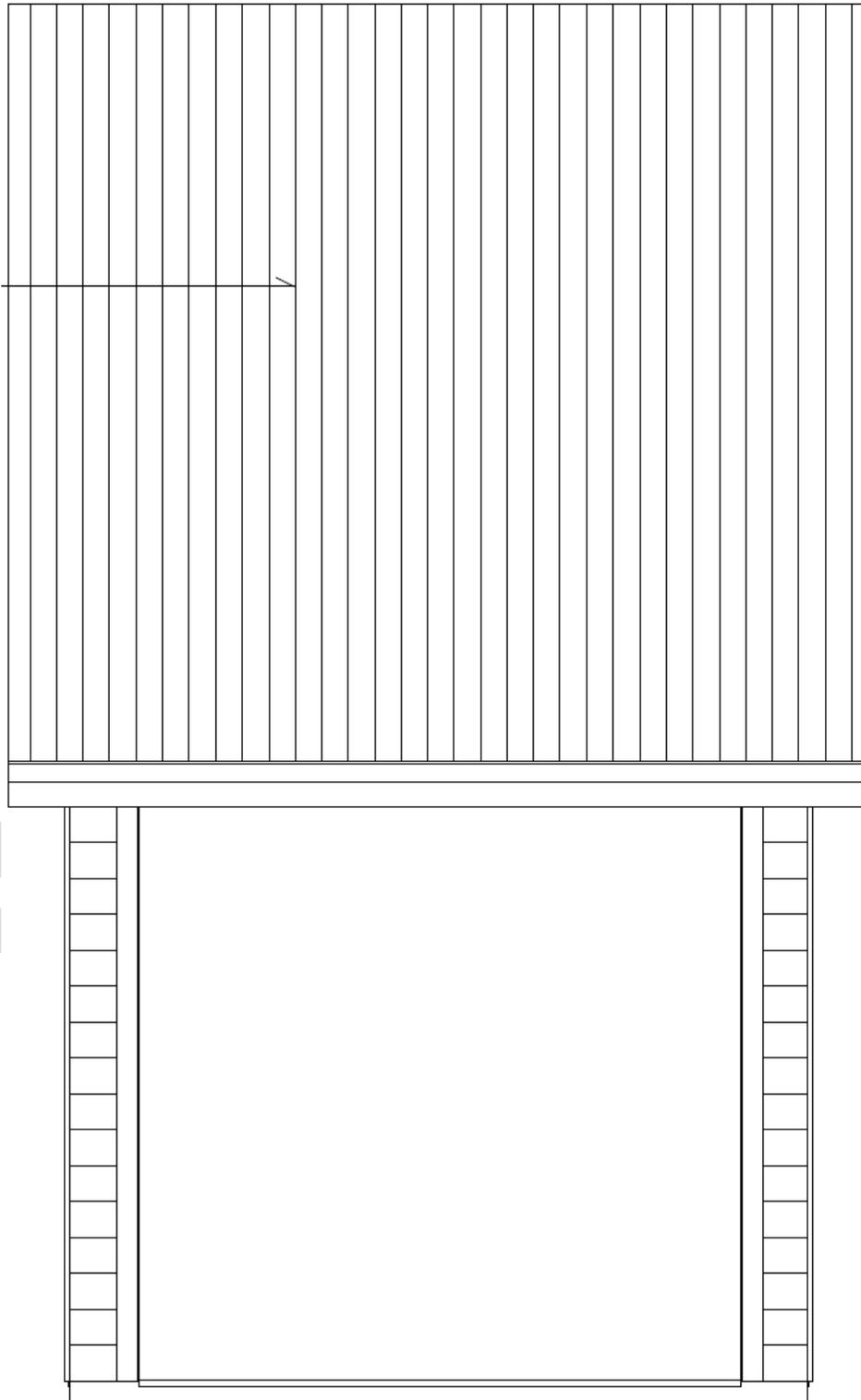
SOUTH SIDE ELEVATION

PROPOSED



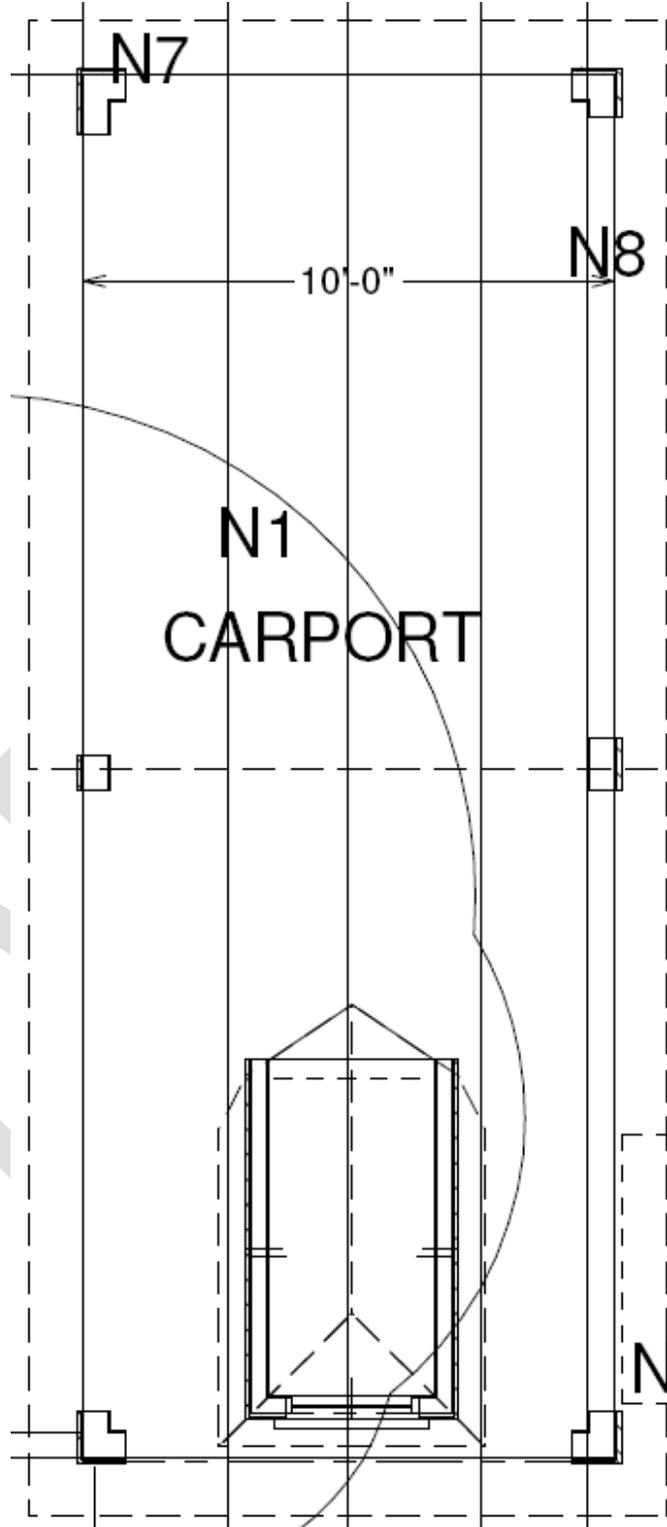
WEST (REAR) ELEVATION

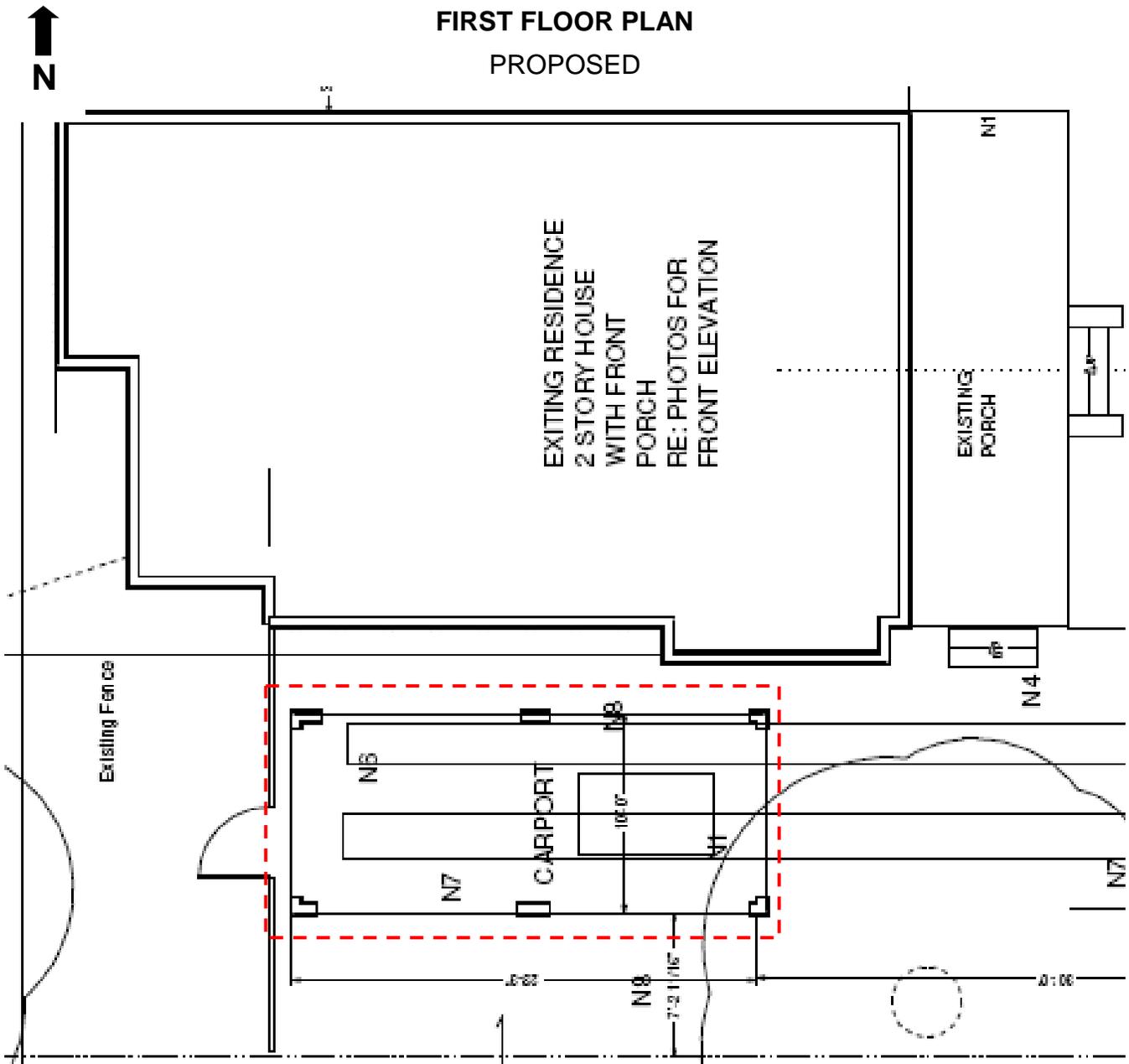
PROPOSED





ROOF PLAN
PROPOSED





PHOTOS PROVIDED BY APPLICANT

SUB-HEADING

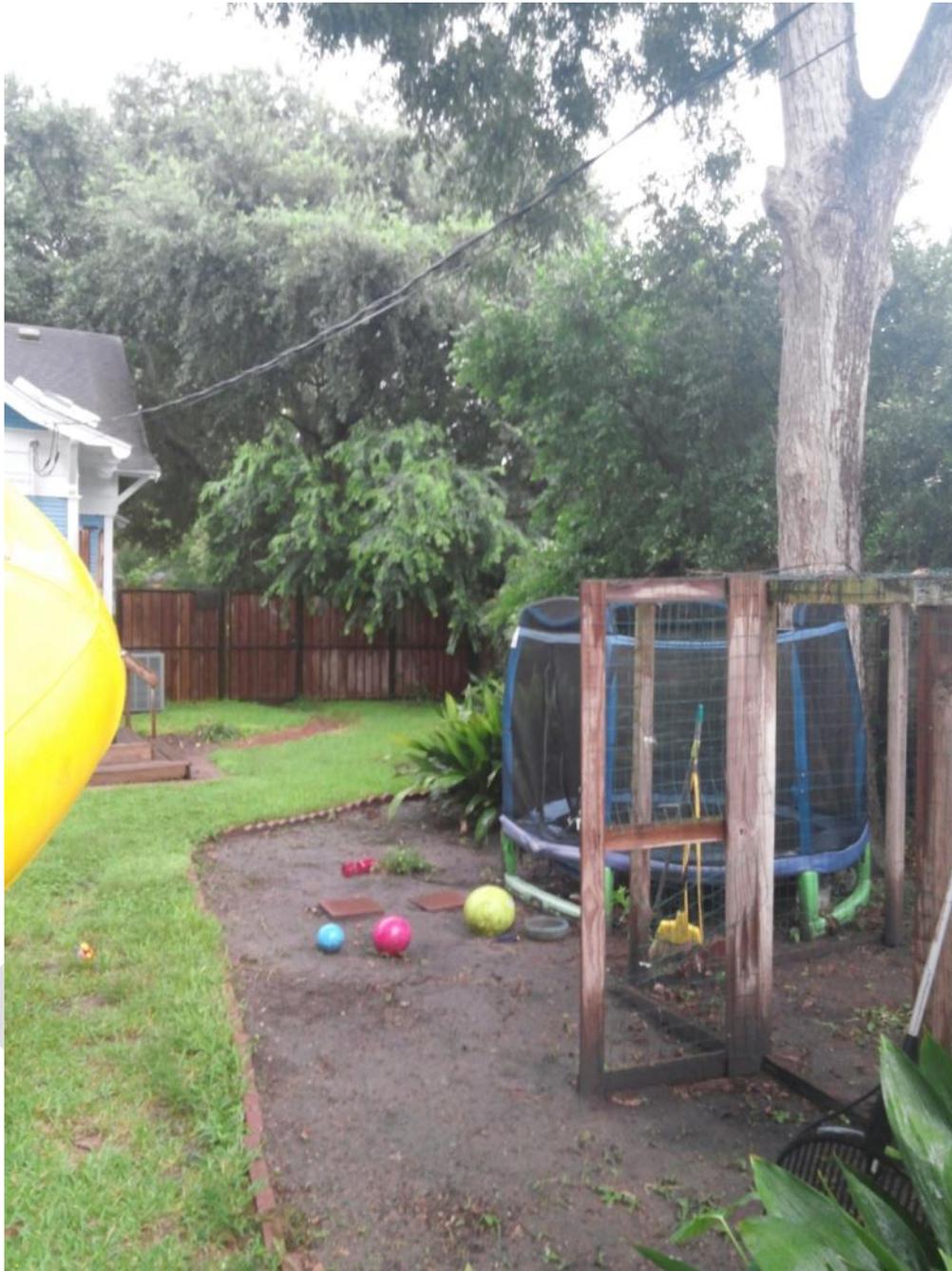






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PROJECT DETAILS

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

Setbacks: The carport will be set back 30' from the front property line, 7'-2" from the south property line, 32'-10" from the north property line, and 78'-9" from the rear property line.

Foundation: The carport will be built over an existing concrete driveway.

Windows/Doors: The carport will feature two wood single lite fixed windows

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

Roof: The carport will feature a side gable roof with a 9-over-12 pitch and a 1' overhang. The roof will feature a hip dormer with an 8" overhang. The roof will be clad with composite shingles.

Front Elevation: The carport will feature a hip dormer with a single lite wood fixed window.
(East)

Side Elevation: The carport will feature two openings of equal size.
(North)

Side Elevation: The carport will feature two openings of equal size and the side gable will feature a single lite wood fixed window.
(South)