

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** October 29, 2014

**Applicant:** Brett Zamore, Brett Zamore Design for Jens Larsen, owner

**Property:** 1431 Columbia Street, lot 4, tract 5, block 160, Houston Heights Subdivision. The property includes a historic 1,216 square foot, one-story wood frame single-family residence and a detached garage situated on a 7,932 square foot (56' x 132') interior lot.

**Significance:** Contributing Fold cottage style residence, constructed circa 1905, located in the Houston Heights Historic District East.

**Proposal:** New Construction – Construct an 880 square foot one and a half-story garage at the rear of the lot.

See enclosed application materials and detailed project description on p. 4-10 for further details.

**Public Comment:** No public comment received at this time.

**Civic Association:** No comment received.

**Recommendation:** Approval

**HAHC Action:** -

**APPROVAL CRITERIA**

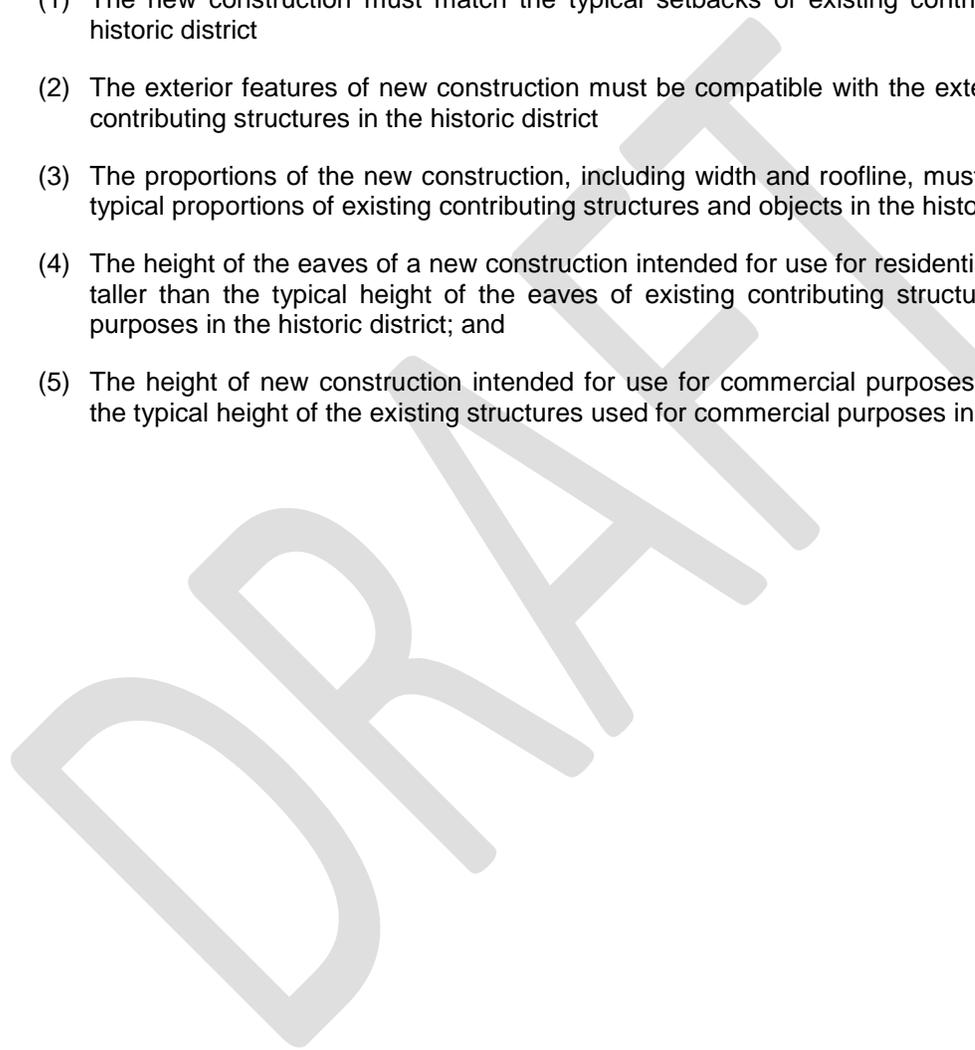
**NEW CONSTRUCTION IN A HISTORIC DISTRICT**

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 EAST HISTORIC DISTRICT

**Building Classification**

- Contributing
- Non-Contributing
- Park



1431 Columbia

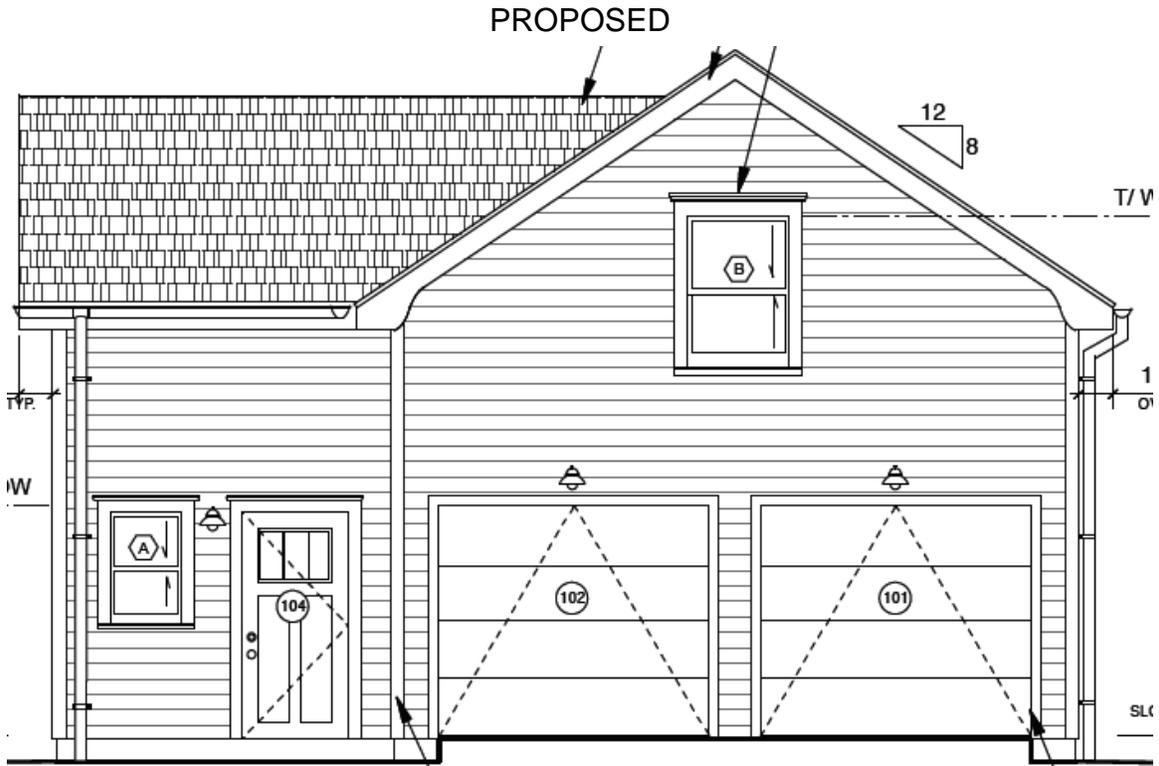
**INVENTORY PHOTO - RESIDENCE**



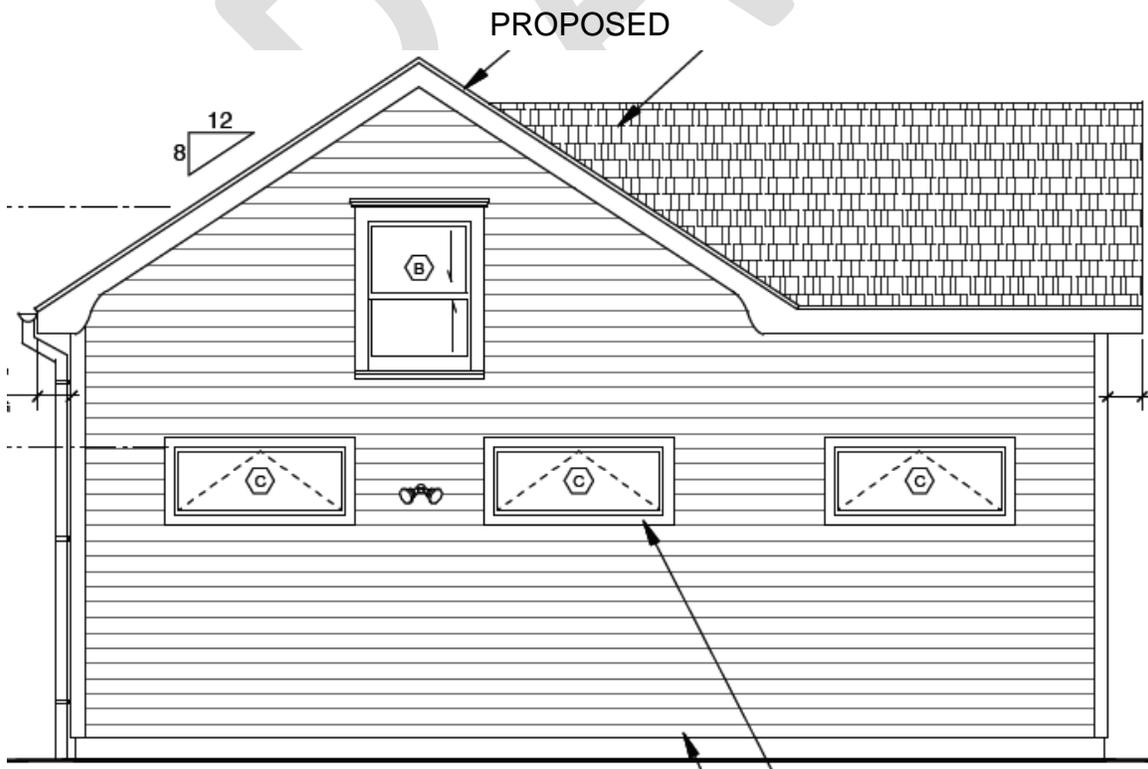
**CURRENT PHOTO – SHED AND CARPORT**



**EAST ELEVATION – FRONT FACING COLUMBIA**

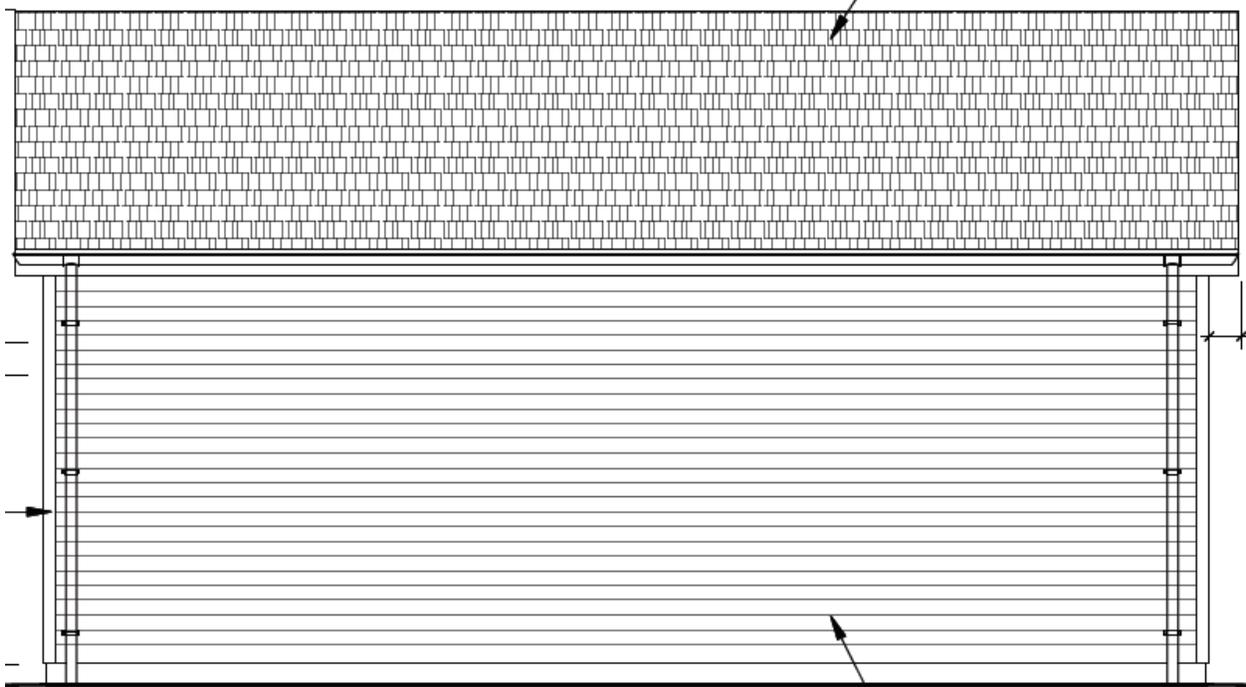


**WEST (REAR) ELEVATION**



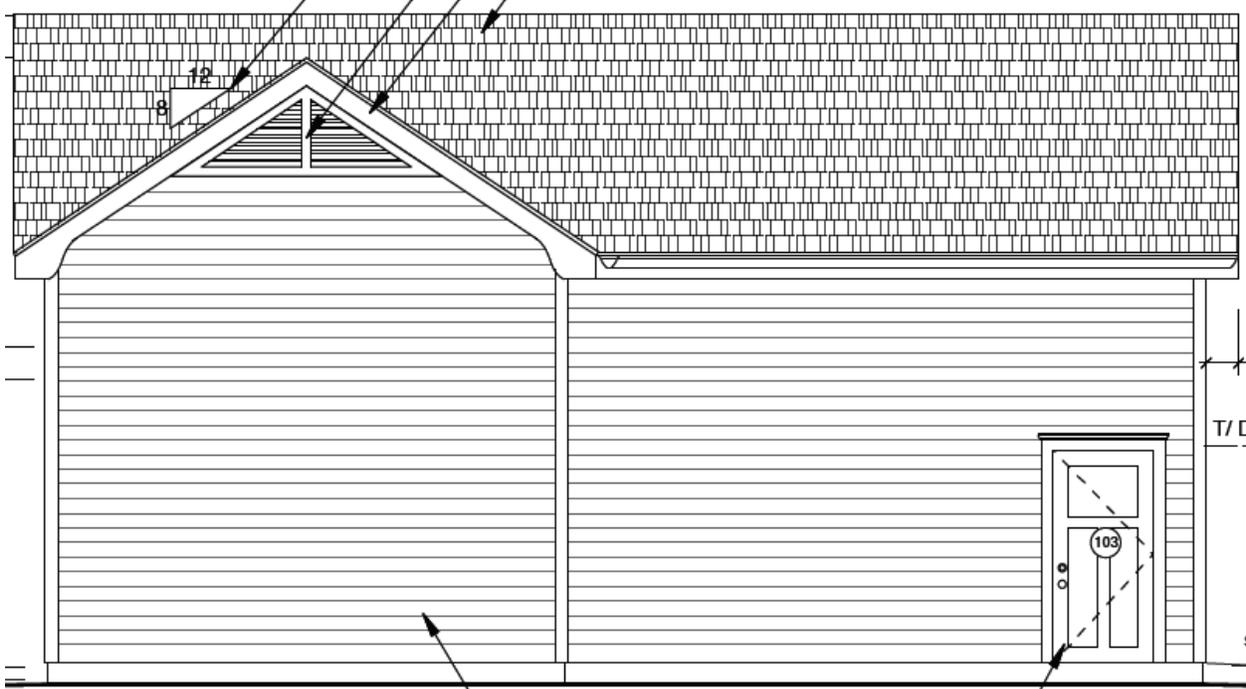
**NORTH SIDE ELEVATION**

PROPOSED



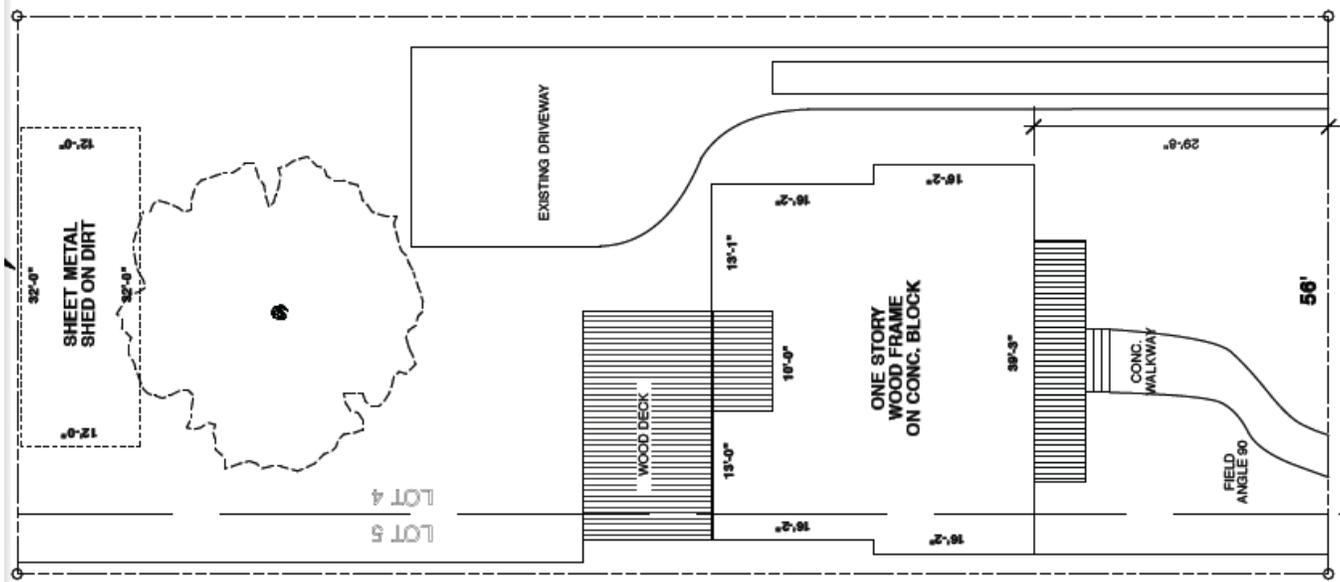
**SOUTH SIDE ELEVATION**

PROPOSED

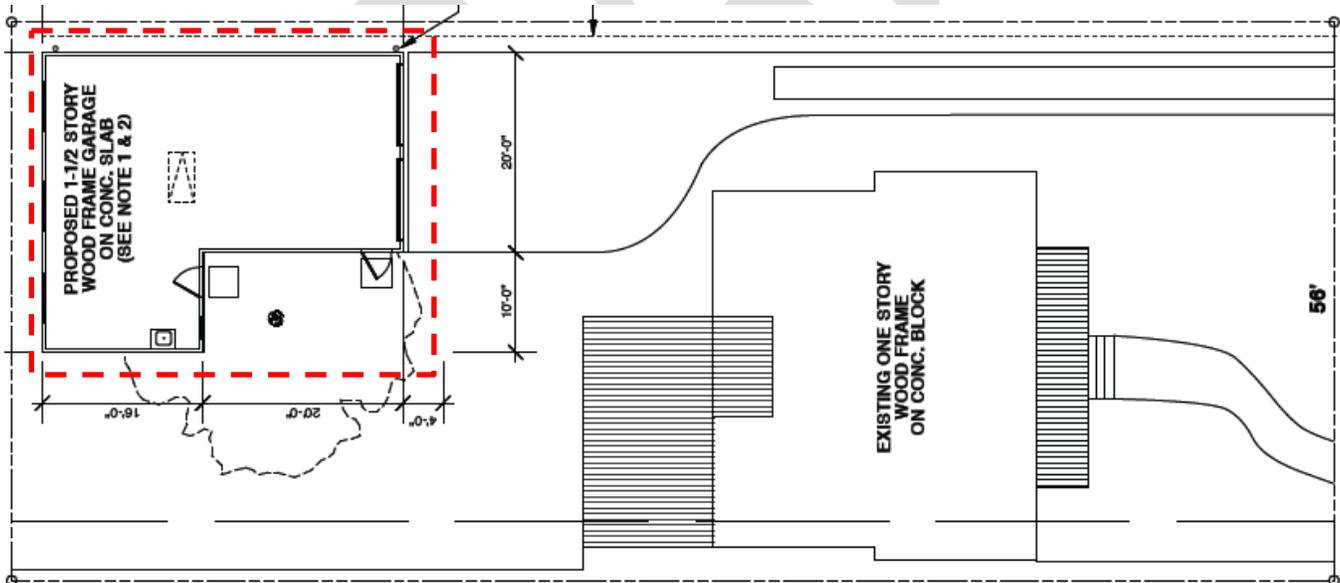




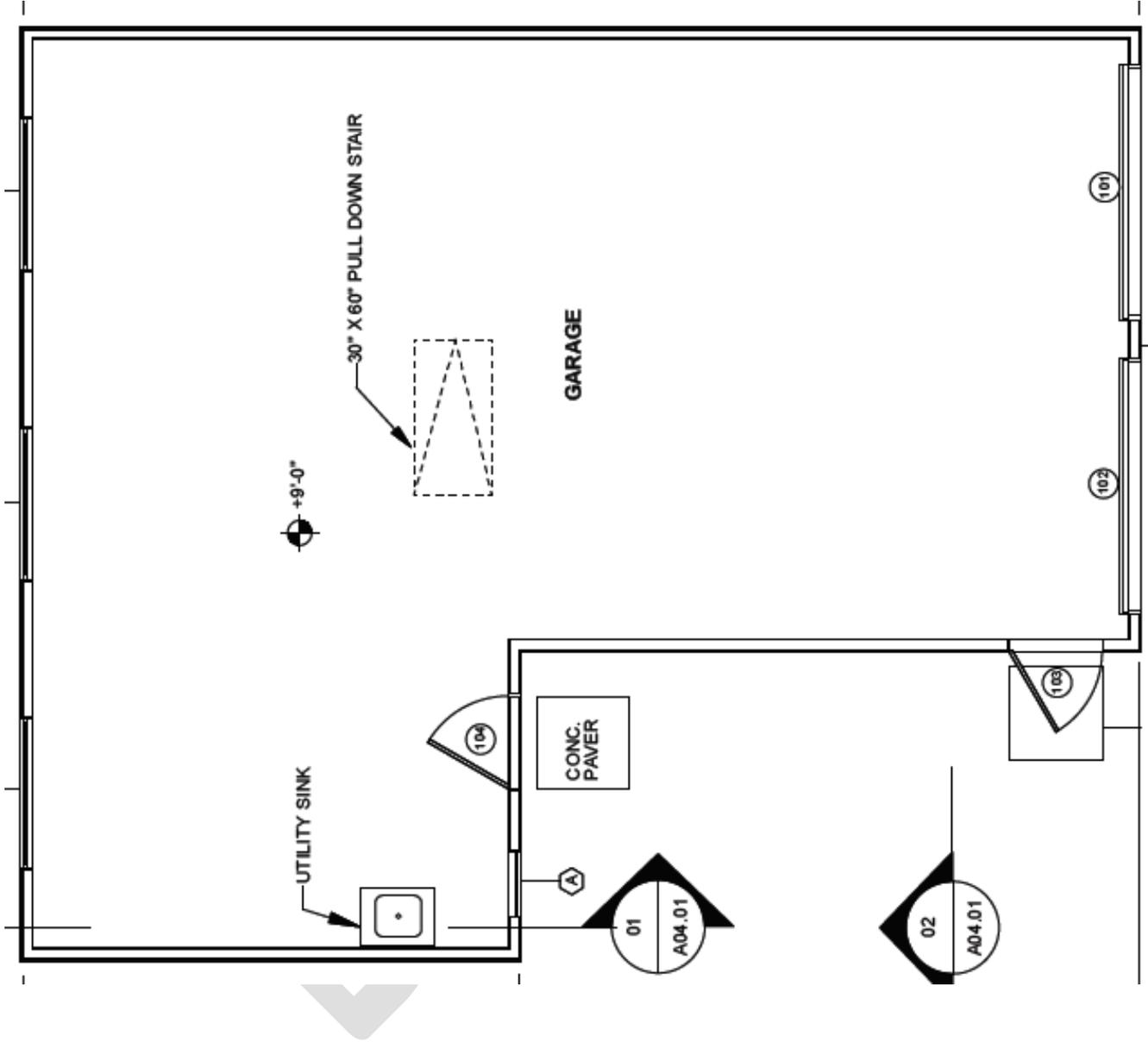
**SITE PLAN**  
EXISTING



**PROPOSED**

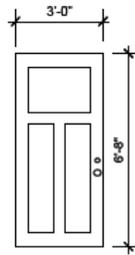


FIRST FLOOR PLAN  
PROPOSED

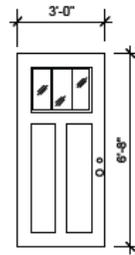


WINDOW / DOOR SCHEDULE

DOOR #	DOORS			SIZE			R.O.	MANUF.	REMARKS
	TYPE	MATRL.	FIN.	WIDTH	HEIGHT	THICK			
101	-	-	PAINT	8'0"	7'0"		8'-0 3/4" X 7'-0 3/4"	TBD	GARAGE DOOR
102	-	-	PAINT	8'0"	7'0"		8'-0 3/4" X 7'-0 3/4"	TBD	GARAGE DOOR
103	1	WOOD	PAINT	3'0"	6'8"		3'-0 3/4" X 6'-8 3/4"	TBD	SOLID CORE
104	1	WOOD	PAINT	3'0"	6'8"		3'-0 3/4" X 6'-8 3/4"	TBD	SOLID CORE W/ WINDOW

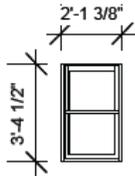


2 SOLID CORE  
1 UNIT

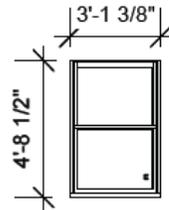


1 SOLID CORE  
1 UNIT

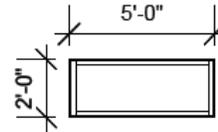
	FRAME SIZE	ROUGH OPENING	TYPE	MATRL.	MFR.	REMARKS
A	2'-1 3/8" X 3'-4 1/2"	2'-2 1/8" X 3'-5 1/4"	DOUBLE HUNG	WOOD	JELD-WEN	TRADITION PLUS WOOD
B	3'-1 3/8" X 4'-8 1/2"	3'-2 1/8" X 4'-9 1/4"	DOUBLE HUNG	WOOD	JELD-WEN	TRADITION PLUS WOOD
C	5'-0" X 2'-0"	5'-3/4" X 2'-3/4"	AWNING WINDOW	WOOD	JELD-WEN	TRADITION PLUS WOOD



A DOUBLE HUNG  
1 UNIT



B DOUBLE HUNG  
2 UNITS



C AWNING  
3 UNITS

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**PROJECT DETAILS**

**Shape/Mass:** The garage is an L-shaped one and a half-story structure that measures 20' wide at the front and 30' at the rear, 36' deep and 20'-3" to the ridge.

**Setbacks:** The garage is setback 3' from the side (north), 3' from the rear, and 93' from the front property lines.

**Foundation:** The garage is on a slab foundation.

**Windows/Doors:** The garage features wood double-hung, 1-over-1 windows, an awning window, and wood and glass pedestrian doors and two multi-panel garage doors

**Exterior Materials:** The garage is clad in cementitious lap siding with a 5" reveal, shingles and contains wood windows and doors.

**Roof:** The roof is a cross-gable and is 20'-3" to the ridge, has a 12'-8" eave height, an 8-over-12 pitch with a 1' overhang and boxed eaves.

**Front Elevation:** This elevation contains two garage doors on the first floor and a wood 1-over-1 window in the (East) gable. Towards the rear on the west side is a wood pedestrian door and a wood 1-over-1 window on the first floor.

**Side Elevation:** This elevation is clad in cementitious lap siding. (North)

**Side Elevation:** This elevation contains a wood pedestrian door towards the east and vents in the west gable. (South)

**Rear Elevation:** Not visible from public right-of-way. See elevation drawings for details. (West)