CERTIFICATE OF APPROPRIATENESS

Application Date: January 7, 2015

Applicant: Anthony J. Frasher, Lynnea Nova for Clint and Lara Knight, owner

Property: 825 Columbia Street, lot 6, block 250, Houston Heights Subdivision. The property includes a historic 2,063 square foot, one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Queen Anne residence, constructed circa 1910, located in the Houston Heights Historic District South. An existing addition was built in 1997, prior to the designation of the district.

Proposal: Alteration – Construct an 838 square foot second floor addition on top of the existing one-story residence.

- The addition will begin 41% back from the front wall.
- The addition will have a ridge height of 33'-9" and an eave height of 23'-2".

See enclosed application materials and detailed project description on p. 4-21 for further details.

Public Comment: No public comment received at this time.

Civic Association: No comment received.

Recommendation: **Denial - does not satisfy criteria 1, 4 & 9**

HAHC Action: **-**

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APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

Sec. 33-241(a): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark or protected landmark, (ii) any building, structure or object that is contributing to an historic district, or (iii) any building, structure or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

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

S	D	NA		
☐	☒	☐	(1)	The proposed activity must retain and preserve the historical character of the property; *Measuring 33'-9" in overall height with a 23'-2" eave, the proposed addition will visually overpower the original one story house.*
☒	☐	☐	(2)	The proposed activity must contribute to the continued availability of the property for a contemporary use;
☒	☐	☐	(3)	The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
☐	☒	☐	(4)	The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment; *Beginning 27'-8" from the front wall with a 23'-2" eave and a 33'-9" ridge, the proposed addition will overpower the historic residence from the street.*
☒	☐	☐	(5)	The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
☒	☐	☐	(6)	New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
☐	☐	☒	(7)	The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
☒	☐	☐	(8)	Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
☐	☒	☐	(9)	The proposed design for any exterior alterations or addition must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located; *Though an existing addition is wider than the original house, adding an additional 11' in height creates a totality of scale that is incompatible with the historic structure.*
☒	☐	☐	(10)	The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s);
☐	☐	☒	(11)	The proposed activity will comply with any applicable deed restrictions.

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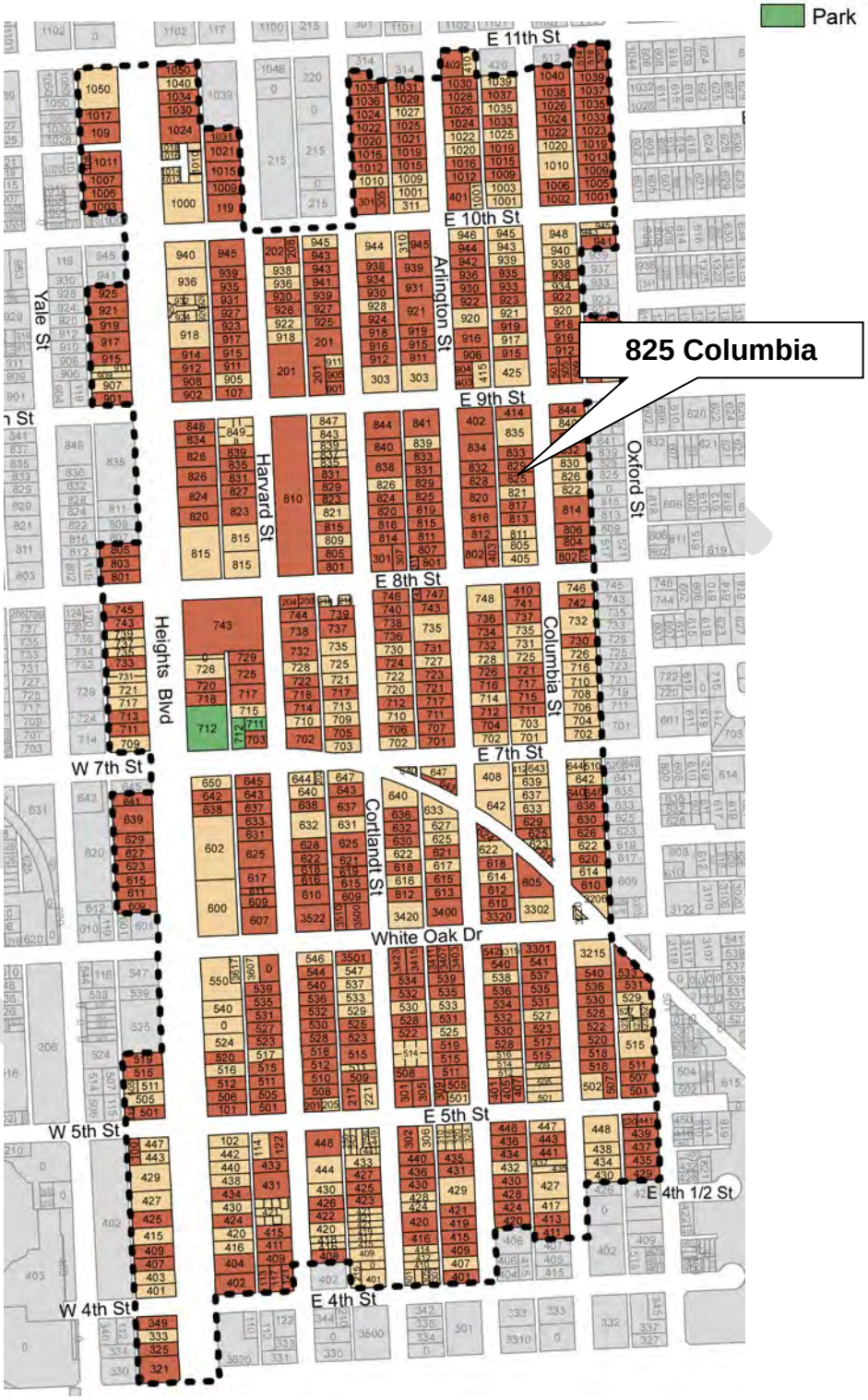
PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

Building Classification
- Contributing
- Non-Contributing
- Park



INVENTORY PHOTO

NEIGHBORING PROPERTIES

Insert neighbor photo - 3.5" wide

121 Street – Contributing / Noncontributing – year (neighbor)

Insert neighbor photo - 3.5" wide

125 Street – Contributing / Noncontributing – year (neighbor)

Insert neighbor photo - 3.5" wide

120 Street– Contributing / Noncontributing – year (across street)

Insert neighbor photo - 3.5" wide

122 Street– Contributing / Noncontributing – year (across street)

Insert neighbor photo - 3.5" wide

124 Street– Contributing / Noncontributing – year (across street)

Insert neighbor photo - 3.5" wide

126 Street– Contributing / Noncontributing – year (across street)

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3D RENDERING – FRONT FACING COLUMBIA STREET

PROPOSED

EAST ELEVATION – FRONT FACING COLUMBIA STREET

EXISTING

PROPOSED

NORTH SIDE ELEVATION

EXISTING

PROPOSED

SOUTH SIDE ELEVATION

EXISTING

PROPOSED

WEST (REAR) ELEVATION

EXISTING

PROPOSED

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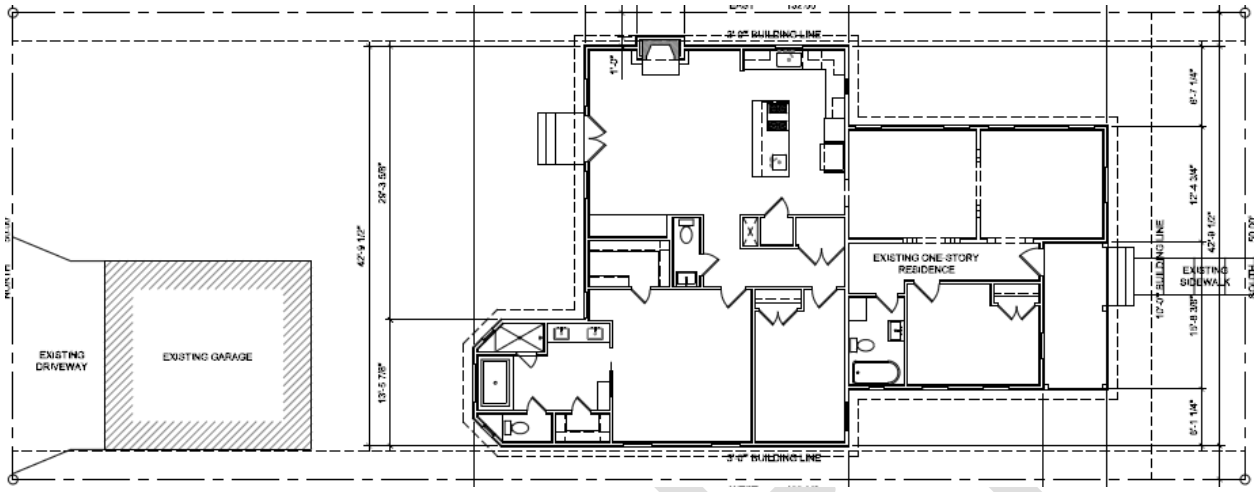
SITE PLAN

EXISTING



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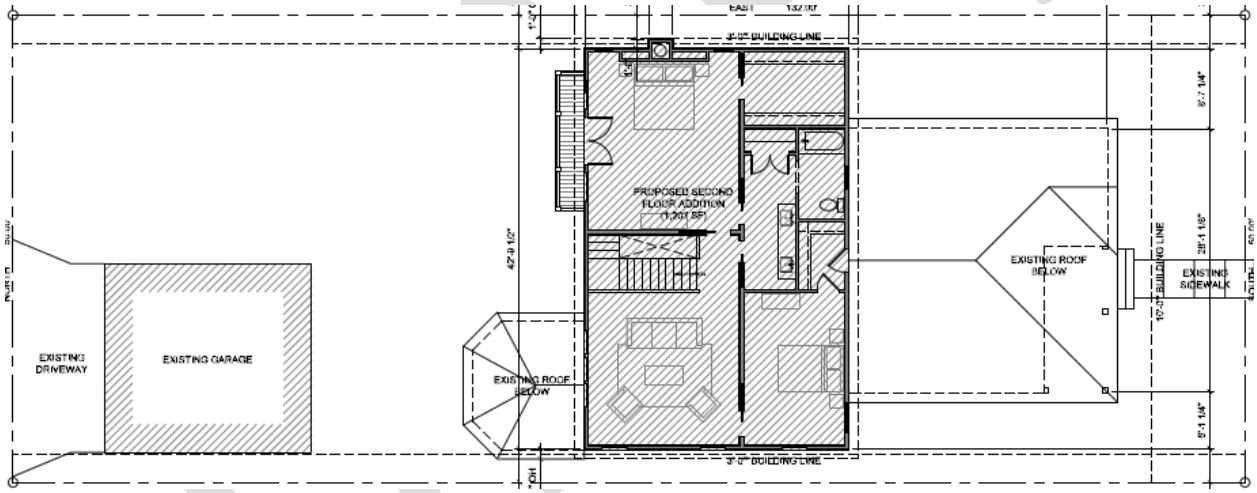

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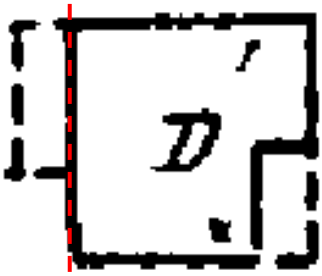
ROOF PLAN AND SANBORN COMPARISON

SANBORN MAP 1924-1951



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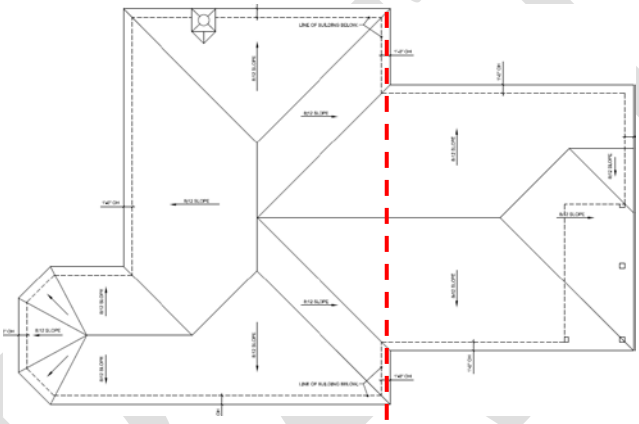

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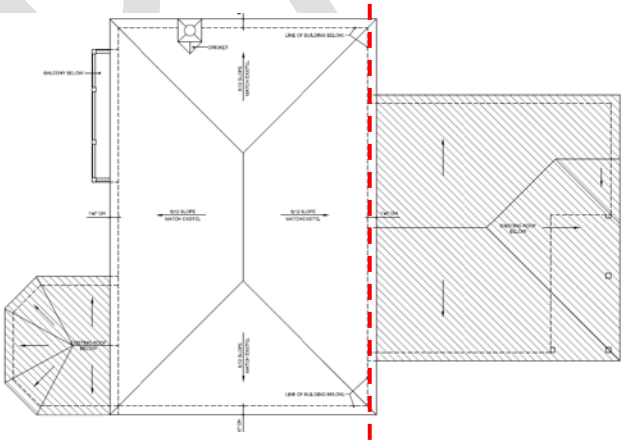

ORIGINAL REAR WALL

FIRST FLOOR PLAN

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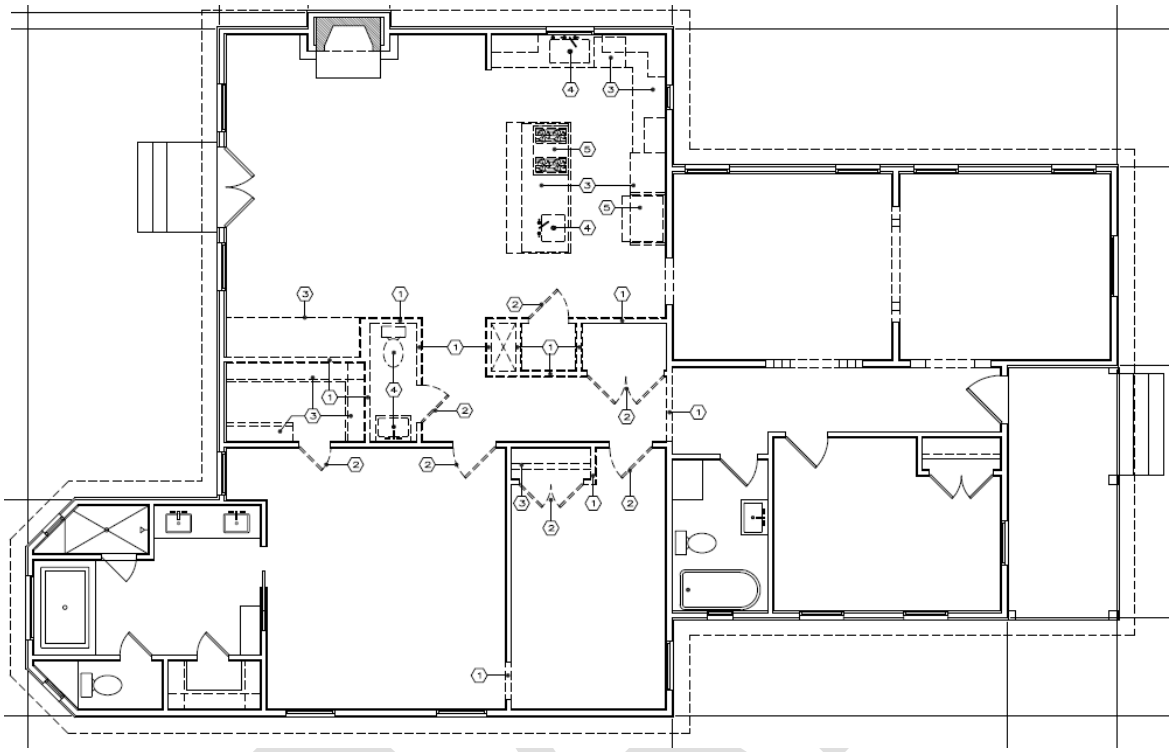
EXISTING



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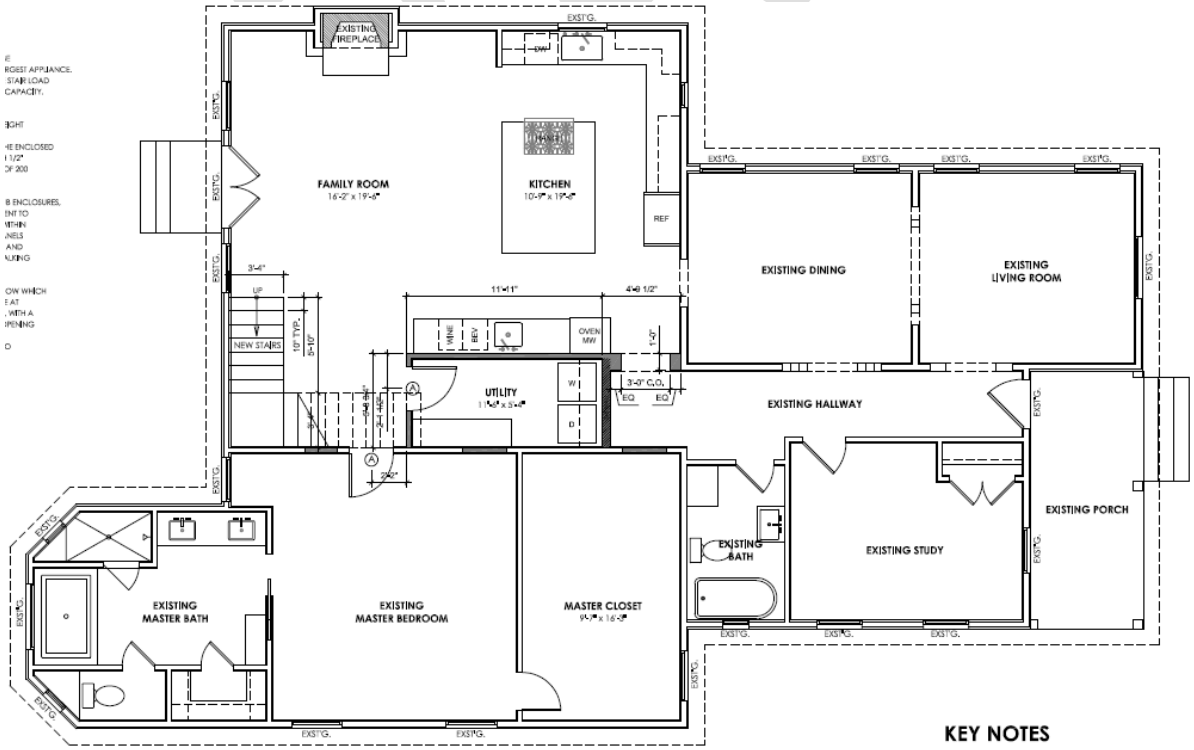
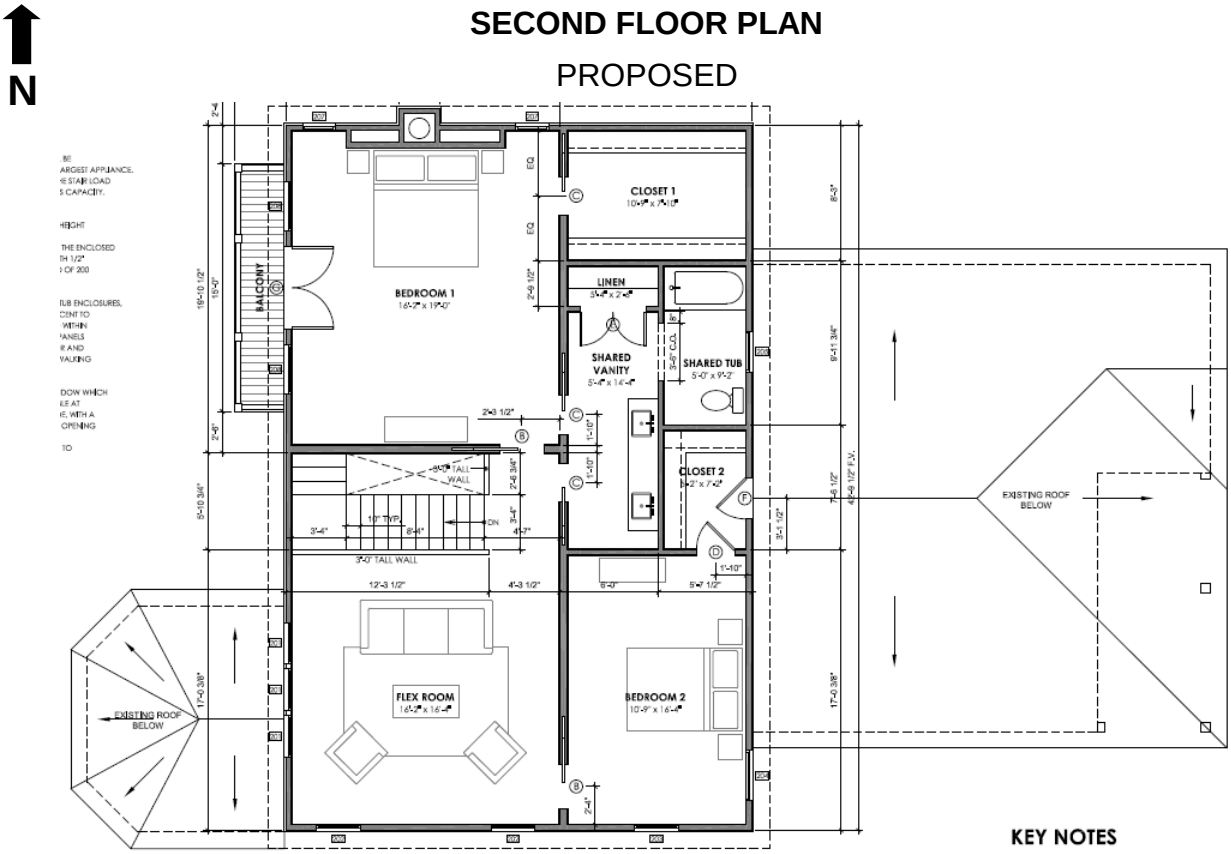


KEY NOTES

SECOND FLOOR PLAN

PROPOSED



KEY NOTES

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WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE

WINDOW LABEL	MODEL #	QUANTITY	JAMB	FRAME SIZE	ROUGH OPENING	GLAZING	U-FACTOR	SHGC	NOTES
ALL NEW WINDOWS TO BE MARVIN INFINITY FIBERGLASS TO MATCH EXISTING (SEE ELEVATIONS FOR MULL PATTERN)									
201	-	3	4-9/16"	30" x 30"	SEE MANUF. SPECS	LOW-E	-	-	CASEMENT
202	-	2	4-9/16"	33" x 60"	SEE MANUF. SPECS	LOW-E	-	-	DOUBLE-HUNG
203	-	1	4-9/16"	33" x 60"	SEE MANUF. SPECS	LOW-E	-	-	DOUBLE-HUNG, EGRESS
204	-	1	4-9/16"	36" x 60"	SEE MANUF. SPECS	LOW-E	-	-	DOUBLE-HUNG, EGRESS
205	-	1	4-9/16"	30" x 30"	SEE MANUF. SPECS	LOW-E	-	-	CASEMENT
206	-	-	-	-	-	-	-	-	NOT USED
207	-	2	4-9/16"	24" x 60"	SEE MANUF. SPECS	LOW-E	-	-	DOUBLE-HUNG
208	-	2	4-9/16"	36" x 60"	SEE MANUF. SPECS	LOW-E	-	-	DOUBLE-HUNG, EGRESS

INTERIOR DOOR SCHEDULE

DOOR LABEL	QUANTITY	DOOR SIZE	ROUGH OPENING	THICKNESS	JAMB	MATERIAL	FINISH	MANUFACTURER	NOTES
A	2	32" x 80"	34-1/2" x 83"	1-3/8"	F.V.	-	-	-	-
B	2	32" x 80"	66-1/2" x 83"	1-3/8"	4-5/8"	-	-	-	POCKET DOOR
C	3	28" x 80"	58-1/2" x 83"	1-3/8"	4-5/8"	-	-	-	POCKET DOOR
D	1	28" x 80"	30-1/2" x 83"	1-3/8"	4-5/8"	-	-	-	-
E	1	24" x 80" - PAIR	51-1/2" x 83"	1-3/8"	4-5/8"	-	-	-	-
F	1	30" x F.V.	32-1/2" x F.V.	1-3/8"	4-5/8"	-	-	-	PROVIDE TALLEST DOOR POSSIBLE TO ACCESS ATTIC

EXTERIOR DOOR SCHEDULE

DOOR LABEL	QUANTITY	DOOR SIZE	ROUGH OPENING	THICKNESS	JAMB	MATERIAL	FINISH	GLAZING	U-FACTOR	SHGC	NOTES
G	1	30" x 80" - PAIR	63-1/2" x 83"	1-3/4"	4-5/8"	FIBERGLASS	PAINT	LOW-E	-	-	FULL-LITE, 15-LITE MULL PATTERN

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ADDITIONAL RENDERINGS

RENDERING - From Street, No Plants

RENDERING - View From South

RENDERING - View from North - No Plants

RENDERING - 825 Columbia Street View with plants

RENDERING - View from Southeast - with Plants

RENDERING - View from Northeast corner - with plants

RENDERING - View from Street with 821, 825, 829 Columbia - With Plants

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PHOTOS PROVIDED BY APPLICANT

825 Columbia - Looking North
821 Columbia in foreground

821, 825, 829 Columbia. New Addition would be further back than neighbors addition

825 Columbia - Angle View from South

825 North Side

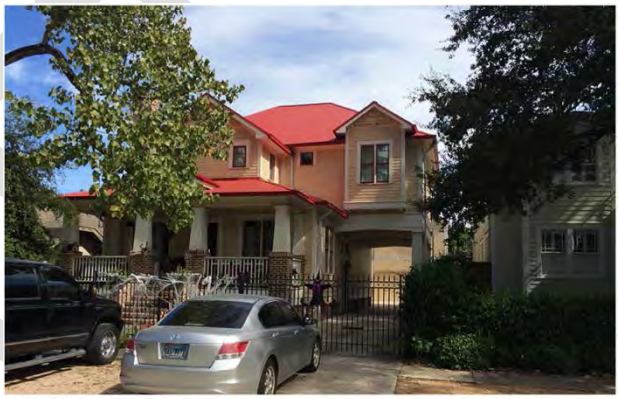
821 & 825 Columbia - Height Comparison

825 & 829 Height Comparison

825 & 821 Columbia looking South

822 Columbia Street

826 Columbia Street



830 Columbia Street

836 Columbia Street - Under Construction

805 & 811 Columbia Street, From Street

PROJECT DETAILS

Shape/Mass: The existing residence measures 42'-9" wide by 67'-10" deep with an eave height of 11'-10" and a ridge height of 22'-5". The proposed second floor addition will measure 42'-9" wide by 28'-2" deep and feature an eave height of 23'-2" and a ridge height of 33'-9". It will begin 27'-8" from the front wall, or 41% back.

Setbacks: The residence features a 14'-9" front (east) setback, a 3'-7" north setback, a 3'-7" south setback and a 49'-4" rear (west) setback, all of which will remain unchanged.

Foundation: The residence features a pier and beam foundation with a finished floor height of 2'-1" to remain unchanged.

Windows/Doors: The residence features double hung fiberglass windows with a 3/1 lite pattern. No alterations will be made to existing windows. The proposed addition will feature double hung fiberglass windows with a 3/1 lite pattern.

Exterior Materials: The residence features 117 wood siding on the original house and horizontal lap cementitious siding on the existing addition. The proposed addition will feature horizontal lap cementitious siding.

Roof: The original residence and existing addition each feature a hipped roof with an 8/12 pitch and 1' eave overhang clad with composition shingles. The proposed addition will feature a hipped roof with an 8/12 pitch and 1' eave overhang clad with composition shingles.

Front Elevation: (East) The original house features two windows, one door, an inset porch and a window in the gable, all of which will remain. The existing addition features two windows to remain. The proposed second floor addition will feature two windows.

Side Elevation: (North) The original residence features four windows to remain. The existing addition features one window to remain and a chimney to be extended vertically. The proposed second floor addition will feature two windows.

Side Elevation: (South) The original residence features an inset porch and two windows to remain. The existing addition features two windows to remain. The proposed second floor addition will feature three windows.

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

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