

CERTIFICATE OF APPROPRIATENESS

Application Date: February 3, 2016

Applicant: Carie Golzales, Richard Grothues Designs, Inc., for Scott Leichtenberg, Lighthill Partners, LLC, owner

Property: 1515 Columbia Street, Lot 9, Block 137, Houston Heights Subdivision. The property includes a Historic 1,302 square foot, one-story wood frame single-family residence situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Contributing Bungalow Craftsman residence, constructed circa 1920, located in the Houston Heights Historic District East.

Proposal: New Construction – Construct a detached two-story, three car alley loading garage, and two bedroom apartment at the rear of the property behind the existing historic residence.

- Garage apartment will be 36' wide, 24' deep, and have a ridge height of 26.5'

See enclosed application materials and detailed project description on p. 5-17 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

NEW CONSTRUCTION IN A HISTORIC DISTRICT

Sec. 33-242(a): 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

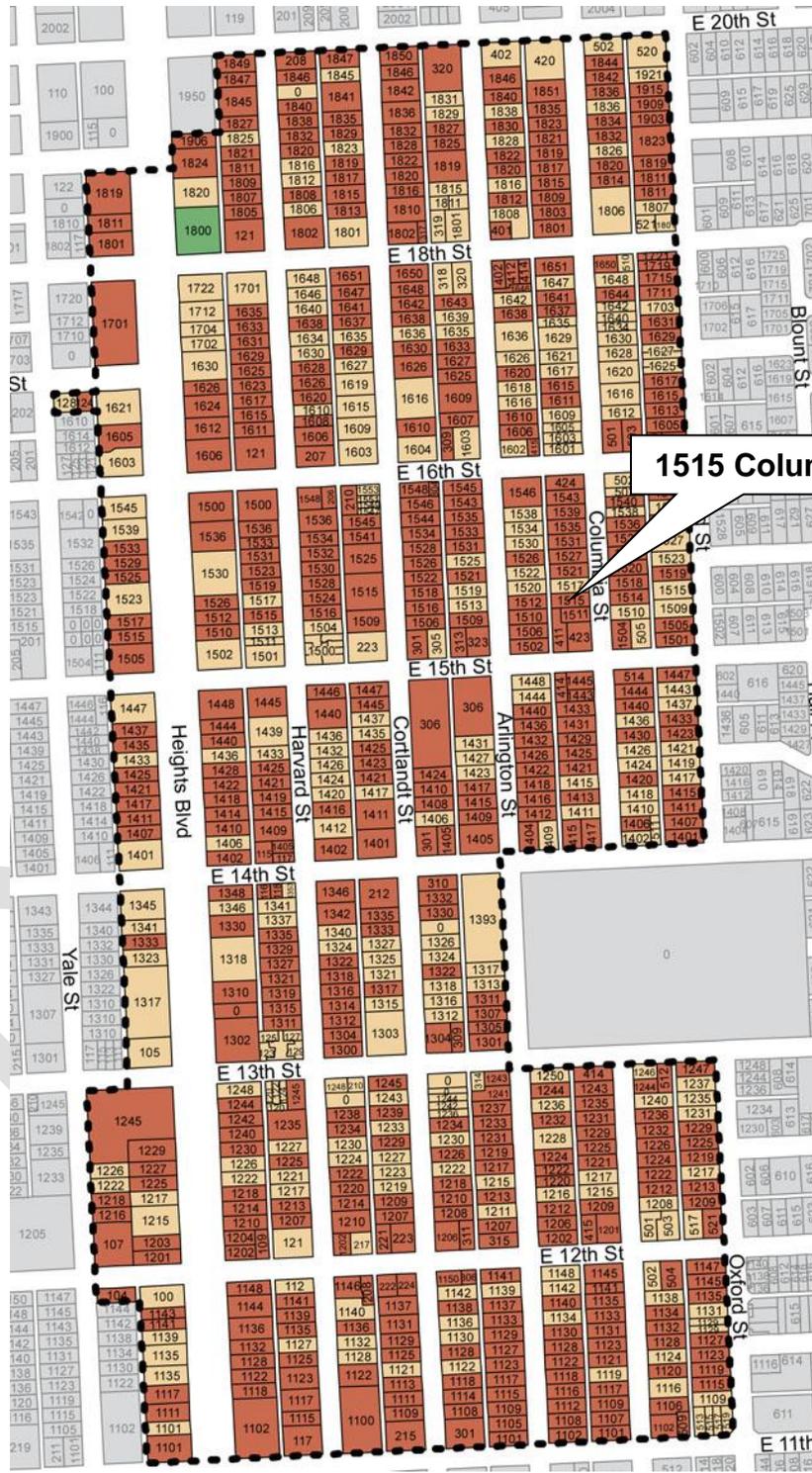
S - satisfies D - does not satisfy NA - not applicable

- (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;
- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;
- (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;
- (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that:
 - (a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and
 - (b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST



1515 Columbia

Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

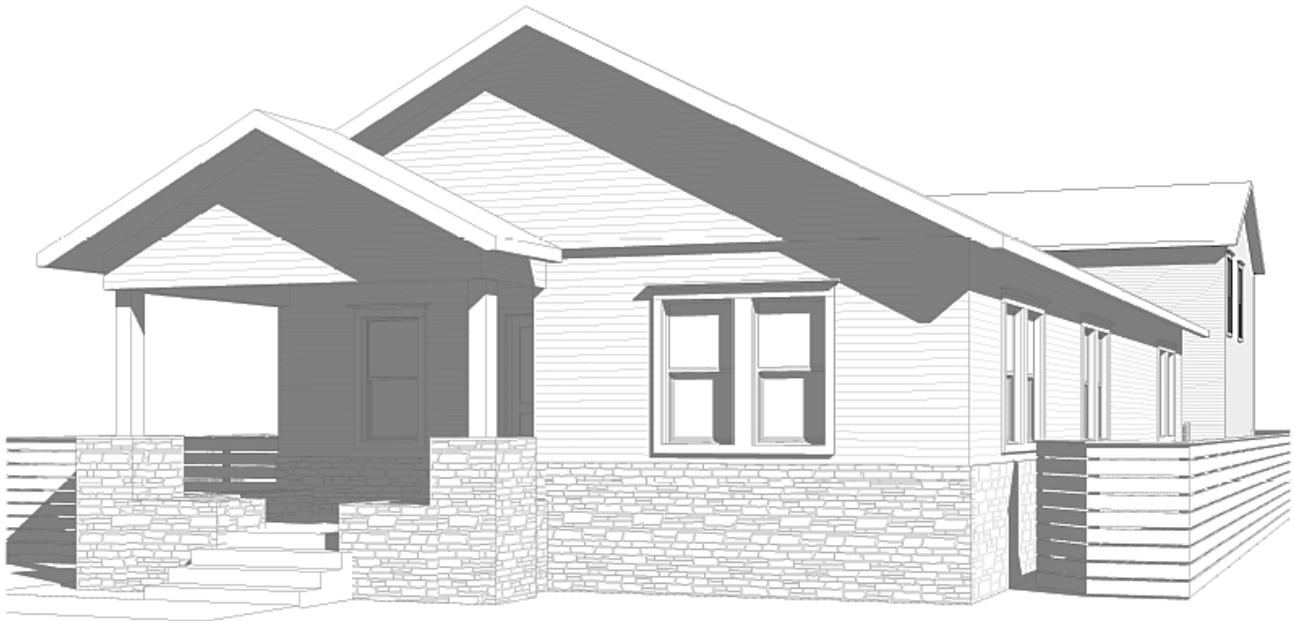


CURRENT PHOTO



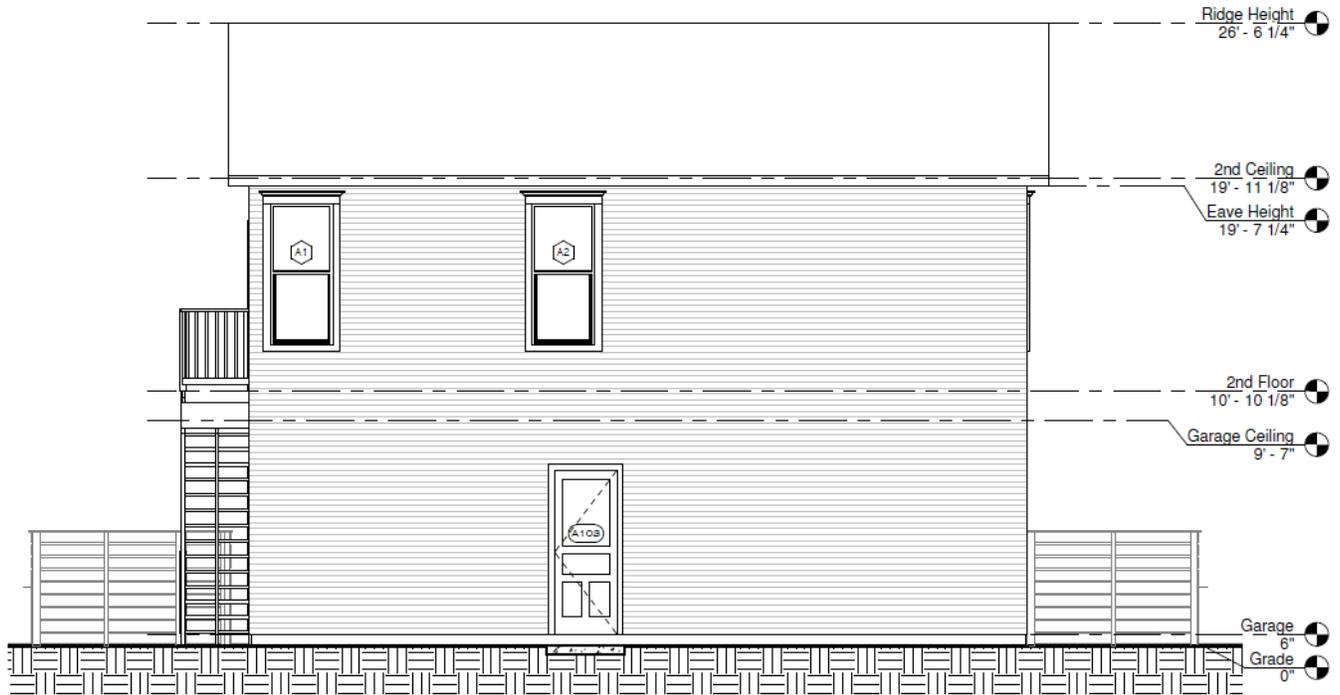
3D RENDERING – FRONT FACING COLUMBIA STREET

PROPOSED



EAST ELEVATION – FRONT FACING COLUMBIA STREET

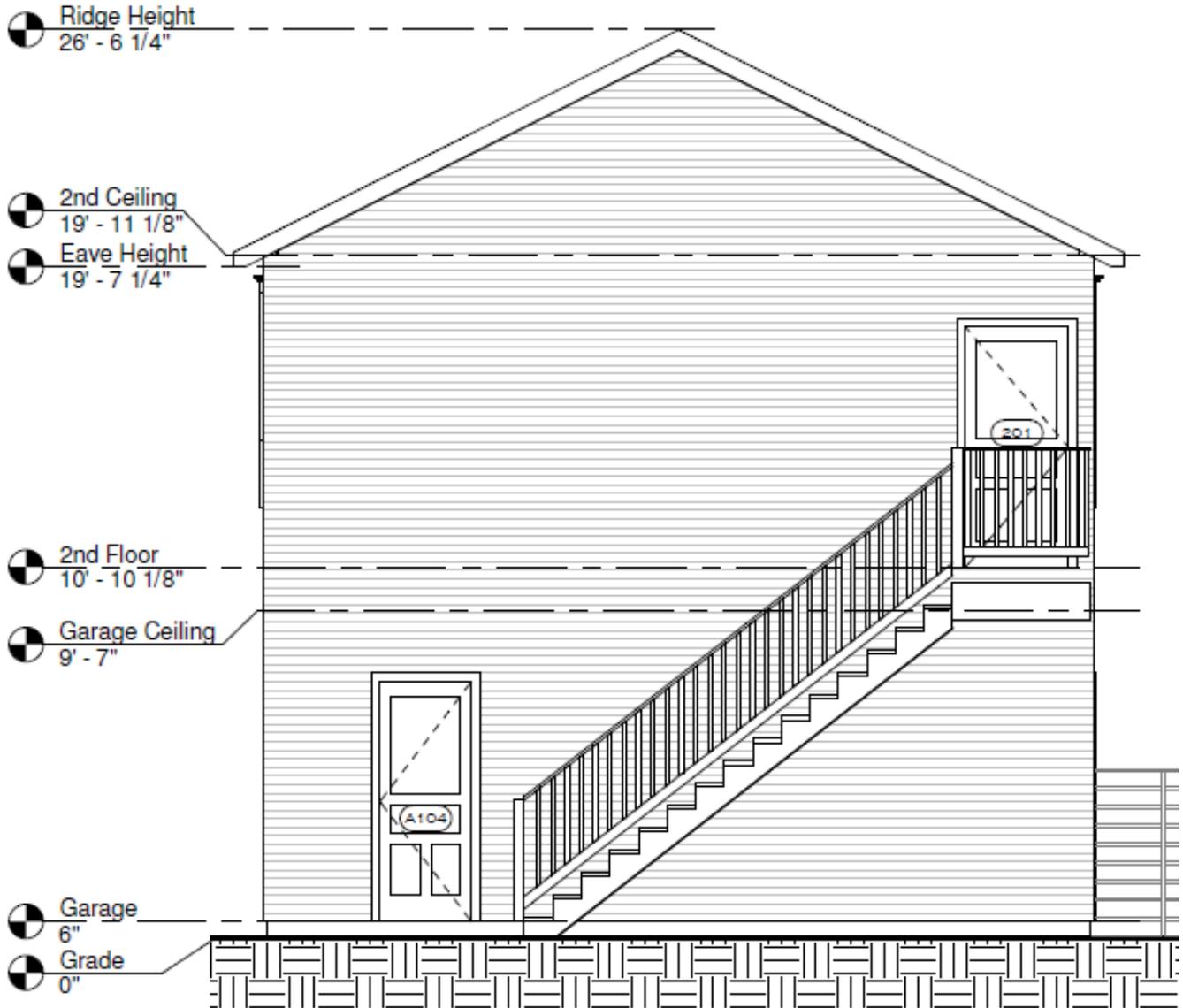
PROPOSED



DRAFT

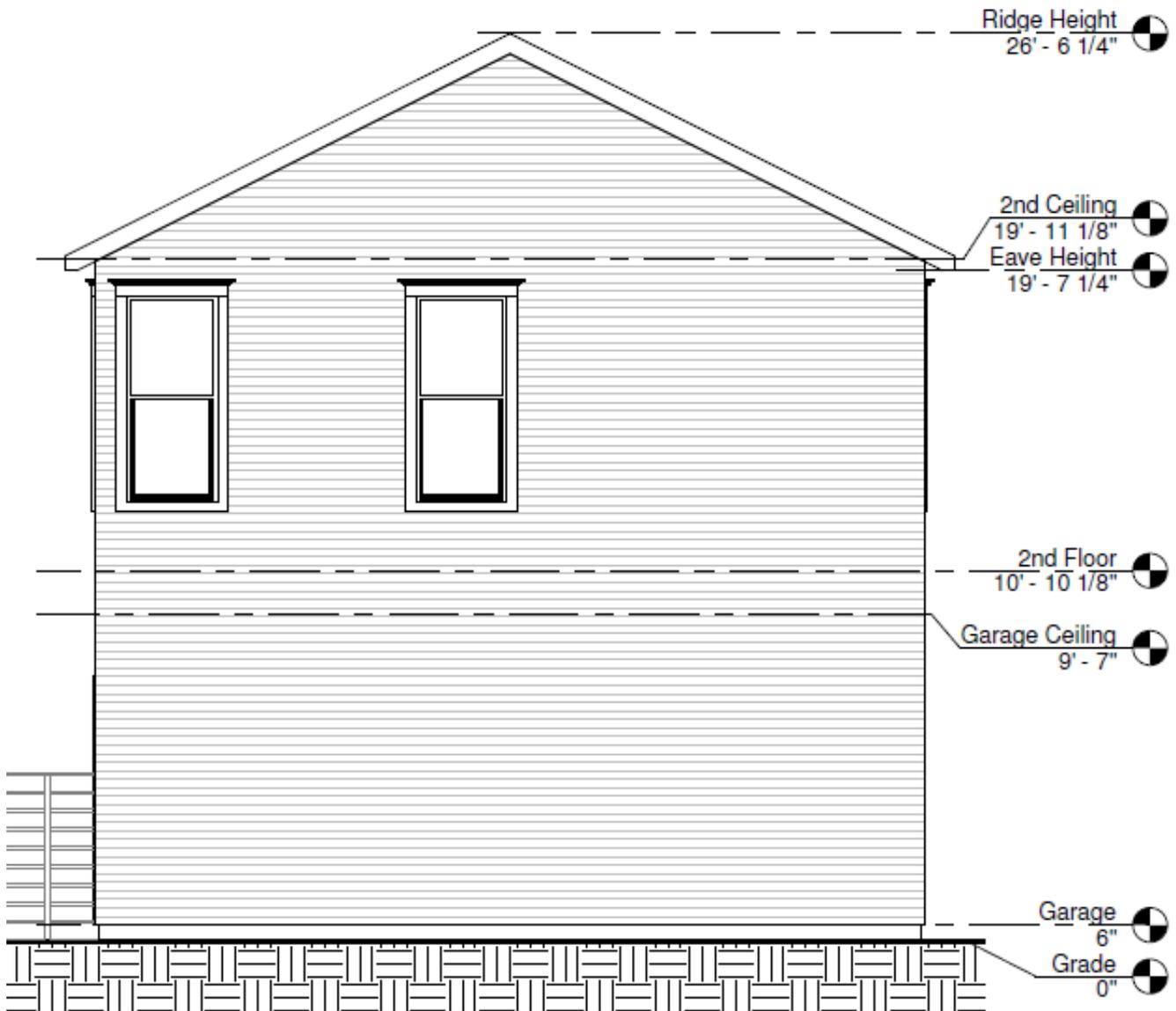
SOUTH SIDE ELEVATION

PROPOSED



SOUTH SIDE ELEVATION

PROPOSED



WEST (REAR) ELEVATION

PROPOSED



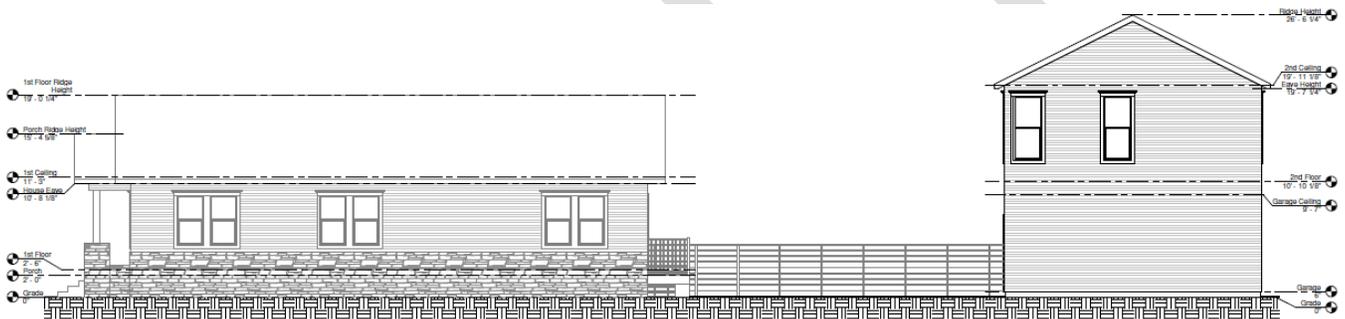
SOUTH SIDE ELEVATION

(WITH HOUSE)



NORTH SIDE ELEVATION

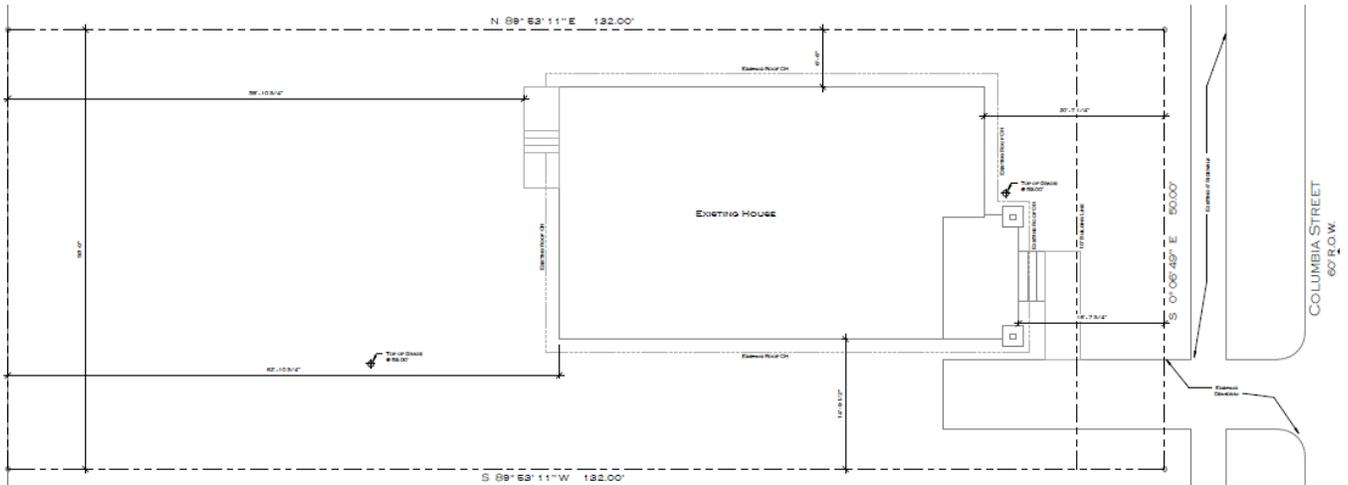
(WITH HOUSE)



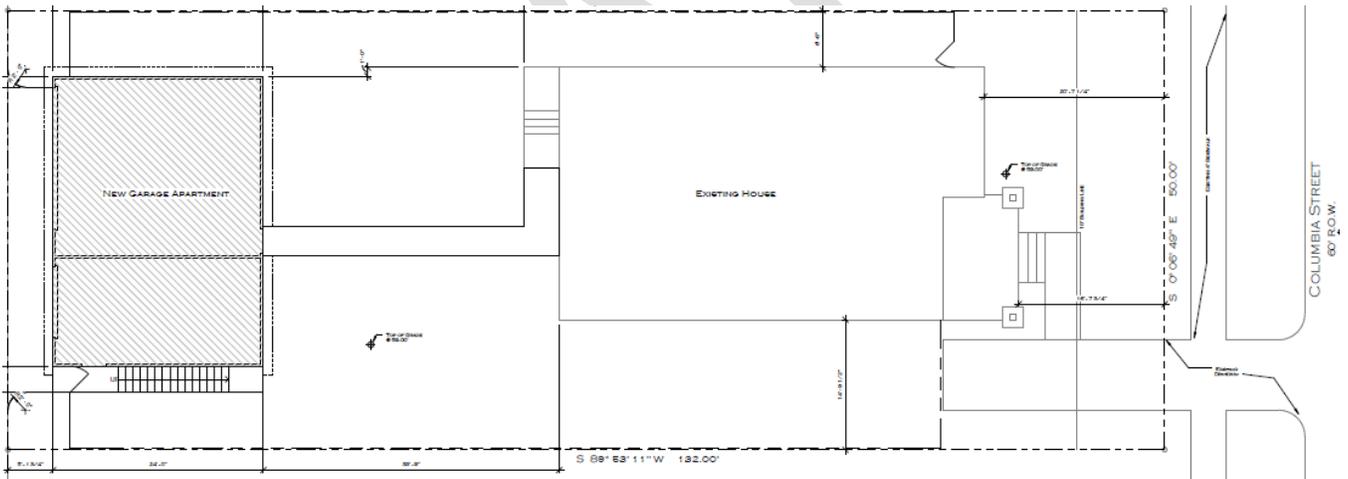


SITE PLAN

EXISTING

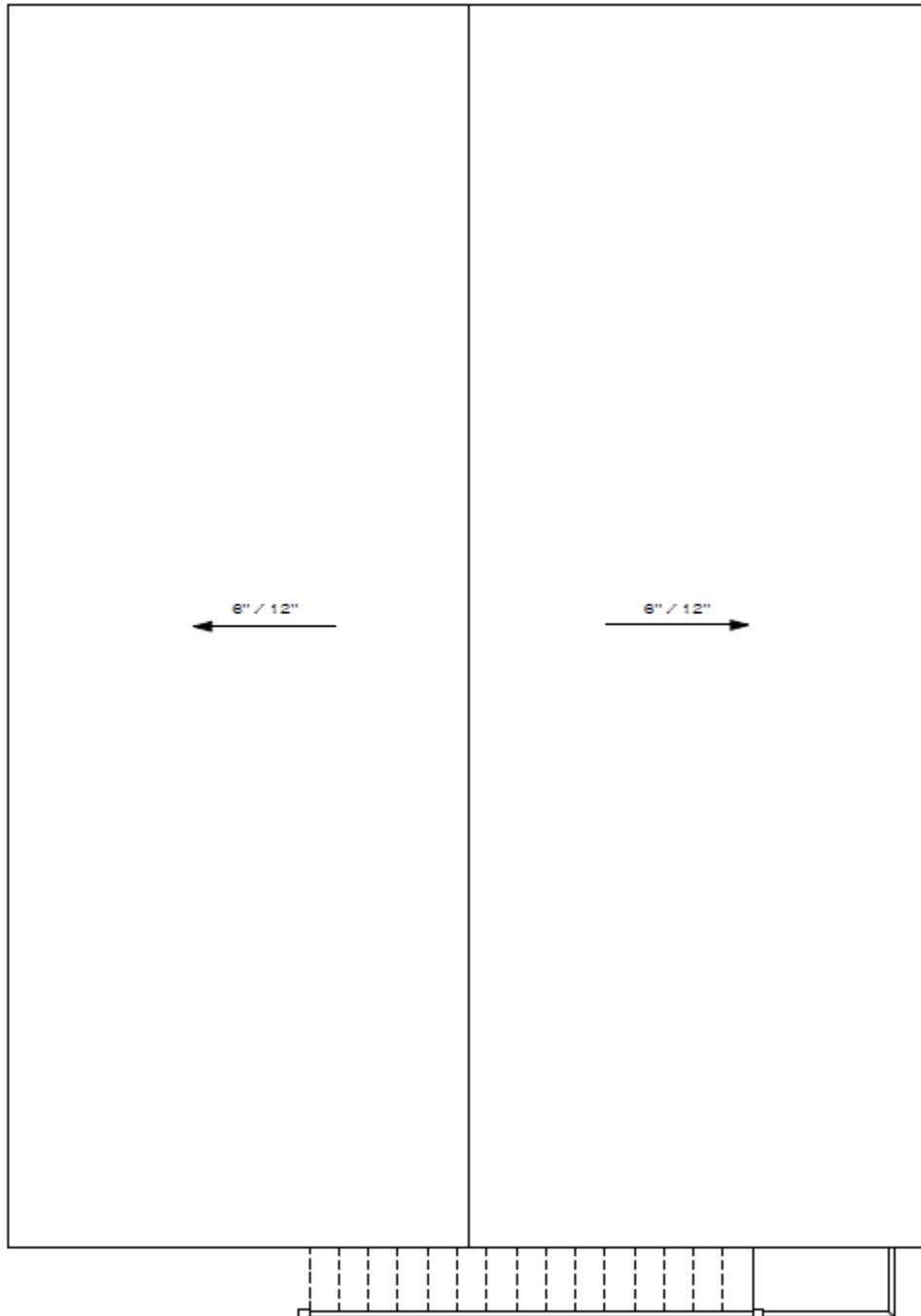


PROPOSED



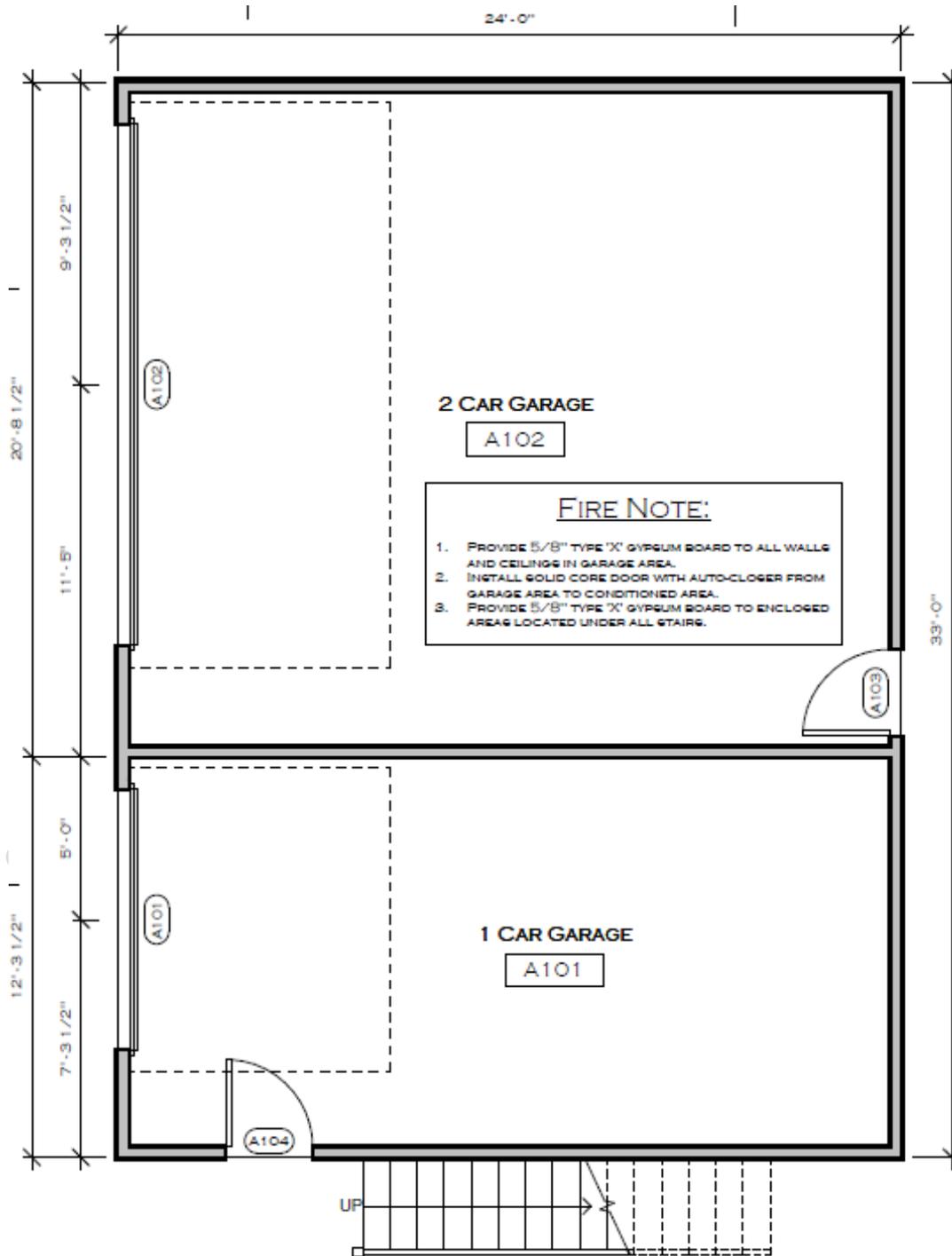


ROOF PLAN
PROPOSED





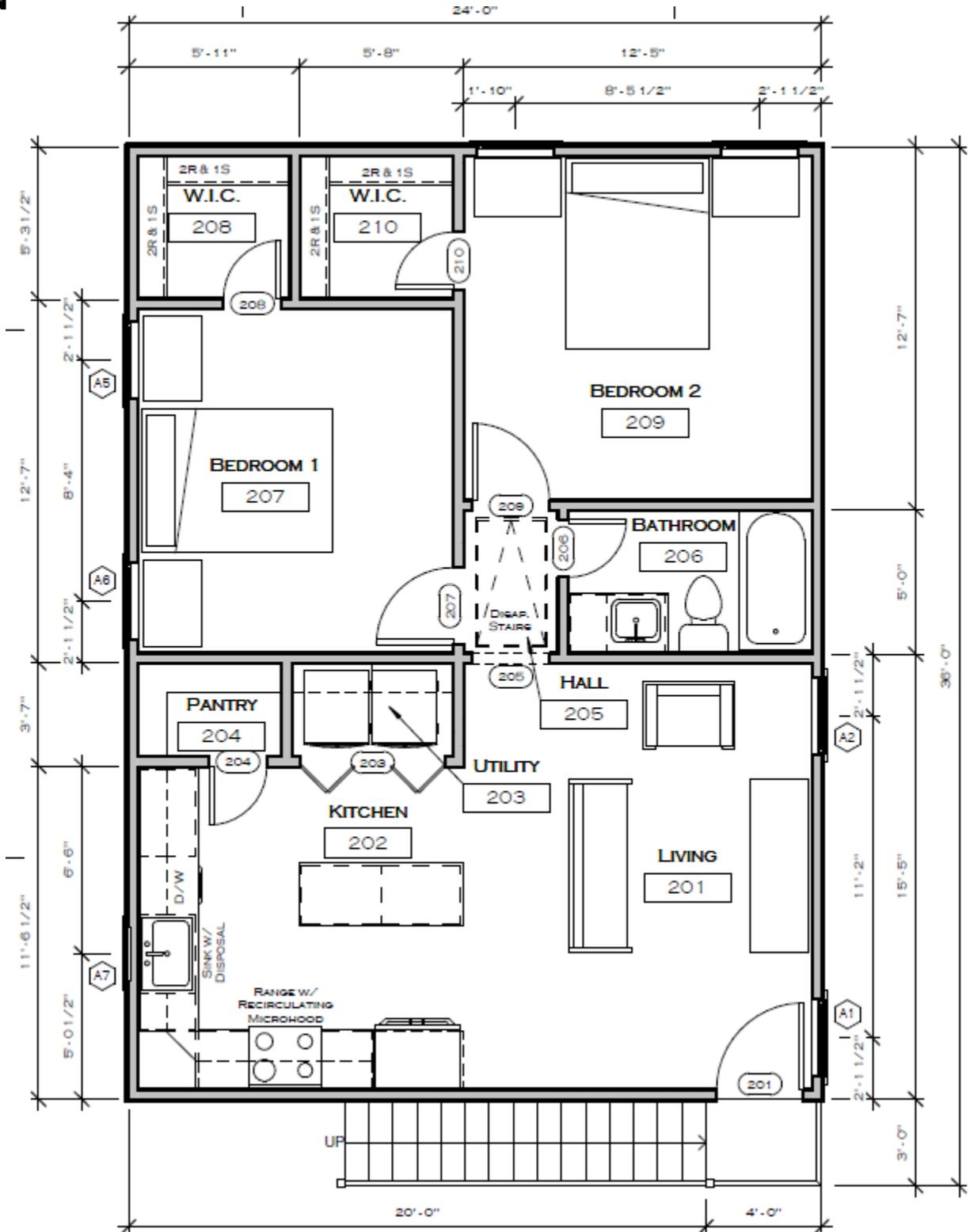
FIRST FLOOR PLAN
PROPOSED





SECOND FLOOR PLAN

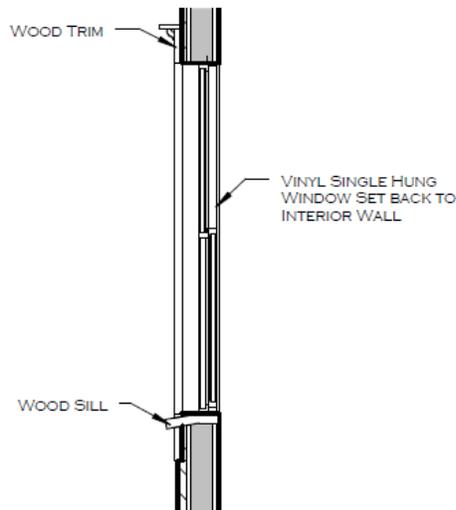
PROPOSED



WINDOW / DOOR SCHEDULE

WINDOWS

GARAGE APARTMENT WINDOW SCHEDULE (ALL NEW WINDOWS TO BE RECESSED TO MAINTAIN THE LOOK OF ORIGINAL WOOD WINDOWS)								
MARK	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	OPERATION	COMMENTS	WINDOW MATERIAL	TRIM MATERIAL
A1	2'-8"	6'-0"	2'-0"	8'-0"	SINGLE HUNG	TEMPERED	VINYL	WOOD
A2	2'-8"	6'-0"	2'-0"	8'-0"	SINGLE HUNG		VINYL	WOOD
A3	2'-8"	6'-0"	2'-0"	8'-0"	SINGLE HUNG	EGRESS	VINYL	WOOD
A4	2'-8"	6'-0"	2'-0"	8'-0"	SINGLE HUNG	EGRESS	VINYL	WOOD
A5	2'-8"	6'-0"	2'-0"	8'-0"	SINGLE HUNG	EGRESS	VINYL	WOOD
A6	2'-8"	6'-0"	2'-0"	8'-0"	SINGLE HUNG	EGRESS	VINYL	WOOD
A7	2'-0"	4'-0"	4'-0"	8'-0"	SINGLE HUNG		VINYL	WOOD

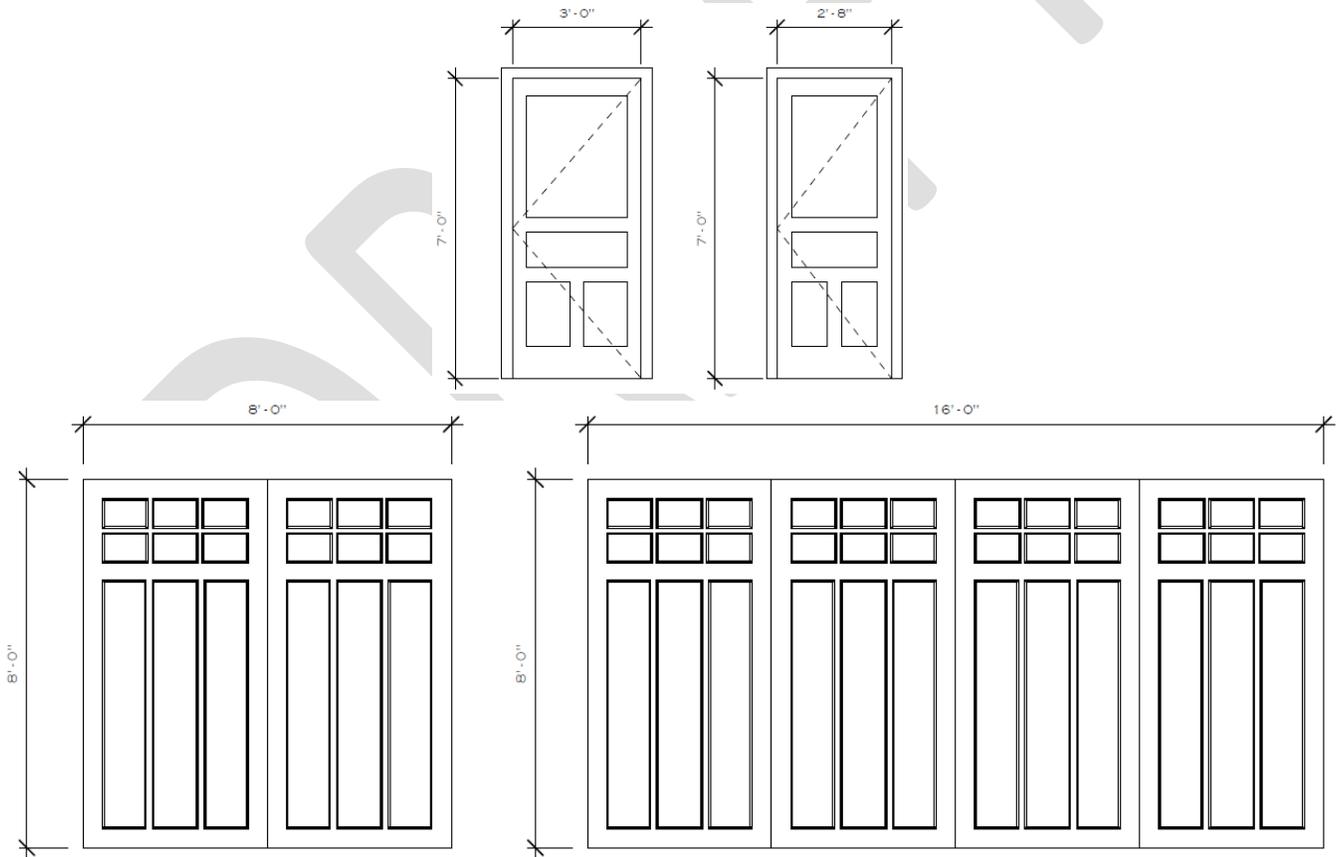


WINDOW / DOOR SCHEDULE

DOORS

GARAGE APPARTMENT DOOR SCHEDULE 1					
MARK	WIDTH	HEIGHT	HAND	HARDWARE	COMMENTS
A101	8'-0"	8'-0"			OVERHEAD GARAGE DOOR
A102	16'-0"	8'-0"			OVERHEAD GARAGE DOOR
A103	2'-8"	7'-0"	LEFT	DEADBOLT & LOCKSET	THRESHOLD/WEATHERSTRIPPING
A104	2'-8"	7'-0"	LEFT	DEADBOLT & LOCKSET	THRESHOLD/WEATHERSTRIPPING

GARAGE APPARTMENT DOOR SCHEDULE 2					
MARK	WIDTH	HEIGHT	HAND	HARDWARE	COMMENTS
201	3'-0"	7'-0"	RIGHT	DEADBOLT & LOCKSET	THRESHOLD/WEATHERSTRIPPING
203	5'-0"	6'-8"	BYFOLD	PASSAGE	
204	2'-0"	7'-0"	RIGHT	PASSAGE	
205	2'-8"	7'-0"			CASED OPENING
206	2'-0"	7'-0"	LEFT	PRIVACY	
207	2'-8"	7'-0"	LEFT	PRIVACY	
208	2'-0"	7'-0"	LEFT	PASSAGE	
209	2'-8"	7'-0"	LEFT	PRIVACY	
210	2'-0"	7'-0"	RIGHT	PASSAGE	



PROJECT DETAILS

Shape/Mass: The proposed garage 792 square foot will have a width of 36'-0" and a depth of 24'-0" with a ridge height of 26'-6¼". A 3'-0" wide exterior staircase will be located on the southern wall of the garage. See drawings for more detail.

Setbacks: The proposed garage will be located at the rear of the lot. The garage will have a south side setback of 6'-6"; a north side setback of 5'-1¾"; a west (rear) setback of 7'-6"; and will be located 33'-9" to the rear wall of the existing house. See drawings for more detail.

Foundation: The proposed garage will have a 6" exposed concrete slab foundation. See drawings for more detail.

Windows/Doors: The proposed garage will have 1-over-1 recess mounted single-hung vinyl windows with wood trim. The garage will also have two garage doors facing the alley. The larger door will be 16'-0" wide by 8'-0" tall with the smaller door being 8'-0" wide by 8'-0" tall. Three other doors will be located on the exterior. See drawings and window/door schedule for more detail.

Exterior Materials: The proposed garage will be clad in smooth cementitious lap siding with a 4" reveal. See drawings for more detail.

Roof: The proposed garage will have a side gable composition shingle roof with a pitch of 6:12 and an eave height of 19'-7¼". See drawings for more detail.

Front Elevation: The proposed east elevation will have a single door on the first story and two windows on the second story. An exterior staircase will be located on the southern wall. See drawings for more detail.

(East)

Side Elevation: The proposed south elevation will have a single door on the first story and another door on the second story. An exterior staircase will extend from the rear of the garage towards the front. See drawings for more detail.

(South)

Side Elevation: The proposed north elevation has no fenestration on the first story and two windows on the second story. See drawings for more detail.

(North)

Rear Elevation: The rear elevation of the residence is not visible from the public Right-of-Way. See drawings for more detail.

(West)