CERTIFICATE OF APPROPRIATENESS

Application Date: February 3, 2016

Applicant: Alexander Ridgway, Brickmoon Design, for Thomas and Rachel Paez, owners

Property: 835 Columbia Street, Lots 2& 3, Block 250, Houston Heights Subdivision. The property includes a 2,429 square foot, two-story wood frame single-family residence and detached garage situated on a 13,200 square foot (100' x 132') interior lot.

Significance: Noncontributing altered bungalow residence, constructed circa 1980, located in the Houston Heights Historic District South. The noncontributing structure will be demolished.

Proposal: New Construction – Construct a new two-story 3,758 residence and new detached two-story 1,219 square foot garage.

- Residence will have an overall width of 45.5', depth of 90.5', and a ridge height of 30.5'
- Garage will have a width of 23', a depth of 32.5', and a ridge height of 26.5'

See enclosed application materials and detailed project description on p. 5-21 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: **Denial - does not satisfy criteria 2 and 3**

HAHC Action: **-**

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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; The exterior features of the proposed residence are not compatible with the existing contributing structures in the context area. The proposed divided-lite windows are not typically found in the context area; contributing houses in this area have a simpler lite-pattern. The proposed 12'-0¼" wide by 18'-0" deep one-story southern extension of the house, located 1'-7" back from the front wall, features a design not found on contributing structures in the area. The configuration of columns, panels, parapet, and flat roof of this side extension is style more commonly found on Greek Revival architecture, which is not present within the context area or on the remainder of the proposed structure. In order to meet criteria, this side extension should be clad in a more appropriate manner and design (such as lap siding), should have a more compatible roofline, and 1-over-1 windows.
☐	☒	☐	(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; The proposed new residence is not in scale with the other contributing structures in the context area. Although the 32'-8" width of the main portion of the house falls within the typical range for contributing structures, the addition of a proposed 12'-0¼" wide by 18'-0" deep one-story southern extension located only 1'-7" back from the front wall of the house creates a total width of 45'-2½". This exceeds the typical width of 28'-33' found in the context area. Based on Sanborn maps, aerial photos, and other research, staff has found no evidence to suggest that larger lots contain wider structures in the context area. The proposed flat roof is not compatible with other contributing structures in the context area. In order to meet criteria, the overall width of the proposed structure should be reduced and the roof should have a more compatible pitch.
☒	☐	☐	(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.

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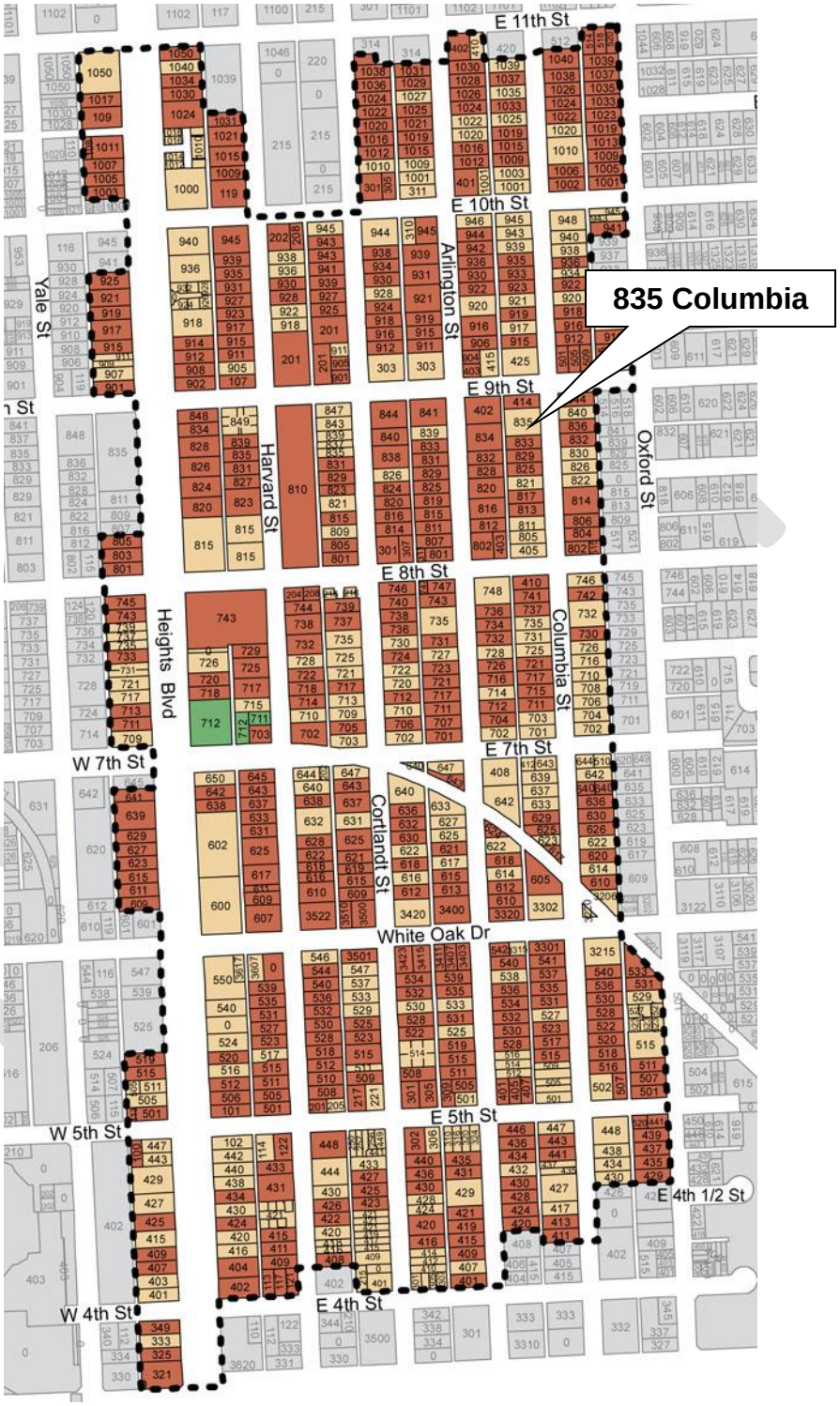
PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

NEIGHBORING PROPERTIES

414 E 9th – Contributing – 1910

844 Columbia – Contributing – 1910

833 Columbia – Contributing – 1910

840 Columbia – Noncontributing – 2004

829 Columbia – Contributing – 1910

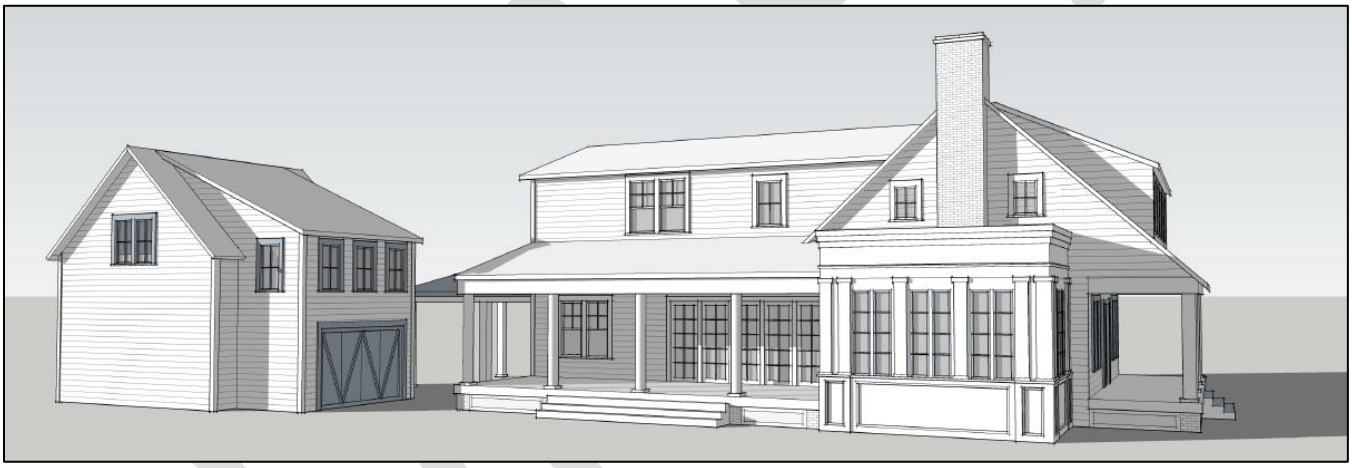
832 Columbia – Contributing – 1920

3D RENDERING

PROPOSED

3D RENDERING

PROPOSED



EAST ELEVATION – FRONT FACING COLUMBIA STREET

PROPOSED

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SOUTH SIDE ELEVATION

PROPOSED

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NORTH SIDE ELEVATION

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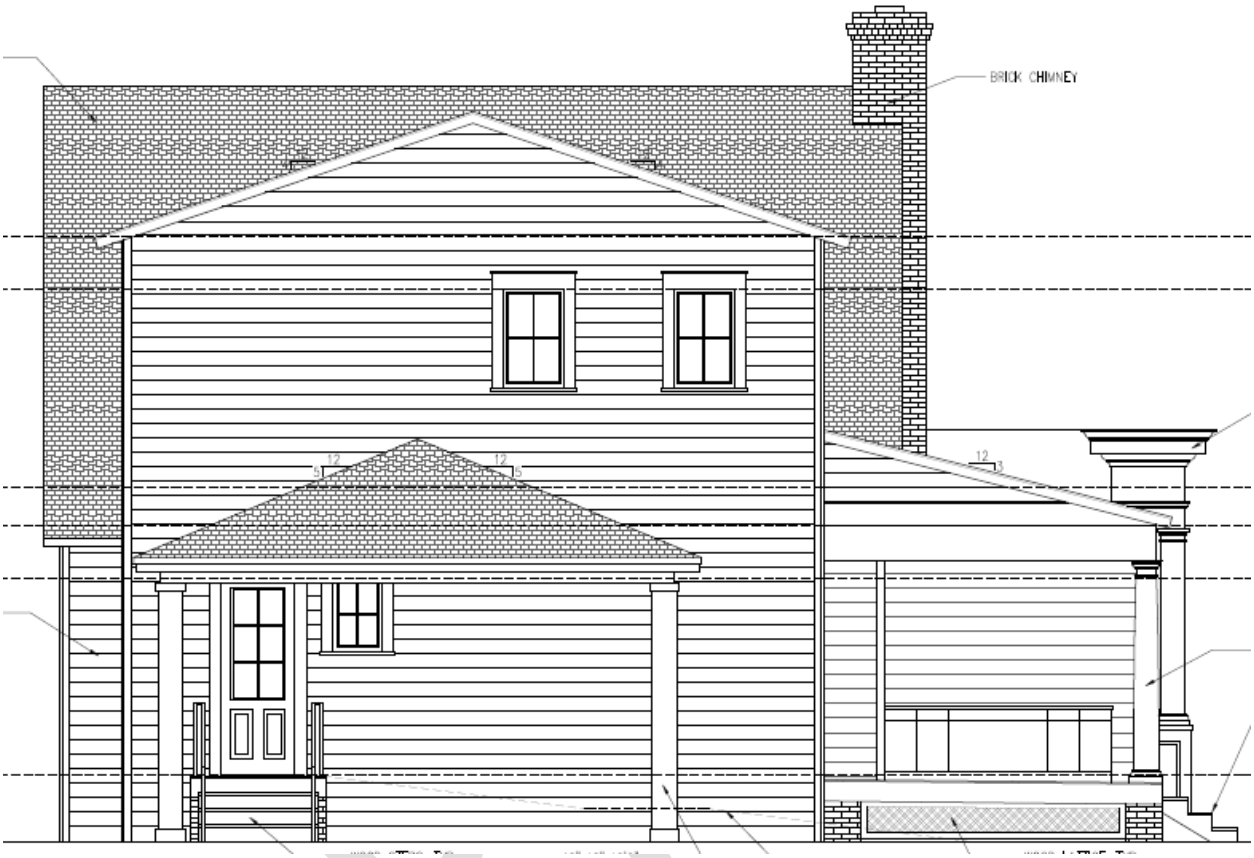
WEST (REAR) ELEVATION

PROPOSED



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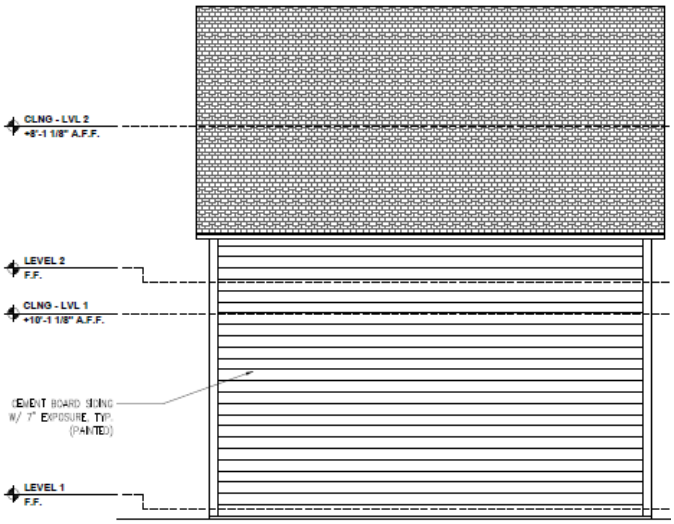
GARAGE ELEVATIONS

PROPOSED

EAST (FRONT)

WEST (REAR)



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GARAGE ELEVATIONS

PROPOSED

NORTH SIDE

SOUTH SIDE

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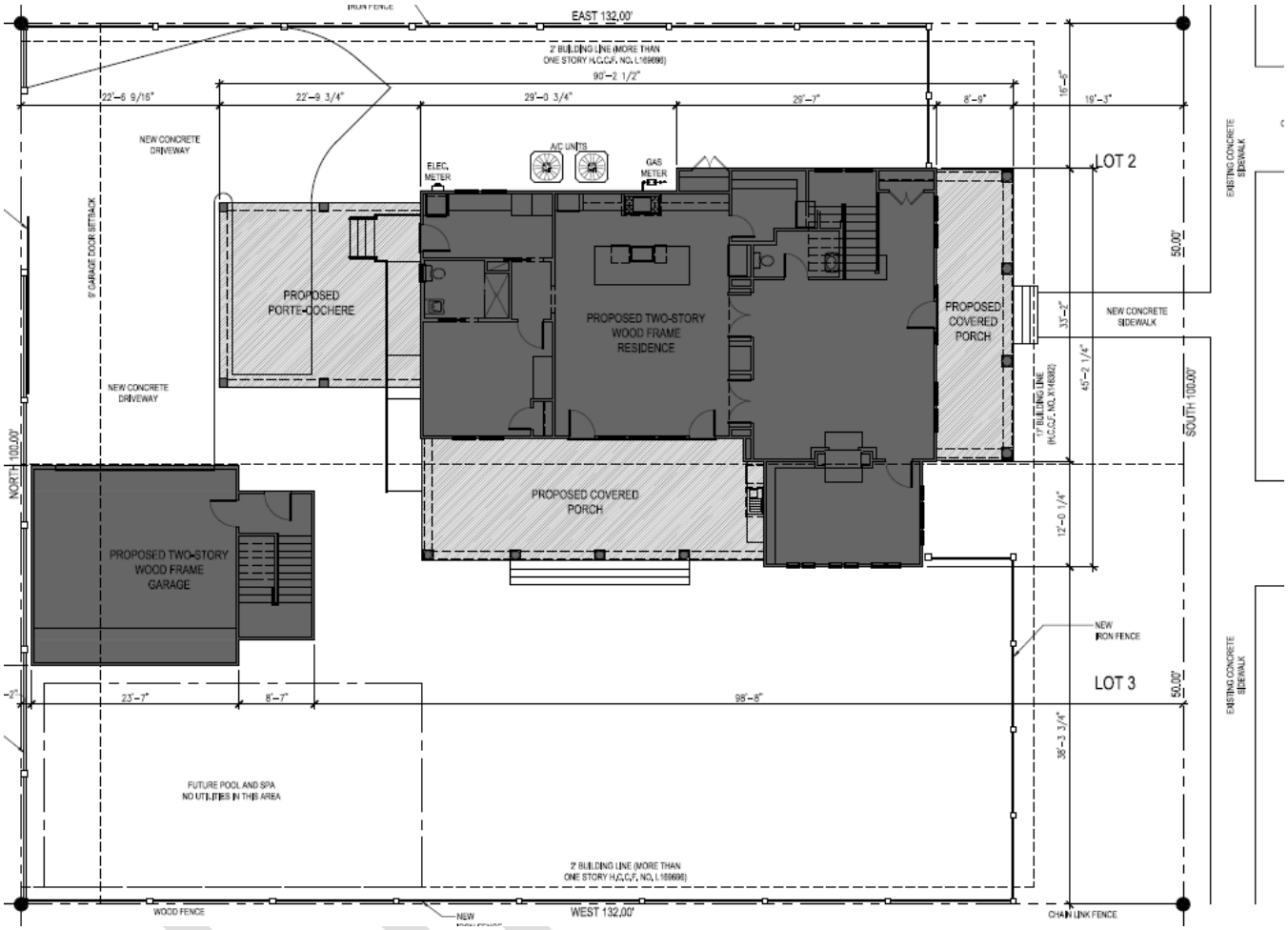
SITE PLAN

PROPOSED



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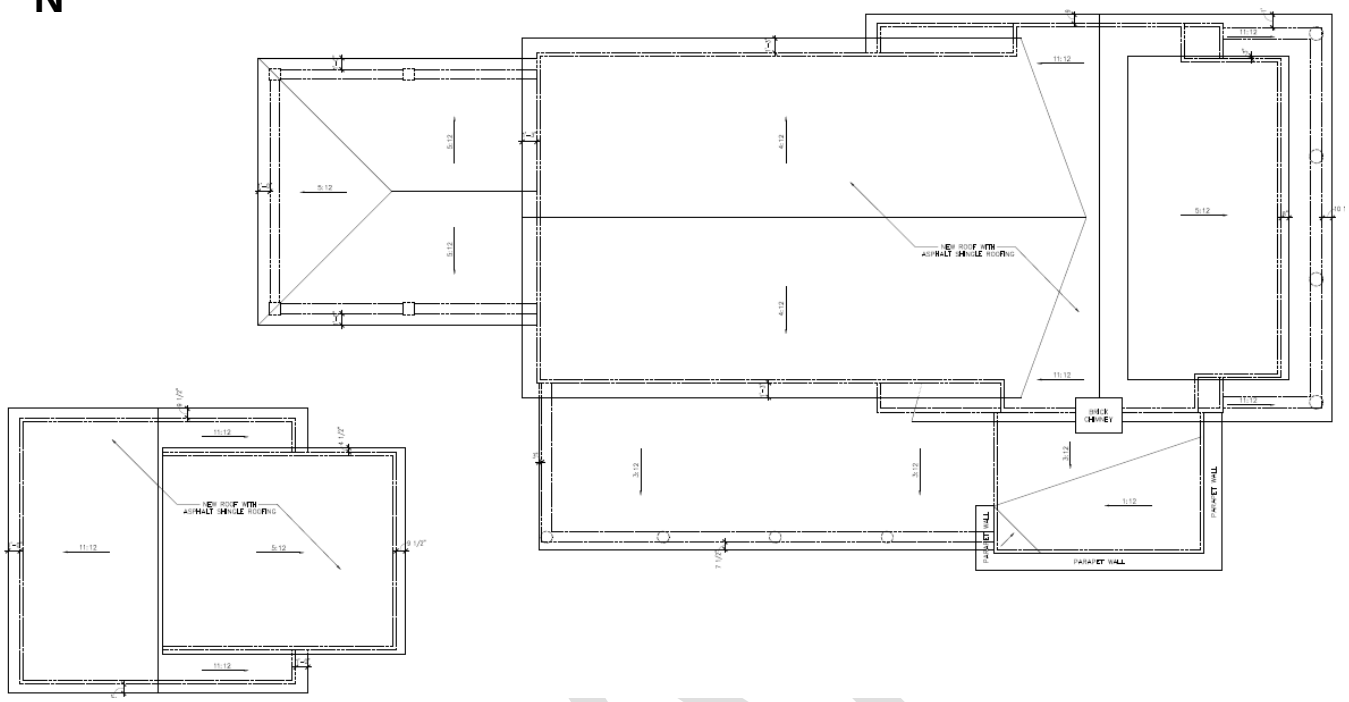
ROOF PLAN

PROPOSED



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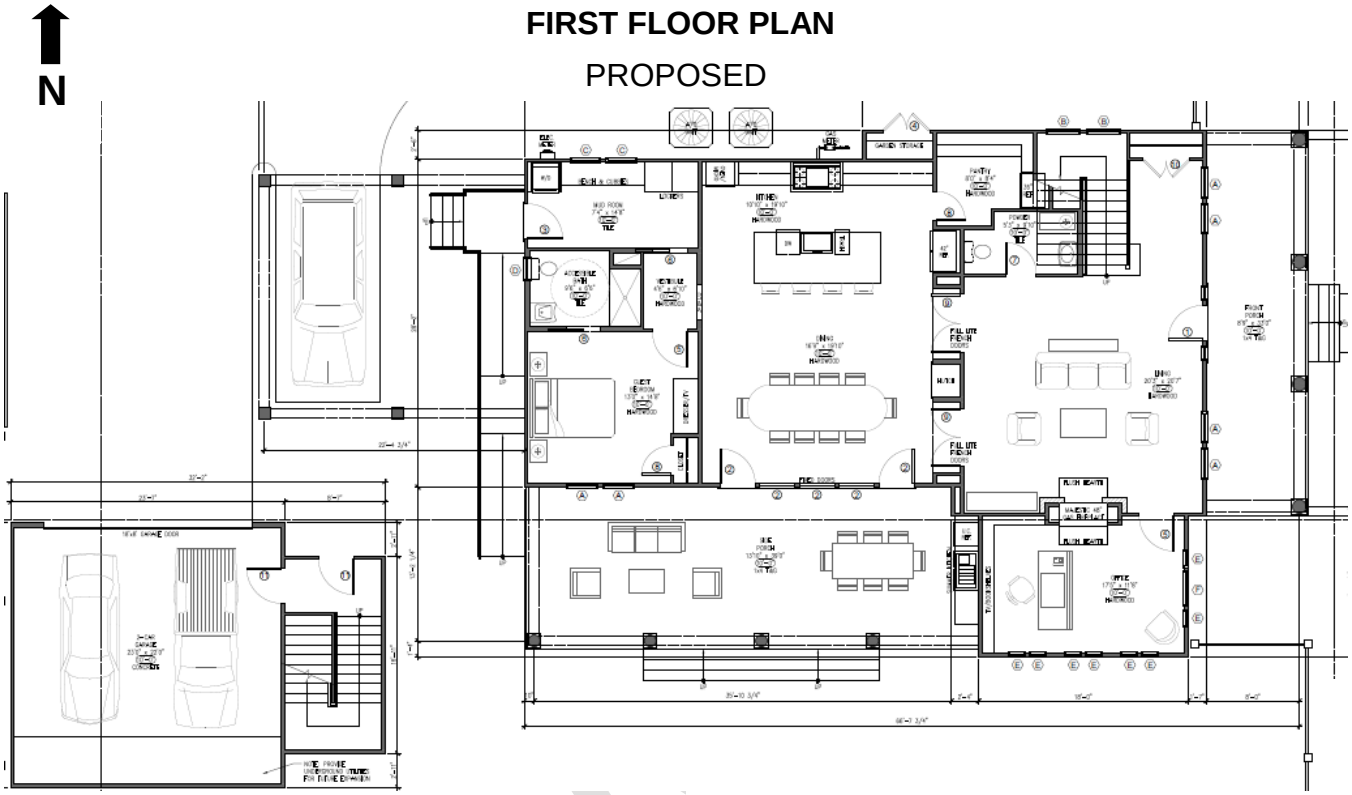
FIRST FLOOR PLAN

PROPOSED



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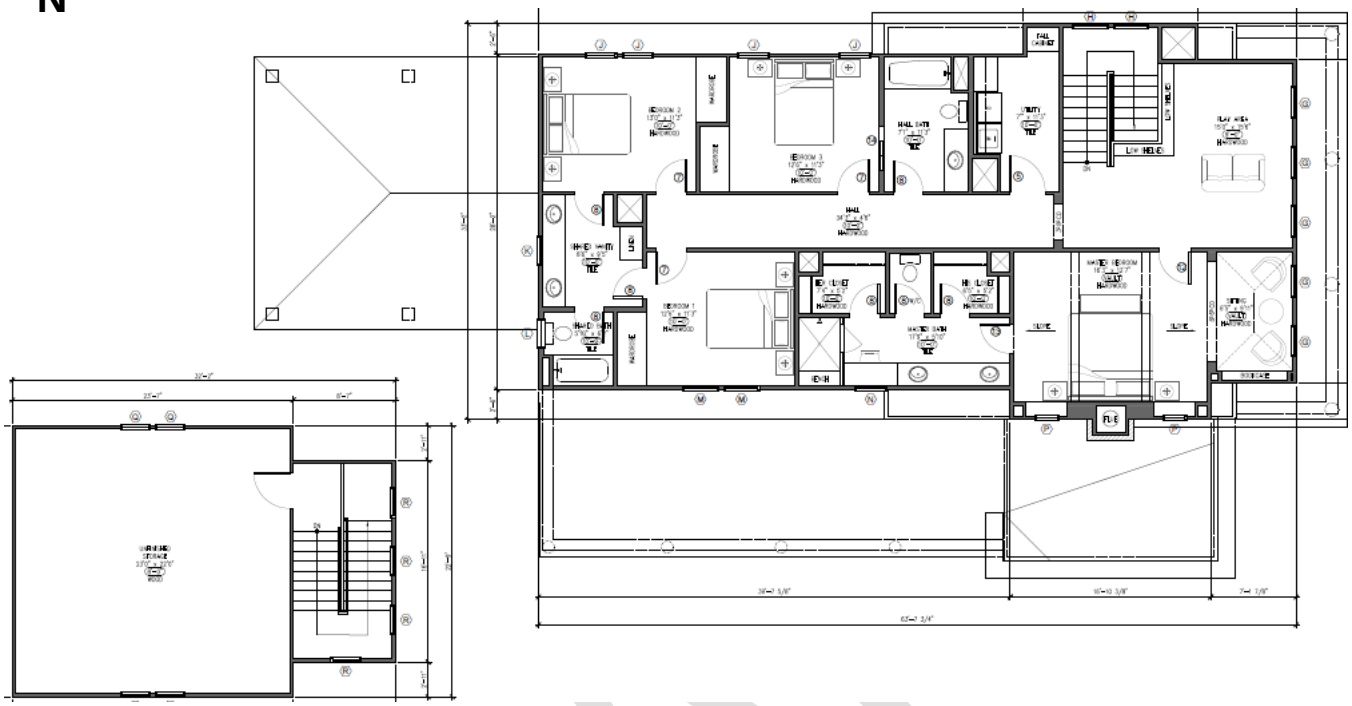
SECOND FLOOR PLAN

PROPOSED



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WINDOW / DOOR SCHEDULE

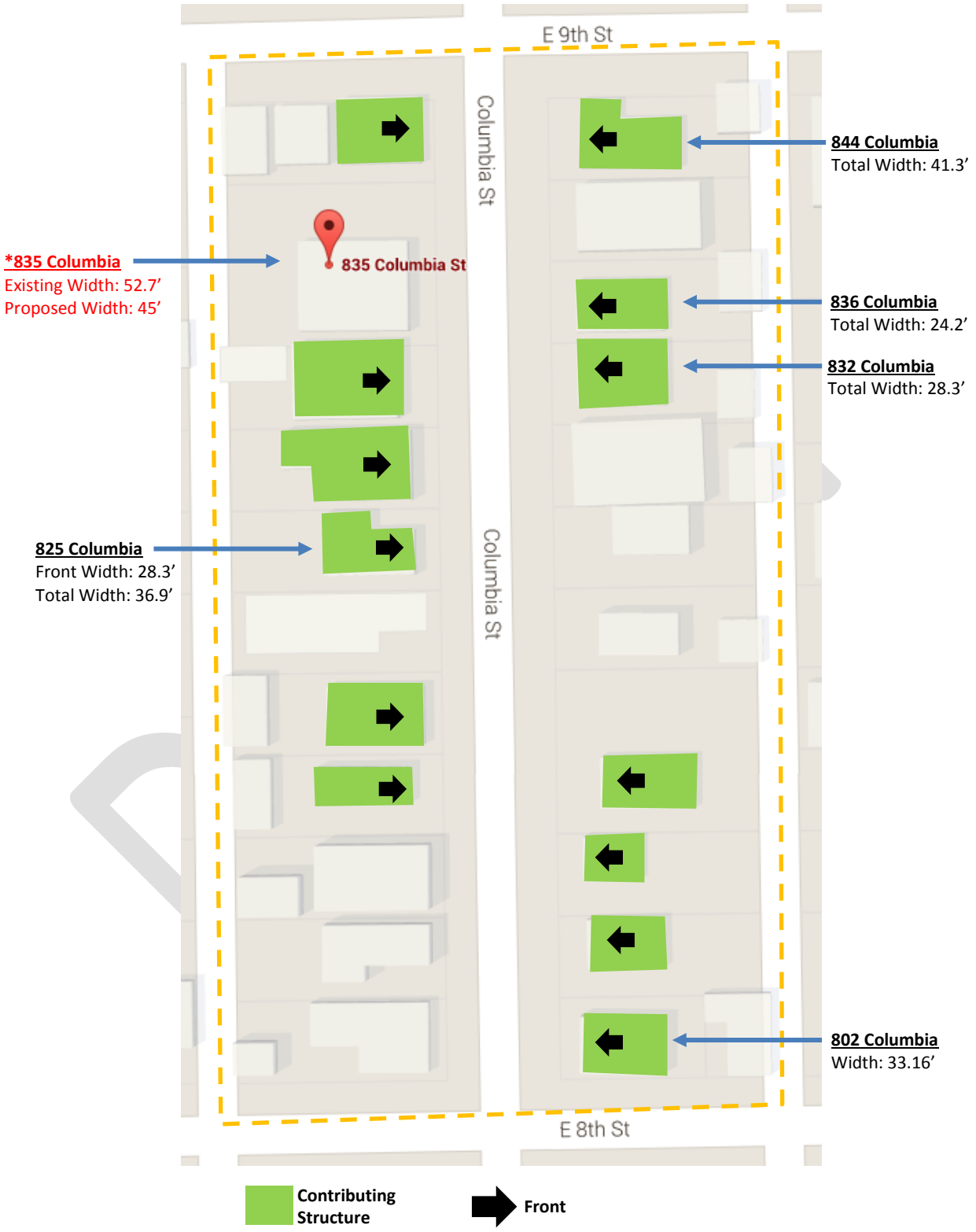
WINDOW SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	DESCRIPTION
A	6	2'-8"	6'-0"	DOUBLE HUNG	LIVING, GUEST BEDROOM, 4/1, NEW WOOD WINDOW
B	2	3'-0"	7'-0"	FIXED	STAIR LANDING, 8 LITE, NEW WOOD WINDOW
C	2	2'-8"	5'-0"	CASEMENT	MUD ROOM, 6 LITE, NEW WOOD WINDOW
D	1	2'-0"	3'-0"	CASEMENT	ACCESSIBLE BATH, 4 LITE, NEW WOOD WINDOW
E	8	1'-6"	7'-0"	CASEMENT	OFFICE, 4 LITE, NEW WOOD WINDOW
F	1	3'-0"	7'-0"	CASEMENT	OFFICE, 8 LITE, NEW WOOD WINDOW
G	5	2'-8"	4'-4"	CASEMENT	MASTER SITTING, PLAY AREA, 6 LITE, NEW WOOD WINDOW
H	2	3'-0"	2'-0"	FIXED	STAIR LANDING, 2 LITE, NEW WOOD WINDOW
J	4	2'-8"	5'-6"	CASEMENT	BEDROOM 2, BEDROOM 3, 8 LITE, NEW WOOD WINDOW
K	1	2'-6"	4'-0"	FIXED	SHARED VANITY, 4 LITE, NEW WOOD WINDOW
L	1	2'-6"	4'-0"	CASEMENT	SHARED BATH, 2x6 WALL, 4 LITE, NEW WOOD WINDOW
M	2	3'-0"	5'-6"	DOUBLE HUNG	BEDROOM 1, 4/1, NEW WOOD WINDOW
N	1	2'-8"	4'-6"	CASEMENT	MASTER BATHROOM, 6 LITE, NEW WOOD WINDOW
P	2	2'-0"	3'-0"	FIXED	MASTER BEDROOM, 4 LITE, NEW WOOD WINDOW
Q	4	2'-6"	4'-6"	CASEMENT	UNFINISHED STORAGE, 6 LITE, NEW WOOD WINDOW
R	4	2'-6"	4'-6"	FIXED	GARAGE STAIR, 6 LITE, NEW WOOD WINDOW

DOOR SCHEDULE

MARK	QTY	WIDTH	HEIGHT	TYPE	DESCRIPTION
1	1	3'-0"	8'-0"	EXTERIOR	FRONT DOOR W/ 15" SIDE LIGHTS EACH SIDE
2	5	3'-0"	8'-0"	EXTERIOR	DINING, 2 OPERABLE, 3 FIXED
3	1	3'-0"	8'-0"	EXTERIOR	MUD ROOM
4	1	(2)2'-0"	6'-8"	EXTERIOR	GARDEN STORAGE
5	3	3'-0"	8'-0"	INTERIOR	GUEST BEDROOM, OFFICE, UTILITY
6	2	3'-0"	8'-0"	POCKET DOOR	ACCESSIBLE BATH, MUD ROOM
7	4	2'-8"	8'-0"	INTERIOR	POWDER ROOM, BEDROOM 1, BEDROOM 2, BEDROOM 3
8	9	2'-6"	8'-0"	INTERIOR	GUEST BED CLOS., PANTRY, HALL BATH, MASTER BATH, SHARED BATH
9	2	(2)2'-6"	8'-0"	INTERIOR	LIVING ROOM, FULL-LITE FRENCH DOORS
10	1	(2)2'-0"	8'-0"	INTERIOR	ENTRY, DOUBLE DOOR
11	2	3'-0"	8'-0"	EXTERIOR	GARAGE
12	1	2'-8"	6'-8"	INTERIOR	MASTER BEDROOM
13	1	2'-6"	6'-8"	INTERIOR	MASTER BATHROOM
14	1	2'-6"	8'-0"	POCKET DOOR	HALL BATH

STAFF CONTEXT MAP



PROJECT DETAILS

Shape/Mass: The proposed 3,758 square foot 1½-story residence will have a maximum width of 45'-2¼" and a maximum depth of 90'-2½". The proposed residence will have a ridge height of 30'-6". The front wall of the house will be 32'-8". An 8'-0" deep front porch will span the 32'-8" front wall. The porch will include four 14" x 9'-0" round columns. A 12'-0¼" wide by 18'-0" deep one-story portion of the house will extend towards the south. This extension will be located 1'-7" back from the front wall.

The proposed garage will be 22'-9" wide by 32'-2" deep and will have a ridge height of 26'-6¾". The garage will include an enclosed staircase located on the front of the garage. The 16'-11" wide by 8'-7" deep portion of the garage will be centered 2'-11" from the north and south walls. See drawings for more detail.

Setbacks: The proposed residence has a south (front) setback of 19'-3"; a south side setback of 38'-3¾"; a north side setback of 16'-6"; and a north (rear) setback of 16'-6".

The proposed garage has a south (front) setback of 98'-8"; a south side setback of 27'-1"; a north side setback of 50'-2"; and a north (rear) setback of 1'-2". See drawings for more detail.

Foundation: The proposed residence will have a pier and beam foundation with a finished floor height of 2'-8".

The proposed garage will have a concrete slab on grade foundation with a 6" finished floor height. See drawings for more detail.

Windows/Doors: The proposed residence and garage will have a combination of double-hung, fixed, and casement windows. The double-hung windows will have a 4-over-1 lite pattern while the fixed and casement windows will have a divided-lite pattern. All windows will be wood and have a recessed mounting profile. See drawings and window/door schedule for more detail.

Exterior Materials: The house and garage will be clad in cementitious lap siding with a 7" reveal. The one-story extension will be clad with wood and cementitious panels and trim. The proposed columns will be permacast. The front steps will be wood. See drawings for more detail.

Roof: The proposed residence has a side gable roof with a pitch of 11:12 and an eave height of

Front Elevation: (East) The proposed front elevation features two portions, the main front wall and a southern extension. A full width porch extends the width of the front wall and is supported by four columns. A centered door flanked by sidelites is itself flanked symmetrically by a pair of windows to either side. A shed roof dormer with five windows punctuates the main roof. To the south, a one-story extension features a pair of end columns with a centered three part window with a pediment. A built up cornice acts a parapet to conceal the low pitched roof behind. A brick chimney rises between the main portion of the structure and the southern extension.

The proposed front elevation of the garage will have a centered garage door on the first story and three windows in the dormer on the second story. See drawings for more detail.

Side Elevation: (South) The proposed south elevation features the side of the front porch. A single set of doors is located on the first story while a pair of windows topped by a transom is located on the second. To the rear, a single pair of windows is located on the first story while two windows and an additional pair of windows is located on the second story. An attached carport is located at the rear.

The proposed garage will have no fenestration on the first story and three windows on the second story. See drawings for more detail.

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Side Elevation: (North) The proposed north elevation features the side of the front porch. On the first story, the side of the southern extension features a pair of end columns with three windows all topped by pediments. A built up cornice acts a parapet to conceal the low pitched roof behind. The second story has two windows flanking the chimney. Towards the rear, the first story includes a side porch with three full height windows and two doors. A additional pair of windows is located at the rear. The second story has a single window followed by an additional pair of windows at the rear. An attached carport is located at the rear.

The proposed garage has a garage door and pedestrian door located on the first story and a pair of windows on the second story. See drawings for more detail.

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

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