CERTIFICATE OF APPROPRIATENESS

Application Date: October 28, 2015

Applicant: Manuel Samperio, Morningside Architects for Heather & Tony Bryant, owners

Property: 1246 Columbia Street, Tract 24, Block 191, Houston Heights Subdivision. The property includes a noncontributing 3,190 square foot, 2 ½-story wood frame single-family residence situated on a 4,100 square foot (50' x 82') corner lot.

Significance: Noncontributing new residence, constructed circa 2008, located in the Houston Heights Historic District East.

Proposal: Alteration – Construct a rear two-story addition to a noncontributing 2½-story residence.

- Proposed addition will be 10' wide and 20' deep
- Addition will be located in the southeast notch at the rear of the house
- The existing roof will be altered to incorporate the addition

See enclosed application materials and detailed project description on p. 6-27 for further details.

Public Comment: One who has expressed no objection. See Attachment A.

Civic Association: No comment received.

Recommendation: **Approval**

HAHC Action: **-**

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APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241(c): HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of any **noncontributing structure in an historic district** 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 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
			(2)	For an addition to a noncontributing structure:
☒	☐	☐	(a)	The setback of the addition is no closer to the public right-of-way than the typical setback of existing contributing structures in the historic district;
☒	☐	☐	(b)	The height of the eaves of the addition to a noncontributing structure used or intended for use for residential purposes is not taller than the typical height of the eaves of existing contributing structures used for residential purposes in the historic district; and
☐	☐	☒	(c)	The height of an addition to a noncontributing structure used or intended for use for commercial purposes is not taller than the height of the existing structure.

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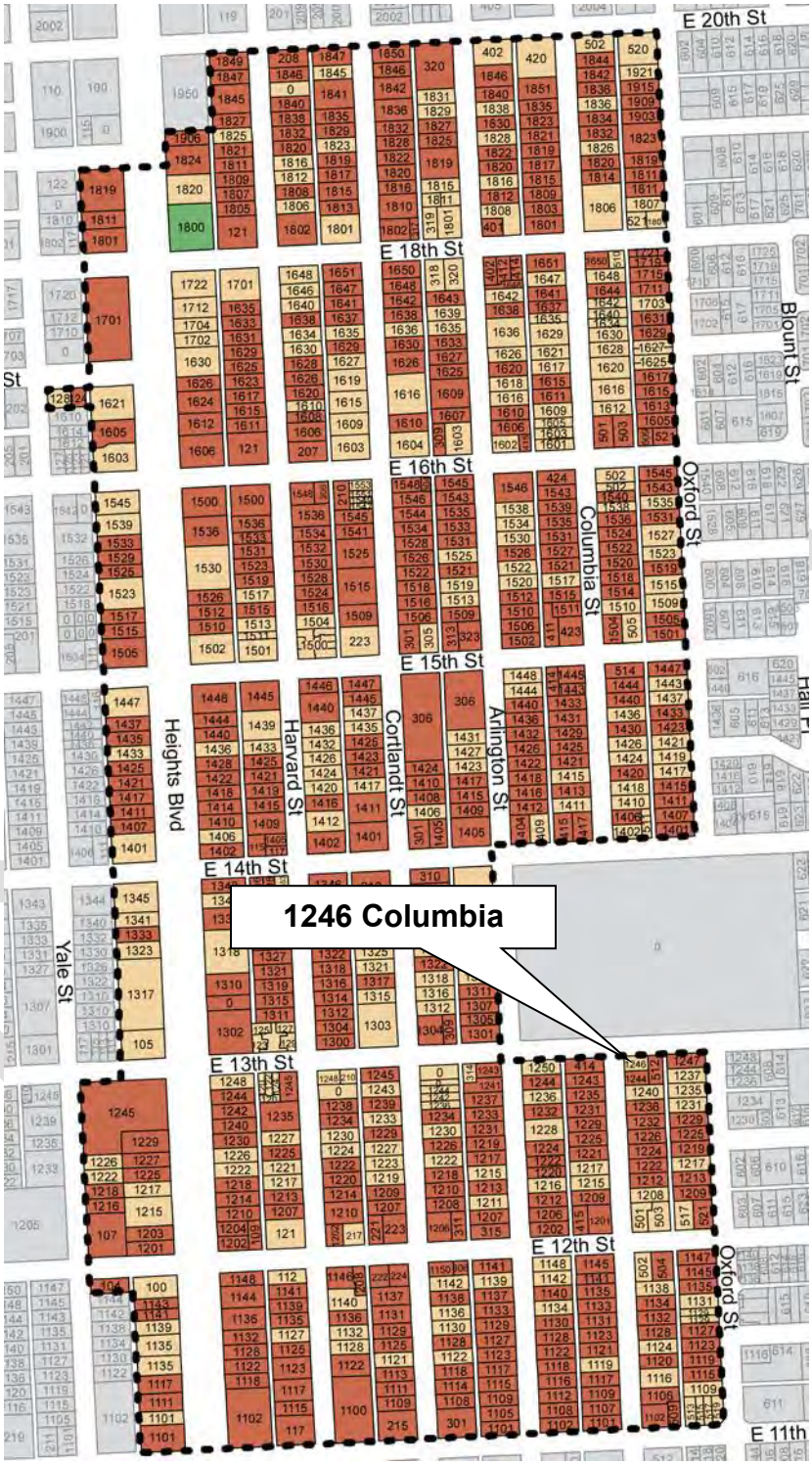
PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST



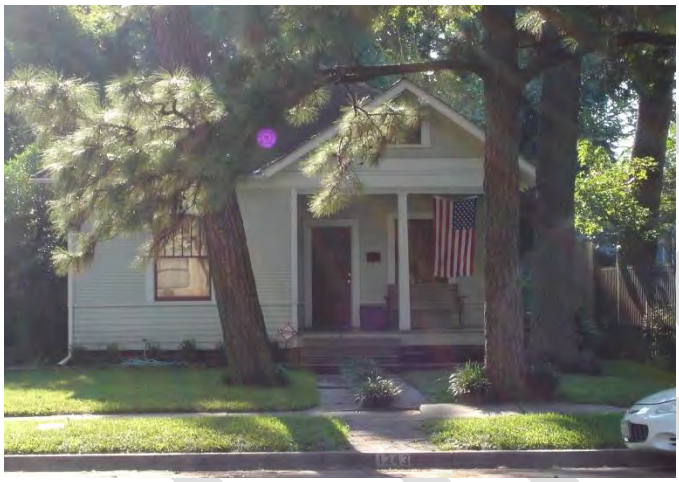
Building Classification
- Contributing
- Non-Contributing
- Park

CURRENT PHOTO

NEIGHBORING PROPERTIES

1244 Columbia – Contributing – 1925 (neighbor)

1240 Columbia – Noncontributing – 2005 (blockface)



1243 Columbia– Contributing – 1915 (across street)

414 E 13th– Contributing – 1915 (across street)

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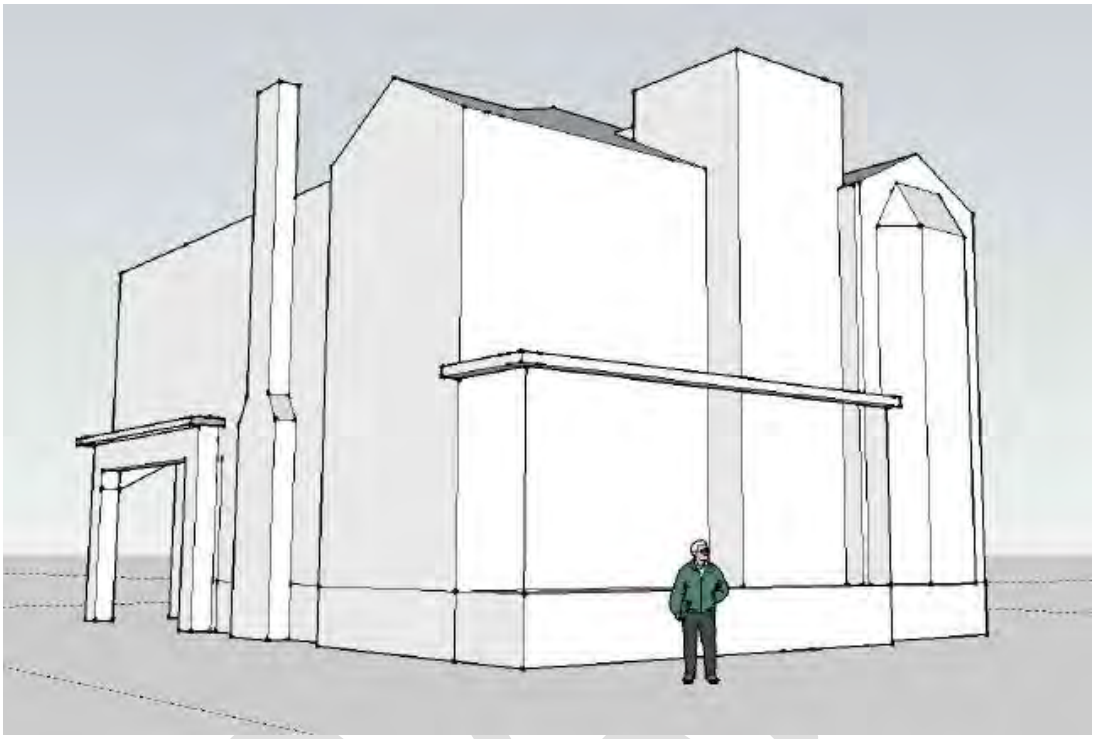
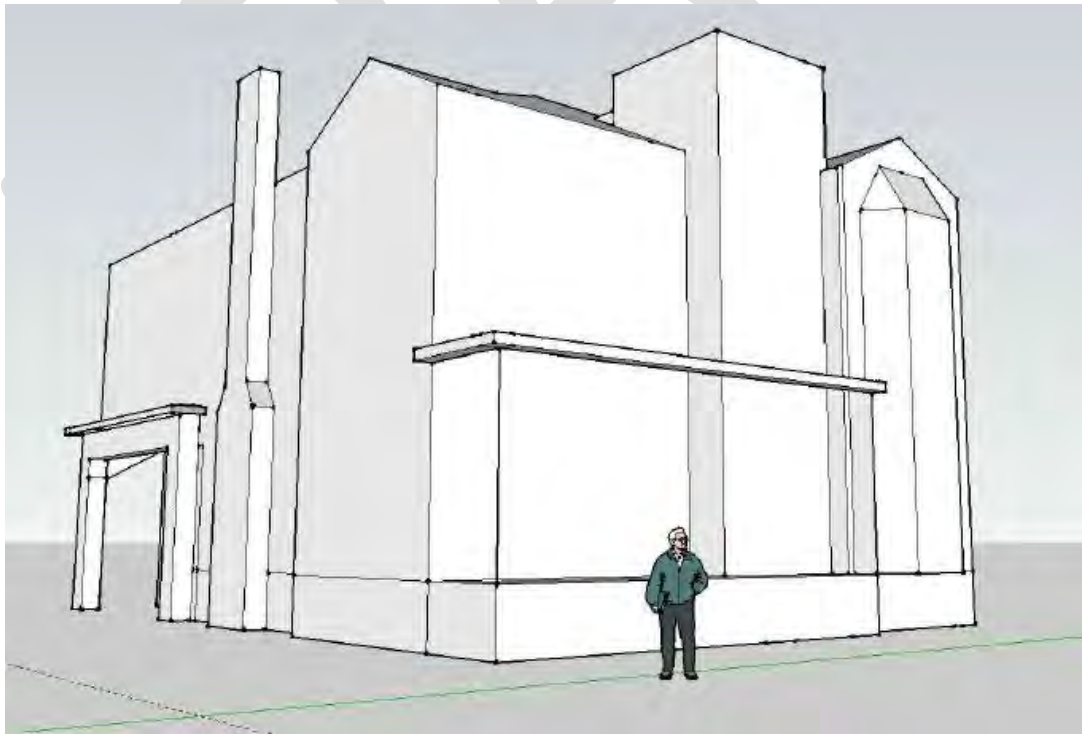
3D RENDERING – NORTHWEST CORNER FACING COLUMBIA & E 13TH STREETS

EXISTING



PROPOSED



3D RENDERING – NORTHEAST CORNER FACING E 13TH STREET

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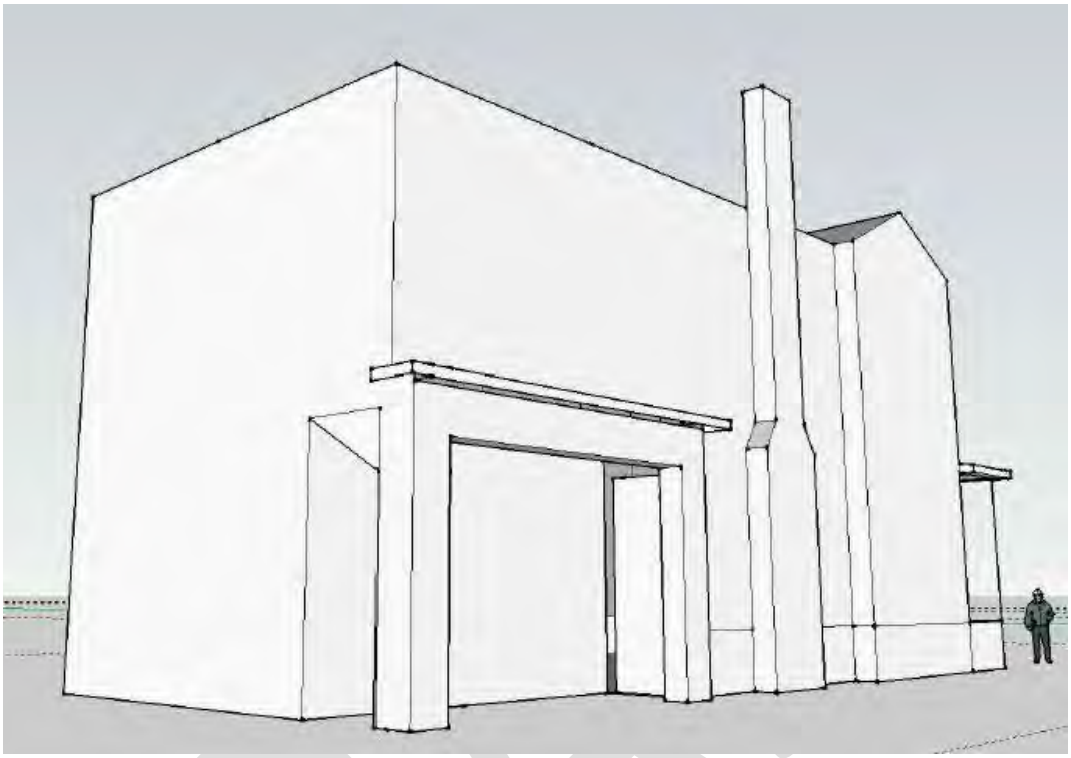

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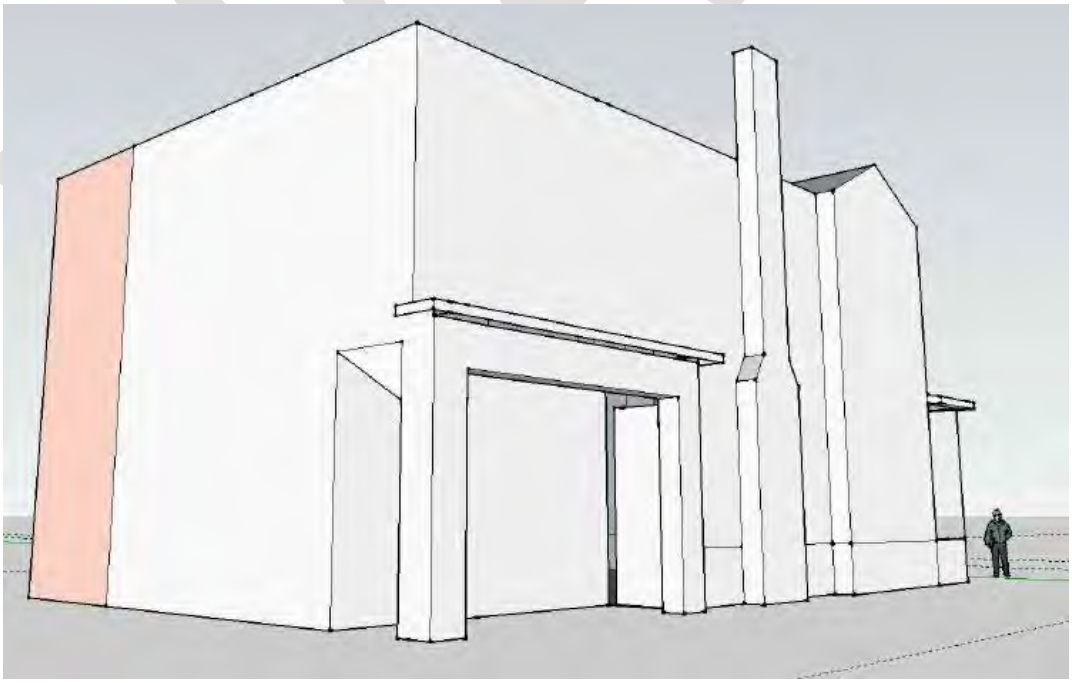
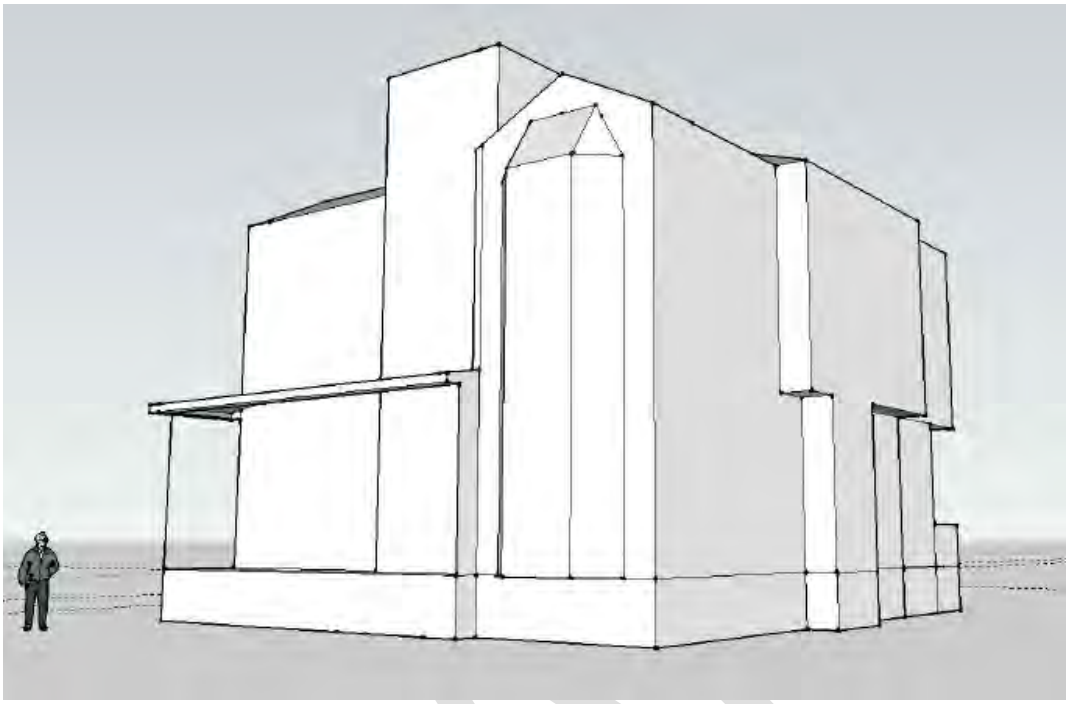


3D RENDERING – SOUTHWEST CORNER

EXISTING



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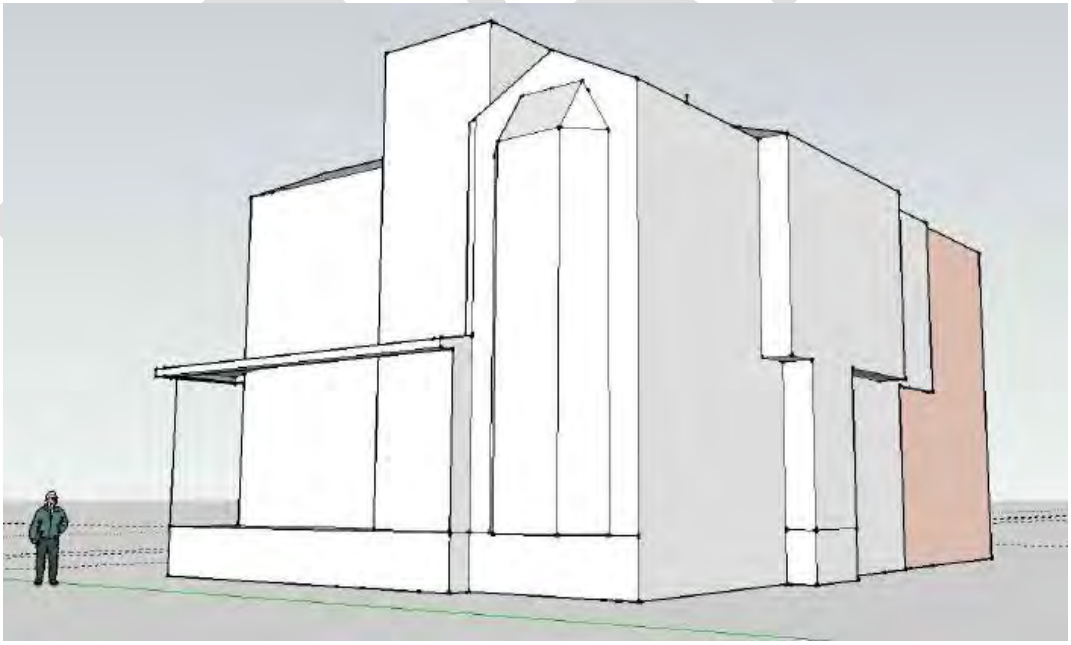


WEST ELEVATION – FRONT FACING COLUMBIA STREET

EXISTING

PROPOSED

NORTH SIDE ELEVATION–FACING E 13TH STREET

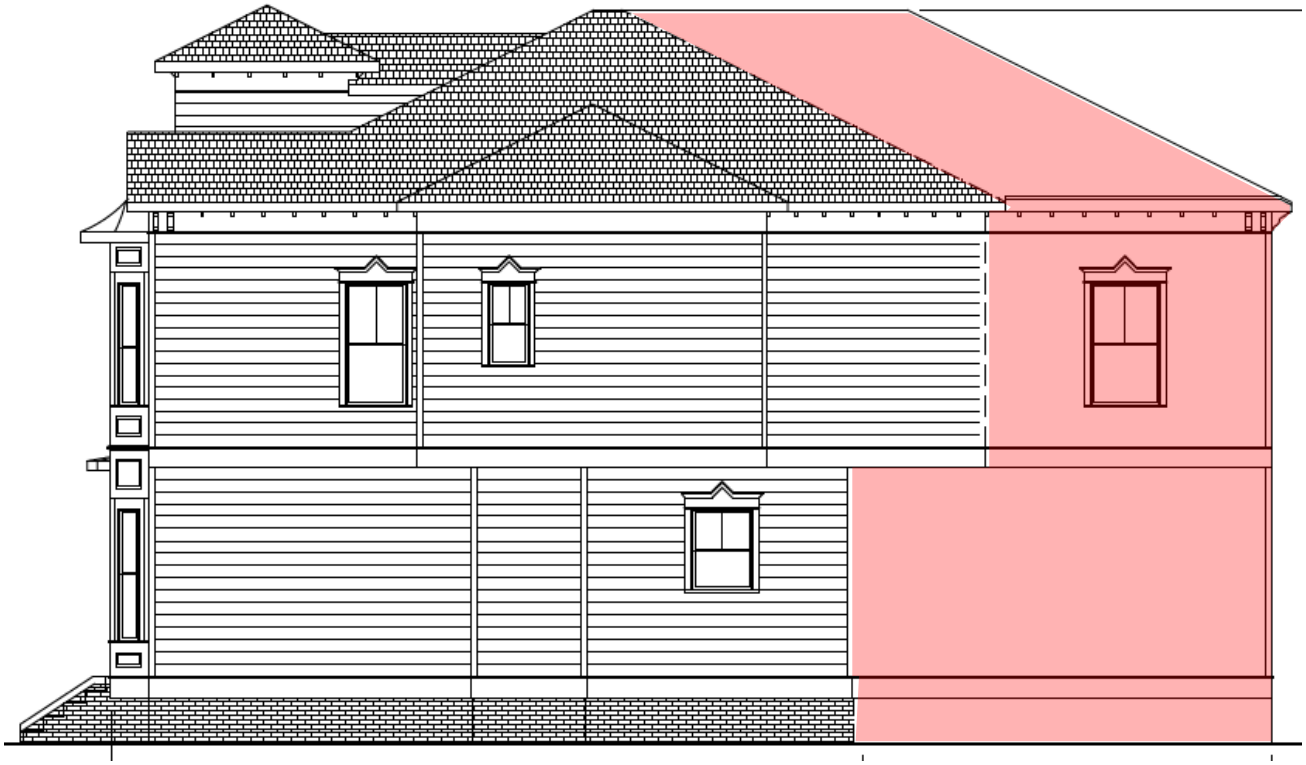
EXISTING

PROPOSED

SOUTH SIDE ELEVATION

EXISTING

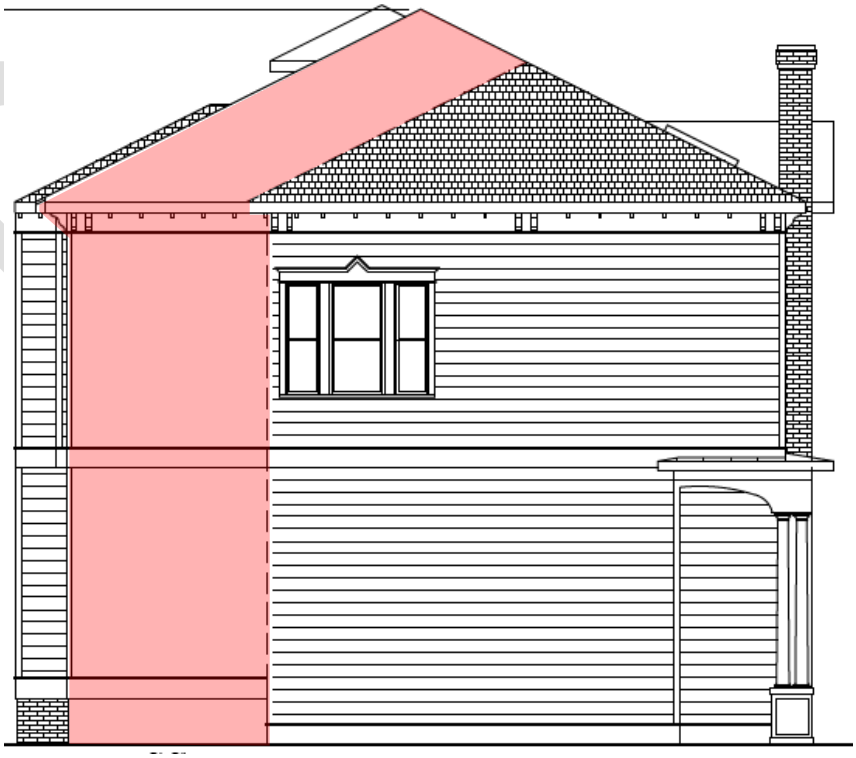
PROPOSED



EAST (REAR) ELEVATION

EXISTING

PROPOSED



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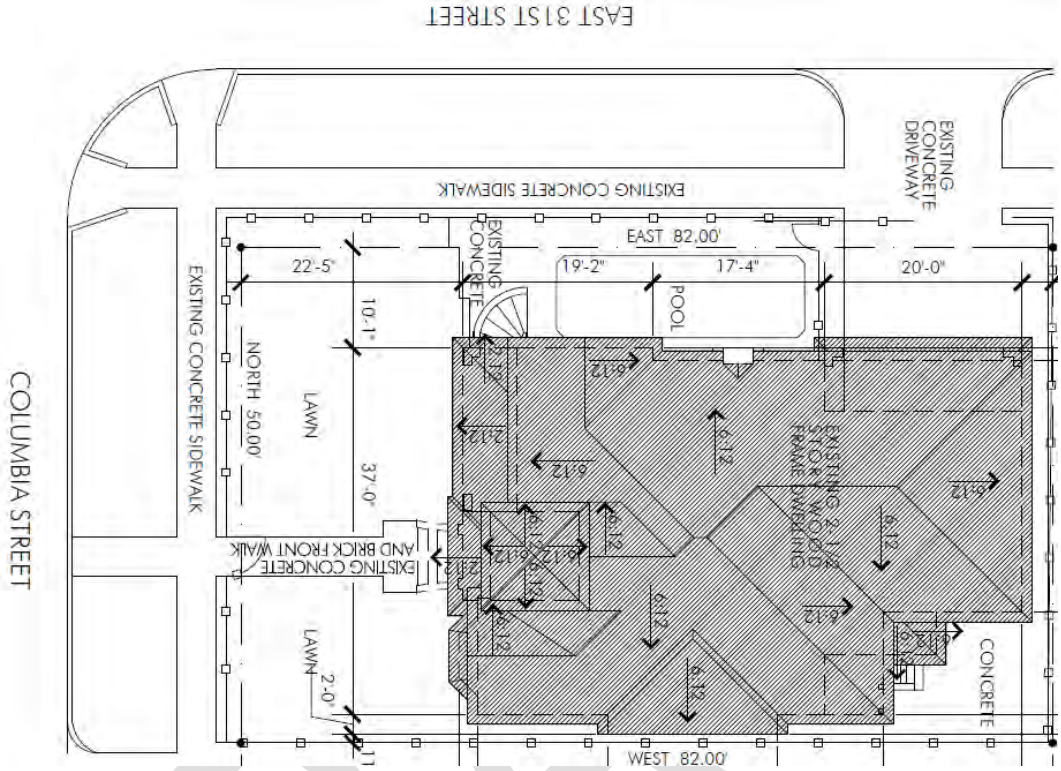
SITE PLAN

EXISTING



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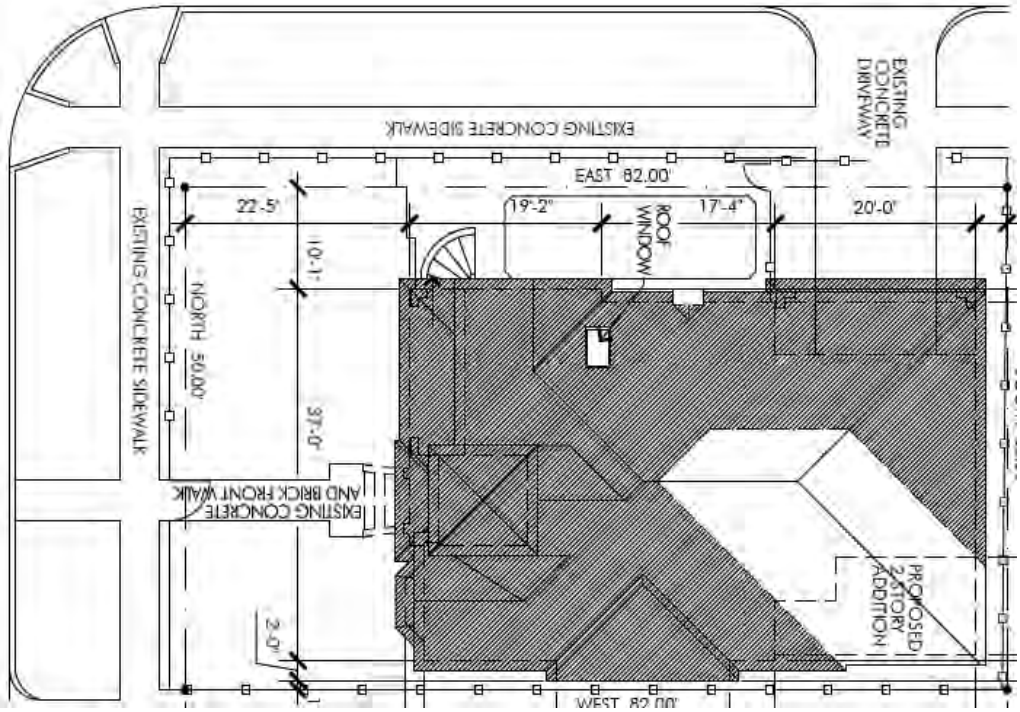

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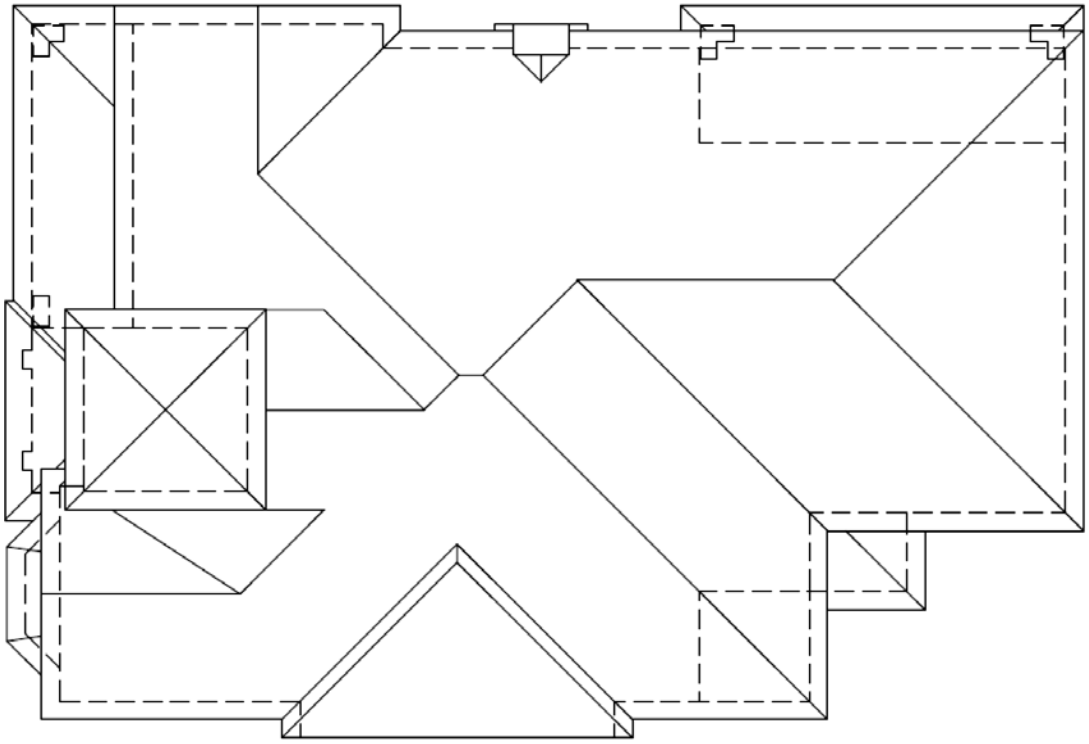
ROOF PLAN

EXISTING



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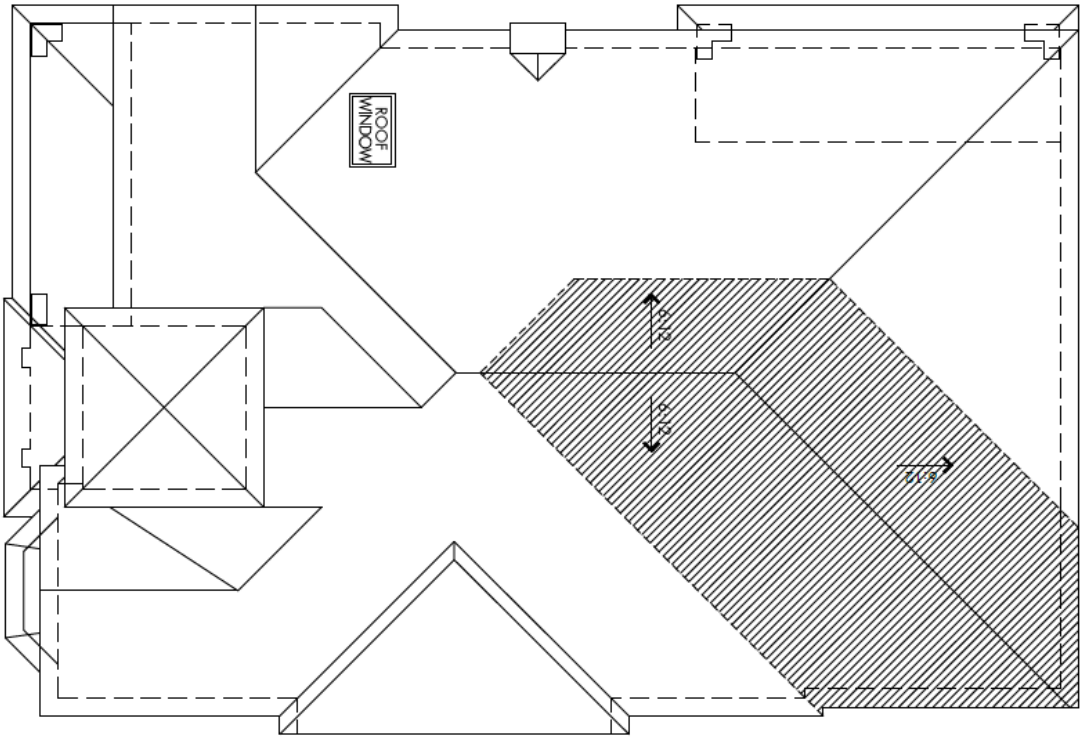

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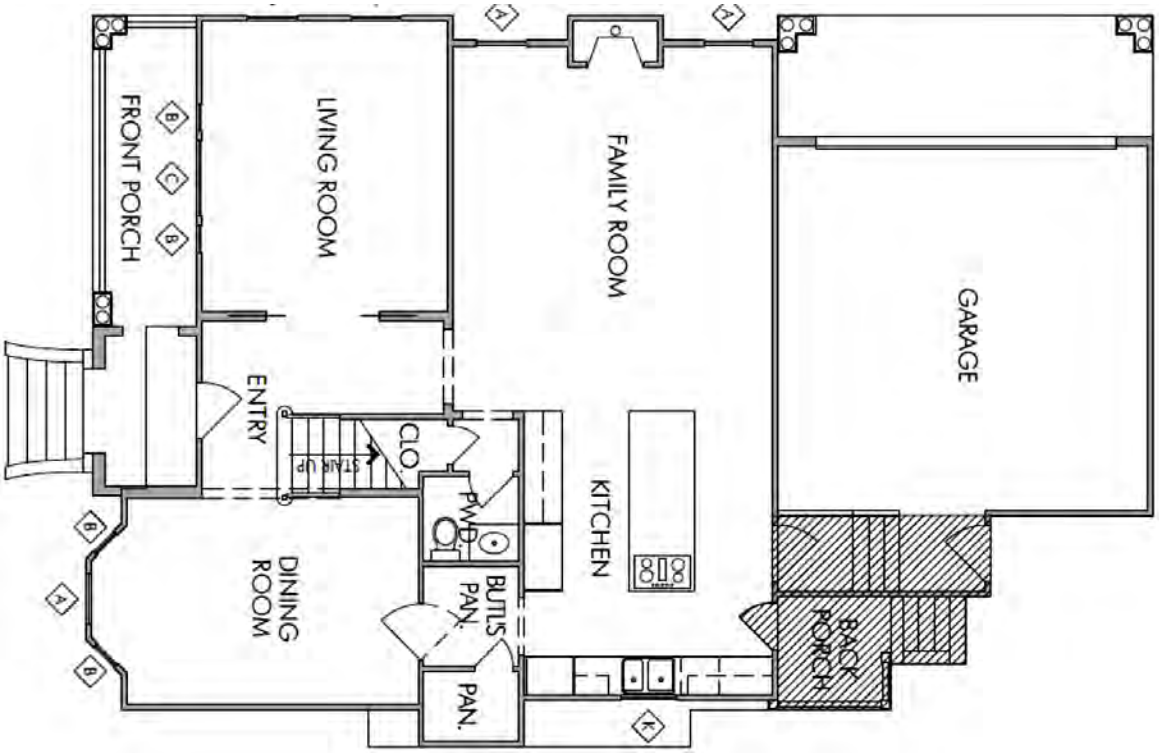
FIRST FLOOR PLAN

EXISTING



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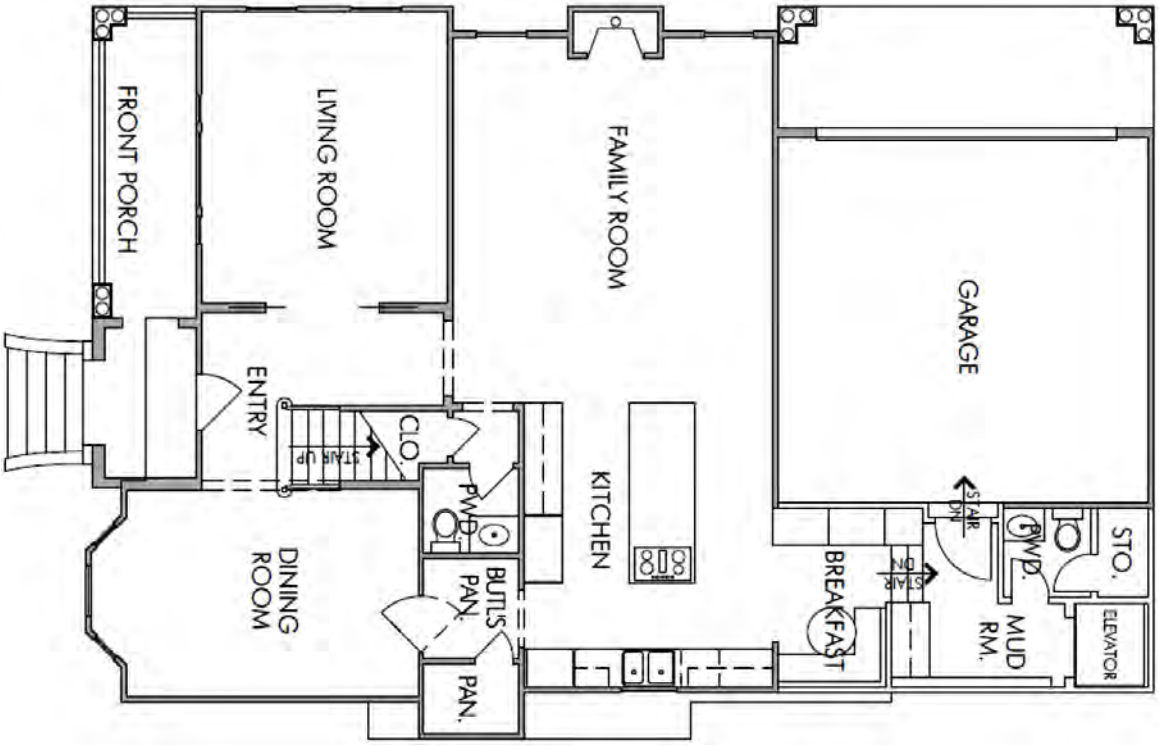

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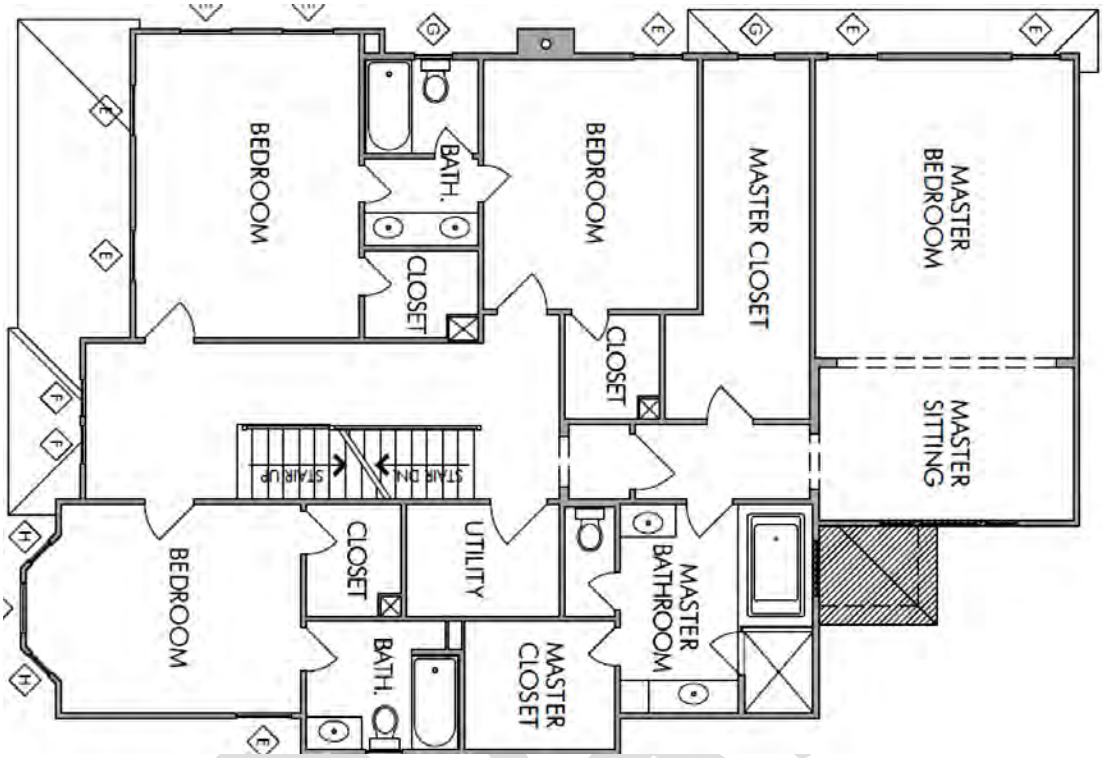
SECOND FLOOR PLAN

EXISTING



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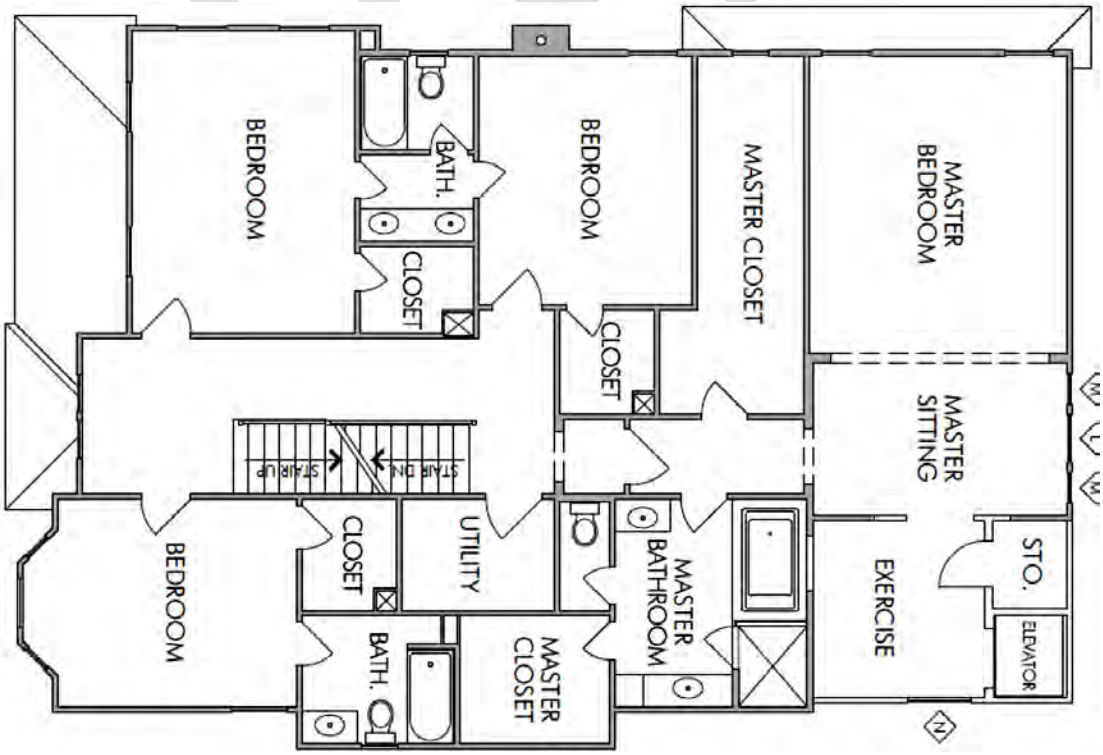

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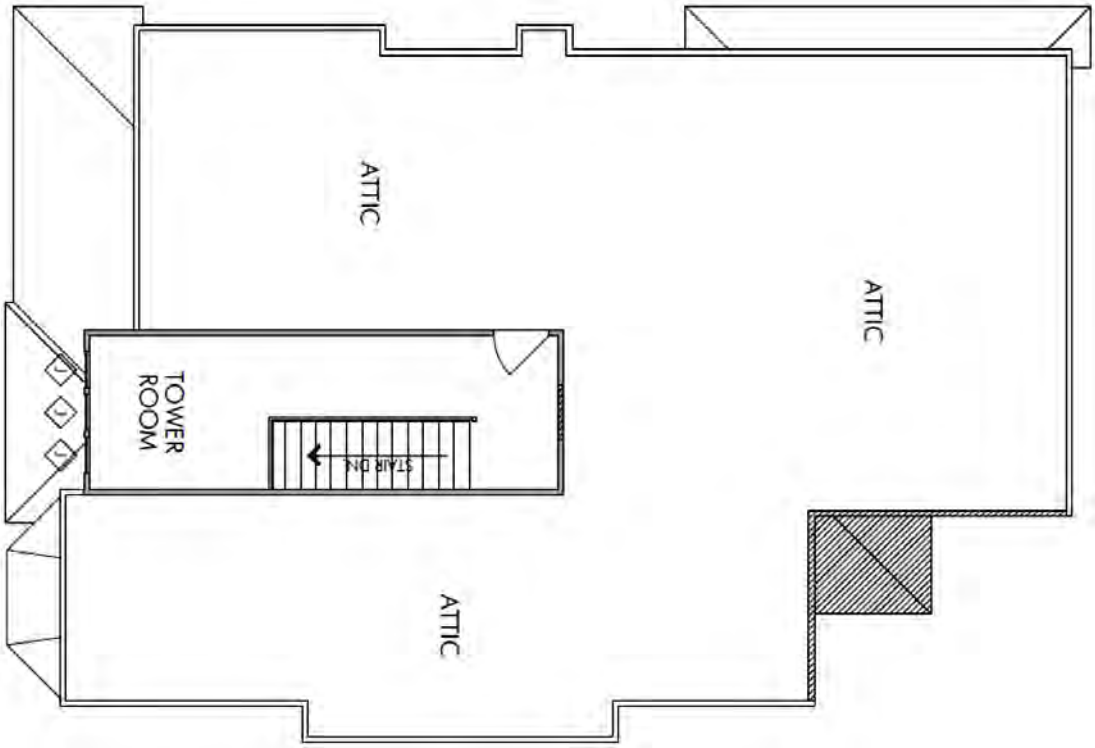
THIRD FLOOR PLAN

EXISTING



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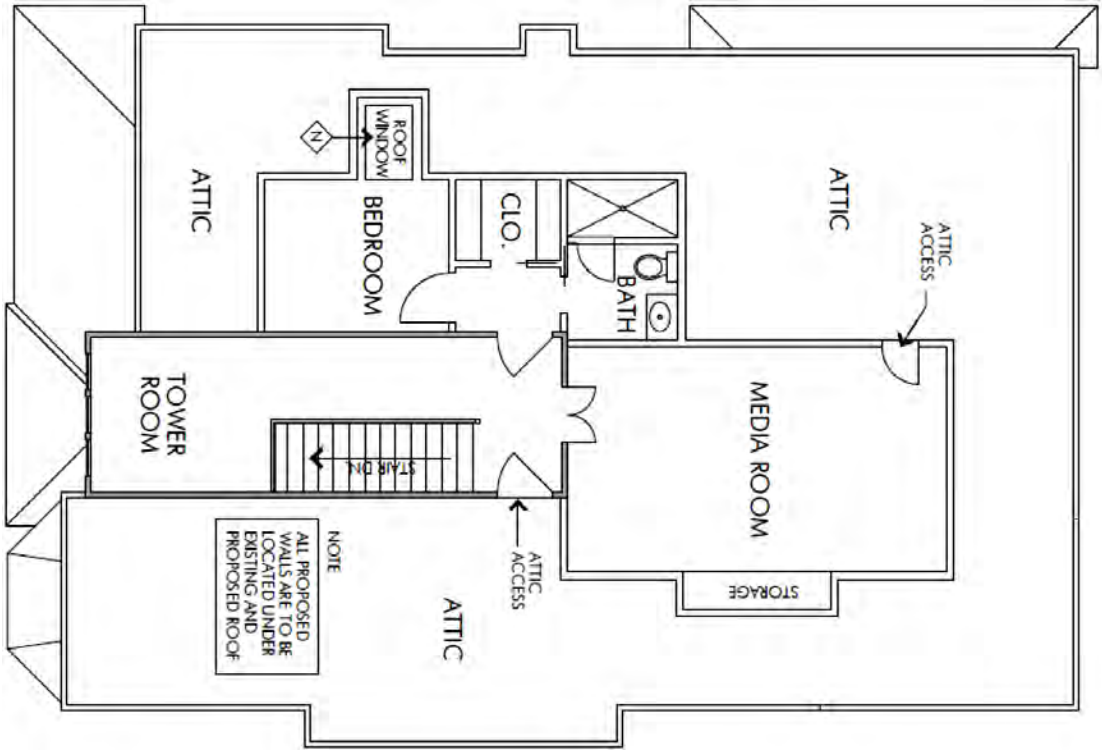
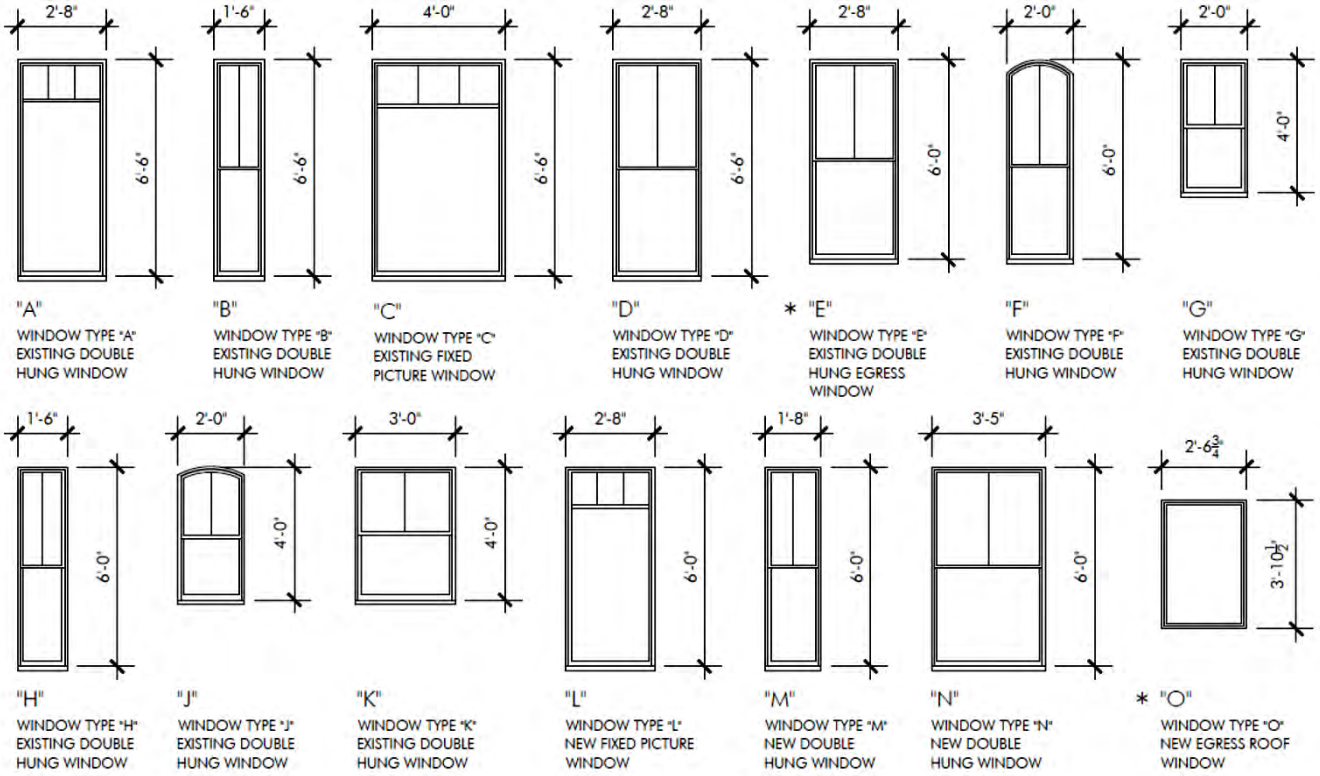
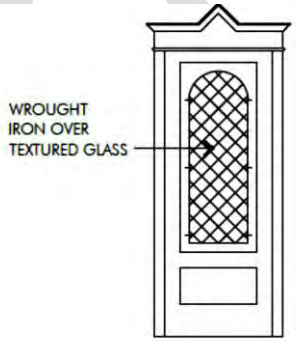


WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE



DOOR SCHEDULE



"A"

EXTERIOR DOOR TYPE
SCALE: 1/4" = 1'-0"

EXTERIOR DOOR SCHEDULE

NO.	TYPE	WIDTH	HEIGHT	MTR	FINISH	HARDWARE / REMARKS
1	A	36	96	WOOD	STAIN	EXISTING FRONT DOOR

PHOTOS SUBMITTED BY APPLICANT

FRONT (WEST) ELEVATION FACING COLUMBIS STREET

SOUTHWEST CORNER

SIDE (NORTH) ELEVATION FACING E 13TH STREET

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NORTHEAST CORNER

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SOUTHWEST CORNER- EXISTING WINDOWS

SOUTHWEST CORNER

SOUTHWEST CORNER- EXISTING REAR PORCH AND STEPS

PROJECT DETAILS

Shape/Mass: The existing 2½-story structure is 39'-0" in width and 56'-10" in depth. The existing residence has a ridge height of 35'-11½".

The proposed addition will be located in an existing notch at the southeast corner of the house. The addition will be inset 2'-6" from the southern wall and will have a width of 9'-1" and an overall depth of 20'-0". The addition will have a ridge height of 35'-11½" to match existing. Se drawings for more detail.

Setbacks: The existing residence has a front (west) setback of 22'-0"; a north side setback of 10'-1"; a south side setback of 2'-11"; and a rear (east) setback of 3'-1".

With the proposed addition, the structure will maintain all existing setbacks and the addition will have a south side setback of 3'-5" and a rear (east) side setback of 10'-1". See drawings for more detail.

Foundation: The existing house has a pier and beam foundation with a finished floor height of 3'-6".

The proposed addition will have a pier and beam foundation with a finished floor height of 3'-6" to match existing. See drawings for more detail.

Windows/Doors: The existing house has a combination of divided-lite double-hung and fixed wood windows. The windows are either 2-over-1 or 3-over-1 in configuration. All existing windows not located in the area of the addition are to be retained. The existing front door is to remain.

The proposed addition will have a combination of divided-lite double-hung and fixed wood windows. The windows will be either 2-over-1 or 3-over-1 in configuration. A skylight window will be installed in the roof of the existing structure. See drawings and window schedule for more detail.

Exterior Materials: The existing residence is clad with smooth cementitious lap siding with a 7" reveal. The structure also has brick skirting.

The proposed addition will have smooth cementitious lap siding with a 7" reveal to match existing. See drawings for more detail.

Roof: The existing structure has a composition shingle hipped roof with a pitch of 6:12 and an eave height of 26'-0".

The proposed addition will have a composition shingle hipped roof with a pitch of 6:12 and an eave height of 26'-0" to match existing. See drawings for more detail.

Front Elevation: (West) The façade of the existing house features a side porch to the north with a three part picture window. The front door is centered in the tower feature. The southern portion features a two-story bay window with a paneled detail. The second-story has two windows on the northern portion, a pair of windows in the central tower, and the second-story of the bay window on the southern portion. The top floor of the tower has a group of three windows.

The proposed addition will not alter the existing façade. See drawings for more detail.

Side Elevation: (North) The existing north elevation has the profile of the front porch to the west. The first bay has two windows on the first- and second-stories. The central bay has a brick chimney flanked by a single window on both the first- and second-stories. The rear bay has the garage door on the first-story and three windows on the second-story.

Only the roof of the proposed addition and the proposed skylight will be visible on the north elevation. See drawings for more detail.

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Side Elevation: (South) The existing south elevation has a single window on the first-story and three windows on the second-story.

The proposed addition will fill in the notch at the rear of the structure. The first-story of the addition will not have any fenestration while there will be a single window on the second-story. See drawings for more detail.

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

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ATTACHMENT A
PUBLIC COMMENT

From: Kent Marsh
Sent: Tuesday, November 10, 2015 2:58 PM
To: DuCroz, Diana - PD
Cc: Wallace Brown, Margaret - PD
Subject: Nov 19 HAHC Meeting

Diana, I know you are out but wanted to provide input for this month's HAHC agenda.

HHEHD – 1246 Columbia, no objection; 1341 Cortlandt, object, window needs to be vertically oriented to be compatible with typical district window proportions; 1515 Oxford, object, fixed windows, square windows, faux shutters, and 2nd story breezeway connection are not compatible with typical district elements.

HHSHD – 102 W 11th St, object (this should be listed in the HHEHD), proposed sign area proportion to total façade area exceeds other contributing commercial sign proportion in the district (HHEHD); 113 E 4th St, I will defer to Pete Stockton's report as to the suitability to restore this existing contributing structure

HHWHD – 201 W 16th, no objection to relocation of garage door from alley side to front street side of garage but no driveway opening should be granted to Yale as this is a major thoroughfare and residential access should be denied to this congested street; 1205 Rutland, no application was posted; 1411 Ashland, application is incomplete.

J. Kent Marsh, AICP CUD
Vice President

marshdarcy PARTNERS

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