

CERTIFICATE OF APPROPRIATENESS

Application Date: July 6, 2023

Applicant: Judyth Jones, agent for, Kathryn Anderson, owner

Property: 509 Columbia Street, Lot 1, Block 1, Houston Heights Neighborhood Subdivision. The property includes a non-historic 2,135 square foot, two-story wood single-family residence and detached garage situated on a 3,300 square foot (25' x 132') interior lot.

Significance: Non-contributing contemporary townhome style residence, constructed circa 2002, located in the Houston Heights South Historic District.

Proposal: Alteration: Rear Detached Garage Apartment Atop Existing Garage

- Construct a second-floor, 499 sq. ft. conditioned space above existing garage, measuring 19.2' x 22.1'
- North and South elevations propose windows with a 6-over-6 lite pattern, DH, inset and recessed, wood clad
- Smooth Hardie plank siding
- 6:12 roof pitch with composition shingles
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Public Comment: No public comment received.

Civic Association: No comment received.

<p>Recommendation: Approval with conditions: Inset Garage Apartment 3" on the south side to meet the Houston Heights Design Guidelines cumulative 6' and remove proposed eaves on North and South elevation.</p>
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HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a noncontributing structure in an historic district upon finding that the application satisfies the following criteria, as applicable:

S D NA

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

- (1) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:
(a) 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; and
(b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.
(2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.
(3) For an addition to a noncontributing structure:
(a) The distance from the property line to the front and side walls, porches, and exterior features of any proposed addition or alteration must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area; and It appears that there are contributing structures in the context area with a 3' side setback or less. However, none of these are situated on lots less than 35' wide.
(b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.

HEIGHTS DESIGN GUIDELINES

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. Does not meet side setbacks for lots less than 35' wide. See below on p. 4 of staff report

Sec. 33-240. Criteria for issuance of certificates of appropriateness—General.

- (a) The HAHC shall be the body responsible for approving certificates of appropriateness unless otherwise provided in this article. The HAHC shall review and approve or disapprove a certificate of appropriateness pursuant to:
(1) The applicable specific criteria in this division; and
(2) Design guidelines approved pursuant to section 33-268 of this Code or division 6 of this article for the Old Sixth Ward Protected Historic District, to the extent applicable.
(3) In the event of a conflict between the criteria in this division and the design guidelines, more restrictive criteria shall control. The Houston Heights Design Guidelines are the more restrictive criteria.

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

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

 Maximum Lot Coverage (Addition and New Construction)

LOT SIZE	MAXIMUM LOT COVERAGE
<4000	.44 (44%)
4000-4999	.44 (44%)
5000-5999	.42 (42%)
6000-6999	.40 (40%)
7000-7999	.38 (38%)
8000+	.38 (38%)

Existing Lot Size: 3,300

Max. Allowed: 1,452

Proposed Lot Coverage: 1,387

Remaining Amount: 65

 Maximum Floor Area Ratio (Addition and New Construction)

LOT SIZE	MAXIMUM FAR
<4000	.48
4000-4999	.48
5000-5999	.46
6000-6999	.44
7000-7999	.42
8000+	.40

Existing Lot Size: 3,300

Max. FAR Allowed: 1,584

Proposed FAR: 2,454 (Garages and garage apartments receive 528 sq. ft. exemption. Proposed garage apt is 499 sq. ft. and is excluded from FAR)

Remaining Amount: -870

Side Wall Length and Insets (Addition and New Construction)

MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side wall

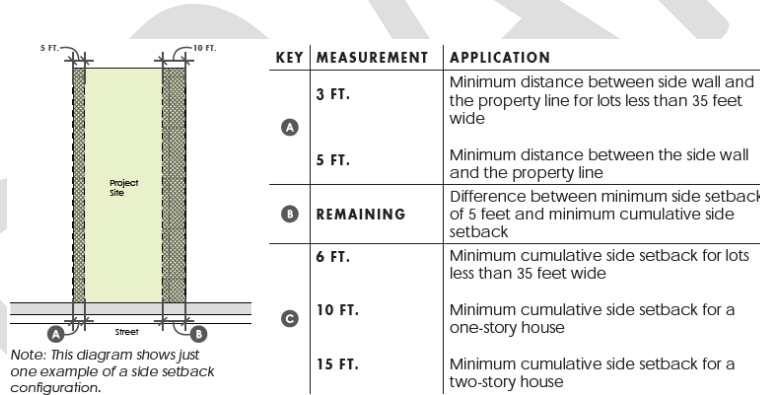
Side Wall Length: 25' 1-1/2"

Inset Length: 0' ****Inset not needed as side wall length is less than 40' for a 2-story building****

Inset on North side: 0'

Inset on South side: 0'

Side Setbacks (Addition and New Construction)



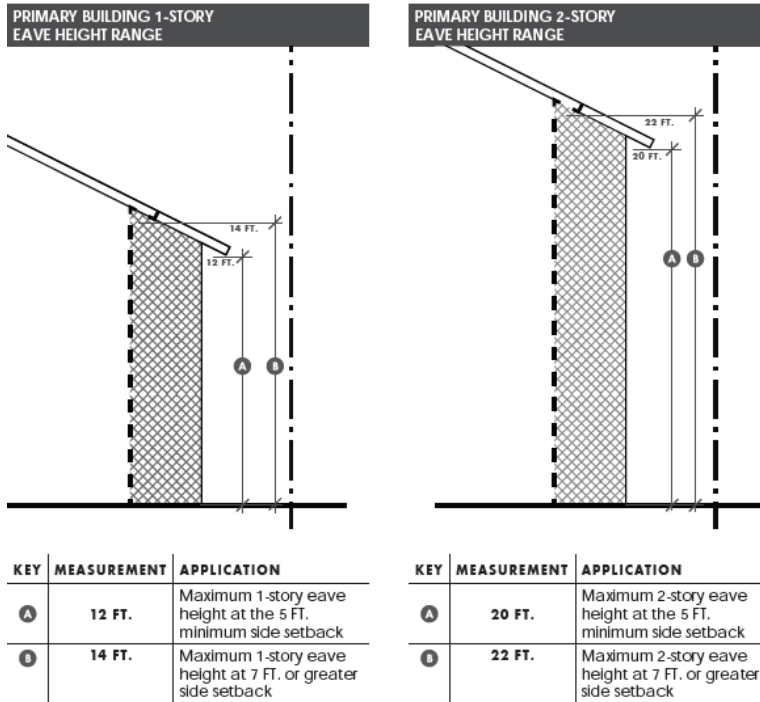
Proposed North side setback (1): 3' 0"

Proposed South side setback (2): 2' 9" ****Does not meet 3' minimum distance between side wall and the property line for lots less than 35' wide****

Cumulative side setback: 5' 9" ****Does not meet 6' minimum cumulative side setback for lots less than 35' wide****



Eave Height (Addition and New Construction)



Proposed eave height: 17'

**Maximum eave height of 18' 0" is allowed for North side setback at 3' 0" **

**Maximum eave height of 17' 9" is allowed for South side setback at 2' 9" **

**For a decrease of 1' in a side setback is an equivalent 1' decrease in eave height **

**Smaller decreases less than a 1' in a side setback is an equivalent decrease in eave height **

E.G. A decrease of 4" in a side setback results in a 4" decrease in the eave height

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS



Rear Setbacks (Addition and New Construction)

The City of Houston requires a minimum setback of three feet from the rear property line for all properties, except under the following circumstances:

- A front-facing garage which is located with its rear wall at the alley may have a zero-foot setback.
- An alley-loading garage generally must be located to establish a minimum of 20 feet of clearance from an opposing alley-loading garage door, the rear wall of a front-facing garage, or a fence; a 24-foot clearance is preferred.

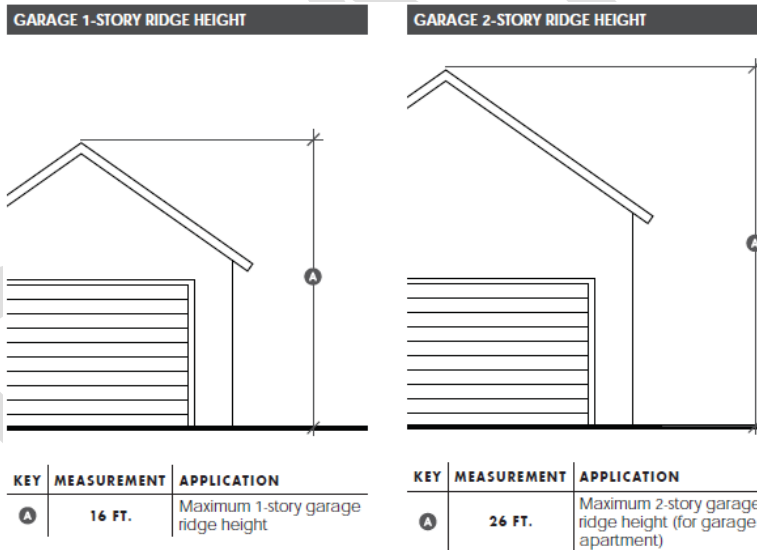
Proposed rear setback: 5' 7-1/6" **This meets the minimum 20' of clearance **

Building Wall (Plate) Height (Addition and New Construction)

MEASUREMENT	APPLICATION
36 IN.	Maximum finished floor height (as measured at the front of the structure)
10 FT.	Maximum first floor plate height
9 FT.	Maximum second floor plate height

Proposed finished floor: 1' 1/6"
 Proposed first floor plate height: 8'
 Proposed second floor plate height: 8'

Detached Garage Ridge Height (New Construction)



Proposed ridge height: 22' 0"

The following measurable standards are not applicable to this project:

- Front Setbacks
- Front Wall Width and Insets
- Front Porch Width and Depth
- Porch Eave Height

District Map



Inventory Photo



Current Photos of Existing Garage



Current Photos of Existing Garage



Context Area

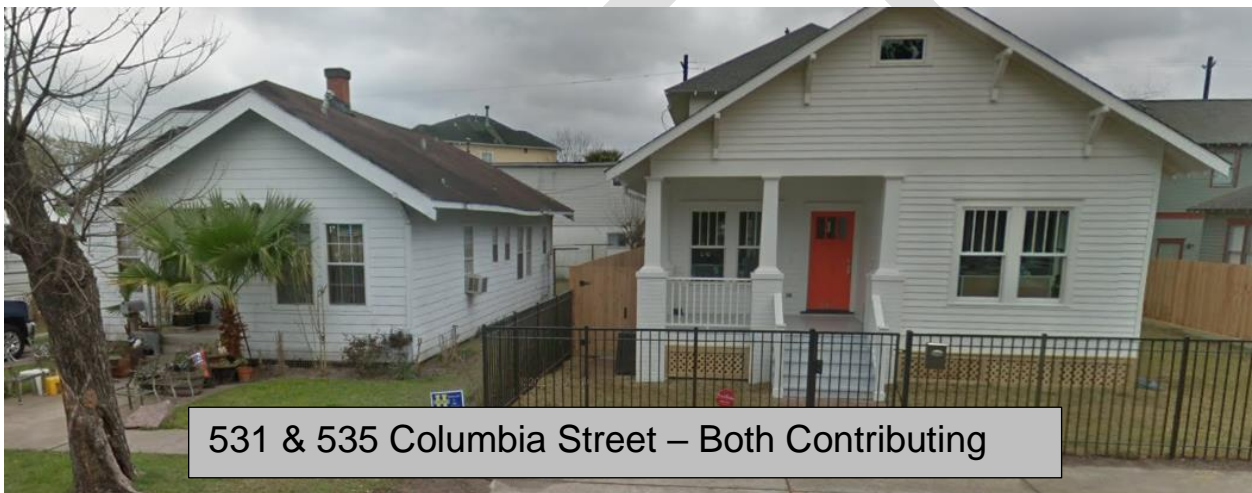


515 Columbia Street
Contributing

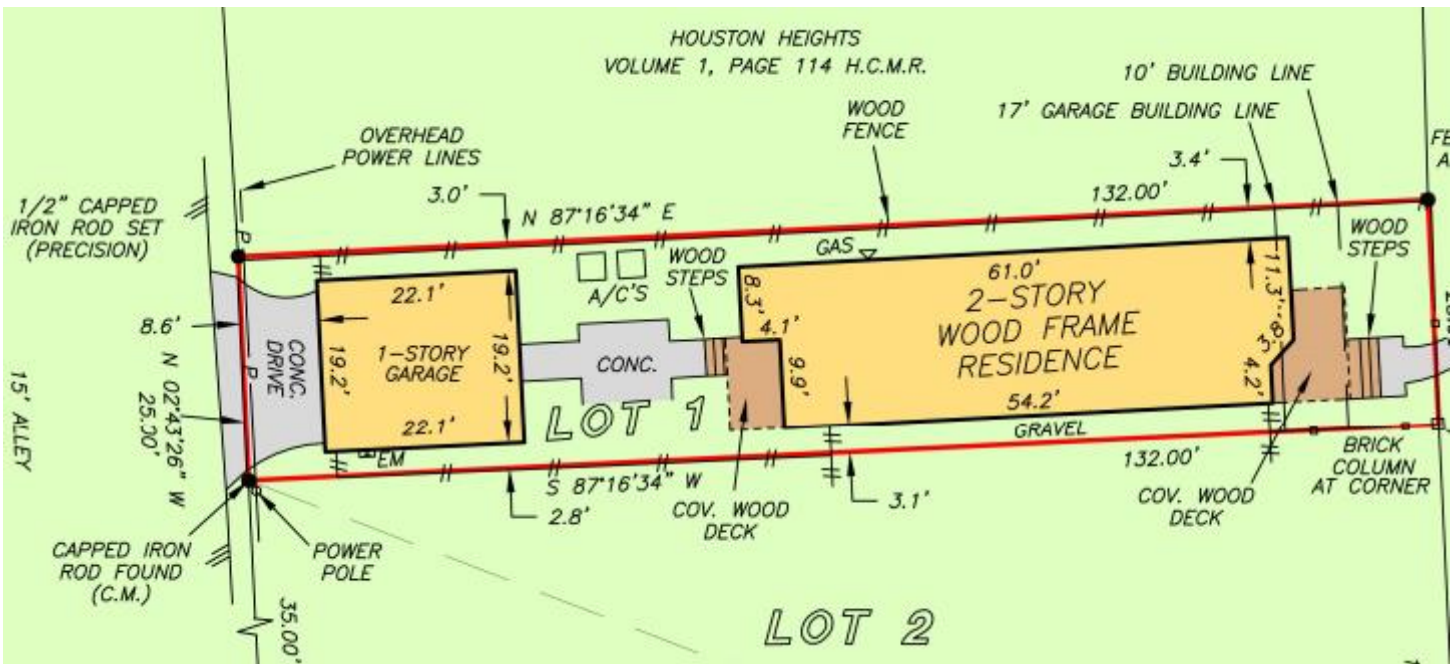


517 & 523 Columbia Street – Both Contributing

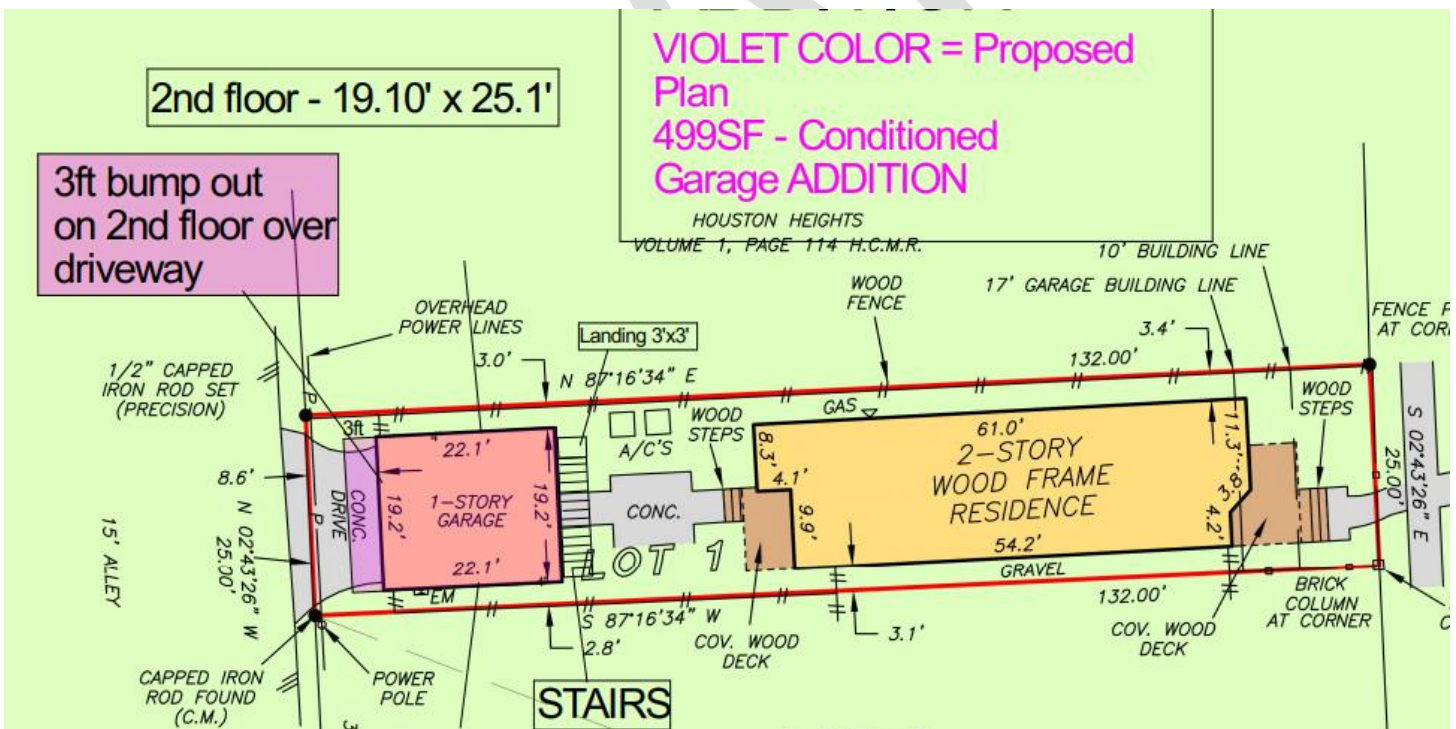
Context Area



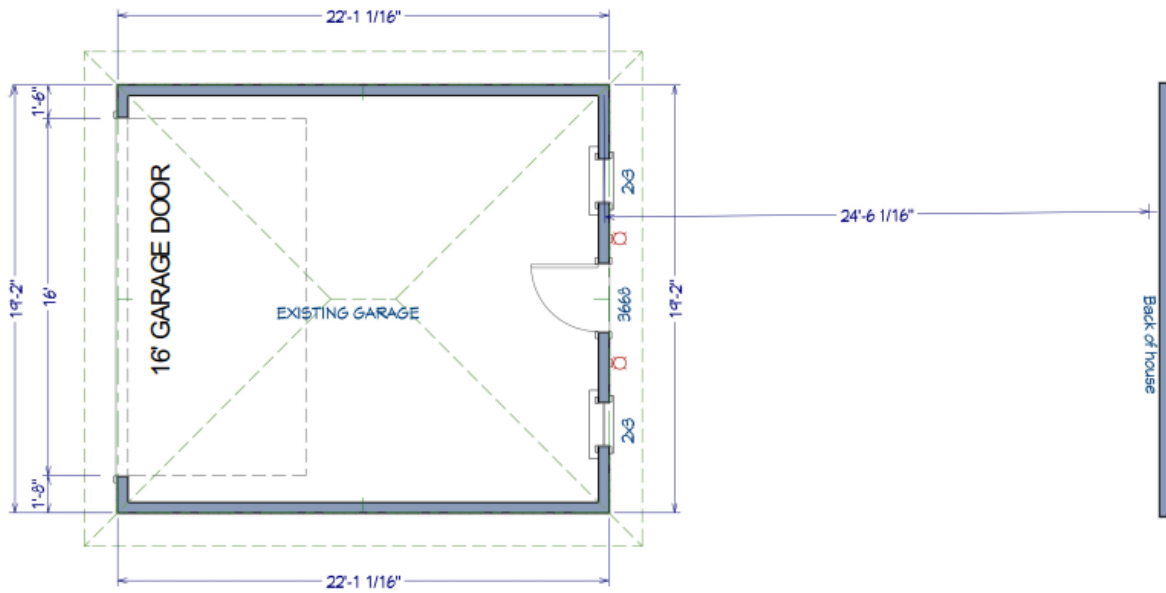
Existing Site Plan



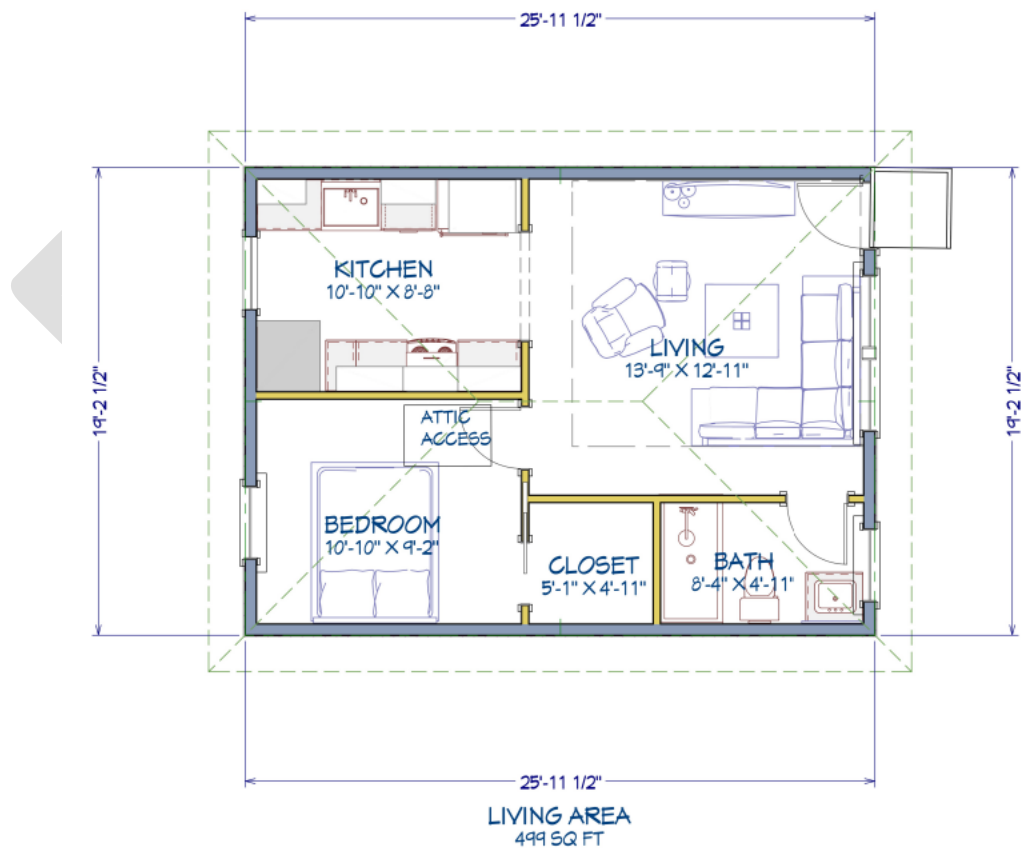
Proposed Site Plan



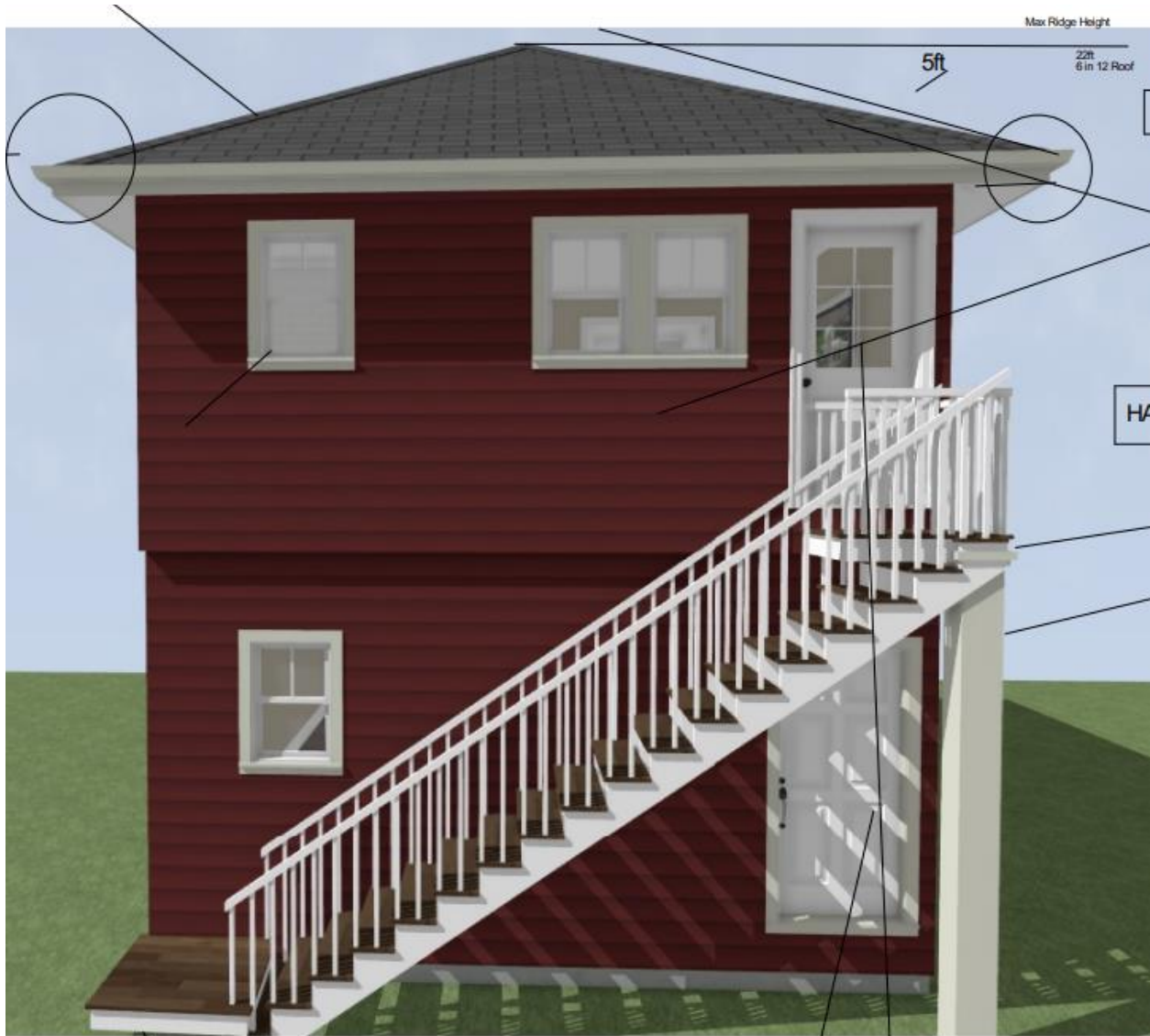
Existing Floor Plan



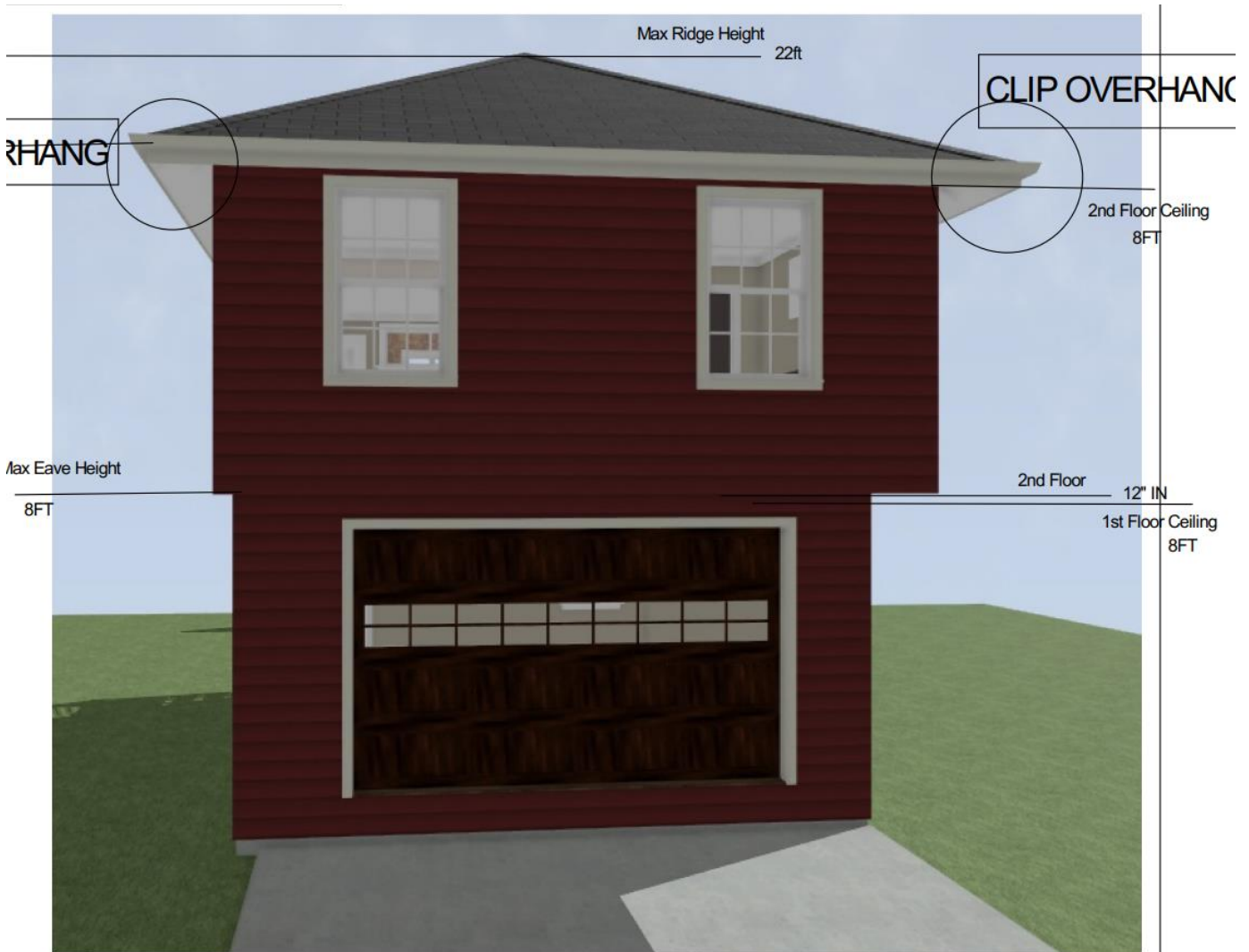
Proposed Floor Plan (2nd story above garage)



Proposed Front (East) Elevation



Proposed Rear (West) Elevation



7'X16' STEEL GARAGE DOOR
NO CHANGE

Proposed Left (South) Elevation



Proposed Right (North) Elevation

