

CERTIFICATE OF APPROPRIATENESS

Application Date: September 3, 2014

Applicant: Scott Leichtenberg, LH Renovations, owner

Property: 836 Columbia Street, Lot 22, Block 251, Houston Heights Subdivision. The property includes a historic one-story wood frame single-family residence and a detached garage situated on a 6,600 square foot (50' x 132') interior lot.

Significance: Noncontributing garage, constructed circa 1920, located in the Houston Heights Historic District South.

Proposal: Alteration – Replace siding and windows.

- Existing 105 wood siding will be removed and replaced with wood 117 siding.
- Replace overhead garage door
- Remove two windows and a door on the west elevation
- Install two sets of French doors on west elevation
- Install two windows on south elevation

See enclosed application materials and detailed project description on p. 5-9 for further details.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: HAHC Approval
Effective: September 25, 2014



**PLANNING &
DEVELOPMENT
DEPARTMENT**

COA valid for one year from effective date. COA is in addition to any other permits or approvals required by municipal, state and federal law. Permit plans must be stamped by Planning & Development Department for COA compliance prior to submitting for building or sign permits. Any revisions to the approved project scope may require a new COA.

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 D NA

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

- (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 of intended for use for commercial purposes is not taller than the height of the existing structure.



PROPERTY LOCATION HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT

Building Classification

- Contributing
- Non-Contributing
- Park



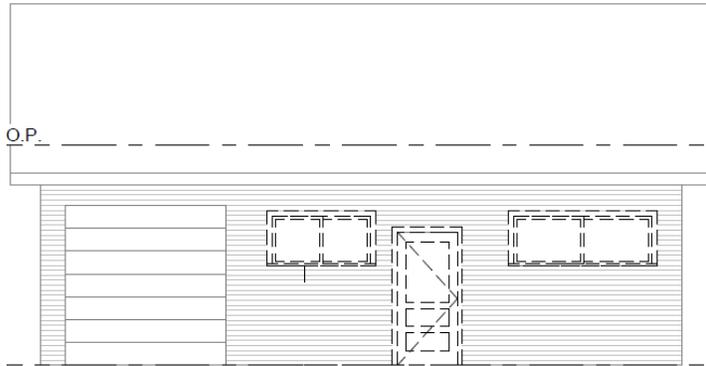
836 Columbia

PHOTO PRIOR TO ALTERATIONS

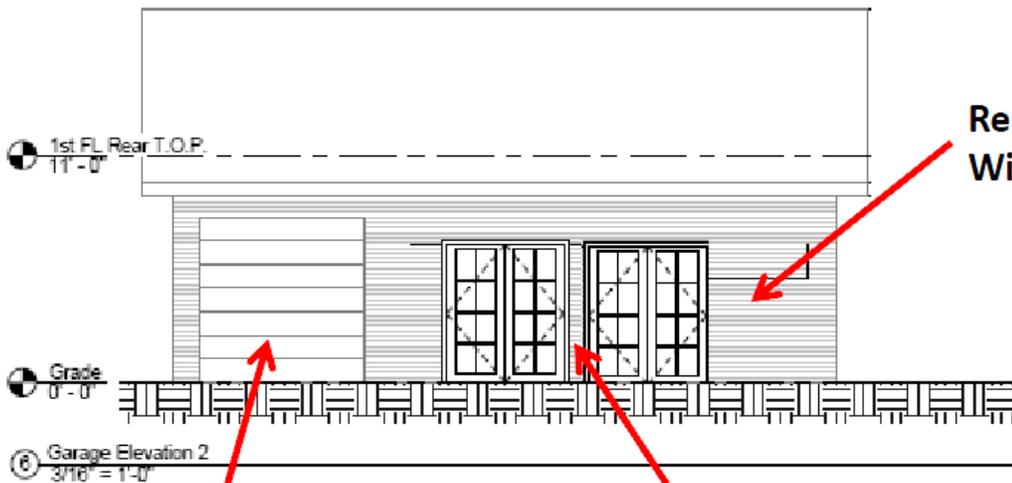


WEST ELEVATION – FRONT FACING COLUMBIA STREET

EXISTING



PROPOSED



**Replace garage siding
With 117 wood siding**

**Replace existing
Garage doors**

**Add two sets
of fiberglass french doors**

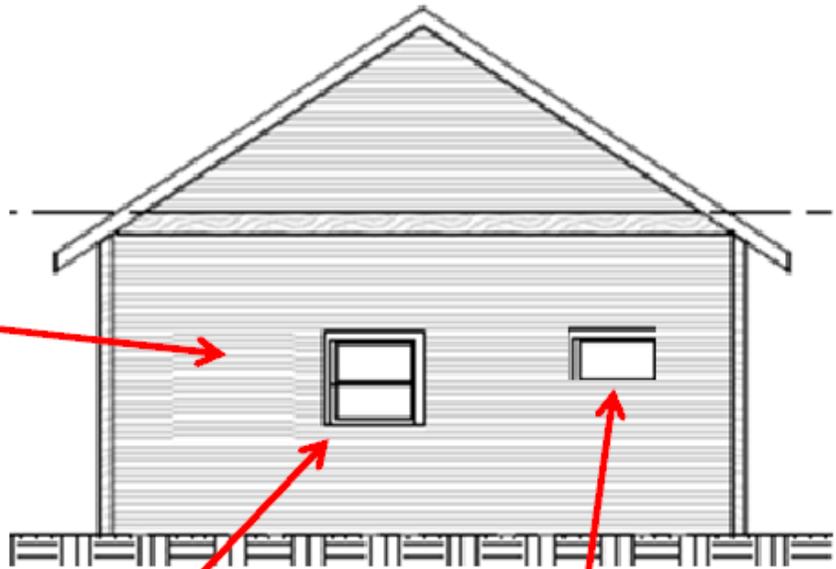
SOUTH SIDE ELEVATION

EXISTING



PROPOSED

Replace garage siding
With 117 wood siding



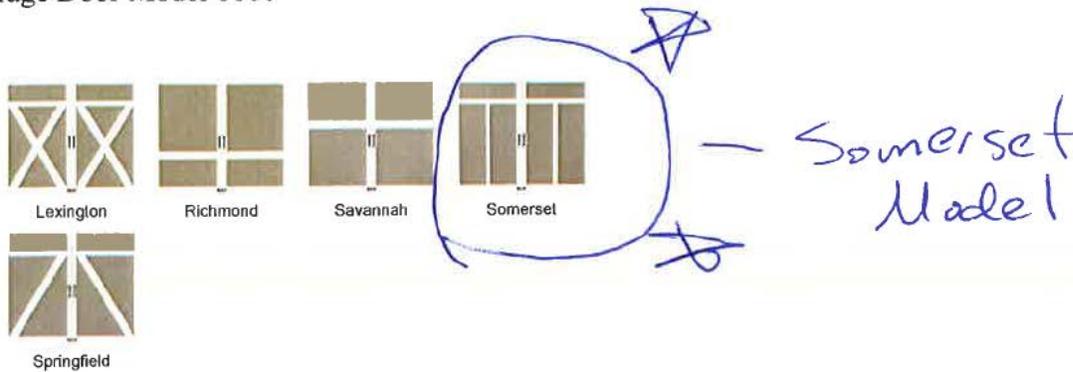
add 3.0 x 3.0 vinyl
1 Over 1 window

add 3.0 x 1.0 vinyl
Window

PROPOSED GARAGE DOOR

Garage Door Model 6600

Page 2 of 3

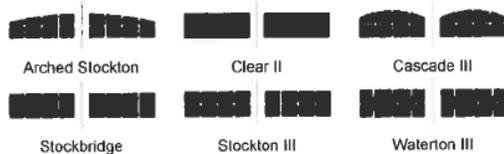


Choose a Window

Window patterns are shown for a typical single-car door. Spacing of windows may change depending on door size. Not all windows are available in all door sizes.

6600 Decatrim II Windows

The following standard window options feature a smooth DecaTrim™ II overlay board to match the door's design.



6600C Cold Environment Windows

For northern regions with extreme cold environments, the following upgraded windows are strongly recommended.

These windows include two plastic frames that provide an extra seal to protect the door section from harsh weather conditions. Optional 1/2" insulated glass is also available.



*Clear windows
No divided light*

Choose your Hardware



Two Spear pull handles and one bottom lift handle are included for single car doors. Double car doors come with two sets of decorative hardware. Four Spear pull handles and two bottom lift handles.

PROJECT DETAILS

Windows/Doors: Existing structure features two aluminum ribbon windows, one wood entry door and one overhead garage door, all of which will be removed. A new overhead garage door, two sets of French door, one single hung vinyl 1/1 window and one fixed vinyl window will be installed.

Exterior Materials: Existing structure features wood 105 siding to be removed and replaced with wood 117 siding.

Front Elevation: Existing structure features two windows, one entry door and one overhead garage door, all of which will be removed. The overhead garage door will be replaced and two sets of French doors will be installed.
(West)

Side Elevation: Existing 105 wood siding will be removed and replaced with 117 wood siding and two windows will be installed.
(South)

Side Elevation: Existing 105 wood siding will be removed and replaced with 117 wood siding.
(North)

Rear Elevation: Elevation not visible from right of way. Existing 105 wood siding will be removed and replaced with 117 wood siding.
(East)