

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: Approved

CERTIFICATE OF APPROPRIATENESS

Basis for Issuance: -
Effective: -



PLANNING & DEVELOPMENT DEPARTMENT

COA valid for two years 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.

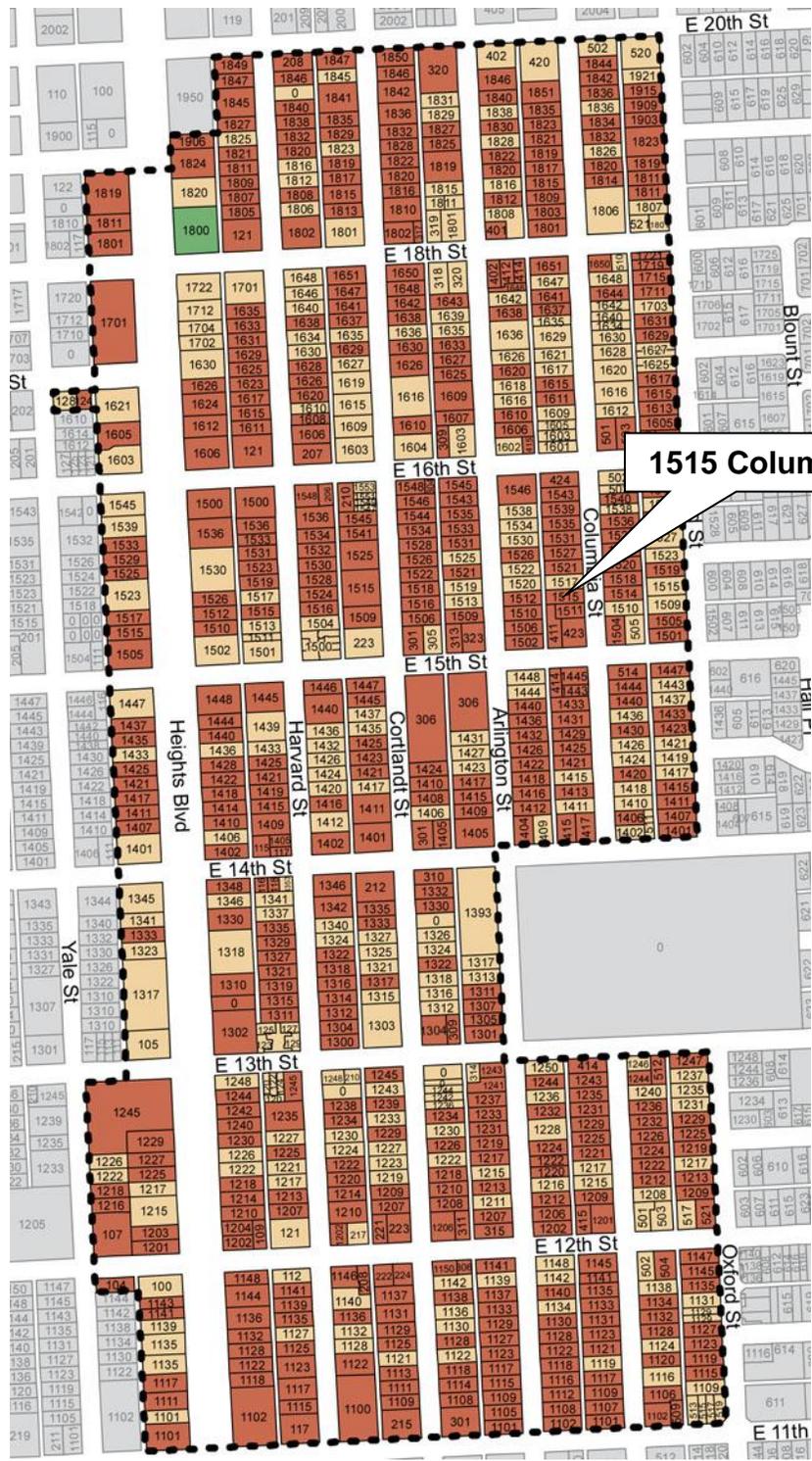
Planning Official

Date



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT EAST



1515 Columbia

Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO

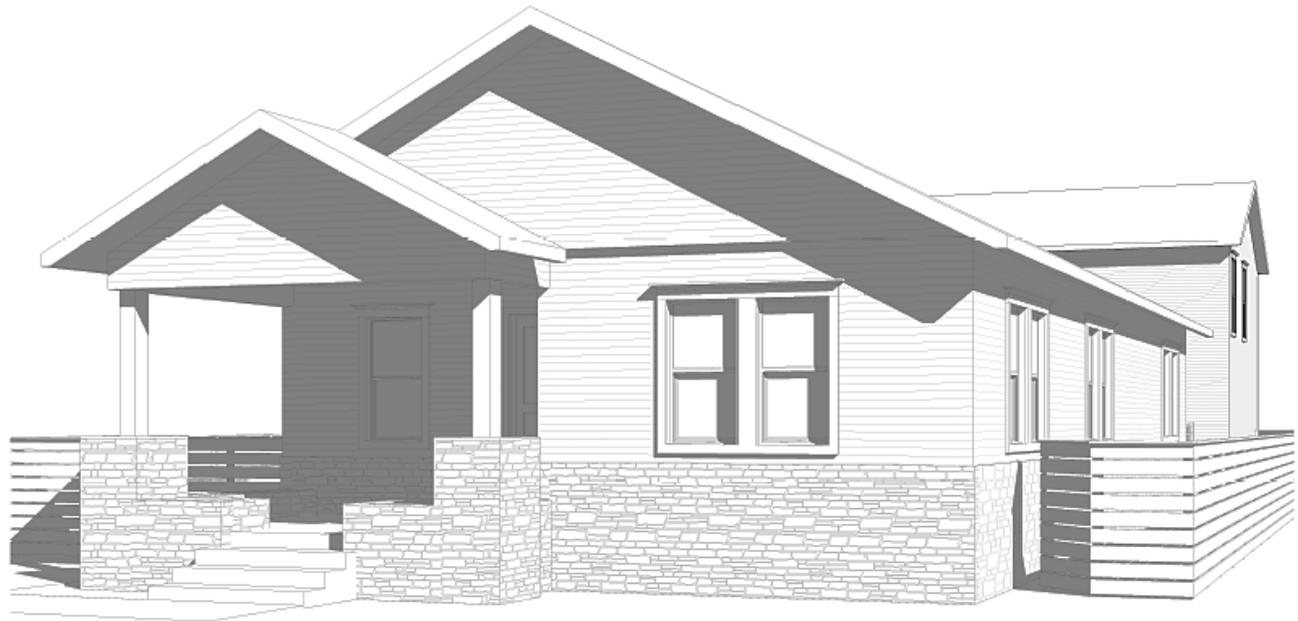


CURRENT PHOTO



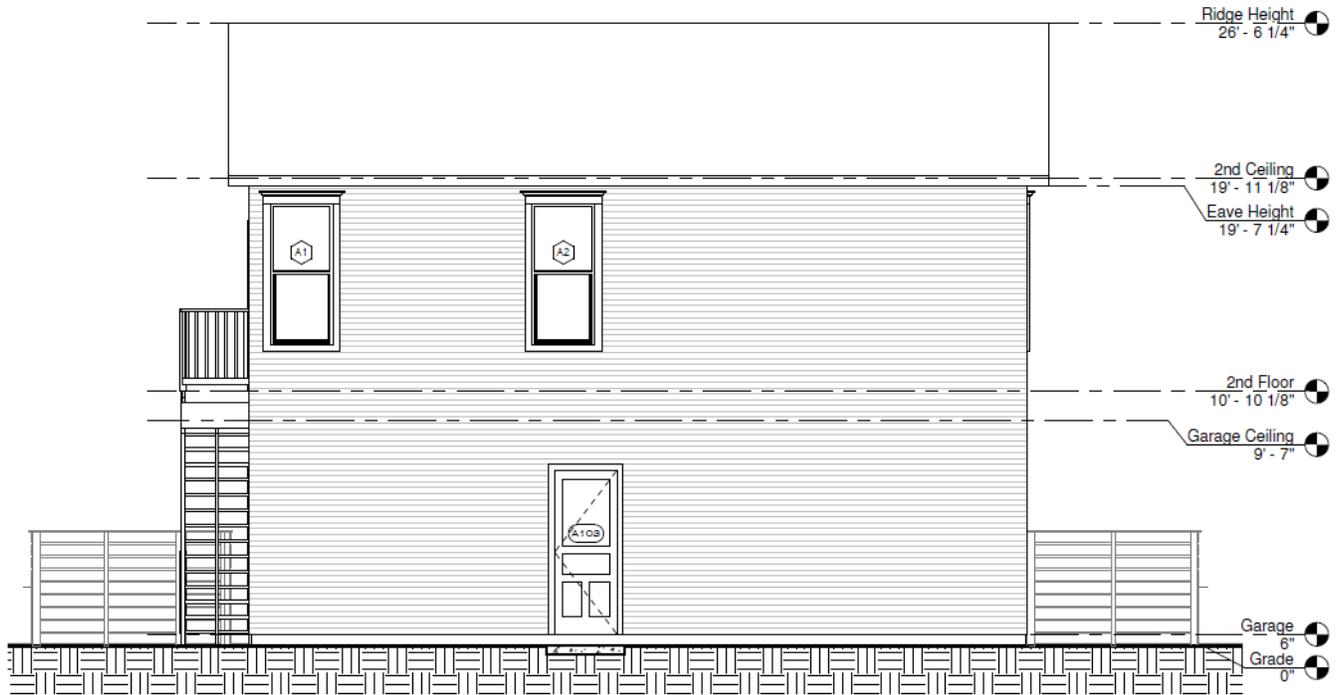
3D RENDERING – FRONT FACING COLUMBIA STREET

PROPOSED



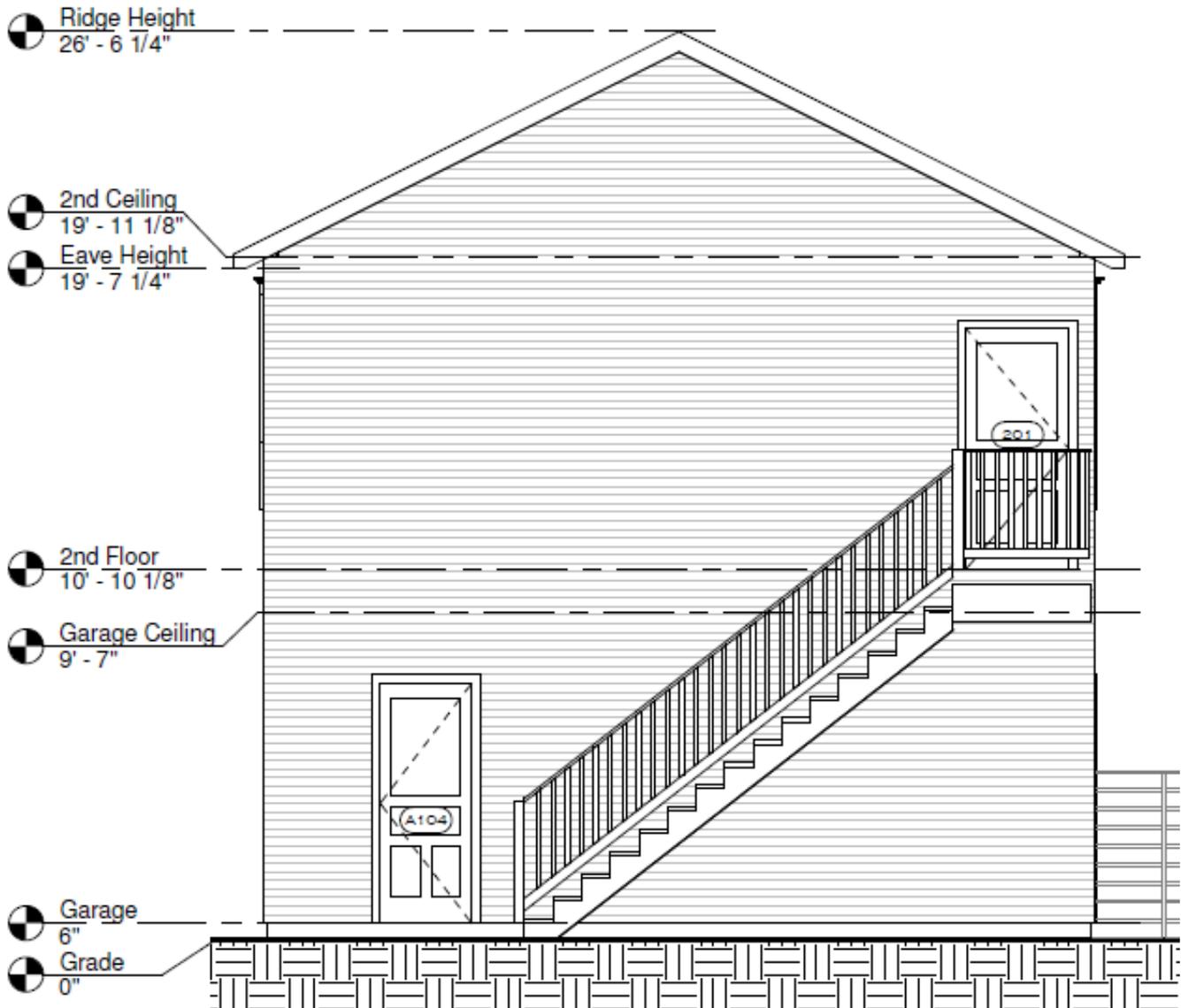
EAST ELEVATION – FRONT FACING COLUMBIA STREET

PROPOSED



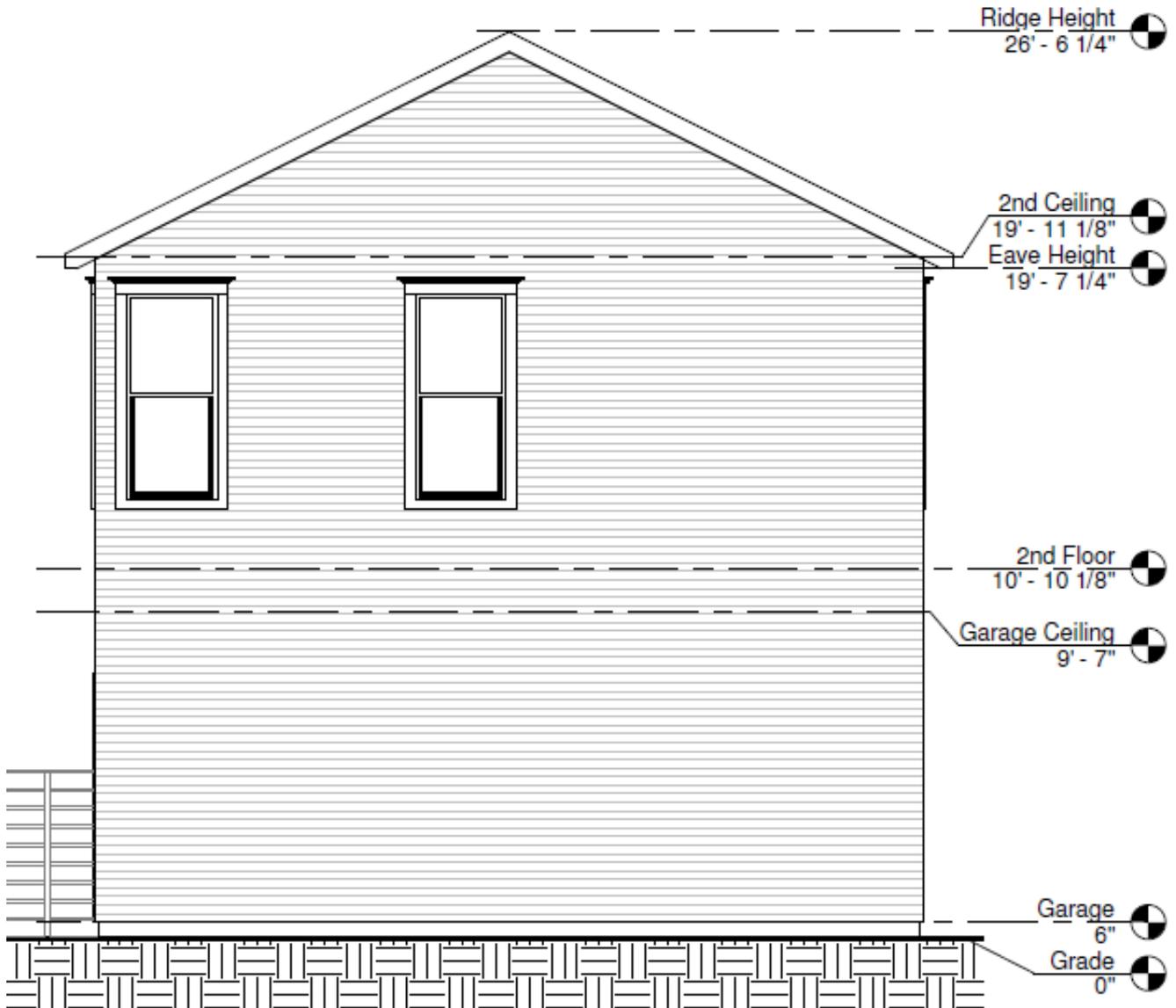
SOUTH SIDE ELEVATION

PROPOSED



NORTH SIDE ELEVATION

PROPOSED



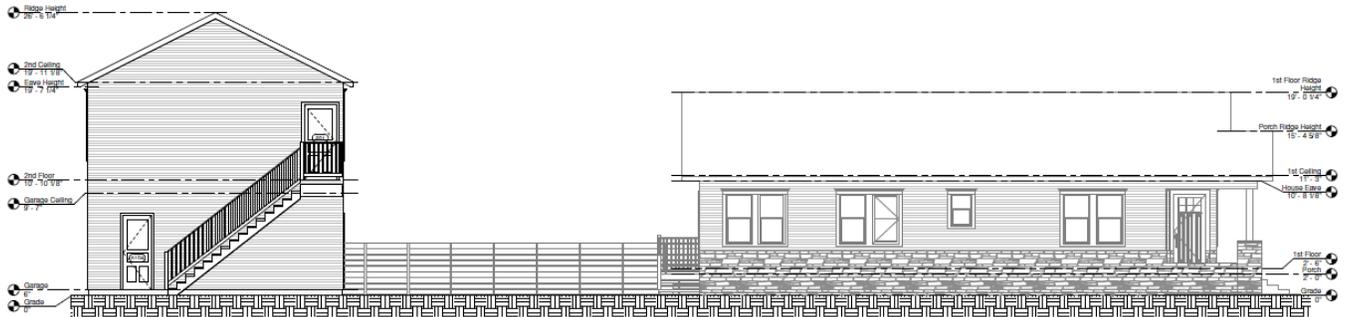
WEST (REAR) ELEVATION

PROPOSED



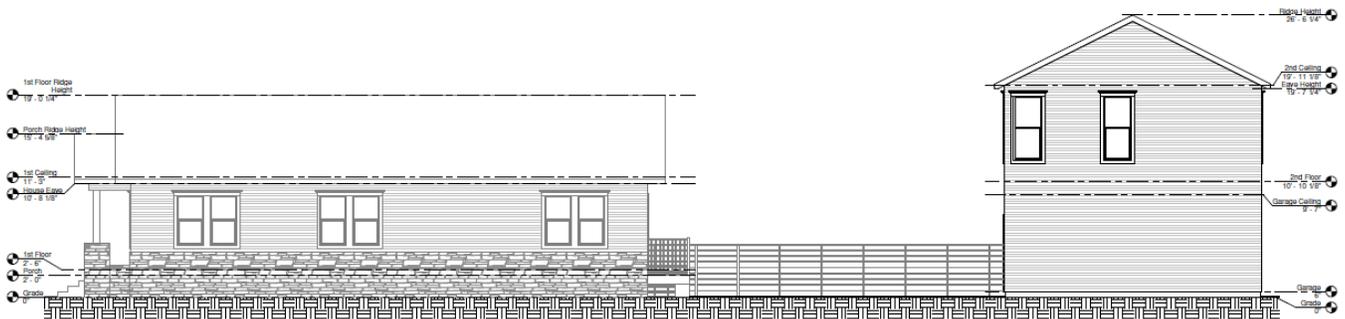
SOUTH SIDE ELEVATION

(WITH HOUSE)



NORTH SIDE ELEVATION

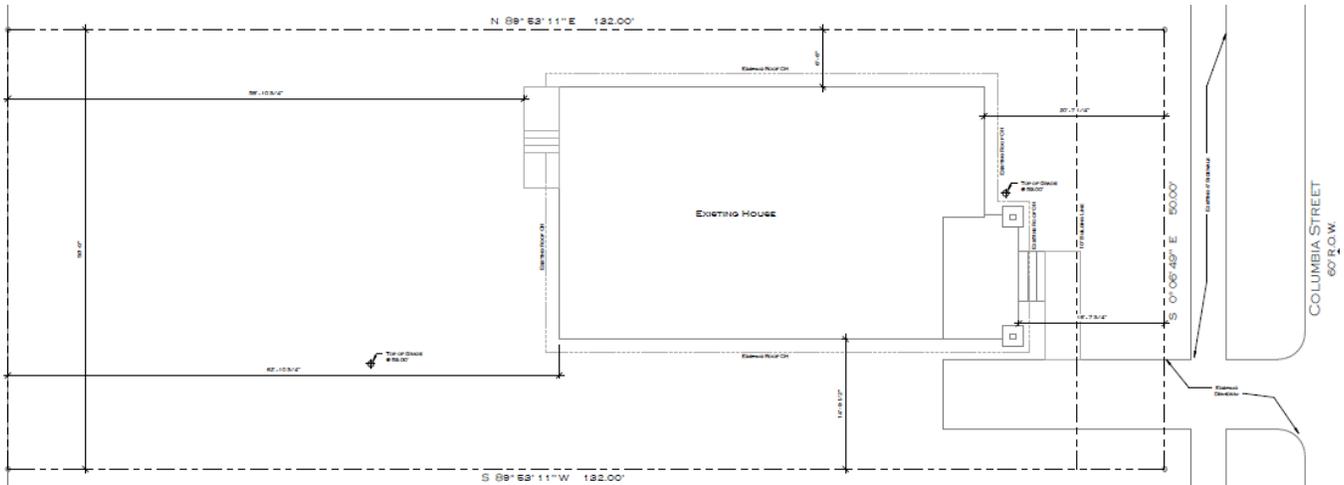
(WITH HOUSE)



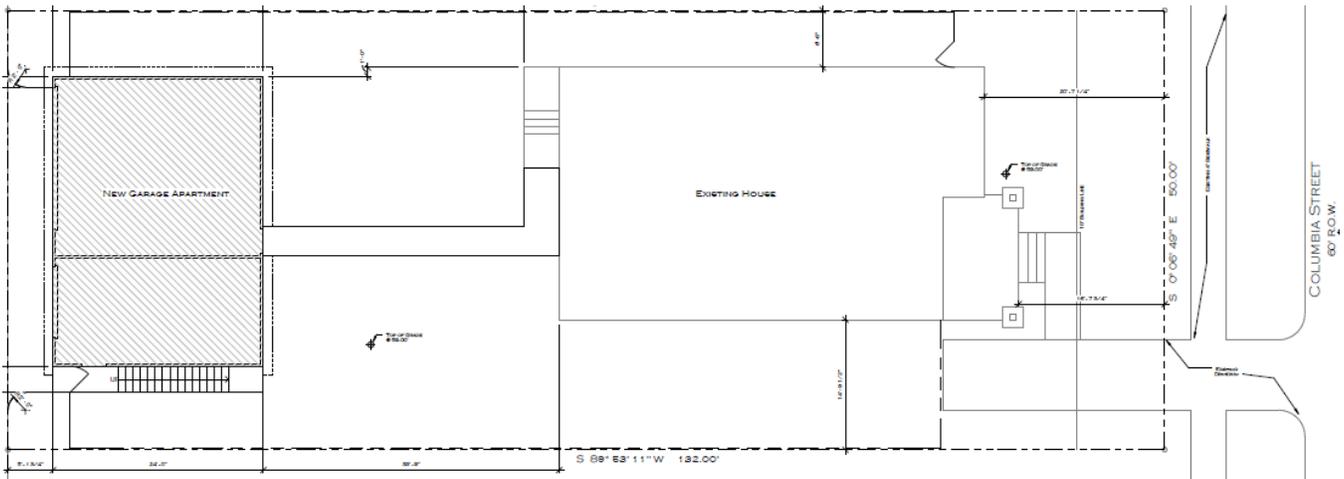


SITE PLAN

EXISTING

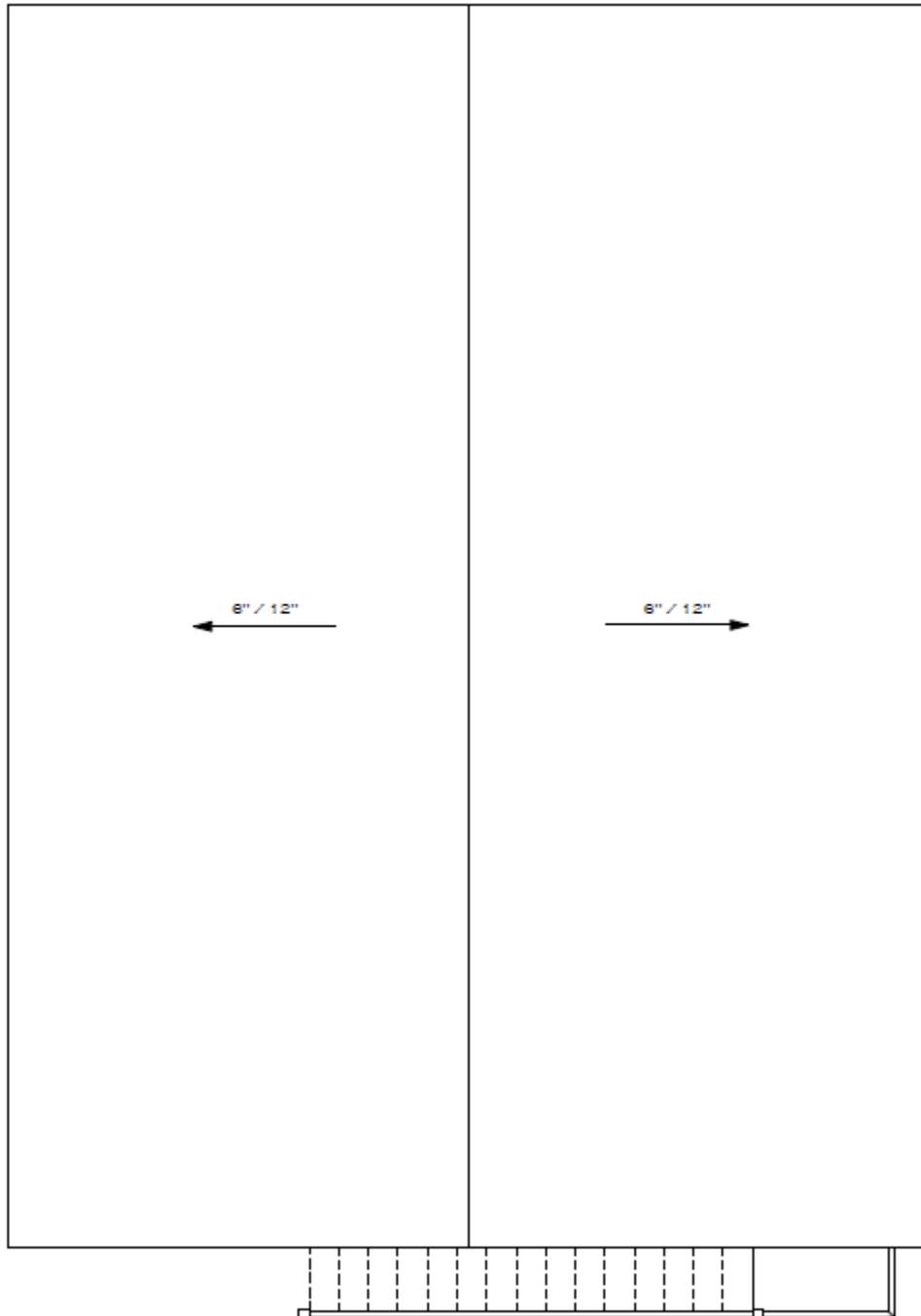


PROPOSED



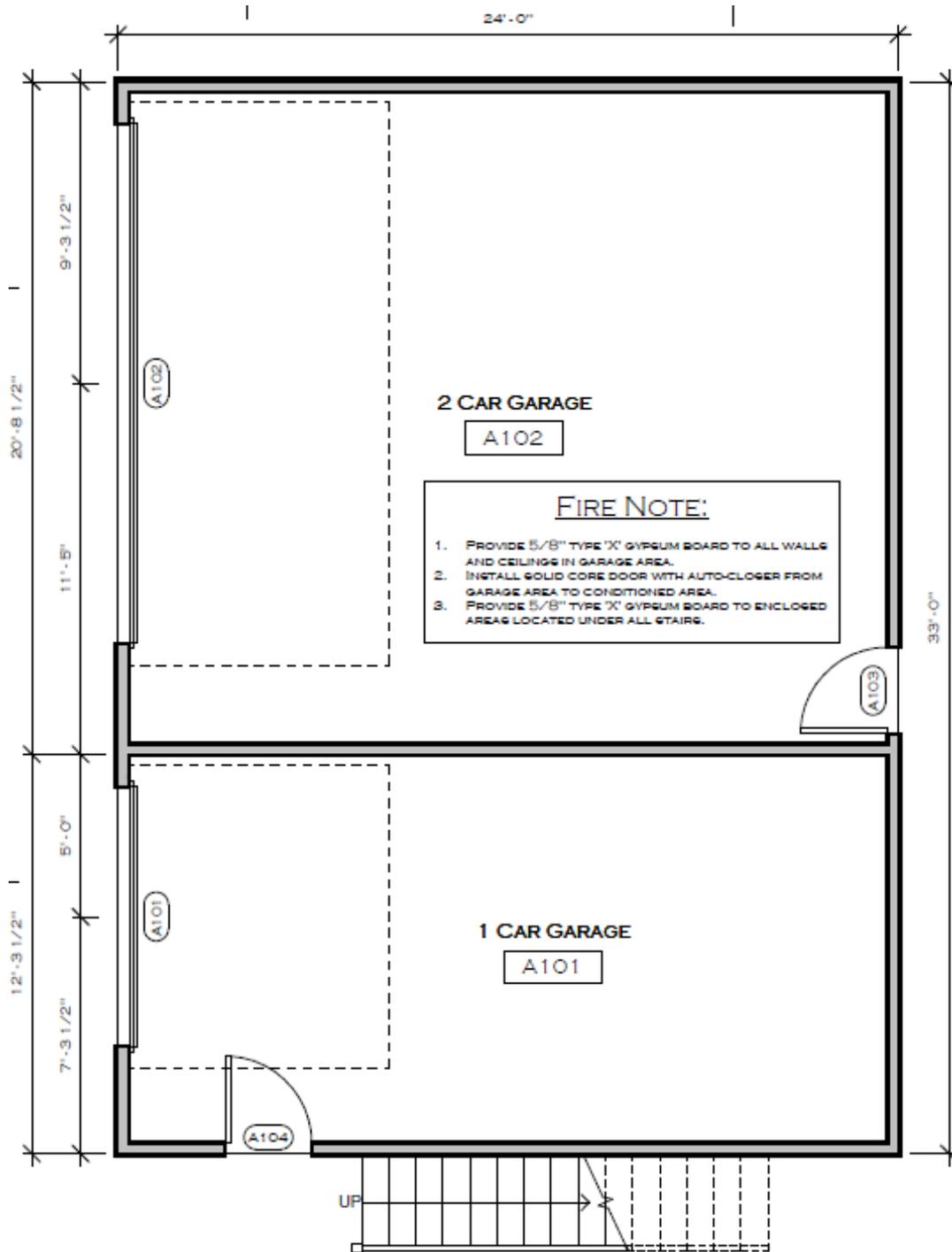


ROOF PLAN
PROPOSED





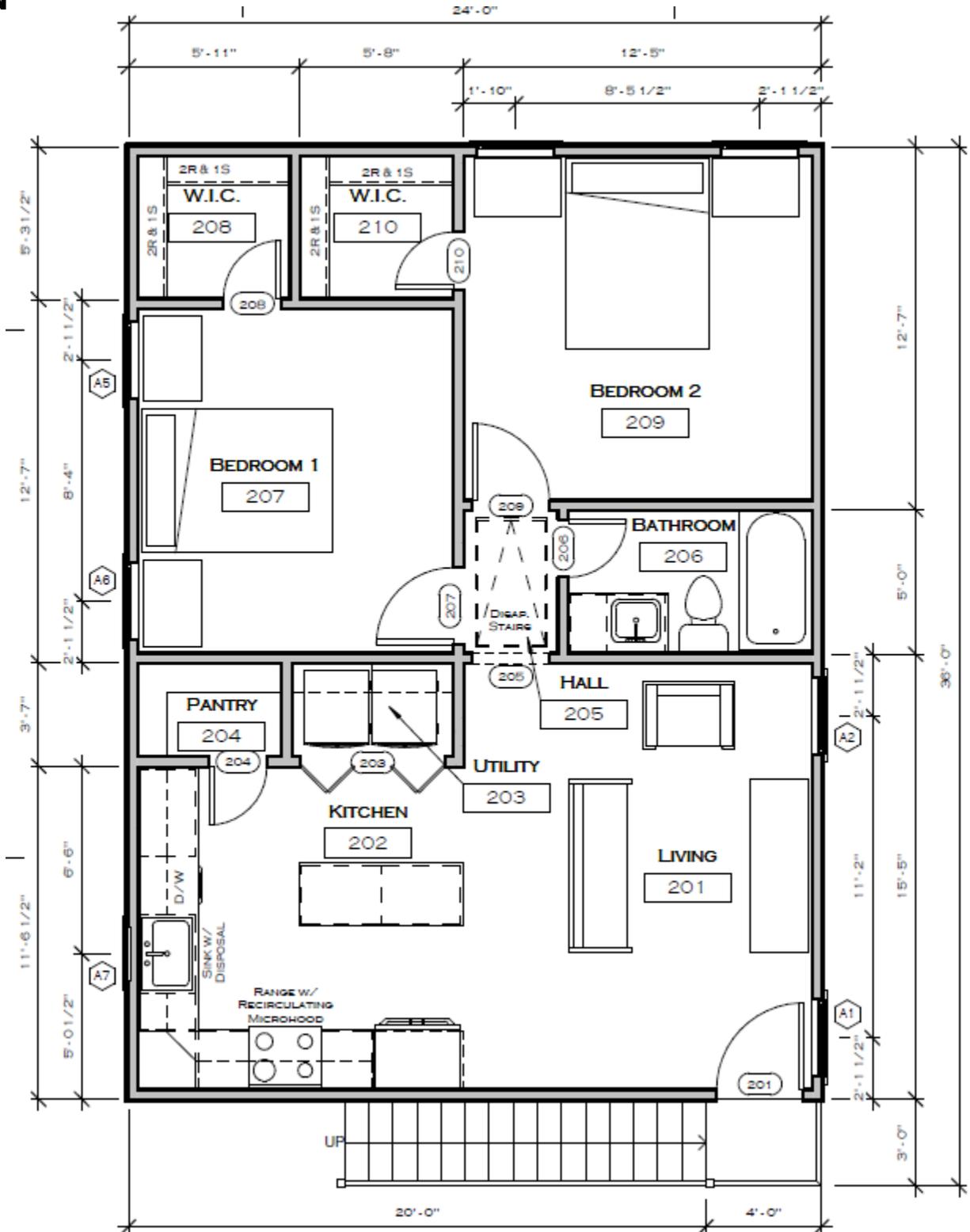
FIRST FLOOR PLAN
PROPOSED





SECOND FLOOR PLAN

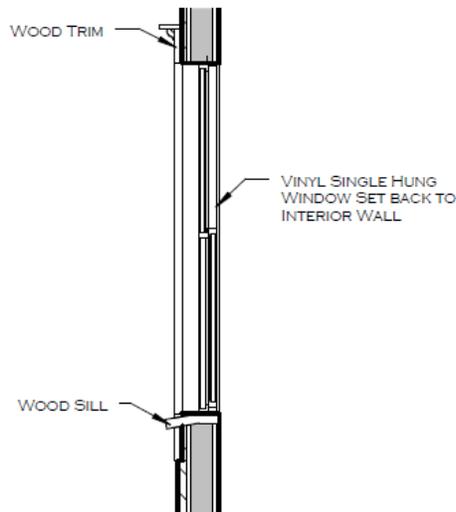
PROPOSED



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

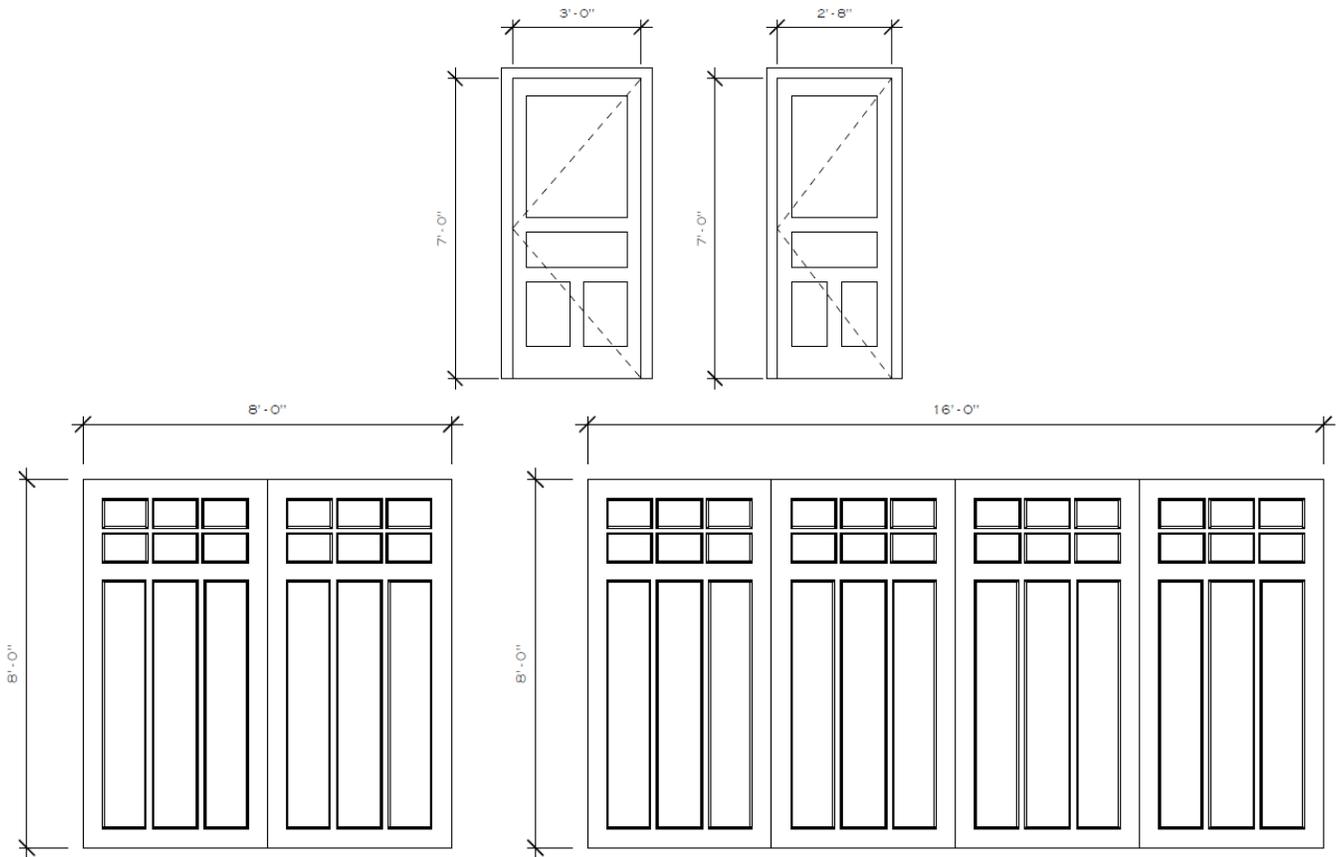


WINDOW / DOOR SCHEDULE

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)