

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: Deferred



PROPERTY LOCATION
HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH



835 Columbia

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

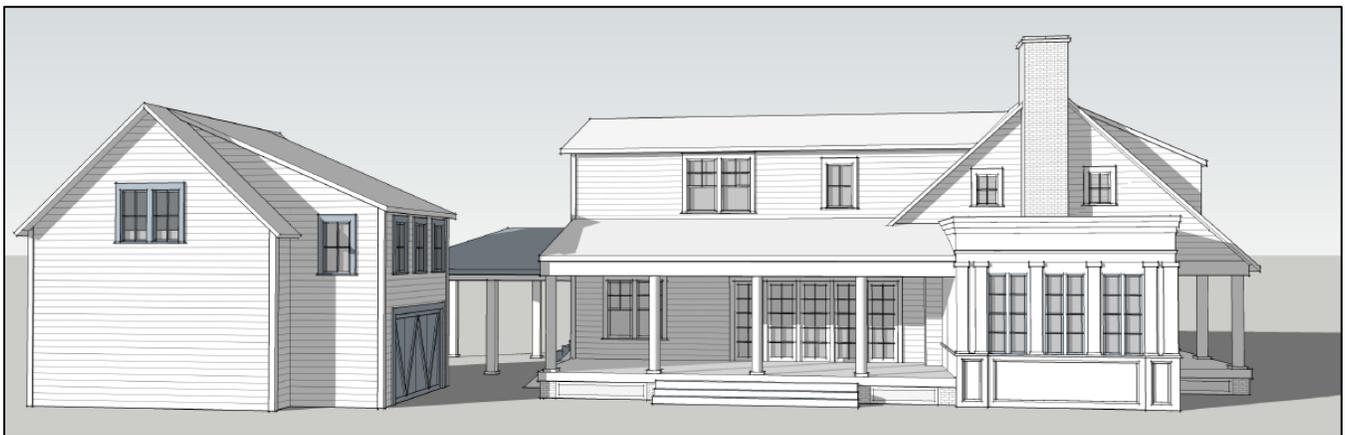
3D RENDERING

PROPOSED



3D RENDERING

PROPOSED



EAST ELEVATION – FRONT FACING COLUMBIA STREET

PROPOSED



SOUTH SIDE ELEVATION

PROPOSED



WEST (REAR) ELEVATION

PROPOSED



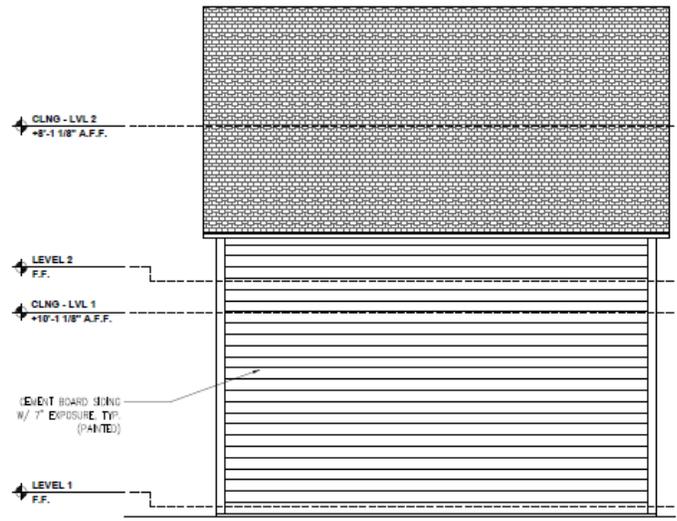
GARAGE ELEVATIONS

PROPOSED

EAST (FRONT)



WEST (REAR)



GARAGE ELEVATIONS

PROPOSED

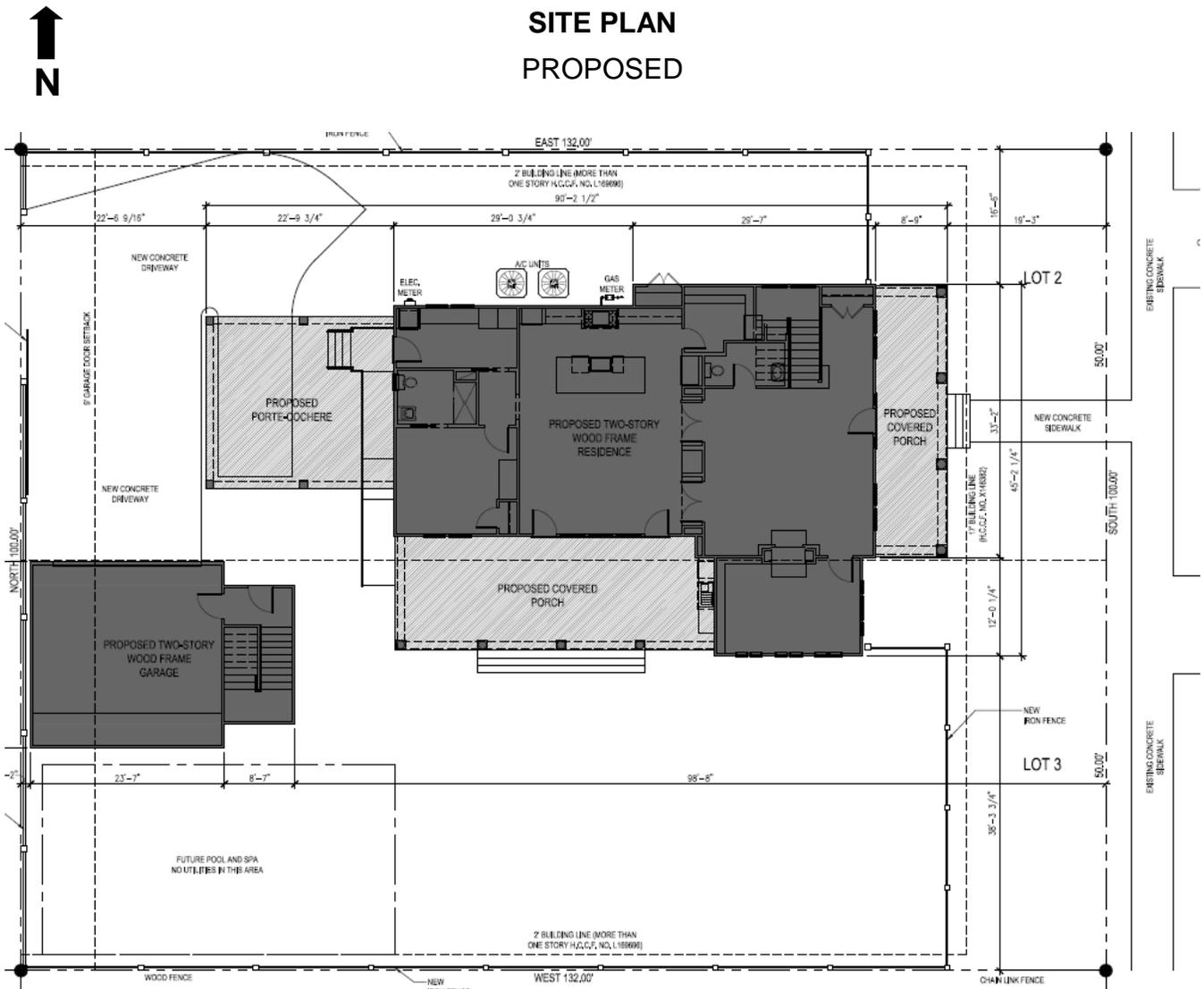
NORTH SIDE



SOUTH SIDE

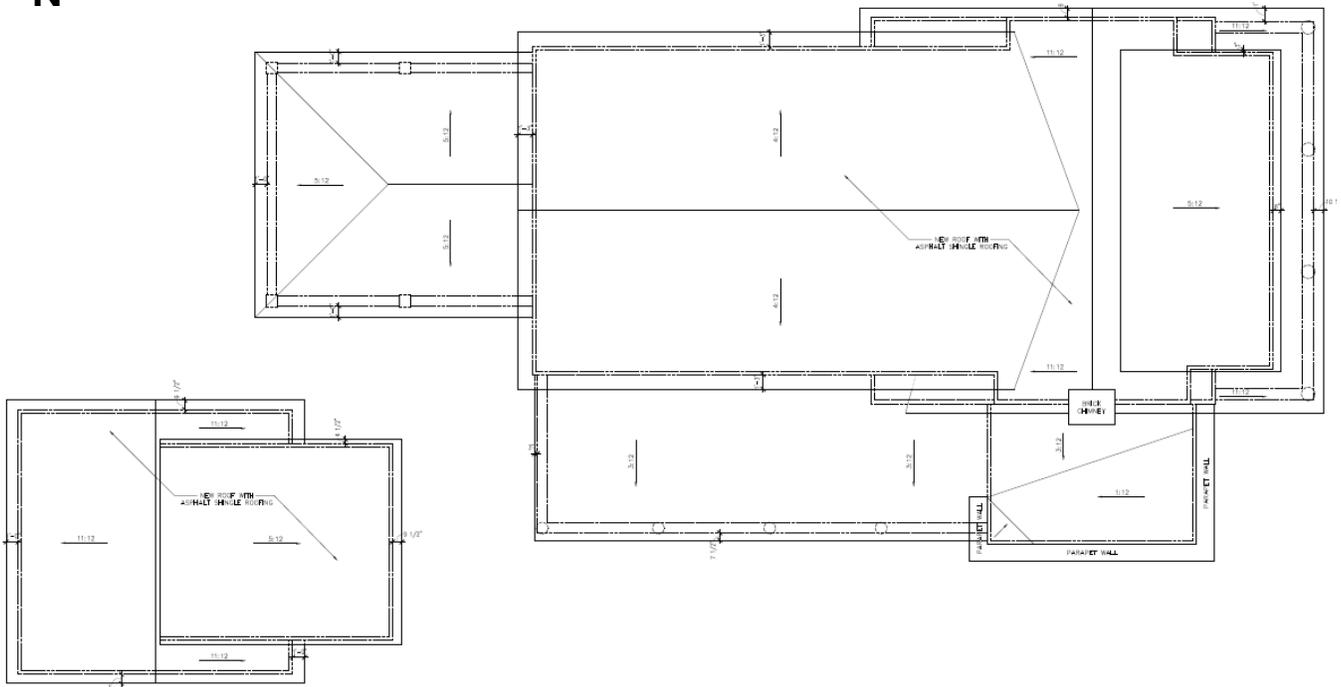


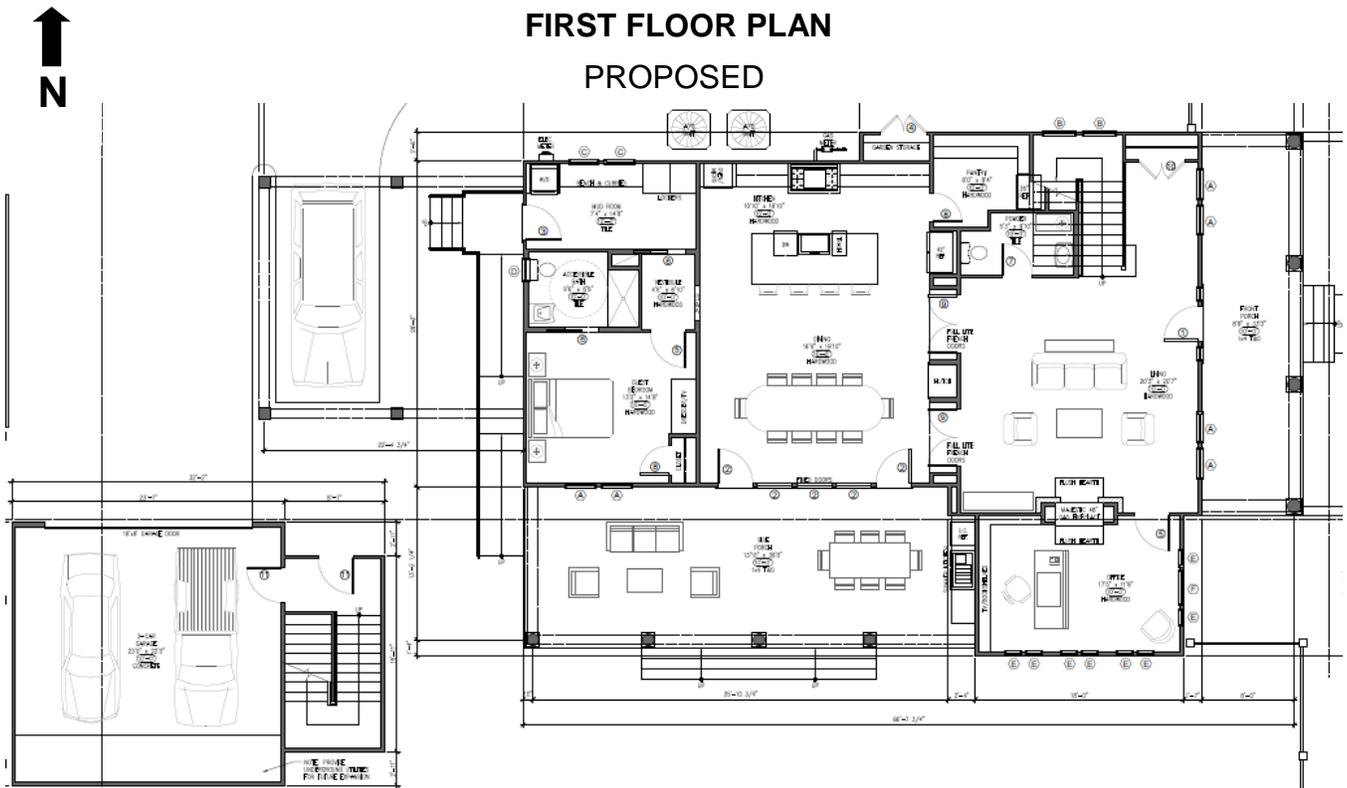
SITE PLAN PROPOSED





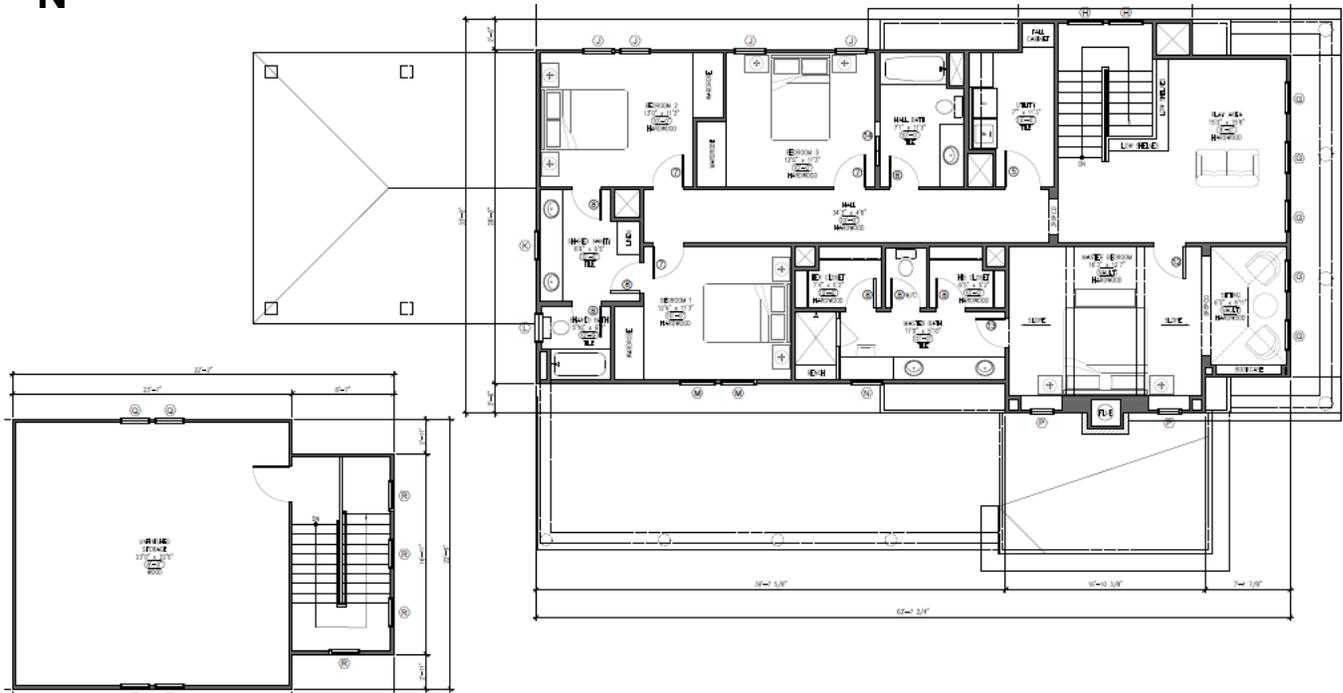
ROOF PLAN
PROPOSED







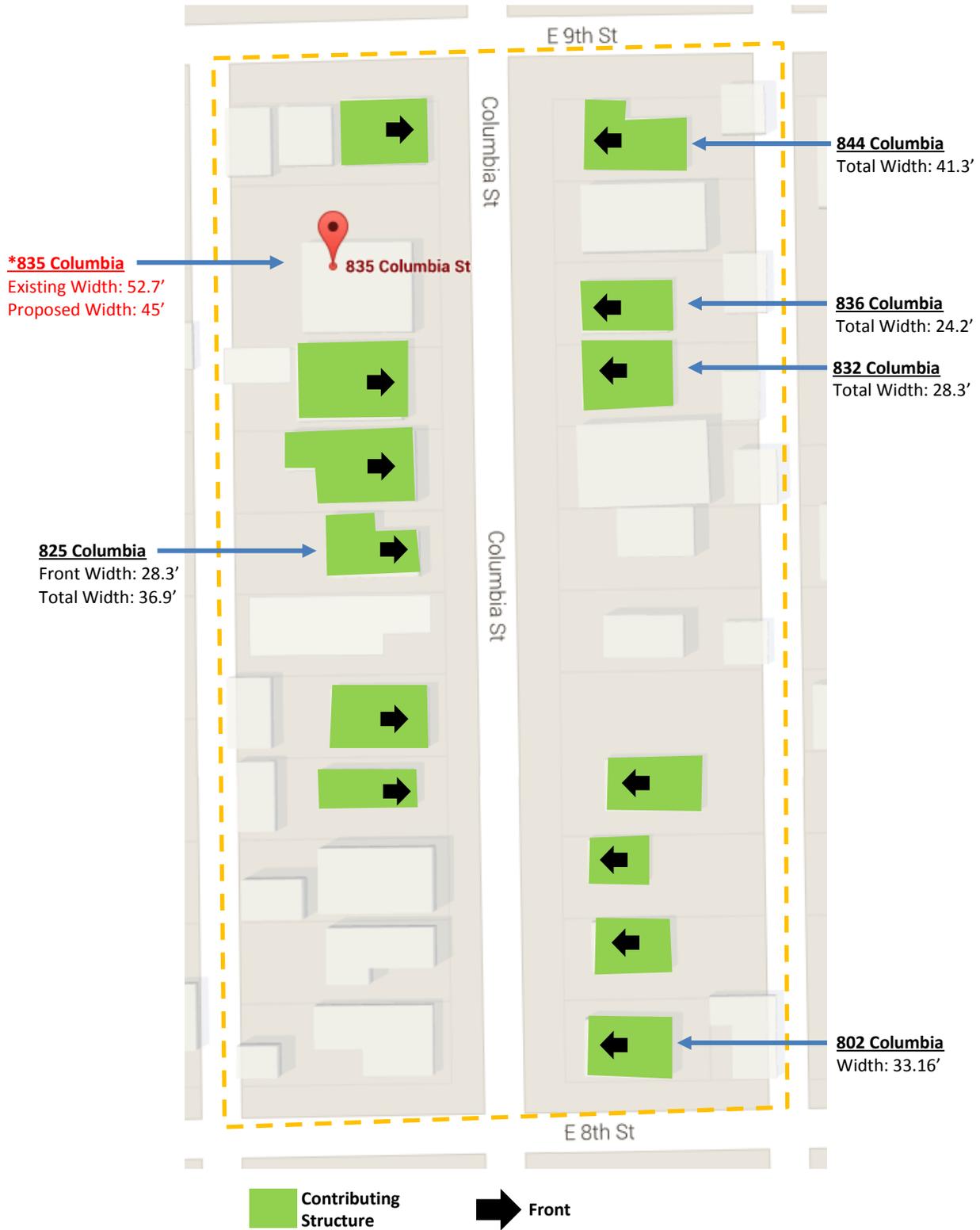
SECOND FLOOR PLAN
PROPOSED



WINDOW / DOOR SCHEDULE

WINDOW SCHEDULE					
MARK	QTY	WIDTH	HEIGHT	TYPE	DESCRIPTION
Ⓐ	6	2'-8"	6'-0"	DOUBLE HUNG	LIVING, GUEST BEDROOM, 4/1, NEW WOOD WINDOW
Ⓑ	2	3'-0"	7'-0"	FIXED	STAIR LANDING, 8 LITE, NEW WOOD WINDOW
Ⓒ	2	2'-8"	5'-0"	CASEMENT	MUD ROOM, 6 LITE, NEW WOOD WINDOW
Ⓓ	1	2'-0"	3'-0"	CASEMENT	ACCESSIBLE BATH, 4 LITE, NEW WOOD WINDOW
Ⓔ	8	1'-6"	7'-0"	CASEMENT	OFFICE, 4 LITE, NEW WOOD WINDOW
Ⓕ	1	3'-0"	7'-0"	CASEMENT	OFFICE, 8 LITE, NEW WOOD WINDOW
Ⓖ	5	2'-8"	4'-4"	CASEMENT	MASTER SITTING, PLAY AREA, 6 LITE, NEW WOOD WINDOW
Ⓗ	2	3'-0"	2'-0"	FIXED	STAIR LANDING, 2 LITE, NEW WOOD WINDOW
Ⓙ	4	2'-8"	5'-6"	CASEMENT	BEDROOM 2, BEDROOM 3, 8 LITE, NEW WOOD WINDOW
Ⓚ	1	2'-6"	4'-0"	FIXED	SHARED VANITY, 4 LITE, NEW WOOD WINDOW
Ⓛ	1	2'-6"	4'-0"	CASEMENT	SHARED BATH, 2x6 WALL, 4 LITE, NEW WOOD WINDOW
Ⓜ	2	3'-0"	5'-6"	DOUBLE HUNG	BEDROOM 1, 4/1, NEW WOOD WINDOW
Ⓝ	1	2'-8"	4'-6"	CASEMENT	MASTER BATHROOM, 6 LITE, NEW WOOD WINDOW
Ⓟ	2	2'-0"	3'-0"	FIXED	MASTER BEDROOM, 4 LITE, NEW WOOD WINDOW
Ⓠ	4	2'-6"	4'-6"	CASEMENT	UNFINISHED STORAGE, 6 LITE, NEW WOOD WINDOW
Ⓡ	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: The proposed front elevation features two portions, the main front wall and a southern extension. **(East)** 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: 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.

Side Elevation: 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.

(North)

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

(West)