

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') double interior lot.

Significance: Noncontributing altered bungalow residence, remodeled circa 1980, located in the Houston Heights Historic District South. The noncontributing structure will be demolished.

Proposal: New Construction – Residence/Garage

The proposed new 3,758 square foot 1½ story residence and new rear detached two-story 1,219 square foot garage was deferred in February 2016 and denied in March 2016 by the HAHC for exceeding typical width due to an architecturally incompatible side extension. The applicant has now redesigned the house so that the side extension has been removed. Extra living space has been added at the very rear of the house instead.

See enclosed application materials and detailed project description on p. 5-21 for further details.

Context Area: The context area for this application is the 800 block of Columbia Street, both west and east blockfaces. See pp. 5-9 for further analysis of the context area.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA - NEW CONSTRUCTION

Sec. 33-242(a): HAHC shall issue a certificate of appropriateness for new construction in a historic district upon finding that the application satisfies the following criteria:

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

- (1) The distance from the property line of the front and side walls, porches, and exterior features of any proposed new construction must be compatible with the distance from the property line of similar elements of existing contributing structures in the context area;

There is a Minimum Building Line ordinance on this block that requires a minimum setback of 17'. The front setbacks of the contributing structures on the blockface range from 6' to 30', with 10 out of the 13 having a front setback between 17'-20'. The proposed front setback of 19' is within this typical range. The proposed side setbacks for the house are 16.5' and 38', also compatible.

- (2) The exterior features of the new construction must be compatible with the exterior features of existing contributing structures in the context area;

The main body of the house features Craftsman-type details, with four-over-one windows on the first floor and six lite windows in the dormer. Per staff and HAHC recommendations, the south side 12' wide by 18' deep one-story extension with an incompatible Greek Revival style was removed from the design. Therefore, the project now meets this criterion.

- (3) The scale and proportions of the new construction, including the relationship of the width and roofline, overall height, eave height, foundation height, porch height, roof shape, and roof pitch, and other dimensions to each other, must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions;

The proposed new residence with the south side extension had a total width of 45' that was not in scale with the contributing structures in the context area. Typical width ranges from 26' to 32' on the blockface. The removal of the 12' wide extension brought the front width of the residence to 33', which is compatible with widths on the blockface.

Staff requested updated drawings without the side extension to determine if the side porch had a significant visual impact on the residence. Staff has determined that the visual impact is minimal based on the transparency of the porch and the location at approximately 28' from the front. Therefore, the project meets this criterion.

- (4) The height of the new construction must not be taller than the typical height of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical height, except that;

(a) Design guidelines for an individual historic district may provide that a new construction with two stories maybe be constructed in a context area with only one-story contributing structures as long as the first story of the new construction has proportions compatible with the contributing structures in the context area, and the second story has similar proportions to the first story; and

(b) A new construction shall not be constructed with more than one story in a historic district that is comprised entirely of one-story contributing structures, except as provided for in design guidelines for an individual historic district.



PROPERTY LOCATION

HOUSTON HEIGHTS HISTORIC DISTRICT SOUTH

- Building Classification**
- Contributing
 - Non-Contributing
 - Park



835 Columbia

INVENTORY PHOTO



CONTEXT AREA



845 Columbia – Contributing – 1910



844 Columbia – Contributing – 1910



833 Columbia – Contributing – 1910



836 Columbia – Contributing – 1920



829 Columbia – Contributing – 1910



832 Columbia – Contributing



825 Columbia – Contributing



817 Columbia – Contributing



814 Columbia – Contributing – double lot



814 Columbia – Contributing – double lot



813 Columbia - Contributing



806 Columbia - contributing

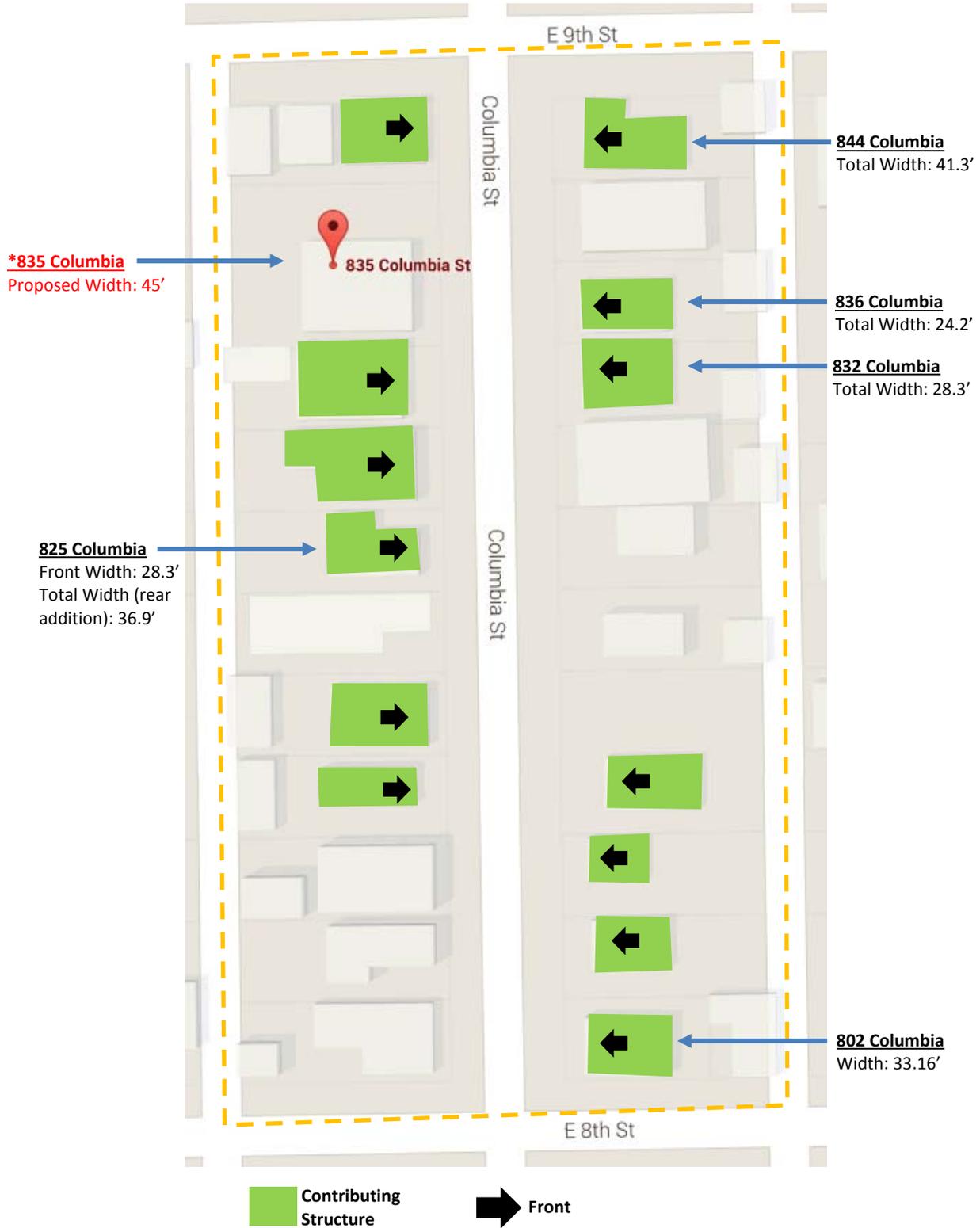


802 Columbia - contributing



804 Columbia - contributing

STAFF CONTEXT MAP



CONTEXT AREA ANALYSIS

Context area means the blockface and the opposing blockface within the district where the proposed activity is located. Context area may include a different geographic area if the commission finds that unusual and compelling circumstances exist or that context area is described differently in design guidelines. Criterion 3 requires that new construction 'must be compatible with the typical scale and proportions of existing contributing structures in the context area unless special circumstances, such as an atypical use, location, or lot size, warrant an atypical scale and proportions.'

Typical means being within commonly occurring values in a group. Extreme values within a group are not necessarily typical of that group.

The context area for this application is the 800 block of Columbia Street, both west and east blockfaces. This area contains 13 one-story contributing structures and 9 noncontributing properties. The subject property is flanked on both sides by contributing one-story houses. The context area contains 20 single lots (50' wide) and two double lots (100' wide), including the subject property.

Based on staff's 'Typical Details' survey as well as information gathered from recent COAs and permits in the context area, staff has structure width data for 5 of the contributing structures in the context area (see previous page for map and details). The 1951 Sanborn map shows that all existing contributing houses on the block have a similar width, from upper 20s to low 30s, except for the house on the corner lot at 844 Columbia, which is 41' wide. In comparison, the house proposed by the applicant has a total width of 45', which is wider than all of the contributing houses on the blockface, and over 10' wider than the typical width range of 28-33'.

The applicant's designer argued at the Feb 2016 staff meeting that the context area should be the entire Heights South historic district and that this proposed house should be compared only against houses on double lots. Per the ordinance, the context area is the blockface and opposing blockface. The HAHC has the power to expand the context area in certain unusual circumstances. Staff believes that there is no compelling reason to expand the context area, for the following reasons:

1. This block contains a majority contributing structures, including those adjacent to and across the street from 835 Columbia.
2. There is one other existing double lot with a contributing structure on the blockface, at 814 Columbia. This house is approximately 30' wide, significantly less than what the applicant is proposing.
3. Having two lots is not justification for building a larger house than otherwise allowed under the criteria. If it were, applicants could purchase multiple lots in order to build a much larger house than otherwise permitted by Chapter 33.
4. A review of the Sanborn maps, aerial photos, lot surveys, and other available resources for this block as well as several surrounding blocks revealed that double lots were not historically uncommon, but typically contained houses of the same size as those on single lots. It was also common to have two structures on double lots, each of typical +/- 30' width. Double corner lots sometimes contained larger houses (with 844 Columbia as an example), but their width was in the range of 35'-40', less than the 45' width proposed by the applicant. Even 'large' historic two-story houses in the Heights were typically under 40' in width. For instance, Bart Truxillo's well-known house at 1802 Harvard is only 28' wide.

For comparison, at 838 Cortlandt, two blocks away, there is a 1½ story contributing structure on an oversized lot that is very similar in appearance to the proposed design (other than the south room extension). This house was measured in the Typical Details study and is 32' wide.

A house width of 45' is simply inconsistent with the character of Houston Heights Historic District South.

SANBORN 1951



3D RENDERING

PROPOSED



3D RENDERING

PROPOSED



3D RENDERING

DEFERRED FEBRUARY / DENIED MARCH 2016



3D RENDERING

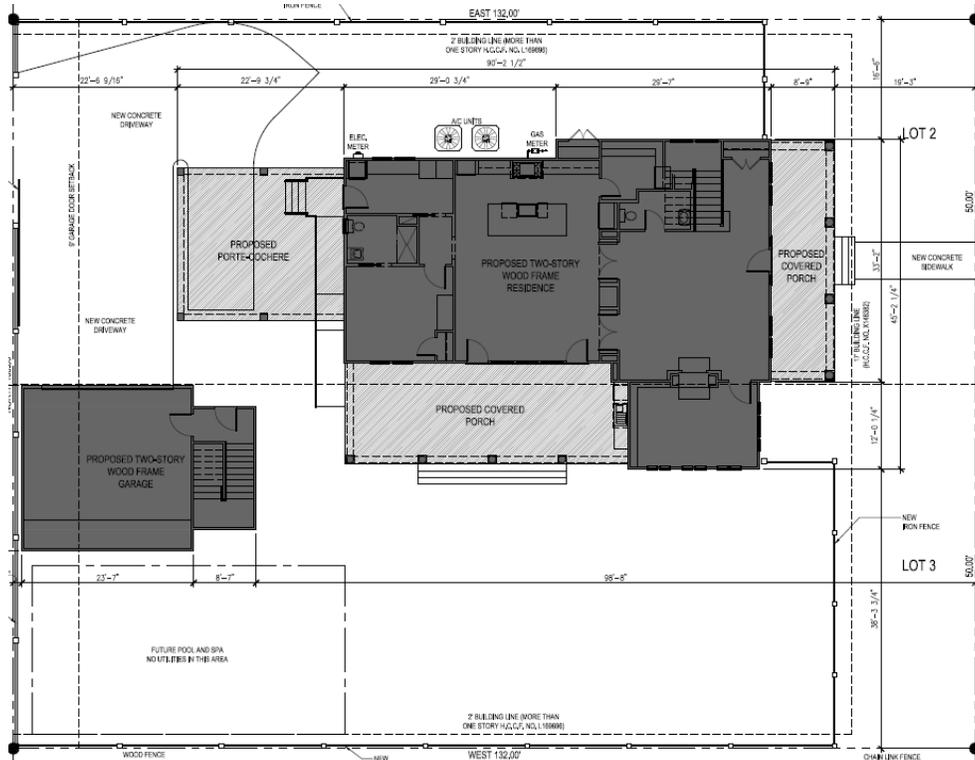
DEFERRED FEBRUARY / DENIED MARCH 2016



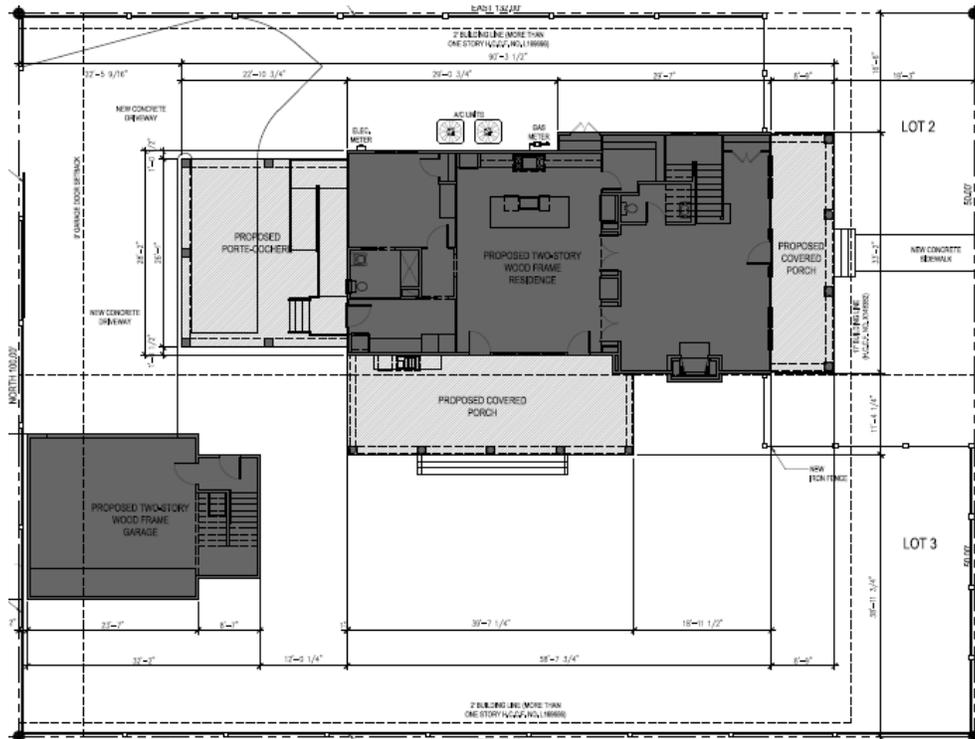


SITE PLAN

DEFERRED FEBRUARY / DENIED MARCH 2016



PROPOSED



EAST ELEVATION – FRONT FACING COLUMBIA STREET

DEFERRED FEBRUARY / DENIED MARCH 2016



PROPOSED



SOUTH SIDE ELEVATION

DEFERRED FEBRUARY / DENIED MARCH 2016



PROPOSED



NORTH SIDE ELEVATION

DEFERRED FEBRUARY / DENIED MARCH 2016



PROPOSED



WEST (REAR) ELEVATION

DEFERRED FEBRUARY / DENIED MARCH 2016



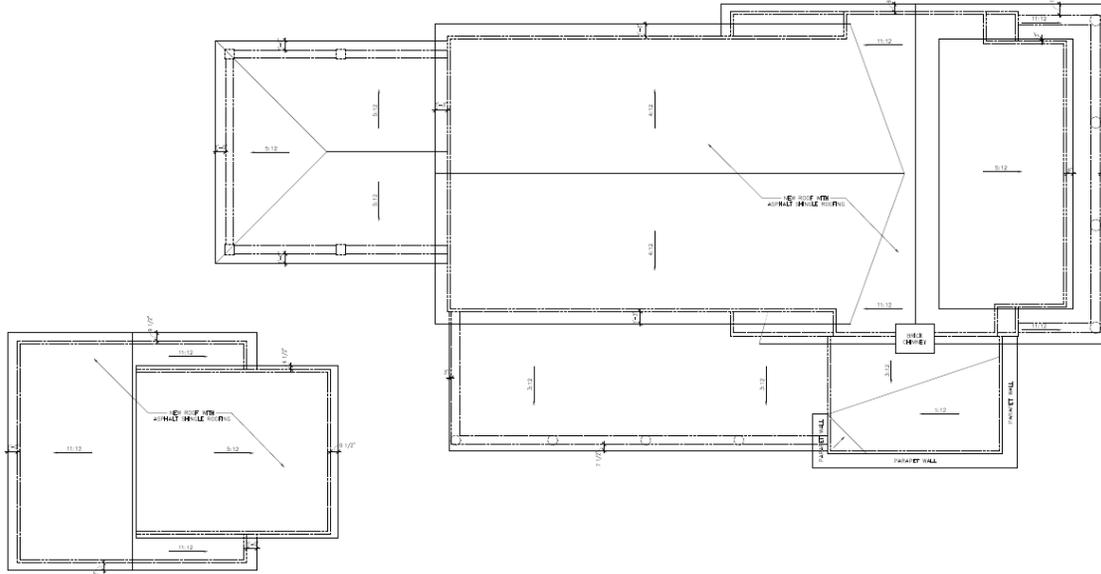
PROPOSED



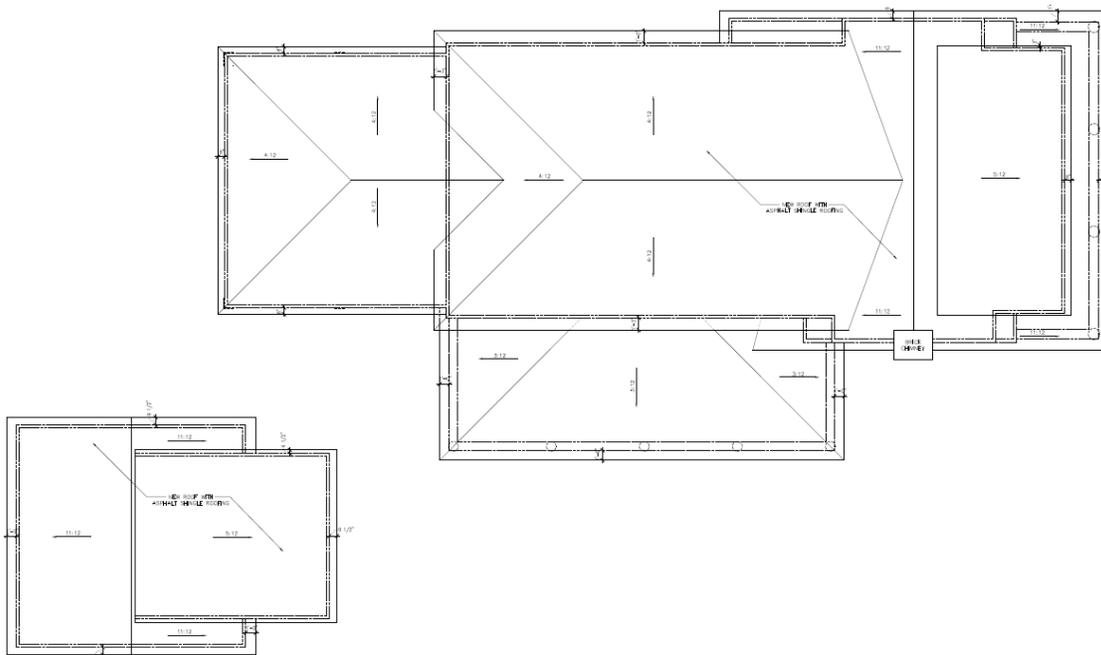


ROOF PLAN

DEFERRED FEBRUARY / DENIED MARCH 2016



PROPOSED



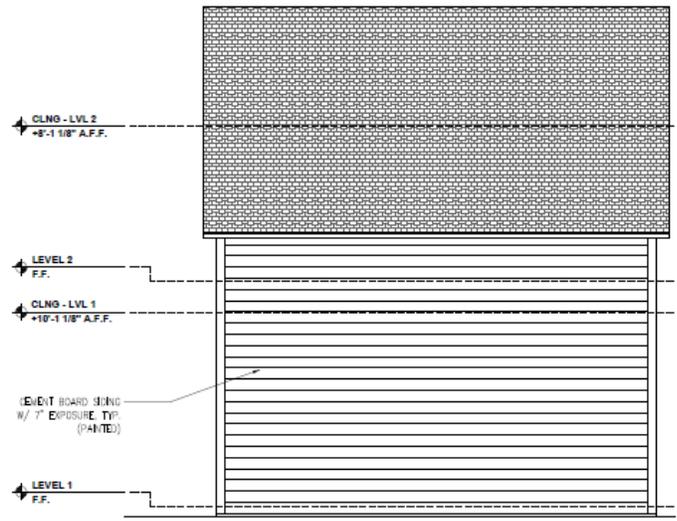
GARAGE ELEVATIONS

PROPOSED

EAST (FRONT)



WEST (REAR)



NORTH SIDE



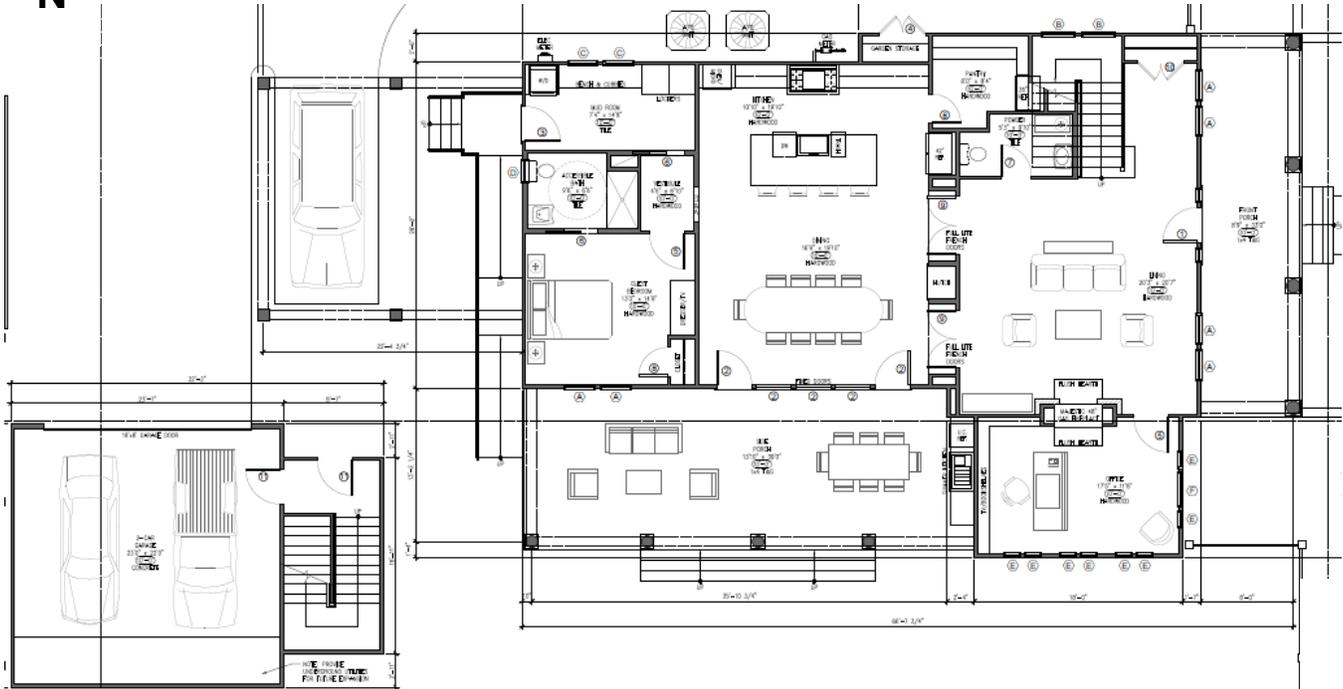
SOUTH SIDE



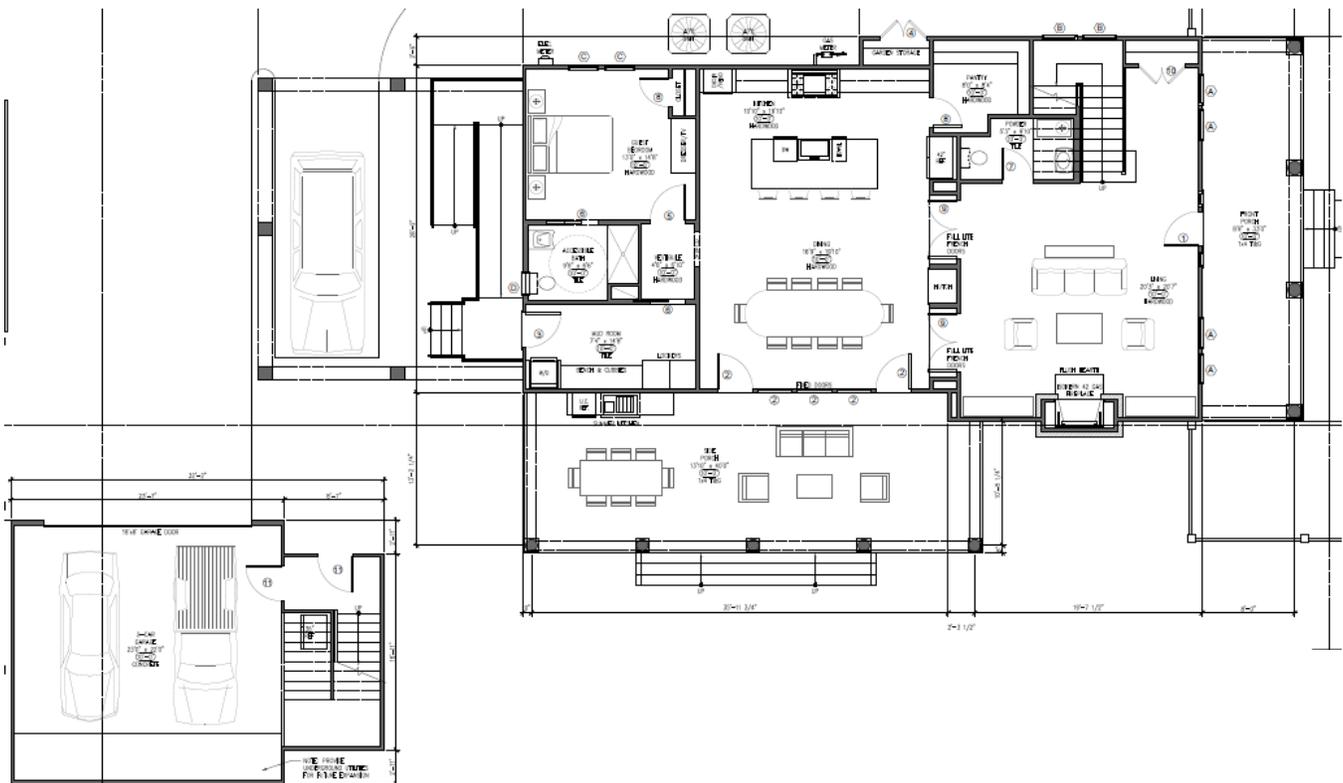


FIRST FLOOR PLAN

DEFERRED FEBRUARY / DENIED MARCH 2016



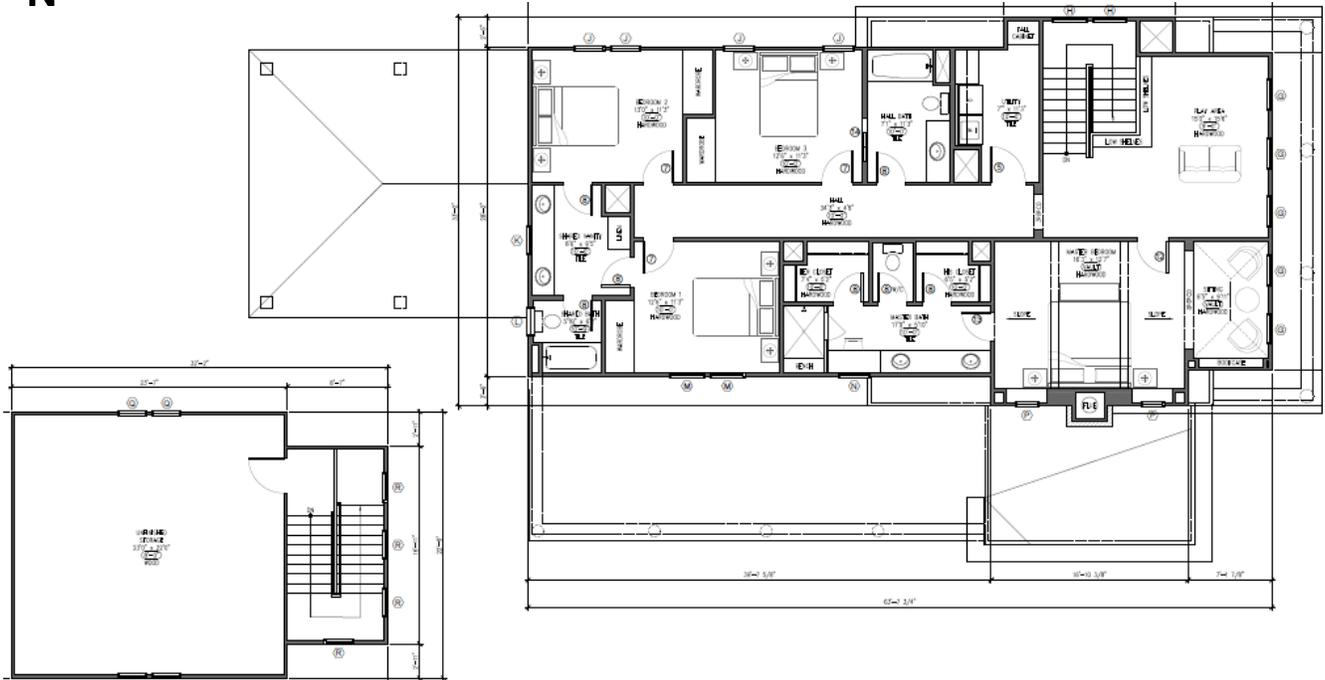
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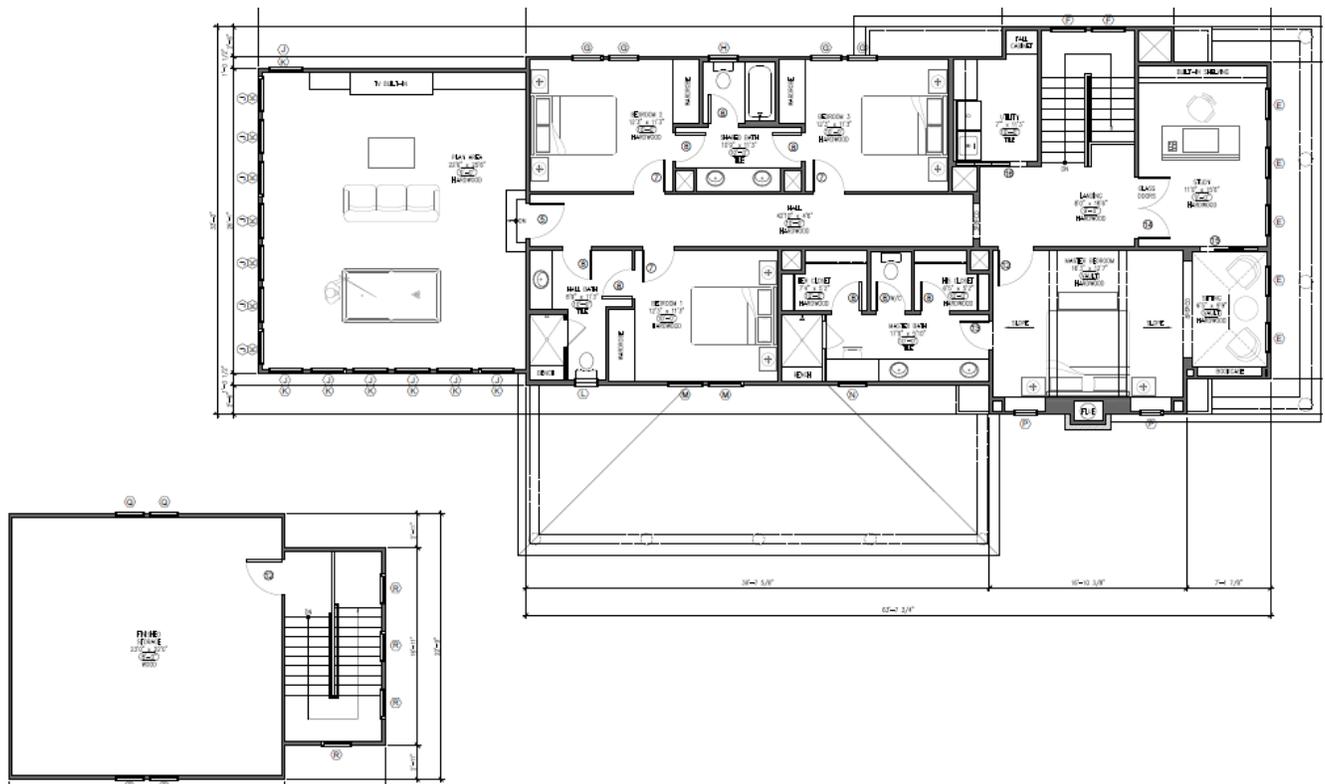


SECOND FLOOR PLAN

DEFERRED FEBRUARY / DENIED MARCH 2016



PROPOSED



WINDOW / DOOR SCHEDULE

| WINDOW SCHEDULE | | | | | |
|-----------------|-----|----------|--------|-------------|--|
| MARK | QTY | WIDTH | HEIGHT | TYPE | DESCRIPTION |
| (A) | 4 | 2'-8" | 6'-0" | DOUBLE HUNG | LIVING, 4/1, NEW WOOD WINDOW |
| (B) | 2 | 3'-0" | 7'-0" | FIXED | STAIR LANDING, 8 LITE, NEW WOOD WINDOW |
| (C) | 2 | 2'-8" | 5'-0" | CASEMENT | GUEST BEDROOM, 6 LITE, NEW WOOD WINDOW |
| (D) | 1 | 2'-0" | 3'-0" | CASEMENT | ACCESSIBLE BATH, 4 LITE, NEW WOOD WINDOW |
| (E) | 5 | 2'-8" | 4'-4" | CASEMENT | SITTING, STUDY, 6 LITE, NEW WOOD WINDOW |
| (F) | 2 | 3'-0" | 2'-0" | FIXED | STAIR LANDING, 2 LITE, NEW WOOD WINDOW |
| (G) | 4 | 2'-8" | 5'-6" | CASEMENT | BEDROOM 2, BEDROOM 3, 8 LITE, NEW WOOD WINDOW |
| (H) | 1 | 2'-6" | 4'-0" | CASEMENT | SHARED BATH, 2X6 WALL, 4 LITE, NEW WOOD WINDOW |
| (J) | 14 | 3'-0" | 5'-0" | FIXED | PLAY AREA, 6 LITE, NEW WOOD WINDOW |
| (K) | 14 | 3'-0" | 2'-0" | AWNING | PLAY AREA, 2 LITE, NEW WOOD WINDOW |
| (L) | 1 | 2'-0" | 3'-0" | CASEMENT | HALL BATH, 2X6 WALL, 4 LITE, NEW WOOD WINDOW |
| (M) | 2 | 3'-0" | 5'-6" | DOUBLE HUNG | BEDROOM 1, 4/1, NEW WOOD WINDOW |
| (N) | 1 | 2'-6" | 4'-0" | CASEMENT | MASTER BATHROOM, 4 LITE, NEW WOOD WINDOW |
| (P) | 2 | 2'-0" | 3'-0" | FIXED | MASTER BEDROOM, 4 LITE, NEW WOOD WINDOW |
| (Q) | 4 | 2'-6" | 4'-6" | CASEMENT | FINISHED STORAGE, 6 LITE, NEW WOOD WINDOW |
| (R) | 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) | 2 | 3'-0" | 8'-0" | INTERIOR | GUEST BEDROOM, PLAY AREA |
| (6) | 2 | 3'-0" | 8'-0" | POCKET DOOR | 2X6 WALL, ACCESSIBLE BATH, MUD ROOM |
| (7) | 4 | 2'-8" | 8'-0" | INTERIOR | POWDER ROOM, BEDROOM 1, BEDROOM 2, BEDROOM 3 |
| (8) | 10 | 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 | LIVING ROOM CLOSET |
| (11) | 2 | 3'-0" | 8'-0" | EXTERIOR | GARAGE |
| (12) | 2 | 3'-0" | 6'-8" | INTERIOR | MASTER BEDROOM, FINISHED STORAGE |
| (13) | 1 | 2'-6" | 6'-8" | INTERIOR | MASTER BATHROOM |
| (14) | 1 | (2)2'-8" | 6'-8" | INTERIOR | STUDY |
| (15) | 1 | 2'-6" | 6'-8" | POCKET DOOR | 2X6 WALL, MASTER SITTING |
| (16) | 1 | 3'-0" | 6'-8" | POCKET DOOR | 2X6 WALL, UTILITY |

4.6.16

APPLICANT SUBMITTED STREETScape



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.

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.

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. A brick chimney is located on the south elevation. 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. 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. An 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.

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
(West) more detail.