

CERTIFICATE OF APPROPRIATENESS**Application Date:** Feb. 1, 2024**Applicant:** Valere Costello, owner

Property: 443 Columbia Street, Lot 2, Block 304, Houston Heights Neighborhood Subdivision. The property includes a historic 780 square foot, one-story wood single-family residence situated on a 6,600 square foot (50' x 132') interior lot. An addition of 851 sq. ft. was constructed in 1998 increasing the total square footage to 1,631 sq. ft.

Significance: Contributing Cottage style residence, constructed circa 1940, located in the Houston Heights South Historic District. Applicant received approved COA Jan. 24, 2020. COA has expired. Applicant is submitting exact same plans.

Proposal: Alteration: Second-Story Addition

- Second-story addition above a non-original rear addition (1998) and extending past existing rear wall totaling 1,221 sq. ft.
- Max ridge height 29' 7" with composition shingles with a 6:12 roof pitch
- Smooth, cementitious siding
- Mix of fixed, casement, and DH, 1-over-1 lite pattern, inset & recessed, wood windows
- All windows on original structure to remain unchanged
- **Information Subject To Change Before Final Report**

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Denial - does not satisfy criteria
Design Guidelines

Does not satisfy criteria 10 and Houston Heights

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS, REHABILITATIONS, RESTORATIONS AND ADDITIONS

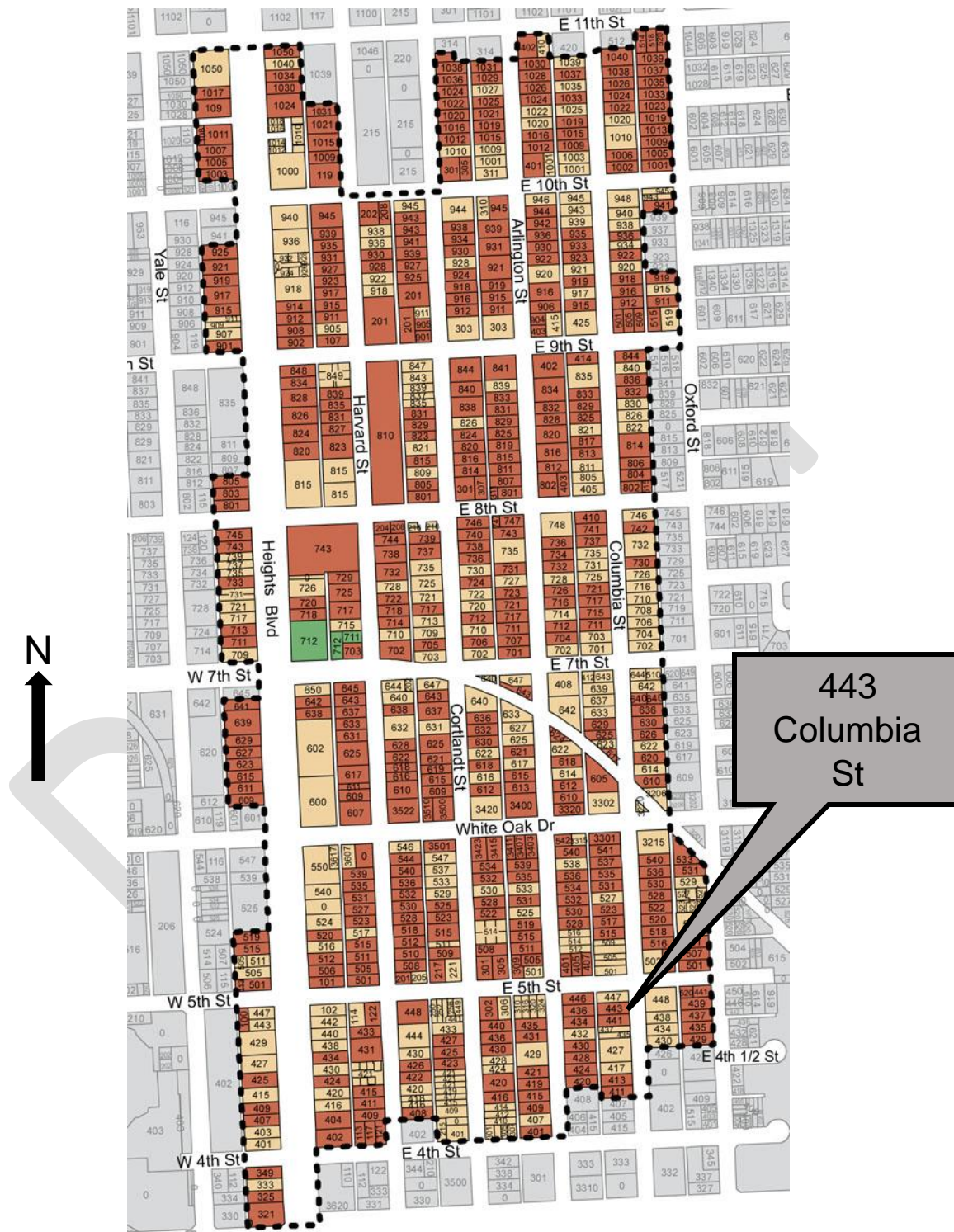
Sec. 33-241: HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration or addition of an exterior feature of (i) any landmark, (ii) protected landmark, (iii) any building, structure or object that is part of an archaeological site, or (iv) contributing building in a 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(1)			The proposed activity must retain and preserve the historical character of the property;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(2)			The proposed activity must contribute to the continued availability of the property for a contemporary use;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(3)			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;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(4)			The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(5)			The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(6)			New materials to be used for any exterior feature excluding what is visible from public alleys must be visually compatible with, but not necessarily the same as, the materials being replaced in form, design, texture, dimension and scale;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(7)			The proposed replacement of exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(8)			Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(9)			The proposed design for any exterior alterations or addition must not destroy significant historical, architectural, archaeological or cultural material, including but not limited to siding, windows, doors and porch elements;
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	(10)			The proposed alteration or addition must be compatible with the massing, size, scale material and character of the property and the context area; and The proposed addition's massing is incompatible being 1.5 times larger than the original structure prior to the 1998 addition. It is incompatible to the size, scale, and character of the property and the contributing structures in the context area.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	(11)			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 to the property line of similar elements of existing contributing structures in the context area.

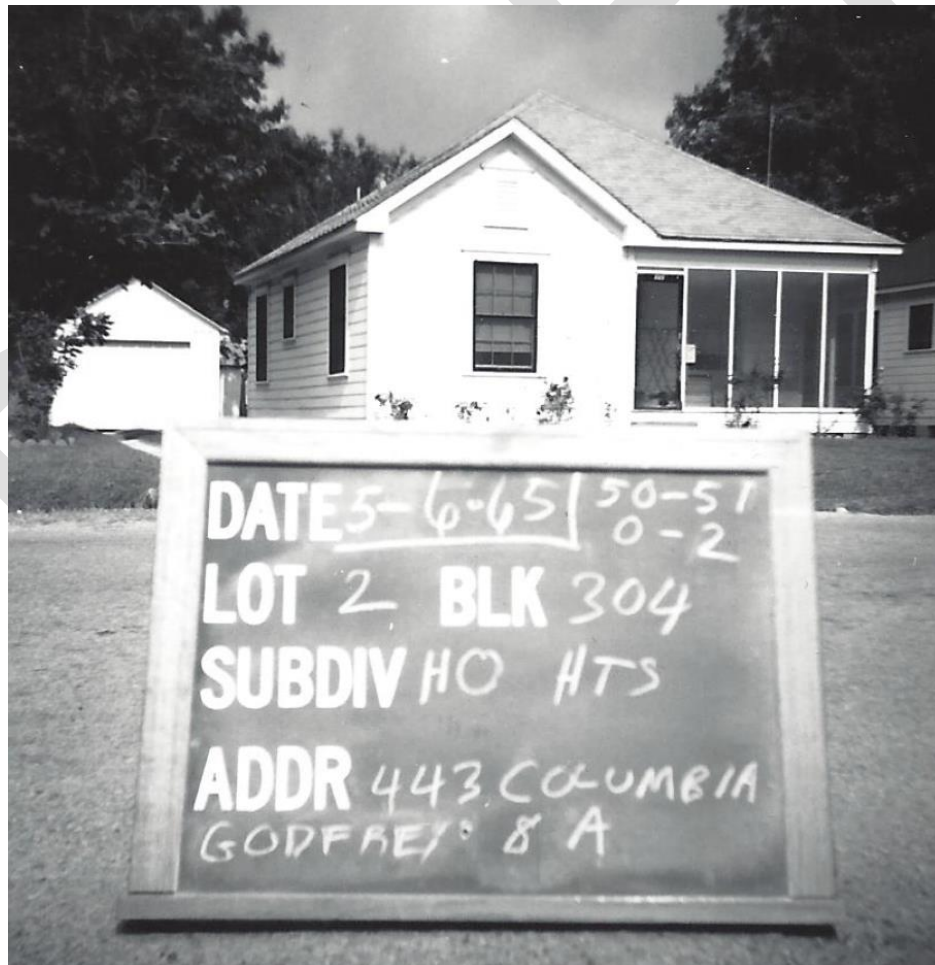
HEIGHTS DESIGN GUIDELINES

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. Second-story conditioned space above porch space that is not a typical porch dimension and is incompatible with the qualitative standards set forth in the design guidelines. Does not meet inset length of measurable standards.
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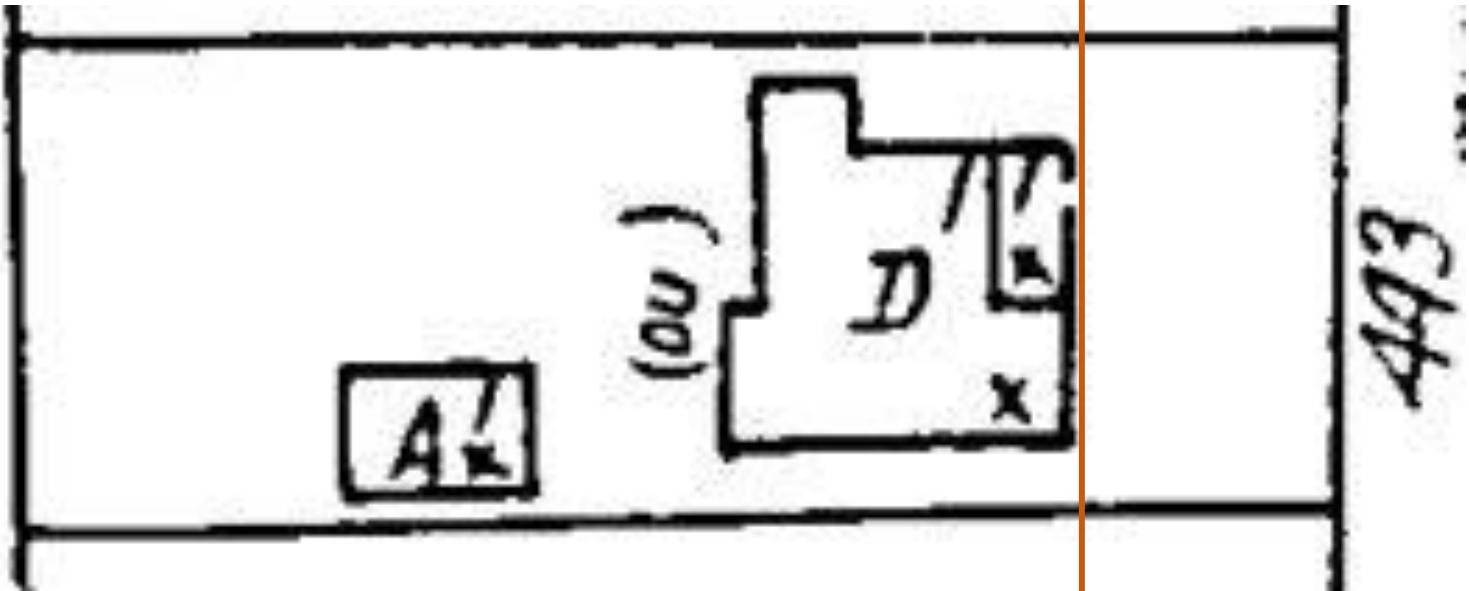
District Map



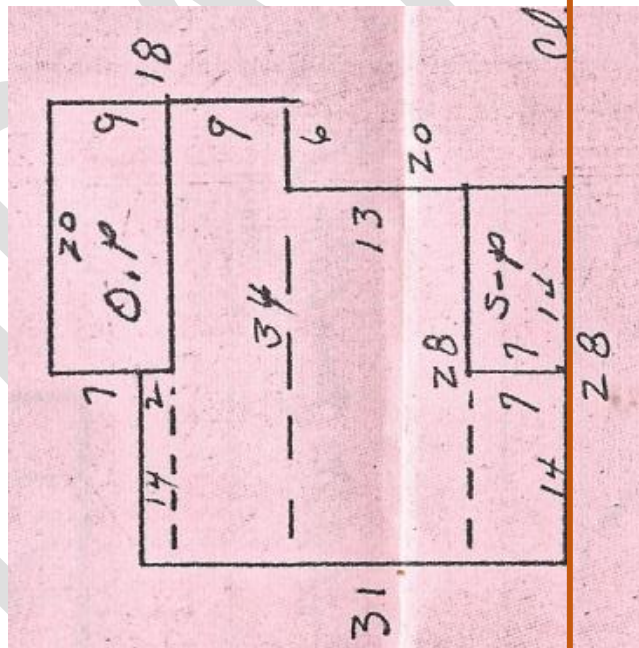
Inventory Photo



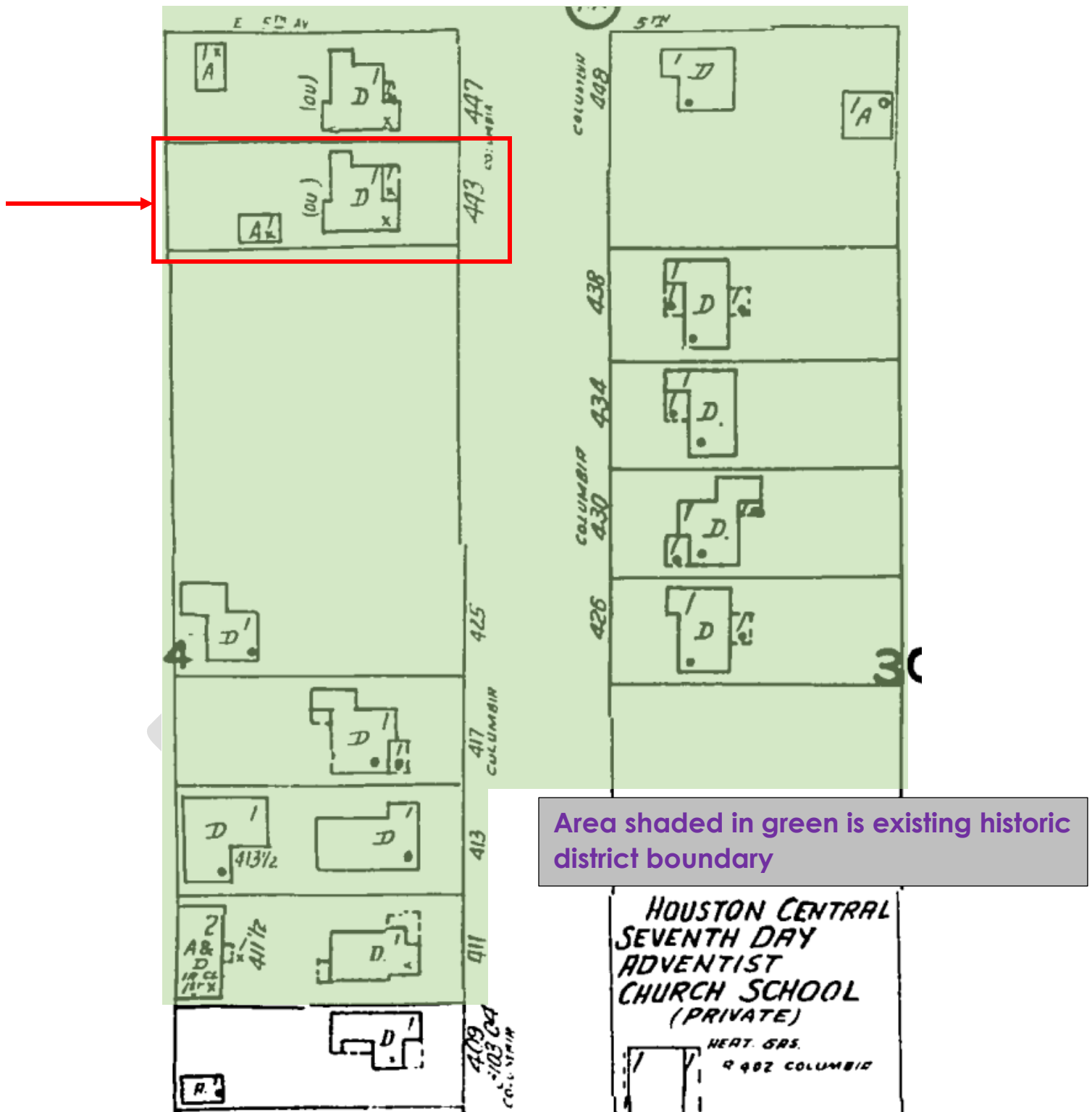
Sanborn 1951



Harris County Building Land Assessment Survey: 11-21-1966



Context Area in Period of Significance



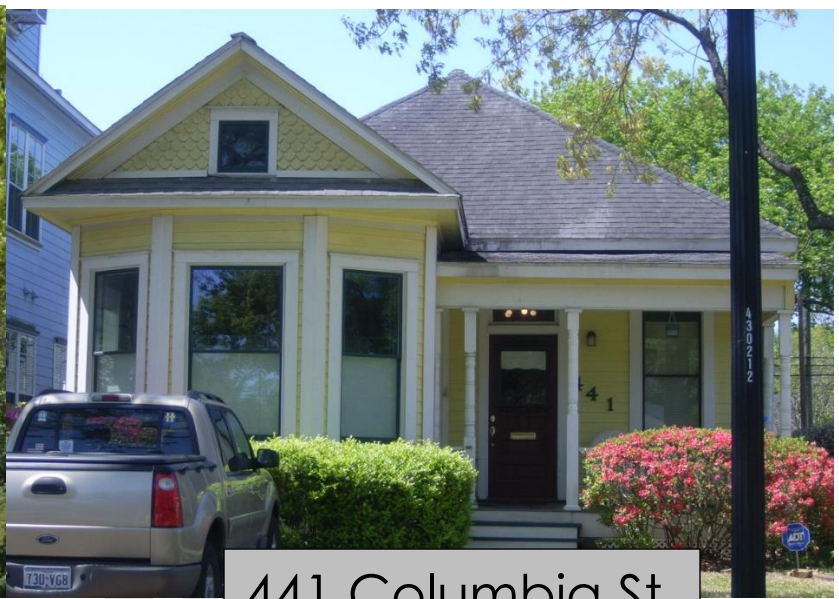
Context Area As of March 2024 – Google Aerial View



Context Area – Contributing Structures



411 Columbia St

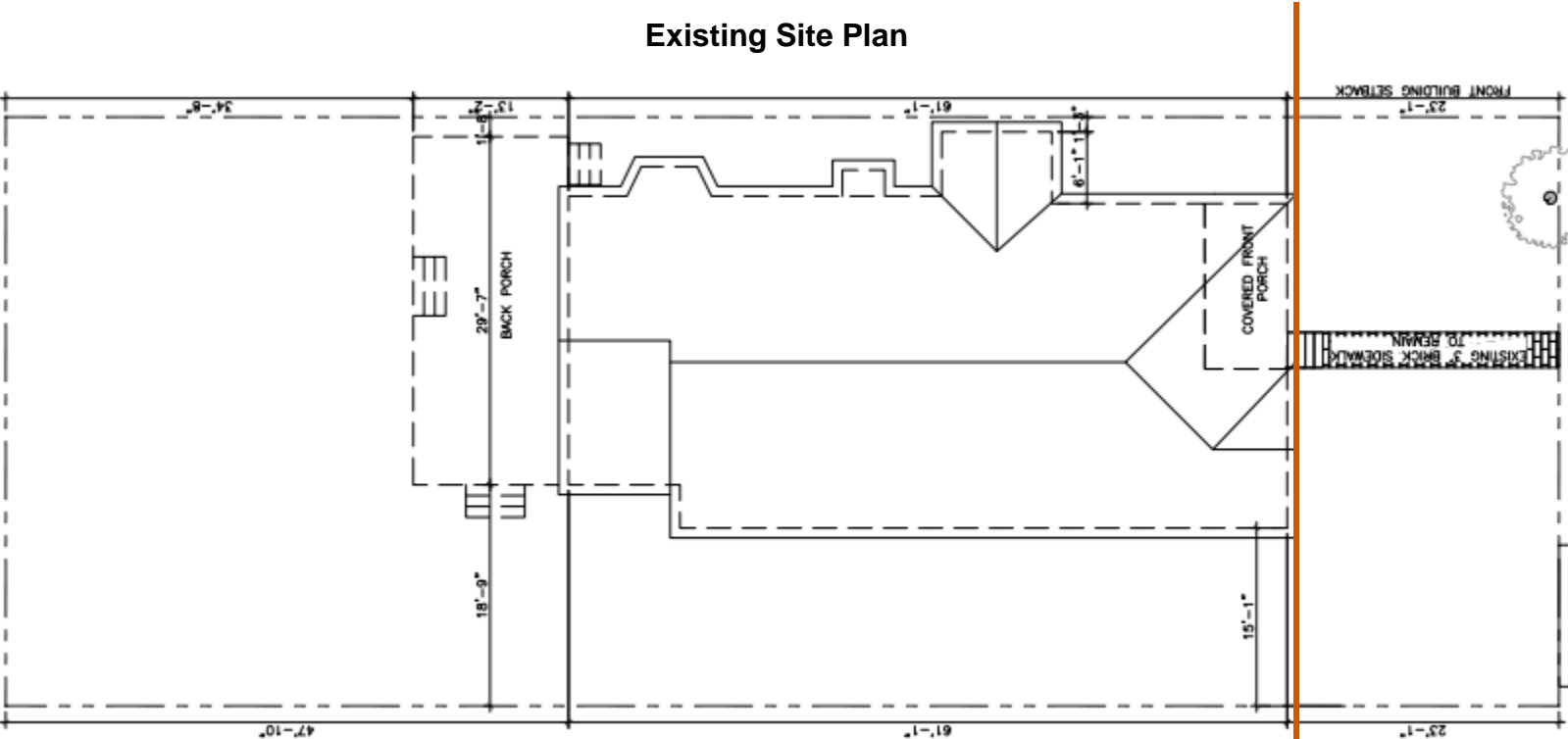


441 Columbia St

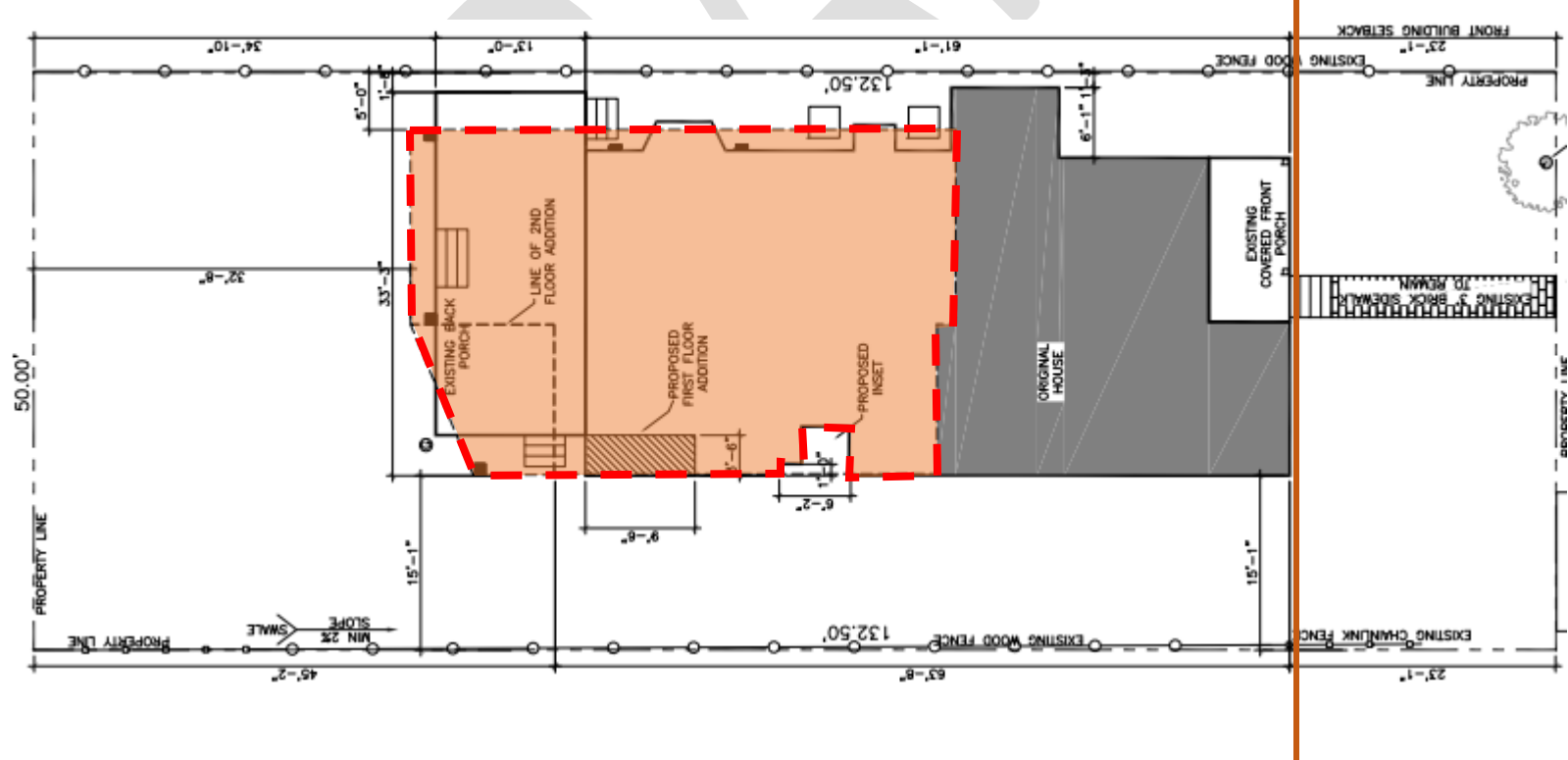


413 Columbia St

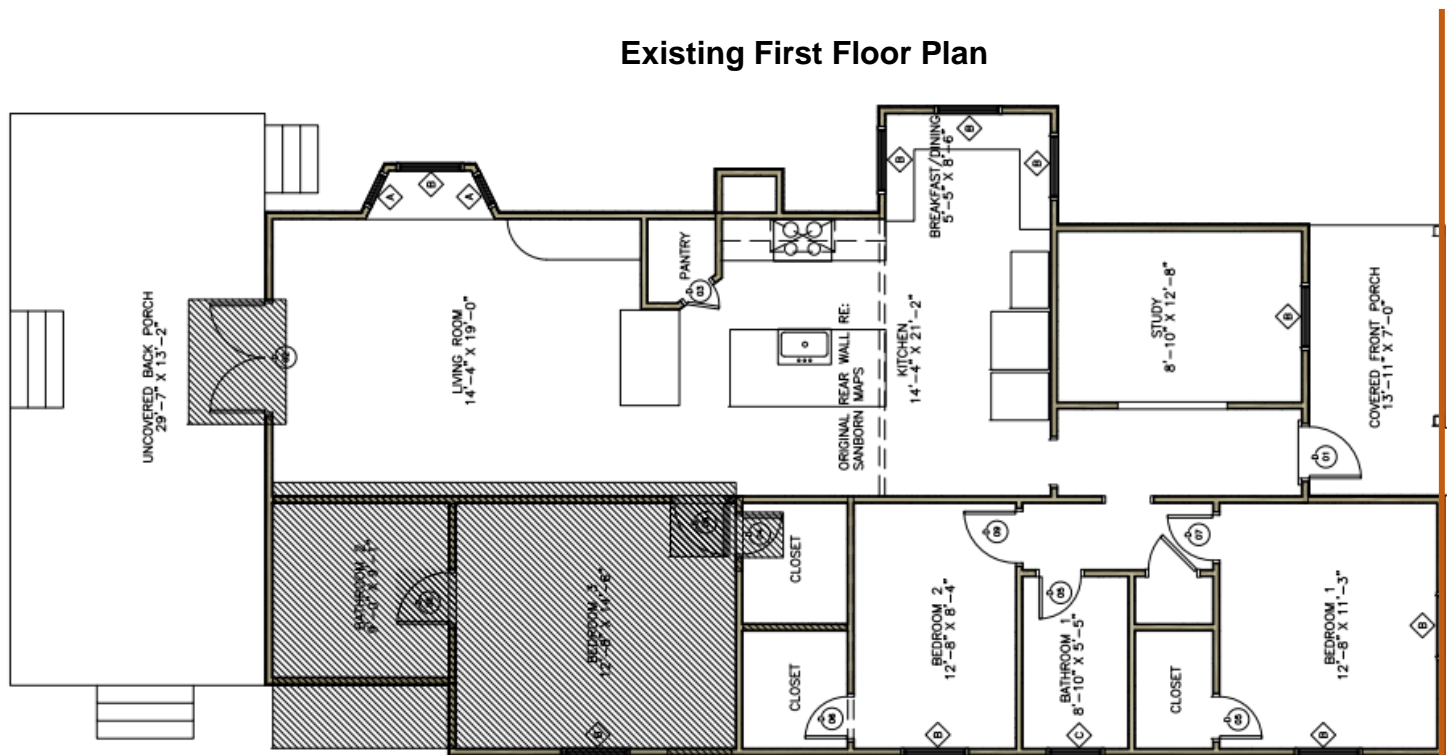
Existing Site Plan



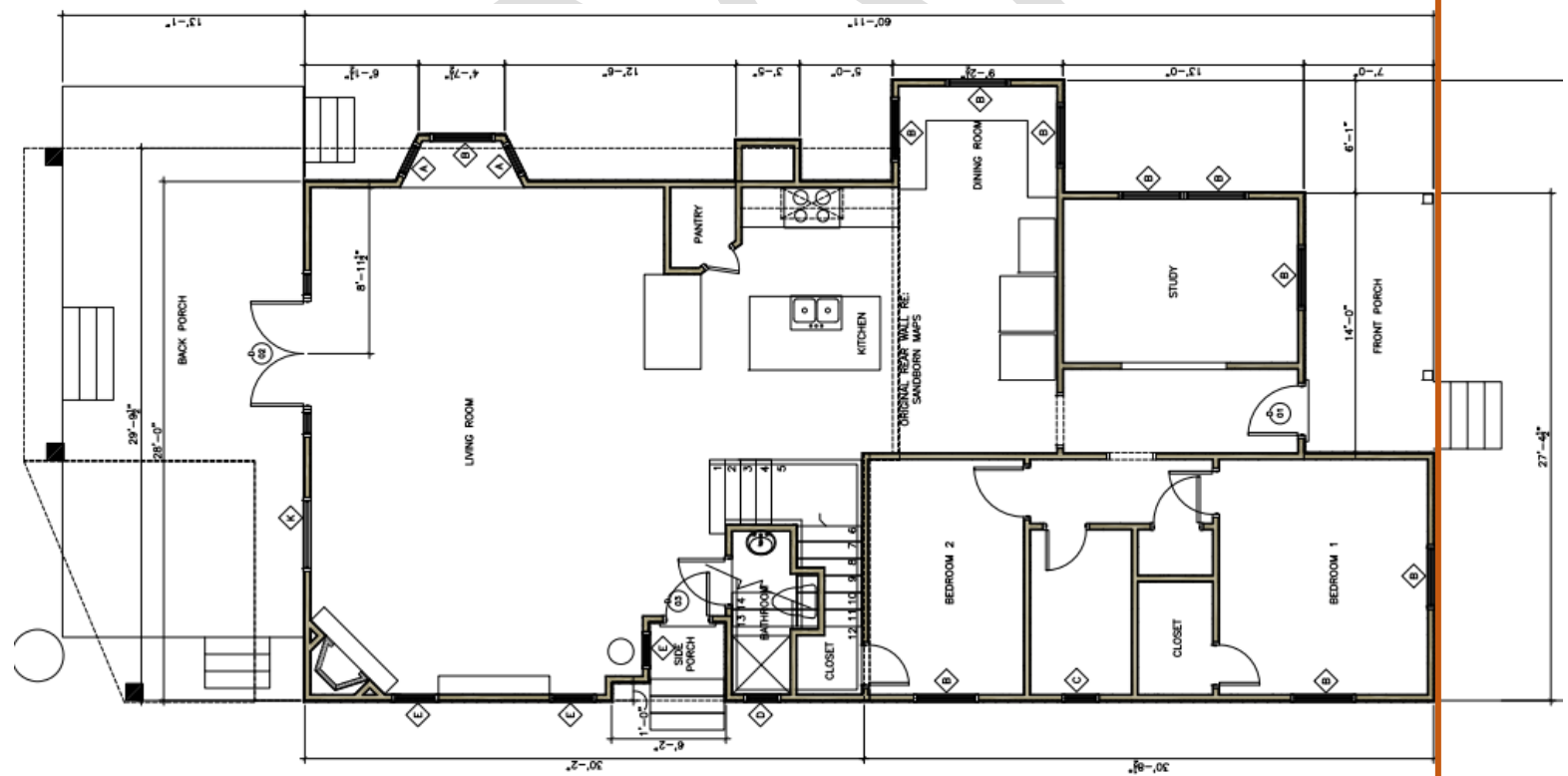
Proposed Site Plan



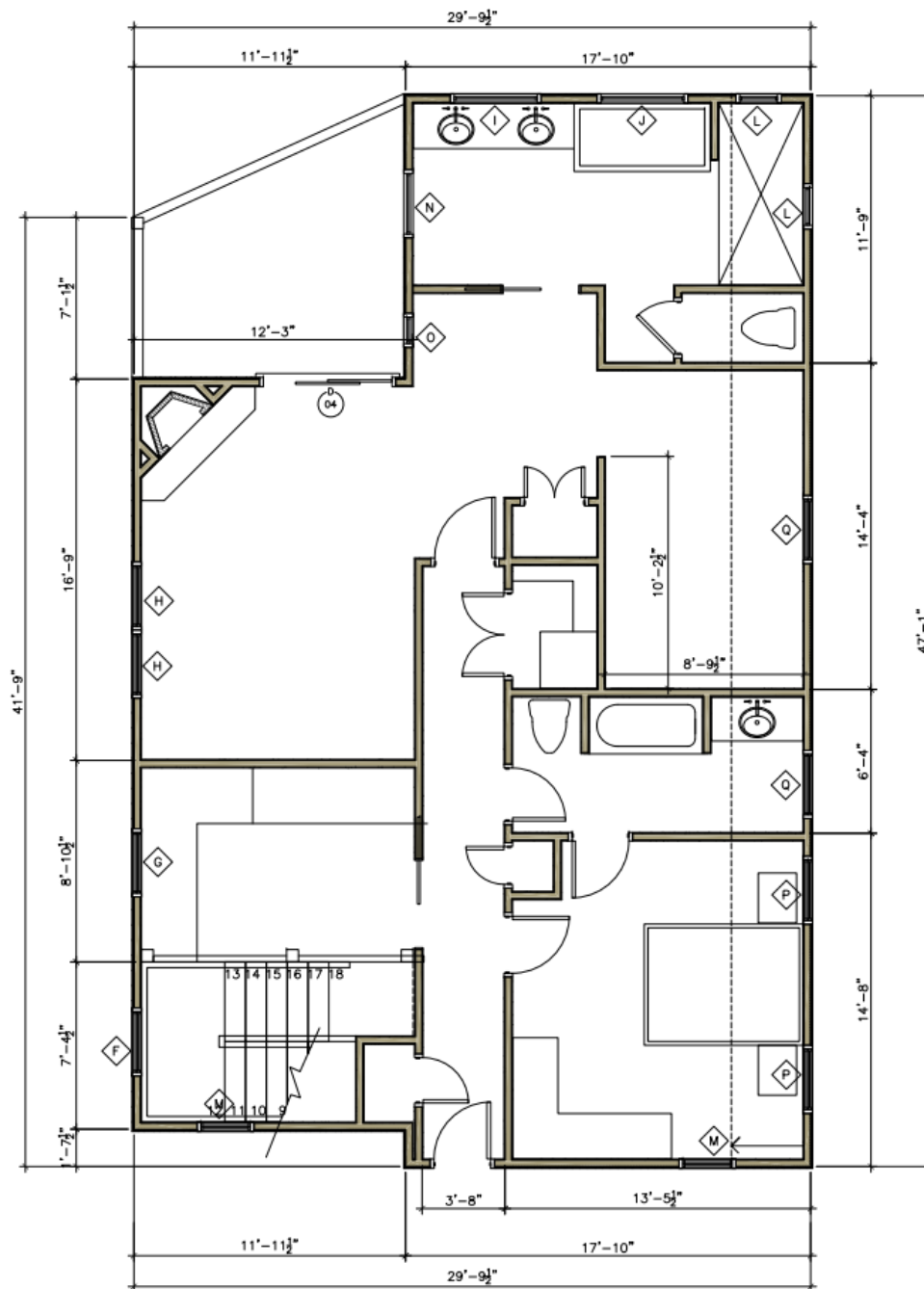
Existing First Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



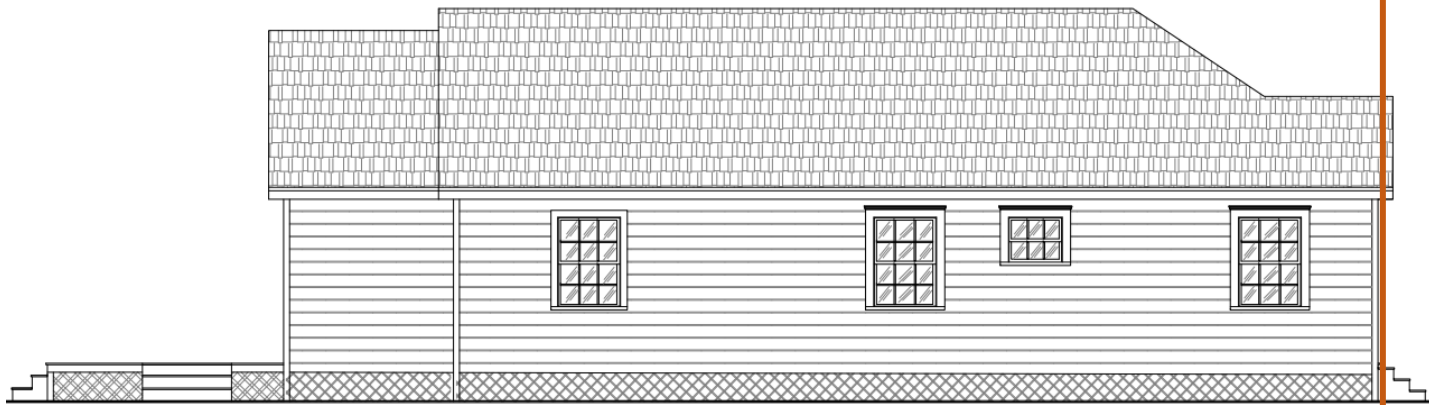
Existing Front (East) Elevation



Proposed Front (East) Elevation



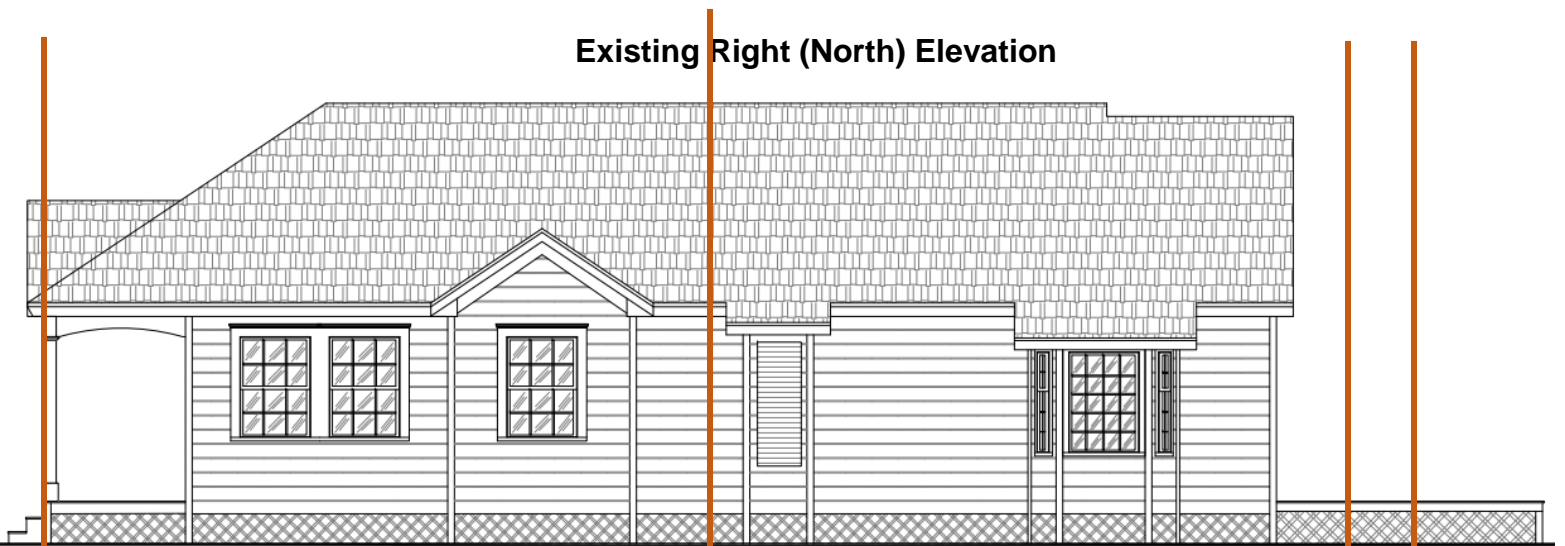
Existing Left (South) Elevation



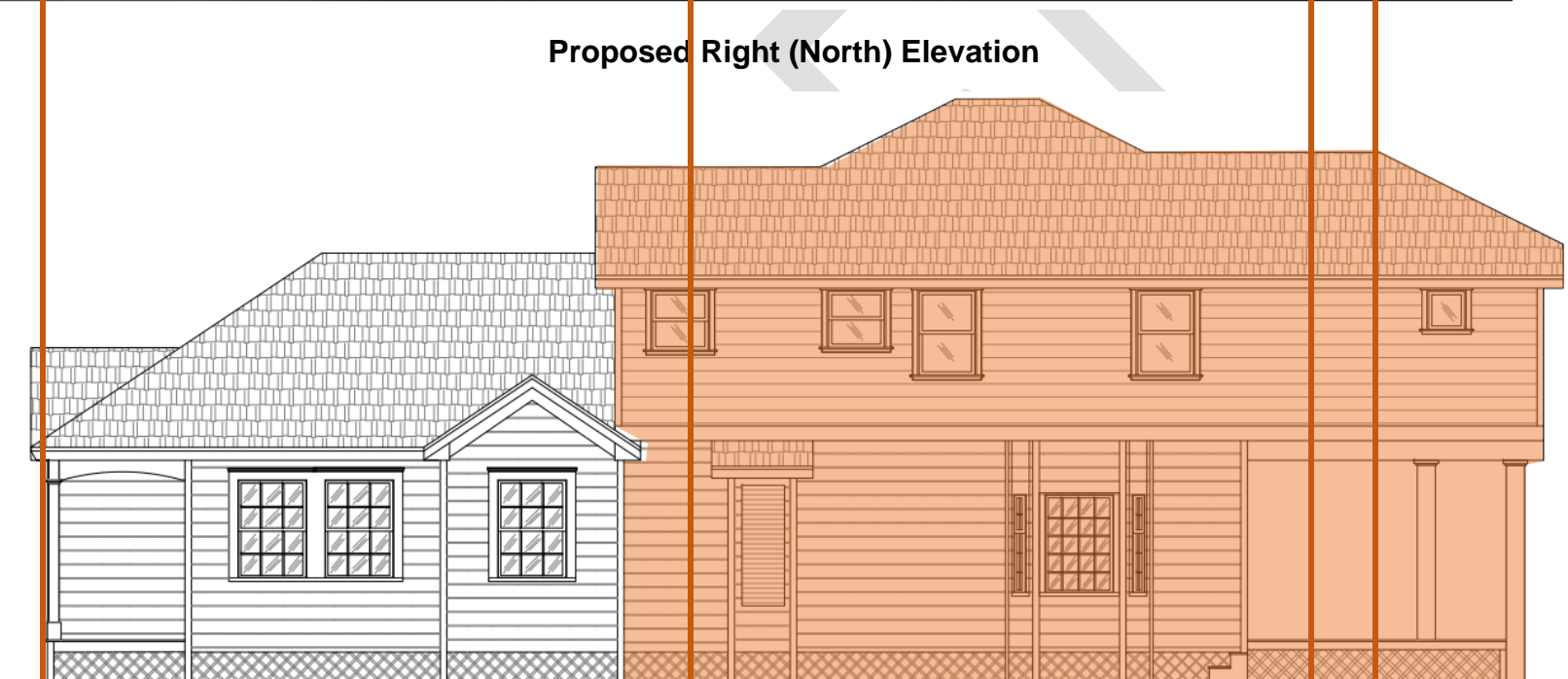
Proposed Left (South) Elevation



Existing Right (North) Elevation



Proposed Right (North) Elevation



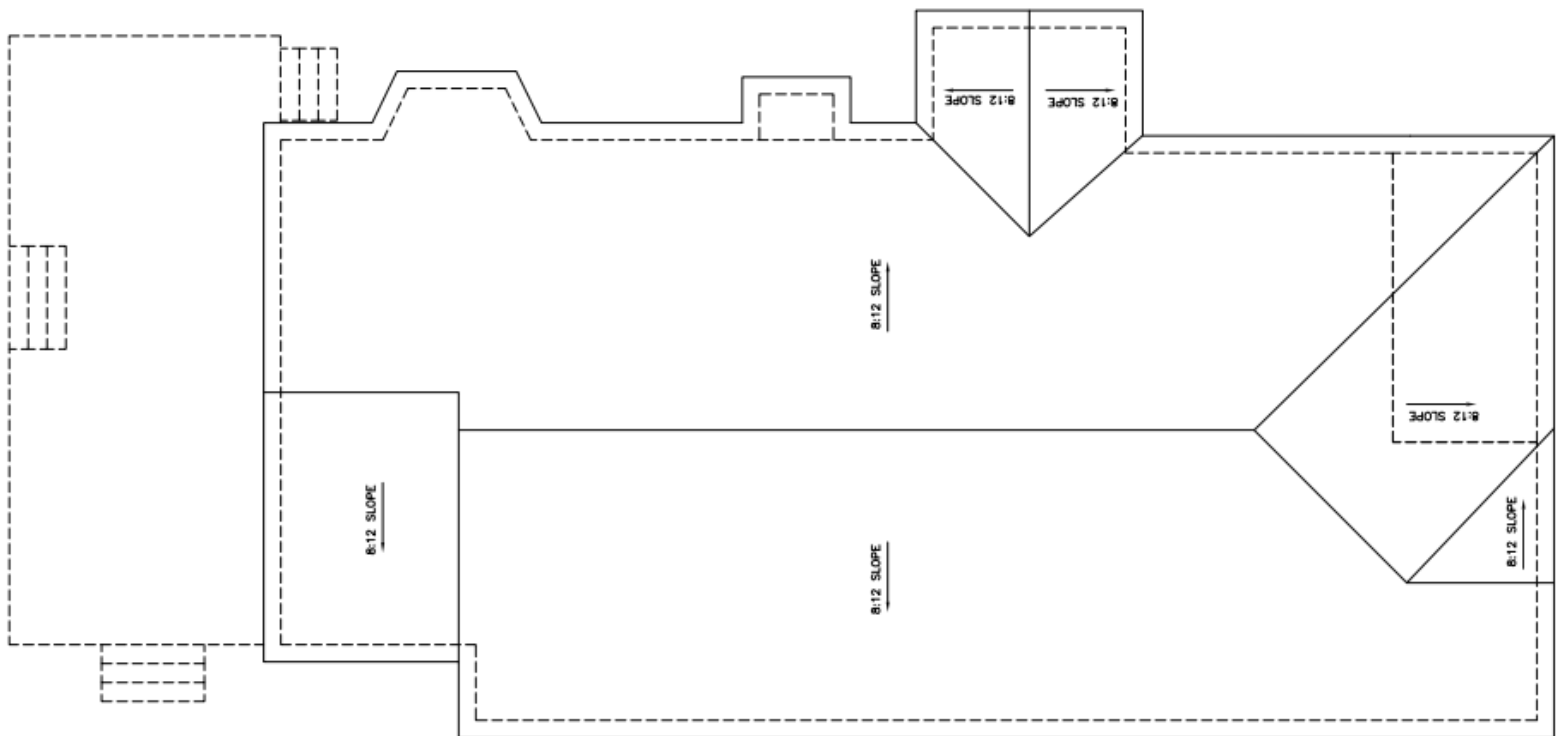
Existing Rear (West) Elevation



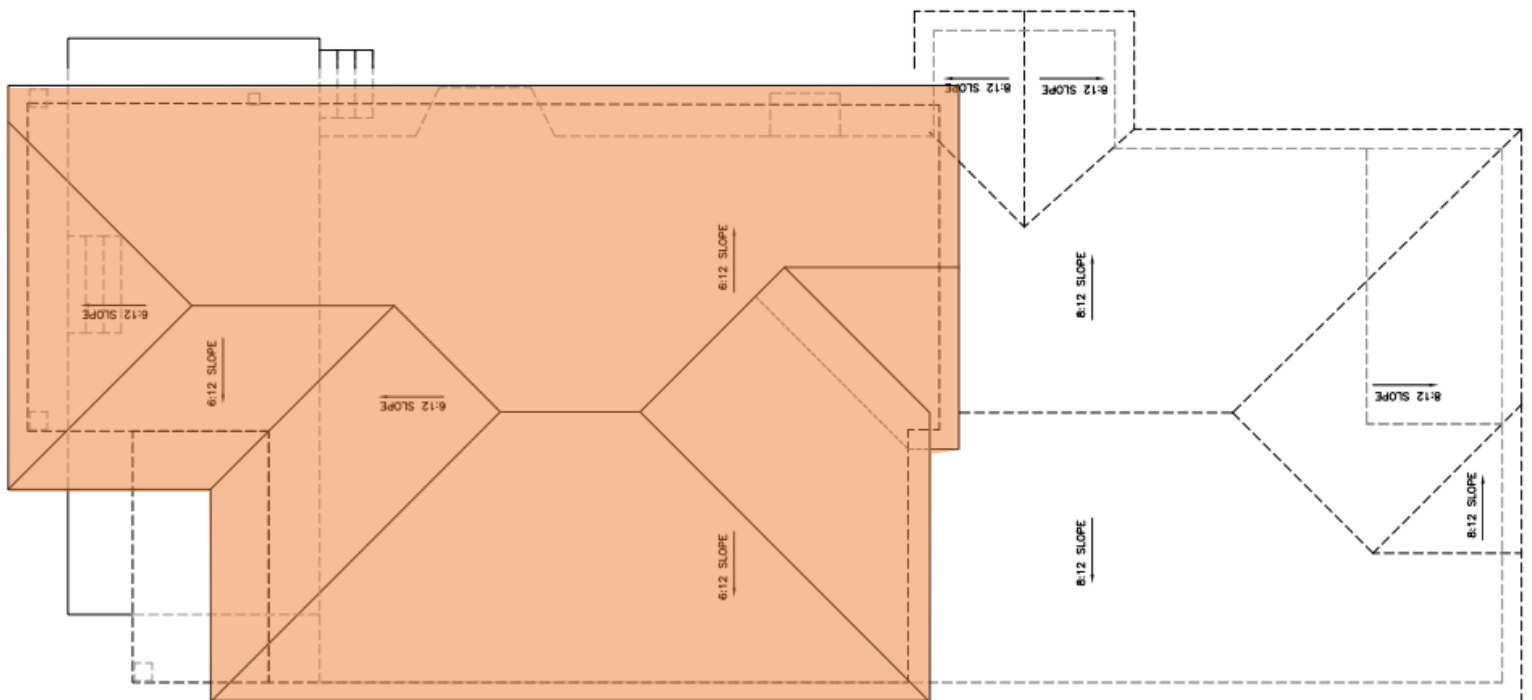
Proposed Rear (West) Elevation



Existing Roof Plan



Proposed Roof Plan



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: 6,600

Max. Allowed: 2,640

Proposed Lot Coverage: 1,613

Remaining Amount: 1,027 ****without** sq. ft. below conditioned space**Proposed Lot Coverage: 2,003 ****with** sq. ft. below conditioned space**Remaining Amount: 1,027 ****with** sq. ft. below conditioned space**☐ ☒ ☐**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: 6,600

Max. FAR Allowed: 2,904

Proposed FAR: 2,834

Remaining Amount: 70 ****without** sq. ft. below conditioned space**Proposed FAR: 3,224 ****with** sq. ft. below conditioned space**Remaining Amount: 320 ****with** sq. ft. below conditioned space**

Side Wall Length and Insets (Addition and New Construction)

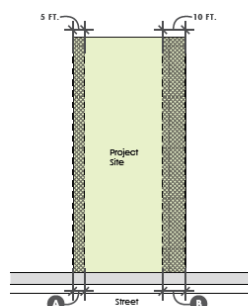
MEASUREMENT	APPLICATION
50 FT.	Maximum side wall length without inset (1-story)
40 FT.	Maximum side wall length without inset (2-story)
1 FT.	Minimum depth of inset section of side wall (1-story)
2 FT.	Minimum depth of inset section of side wall (2-story)
6 FT.	Minimum length of inset section of side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

Side Wall Length: 39' 1-1/2"

Inset Length: 4'

Inset on North side: N/A

Inset on South side: 2'

Side Setbacks (Addition and New Construction)

KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
B	5 FT.	Minimum distance between the side wall and the property line
	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
C	6 FT.	Minimum cumulative side setback for lots less than 35 feet wide
	10 FT.	Minimum cumulative side setback for a one-story house
	15 FT.	Minimum cumulative side setback for a two-story house

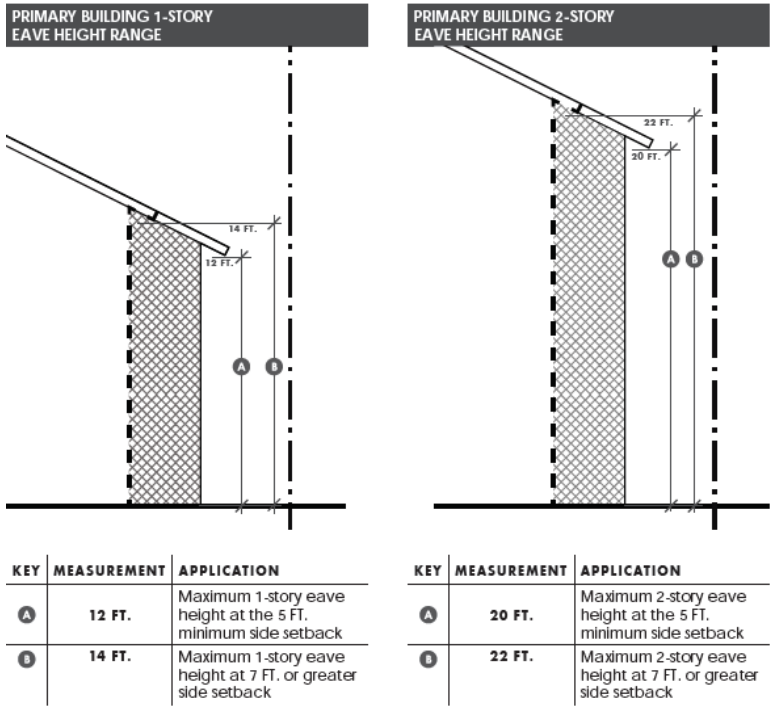
Proposed North side setback (1): 5' 0"Proposed South side setback (2): 15' 1"Cumulative side setback: 20' 1"

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Eave Height (Addition and New Construction)



Proposed eave height on North elevation with a 5' side setback: 20'

Proposed eave height on South elevation with a 15' 1" side setback: 21' 7"

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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: 34' 10"

☒ ☐ ☐Porch Eave Height (Addition and New Construction)

MEASUREMENT	APPLICATION
9-11 FT.	Minimum and maximum 1-story porch eave height.

Proposed porch eave height: 11' 0"

☒ ☐ ☐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: 2'

Proposed second floor plate height on North elevation: 7' 6"

Proposed second floor plate height on South elevation: 9'