

CERTIFICATE OF APPROPRIATENESS

Applicant: Joey Hernandez, agent for Franklin Jones, owner

Property: 1022 Columbia St, Lot 18, Block 221. Houston Heights South Subdivision. The property includes a historic one-story wood frame 1,341 square foot single-family residence and 620 square foot garage apartment situated on a 6,600 square foot interior lot.

Significance: Contributing Bungalow house, constructed circa 1915, located in the Houston Heights South Historic District.

Proposal: Alteration- Addition

The applicant is proposing to construct an 875 square foot rear addition to the existing structure.

- Wood siding to match existing
- 6:12 hipped/gabled roof with asphalt shingles
- New windows to be wood 1/1 double hung inset and recessed

Public Comment:

Civic Association:

Recommendation: Approval

HAHC Action:

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

- (1) The proposed activity must retain and preserve the historical character of the property;
- (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- (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;
- (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
- (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;
- (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;
- (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;
- (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;
- (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;
- (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
- (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

- In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines.

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%)

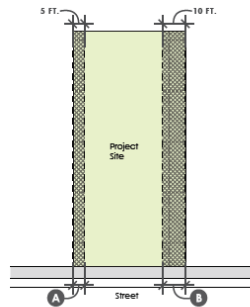
Existing Lot Size: 6,600
 Max. Allowed: 2,640
 Proposed Lot Coverage: 2,308
 Remaining Amount: 332

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: 2,308
 Remaining Amount: 596

Side Setbacks (Addition and New Construction)

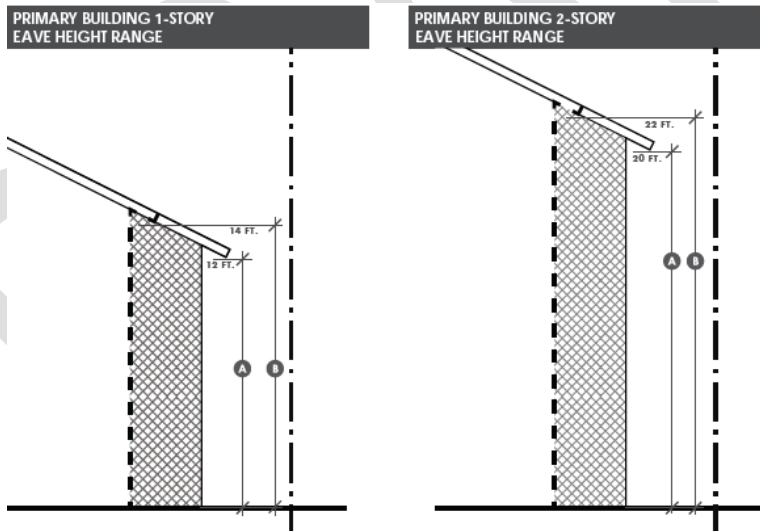


Note: This diagram shows just one example of a side setback configuration.

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

Proposed side setback (1): 5'-1"
 Proposed side setback (2): 5'-1"
 Cumulative side setback: 10'-2"

Eave Height (Addition and New Construction)



KEY	MEASUREMENT	APPLICATION
A	12 FT.	Maximum 1-story eave height at the 5 FT. minimum side setback
B	14 FT.	Maximum 1-story eave height at 7 FT. or greater side setback

KEY	MEASUREMENT	APPLICATION
A	20 FT.	Maximum 2-story eave height at the 5 FT. minimum side setback
B	22 FT.	Maximum 2-story eave height at 7 FT. or greater side setback

Proposed eave height: 12'

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: 56'7"

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: 24"
 Proposed first floor plate height: 10'
 Proposed second floor plate height: n/a

-
-
-

Porch Eave Height (Addition and New Construction)

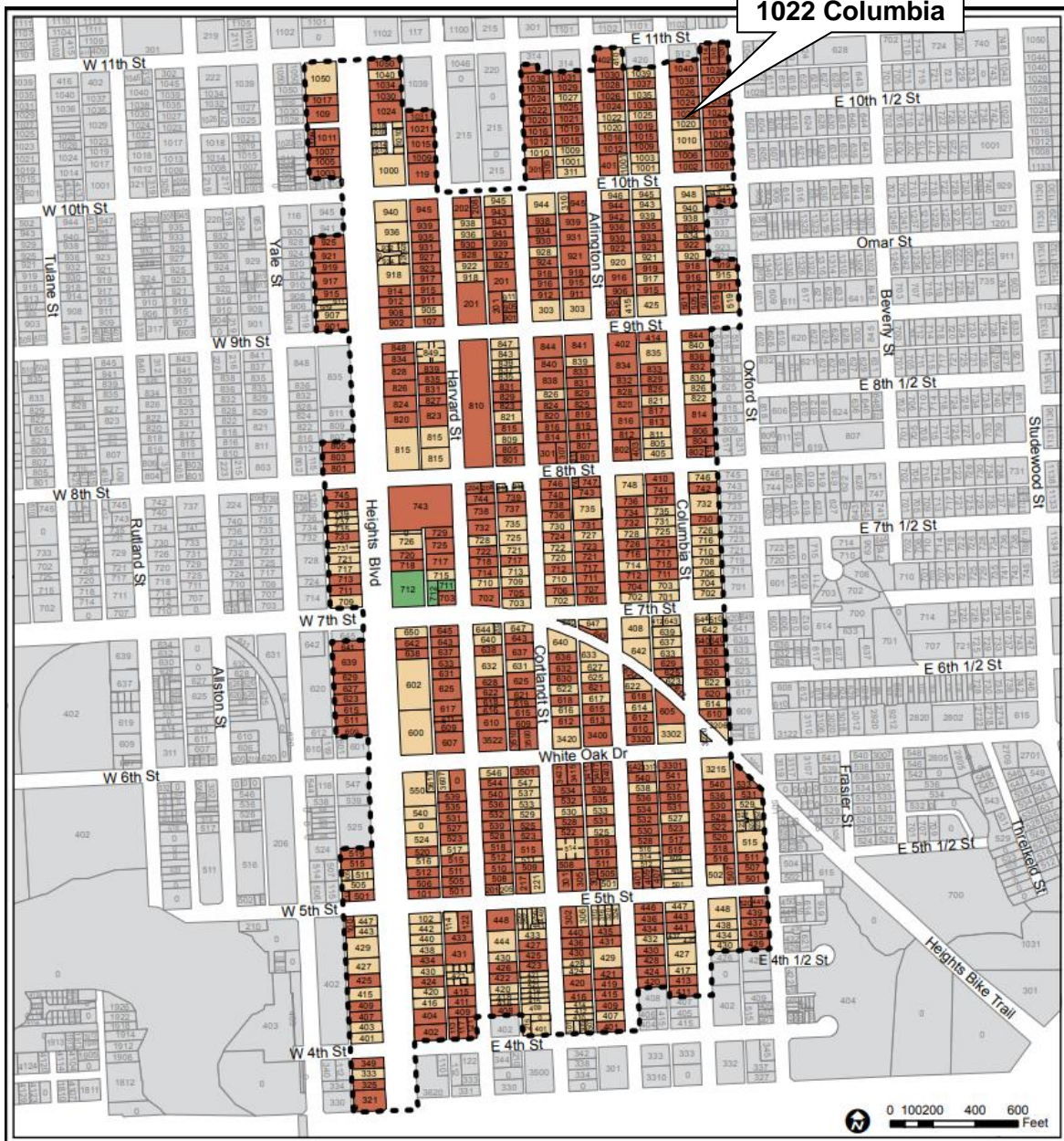
MEASUREMENT	APPLICATION
9-11 FT.	Minimum and maximum 1-story porch eave height.

Proposed rear porch eave height: 11'5"

DRAFT



PROPERTY LOCATION
HOUSTON HEIGHTS SOUTH HISTORIC DISTRICT



Building Classification

- Contributing
- Non-Contributing
- Park

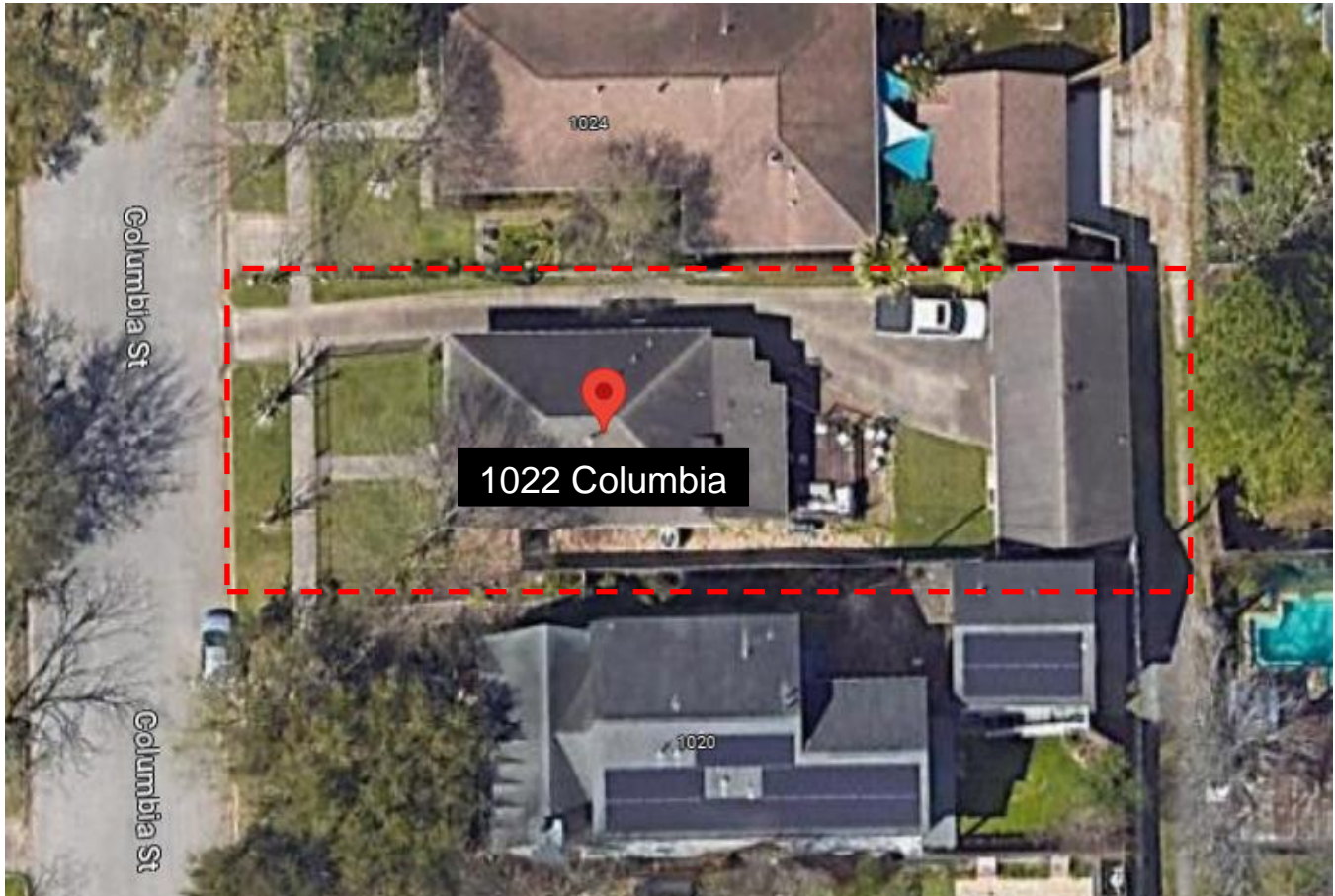
INVENTORY PHOTO



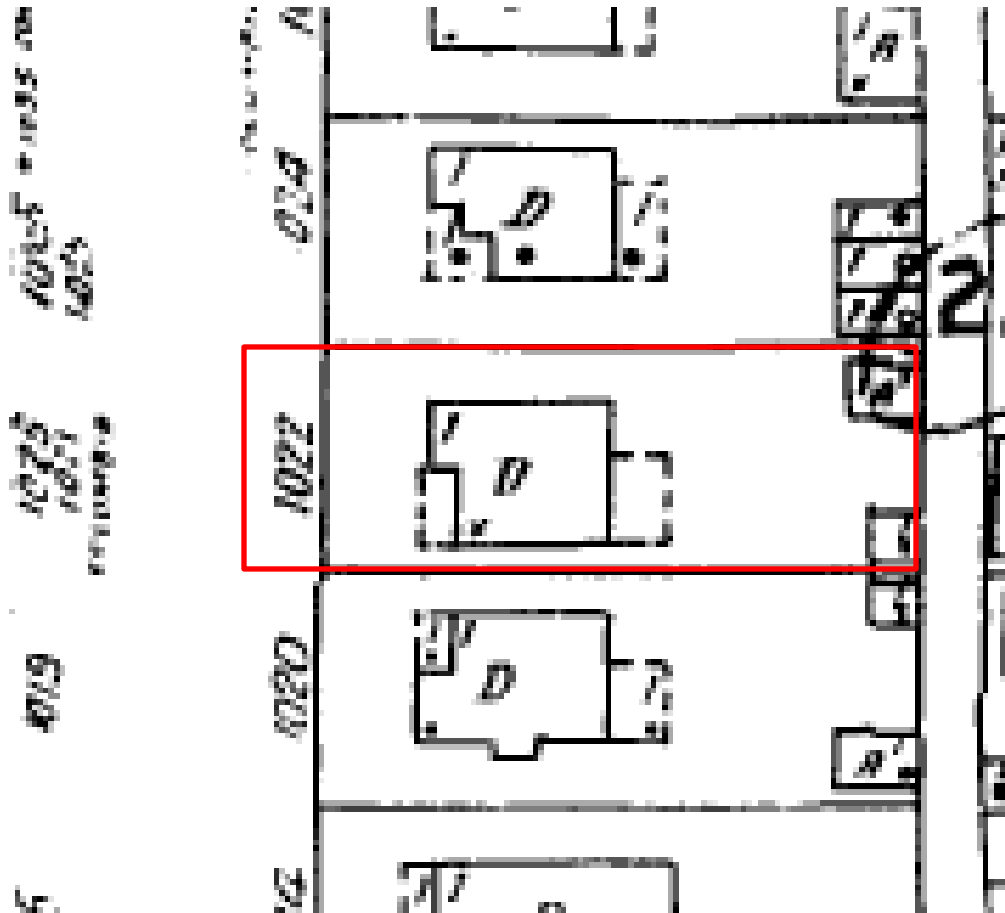
CURRENT PHOTO



AERIAL VIEW OF PROPERTY



SANBORN (1924-1951)



CONTEXT AREA

1024 COLUMBIA (NEIGHBOR)



1033 COLUMBIA



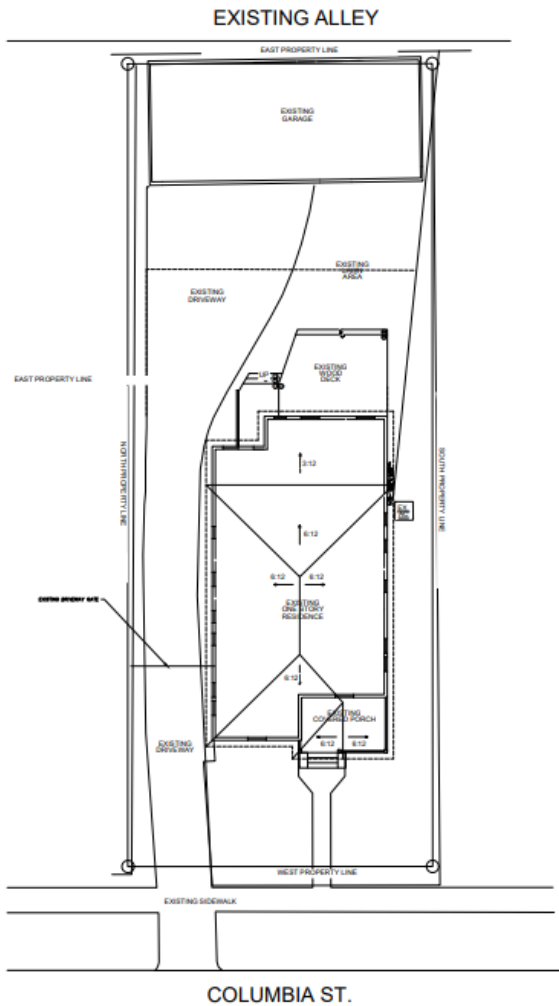
1015 COLUMBIA



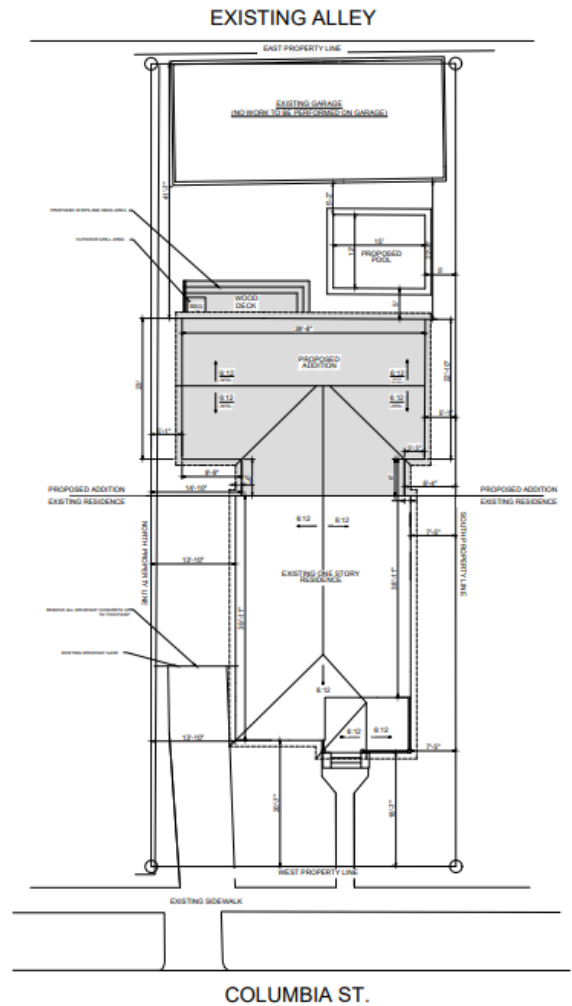
1006 COLUMBIA



SITE PLANS



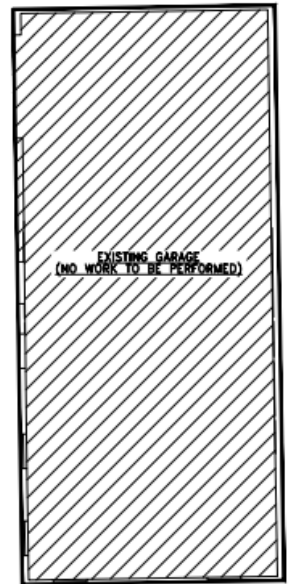
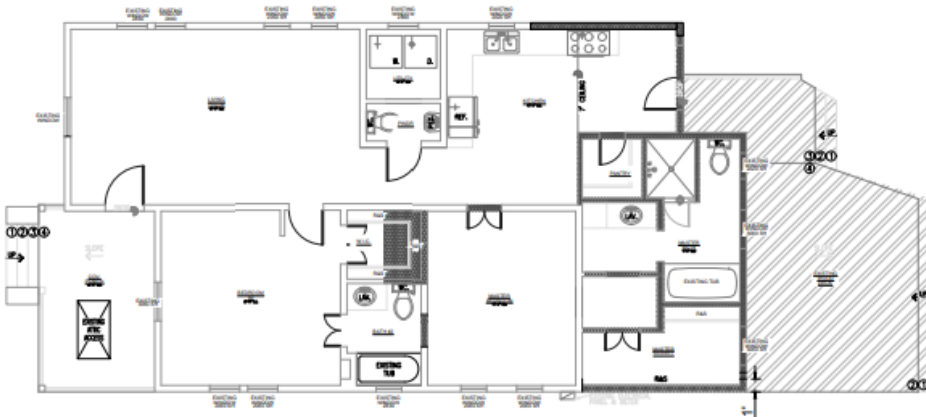
EXISTING SITE PLAN
SCALE: 1/8"=1'-0"



PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

FLOOR PLANS

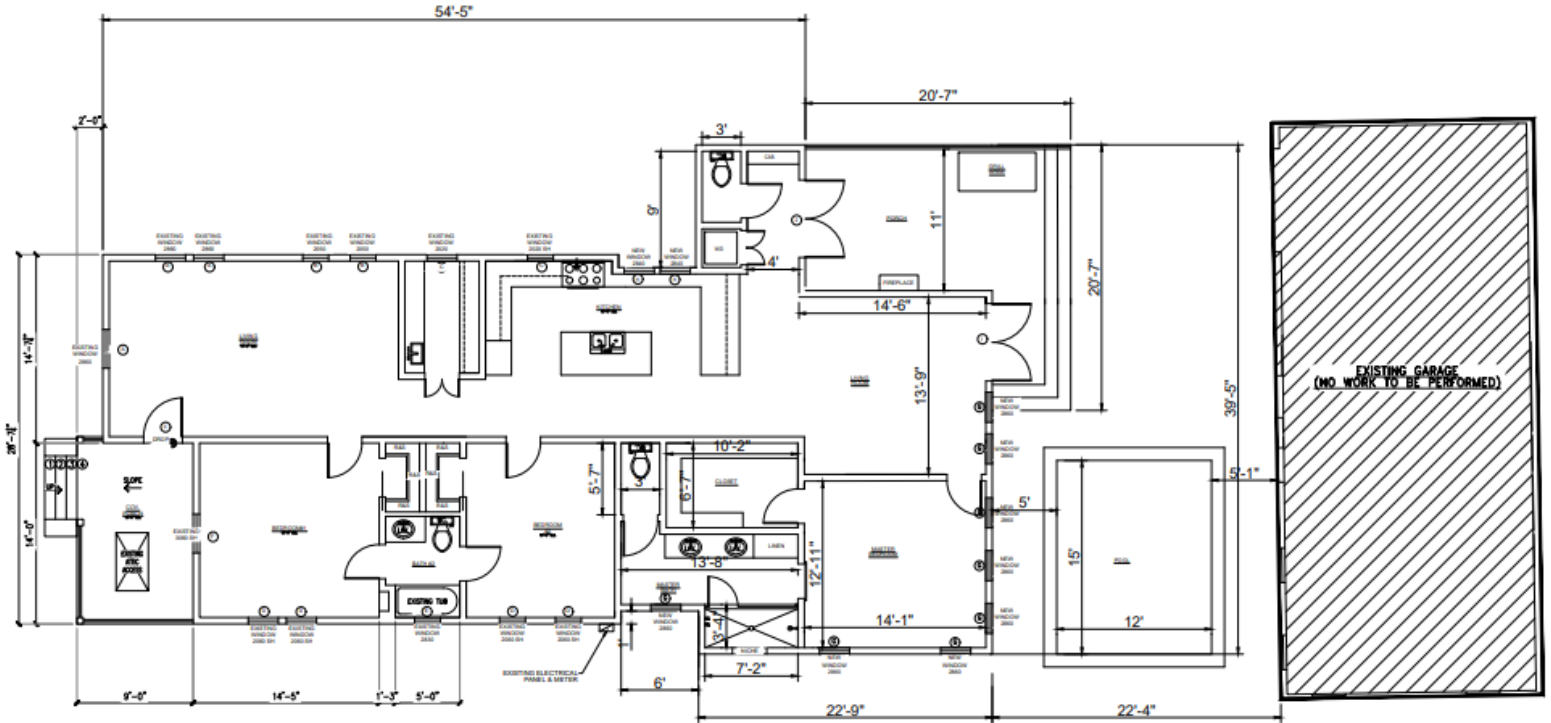
EXISTING/DEMO



LEGEND	
AREA TO BE DEMOLISHED	
WALLS TO REMAIN	
WALLS TO BE REMOVED	

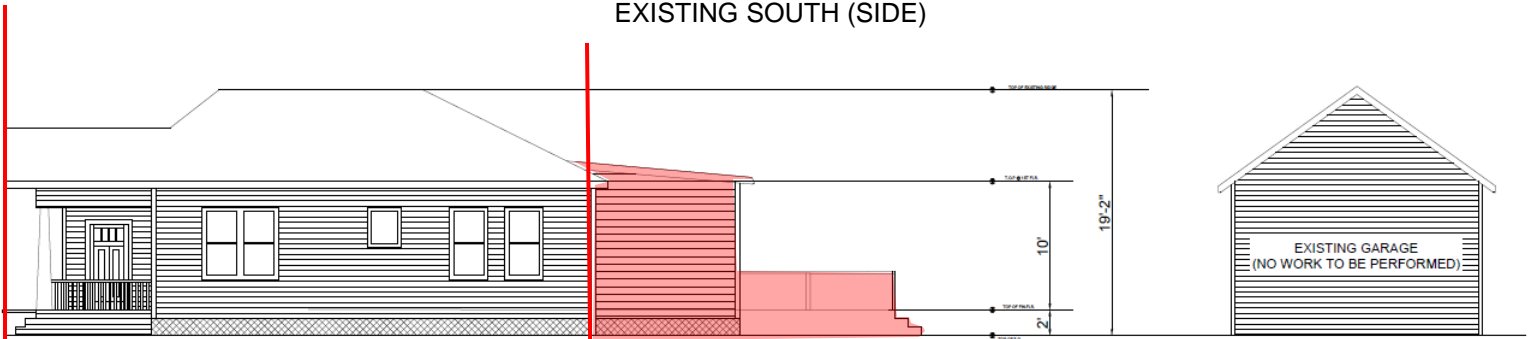
DEMO FLOOR PLAN
SCALE: 1/4"=1'-0"

PROPOSED



ELEVATIONS

EXISTING SOUTH (SIDE)



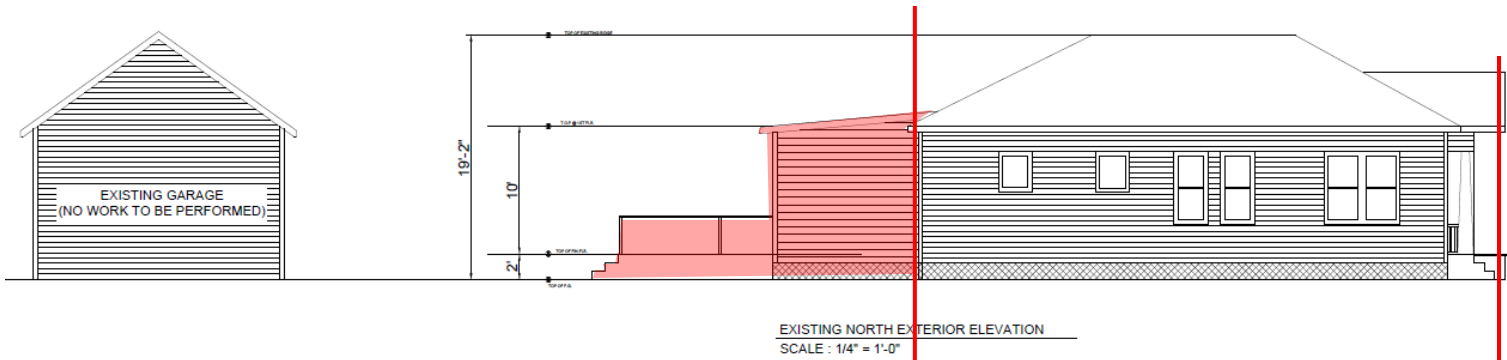
EXISTING SOUTH EXTERIOR ELEVATION
SCALE : 1/4" = 1'-0"

PROPOSED SOUTH (SIDE)

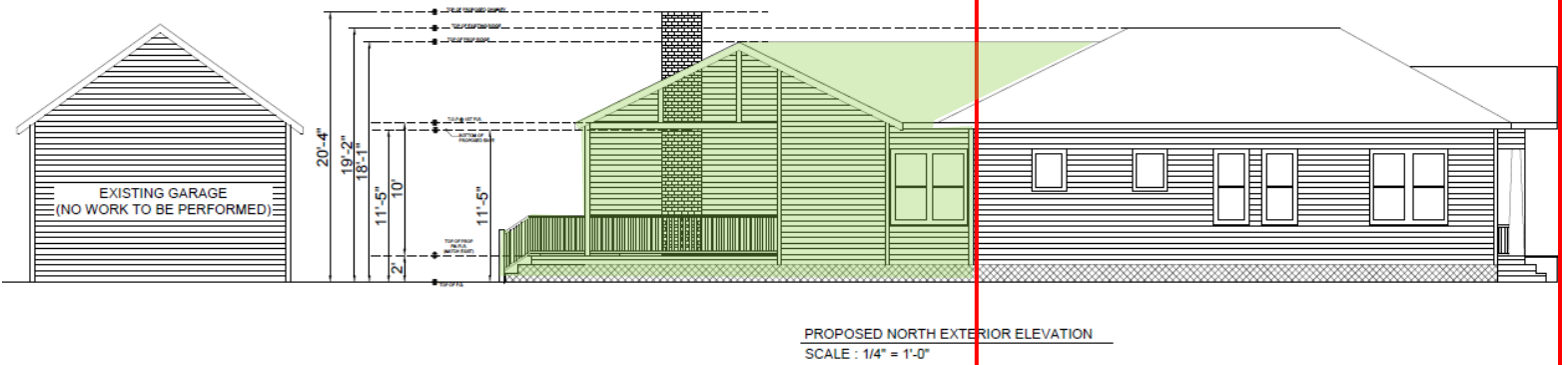


PROPOSED SOUTH EXTERIOR ELEVATION
SCALE : 1/4" = 1'-0"

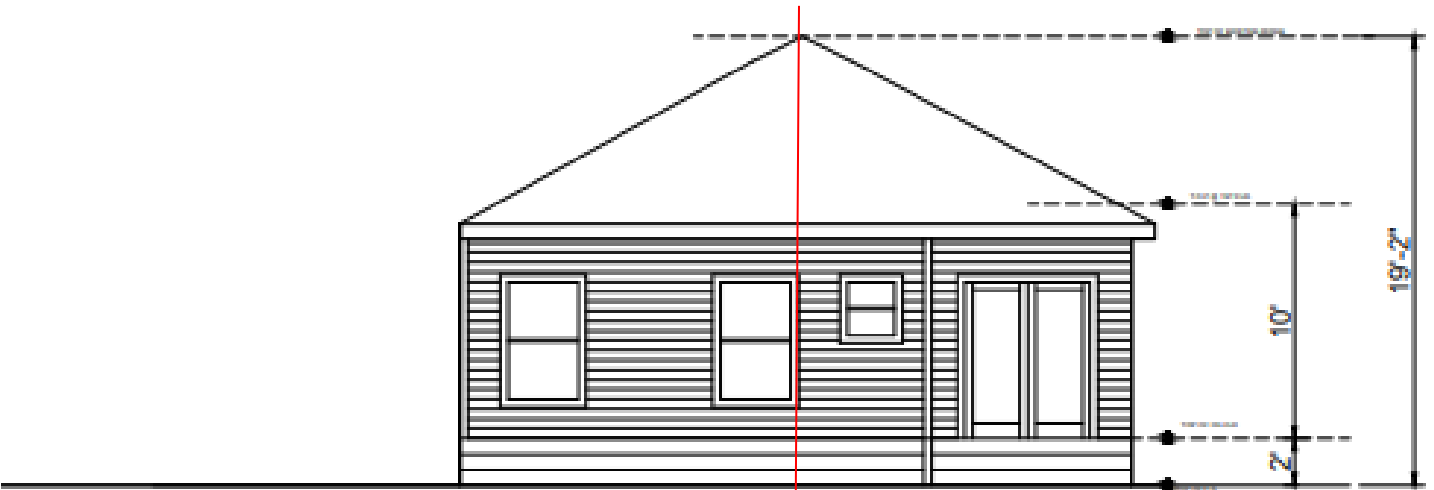
EXISTING NORTH (SIDE)



PROPOSED NORTH (SIDE)



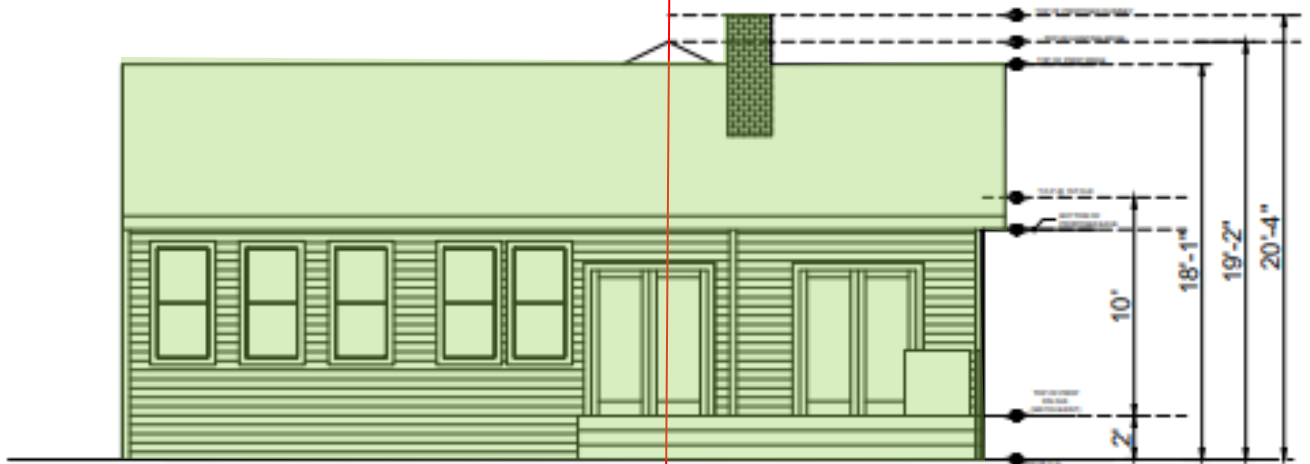
EXISTING EAST (REAR)



EXISTING EAST EXTERIOR ELEVATION

SCALE : 1/4" = 1'-0"

PROPOSED EAST (REAR)



PROPOSED EAST EXTERIOR ELEVATION

SCALE : 1/4" = 1'-0"

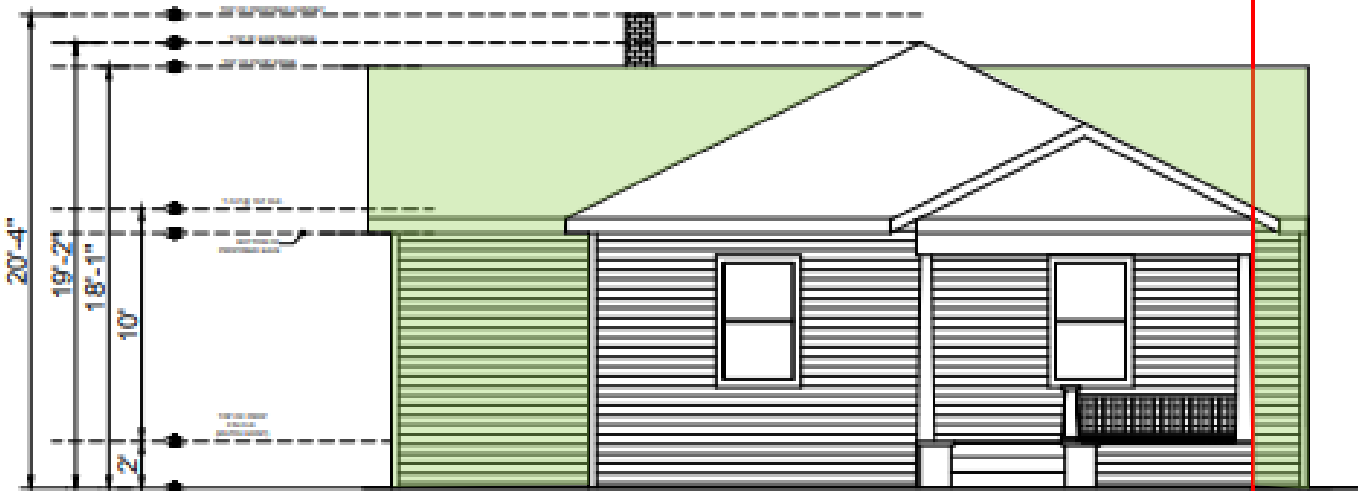
EXISTING WEST (FRONT)



EXISTING WEST EXTERIOR ELEVATION

SCALE : 1/4" = 1'-0"

PROPOSED WEST (FRONT)



PROPOSED WEST EXTERIOR ELEVATION

SCALE : 1/4" = 1'-0"

WINDOW SCHEDULE

CERTIFICATE OF APPROPRIATENESS

WINDOW WORKSHEET



PLANNING & DEVELOPMENT DEPARTMENT

EXISTING WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Original/Replacement	Existing to Remain
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Original</i>	<i>No</i>
A	WOOD	1/1	DH	28X60	RECESSED	ORIGINAL	YES
B	WOOD	1/1	DH	28X50	RECESSED	ORIGINAL	YES
C	WOOD	1 LITE	SH	20X20	RECESSED	ORIGINAL	YES
D	WOOD	1/1	DH	20X60	RECESSED	ORIGINAL	YES
E	WOOD	1 LITE	SH	28X30	RECESSED	ORIGINAL	YES
F	WOOD	1/1	DH	30X60	RECESSED	ORIGINAL	YES

DAMAGE TO EXISTING WINDOWS

Window	Describe Damage
<i>Ex. A1</i>	<i>Glass is broke, window is inoperable, rail is rotten, and frame is broken</i>
N/A	N/A

PROPOSED WINDOW SCHEDULE

Window	Material	Lite Pattern	Style	Dimensions	Recessed/Inset	Brand/Vendor	Other
<i>Ex. A1</i>	<i>Wood</i>	<i>1/1</i>	<i>DH</i>	<i>32 x 66</i>	<i>Recessed</i>	<i>Plygem</i>	
G	WOOD	1/1	DH	28X60	RECESSED	JELD-WEN	
H	WOOD	1/1	DH	28X36	RECESSED	JELD-WEN	

- Must include photos of all windows with labels indicated on this sheet
 - Must include manufacture's specifications and details for all proposed windows
- *** Use additional sheets as necessary