

CERTIFICATE OF APPROPRIATENESS

Application Date: Oct. 31, 2023

Applicant: Joey Hernandez, agent for Franklin Jones, owner

Property: 1022 Columbia Street, Lot 18, Block 221, Houston Heights Neighborhood Subdivision. The property includes a historic 1,341 SF, one-story wood single-family residence and 620 SF detached garage apartment situated on a 6,600 SF (50' x 132') interior lot.

Significance: Contributing Bungalow style residence, constructed circa 1915, located in the Houston Heights South Historic District. Had COA in September 2023 for an 875 SF one-story rear addition, with garage being exempt from work, which has not yet been built.

Proposal: Alteration – Noncontributing Garage

- 311 complaint and building inspector at site, 8/17/2023
 - Unpermitted work for the following:
 - Garage conversion
 - Electrical
 - Plumbing
 - Structural
- A total of 6 red tag notices between 8/2023 to 12/2023 with multiple follow-up visits by inspector
 - Most recent inspector follow-up on 11/30
- Scope of work includes:
 - Repairs to existing siding and trim
 - Removal of non-original windows and doors on west garage wall
 - Removal of garage door and installation of new doors on west wall
 - Addition of new garage door on east garage wall at alley access

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval

HAHC Action: -

APPROVAL CRITERIA

ALTERATIONS TO NONCONTRIBUTING STRUCTURES

Sec. 33-241.1(b): Director shall issue a certificate of appropriateness for the alteration, rehabilitation, or restoration of a non-contributing structure or an addition to a noncontributing structure in an 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) For an alteration, rehabilitation, or restoration that does not require the removal or replacement of the structural elements, not including the foundation, within 67 percent of the structure:

[X] [] [] (a) 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; and

[X] [] [] (b) The proposed activity must match the architectural features, materials, and character of either the existing noncontributing structure or the contributing structures within the context area.

[] [] [X] (2) For an alteration, rehabilitation, or restoration that requires the removal or replacement of the structural elements, not including the foundation, within 67 percent or more of the structure, the director shall refer the application to the HAHC, which shall approve a certificate of appropriateness if the result of the project conforms to the requirements for new construction in a historic district in section 33-242 of this Code.

(3) For an addition to a noncontributing structure:

[X] [] [] (a) 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 from the property line of similar elements of existing contributing structures in the context area; and

[X] [] [] (b) The noncontributing structure with the constructed addition is compatible with the typical proportions and scale of existing contributing structures in the context area.

HEIGHTS DESIGN GUIDELINES

[X] [] [] In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. Setback guidelines are for additions or new constructions, not existing structures, and is therefore in compliance.

HEIGHTS DESIGN GUIDELINES MEASURABLE STANDARDS

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

[X] [] [] 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: 2,216

Remaining Amount: 424

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

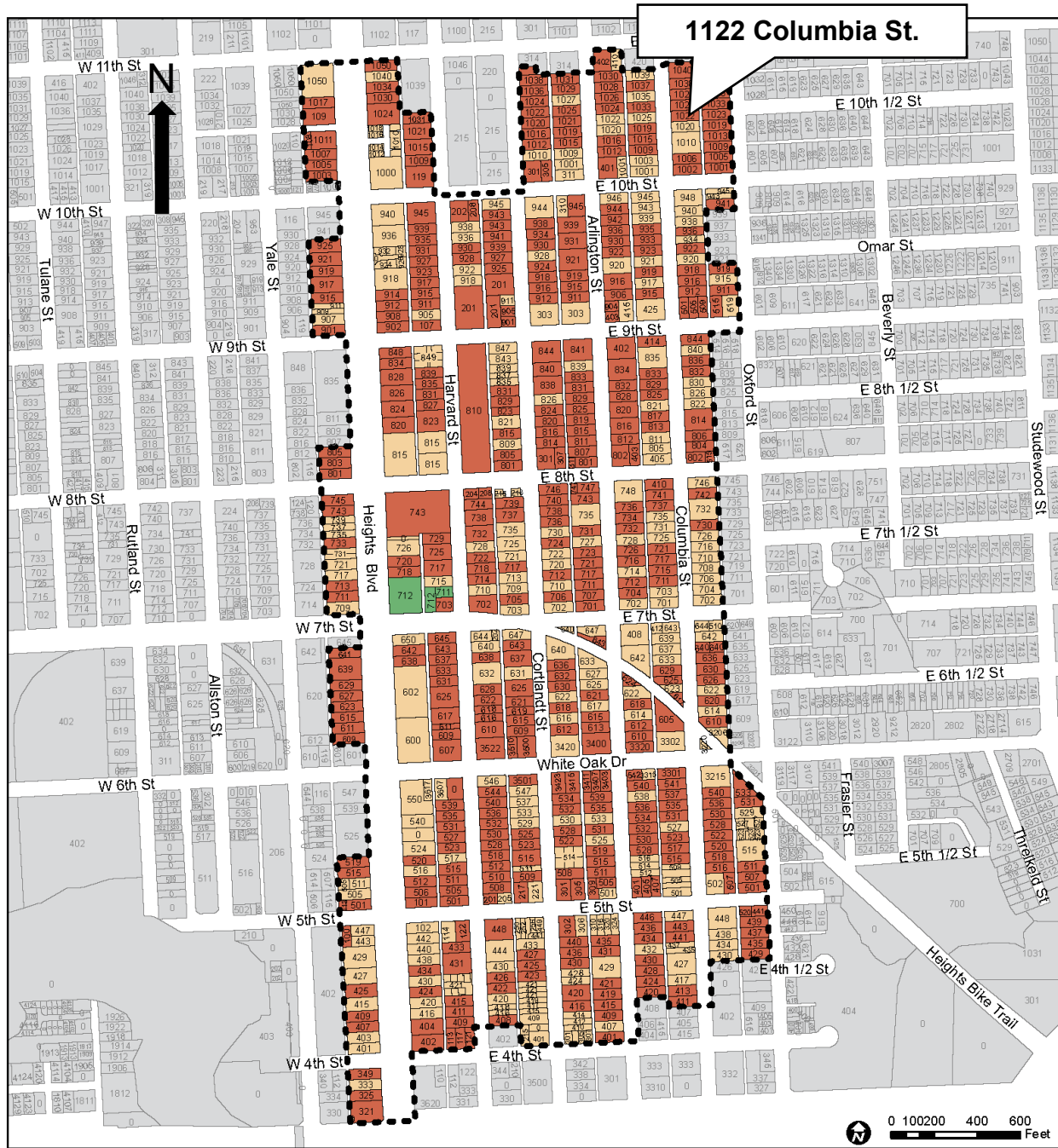
Existing Lot Size: 6,600

Max. FAR Allowed: 2,904

Proposed FAR: 2,308

Remaining Amount: 596

PROPERTY LOCATION



Building Classification

- Contributing
- Non-Contributing
- Park

INVENTORY PHOTO



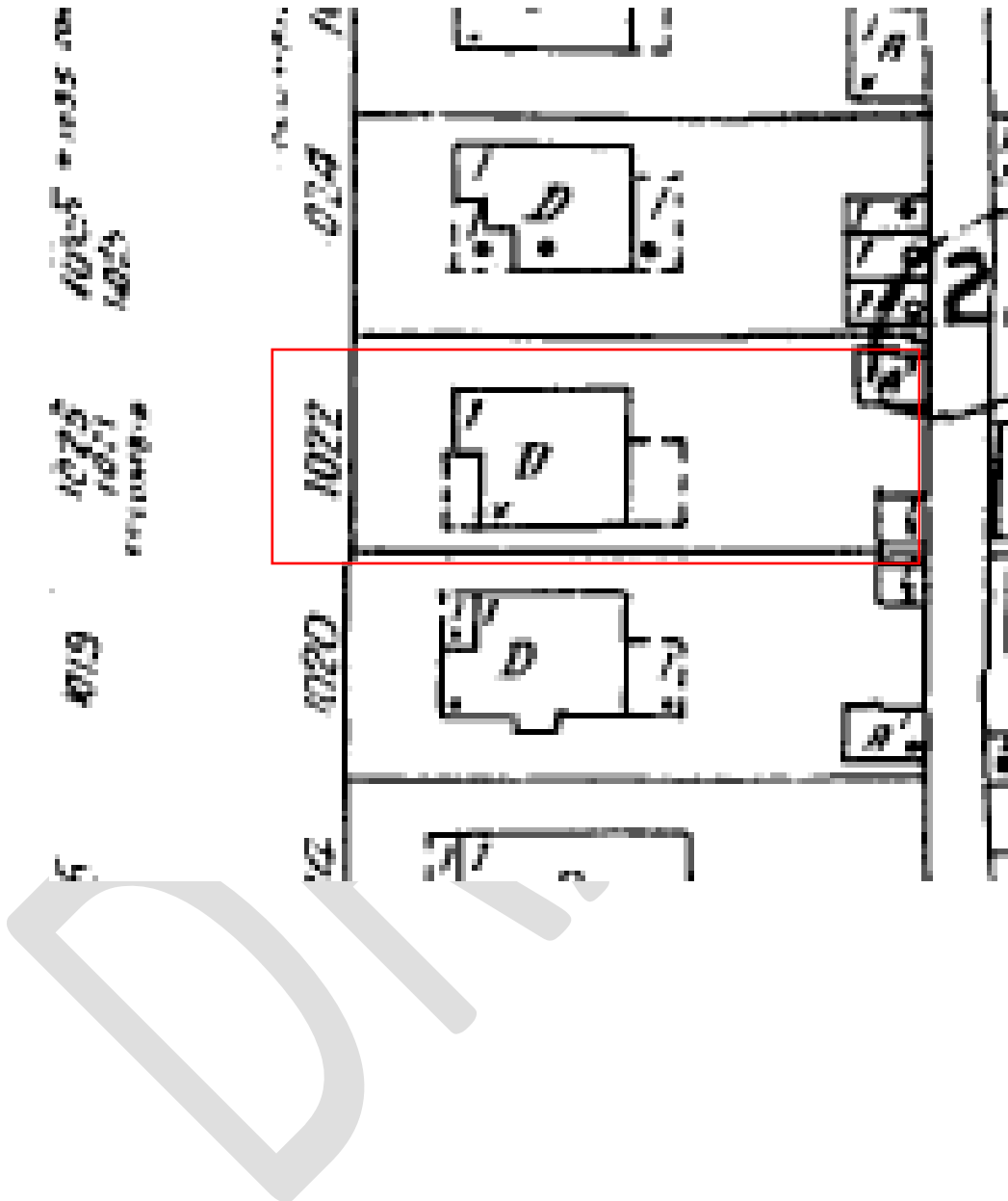
CURRENT PHOTO



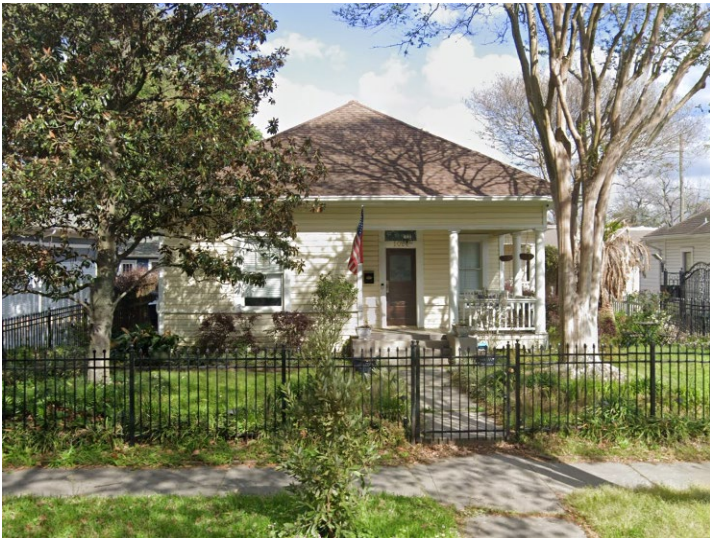
AERIAL VIEW OF PROPERTY



SANBORN (1924-1951)



CONTEXT AREA



1024 Columbia Street - Contributing



1033 Columbia Street - Contributing

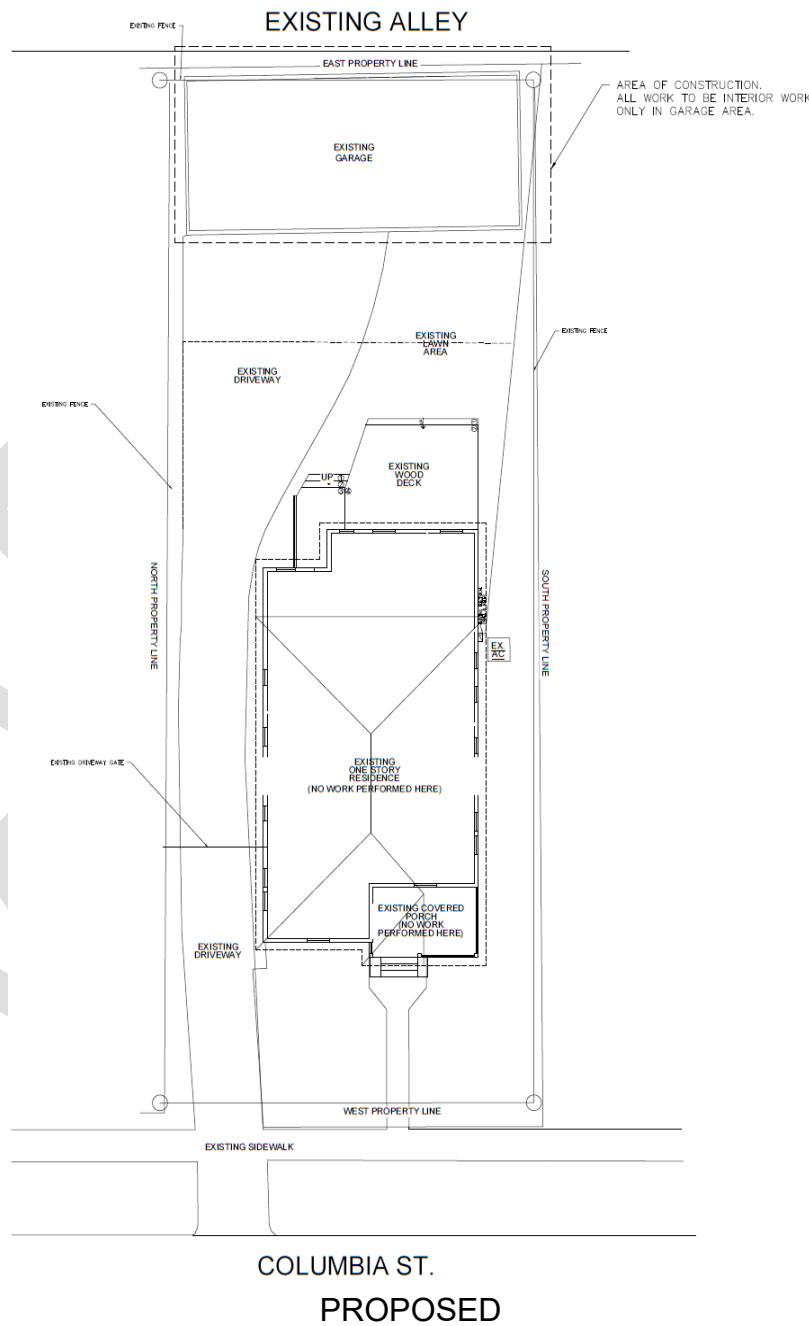
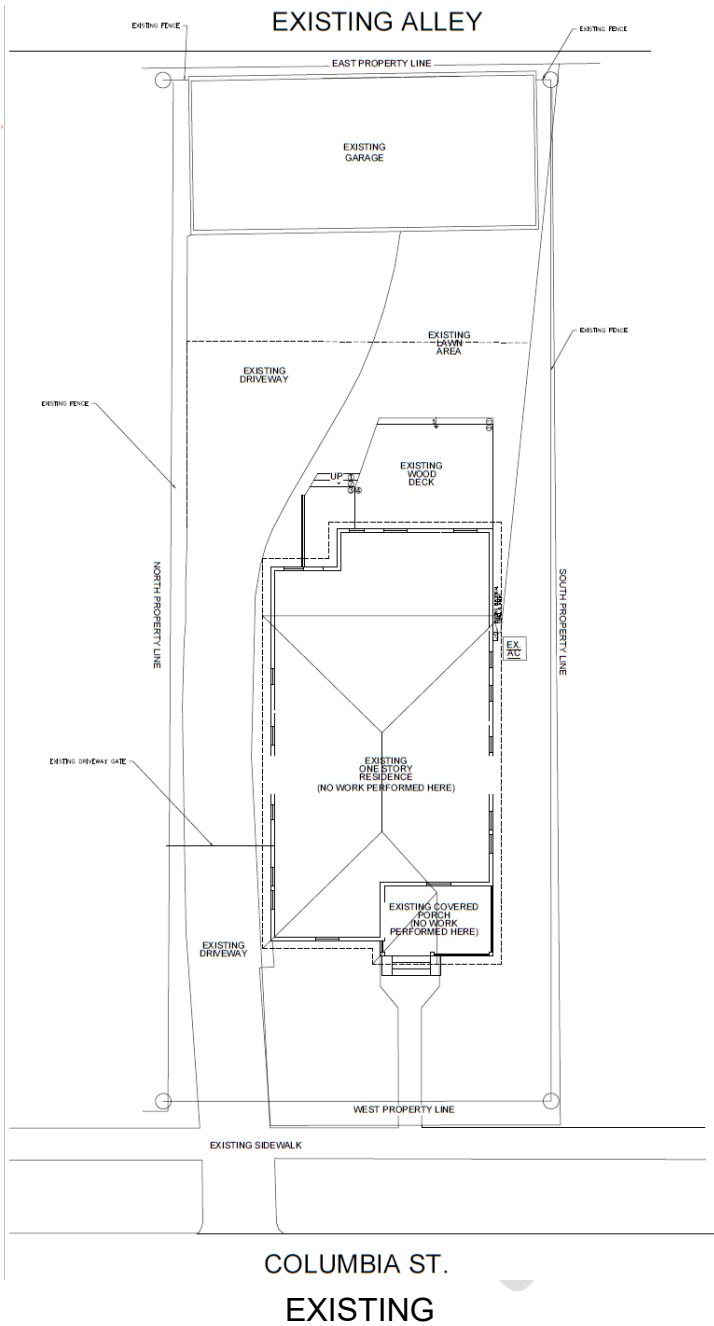


1015 Columbia Street - Contributing

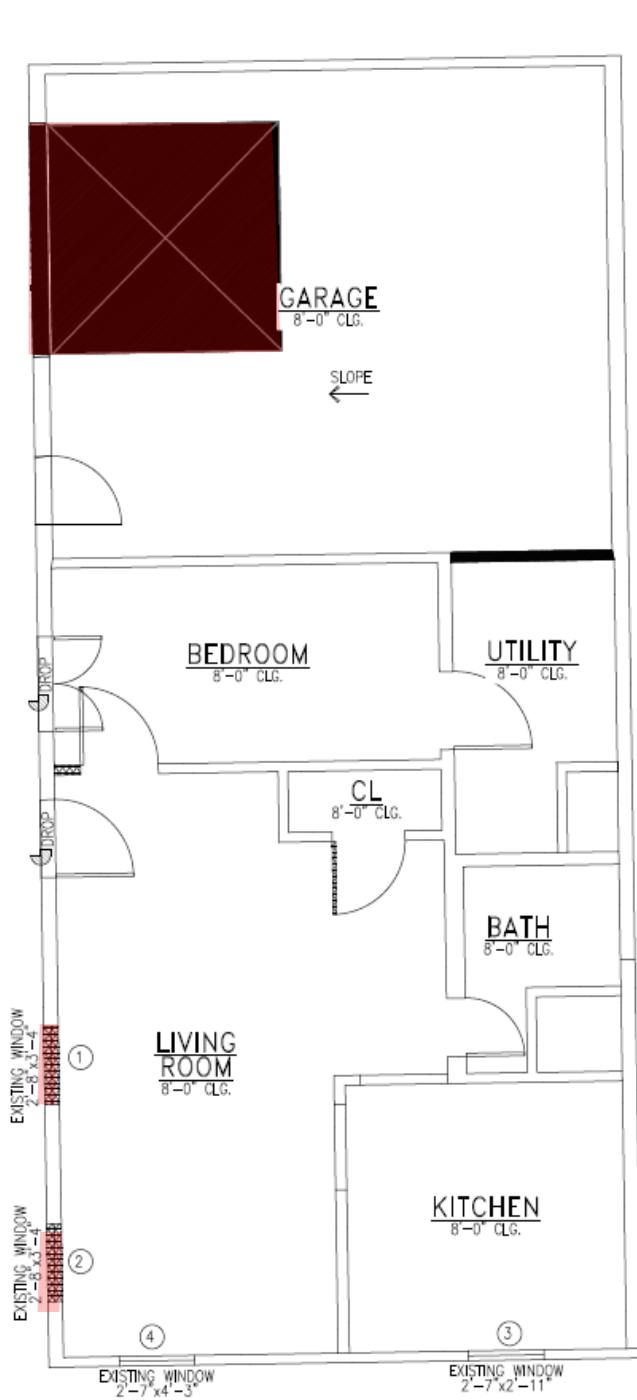


1006 Columbia Street - Contributing

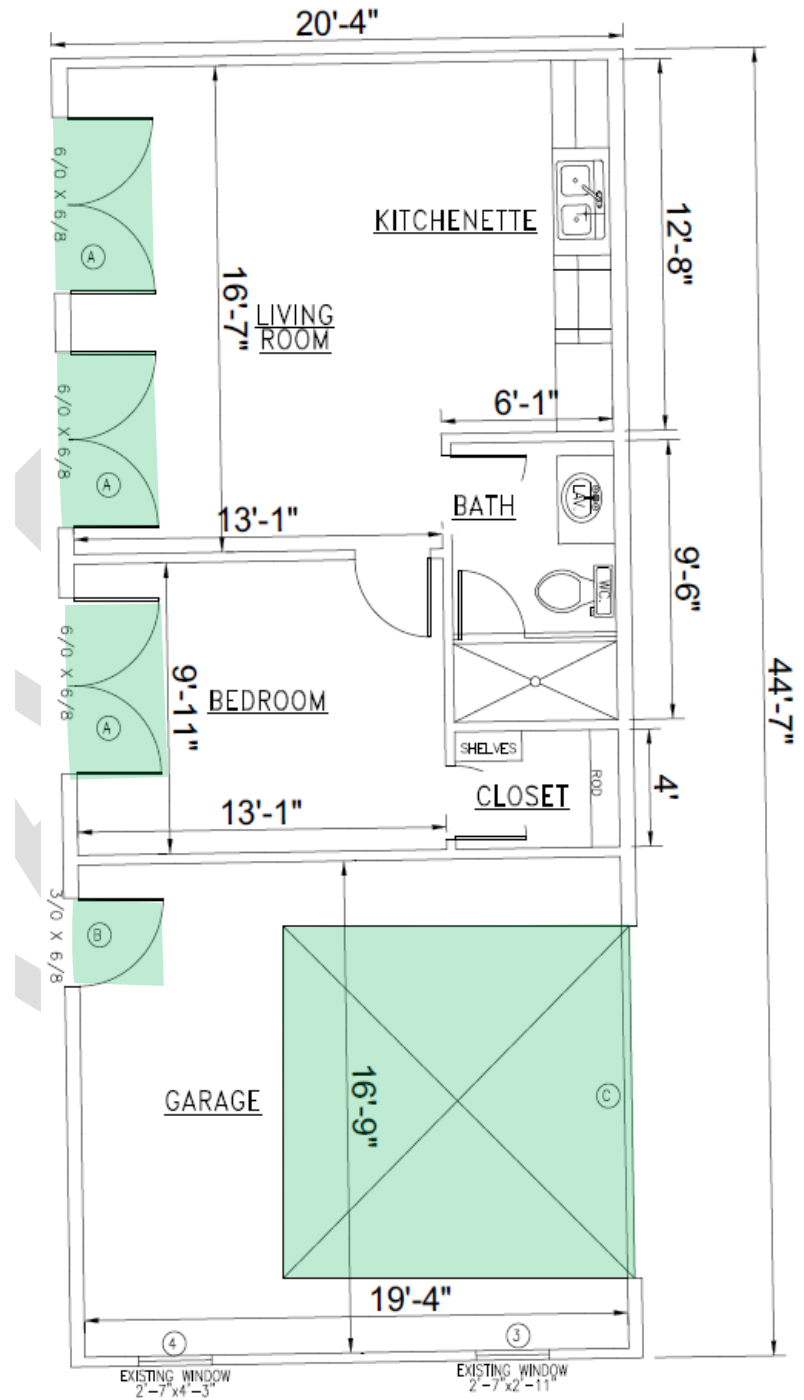
SITE PLAN



FLOOR PLAN



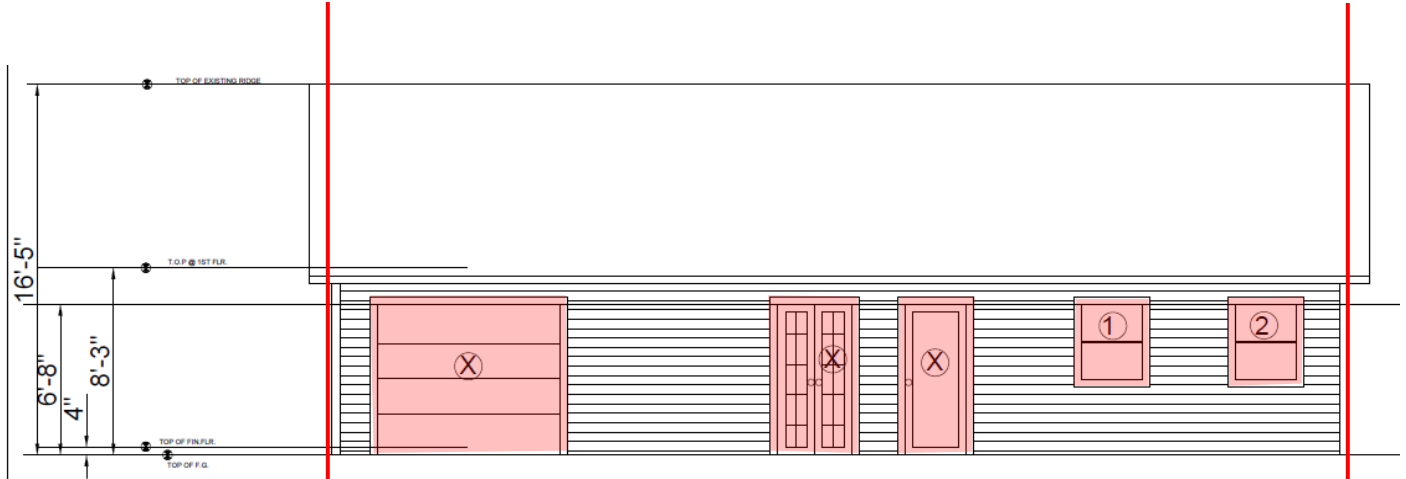
EXISTING



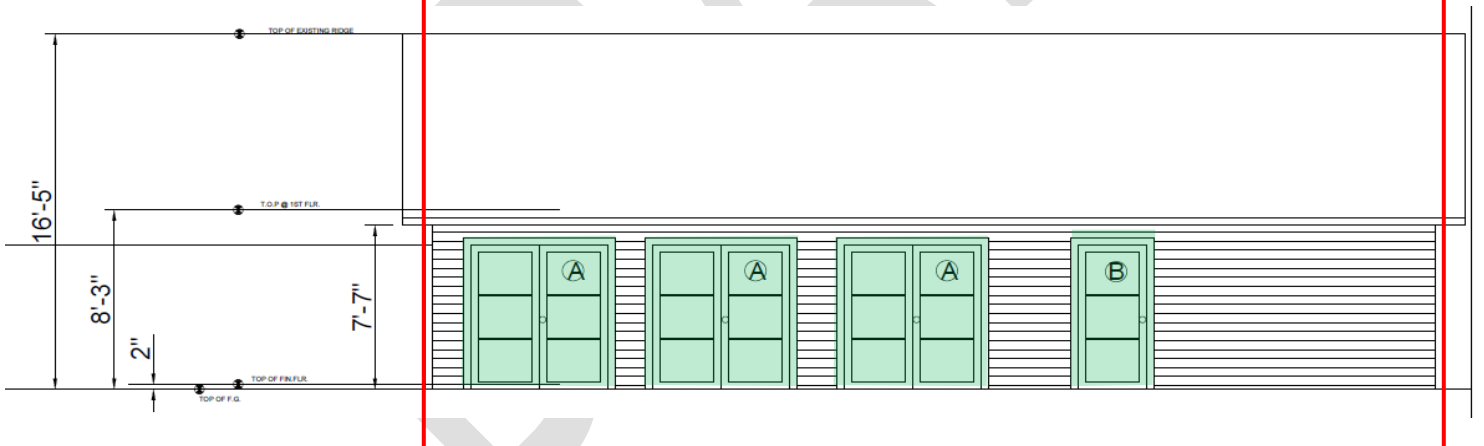
PROPOSED

FRONT (WEST) ELEVATION FACING COLUMBIA ST.

EXISTING

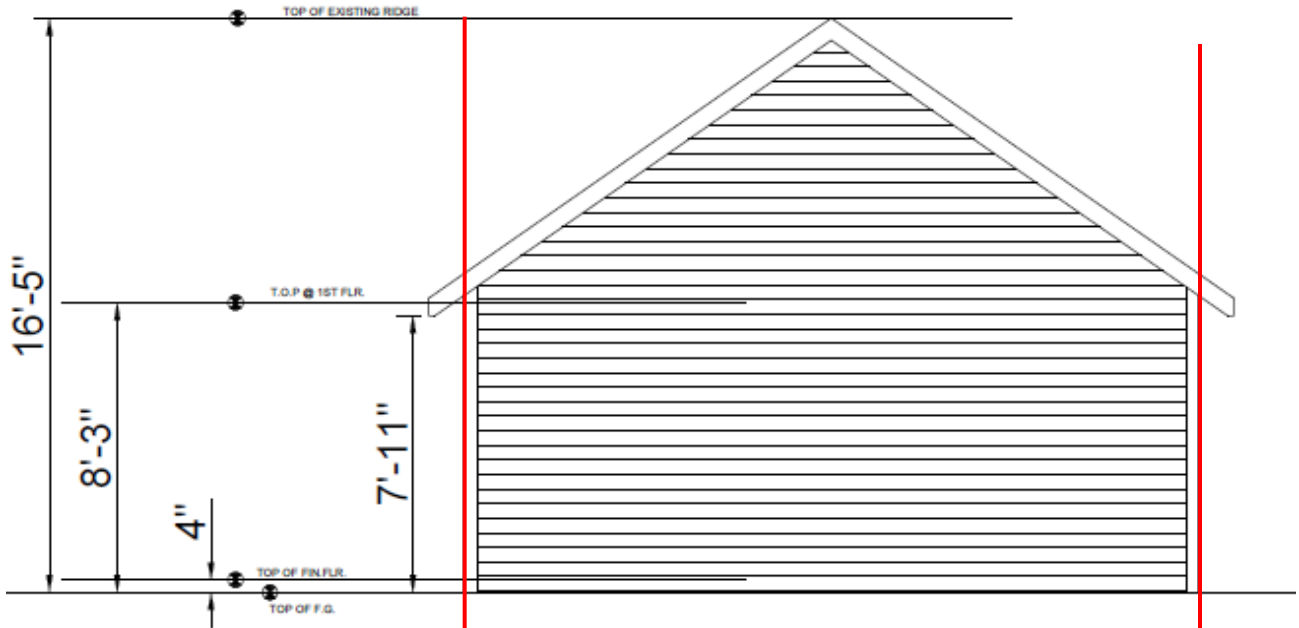


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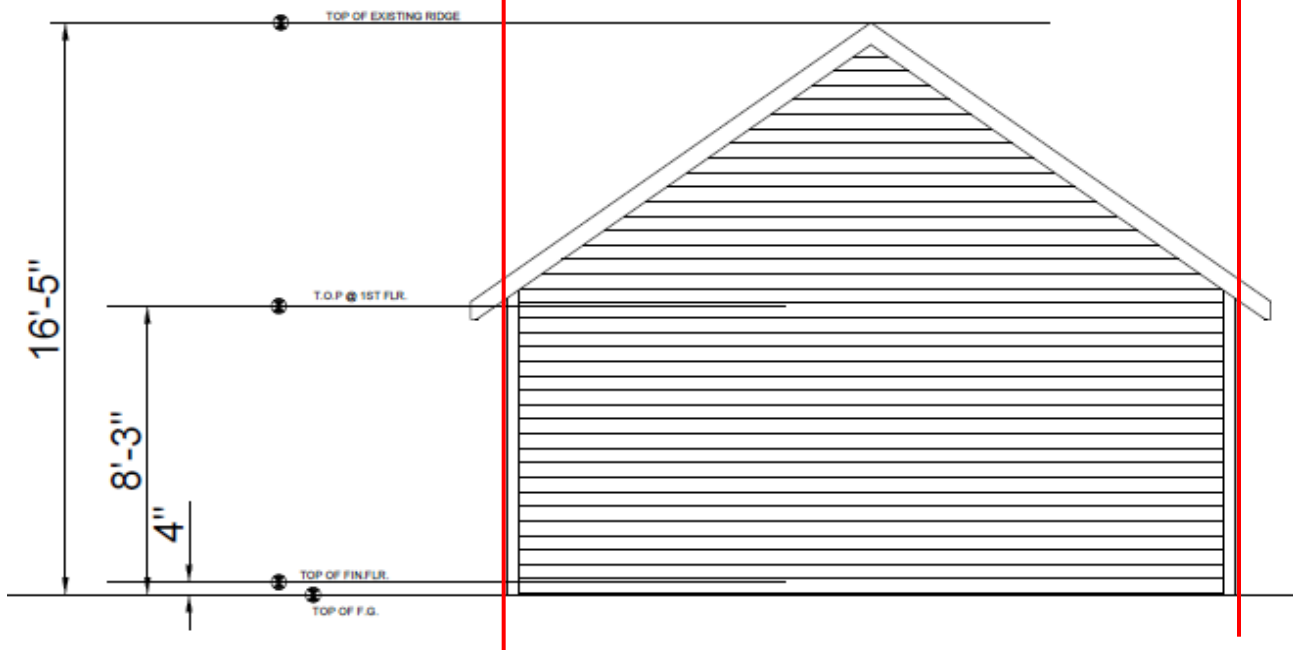


LEFT (NORTH) ELEVATION FACING E. 11TH ST.

EXISTING

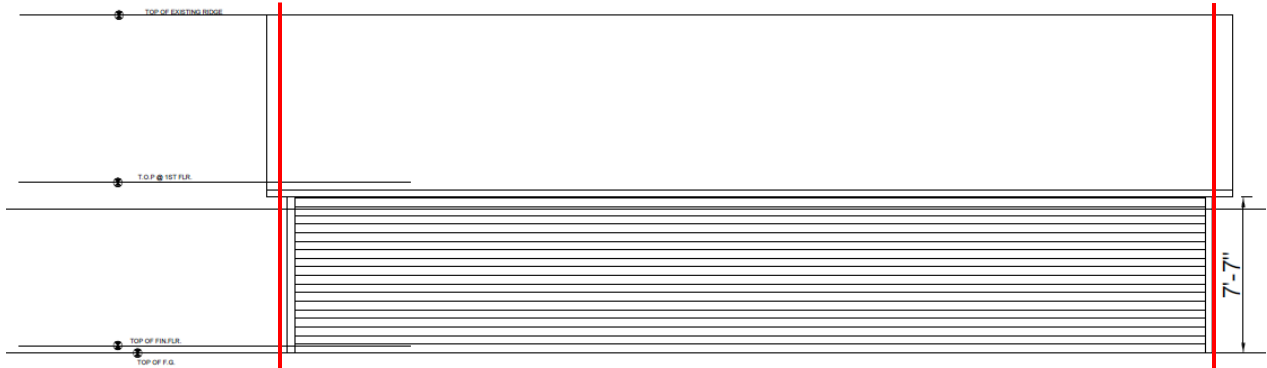


PROPOSED

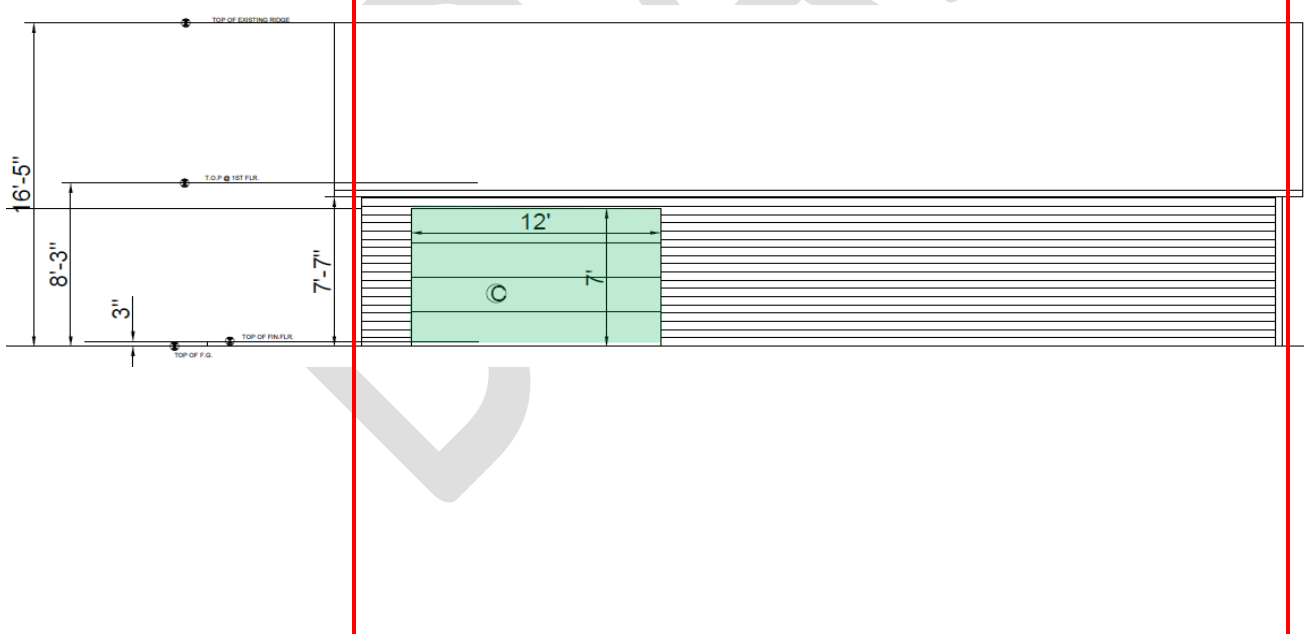


RIGHT (EAST) ELEVATION FACING OXFORD ST.

EXISTING

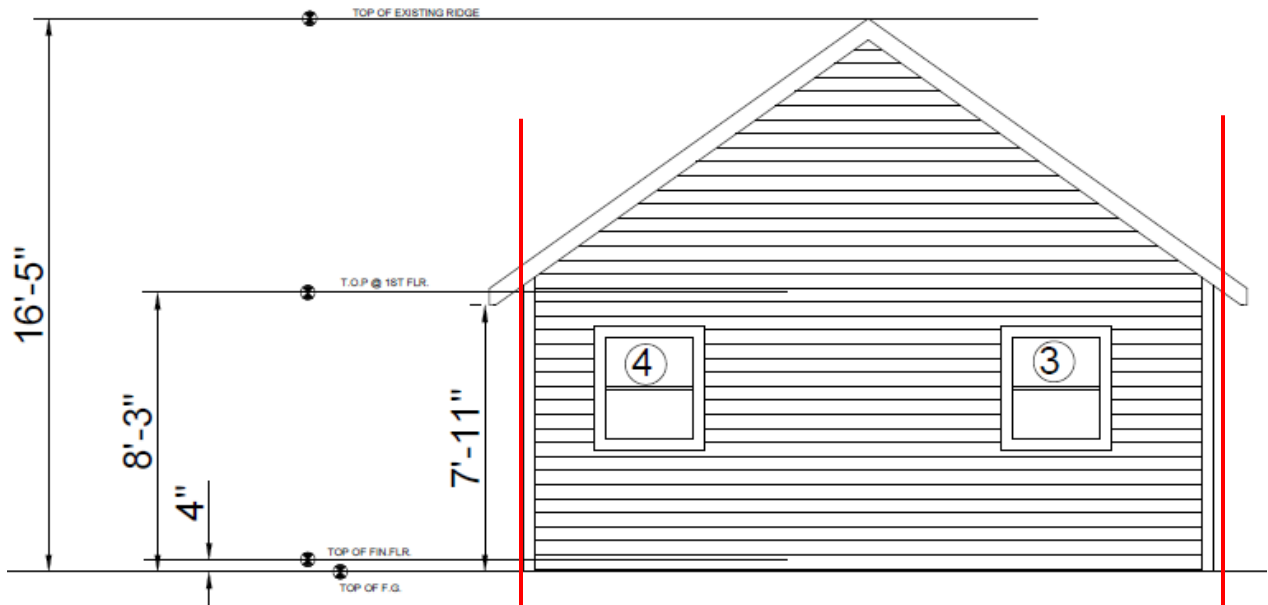


PROPOSED

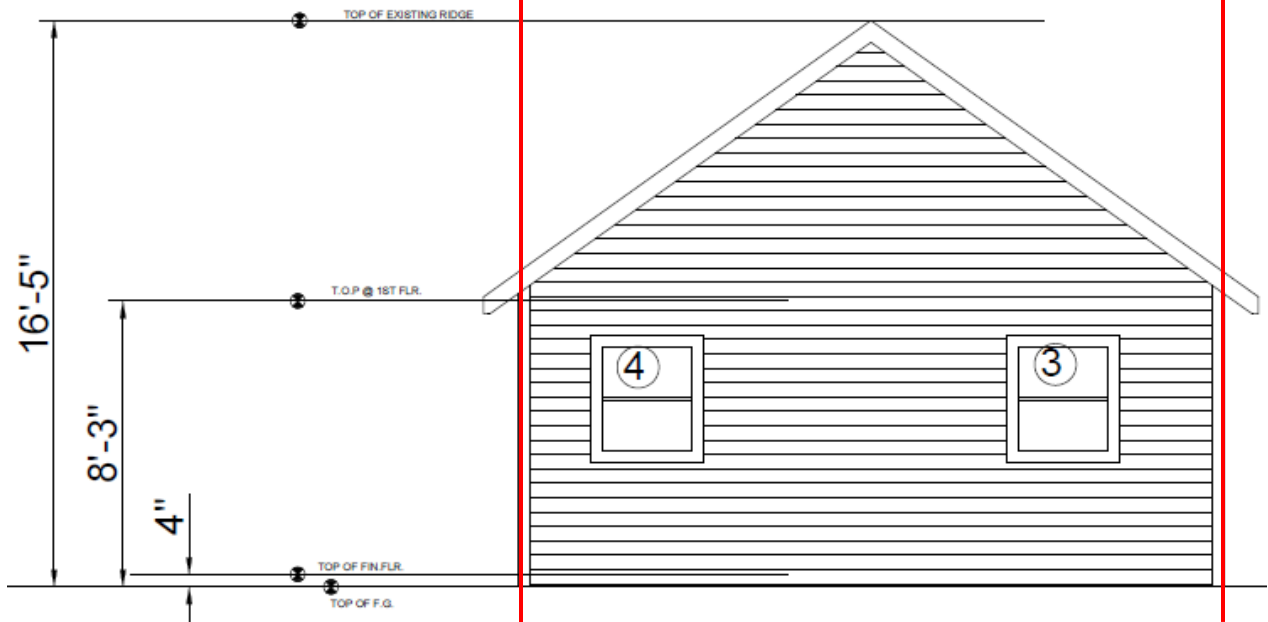


REAR (SOUTH) ELEVATION FACING E 10TH ST.

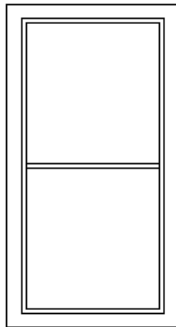
EXISTING



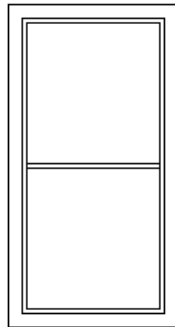
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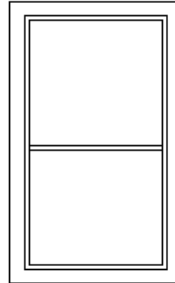
WINDOW AND DOOR SCHEDULE



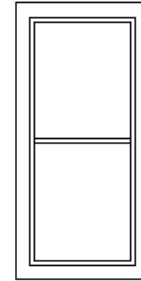
1



2

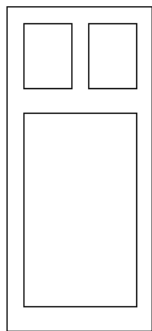


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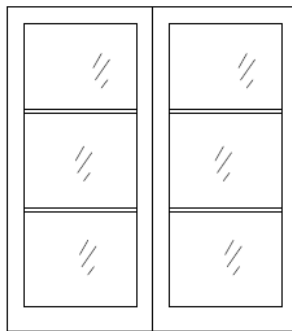


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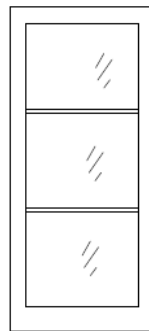
WINDOW SCHEDULE					
WINDOW	MATERIAL	HEIGHT (in)	WIDTH	TYPE	NOTES
1	WOOD	40"	32"	DOUBLE HUNG	REMOVED
2	WOOD	40"	32"	DOUBLE HUNG	REMOVED
3	WOOD	35"	31"	DOUBLE HUNG	EXISTING TO REMAIN
4	WOOD	51"	31"	DOUBLE HUNG	EXISTING TO REMAIN



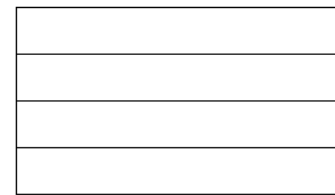
X



A



B



C

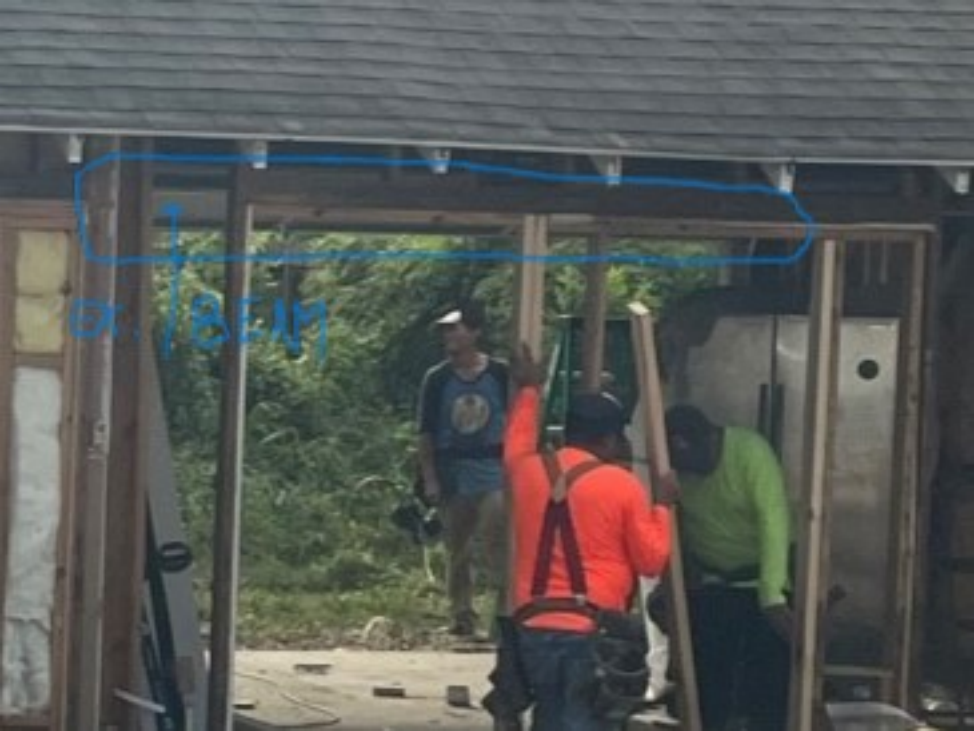
EXTERIOR DOOR SCHEDULE				
DOOR NO.	SIZE (WXH)	FRAME TYPE	FIRE RATING	NOTES
X	6/0 x 6/8	WOOD	N/A	REMOVED
X	3/0 x 6/8	WOOD	N/A	REMOVED
A	DBL 3/0 X 6/8	WOOD	N/A	FULL VIEW DOORS
B	3/0 X 6/8	WOOD	N/A	FULL VIEW DOORS
C	12'X7'	ALUMINUM	N/A	GARAGE DOOR

Photos Provided by Staff



See attachments for garage context and building inspector's photos

DRAFT



↑
EX. BEAM



11/08/2023

1022 COLUMBIA ST
HOUSTON TX 77008

1. UPON OPENING UP EXTERIOR WALL ON THE EAST SIDE OF THE EXISTING GARAGE ALLEY ACCESS AREA, THE OWNER DISCOVERED THE ORIGINAL GARAGE OVERHEAD DOOR OPENING AND DECIDED TO MOVE THE GARAGE DOOR TO THAT SIDE OF THE GARAGE. THIS GARAGE IS A NON CONTRIBUTING STRUCTURE AND WAS REMODELED AT SOME POINT IN THE PAST PRIOR TO CURRENT OWNER PURCHASING THE PROPERTY.

Custom Renovation & New Construction -Residential/Commercial
465 W. 38th Houston, TX. 77018
Ph. 713-864-2510 fax. 713-864-2560
www.LucasCraftsmanship.com



1022 COLUMBIA ST.

1st NOTICE

#23079141

INVESTIGATIONS

INSPECTOR I55

Date: 08.18.23



1022

NOTICE OF ABANDONMENT
CERTIFICATE OF ABANDONMENT
FILED IN PUBLIC RECORDS
FOR COUNTY OF TARRANT
COUNTY TEXAS
PROPERTY OF DORIS M. GARDNER
8/22/2018





1022

NOTICE OF SALE
FOR THE STATE OF TEXAS
COUNTY OF DALLAS
SHERIFF'S OFFICE
PUBLIC AUCTION
ON WEDNESDAY
MAY 12, 2010
AT 10:00 AM
IN FRONT OF THE
SHERIFF'S OFFICE
1102 SUBMITTEND





1022



1
0
2
2

1
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2
2

NOTICE OF APPLICATION
CERTIFICATE OF APPROPRIATENESS

Project type: MULTIFAMILY
1103 223 3121

BRANDY
STEEL
RENOVATION











Not Permitted
Handwritten text below





7/16 CAT
24/16



Georgia

THIS SHEATHING
IS INTENDED FOR USE IN
WALLS AND ROOFS
AND IS NOT TO BE USED
FOR FLOORING











POWERED BY ENDURA
POWERED BY ENDURA
POWERED BY ENDURA
POWERED BY ENDURA





06

060

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6491 B5
Certain
EPA Approved
Recommended for use with
air conditioning units
and heat pumps

























**CITY OF HOUSTON
CODE ENFORCEMENT**

Planning and Construction Services Division
Public Works and Engineering Department

**DO NOT REMOVE THIS NOTICE
STOP ALL UNPERMITTED WORK**

Address: 622 Channing St
75044
A VIOLATION OF THE CITY OF HOUSTON BUILDING
CODE IT SHALL BE UNLAWFUL FOR ANY PERSON, FIRM OR
COMPANY TO REAR, CONSTRUCT, ALTER, EXTEND,
REPAIR, MOVE, REMOVE, DEMOLISH OR OCCUPY ANY
BUILDING, STRUCTURE OR EQUIPMENT REGULATED BY
THIS CODE, OR CAUSE SAME TO BE DONE IN CONFLICT
WITH OR IN VIOLATION OF ANY OF THE PROVISIONS OF
THIS CODE.

NOTICE OF UNPERMITTED WORK
Channing Court over a fence in a parking
lot

**NOTICE TO OBTAIN BUILDING PERMITS
AND INSPECTIONS FAILURE TO COMPLY MAY RESULT
IN CITIZENS BEING FINED WITH A MINIMUM FINE OF
\$100.00 TO \$500.00 PER VIOLATION.**
En cumplimiento de la ordenanza 104-1 del código de edificación de la ciudad de
Houston, queda prohibido para cualquier persona, firma o corporación ocupar,
construir, alterar o reparar cualquier estructura, edificio, estructura o equipo regulados
por este código de edificación, o causar que se haga o se haga en violación de
cualquiera de las disposiciones de este código.
Este es un aviso para obtener permisos de edificación (construcción) e
inspecciones. El incumplimiento puede resultar en multas que oscilan de
\$100.00 por violación.

LIABILITY INVESTIGATION: 01204881
INVESTIGATOR: J-55 DATE: 10/10/12

