

**CERTIFICATE OF APPROPRIATENESS**

**Application Date:** Oct. 26, 2023

**Applicant:** Jon Bartell, agent for, Jahan Mohsenzadeh, owner

**Property:** 1236 Columbia Street, Lot 21, Block 191, Houston Heights Neighborhood Subdivision. The property includes a historic 1,223 square foot, one-story wood single-family residence and detached garage situated on a 6,600 square foot (50' x 132') interior lot.

**Significance:** Contributing Bungalow Craftsman Stucco style residence, constructed circa 1915, located in the Houston Heights East Historic District.

**Proposal:** Alteration: 2-Story Rear Addition; Windows, Front Door, Stucco Replacement on Original Structure

**Original Structure:**

- Remove original stucco in order to determine water damage to structural framing and replace with new stucco
- Decrease existing single window opening towards rear of NE elevation
- Remove non-original awning on front porch
- Remove non-original front door and replace with a "stain grade oak" front door

**Rear Addition:**

- 2-story rear addition totaling 1,639 sq. ft.
  - First floor 593 sq. ft.
  - Second floor 1046 sq. ft.
- Max ridge height at 30' with a roof pitch of 5:12 and composition shingles
- Mix of fixed, single pane and double-hung, 1-over-1, inset & recessed, wood windows
- Stucco cladding to match new stucco on original structure

**Public Comment:** No public comment received.

**Civic Association:** No comment received.

<p><b>Recommendation:</b> -</p> <p><b>HAHC Action:</b> -</p>
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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

- (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.

District Map



1236  
Columbia  
St

Houston Heights East Historic District

Historic District Boundary  
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Building Classification

- Contributing
- Non-Contributing
- Park

Established: February 20, 2008  
Source: GIS Services Division  
Date: May 1, 2013  
Reference: pj17025\_Heights\_East

This map is made available for reference purposes only and should not be substituted for a survey product. The City of Houston will not accept liability of any kind in conjunction with its use.



PLANNING & DEVELOPMENT DEPARTMENT

**Inventory Photo**



**Current Photo**



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: 1,816

Remaining Amount: 824

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: 2,862

Remaining Amount: 42

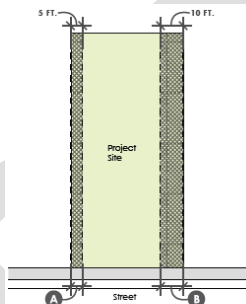
**Side Wall Length and Insets (Addition and New Construction)**

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

South Side First Floor Wall Length: 28' 4-3/8"  
 Inset on First Floor South side: 4'  
 South Side Second Floor Wall Length: 25' 4-3/8"

North Side First Floor Wall Length: 24' 10-5/8"  
 Inset on First Floor North side: 2'  
 North Side Second Floor Wall Length: 15' 6-3/8"

**Side Setbacks (Addition and New Construction)**



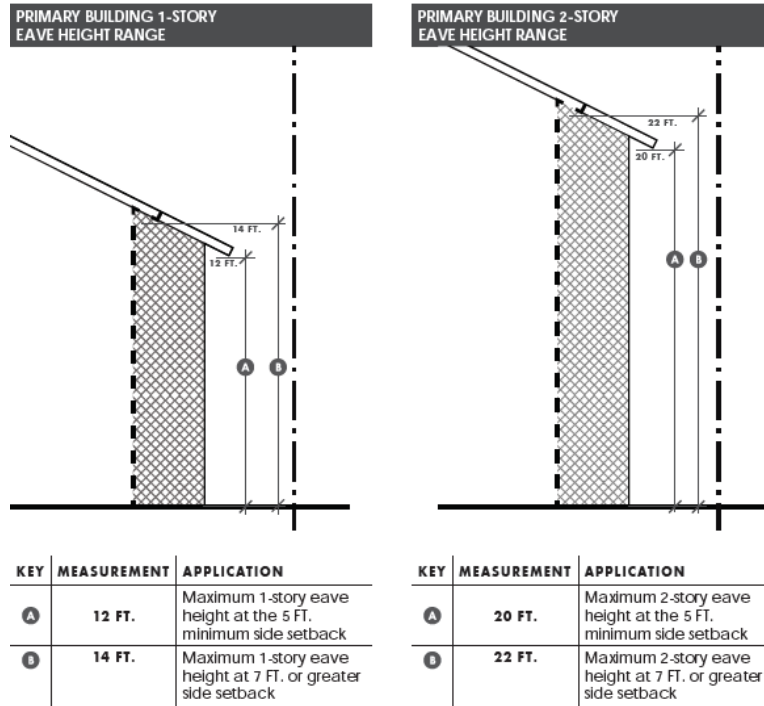
KEY	MEASUREMENT	APPLICATION
	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
A	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	6 FT.	Minimum 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 South side setback (1): 7' 4-3/16"

Proposed North side setback (2): 14' 3"

Cumulative side setback: 21' 7-3/16"

Eave Height (Addition and New Construction)



Proposed eave height: 21' 7-3/4"

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: 6'

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: 30"

Proposed first floor plate height: 10' 5"

\*\*Sec. 5-16: "Plate heights for additions should appear to be the same or lower than those of the existing house"\*\*\*

Proposed second floor plate height: 9'

The following measurable standards are not applicable to this project:

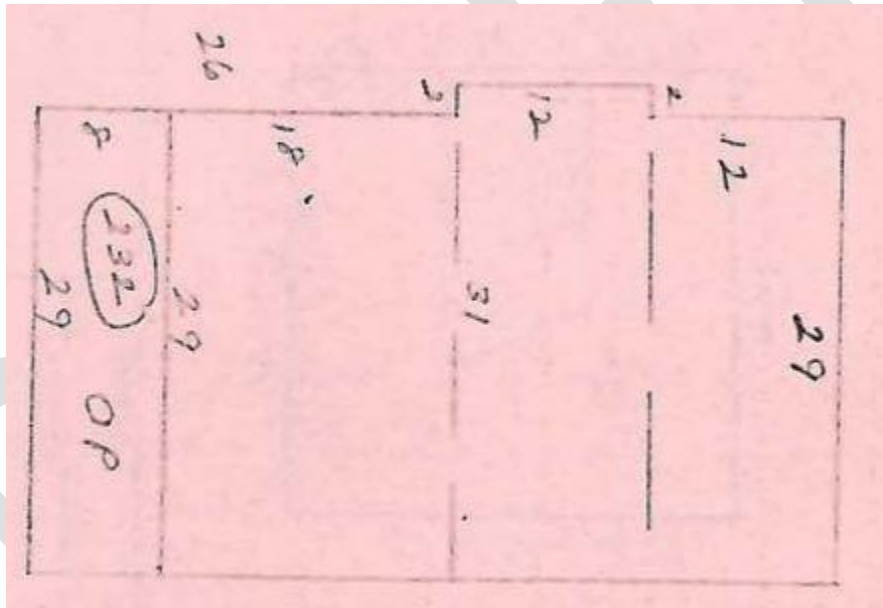
- Front Setbacks
- Front Wall Width and Insets
- Front Porch Width and Depth
- Porch Eave Height
- Detached Garage Ridge Height



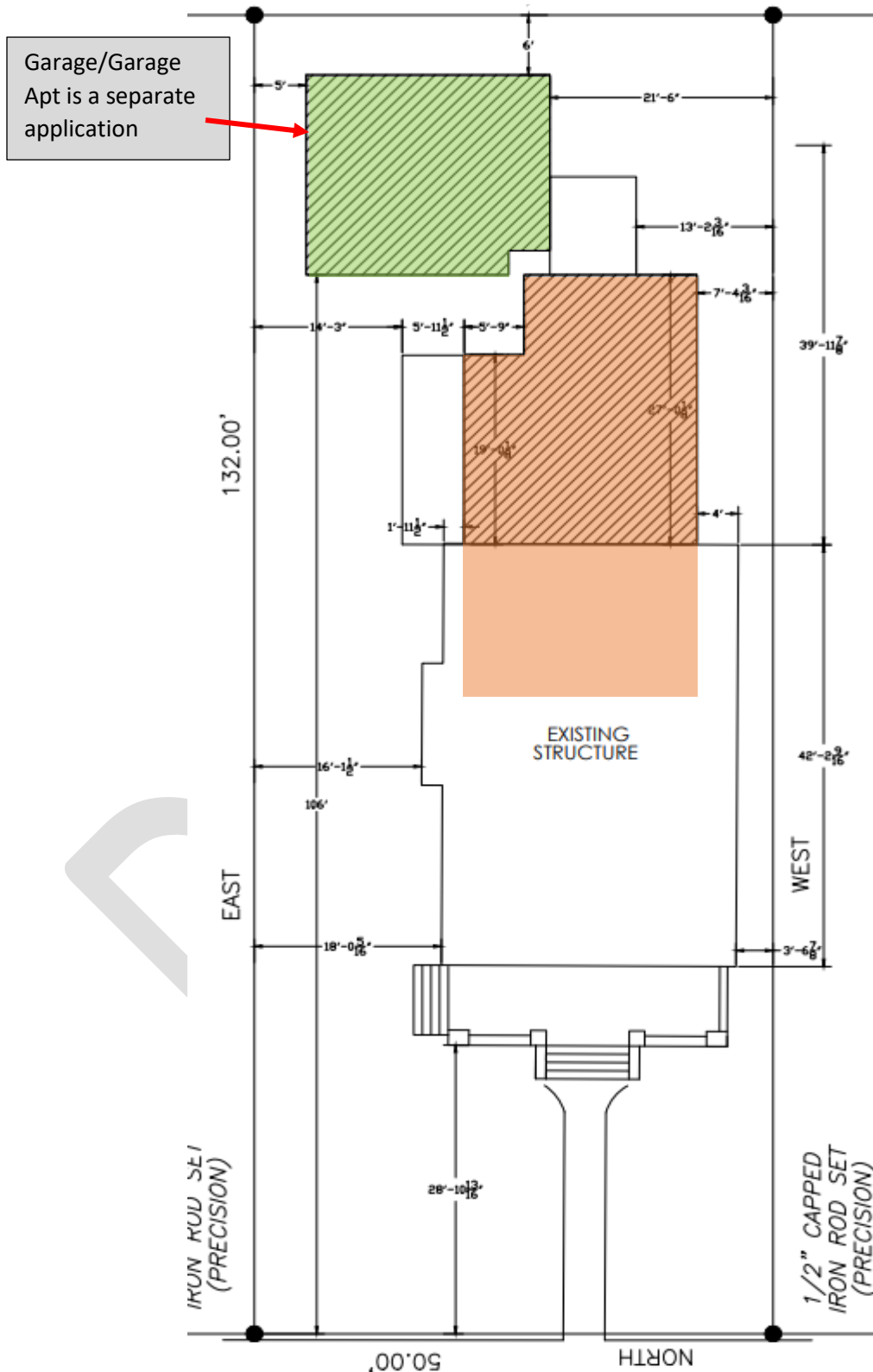
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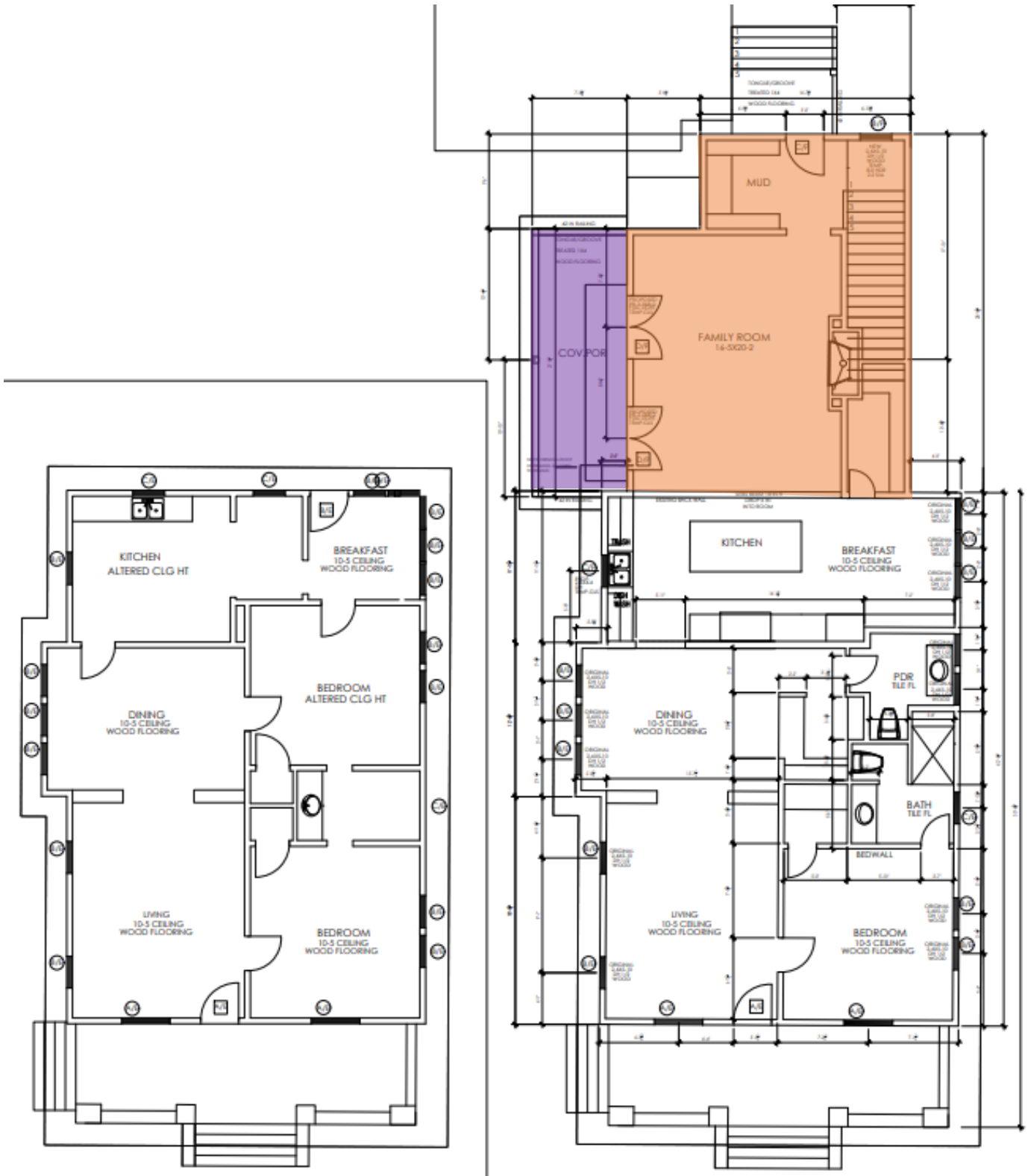
Harris County Building Land Assessment Survey – Dec. 6, 1967



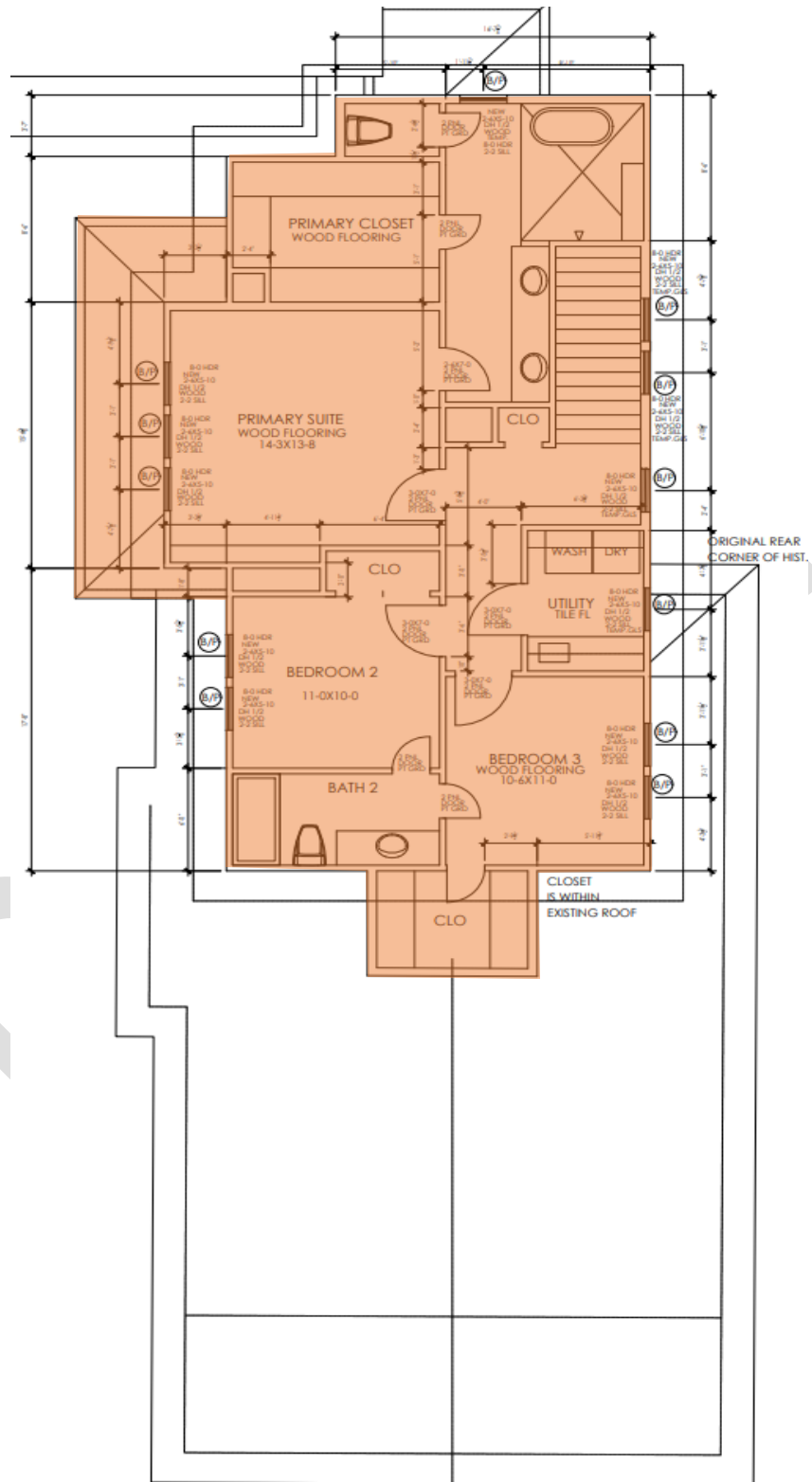
Proposed Site Plan



Existing & Proposed First Floor Plan



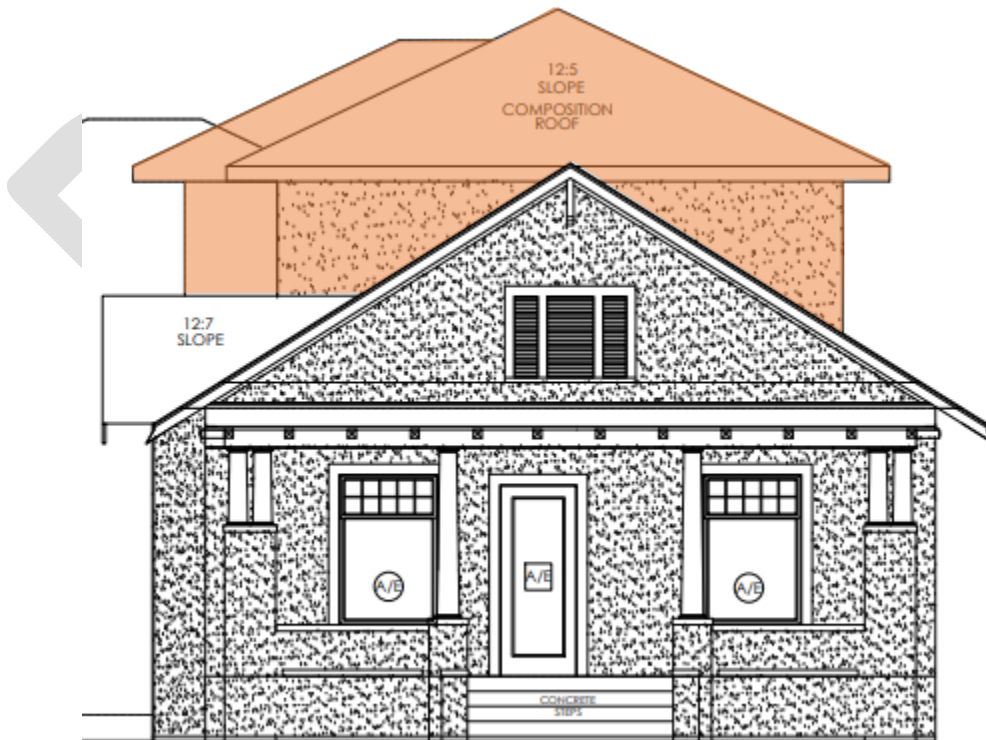
Proposed Second Floor Plan



Existing Front (West) Elevation

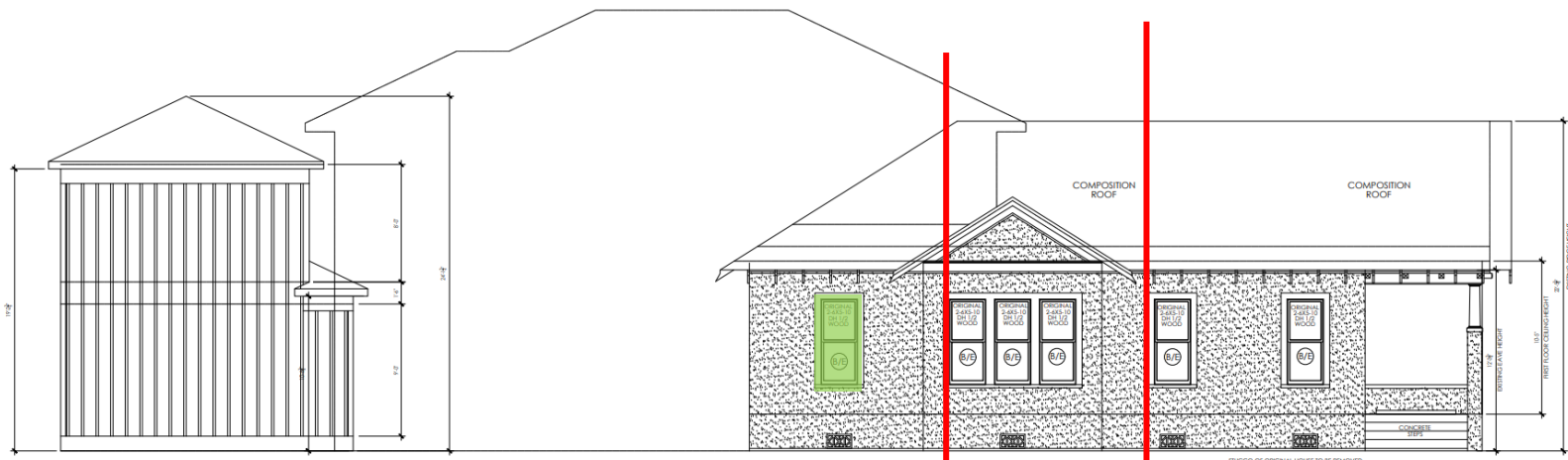


Proposed Front (West) Elevation





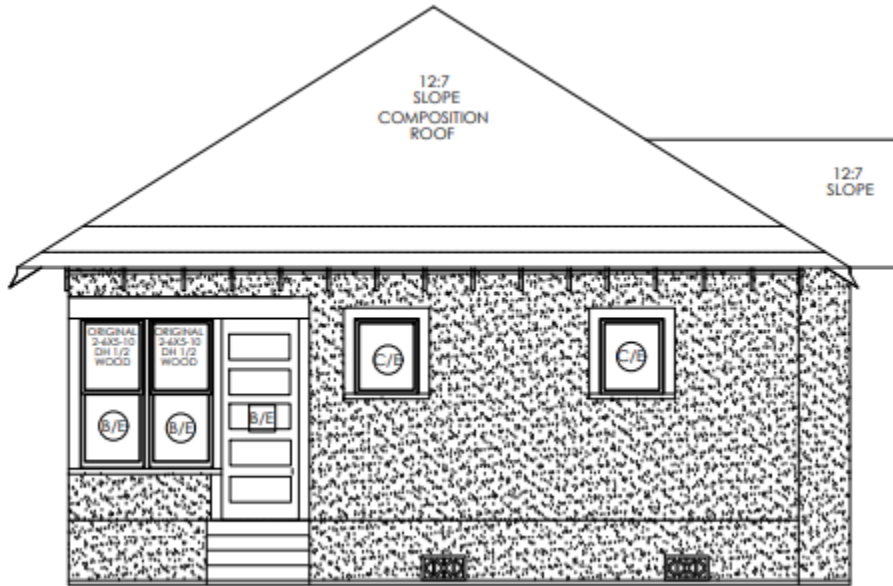
Existing Left (North) Elevation



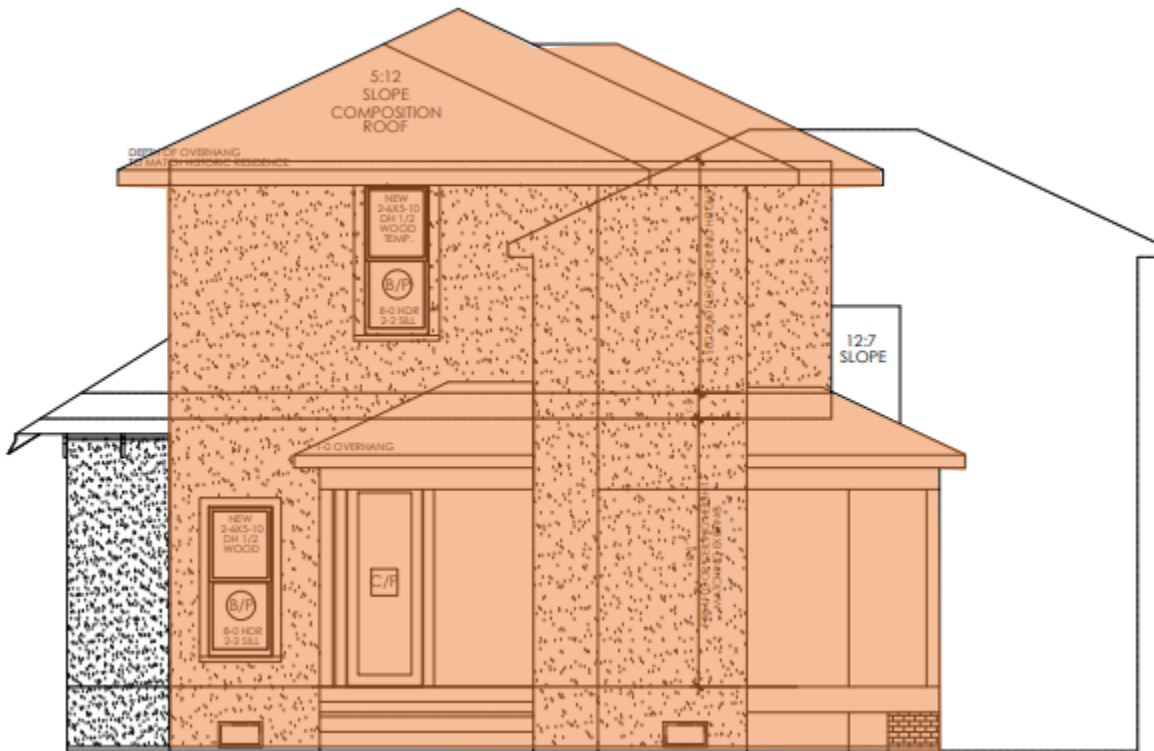
Proposed Left (North) Elevation



Existing Rear (East) Elevation



Proposed Rear (East) Elevation





Existing and Proposed Roof Plan

