

CERTIFICATE OF APPROPRIATENESS

Application Date: September 15, 2023

Applicant: Neil Medchill, owner

Property: 817 Columbia, Lot 8, Block 250, Houston Heights South Neighborhood Subdivision. The property includes a contributing 1,538 sq. ft. one-story residential building, situated on a 6,600 square foot interior lot.

Significance: Contributing single family residential 1,538 sq. ft.; built circa 1920, 1" x 6" vinyl lap siding.

Proposal: Alteration – The applicant proposes to add a two-story addition to the rear of the existing house. There is no proposed demolition or modifications to the detached garages.

- Proposed Addition of 285 sq. ft. to rear of one-story house
- Proposed Addition of 209 sq. ft. open porch
- Proposed roof pitch of 6/12 (existing 10/12)
- Proposed eave height is 19' to match existing 11'11"
- Proposed ridge height of 27'- 2 1/2" (existing 26'-9.5")
- Proposed ceiling height to match existing ceiling height of 9'8"
- Proposed 1" x 6" cementitious lap siding, to match existing 1" x 6" siding
- Replace non-original existing windows with new wood inset and recessed windows.

Public Comment: No public comment received.

Civic Association: No comment received.

Recommendation: Approval with conditions: to lower the roofline of the connecting roof between the original house and the two story addition a minimum of two feet.

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 type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | (1) The proposed activity must retain and preserve the historical character of the property; |
| <input 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 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 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 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 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 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 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 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 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 |
| <input 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 type="checkbox"/> | <input type="checkbox"/> | In accordance with Sec. 33-276, the proposed activity must comply with the City Council approved Design Guidelines. |
|--------------------------|--------------------------|--------------------------|---|

HEIGHTS DESIGN GUIDELINES MEASUREABLE 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: 2,264

☒ ☐ ☐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: 2,812

Remaining Amount: 92



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

Max width: 34'-4 3/4"

Inset on north and south sides



Side Setbacks (Addition and New Construction)

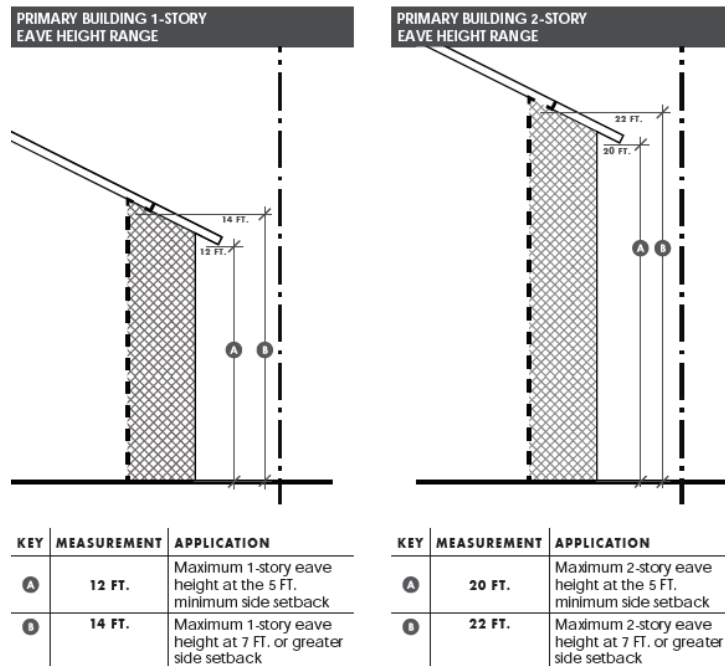
KEY	MEASUREMENT	APPLICATION
A	3 FT.	Minimum distance between side wall and the property line for lots less than 35 feet wide
	5 FT.	Minimum distance between the side wall and the property line
B	REMAINING	Difference between minimum side setback of 5 feet and minimum cumulative side setback
	6 FT.	Minimum 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

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

Proposed side setback North Side: 10'-1 7/8"

Proposed side setback South Side: 5'-5 3/8"

Cumulative side setback: 15'-6 2/8"

Eave Height (Addition and New Construction)

Proposed eave height: 19'

Proposed ridge height: 27'-2 1/2"

PROPERTY LOCATION



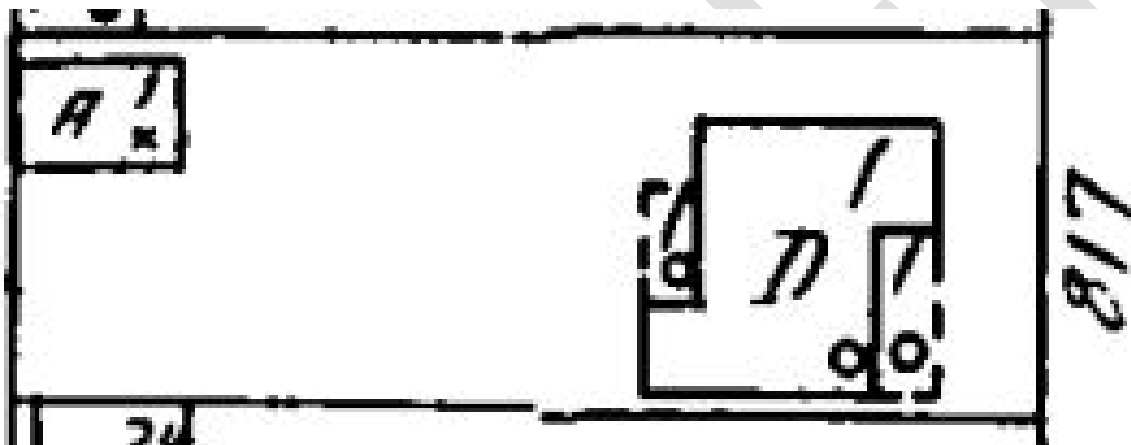
INVENTORY PHOTO



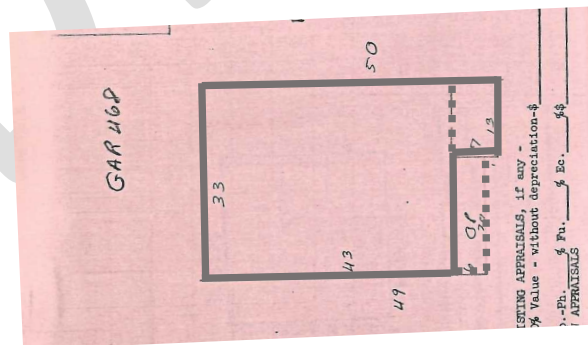
SATELLITE IMAGE 2023 (Google)



SANBORN MAP 1924



BLA DOCUMENT 1968



CONTEXT AREA



821 Columbia



813 Columbia



822 Columbia



814 Columbia

SITE PHOTOS – Supplied by Applicant



EAST ELEVATION

NORTHEAST CORNER



WEST ELEVATION

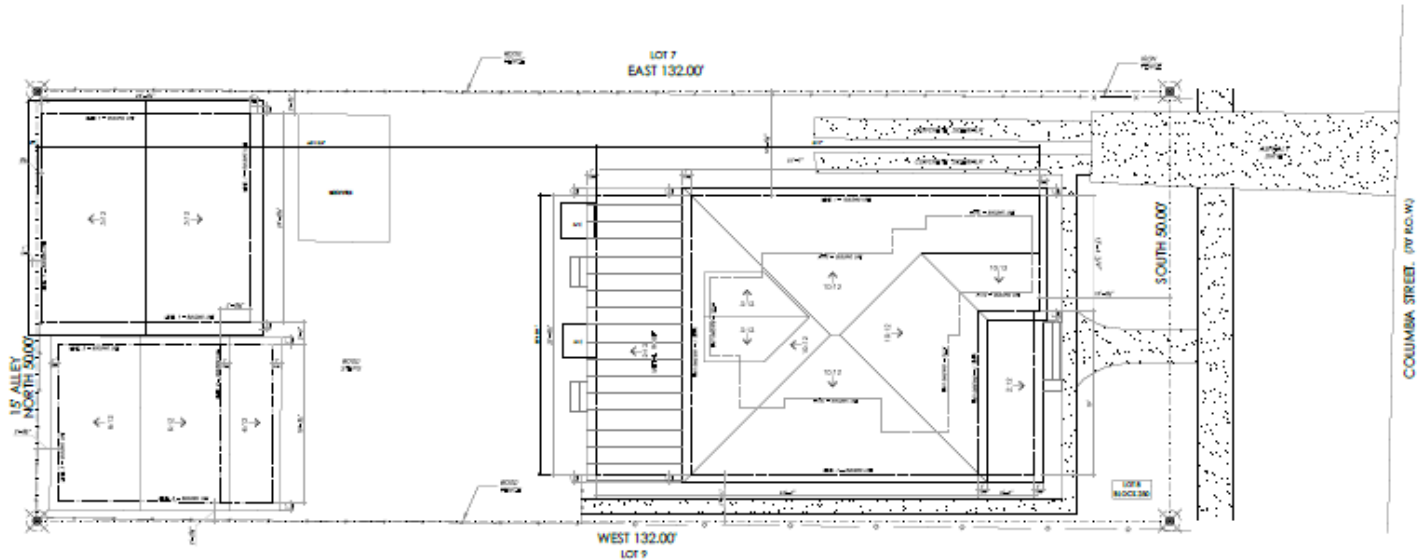


GARAGE APARTMENT



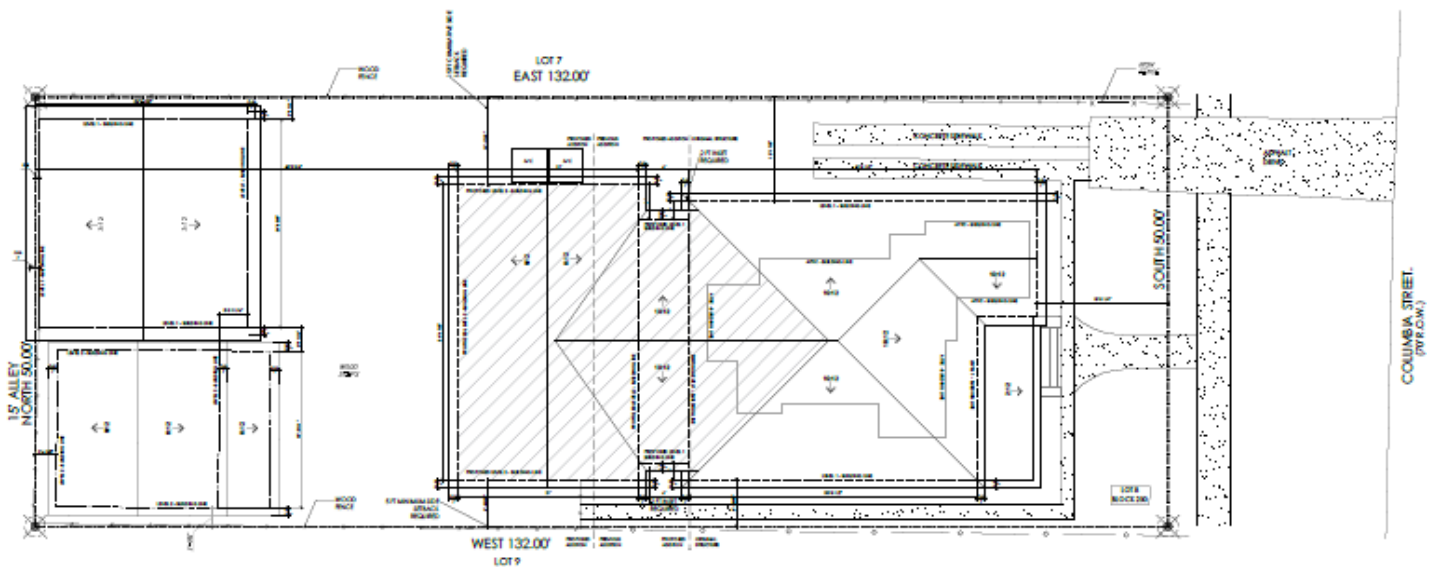


SITE PLAN



EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

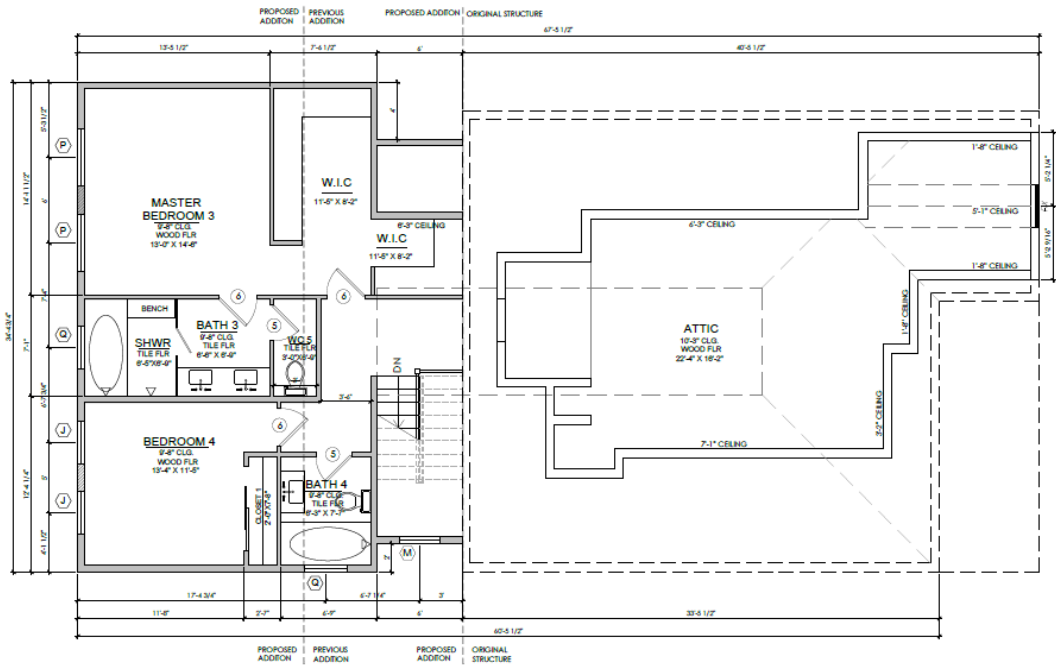


PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

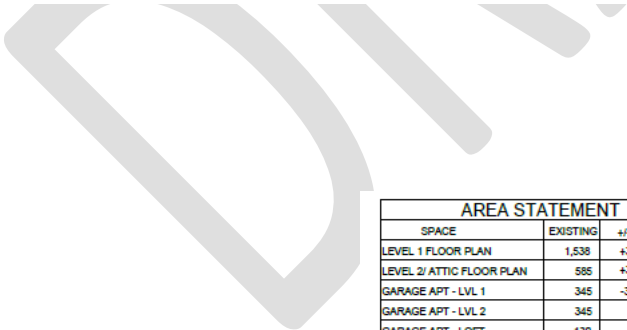


SECOND FLOOR



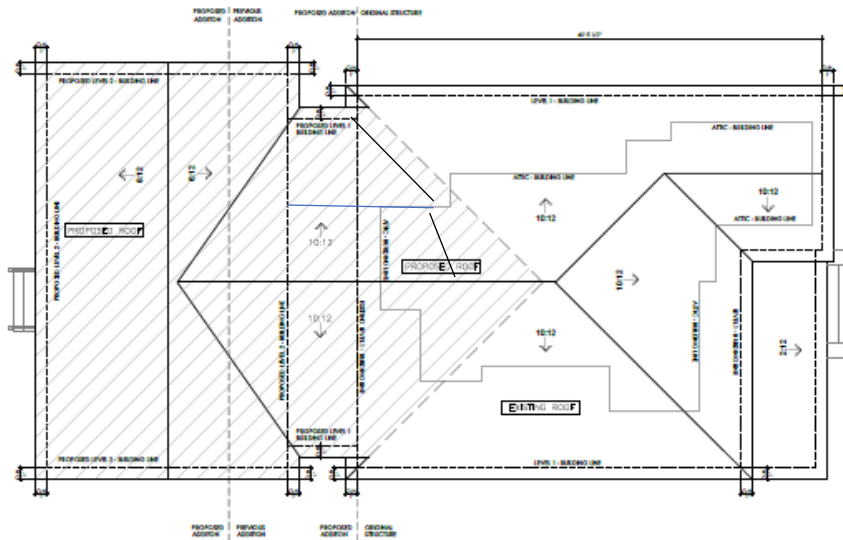
PROPOSED FLOOR PLAN - LEVEL 2

SCALE 1/4" = 1'-0"



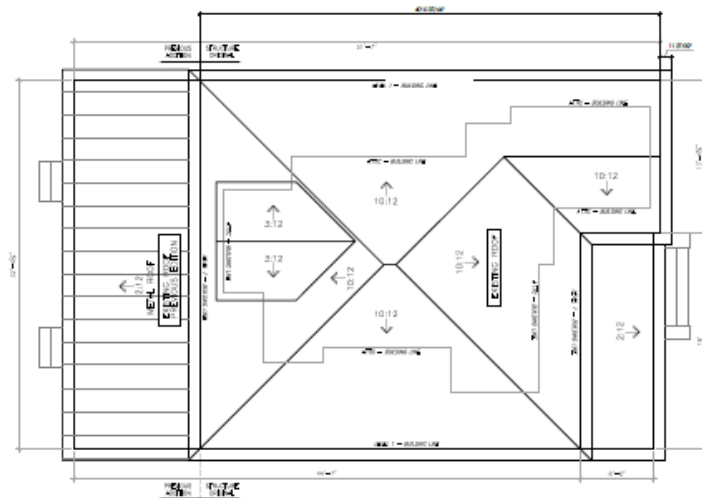
AREA STATEMENT			
SPACE	EXISTING	+/- PROPOSED	
LEVEL 1 FLOOR PLAN	1,538	+322	1,860
LEVEL 2/ ATTIC FLOOR PLAN	585	+308	893
GARAGE APT - LVL 1	345	-345	0
GARAGE APT - LVL 2	345	---	345
GARAGE APT - LOFT	130	---	130
TOTAL HEATED	2,943	+285	3,228
GARAGE	587	---	587
FRONT PORCH	124	---	124
REAR PORCH	---	+209	+209
BALCONY	110	---	110
PORCH 2	60	---	60
TOTAL UNHEATED	881	+209	1,090
TOTAL COVERED	3,824	+494	4,318

ROOF PLAN



PROPOSED ROOF PLAN

SCALE: 3/16" = 1'-0"



EXISTING ROOF PLAN

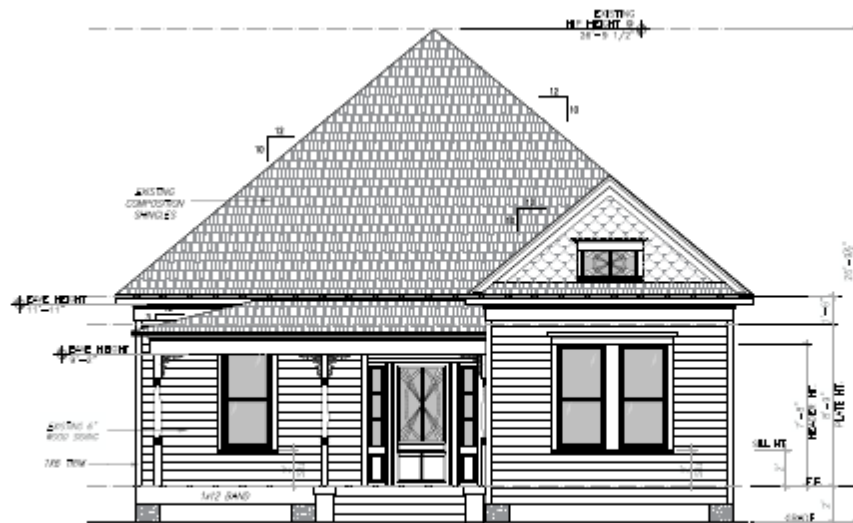
SCALE: 3/16" = 1'-0"

FRONT EAST ELEVATION



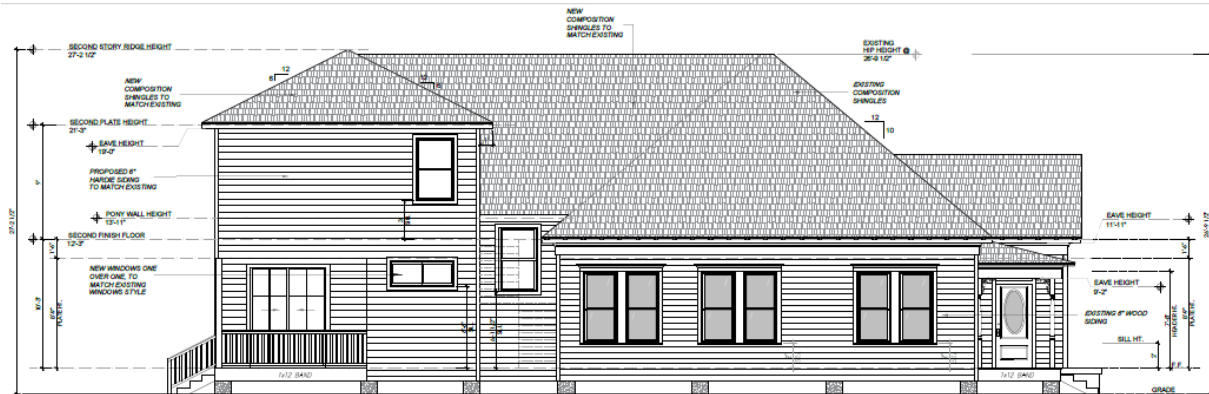
PROPOSED EAST ELEVATION

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



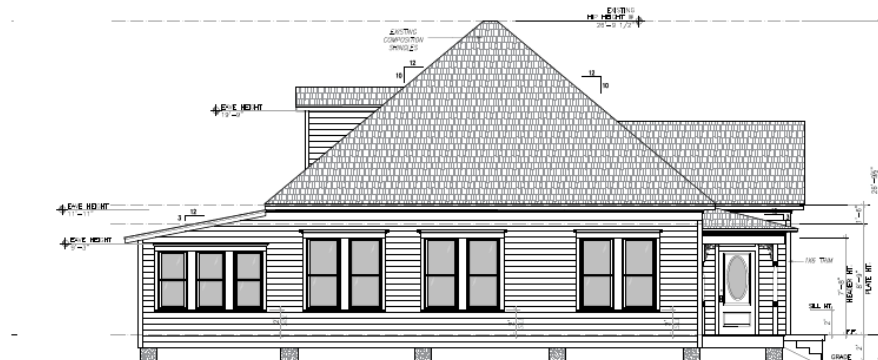
EXISTING EAST ELEVATION

SOUTH SIDE ELEVATION



PROPOSED SOUTH ELEVATION

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



EXISTING SOUTH ELEVATION

WINDOW & DOOR SCHEDULE

WINDOW SCHEDULE						
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION		
Ⓐ	2	1'-0"	6'-8"	FIXED	(REPLACED EARLIER NOT ORIGINAL)	EXISTING
Ⓑ	1	6'-0"	1'-0"	FIXED TRANSOME		
Ⓒ	11	2'-8"	5'-8"	SINGLE HUNG		
Ⓓ	2	2'-10"	5'-8"	SINGLE HUNG		
Ⓔ	2	3'-0"	5'-8"	SINGLE HUNG		
Ⓕ	3	2'-6"	5'-0"	SINGLE HUNG	(PREVIOUS ADDITION, NOT ORIGINAL)	DEMO
Ⓖ	7	2'-4"	5'-0"	SINGLE HUNG		
Ⓗ	2	2'-6"	2'-8"	FIX		
Ⓙ	4	3'-0"	6'-0"	SINGLE HUNG		NEW
Ⓚ	1	10'-0"	7'-0"	SINGLE HUNG		
Ⓛ	1	5'-0"	2'-0"	AWNING		
Ⓜ	1	3'-0"	5'-0"	FIXED		
Ⓝ	1	1'-6"	3'-0"	SINGLE HUNG		DEMO
Ⓟ	2	4'-0"	6'-0"	SINGLE HUNG		NEW
Ⓠ	2	3'-0"	5'-0"	FIXED TEMPERED		

DOOR SCHEDULE					
MARK	QTY	WIDTH	HEIGHT	DESCRIPTION	
①	1	3'-0"	6'-8"	EXTERIOR DOOR	EXISTING
②	3	2'-10"	6'-8"	EXTERIOR DOOR	
③	1	3'-0"	7'-8"	EXTERIOR DOOR	NEW
④	1	2'-4"	6'-8"	INTERIOR DOOR	
⑤	6	2'-6"	6'-8"	INTERIOR DOOR	
⑥	5	2'-8"	6'-8"	INTERIOR DOOR	
⑦	1	4'-0"	6'-8"	INTERIOR SLIDE DOOR	
⑧	1	3'-0"	8'-0"	2(1668) INTERIOR PAIR DOOR	

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